



## STAFF REPORT ACTION REQUIRED

### Application for Fence Exemption 411-435 Horner Avenue

<b>Date:</b>	March 14, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Curtis Sealock, Manager, Municipal Licensing and Standards
<b>Wards:</b>	Ward 6, Etobicoke Lakeshore
<b>Reference Number:</b>	ML&S Folder Number 08-102061 FEN

#### **SUMMARY**

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This staff report is in response to an application for a Fence Exemption to construct a 5.5 metre high pre-cast concrete fence at the rear of 431 Horner 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**

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

## **ISSUE BACKGROUND**

Municipal Licensing and Standards received an application from Mr. Derrick On of WZMH Architects, on behalf of Toronto Hydro Telecom Inc., to erect a pre-cast concrete fence, 5.5 metres in height, at the rear of 431 Horner Avenue to enclose and provide a security barrier for proposed natural gas and bi-fuel generators, pad mounted electrical transformers and gas regulators. The enclosure will measure 10.97 metres (36 feet 6 inches) by 47.85 metres (157 feet). The enclosure extends eastward in line with the north wall of the building 10.97 metres (36 feet 6 inches) and then southward a distance of 47.85 metres (157 feet) (Attachments 1, 2, 3, 4, 5, 6, and 7).

This property is located on the south side of Horner Avenue and situated within an industrial park setting consisting of 10 single story buildings. 431 Horner Avenue is located on the east side of the property and set back approximately 200 metres from the south curb of Horner Avenue (Attachments 1, 2 and 3).

The proposed design will consist of pre-cast modules with a colour similar to that of the existing brick and architectural block walls of the building. The wall is intended to appear more like an addition to the building than an actual fence. The fence is not required to provide an acoustical barrier for the equipment located within the perimeter of the enclosure because all the generators are constructed within steel acoustical boxes (Attachments 5 and 6).

## **COMMENTS**

This Fence Exemption request for a 5.5 metre high fence will result in the fence being 3.0 metres higher than the 2.5 metres maximum permitted by the by-law. The equipment will be permanent and is necessary for the operation of the building as a state of the art data centre.

This application was circulated for comment to our Building Division, with no negative response being received

The proposed fence is in violation of the provisions of the City of Toronto Municipal Code, Chapter 447, Fences, that permits a fence height of 2.5 metres on non-residential property.

## **CONTACT**

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Etobicoke York District  
Municipal Licensing and Standards  
Tel: 416-394-2536 Fax: 416-394-2904  
E-mail: [jromano@toronto.ca](mailto:jromano@toronto.ca)

