

Request for a Fence Exemption to the Toronto Municipal Code, Chapter 447 - 101 Drewry Avenue

Date: May 26, 2026

To: North York Community Council

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

Wards: N18 Willowdale

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.

This report responds to an application submitted by the property owner of 101 Drewry Avenue requesting approval for a site-specific Fence Exemption under Section 447-1.2B (1), Section 447-1.2C (1) of Toronto Municipal Code Chapter 447 – Fences.

The application relates to an existing and proposed front yard fence and gate system located along the north property line facing Drewry Avenue.

North Front Fence Section: Existing concrete piers (columns) and associated fence and gate construction located along the north property line facing Drewry Avenue measure approximately 2.28 metres to 2.41 metres in height from grade, exceeding the maximum permitted height of 1.2 metres

In addition, the North Front Fence Section, consisting of existing concrete cinder block walls, concrete pillars (columns) and metal gates located within 2.4 metres of the driveway area, does not constitute an open mesh chain-link fence or equivalent open-fence construction as required under Toronto Municipal Code Chapter 447-1.2C (1)– Fences.

East Front Fence Section: Existing masonry wall measuring approximately 1.0 metres in height with proposed wrought iron fencing above measuring approximately 1.2 metres in height, resulting in a combined fence height of approximately 2.2 metres. The combined height exceeds the maximum permitted height of 1.2 metres by approximately 1.0 metres.

East Front Fence Section, consisting of existing concrete cinder block walls and concrete piers (columns) located within 2.4 metres of the driveway area, does not constitute an open mesh chain-link fence or equivalent open-fence construction as required under Toronto Municipal Code Chapter 447-1.2C (1)– Fences.

West Front Fence Section: Existing masonry wall measuring approximately 1.0 metres in height with proposed wrought iron fencing above measuring approximately 1.2 metres in height, resulting in a combined fence height of approximately 2.2 metres. The combined height exceeds the maximum permitted height of 1.2 metres by approximately 1.0 metres.

West Front Fence Section, consisting of existing concrete cinder block walls and concrete piers (columns) located within 2.4 metres of the driveway area, does not constitute an open mesh chain-link fence or equivalent open-fence construction as required under Toronto Municipal Code Chapter 447-1.2C (1)– Fences.

Proposed East Front Fence Section: Existing masonry wall measuring approximately 1.0 metres in height with a proposed addition of wrought iron fencing measuring approximately 1.2 metres in height above the existing wall, resulting in a combined proposed fence height of approximately 2.2 metres. The proposed addition would increase the overall fence height beyond the maximum permitted height

RECOMMENDATIONS

The Acting 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 101 Drewry Avenue as the current and proposed fence does not 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 subject property municipally known as 101 Drewry Avenue is developed with a single-family detached residential dwelling.

The application was initiated following a public complaint regarding the existing front yard fence construction.

The owner submitted a Fence Exemption application requesting relief from the provisions of Toronto Municipal Code Chapter 447 – Fences to permit the existing concrete cinder block walls and concrete piers (columns) located along the east and west portions of the front yard, together with proposed wrought iron fencing and gates above the existing structure, resulting in fence and column heights exceeding the maximum permitted height under the Municipal Code.

The owner has advised that the increased fence height is intended to address security concerns related to vehicle theft.

447-2B (1) – Fence Height

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.

In addition, Chapter 447 states:

447-2C (2) – 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.

Staff have reviewed the application, supported materials, and conducted site inspections. Despite the rationale provided by the owner respecting security concerns, the existing and proposed fence configuration does not comply with the prescribed height and visibility requirements of Toronto Municipal Code, Chapter 447 – Fences.

The solid concrete cinder block and pillar construction, together with the proposed wrought iron fence and gates, contributes to an overall fence height exceeding the maximum permitted height and does not satisfy the required open-construction visibility provisions adjacent to the driveway areas.

