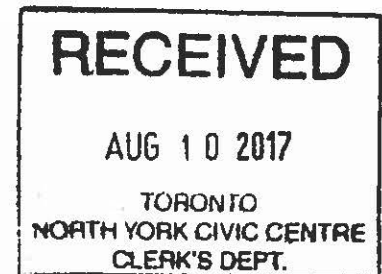


Request for a Fence Exemption – 107 Tanjoe Crescent

Date: August 2, 2017
To: North York Community Council
From: Elena Sangiuliano, District Manager
Municipal Licensing & Standards, North District
Wards: Ward 23 Willowdale

**SUMMARY**

This staff report concerns a matter for which the North York Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to advise Community Council concerning an application by the property owner of 107 Tanjoe Crescent for a site-specific Fence Exemption, pursuant to Section 447-5.C of Toronto Municipal Code, Chapter 447- Fences. The property owner is seeking Community Council's permission to have the existing fence which does not comply with maximum fence height restrictions stipulated in City of Toronto Municipal Code Chapter 447.

RECOMMENDATIONS

Municipal Licensing & Standards recommends that the North York Community Council:

1. Refuse to grant the application for an exemption permit, by the property owner of 107 Tanjoe Crescent for the existing fence that fails to comply with the provisions of Toronto Municipal Code, Chapter 447, Fences. Direct that a second unappealable Notice of Violation be issued under City of Toronto Municipal Code, Chapter 447, Fences or
2. Grant the application for a fence exemption permit, subject to conditions.

FINANCIAL IMPACT

There is no financial impact anticipated in this report.

DECISION HISTORY

No history information noted

COMMENTS

The subject property, 107 Tanjoe Crescent, is located in Ward 23. It is composed of a 2 storey dwelling zoned as a single family dwelling RM zone. (Attachment 1 and 2)

Municipal Licensing Standards' review of the proposed fence has determined that it does not comply with Toronto Municipal Code, Chapter 447- Fences, as detailed in the following chart:

GENERAL LOCATION	SPECIFIC LOCATION	DEFICIENCY	BY-LAW SECTION & REQUIREMENT*
West side of property	Adjacent to West lot lines; (Attachment3) Adjacent to South lot line (Attachment 4)	Sight line obstruction	Section 447-2 C (1) Any fence within 2.4 metres of any driveway shall be open mesh chain link fence or equivalent open fence construction for at least 2.4 metres from the lot line at which the driveway begins so as not to obstruct the view of the boulevard or highway

On May 16 2017, ML&S received a complaint regarding sight obstruction at 107 Tanjoe Crescent regarding the fence at the south side of the property, flanking Greenbush Road. The Officer attended to the location on May 17 2017 and subsequently issued a Notice of Violation regarding the sight obstruction due to the fence at 107 Tanjoe Crescent (Attachment 5/6/7). The owner attended to our office and submitted an application for a fence exemption on May 18 2017.

The owner is requesting to have the existing fence to remain contrary to Chapter 447. The owner is requesting this for privacy.

As required by Section 447-5(C), Municipal Licensing & Standards has responded to the fence exemption application by preparing this report for North York Community Council's consideration, and, the City Clerk has sent all requisite notifications of the date that North York Community Council will consider the application.

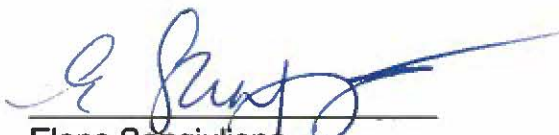
The existing fence violates Toronto Municipal Code Chapter 447 and as a result staff recommends that application be refused due to safety factor.

However, should North York Community Council decide to grant the owner the exemption, the owner will be subject to the conditions for compliance as set out in Recommendation 1.