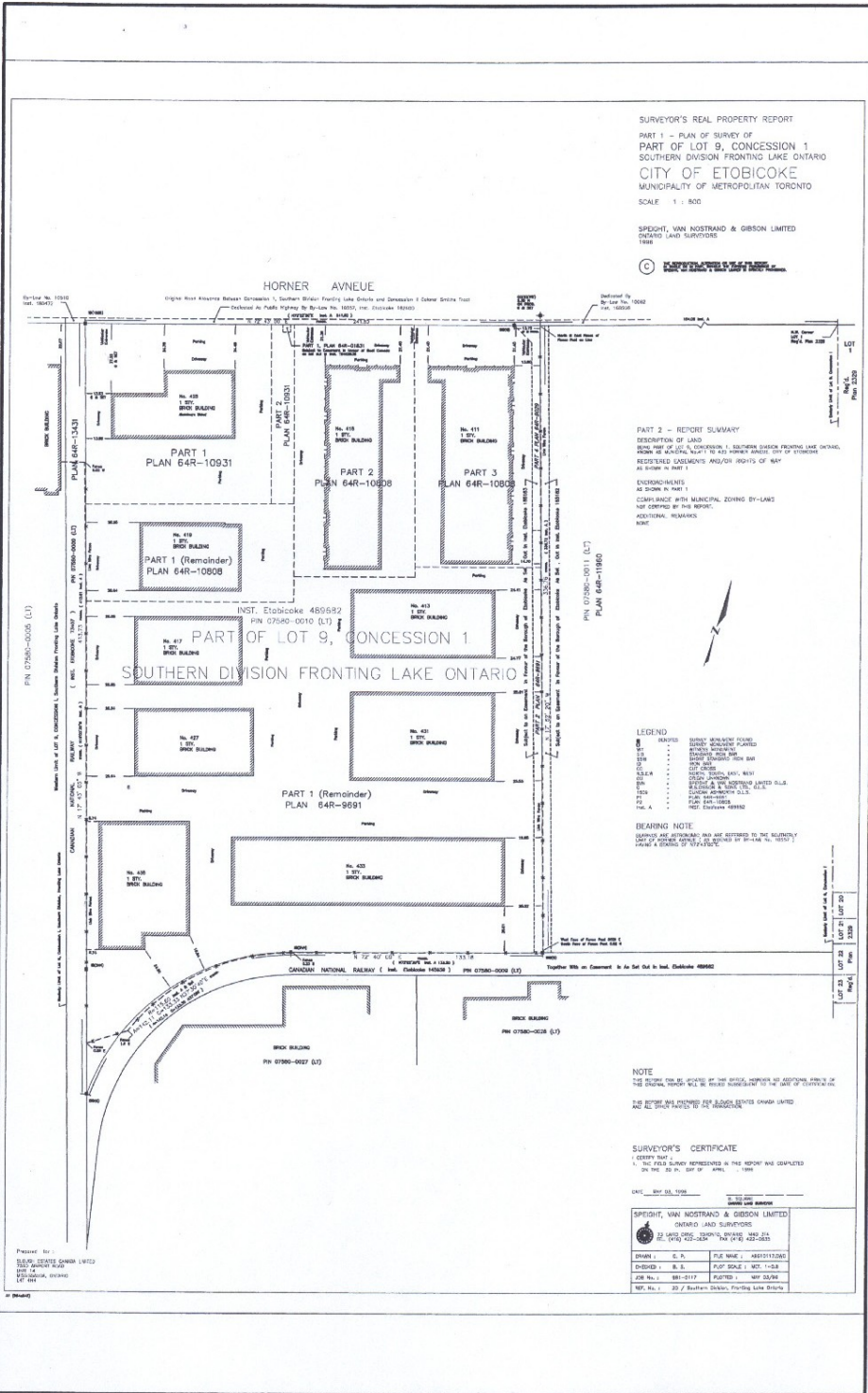
## **SIGNATURE**

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

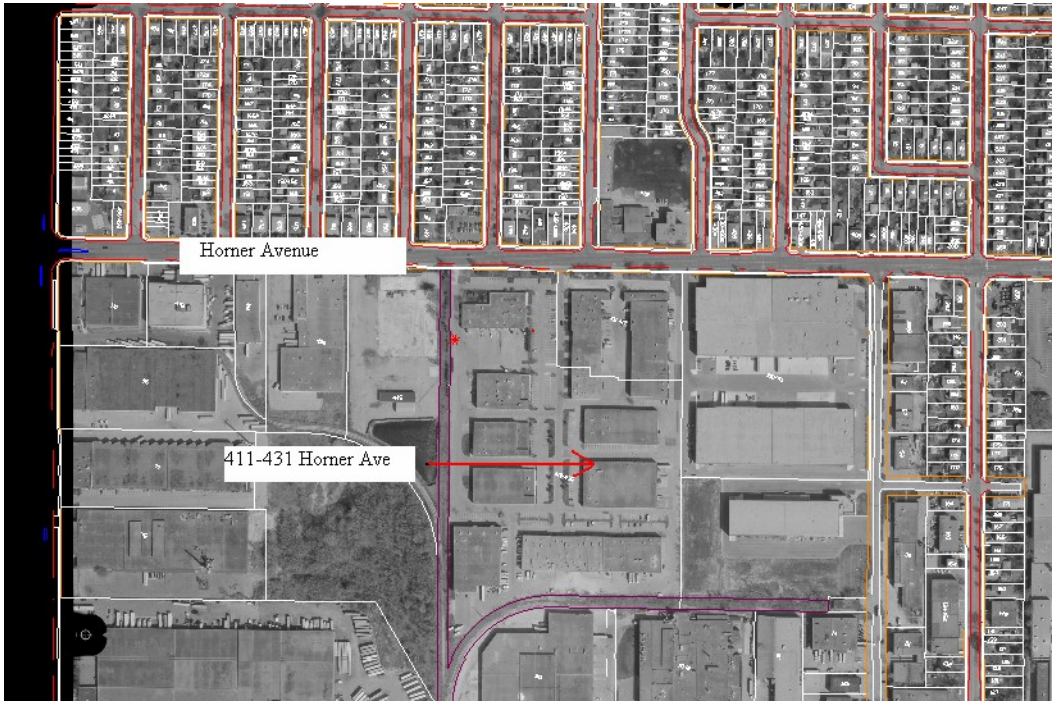
## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Aerial map showing the property and the surrounding area  
Attachment 3: Site Plan showing the proposed fence  
Attachment 4: Elevation and section drawing  
Attachment 5: Elevation perspective drawings  
Attachment 6: Photograph of the rear of the building looking south  
Attachment 7: Photograph of the rear of the building looking north



