

COMMITTEE OF THE WHOLE - JANUARY 13, 2009

FENCE HEIGHT EXEMPTION REQUEST – 90 ROCMARY PLACE – WARD 1

Recommendation

The Commissioner of Legal & Administrative Services and City Solicitor and the Director of Enforcement Services recommends:

That the fence height exemption application for 90 Rocmary Place be approved with the following conditions:

1. That the proposed gate be reduced in height to no more than 10 feet to fit in with the surrounding neighbourhood;
2. That the proposed concrete pediments with statues located at both ends of the front yard fence be reduced in height to no more than 8 feet 5 inches to fit in with the surrounding neighbourhood.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, no appeals have been received.

Purpose

This report is to provide information for the consideration of a fence height exemption application.

Background - Analysis and Options

The property owner of 90 Rocmary Place has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90, for the property located at 90 Rocmary Place.

The Applicant is making application prior to constructing the fence to permit the erection of a front yard fence.

The By-law permits a fence height of four feet in front yards

The proposed fence will consist of black ornamental wrought iron panels & posts and two concrete pediments on each end of the fence.

The sides of the proposed fence will be a maximum of 6 feet in height, the front fence will consist of eleven 6 foot panels, eleven 7 foot decorative posts, four 9 foot 6 inch posts with two 9 foot 6 inch panels (which support the main gate) and a main gate which measures 15 feet in height. There will be two 6 foot 7 inch statues which sit atop two 7 foot concrete pediments for a total height of 13 feet 7 inches.

The area was inspected by Enforcement staff and adjacent fences are similar in design to the Applicant's. Front yard fence heights in the immediate area range from 3.75 feet to 8 feet, with concrete pillars/pediments ranging in height from 6 foot 8 inches to 8 foot 5 inches. There is only one home with two gates with a height of 10 feet.

The fence height does not pose a potential sight line issue.

In this general area there has not been similar fence height exemptions approved in recent years.

The details outlined above support the approval of a fence height exemption for this location with the conditions set out in the recommendation above.

This application is outside the parameters of the delegated authority passed by Council.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is in keeping with the Vaughan Vision as it speaks to Service Delivery and Community Safety.

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case supports the approval of a fence height exemption for this location with the conditions set forth in the recommendation.

Attachments

- 1) Map of Area
- 2) Site Plan
- 3) Fence Plan
- 4) Photos of Neighbouring Fences

Report prepared by:

Janice Heron

Respectfully submitted,

Janice Atwood-Petkovski
Commissioner of Legal & Administrative Services
and City Solicitor

