

COMMITTEE OF THE WHOLE - JUNE 5, 2012

FENCE HEIGHT EXEMPTION - 155 ARNOLD AVENUE – WARD 5

Recommendation

The Director of Enforcement Services recommends the following:

1. That the fence height exemption application for 155 Arnold Avenue be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius. At the time of the submission of this report one letter of support was received and no objections had 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 155 Arnold Avenue has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 4 feet in front yards. The Applicant has requested an exemption to permit a proposed 4 foot wrought iron fence with a 7.5 foot wrought iron gate (attached to two 7 foot columns) in the front yard.

The Applicant provided photos of several fences in the immediate area that are similar in height and design (located at 40, 41, 132, 145 and 171 Arnold Avenue).

There are no site plan or safety impacts with this fence.

Staff inspected homes with similar fences in the immediate area (see Attachment 1).

Based on similar fences being constructed in the area and no objections being received, staff are recommending this application be approved as it appears to meet community standards.

Relationship to Vaughan Vision 2020

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 a fence height exemption for this location at its current height.

Attachments

1. Table
2. Map of surrounding streets
3. Gate Plan
4. Photographs of area fences (provided by Applicant)
5. Letter of Support

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

Respectfully submitted,

Tony Thompson
Director, Enforcement Services

ATTACHMENT No. 1

Table

Address	# of driveways	Fence height	Pillar height	Gate height
132 Arnold Ave (stone pillars and wrought iron fencing)	2	5.5'	6.3'	7.1'
136 Arnold Ave (stone pillars and wrought iron fencing)	2	5.5'	4-5.5'	4-5.5'
137 Arnold Ave (wrought iron fencing – no stone pillars)	2	6.3'	n/a	7.4'
145 Arnold Ave (stone pillars and wrought iron fencing)	2	5.5'	6.3'	7.1'
146 Arnold Ave (stone pillars and wrought iron fencing)	1	5.5'	6.3'	7.1'
154 Arnold Ave (stone wall and pillars)	1	3.08'	4.6'	n/a
158 Arnold Ave (stone pillars and wrought iron fencing)	2	5.5'	6.25'	6.4'