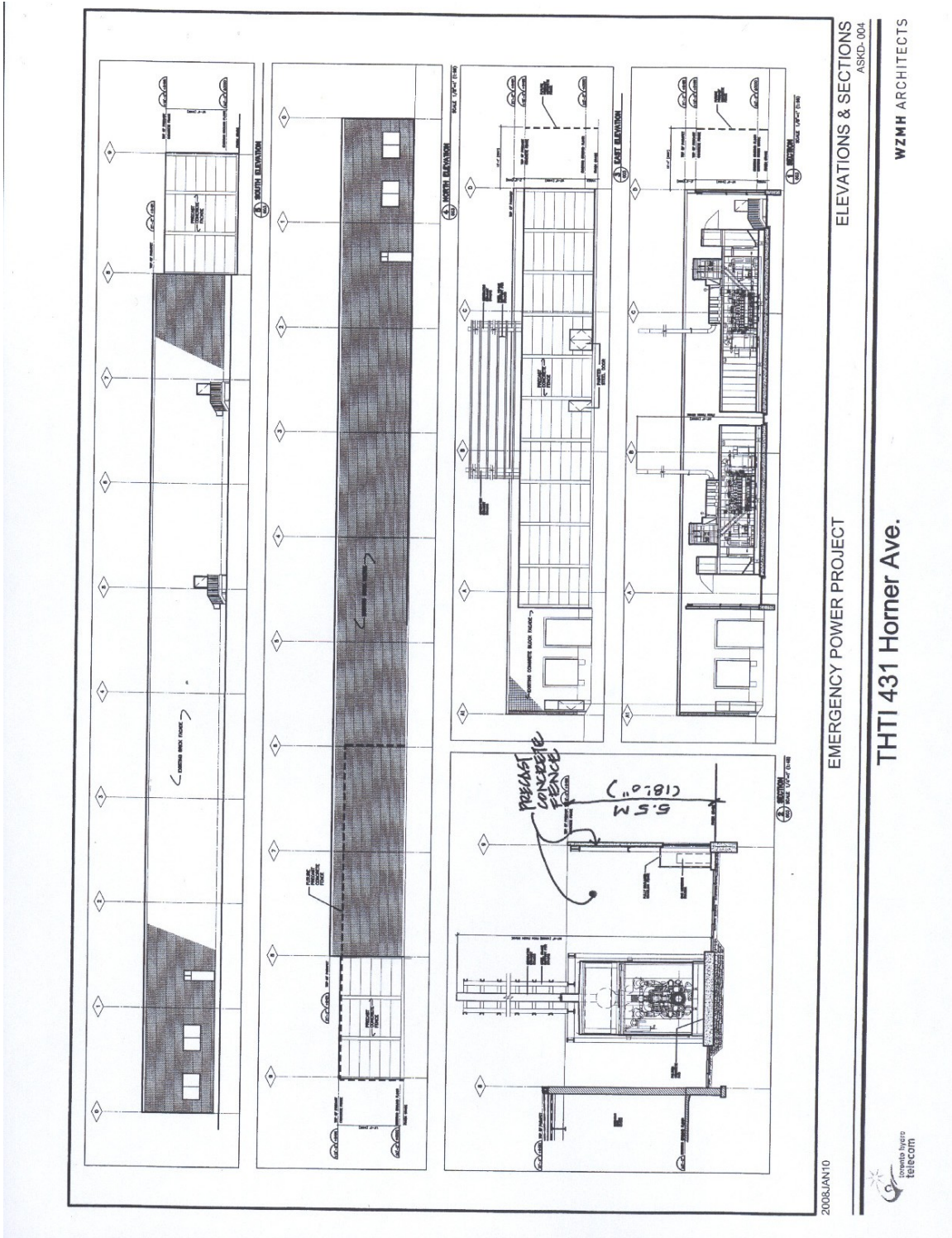
SURVEY PLAN  
 ASKD-001  
 WZMH ARCHITECTS  
 EMERGENCY POWER PLANT  
 THTI 431 Horner Ave.  
 2008JUN10  
 SCALE: AS NOTED  
 431 Horner Ave. Etobicoke, Ontario M9C 5G8  
 416-933-8888  
 www.wzmh.com