Tony Thompson
Director, Enforcement Services

ATTACHMENT No. 1



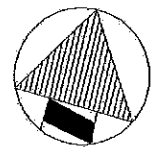
FENCE HEIGHT EXEMPTION 90 ROCMARY PLACE

LOCATION: Part of Lot 27,
Concession 5

LEGEND



SUBJECT PROPERTY

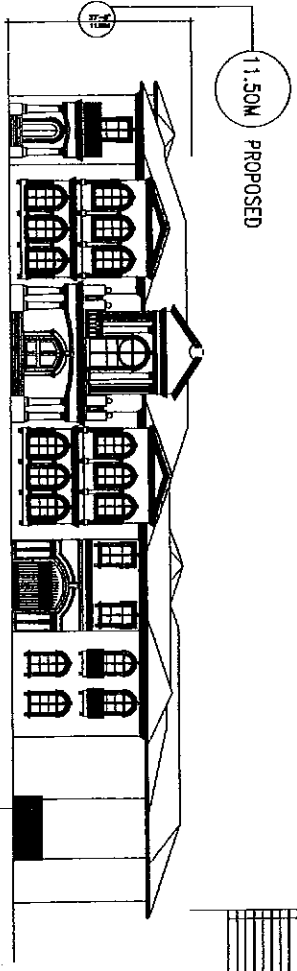
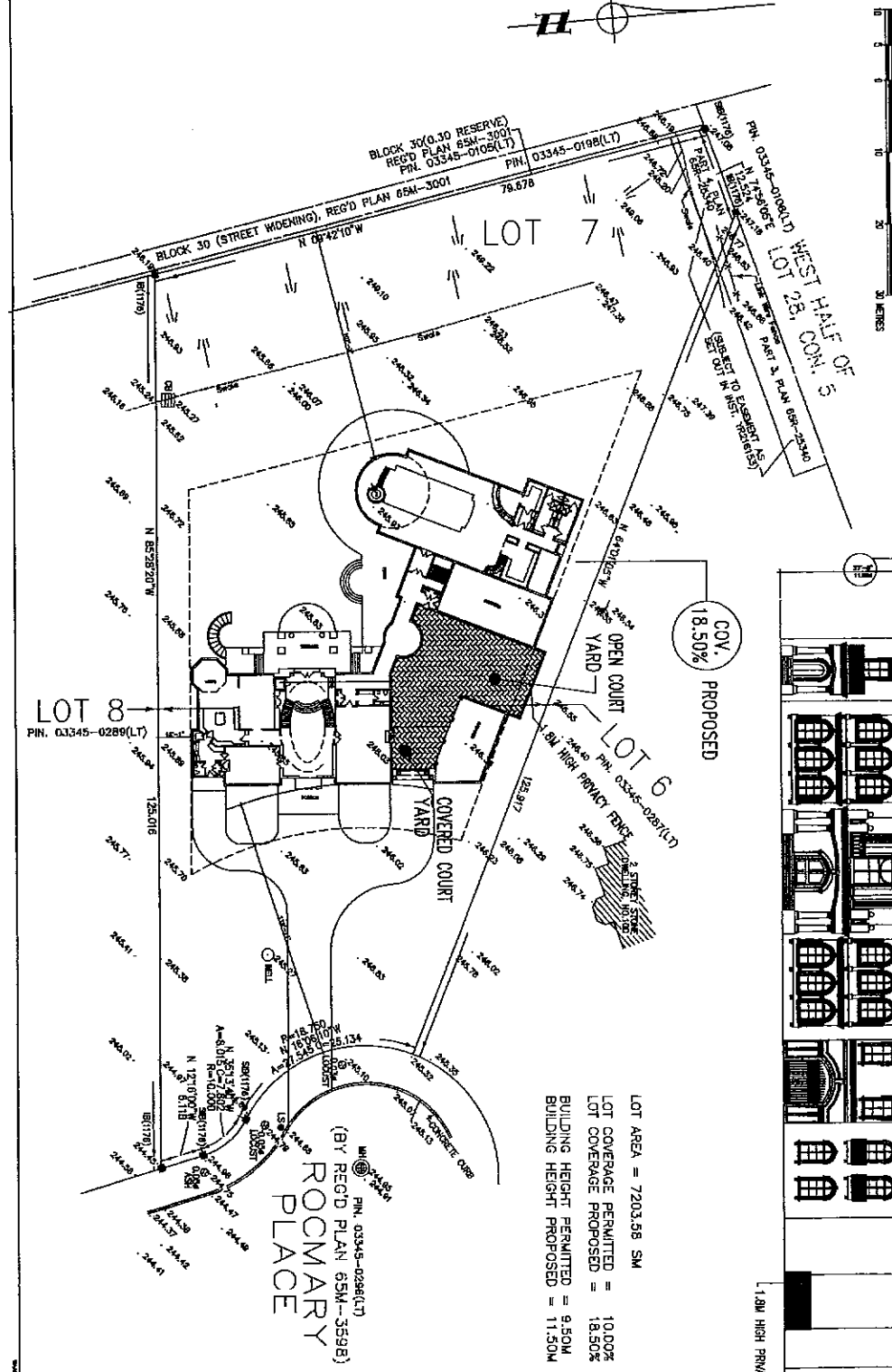


NOT TO SCALE

Drawing name: C:\Engineering Services\Design Services\Attachments\90 ROCMARY P.L.dwg

