REPORT FOR ACTION

Request for a Fence Exemption to the Toronto
Municipal Code, Chapter 447 – 53 Fermanagh Ave

Date: October 30, 2017
To: Toronto and East York Community Council
From: Joe Magalhaes, District Manager, Municipal Licensing & Standards, Toronto-East York District
Wards: Ward 14 - Parkdale - High Park

SUMMARY

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

The purpose of this report is to advise Council concerning an application by the property owner of 53 Fermanagh Ave for a site-specific Fence Exemption, pursuant to Section 447-5.C of Toronto Municipal Code, Chapter 447- Fences. The property owner is seeking Council's permission to allow for the existing fence, which does not comply with maximum fence height restrictions stipulated by Section 447-2 of the bylaw.

The fence is installed on the West property line in the rear yard between 53 and 55 Fermanagh Ave. The fence in violation is located on top of a deck. The height of the fence in violation is 2.5 m (8.25 feet) high and 2.87 m (9 feet 5 inches) wide. The material of the fence is wood. The height of the deck is 1.4 m (4 feet 7 inches) in height.

The application is based on a complaint that was received and investigated by Municipal Licensing and Standards.
RECOMMENDATIONS

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

1. Refuse to grant the application for an exemption permit, by the property owner of 53 Fermanagh Ave, for a fence that fails to comply with the provisions of Toronto Municipal Code, Chapter 447, Fences and to issue a second notice to the property owner to bring the fence into compliance.

OR

2. Grant the application for a fence exemption permit, without conditions, thereby allowing the fence to be maintained as constructed. Direct and require that the installation be maintained in good repair without alteration. At such time as replacement of the fence is required that such installation will comply with Municipal Code Chapter 447, or its successor by-law.

FINANCIAL IMPACT

There is no anticipated Financial Impact from this report.

DECISION HISTORY

The property owner submitted a fence exemption application, in writing, on August 08, 2017, in regards to an existing installed fence, in accordance with Section 447-5(C) of Toronto Municipal Code, Chapter 447- Fences, listing "Aesthetics (because the fence lines up with the neighbours rear addition. The owners also replaced the siding on the neighbouring property before the fence was installed" as the reasons for the application.

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

ISSUE BACKGROUND

The subject property, 53 Fermanagh Ave., is located in Ward 14 - Parkdale - High Park. The property is a two storey, semi-detached home.

Municipal Licensing Standards' investigated the fence installation and determined that it did not comply with maximum height restrictions for residential fences (see table below) provided by Section 447-2 of Toronto Municipal Code, Chapter 447- Fences.
<table>
<thead>
<tr>
<th>GENERAL LOCATION</th>
<th>SPECIFIC LOCATION</th>
<th>PROPOSED CONSTRUCTION &amp; DEFICIENCY</th>
<th>BY-LAW SECTION &amp; REQUIREMENT*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Yard</td>
<td>On top of deck on west side of rear yard</td>
<td>The fence is 2.5 m (8.25 feet) high and 2.87 m (9 feet 5 inches) wide and constructed of wood.</td>
<td>Section 447-2 (B)(1) Maximum height of 2.0 metres, measured at any point along its length, based on the average grade height of the land within 1 metre on either side of the fence</td>
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**COMMENTS**

While the proposed fence violates Toronto Municipal Code, Chapter 447- Fences with respect to height, it does not appear to contravene any other provisions of the bylaw.
CONTACT

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SIGNATURE

Joe Magalhaes, District Manager,
Municipal Licensing and Standards
Toronto - East York District
Attachment 1: iView Map of property - 53 Fermanagh Ave
Attachment 2: Existing fence on West side of property (photo taken facing West)
Attachment 3: Existing fence on West side of property (photo taken facing West)
Attachment 4: Picture of fence (photo taken facing North)
Attachment 5: Picture of opposite fence on deck (photo taken facing East)