CONTACT

Gabor Fazekas, Supervisor,
Municipal Licensing & Standards Division
North York District
Tel. (416) 395 1013
Fax (416) 395 7056
E-mail: gfazeka@toronto.ca

SIGNATURE



Elena Sangiuliano
Manager, North York District

ATTACHMENTS

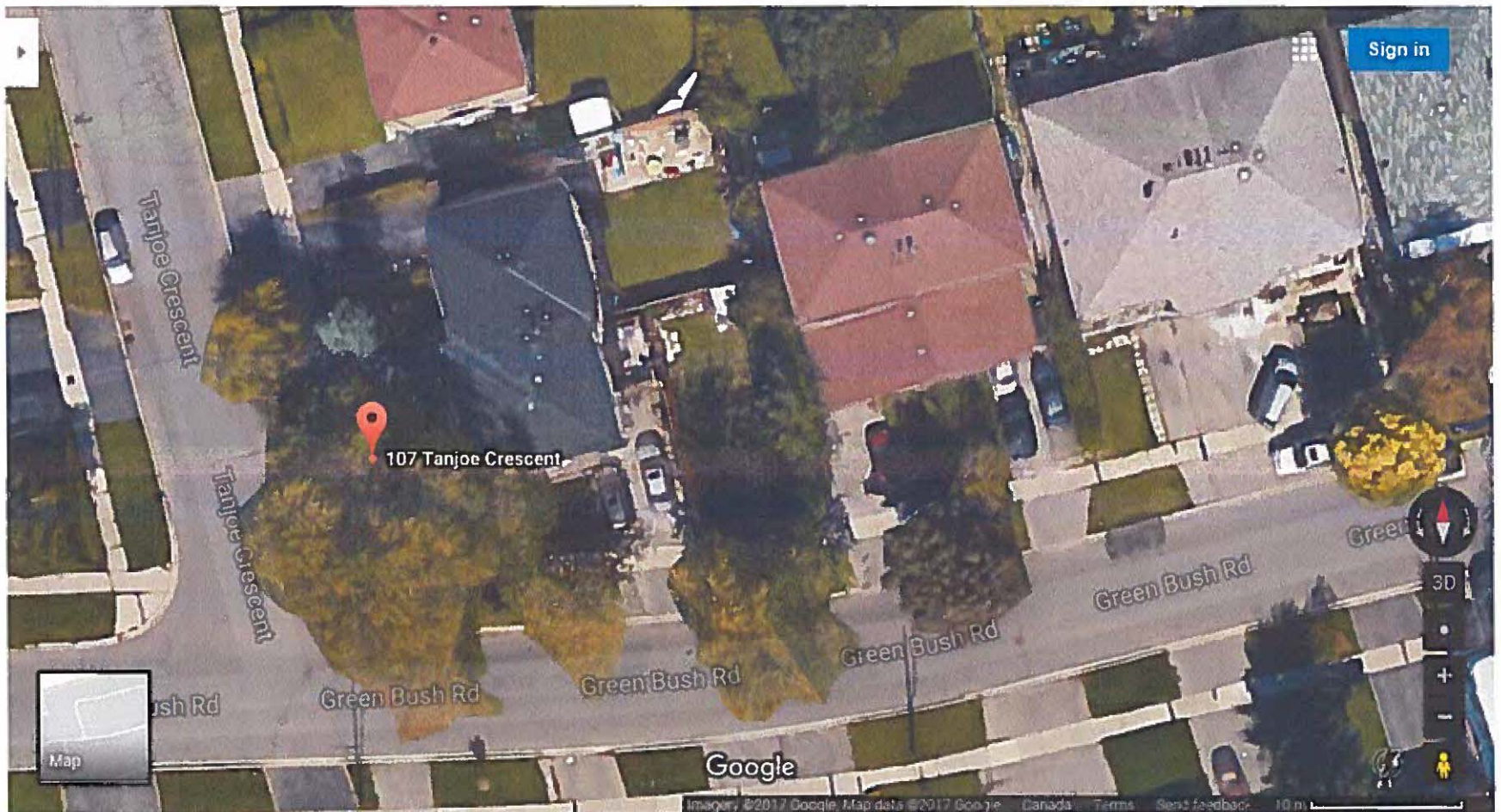
- Attachment 1 – 107 Tanjoe Crescent - Overhead view of property
- Attachment 2 – 107 Tanjoe Crescent- Overhead view of property with highlighted area depicting zoning.
- Attachment 3 – 107 Tanjoe Crescent - West lot exterior of property with measurements
- Attachment 4 – 107 Tanjoe Crescent - South side of property
- Attachment 5 – 107 Tanjoe Crescent - View of sight obstruction
- Attachment 6 – 107 Tanjoe Crescent - View of sight obstruction
- Attachment 7 – 107 Tanjoe Crescent - View of sight obstruction



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NO THANKS

YES



Attachment 1 - 107 Tanjoe Crescent

Overhead view of property

http://map.toronto.ca/maps/map.jsp?app=ZBL_CONSULT&z=20&a=107%20TANJOE%20CRES

map.toronto.ca

File Edit View Favorites Tools Help

TMMIS - Toronto Meeting... Webtech Fleet Center Login FS Municipal Licensing & Sta...

