

COMMITTEE OF THE WHOLE SEPTEMBER 2, 2003

CORNER LOT FENCING, KLEINBURG – ISLINGTON AVE. AND TREELAWN BLVD. AREA

Recommendation

That the Commissioner of Planning recommends:

1. That Council provide direction to staff regarding fence locations within the Kleinburg, Millview Estates, Phase 2 area, Registered Plan 65M-3466; and
2. That if Council deems it appropriate to allow property owners to relocate their fences, then Council is to direct staff to revise the design guidelines in this respect. The owner(s) are to provide a written acknowledgement to the City that they will be moving the fence at their own cost.

Purpose

To provide Council with information regarding a request from a property owner(s) in the Islington Avenue and Treelawn Boulevard area to move the exterior side yard fence beyond the 3.0 metre set back from the side lot line.

Background - Analysis and Options

The developer of the Kleinburg, Millview Estates, Phase 2 area has been installing the side yard fences for corner lots during July and August 2003 as per the approved subdivision plan. The fences are required through Council approved guidelines to be located 3.0 metres from the side lot line on private property as shown on Attachment No.1 of this report. Property owners within the subdivision would like to move their fences toward the street abutting the side lot line to expand the rear yard.

The design objective of guidelines for corner lots 2.3.2(5) contained in the Village of Kleinburg design guidelines prepared by MBTW (revised November 15, 1988) and approved by Council on January 18, 1988, October 31, 1988 and April 30, 1990, is to create a visually attractive appearance for housing and lots facing a public street. In the development of corner lots, front and side facades should have a comparable high level of architectural detailing and features such as corner bay windows and wrap around porches to emphasize their unique location. The purpose in setting the fence back from the property line is so that the fence is more or less in line with other projecting elements such as a porch or entrance. It also allows the house rather than the fence to be the prominent element within the streetscape. These concepts are illustrated in Figure 28 from the City of Vaughan Design Standards, 2002, as shown on Attachment No. 2. In some cases, the set back fence allows for improved sight lines to the street for cars exiting from the adjacent driveway. Therefore, design guideline 2.3.2(5) calls for the location of the fence on the exterior side yard of a corner lot to be set back 3 metres from the side lot line.

Conclusion

Property owners within the Kleinburg, Millview Estates, Phase 2 area would like to move their fences adjacent to the side property line in order to maximize space in the rear yard. Should Committee deem it appropriate to allow property owners to relocate their fences, staff can be directed to revise the design guidelines to eliminate the set back requirement. The owner(s) should provide a written acknowledgement to the City that they will be moving the fence at their own cost. In a situation where two abutting property owners have contiguous side yard fences, both property owners should agree in writing to move the fence. This would avoid having a jog in the fence line along the street.

Attachments

1. Millview Investments, Phase 2, subdivision plan showing fence locations
2. Figure 28, City of Vaughan Design Standards Review, January 2002
3. Letter from Resident

Report prepared by:

