



STAFF REPORT ACTION REQUIRED

Application for Fence Exemption 115 Torbarrie Road

Date:	April 17, 2008
To:	Eobicoke York Community Council
From:	Curtis Sealock, District Manager, Municipal Licensing and Standards
Wards:	Ward 7, York West
Reference Number:	ML&S Folder Number 08-118089 FEN

SUMMARY

This report is in response to an application by EGF Associates, acting on behalf of Ringley Construction Limited for a fence exemption to construct an entry feature at the front yard, ranging from 2.2 metres to 2.6 metres in height, to serve as a gateway to the neighbourhood for a new development located at the former site of the Workplace Safety and Insurance Board, 115 Torbarrie Road, 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 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 the adoption of this report.

ISSUE BACKGROUND

Municipal Licensing and Standards has received a request from EGF Associates on behalf of Ringley Construction Limited. for a fence exemption to construct an entry feature to serve as a gateway to the neighbourhood for a new development located at the former site of the Workplace Safety and Insurance Board, 115 Torbarrie Road, and will be located at the intersections of Streets "C" and "E" and Torbarrie Road as per the

entrance feature wall detail drawing, (Attachment 1). For the most part the fence will measure 2.2 metres in height except for a small accent, which will rise 0.4 of a metre higher. Two pillars are proposed adjacent to the road allowance. The fence feature wraps around the corner in a “S” shape on the south side of Street “C” and on the north and south sides of street “E” for a length of approximately 13.25 metres, (Attachments 1, 2 and 3).

COMMENTS

The proposed exemption request is for the fences being situated within 2.4 metres of what will be the front yards of the properties and will measure between 2.2 metres with sections being raised to 2.6 metres in height. The proposed fence will be in violation of the provisions of the City of Toronto Municipal Code, Chapter 447, Fences, which permits a maximum height of 1.0 metre for solid fences within 2.4 metres of the property line.

CONTACT

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SIGNATURE

Curtis Sealock
District Manager

ATTACHMENTS

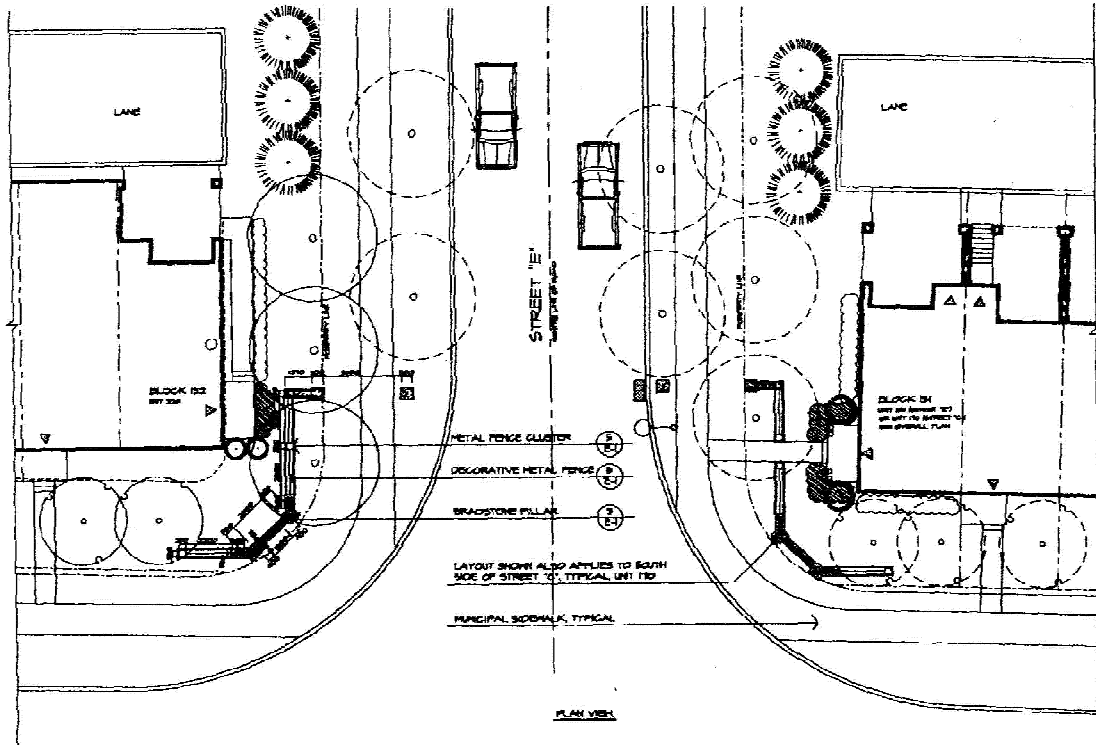
Attachment 1 – Site Plan
Attachment 2 – Plan View and Entrance Feature
Attachment 3 – Bradstone Pillar Detail and Wrought Iron Fence Detail