City of Toronto Zoning By-law 589-2013
 The new City-wide Zoning By-law 589-2013 was enacted on May 9, 2013. It has been appealed under section 34(19) of the Planning Act. Even though it is under appeal, the City's Chief Building Official and the Committee of Adjustment will apply the new By-law to applications filed after its enactment. Please consult with your advisors to determine whether the new by-law has any impact.
 Amendments to By-law 589-2013 have been incorporated into this [office consolidation](#). The original by-law and its amendments are with the City Clerk's office.

[Contact Us](#)
[Print](#)

Zoning Map

Streets **Aerial with Labels**

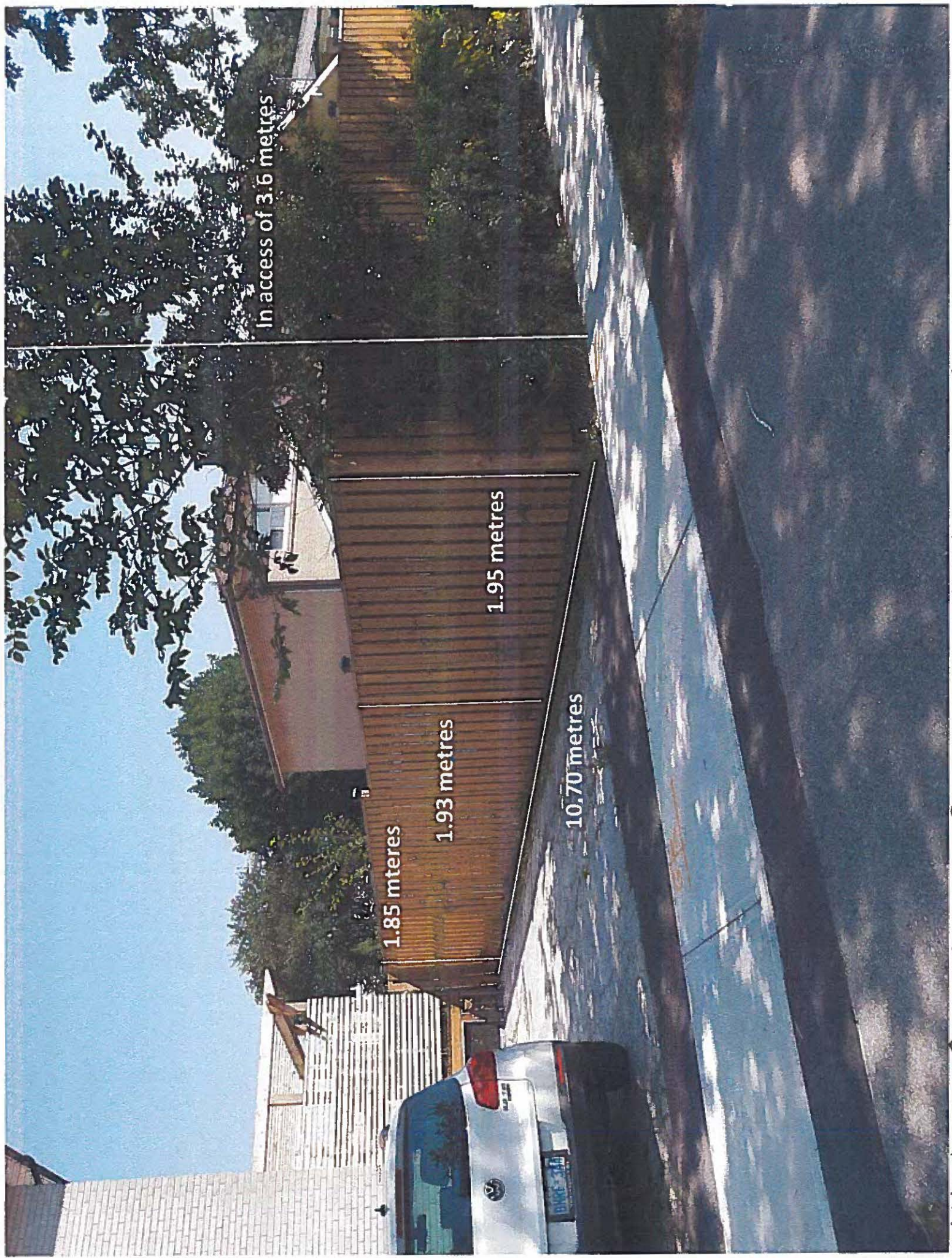
RT (s220.0)