**Attachment 1: Site Plan**

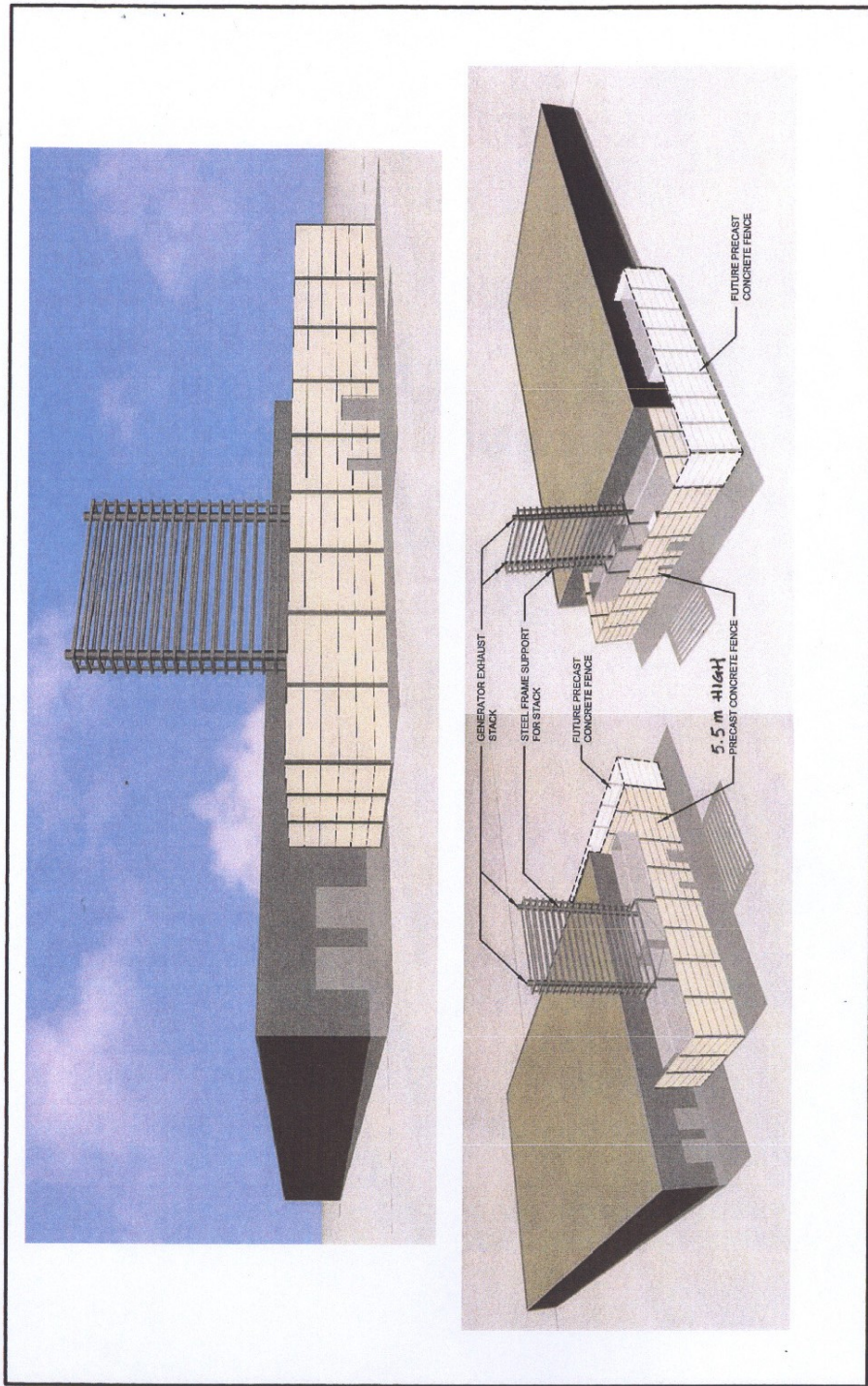


**Attachment 2: Aerial map showing the property and surrounding area**





**Attachment 4: Elevation and Section Drawing**



PERSPECTIVES  
ASKD-005

EMERGENCY POWER PROJECT

THTI 431 Horner Ave.

WZMH ARCHITECTS

2008JAN10



**Attachment 5: Elevation and Perspectives Drawing**





**Attachment 6: Photograph of the rear of the building looking south**



**Attachment 7: Photograph of the rear of the building looking north**