

Application for Fence Exemption – 320 Front Street West

Date: May 20, 2022

To: East York Community Council

From: Chris Ellis, Manager Municipal Licensing & Standards, Central District

Wards: Ward 10 – Spadina-Fort York

SUMMARY

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

The purpose of this report is to consider an application by the owner(s) of 320 Front Street West to build an aluminum fence in the northwest corner of the property. The fence will be 4.5 meters (15 feet) high, which exceeds the maximum allowable height of 2.5 meters (8.2 feet) specified in the Toronto Municipal Code, Chapter 447-1.2.B(1) Table 1 – Maximum Height of Fences.

RECOMMENDATIONS

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

1. Refuse to grant the application for an exemption permit, by the owner(s) of 320 Front Street West, to allow them to build an aluminum fence of 4.5 meters (15 feet), which does not comply with the Toronto Municipal Code, Chapter 447, Fences, specifically section 447-1.2.B(1) Table 1 – Maximum Height of Fences.

OR

2. Grant the application for an exemption permit, by the owner(s) of 320 Front Street West, build an aluminum fence of 4.5 meters (15 feet). Direct and require that the existing fence be maintained in good repair without alteration. Direct and require that at such time as a 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 financial impact anticipated in this report.

DECISION HISTORY

As required by Section 447-1.5(B)(1), Municipal Licensing & Standards has responded to the fence exemption application by preparing this report for East York Community Council's consideration, and, the City Clerk has sent all requisite notifications of the date that East York Community Council will consider the application.

COMMENTS

The proposed fence violates Toronto Municipal Code, Chapter 447 – Fences requirements with respect to fence height.

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION & DEFICIENCY	BY-LAW SECTION & REQUIREMENT*
Rear yard	Rear yard (Northwest corner of property) all 4 sides along Blue Jays way and the public laneway	Proposed 4.5 meter (15 feet) fence	447-1.2.B(1) Table 1 – Maximum Height of Fences

The proposed fence will be located at 320 Fence St West, at the intersection between Blue Jays Way and a public laneway. The total length of the fence will be 42 meters (138 feet) and will form a rectangular enclosure. The height of the fence will be 4.5 meters (15 feet), which matches the height of the existing power generator. The fence will be built with perforated panels, made out of power coated aluminum.

CONTACT

Anthony Stewart, Supervisor
Municipal Licensing & Standards Division
Central District
Tel. # 416 397-7543
E-mail: anthony.stewart@toronto.ca

SIGNATURE

Christopher Ellis
Manager, Municipal Licensing and Standards, Central District

ATTACHMENTS

Attachment 1: iView Map of Property

Attachment 2: North east side of the Generator from the Public laneway

Attachment 3: North side of the Generator from the Public laneway

Attachment 4: South Side of the Generator

Attachment 5: West side of the Generator from Blue Jay Way

Attachment 6: Proposed Plan

Attachment 1: iView Map of Property



Attachment 2: North east side of the Generator from the Public laneway



Attachment 3: North side of the Generator from the Public laneway



Attachment 4: South Side of the Generator



Attachment 5: West side of the Generator from Blue Jay Way



Attachment 6: Proposed Plan

TD GENERATOR [VARIANCE 4]

[5.10.175.(1)]

Chapter 447, Fences, City of Toronto Municipal Code

The maximum allowable height of the fence along Blue Jays Way is 2.0 metres.

B.(1)9. The maximum allowable height of the fence along the public lane is 2.5 metres

Proposed Variance

The proposed height is 4.5 metres around both Blue Jays Way and the laneway.

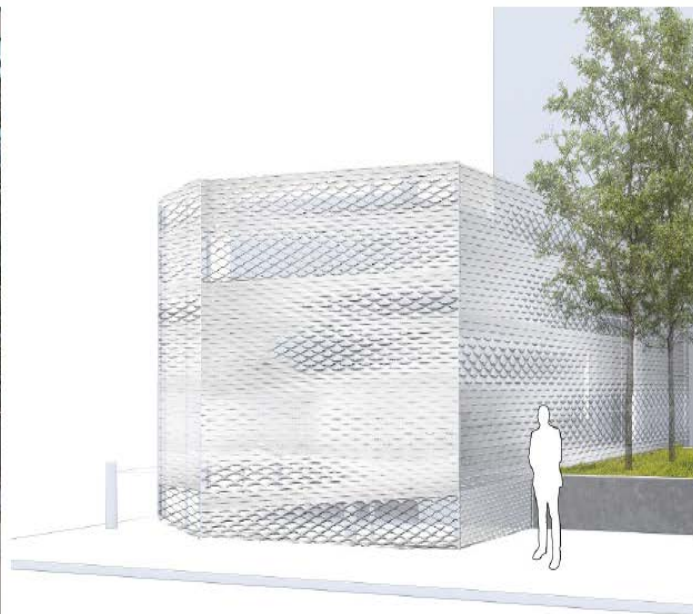
Comments

The proposed fence will conceal the existing generator fully.



Existing Site Conditions showing temporary fencing.

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Proposed Plan

Gensler

TD Generator Fence 320 Front ST W