RM (R18.0; s665; u2)

0 15 30m

Steeles Ave W Hillside Ave Carleton Ave

Attachment 2 -107 Tanjoe Cres Overhead view of property with highlighted area



In access of 3.6 metres

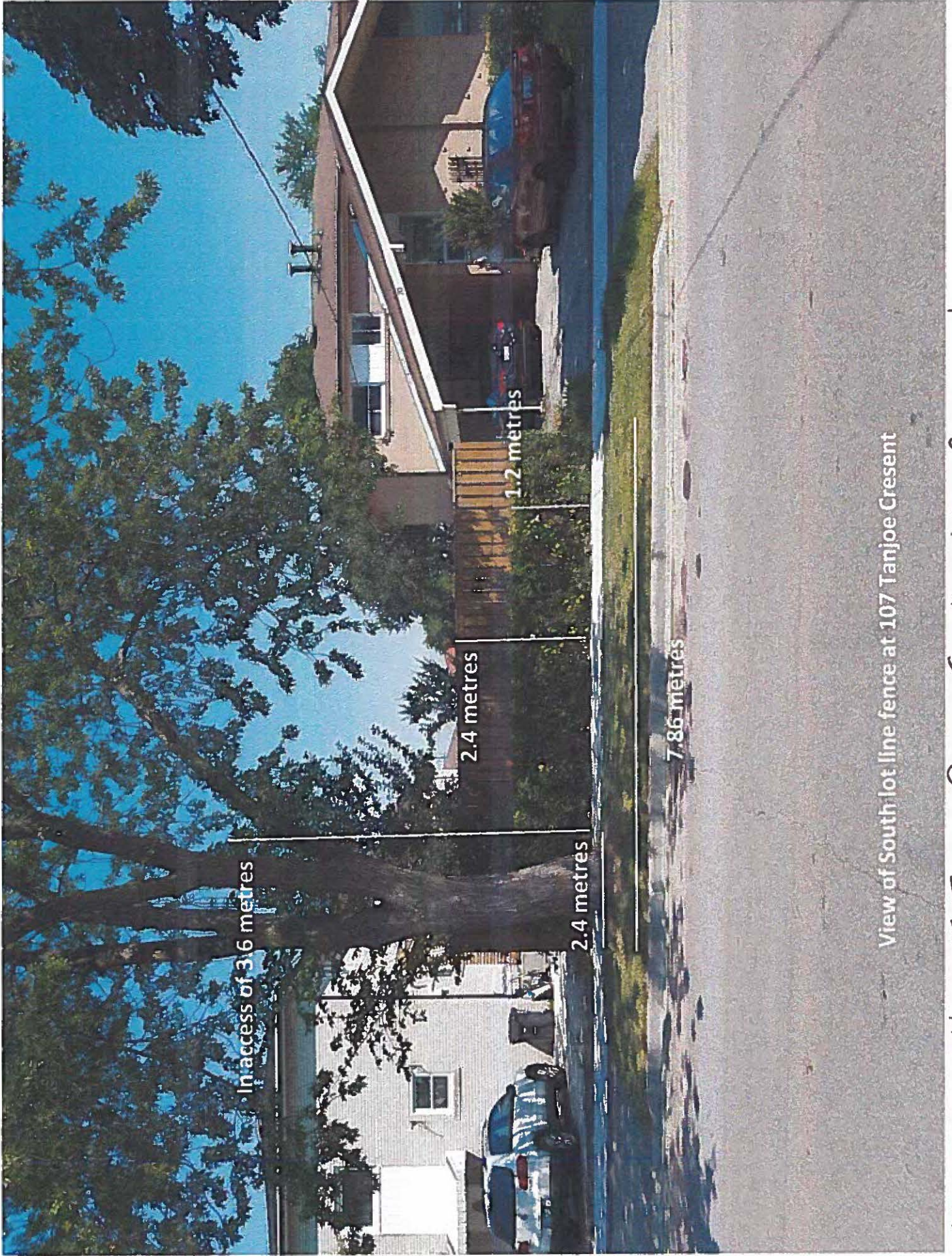
