

Request for Fence Exemption- 310 Dundas Street East

Date: November 29, 2020

To: Toronto and East York Community Council

From: Janet Stoeckl, Manager Municipal Licensing & Standards, RentSafeTO -
Apartment Building Standards

Wards: Ward 13 - Toronto-Centre

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 owner(s) of 310 Dundas St. E for a site-specific Fence Exemption, pursuant to Section 447-1.2 B of Toronto Municipal Code, Chapter 447- Fences. The property owner(s) are seeking Council's permission to exempt the proposed Galvanized steel post, picket and rail fence and gates running along the south and west side of the property line. The proposed fence and gates do not comply with restrictions contrary to Section 447-2 of the bylaw as detailed below in the following chart:

The subject property 310 Dundas St E is located in Ward 13-Toronto-Centre, on a commercial residential zoned property.

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION DEFICIENCY	BY-LAW SECTION & REQUIREMENT*
Front and Side yards	South side of property facing Dundas St E, along the southwest corner property line (angled) and along the west side lot line fronting Sherbourne St. All fences proposed are to be within the lot lines of 310 Dundas St E.	Galvanized steel post, pickets and rail fence with a height of 2.40 metres (8 ft.) The length of fencing is in 3 sections: 51.97 m along Dundas St E 2.98 m at southwest corner and 19.51 m along Sherbourne St.	Section 447-2(B)(1), Table 1 & 3 Maximum height of Fence in a Front Yard of: 1.2 metres and Fence not in a Front yard (side yard) of: 2.0 metres

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 owner(s) of 310 Dundas St E. for the proposed galvanized metal fence and gates in the front and side yard on the south and west side of the property, which increases the overall height of the fence to 2.4 metres, (8') in height and remaining in non compliance with the provisions of Toronto Municipal Code, Chapter 447, Fences, thereby requiring further enforcement action.

OR

2. Grant the application for the proposed galvanized metal fence and gates, raising the fence height to 2.4 metres (8') that runs along the south, southwest corner and west side of the property. In addition, direct and require that 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 financial impact anticipated in this report.

DECISION HISTORY

In 2020, Municipal Licensing & Standards received a fence exemption application, in writing, requesting a fence exemption for a proposed galvanized steel post, picket and rail fence and gates, to runs along the south and west side of the property in the front and flankage yard in accordance with Section 447-1.5(B) of Toronto Municipal Code, Chapter 447- Fences as reasons for the application.

The height of the proposed fence and gates which will run along the south and west side of the property will measure 2.4 metres (8') in height, and is therefore in contravention.

As required by Section 447-1.5(B), 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.

310 Dundas St E

COMMENTS

The fence and gates violates Toronto Municipal Code, Chapter 447- Fences requirements with respect to maximum height in the front and flankage yard based on the average grade height. It does not contravene any other provisions of the by- law.