REGISTERED PLAN 65M-3598

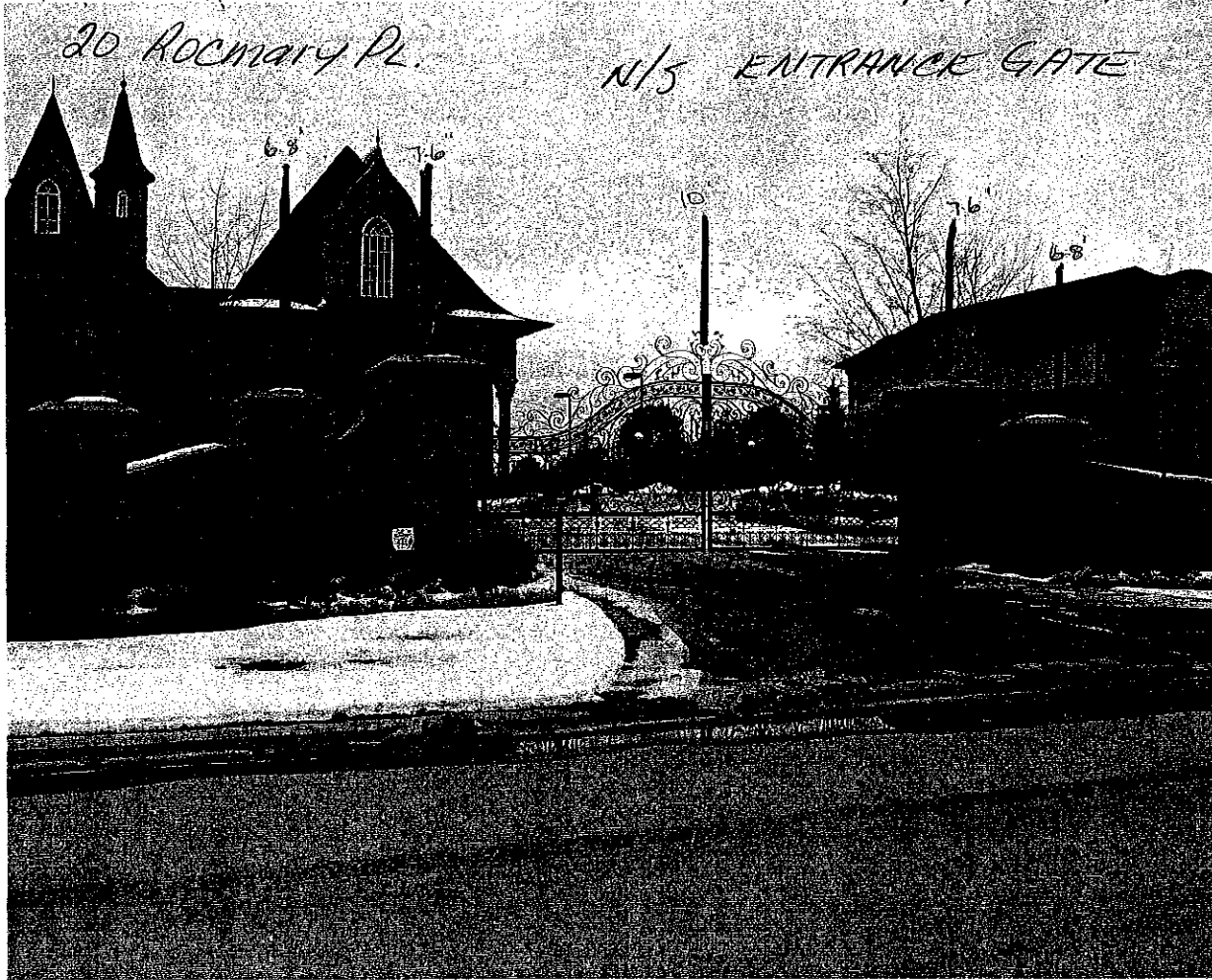
PLAN SHOWING TOPOGRAPHY OF
 LOT 7, REGISTERED PLAN 65M-3598
 CITY OF VAUGHAN
 REGIONAL MUNICIPALITY
 OF YORK
 Scale 1 : 500



<p>PROFESSIONAL ENGINEER ARCHITECTURAL DESIGN CO., INC. 100 SHEPPARD AVENUE EAST SUITE 200 AURORA, ONTARIO L4G 1V3 TEL: (905) 709-9111 FAX: (905) 709-9112</p>	<p>PROFESSIONAL ARCHITECT ARCHITECTURAL DESIGN CO., INC. 100 SHEPPARD AVENUE EAST SUITE 200 AURORA, ONTARIO L4G 1V3 TEL: (905) 709-9111 FAX: (905) 709-9112</p>	<p>PROJECT: PROPOSED TWO STOREY RESIDENCE FOR PULLEY/PENKOLD AND PARTNER ASSOCIATES</p> <p>DATE: SEP '06</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO: 06-042</p> <p>DATE: 08-04-06</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO: A-1</p>
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20 Rosmary Pl.