ATTACHMENT No. 2

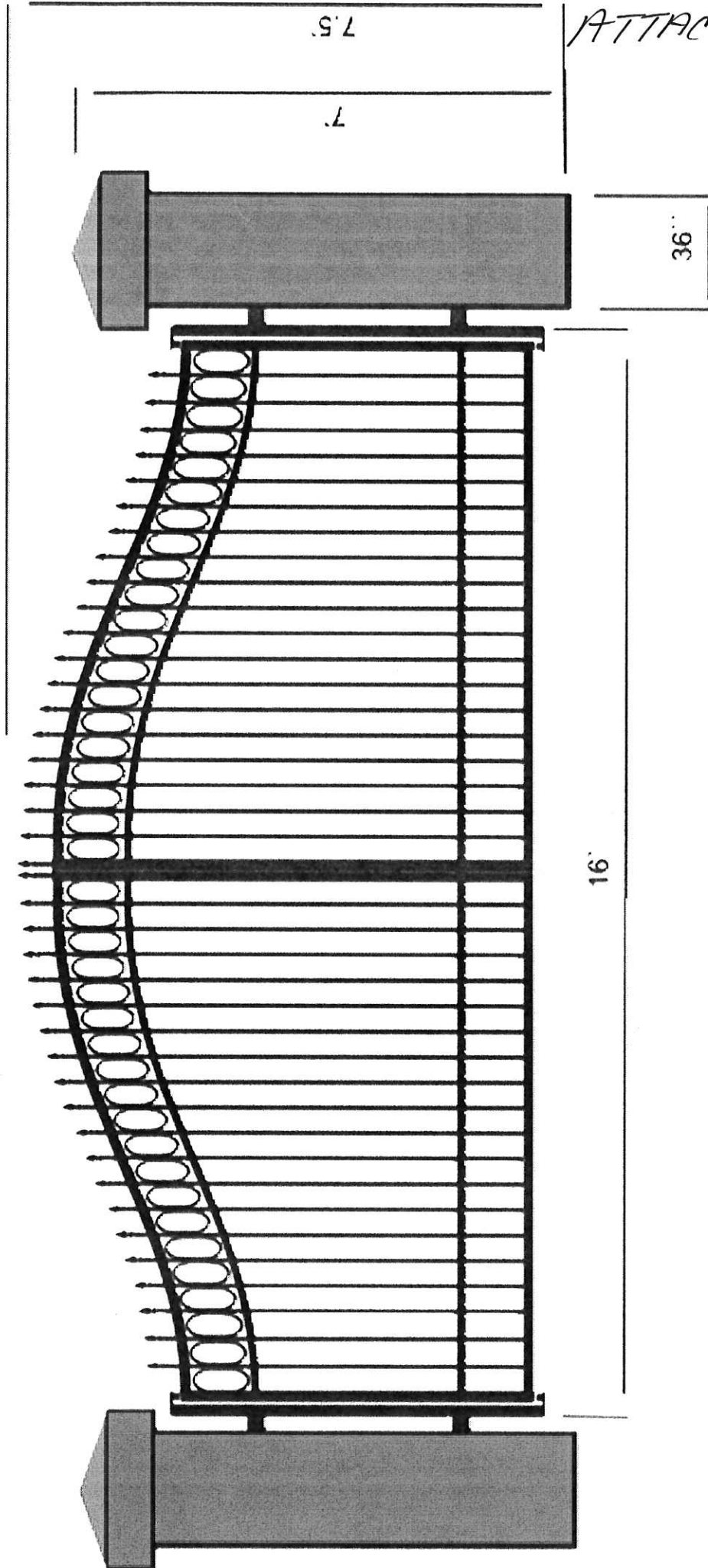


155 ARNOLD AVENUE LOCATION MAP

LEGEND

 60m RADIUS ADDRESS BUFFER


NOT TO SCALE



ATTACHMENT No. 4

41 Arnok Avenue.



132 Arnold Avenue



40 Arnold Avenue

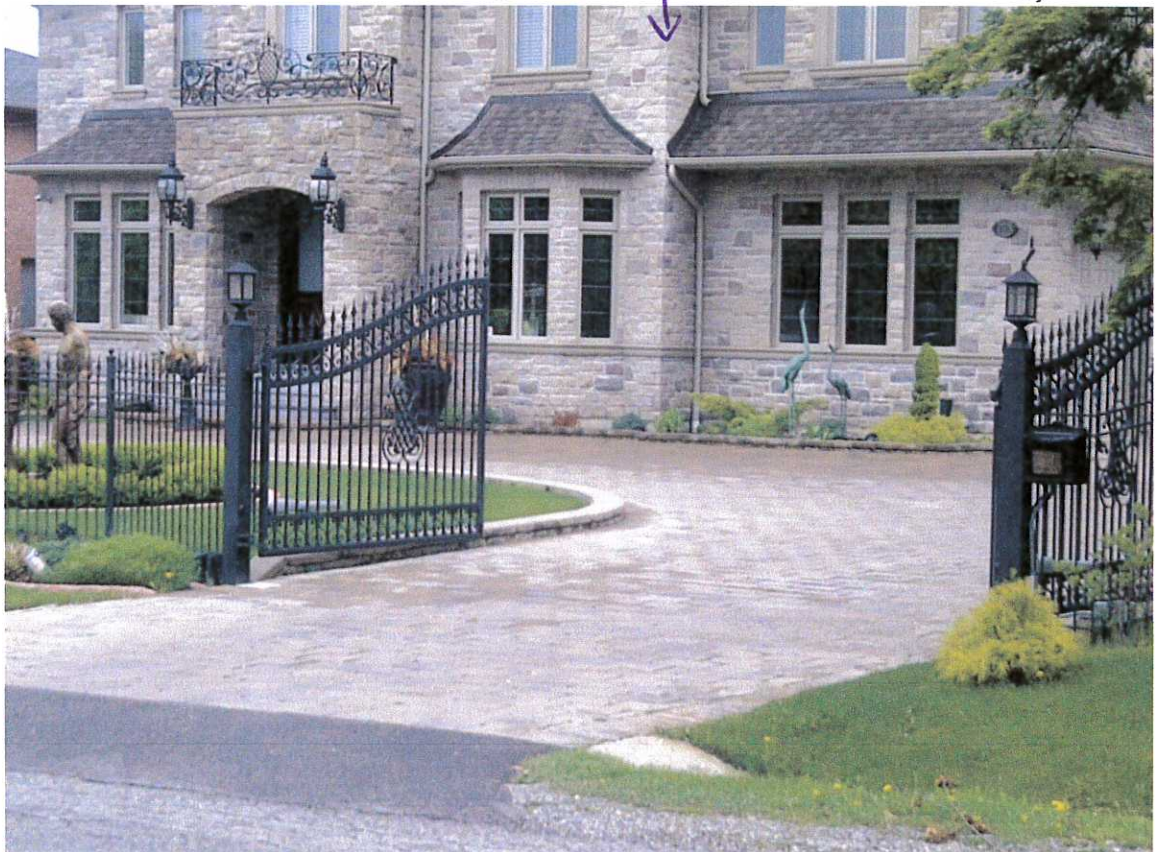


132 Arnold Avenue

145 Arnold Avenue



171 Arnold Avenue



ATTACHMENT No. 5

May 18, 2012

Ms. Janice Heron
Office Coordinator
Enforcement Services Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. Heron:

Re: 157 Helen Street, Woodbridge – Request for Fence Height Exemption

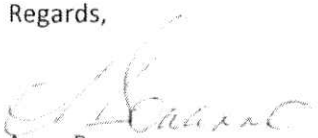
We are writing in regards to the above noted address and the request for a fence height exemption. We live at 161 Helen Street and are the only adjacent neighbor to 157 Helen Street.


We are writing to express that we have no issues or concerns with the fence currently in place at a height of 6 feet 5 inches. The fence is clean, new and looks very formal and sophisticated.

Please feel free to express our opinions at the committee meeting being held on June 5, 2012.

Thank you for your attention.

Regards,


Anna Bonanno

Maria Bonanno 

Owners of 161 Helen Street, Woodbridge, ON