

Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 – 25 Armour Boulevard

Date: August 23, 2021

To: North York Community Council

From: District Manager, Municipal Licensing and Standards, West District

Wards: Ward 8 - Eglinton-Lawrence

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 25 Armour Boulevard for a site-specific Fence Exemption, pursuant to Section 447-1.5(B) of Toronto Municipal Code, Chapter 447- Fences. The property owner is seeking Community Council's permission to install a new fence, which would not comply with the standards stipulated by Section 447-1.3(B)(1) of the bylaw.

The fence will be installed along the East side of the property. The fence material will be wood (board on board).

RECOMMENDATIONS

The District Manager, Municipal Licensing and Standards, West District recommends that North York Community Council:

1. Refuse to grant the application for an exemption permit, by the property owner of 25 Armour Boulevard, for a proposed fence that fails to comply with the provisions of Toronto Municipal Code, Chapter 447, Fences.

OR

2. Grant the application for a fence exemption permit (with or without conditions) to the property owners of 25 Armour Boulevard, thereby allowing the proposed fence to be installed. 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, Fences, 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 July 15, 2021, in regards to an existing fence installation, in accordance with Section 447-1.5(B) of Toronto Municipal Code, Chapter 447- Fences.

As required by Section 447-1.5(B), 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 subject property, 25 Armour Boulevard, is located in Ward 8. The property is a 2 storey detached residential home. The fence will be built on the east side of property and end at the front wall of the home.

See the table below for the dimensions of the fence in question.

GENERAL LOCATION	SPECIFIC LOCATION	PROPOSED CONSTRUCTION & DEFICIENCY	BY-LAW SECTION & REQUIREMENT*
Rear Yard / Side Yard	East property line;	Wood fence. The fence will be 2.5 m (8 feet in height) in height	Section 447-1.2(B)(1) Maximum height of 2 metres

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

Gurminder Purba, Supervisor,
Municipal Licensing & Standards
West District
Tel. (416) 392-7610
E-mail: gurminder.purba@toronto.ca

SIGNATURE

Joe Magalhaes
District Manager
Municipal Licensing and Standards

ATTACHMENTS

Attachment 1: iView Map of property – 25 Armour Blvd
Attachment 2: photograph of side yard (photo taken facing North)
Attachment 3: photograph of front of 25 Armour Blvd (facing South)

Attachment 1: iView Map of property – 25 Armour Blvd



Attachment 2: photograph of side yard (photo taken facing North)



Back of house view (looking North)

Fence along the East side of the property line (right side of photo)

East side of
property.

Photos of House and Proposed Fence



Front of House View (looking south)

Fence along the East side of the garage (left of photo)

Fence 2.5 meters high from front of house
to the back of the lot along the east
side of the property line (between 23 +
25 Armour Blvd).

Also 1.2 m high from face/front of house extending
beyond the front property line to within 2.4 m of
the curb (along the east property line).