



STAFF REPORT ACTION REQUIRED

Fence Exemption Request for 70 Hillside Avenue

Date:	March 27, 2009
To:	Etobicoke York Community Council
From:	Curtis Sealock, District Manager, Municipal Licensing and Standards
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	Municipal Licensing and Standards File Number 09 120159 FEN

SUMMARY

This report is in response to an application by the owner of the property to maintain a newly constructed wood fence with lattice work attached at the top, located in the front yard of the property. The height of the fence varies between 1.60 metres to 2.13 metres. This is a matter in which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

Municipal Licensing and Standards recommends that:

1. The Etobicoke York Community Council deny this request due to non compliance with the provisions of The Toronto Municipal Code, Chapter 447, Fences.

Financial Impact

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

ISSUE BACKGROUND

The owner of the property was issued a Notice of Violation on February 9, 2009 for the construction of a fence exceeding 1.2 metres within the front yard of the property. The owner of the property subsequently submitted a request for an exemption to the requirements of Chapter 447, Fences, to permit the fence to remain as constructed.

COMMENTS

The wood fence with lattice work attached atop varies in its height from 1.60 metres to 2.13 metres, Attachments 1 and 2.

The Toronto Municipal Code, Chapter 447, Fences, Section 47-2, Table 1 specifies that fences in the front yard are limited to 1.2 metres in height.

CONTACT

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Etobicoke York District
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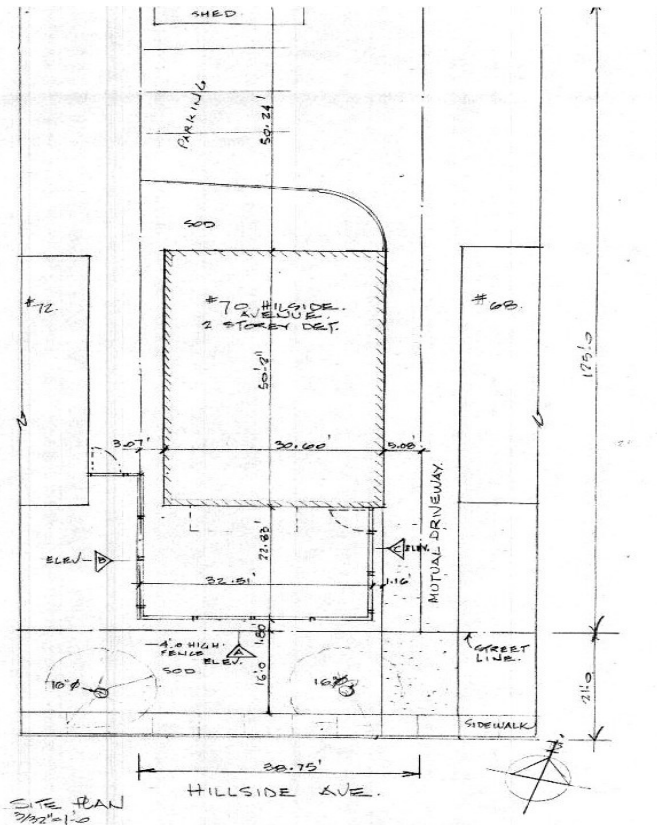
SIGNATURE

Curtis Sealock, District Manager

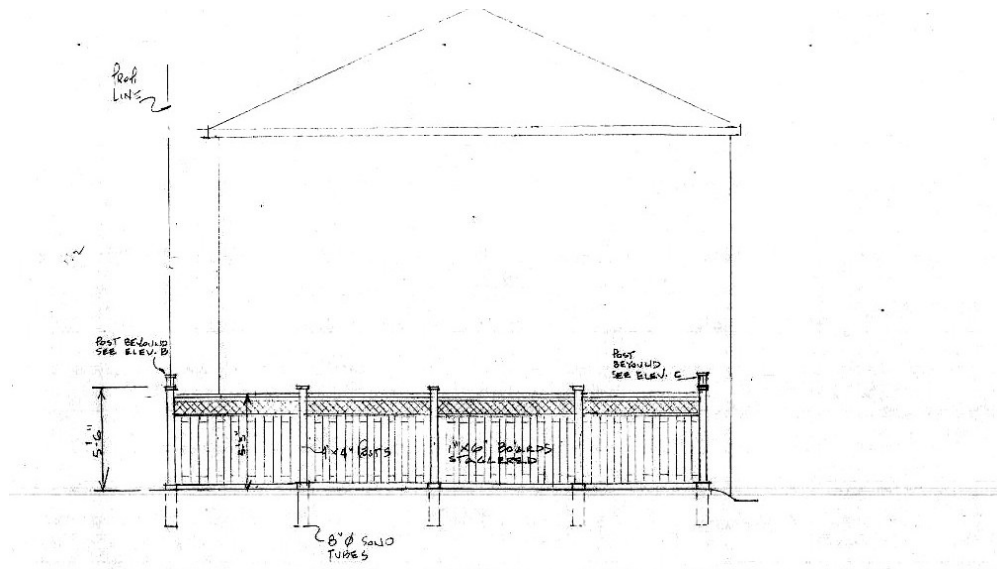
ATTACHMENTS


Attachment 1 – Fence layout and South Elevation
Attachment 2 – East Elevation and West Elevation

