

Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - 2 Page Avenue

Date: April 28, 2026

To: North York Community Council

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

Wards: 17 - Don Valley North

SUMMARY

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

The report responds to an application submitted by the owner of 2 Page Avenue requesting approval for a site-specific Fence Exemption from the requirements of City of Toronto Municipal Code Chapter 447, Sections 1.2B(1) and 1.2C(1).

The owner seeks permission to maintain an existing front yard fence comprised of wood and concrete fencing, including horizontal board fencing with astroturf panels, four concrete pillars, metal gates, and a concrete half wall, located within 2.4 metres of a circular driveway and within 2.4 metres of a lot line abutting a public highway. The wood fencing ranges from approximately 1.9 metres to 2.0 metres in height. The concrete pillars range from approximately 2.0 metres to 2.28 metres in height and are approximately 40 centimetres square. The metal gates measure approximately 2.18 metres in height. The concrete half wall located between the driveway openings measures approximately 1.02 metres to 1.06 metres in height.

The fence, pillars and gates exceed the maximum permitted height of 1.2 metres for a fence located within 2.4 metres of a lot line abutting a public highway. In addition, portions of the fence located within 2.4 metres of the driveway are constructed of solid wood and concrete materials and do not constitute open mesh chain-link fencing or equivalent open-fence construction as required under Chapter 447.

Based on these conditions, the existing front yard fence does not comply with the requirements of City of Toronto Municipal Code Chapter 447.

RECOMMENDATIONS

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

1. Refuse to grant the application for exemption by the owner of 2 Page Avenue because the fence fails to comply with the provisions of Toronto Municipal Code, Chapter 447 Fences.

FINANCIAL IMPACT

There is no financial impact to the City of Toronto.

DECISION HISTORY

There are no previous Fence Exemption decisions for this property

COMMENTS

The Municipal Licensing and Standards Division inspected the subject property April 24, 2026, and no Notice of Violation was issued. The owner of 2 Page Avenue submit the Fence Exemption application on January 20, 2025.

The existing fence, including pillars and gates, violate the City of Toronto Municipal Code, Chapter 447-1.2C.(1) open-fence construction as well as Chapter 447-1.2B(1)

Open-fence construction required:

Any fence within 2.4 metres of any driveway shall be an open mesh chain-link fence or of an equivalent open-fence construction for at least 2.4 metres from the lot line at which the driveway begins so as not to obstruct the view of the boulevard or highway.

Construction Standards:

1. Fence height.

B(1) No fence described in the following Table 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 the Table for the fence.

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) must not exceed 1.2 metres.

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION and DEFICIENCY	BY-LAW SECTION and REQUIREMENT
Front Yard	Front	Maintain height of fence (including pillars and gates)	<p>Chapter 447-1.2C.(1)</p> <p>Any fence within 2.4 metres of any driveway shall be an open mesh chain-link fence or of an equivalent open-fence construction for at least 2.4 metres from the lot line at which the driveway begins so as not to obstruct the view of the boulevard or highway</p>
Rear	Front	Maintain fence (including pillars and gates) as construction	<p>Chapter 447-1.2B(1)</p> <p>No fence described in the following Table 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 the Table for the fence.</p> <p>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) shall not exceed 1.2 metres in height.</p>

CONTACT

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SIGNATURE

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Municipal Licensing and Standards

ATTACHMENTS

Attachment A: iView Map of Property – 2 Page Avenue, City of Toronto

Attachment B: Front of Property and fence (including pillars and gates). Taken by Municipal Licensing and standards staff

Attachment C: Front of property taken on angle to include side fence view. Taken by Municipal Licensing and standards staff

Attachment D: Height of pillars near south end of property. Taken by Municipal Licensing and standards staff

Attachment E: Height of metal gate. Taken by Municipal Licensing and standards staff

Attachment F: Measurement to show width of pillars. Taken by Municipal Licensing and standards staff

Attachment A: iView Map of Property – 2 Page Avenue, City of Toronto



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Attachment C: Front of property taken on angle to include side fence view. Taken by Municipal standards staff.



Attachment D: Height of pillars near south end of property. Taken by Municipal Licensing and standards staff.



C. Tait #085

Attachment E: Height of metal gate. Taken by Municipal standards staff.



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