N/S ENTRANCE GATE



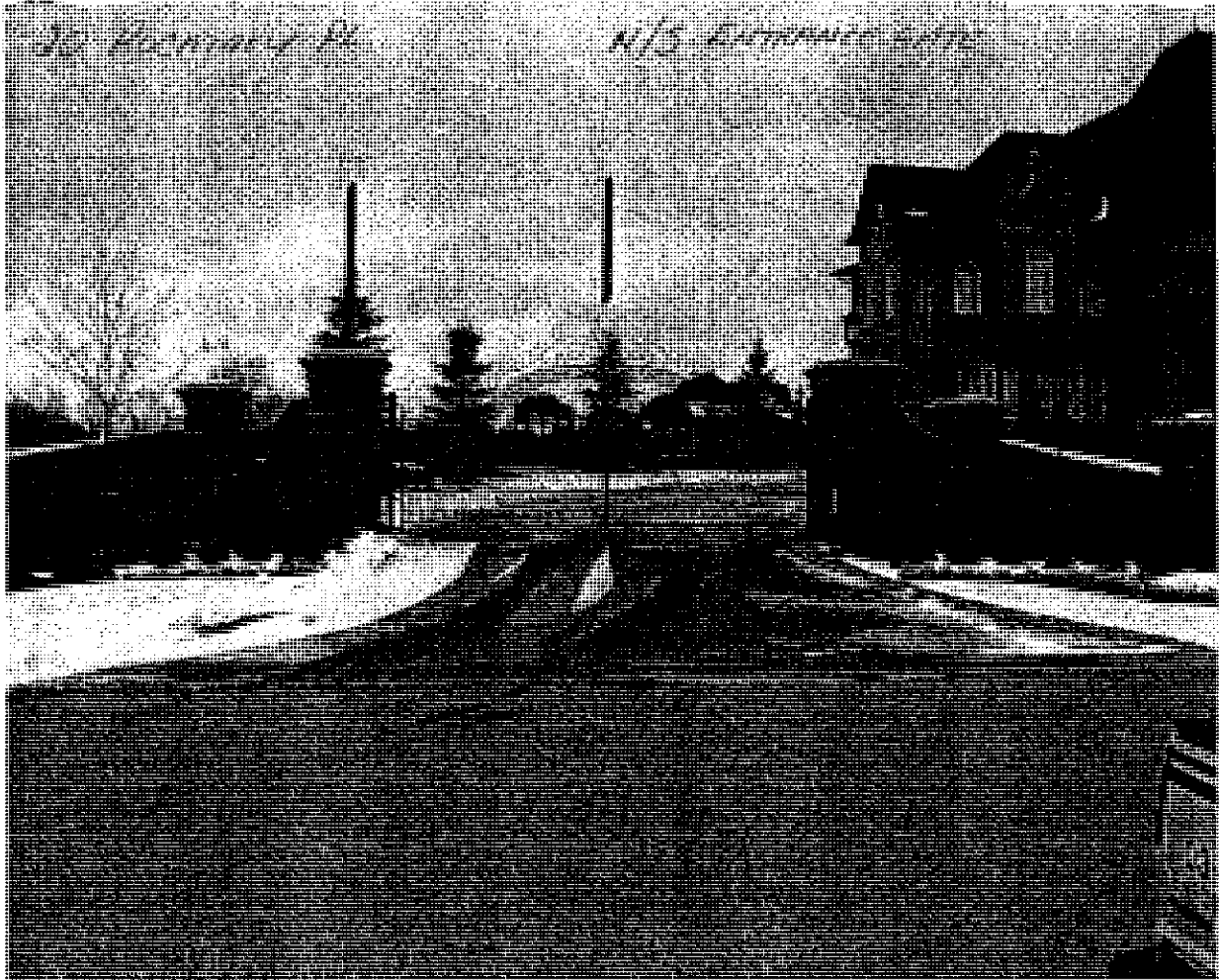
20 Rosmary Pl.