1.85 mteres

1.93 metres

1.95 metres

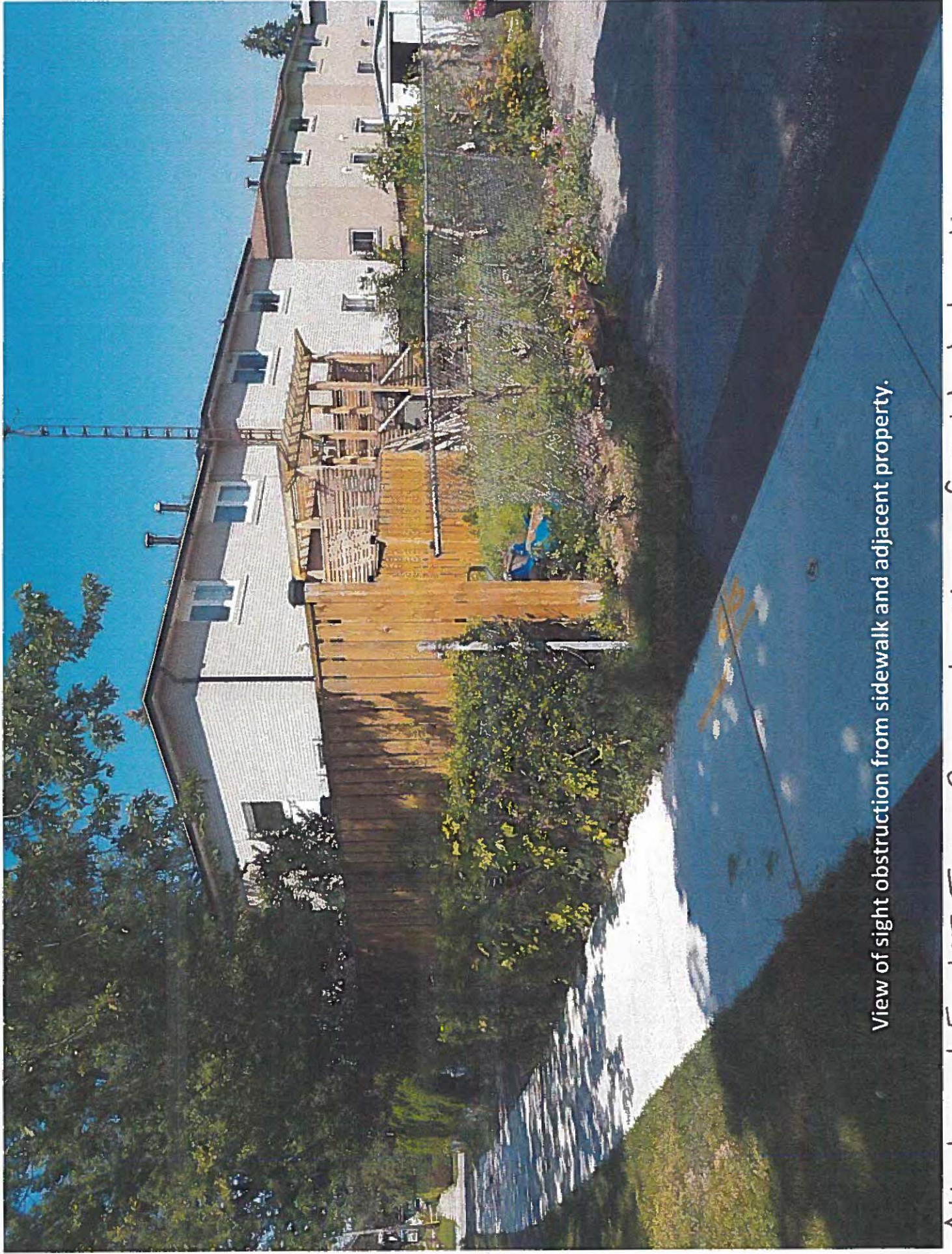
10.70 metres

Attachment 3 - 107 Tanioe Crescent - West lot extending northerly with measurements



