

COMMITTEE OF THE WHOLE - JUNE 23, 2009

FENCE HEIGHT EXEMPTION – 26 FOREST HEIGHTS BLVD. – WARD 1

Recommendation

The Director of Enforcement Services recommends:

1. That the fence height exemption application for 26 Forest Heights Blvd. be approved.

Contribution to Sustainability

N/A

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 26 Forest Heights Blvd. has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The Applicant is making application for a proposed front yard wrought iron fence 4 feet in height along the sides with two swinging wrought iron gates 5 feet 4 inches high attached to 2 masonry columns measuring 5 feet 6 inches in height.

The By-law permits a front yard fence height of 4 feet in rear yards.

The area was inspected by Enforcement staff and there are no front yard fences similar in height to the Applicant's.

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.

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.

Attachments

- 1) Map of Area
- 2) Site Plan
- 3) Fence Plan

Report prepared by:

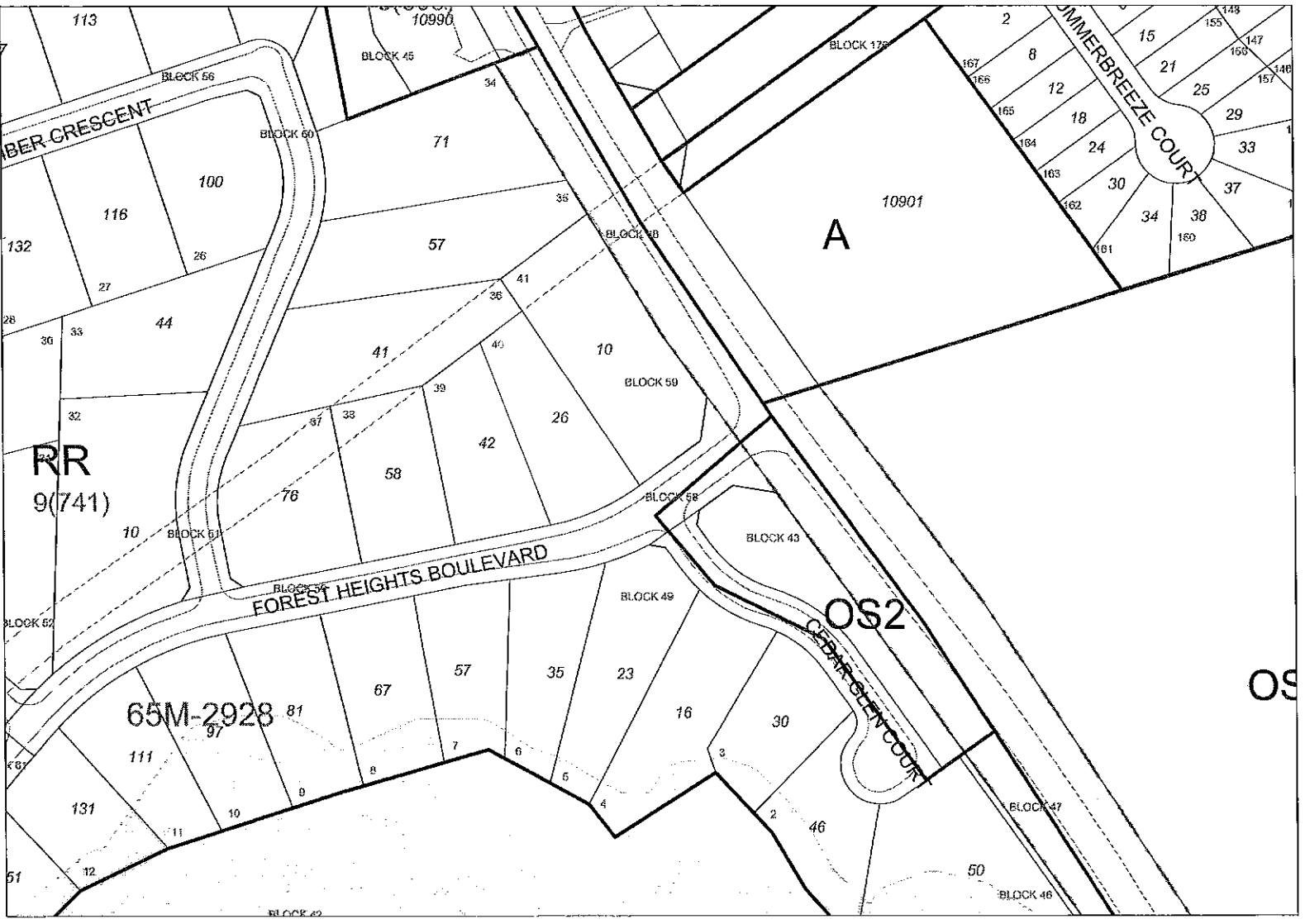
Janice Heron

Respectfully submitted,

Tony Thompson
Director, Enforcement Services

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

ATTACHMENT No. 1



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CONSULTANT'S CERTIFICATE

I HAVE REVIEWED THE SITE AND GRADING PLA FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND I HEREBY CERTIFY THAT:

1. THE PROPOSED GRADING AND APPURTENAN DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRINCIPLES
2. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLAN APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
3. THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING

EMC GROUP

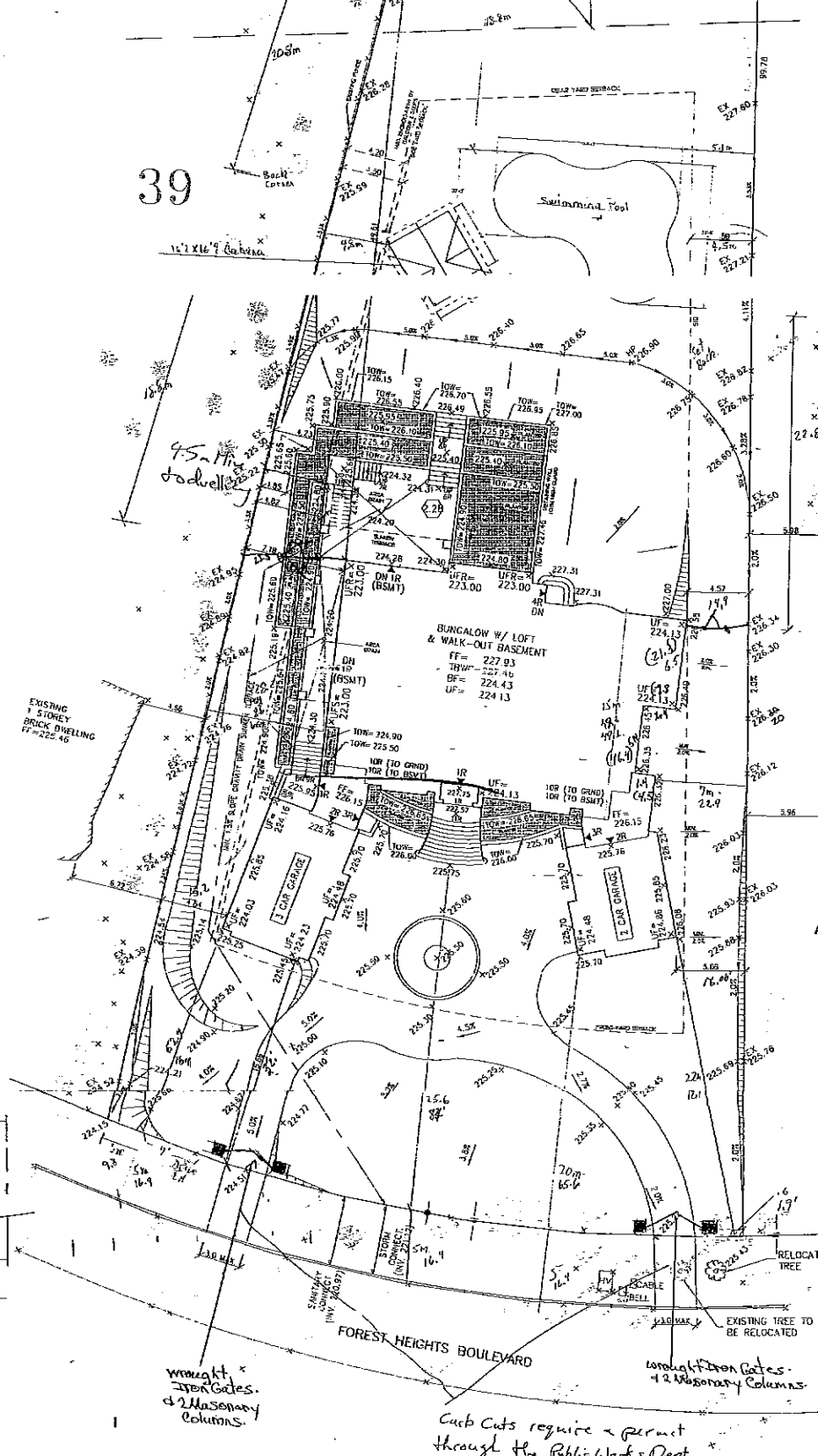
SIGNATURE OF ENGINEER

DATE



NOTE:
EXISTING TOPOGRAPHIC ELEVATIONS ARE AS PER AS CONSTRUCTED DRAWINGS PROVIDED BY P. SALVA CO.

DATE: MAY 2007



CONSTRUCTION TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO THE ONTARIO BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

CITY OF VAUGHAN FOR BUILDING PERMIT ONLY

THIS PERMIT HAS BEEN REVIEWED AS A SINGLE FAMILY DWELLING.

TRUSS DRAWINGS NOT REVIEWED

FOUNDATIONS ON ENGINEERED PILES
Requires a Geotechnical Engineer to determine the soil bearing capacity and that it is suitable for supporting the designed structure.

FOR OFFICE USE ONLY	
CITY OF VAUGHAN BUILDINGS STANDARDS DEPARTMENT PLANS EXAMINATION	
RECEIVED	JUN - 8 2007
JUN 25 2007	

No.	DESCRIPTION	DATE	BY	No.	DESCRIPTION	DATE	BY
5	REVISED REAR TERRACES & STAIRS	APR 24/07	ES	10	REVISED AS PER EMC GROUP COMMENTS	MAY 29/07	D
4	REVISED TERRACE WALL HEIGHTS	FEB 21/07	VP	9	REVISED AS PER EXISTING LOT LINE GRADES	MAY 25/07	D