FRONT FENCE



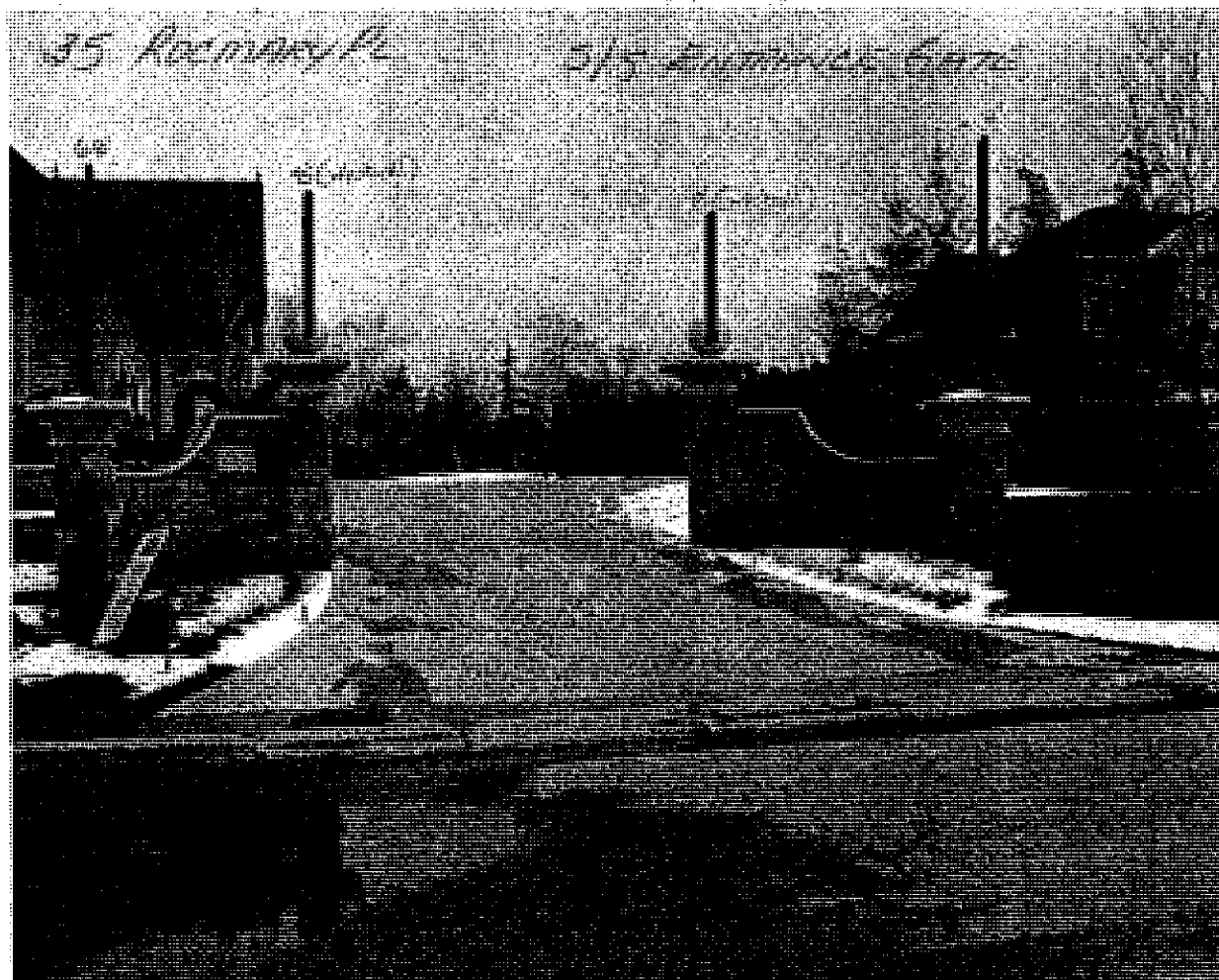
30 Rosemary Pl

N/S Entrance Gate



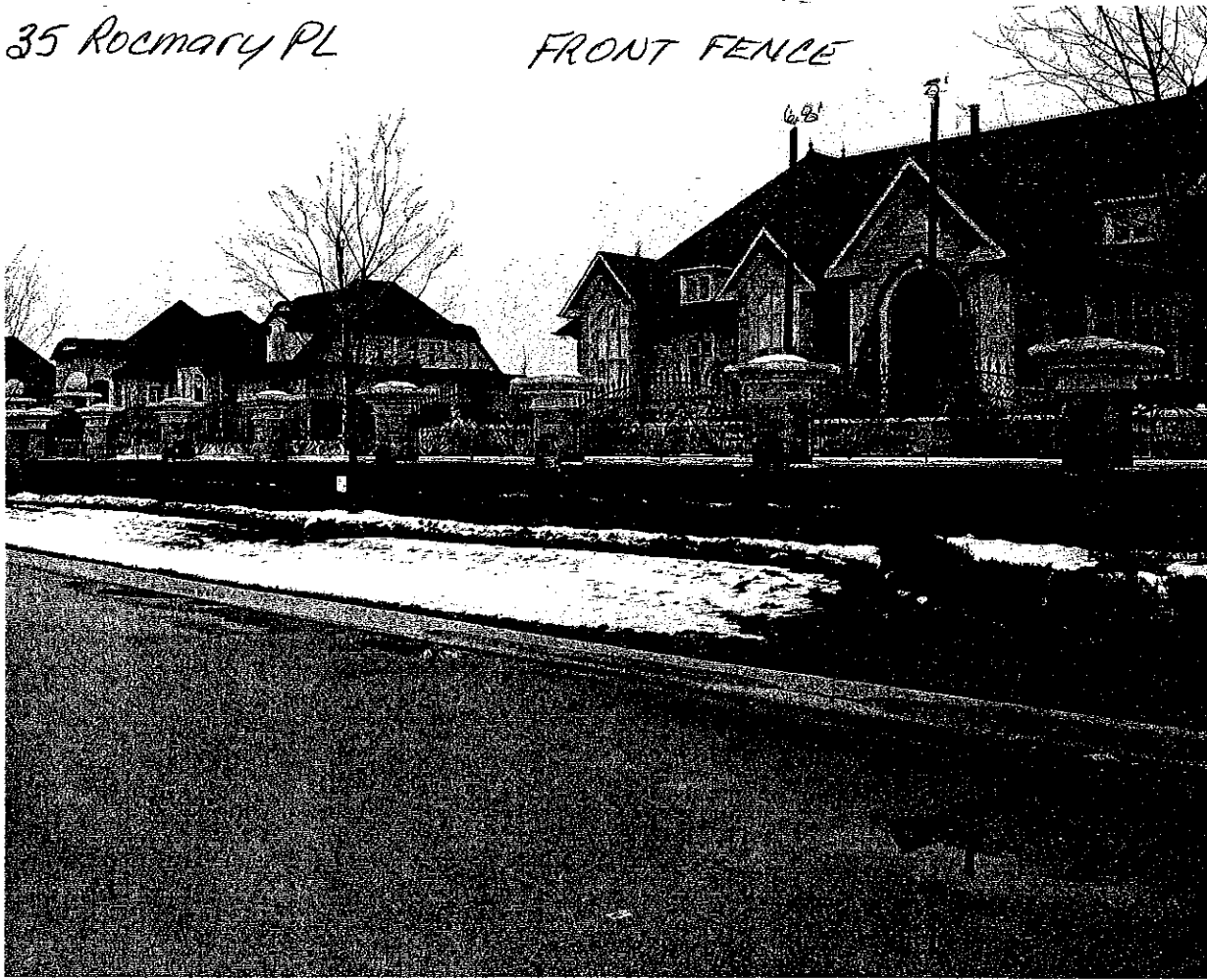