Diana Birchall, Director of Urban Design, ext. 8411

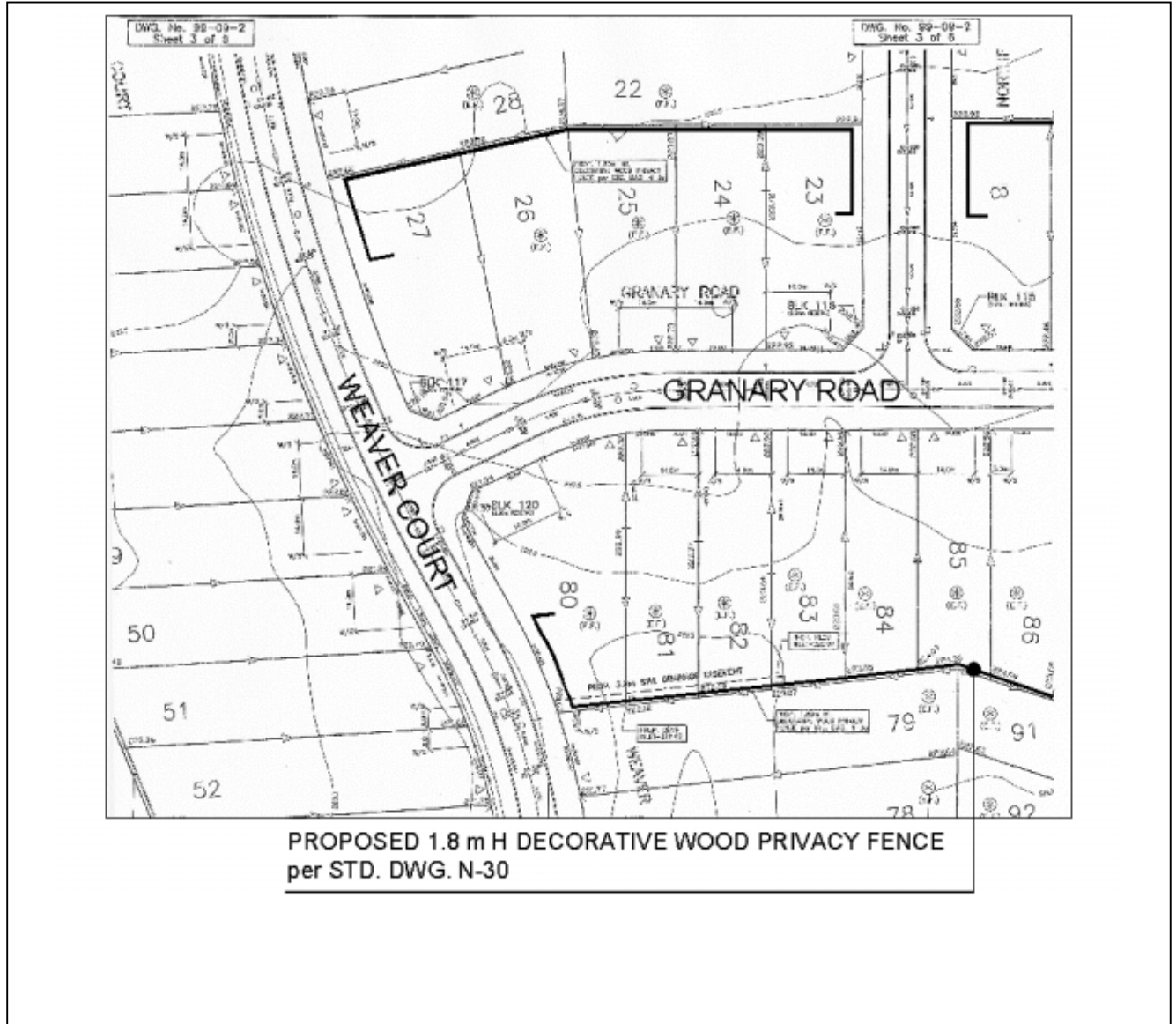
Respectfully submitted,

MICHAEL DeANGELIS
City Manager and
Commissioner of Planning

DIANA BIRCHALL
Director of Urban Design

ATTACHMENT 1

Millview Investments, Phase 2, subdivision plan showing fence locations



ATTACHMENT 2

Figure 28, City of Vaughan Design Standards Review, January 2002

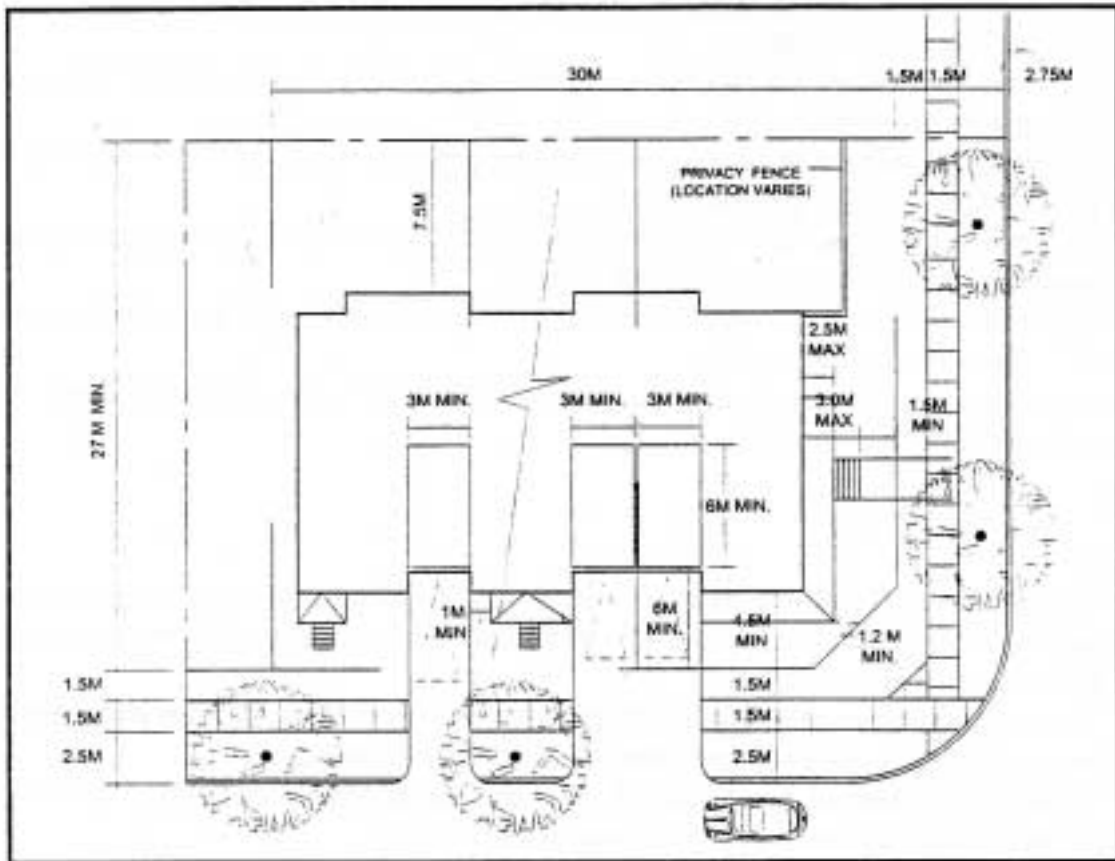


Figure 28: Recommendations for typical block and corner configuration.

ATTACHMENT 3

Letter from Resident

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George Rosati
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Kleinburg, Ontario, L0J-1C0
(416) 841-0301



ATT: Gloria

Mr. John Leach
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Vaughan, Ontario
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CLERK'S DEPT.

August 1, 2003

Dear Mr. Leach:

Please accept this letter as an attachment to the letter I sent July 29, 2003 requesting deputation status.

The following is additional information related to the topic that I would like to discuss:
Corner-lot fencing offset from City boulevard (3.0 metres) within the new Green Park subdivision at Islington Avenue & Treelawn Blvd.

Thank you,


George Rosati