CONTACT

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SIGNATURE

Janet Stoeckl
Manager, Municipal Licensing and Standards,
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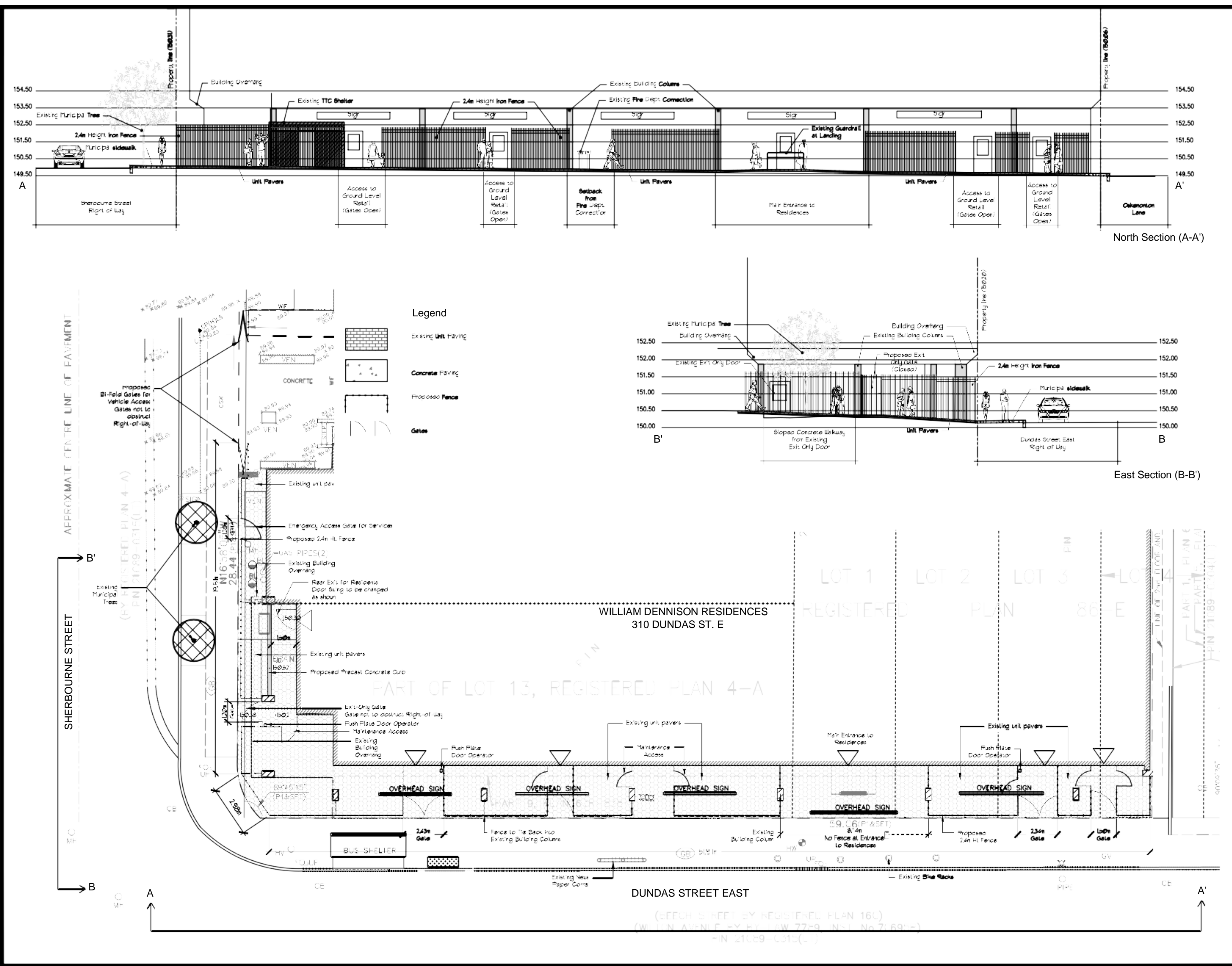
ATTACHMENTS


Appendix 1 - Aerial View
Appendix 2 - Architect diagram
Appendix 3 - Photo Dundas St E
Appendix 4 - Photo S/W corner view
Appendix 5 - Photo Sherbourne St

Google Maps 310 Dundas St E



Appendix 1- Aerial view





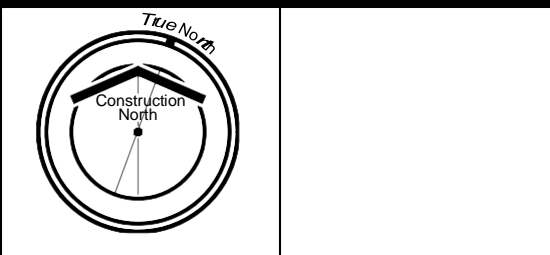
Key Plan NTS

No.	Date	Revision	By
1	Sept. 10/20	For Client Review	CP
2	Aug. 27/20	For Client Review	CP
3	Aug. 19/20	For Client Review	CP
4	Aug. 14/20	For Client Review	CP
5	Jul. 27/20	For Client Review	CP
6	Jan. 31/20	For Client Review	CP

Client:

TCHC
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PRELIMINARY



Brodie & Associates
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Project:

**William Denison Apartments
Frontage Revitalization**
310 Dundas Street East
Toronto, ON

Title: Preliminary Fence Concept	
Scale: 1:100	Date:
Designed: CP	Drawn: CP
Job No.: 19-14	Drawing No.: SK01



Appendix 3- Dundas St E view



Appendix 4- Southwest corner view



Appendix 5- Sherbourne St view