

8 Faraday Drive - Application for Fence Exemption

Date: May 27, 2026

To: Scarborough Community Council

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

Wards: Ward 24 - Scarborough Guildwood

SUMMARY

The owner of 8 Faraday Drive has applied to Scarborough Community Council for a site-specific exemption from the requirements of City of Toronto Municipal Code Chapter 447, Section 447-1.3C (3) and section 447-1.3E (1)(b).

The property owner is seeking Council's permission to install a Juliette-style gate in the rear yard to provide access from the walkout basement to the enclosed pool area. The proposed gate will be constructed of clear tempered glass and will measure approximately 1.2 metres in height and 0.81 metres in width, with self-closing and self-latching mechanisms.

The proposed gate does not comply with the access protection and construction requirements of Chapter 447 of the Toronto Municipal Code. Specifically, where a building wall forms part of a swimming pool enclosure, access to the enclosed pool area through that wall is prohibited. In addition, any gate forming part of a pool enclosure must be located no closer than one metre to any external condition that may facilitate climbing outside of the enclosure, unless the enclosure is at least 1.8 metres in height for a distance of at least one metre on each side of that condition.

RECOMMENDATIONS

The Acting District Manager, Municipal Licensing and Standards, East District recommends that Scarborough Community Council, pursuant to City of Toronto Municipal Code Fences Chapter 447

1. Refuse to grant the requested exemption to Chapter 447, Fences, to the property owner of 8 Faraday Drive, 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

No Previous Decision History

COMMENTS

The Municipal Licensing and Standards Division inspected the property on July 10, 2025, at which time a Notice of Violation was issued. In support of this report, a current inspection was conducted on May 21, 2026, to confirm site conditions relevant to the application. The owner of 8 Faraday Drive submitted the Fence Exemption application on July 28, 2025.

The proposed fence violates the City of Toronto Municipal Code, Chapter 447-1.3C (3) – Access Protection

C. Access Protection

(3) If the wall of any building, or any portion of it, forms part of the pool enclosure, there shall be no access to the enclosed pool area through the wall.

The proposed fence violates the City of Toronto Municipal Code, Chapter 447-1.3E (1)(b) – Construction standards

E. Construction Standards

A swimming pool enclosure, including any gate forming part of the enclosure, shall:

(B) Be no closer than one metre to any external condition that may facilitate climbing the outside of the enclosure unless the height of the enclosure is at least 1.8 metres for a distance of at least one metre on each side of the condition.

Municipal Licensing and Standards Inspection Results:

The existing fence violates the City of Toronto Municipal Code, Chapter 447 – Fences requirements

GENERAL LOCATION	SPECIFIC LOCATION	CONSTRUCTION and DEFICIENCY	BY-LAW SECTION and REQUIREMENT*
Rear Yard	Rear building West Side	Proposed Juliette style gate at rear yard basement door	Chapter 447 Section 1.3 C(3) – Access Protection If the wall of any building, or any portion of it, forms part of the pool enclosure, there shall be no access to the enclosed pool area through the wall.
Rear Yard	Rear building West Side	Proposed Juliette style gate at rear yard basement door	Chapter 447 Section 1.3 E(1) (B) – Construction Standards A swimming pool enclosure, including any gate forming part of the enclosure, shall: Be no closer than one metre to any external condition that may facilitate climbing the outside of the enclosure unless the height of the enclosure is at least 1.8 metres for a distance of at least one metre on each side of the condition.

CONTACT

Christina Savella, Acting District Manager
Municipal Licensing and Standards
Investigation Services – East District
Tel. 647-333-4023
Email: Christina.Savella@toronto.ca

SIGNATURE

Christina Savella, Acting District Manager
Municipal Licensing and Standards
Investigation Services – East District
Tel. 647-333-4023
Email: Christina.Savella@toronto.ca

ATTACHMENTS

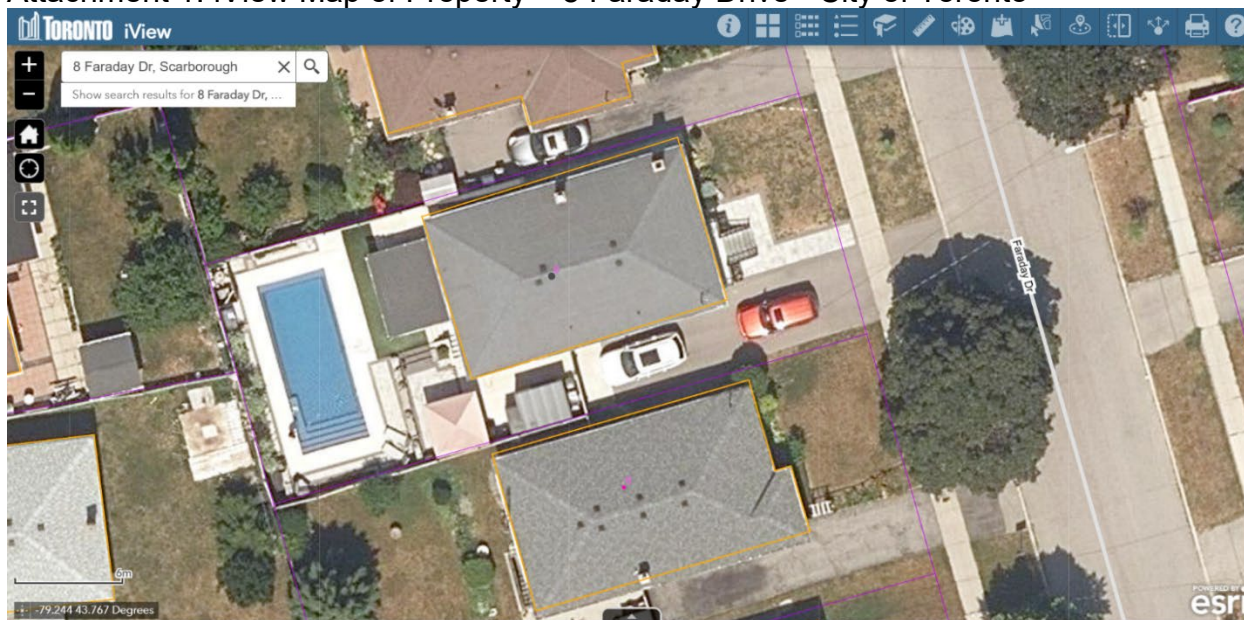
Attachment 1: iView Map of Property – 8 Faraday Drive - City of Toronto

Attachment 2: Supervisor's photo – Basement door proposed Juliette gate location

Attachment 3: Supervisor's photo – West Overview Staircase to Basement door

Attachment 4: Officer photo – Overview Rear Yard

Attachment 1: iView Map of Property – 8 Faraday Drive - City of Toronto



Attachment 2: Supervisor's photo – Basement door proposed Juliette gate location



BEO A.Pakzad #6181
May 21, 2026 2:03 p.m.

Attachment 3: Supervisor's photo – West Overview Staircase to Basement door



BEO A.Pakzad #6181
May 21, 2026 2:08 p.m.

Attachment 4: Officer photo – Overview Rear Yard