Site Plan

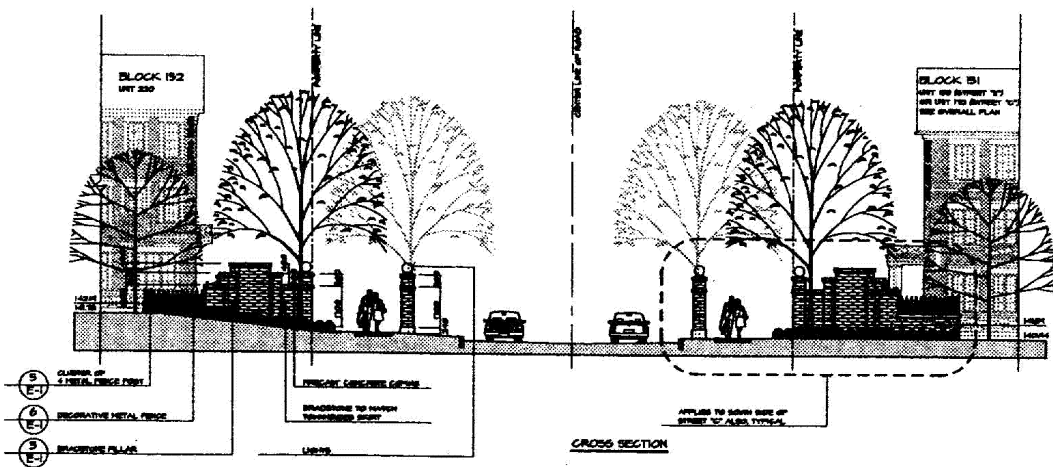


Attachment 1

Plan view

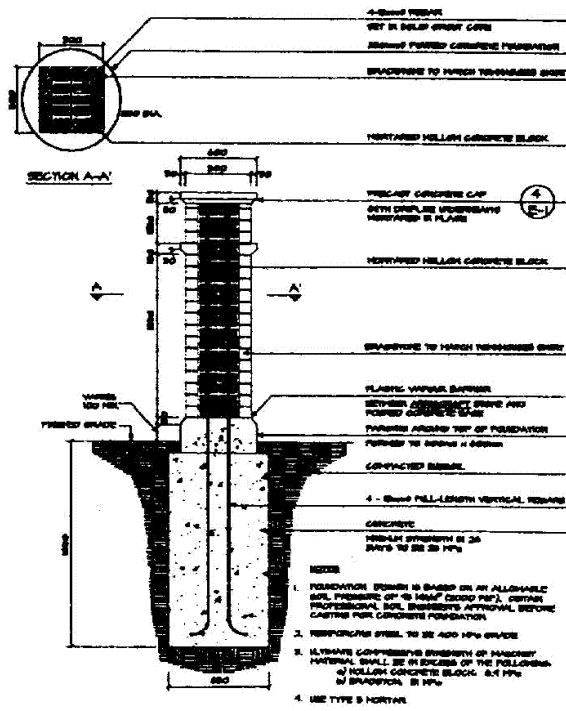


Entrance Feature

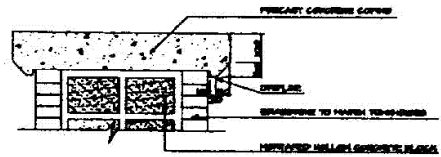


Attachment 2

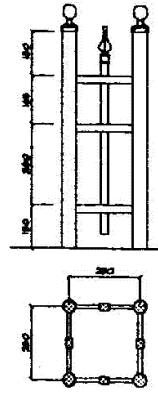
Bradstone Pillar Detail



5 BRADSTONE PILLAR DETAIL NTS

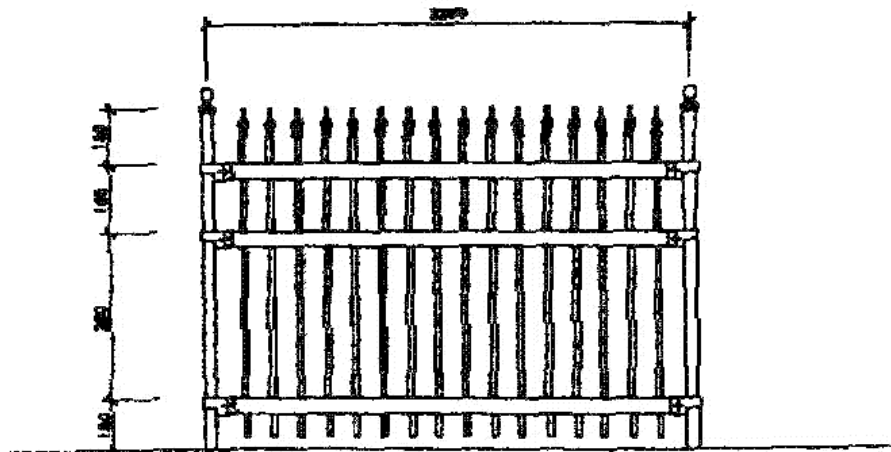


4 PRECAST CONCRETE COPING DETAIL NTS



5 METAL FENCE CLUSTER DETAIL NTS

Wrought Iron Fence Detail



Attachment 3