

2 Odessa Avenue - Application for Fence Exemption

Date: September 23, 2025

To: Etobicoke York Community Council

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

Wards: Ward 2 - Etobicoke Centre

SUMMARY

The Applicant for 2 Odessa Avenue has requested Etobicoke York Community Council to exempt their property from the following by-law requirements: City of Toronto Municipal Code Chapter 447 1.2 B(1).

No fence described in Table 1 shall, when measured at any point along its length from the average grade level measured perpendicular to and one metre away on either side of the fence, exceed the height set out in Table 2 for the fence.

The Applicant for 2 Odessa Avenue is requesting an exemption for their proposed fence to be erected at a consistent height of 2.0 metres in the front yard within 2.4 metres of a lot line constructed of board-on-board pressure treated wood.

RECOMMENDATIONS

The District Manager, Municipal Licensing and Standards, West District recommends that Etobicoke York Community Council pursuant to City of Toronto Municipal Code Fences Chapter 447 1.2 B (1):

1. Refuse to grant an exemption to Chapter 447, Fences, to the property owner of 2 Odessa Avenue for the proposed fence described in the Summary of this report.

FINANCIAL IMPACT

There is no financial impact to the City of Toronto.

DECISION HISTORY

There are no previous Fence Exemption decisions on 2 Odessa Avenue.

COMMENTS

The fence exemption application is a proposed fence and has not been constructed and inspected by Municipal Licensing and Standards.

Table 1

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION and DEFICIENCY	BY-LAW SECTION and REQUIREMENT*
Front Yard	North side of corner lot	Proposed fence would be considered a fence in a front yard; and within 2.4 metres of a lot line abutting a public highway with a maximum height of 1.2 metres.	Chapter 447 Section 447-1.2 B (1) A fence must not be more than 1.2 metres in height.

City of Toronto Municipal Code, Chapter 447 Fences Bylaw set out the requirements in respect to the health, safety and well-being of persons in the City of Toronto regarding structures, including fences. Among other requirements, Chapter 447 sets out requirements for maximum fence heights depending on where the fence is located on the property, as well as if the fence is on a residential or non-residential property.

Table 2

Item	Description of Fence	Fence on Single or Multiple residential property	Fence on non-residential property	Hedge, shrub, or other vegetation that acts as fence
1	Fence in a front yard; and within 2.4 metres of a lot line abutting a public highway (public highway does not include a public lane)	1.2 metres	1.2 metres	1.2 metres
2	Fence in a front yard; and not within 2.4 metres of a lot line abutting a public highway (public highway does not include a public lane)	2.0 metres	2.0 metres	No maximum
3	Fence not in a front yard; and within 2.4 metres of a side lot line abutting a public highway (public highway does not include a public lane); and within 2.4 metres of a driveway	2.0 metres	2.0 metres	2.0 metres
4	Fence not in a front yard; and between 2.4 metres from a side	2.0 metres	2.5 metres	No maximum

	lot line abutting a public highway (public highway does not include a public lane) and the nearest wall of the main building extended to the rear lot line; and within 2.4 metres of a driveway			
5	Fence on an unroofed deck; and not in a front yard; and not within 2.4 metres of a lot line abutting a public highway (public highway does not include a public lane)	2.0 metres	2.0 metres	No maximum
6	Fence not in a front yard that also is not a fence under Items 3, 4 or 5 of this Table; and abutting a multi-residential property, a non-residential property, a public highway or a public walkway	2.5 metres	2.5 metres	No maximum
7	Fence abutting a rapid transit right of way	2.5 metres	No maximum	No maximum
8	Fence for a tennis court, a baseball diamond or other recreational facility	3.0 meters	No maximum	No maximum
9	Any other fence	2.0 metres	2.5 metres	No maximum

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: iView Map of Property – 2 Odessa Avenue - City of Toronto.
Attachment 2: Photo – Proposed location of the fence in the Front Yard
Attachment 3: Photo – Proposed location of the fence in the Front Yard
Attachment 4: Photo – Proposed location of the fence in the Front Yard

Attachment 1: iView Map of Property – 2 Odessa Avenue - City of Toronto.



Attachment 2: Photo – Proposed location of the fence in the Front Yard



Attachment 3: Photo – Proposed location of the fence in the Front Yard



Attachment 4: Photo – Proposed location of the fence in the Front Yard