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION and DEFICIENCY	BY-LAW SECTION and REQUIREMENT
Front Yard	North Side	Existing concrete piers (columns) and associated fence and gate construction located along the north property line facing Drewry Avenue measure approximately 2.28 metres to 2.41 metres in height from grade, exceeding the maximum	Chapter 447-1.2B (1) As specified in Table 1, maximum height for fence in a front yard and within 2.4 metres of a lot line abutting a public highway on single or multiple residential property is 1.2 metres.

		permitted height of 1.2 metres	
Front Yard	North Side	Existing concrete cinder block walls, concrete pillars and metal gate located within 2.4 metres of the driveway area, does not constitute an open mesh chain-link fence or equivalent open-fence construction	Chapter 447-1.2C (1) 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.
Front Yard	East Side	Existing concrete cinder block wall, pillars, and proposed wrought iron fencing on top with a combined fence height of approximately 2.2 metres exceeding the permitted maximum height of 1.2 metres by approximately 1.0 metres. Existing concrete piers (columns) ranging from approximately 2.28 metres to 2.41 metres in height exceed the permitted maximum height of 1.2 metres by approximately 1.08 metres to 1.21 metres.	Chapter 447-1.2B (1) As specified in Table 1, maximum height for fence in a front yard and within 2.4 metres of a lot line abutting a public highway on single or multiple residential property is 1.2 metres.
Front Yard	East Side	Existing concrete cinder block wall, pillars, and proposed wrought iron fencing located within 2.4 metres of the driveway area do not constitute an open-fence construction.	Chapter 447-1.2C (1) 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.

Front Yard	West Side	Existing concrete cinder block wall, pillars, and proposed wrought iron fencing located within 2.4 metres of the driveway area do not constitute an open-fence construction.	Chapter 447-1.2C (1) 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.
Front Yard	West Side	Existing concrete cinder block wall, pillars, and proposed wrought iron fencing on top with a combined fence height of approximately 2.2 metres exceeding the permitted maximum height of 1.2 metres by approximately 1.0 metres. Existing concrete piers (columns) ranging from approximately 2.28 metres to 2.41 metres in height exceed the permitted maximum height of 1.2 metres by approximately 1.08 metres to 1.21 metres.	Chapter 447-1.2B (1) As specified in Table 1, maximum height for fence in a front yard and within 2.4 metres of a lot line abutting a public highway on single or multiple residential property is 1.2 metres.

CONTACT

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Investigation Services – East District
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SIGNATURE

Christina Savella, Acting District Manager

ATTACHMENTS

Attachment 1: iView Map of Property – 101 Drewry Avenue - City of Toronto.

Attachment 2: East full view of the sidewalk showing the concrete cinder block wall and pillars. Photograph taken by Officer - 101 Drewry Avenue - City of Toronto.

Attachment 3: Concrete cinder block wall with proposed gate housing. Photograph taken by Officer - 101 Drewry Avenue, Toronto, Ontario.

Attachment 4: Interior west view. Photograph taken by Officer - 101 Drewry Avenue - City of Toronto.

Attachment 5: East interior view of pillars and proposed housing for gate. Photograph taken by Officer - 101 Drewry Avenue - City of Toronto.

Attachment 6: East interior view of concrete cinder blocks and pillars. Photograph taken by Officer - 101 Drewry Avenue - City of Toronto.

Attachment 7: East view of concrete cinder blocks and pillars. Photograph taken by Officer - 101 Drewry Avenue - City of Toronto.

Attachment 8: West view of the sidewalk, concrete cinder blocks, and pillars. Photograph taken by Officer - 101 Drewry Avenue - City of Toronto.

Attachment 9: Site plan submitted by Owner - 101 Drewry Avenue - City of Toronto.

Attachment 10: Site plan submitted by Owner - 101 Drewry Avenue - City of Toronto.

Attachment 11: East pillar illustrating the measurement of the pillar located along the front property line facing Drewry Avenue. Photograph taken by Officer - 101 Drewry Avenue - City of Toronto.

Attachment 12: West pillar illustrating the measurement of the pillar located along the front property line facing Drewry Avenue. Photograph taken by Officer - 101 Drewry Avenue - City of Toronto.