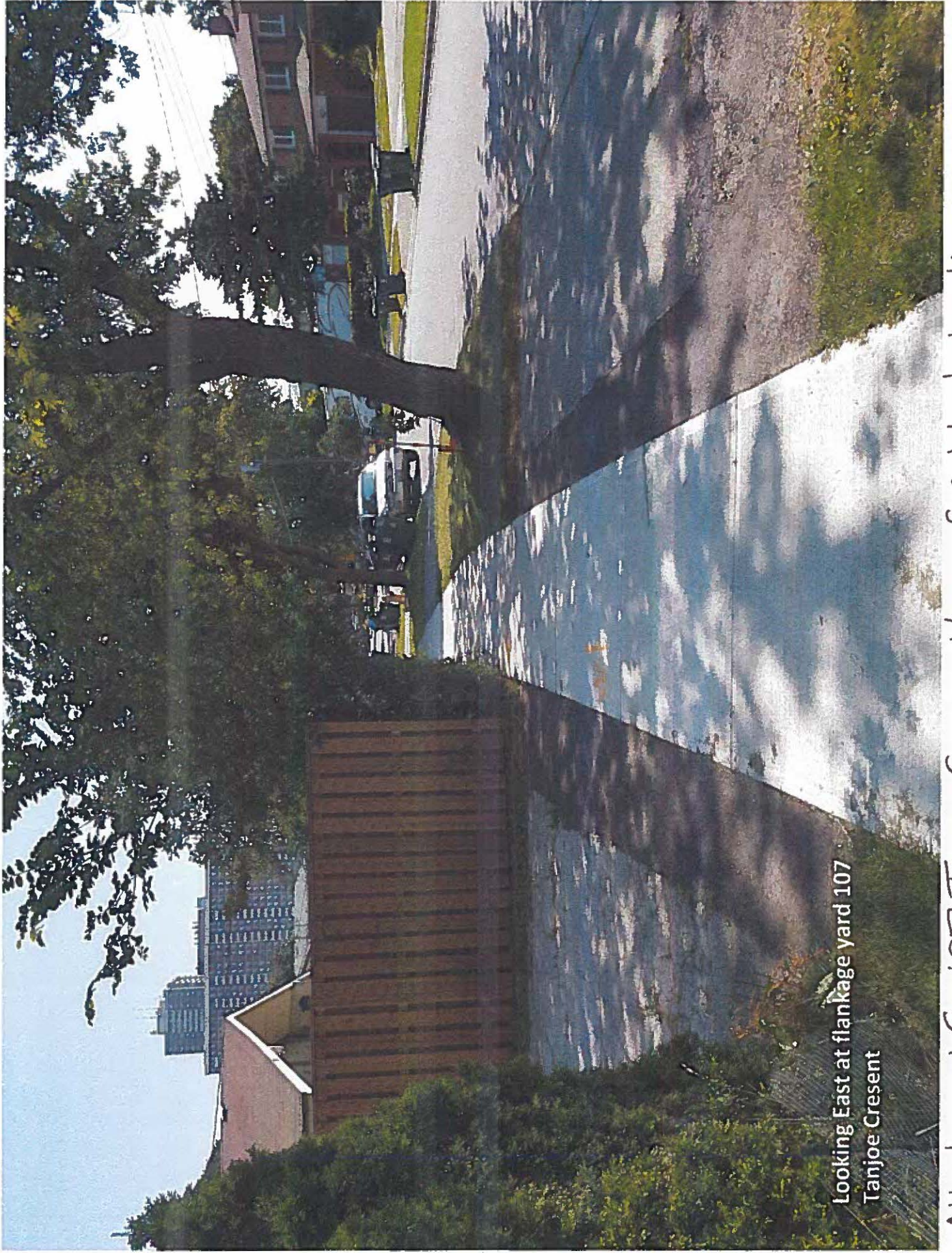
View of South lot line fence at 107 Tanjoe Crescent

Attachment 4 - 107 Tanjoe Cres - South side of property



View of sight obstruction from sidewalk and adjacent property.

Attachment 5 - 107 Tanjue Crescent - View of Sight obstruction



Looking East at flankage yard 107
Tanjoe Crescent

Attachment 6 - 107 Tanjoe Cres - View of sight obstruction

Attachment 7 -107 Trinine Pass - View of sight obstruction



View of sidewalk at adjacent property