Fence layout



South Elevation

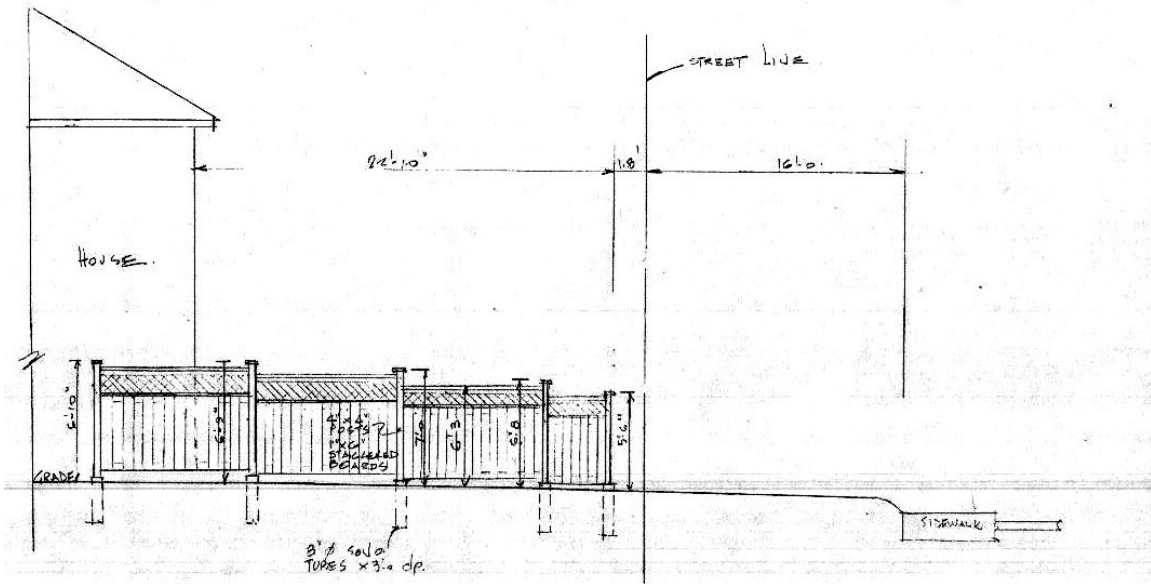


ELEVATION  (SOUTH-FRONT)
24 1/2" x 11" 0"

70 HILLSIDE AVE

Attachment 1

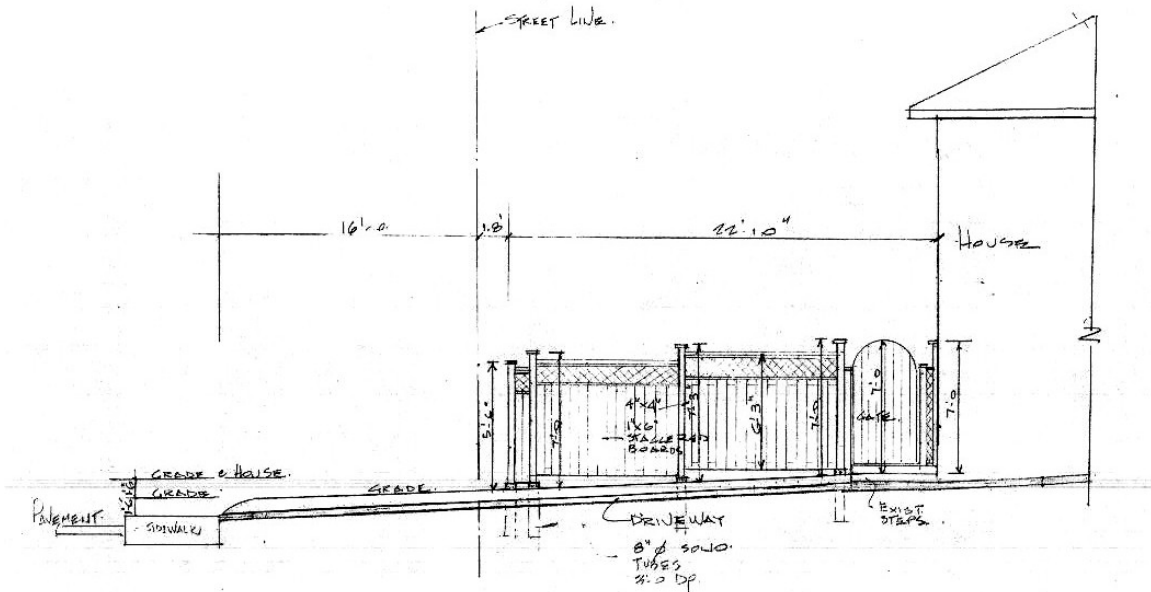
West Elevation



ELEVATION \triangle (WEST SIDE)
14'-10"

70 HILLSIDE AVE.

East Elevation



ELEVATION \triangle (EAST SIDE)
14'-10"

70 HILLSIDE AVE.

Attachment 2