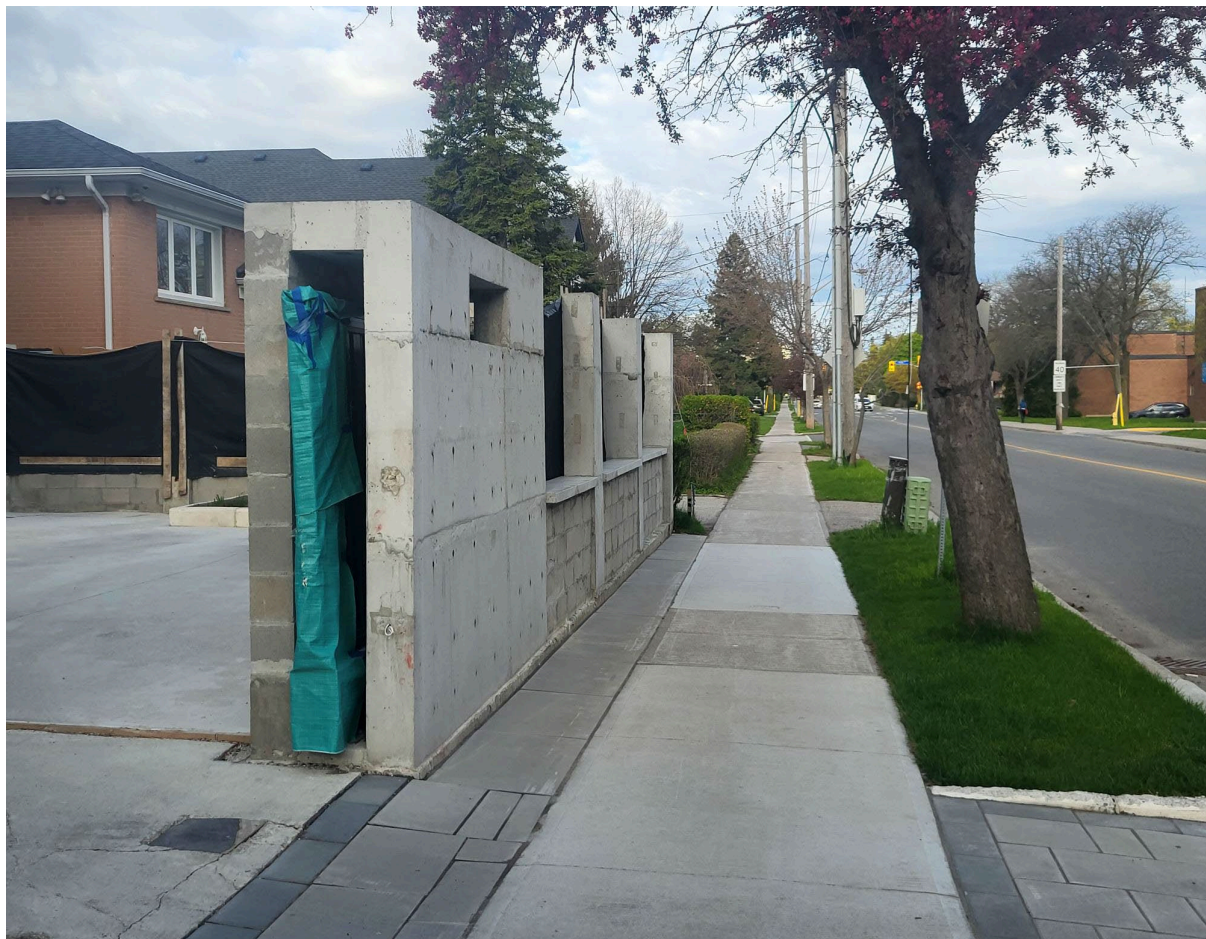
Attachment 1: iView Map of Property – 101 Drewry Avenue - City of Toronto.



Attachment 2: East full view of the sidewalk showing the concrete cinder block wall and pillars. Photograph taken by Officer - 101 Drewry Avenue - City of Toronto.



Attachment 3: Concrete cinder block wall with proposed gate housing. Photograph taken by Officer - 101 Drewry Avenue, Toronto, Ontario.