35 Rosemary Pl

S/E Entrance Gate



35 Rocmary Pl

FRONT FENCE



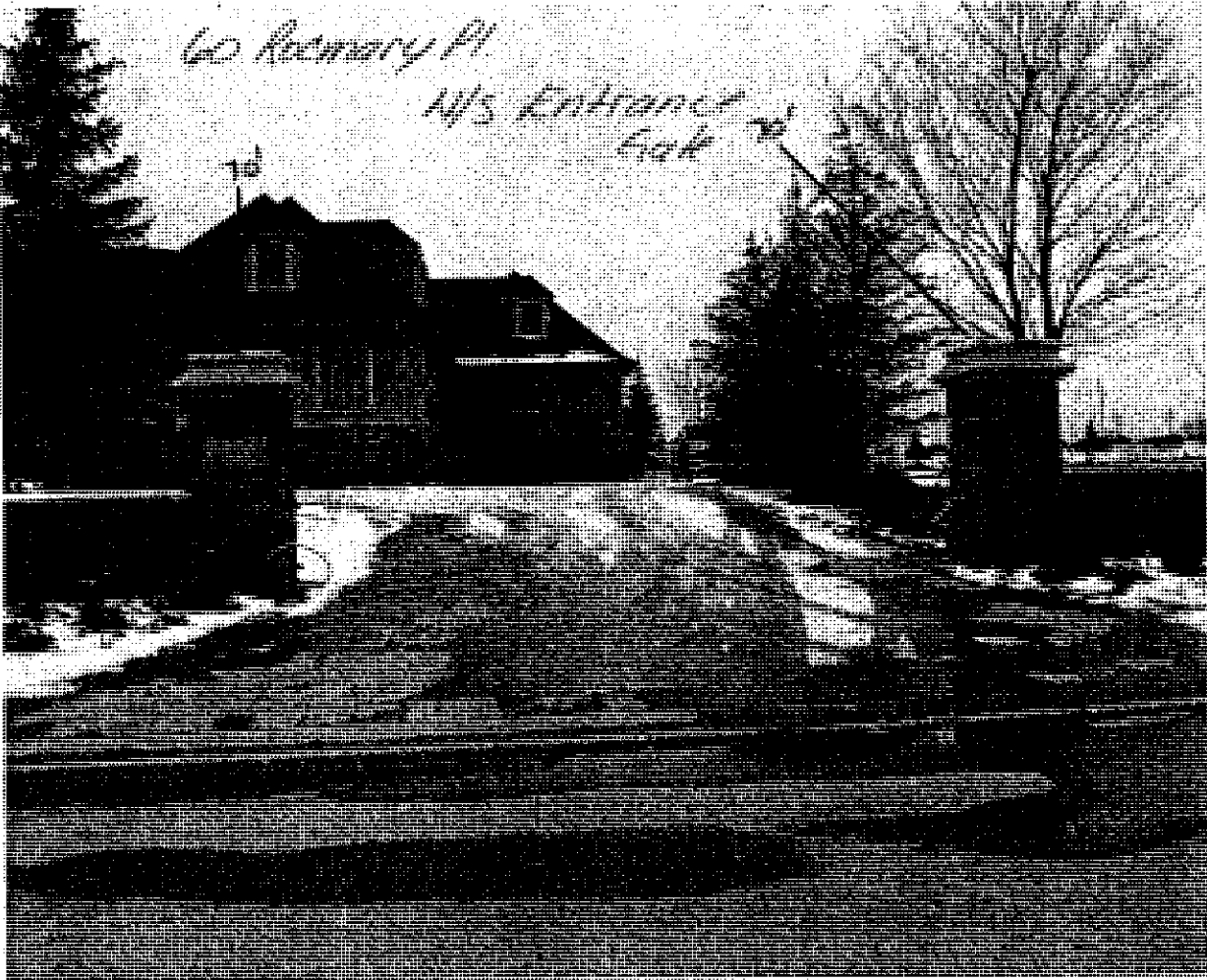
35 Rocmary Pl

N/S Entrance Gate



60 Reemary Pl

N/S Entrance
Exit



60 Reemary Pl

Front Wall



60 Reemary Pl.
S/S Entrance



100 Reemary Pl.
Front Fence
Gate Entrance way

