



**STAFF REPORT
ACTION REQUIRED**

Natural Garden Exemption Request – 47 Priscilla Avenue

Date:	October 15, 2008
To:	Etobicoke York Community Council
From:	Curtis Sealock, Manager, Municipal Licensing and Standards
Wards:	Ward 13 - Parkdale-High Park
Reference Number:	ML&S Folder No. 08-210540 LGW

SUMMARY

This Staff Report is about a matter for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision. The subject matter is an application for an exemption to Chapter 489 of the Toronto Municipal Code, Grass and Weeds, to maintain existing greenery on the property as a natural garden which is in violation of the By-law.

RECOMMENDATIONS

Municipal Licensing and Standards recommends that the Etobicoke York Community Council grant the request for the natural garden exemption based on compliance with the requirements set out in Chapter 489 of Toronto Municipal Code, Grass and Weeds, on the condition that the property owners constantly maintain the property, particularly the hedge at the front sidewalk which could impede pedestrian traffic if not pruned regularly.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

This property has a 2 storey detached dwelling and a single car garage in the Jane Street and St John’s Road area of Ward 13 (Attachment 1).

The Municipal Licensing and Standards Division received a complaint on September 10, 2008 about the tall grass and weeds on this property. Upon investigation, staff confirmed

the infractions and issued a Notice of Violation dated September 11, 2008. On September 19, 2008, a letter received from the property owner confirmed the request to be considered exempt from the by-law requirements on the grounds that the growth on the property was considered to be a natural garden.

COMMENTS

The natural garden request was circulated to Parks, Forestry and Recreation Division for their review of the site. The response received October 6, 2008 found that “this garden is in compliance with a natural garden”. To be in compliance with the natural garden exemption, a garden must be consistent with a managed and natural landscape. At present, this site does satisfy the above-captioned requirements. However, it was suggested that the live hedge at the front elevation must be kept pruned so as not to impede pedestrian traffic (Attachments 2 and 3).

In order to continue to qualify as a natural garden in the future under the Grass and Weeds Chapter of Toronto Municipal Code, it must continue to be “consistent with a managed and natural landscape other than mown grass”.

CONTACT

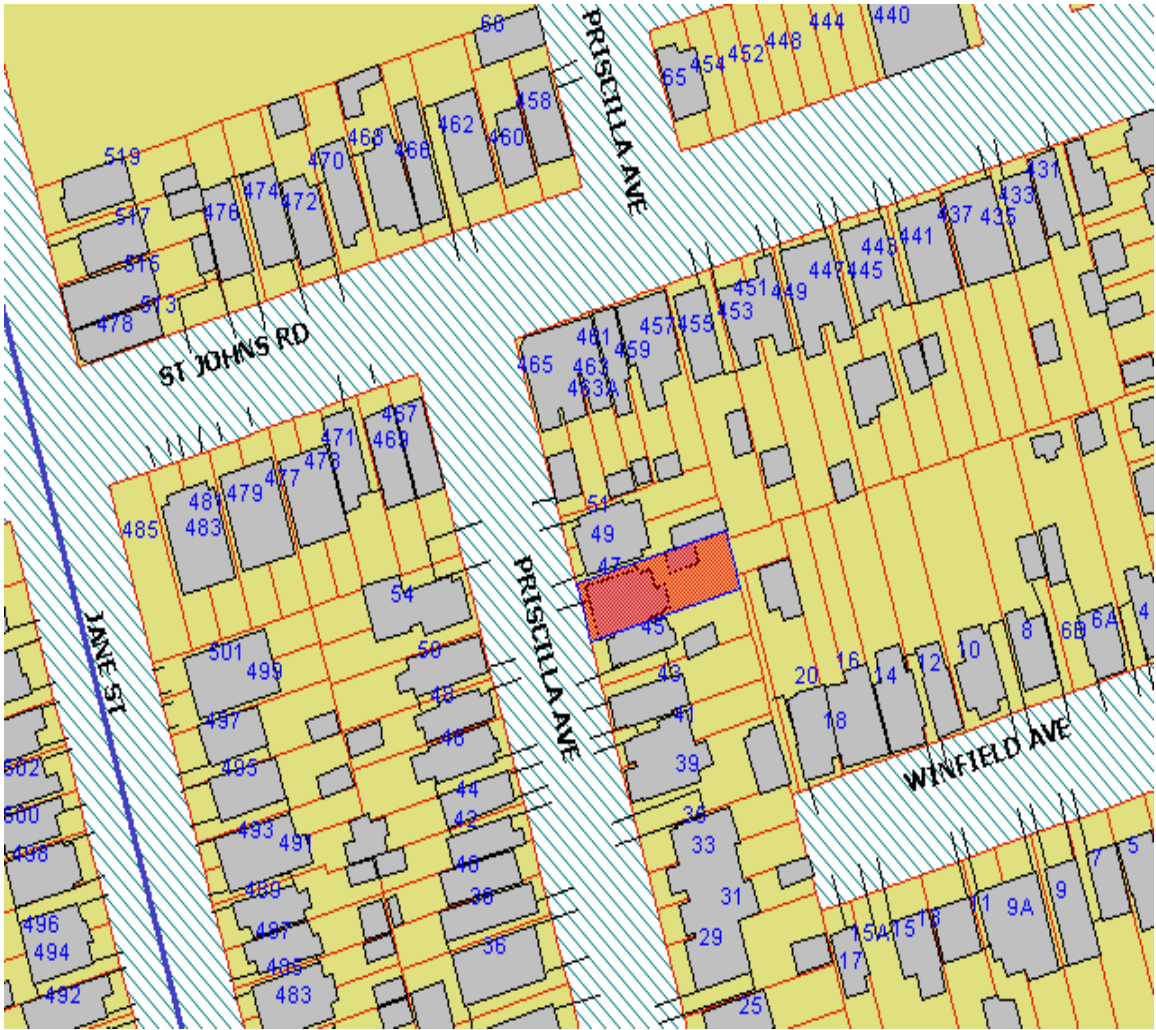
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SIGNATURE

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

Attachments:

Attachment 1: Site Plan
Attachment 2: Photos of 47 Priscilla Avenue
Attachment 3: Photos of 47 Priscilla Avenue



Attachment 1: Site Plan



Photo # 1 – Front Yard of 47 Priscilla Avenue



Photo # 2 - Rear Yard of 47 Priscilla Avenue

Attachment 2: Photos 1 and 2 of 47 Priscilla Avenue



Photo # 3 – Rear Yard of 47 Priscilla Avenue



Photo # 4 – Front Yard of 47 Priscilla Avenue

Attachment 3: Photos 3 and 4 of 47 Priscilla Avenue