



**STAFF REPORT
ACTION REQUIRED**

**Fence Exemption Request – Front and Flankage Yards
237 Glengrove Avenue West**

Date:	July 17, 2014
To:	North York Community Council
From:	District Manager, Municipal Licensing and Standards, North York District
Wards:	Ward 16 – Eglinton- Lawrence
Reference Number:	IBMS No. 14-174646

SUMMARY

This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws. The subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to permit the existing fencing in the front and flankage yards which is in violation of the By-law.

RECOMMENDATIONS

Municipal Licensing and Standards, North York District, recommends that:

- 1. The North York Community Council refuse the exemption from Chapter 447 – Fences, for the property at 237 Glengrove Avenue.**

FINANCIAL IMPACT

There is no financial impact anticipated in this report

DECISION HISTORY

An inspection by a Municipal Standards Officer revealed non compliance to Chapter 447 – Fences which resulted in a Notice of Violation being issued. The property owner(s) subsequently applied for a fence exemption.

ISSUE BACKGROUND

237 Glengrove Ave. West is a single family detached home located in the former City of North York (*Attachments 1 and 2*).

The maximum height for a fence in the front yard is 1.2 metres, no fence when measured at any point along its length shall exceed the maximum height pursuant to Section 447-2.B. Chapter 447, Fences, of the Toronto Municipal Code.

The owners wish to maintain a fence, 2.0 meters high 6.6 meters long in front yard parallel to Glengrove Ave. West and a fence, 2.0 meters high, 9.8 meters long in the flankage yard parallel to Avenue Road (*Attachments 3 and 4 respectively*).

COMMENTS

The owner wishes to maintain the existing fence for privacy, security, safety and to block traffic noise. There is a TTC Bus Stop on Avenue Rd. adjacent to the flankage yard (*Attachment 4*).

Should the recommendation not be accepted and the request approved, the following condition of approval should include that when the fence is replaced it should be constructed in compliance with Chapter 447 or its successor by-law.

CONTACT

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SIGNATURE

Bill Blakes, District Manager
Municipal Licensing and Standards
North York District

ATTACHMENTS

1. Iview Map of 237 Glengrove Ave.
2. Aerial Photo of 237 Glengrove Ave.
3. Photo of the Front Yard of 237 Glengrove Ave.
4. Photo of the Flankage Yard and TTC Bus Stop at 237 Glengrove Ave.