



STAFF REPORT ACTION REQUIRED

Application for Fence Exemption 409-413 Kipling Avenue

Date:	March 10, 2008
To:	Etobicoke York Community Council
From:	Curtis Sealock, Manager, Municipal Licensing and Standards
Wards:	Ward 6, Etobicoke Lakeshore
Reference Number:	ML&S Folder Number 08-100208 FEN

SUMMARY

This staff report is in response to an application for a Fence Exemption to construct a 3.0 metre high acoustic wood fence on the south and east sides of 409-413 Kipling Avenue, for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

Municipal Licensing and Standards recommend that The Etobicoke York Community Council refuse the application, as the proposed fence does not comply with the provisions of Toronto Municipal Code Chapter 447, Fences.

FINANCIAL IMPACT

There are no financial implications resulting from adoption of this report.

ISSUE BACKGROUND

This is a proposed development site for coin-operated carwash located on the east side of Kipling Avenue (Attachments 1, 5 and 6).

Municipal Licensing and Standards received an application to erect a 3.0 metre high acoustic wood fence along the south and east sides of this property. This fence would act to separate and buffer the proposed coin car wash development from the adjacent residential properties at the rear and to the south (Attachments 3, 5 and 6). The fence will be constructed on top of a concrete curb 200 millimetres above grade and set back a minimum of 0.15 of a metre from the rear and south lot lines. The fence along the south property line is set back 4.50 metres from the Kipling Avenue street line and proceeds east approximately 26.95 metres to the rear lot line. The fence then extends north approximately 57.89 metres (Attachments 1, 2 and 4).

COMMENTS

This Fence Exemption request for a 3.0 metre high fence will result in the fence being 0.5 of a metre higher than the 2.5 metres maximum permitted by the by-law. The proposed fence is in violation of the provisions of the City of Toronto Municipal Code, Chapter 447, Fences.

CONTACT

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SIGNATURE

Curtis Sealock, District Manager
Etobicoke York District
Municipal Licensing and Standards

ATTACHMENTS

Attachment 1: Survey

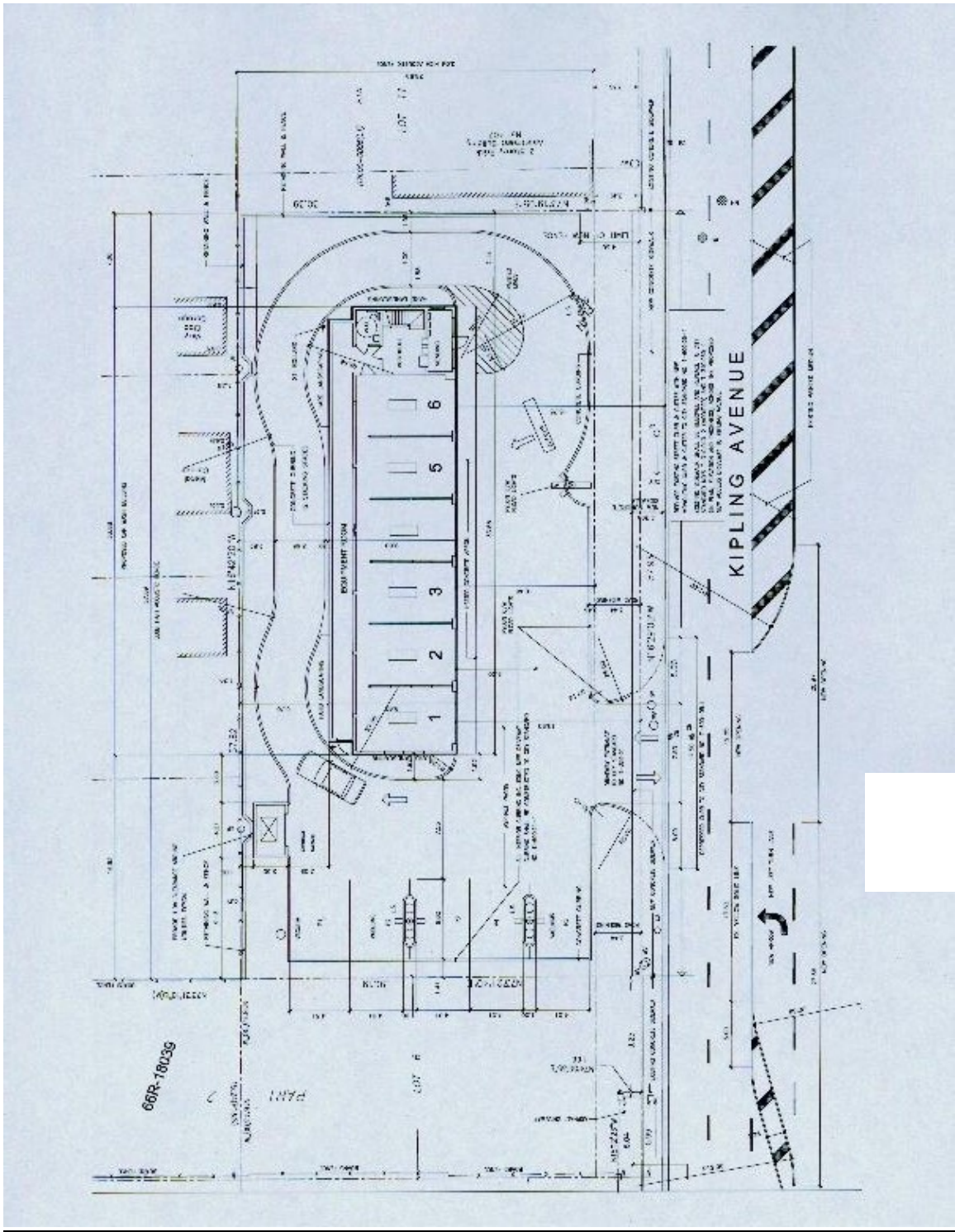
Attachment 2: Site Plan

Attachment 3: Aerial map showing the location of property

Attachment 4: Showing the proposed Fence details

Attachment 5: Photograph showing the property looking south

Attachment 6: Photograph showing the Property looking north



Attachment 1: Survey



Attachment 3: Aerial map showing the location of property



Attachment 5: Photograph showing the Property looking south



Attachment 6: Photographs of the Property looking North