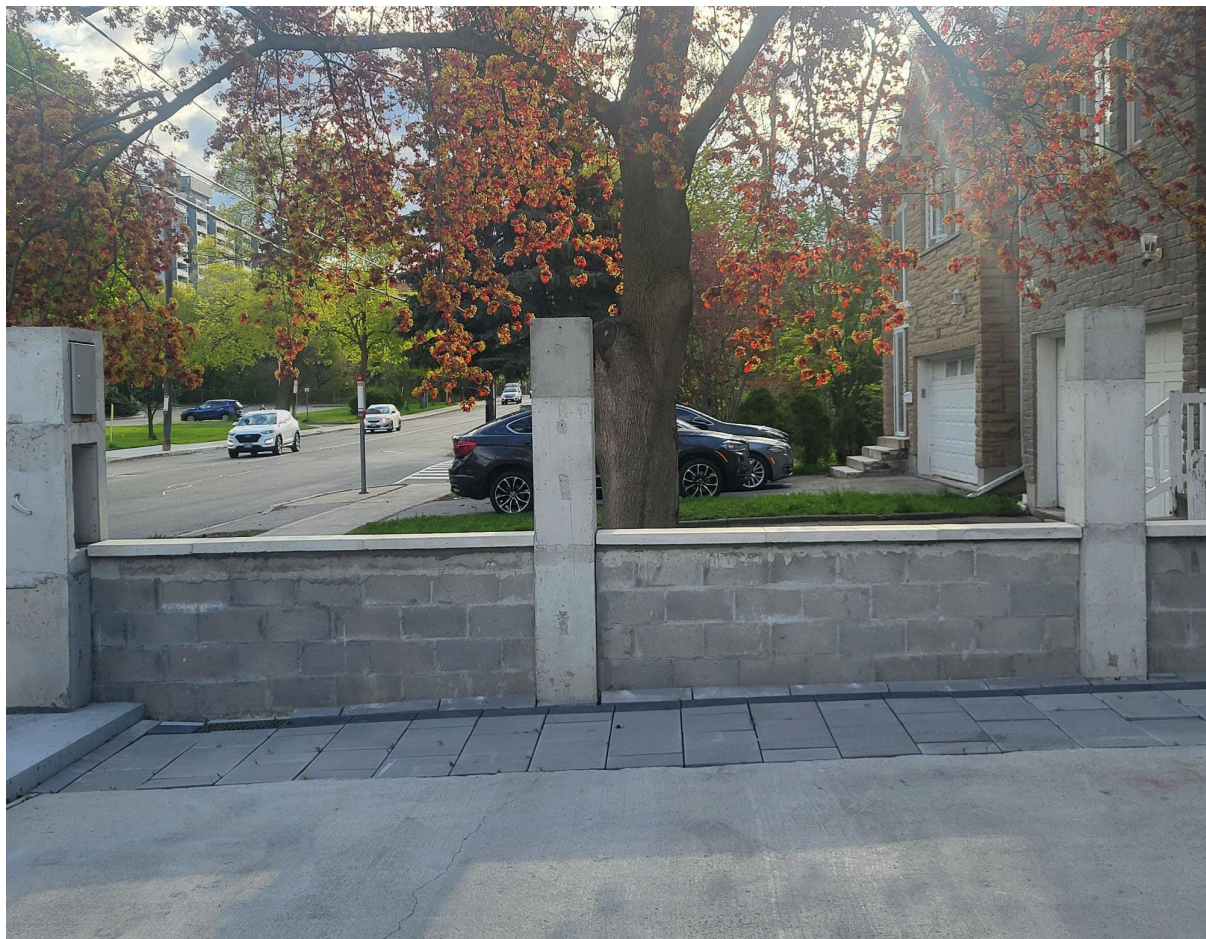
Attachment 4: Interior west view. Photograph taken by Officer - 101 Drewry Avenue-
City of Toronto.



Attachment 5: East interior view of pillars and proposed housing for gate. Photograph taken by Officer - 101 Drewry Avenue - City of Toronto.



Attachment 6: East interior view of concrete cinder blocks and pillars. Photograph taken by Officer -101 Drewry Avenue - City of Toronto.



