Fence Exemption Request – Rear Yard
80 Tycos Drive

Date: July 23, 2014
To: North York Community Council
From: District Manager, Municipal Licensing and Standards, North York District
Wards: Ward 15 – Eglinton-Lawrence
Reference Number: IBMS No. 13-263196

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 fencing in the rear yard 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 80 Tycos Drive.

FINANCIAL IMPACT

There is no financial impact anticipated in this report

DECISION HISTORY

The owner(s) of 80 Tycos Drive applied for a fence exemption.
ISSUE BACKGROUND

This is a commercial property located in the former City of North York operating as the 'Ethiopian Orthodox Church' (Attachment 1).

The maximum height for a fence in the rear yard is 2 metres. Further no fence when measured at any point along its length from the average grade level measured perpendicular to and one metre away on either side of the fence, exceed the maximum height pursuant to Section 447-2.B. Chapter 447, Fences, of the Toronto Municipal Code.

The owner proposes to extend the height of the existing boundary fence all along the north or rear of the property line that abuts the rear yards of several residential properties to a total height of 3 metres. The existing wood fencing is approximately 2.4 metres in height (Attachments 2, 3, 4, 5 and 6).

COMMENTS

The owner(s) wish to maintain the fence for reasons of privacy and "provide additional screening to neighbouring single family residents due to car headlights casting light when parking and/or circulating on the church site."

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

Elena Sangiuliano, Supervisor, Municipal Licensing and Standards, North York District
Tel: 416-392-3088, Fax: 416-395-7056, E-mail: esangiu@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. GIS map of 80 Tycos Drive
2. Site Plan
3. Fence Diagram
4. Wood Fence Details
5. Wood Fence Elevation
6. Photos