



**STAFF REPORT
ACTION REQUIRED**

**Application for Fence Exemption
163 Cowan Avenue**

Date:	September 22, 2015
To:	Toronto & East York Community Council
From:	Joe Magalhaes, District Manager, Municipal Licensing and Standards
Wards:	Ward 14 – Parkdale- High Park
Reference Number:	Municipal Licensing and Standards Folder No. 15 213214

SUMMARY

This staff report is in response to an application submitted by the owner of 163 Cowan Avenue to maintain a board on board fence that measures 3.02 metres (9 feet 9 inches) in height and is approximately 21 metres (68 feet) in length. The fence runs along the south side of the property, and is adjacent to a multiple dwelling apartment building, which permits a fence to be 2.5 metres (8 feet 2 inches). This matter is to be heard by the Toronto East York Community Council who has delegated authority from City Council to make a final decision. (See Attachments)

RECOMMENDATIONS

Municipal Licensing and Standards recommends that the Toronto and East York Community Council:

1. Refuse the request for a fence exemption submitted by the property owner of 163 Cowan Avenue to maintain the fence, in that the fence does not comply with the requirements within the Toronto Municipal Code Chapter 447 - Fences.
2. Direct that Municipal Licensing and Standards' staff enforce the Notice of Violation that has been issued under City of Toronto Municipal Code, Chapter 447 - Fences.

Financial Impact

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

ISSUE BACKGROUND

An application has been received to maintain a previously constructed board on board fence, which runs along the south side of the property in the rear yard at 163 Cowan Avenue, which exceeds the maximum fence height limit allowed under the provision of Chapter 447, Fences, of the Toronto Municipal Code.

COMMENTS

The provisions of Toronto Municipal Code, Chapter 447, Fences, Section 447-2B, Table 1, which regulates the maximum height of a fence located within the rear yard at 2.5 metres in height.

CONTACT

Joy Correia, Supervisor
Municipal Licensing and Standards
Toronto East York District
Tel: 416-394-8034 Fax: 416-392-0384
E-mail: jcorrei@toronto.ca

SIGNATURE

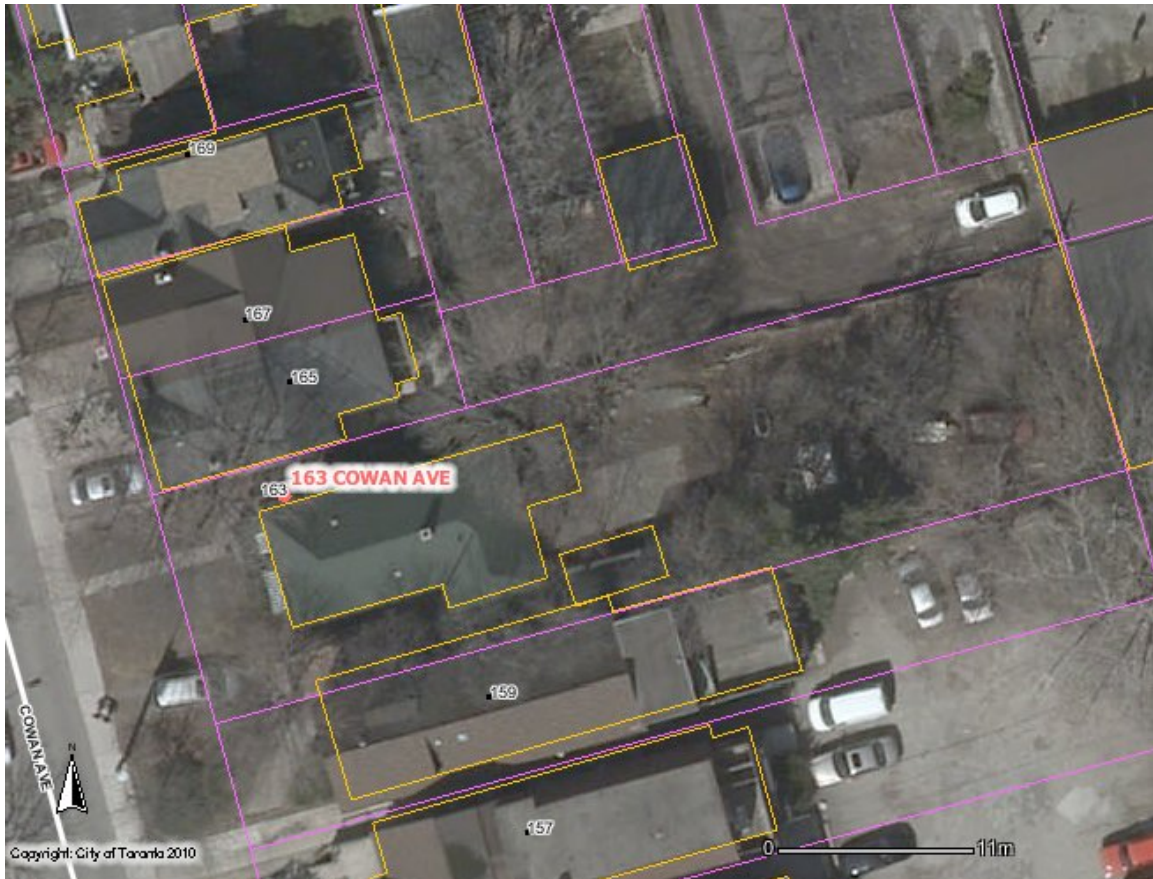
Joe Magalhaes, District Manager

ATTACHMENTS

Attachment 1: Aerial Photo - Iview

Attachment 2 & 3: Photograph(s) showing existing fence

Attachment 1



Arial View of 163 Cowan Avenue

Fence Exemption 163 Cowan Avenue

Attachment 2



Photograph showing existing fence running along the south property line.

Attachment 3



Photograph showing height and construction of existing fence.

Fence Exemption 163 Cowan Avenue