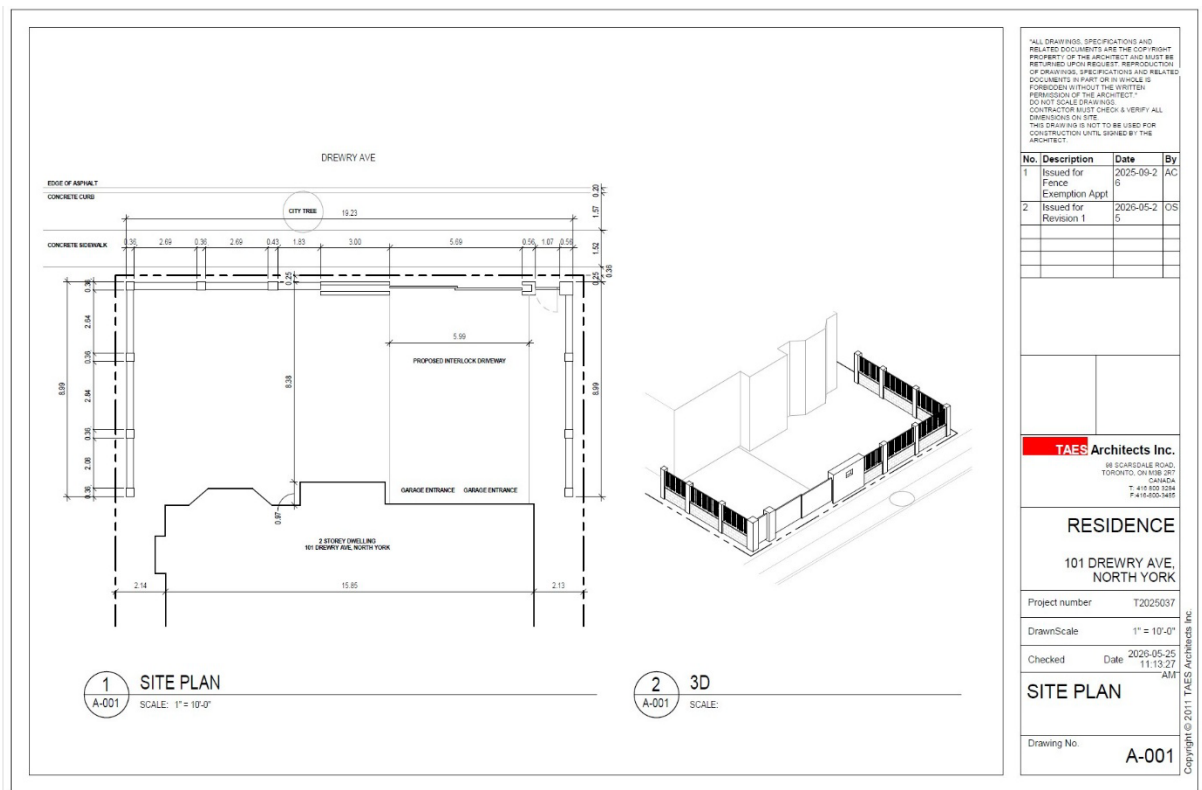
Attachment 7: East view of concrete cinder blocks and pillars. Photograph taken by Officer -101 Drewry Avenue - City of Toronto.



Attachment 8: West view of the sidewalk, concrete cinder blocks, and pillars.
Photograph taken by Officer -101 Drewry Avenue - City of Toronto.



Attachment 9: Site plan submitted by Owner - 101 Drewry Avenue - City of Toronto.



3 WEST ELEVATION
A-002 SCALE: 1:100

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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

No.	Description	Date	By
1	Issued for Fence Exemption Appt	2025-09-26	AC
2	Issued for Revision 1	2026-05-25	OS

TAES Architects Inc.

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RESIDENCE

101 DREWRY AVE,
NORTH YORK

Project number	T2025037
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DrawnScale	1 : 100
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Checked	Date	2028-05-25 11:13:29 AM
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FENCE NORTH
ELEVATION

Drawing No.	A-002
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Attachment 11: East pillar illustrating the measurement of the pillar located along the front property line facing Drewry Avenue. Photograph taken by Officer -101 Drewry Avenue - City of Toronto.



Attachment 12: West pillar illustrating the measurement of the pillar located along the front property line facing Drewry Avenue. Photograph taken by Officer -101 Drewry Avenue - City of Toronto.