3	REVISED AS PER DESIGN CHANGES & ISSUED FOR GRADING REVIEW	JAN 22/07	VP	8	REVISED AS PER ENGINEERING COMMENTS AND RE-ISSUED FOR GRADING REVIEW AND APPROVAL	MAY 02/07	V
2	REVISED AS PER VAUGHAN BLDG. DEPT. COMMENTS	SEP 11/06	VP	7	ISSUED FOR GRADING REVIEW AND APPROVAL	APR 30/07	V
1	ISSUED FOR C.O.A.	SEP 11/06	VP	6	ADDED VAUGHAN STANDARD GRADING NOTES	APR 25/07	V

SITE PLAN

REGISTERED PERSON:
D.W. CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS
FIRM BCIN 28461

I **Damian Chung Tiam Fook** have reviewed and take responsibility for this design.

Signature: *D. Chung Tiam Fook*

ALL ELECTRICAL INSTALLATIONS MUST BE INSPECTED BY THE ELECTRICAL SAFETY AUTHORITY. SEPARATE INSPECTION APPLICATIONS MUST BE FILED.

FOR MORE INFORMATION PLEASE CALL: ELECTRICAL SAFETY AUTHORITY CUSTOMER SERVICE CENTRE
PHONE: (877) 572-7233 FAX: (905) 687-4278

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

60 RANDALL DRIVE
SUITE # 11
AJAX, ONTARIO
L1S 6L3

Project No.

2006-45

Drawing Number

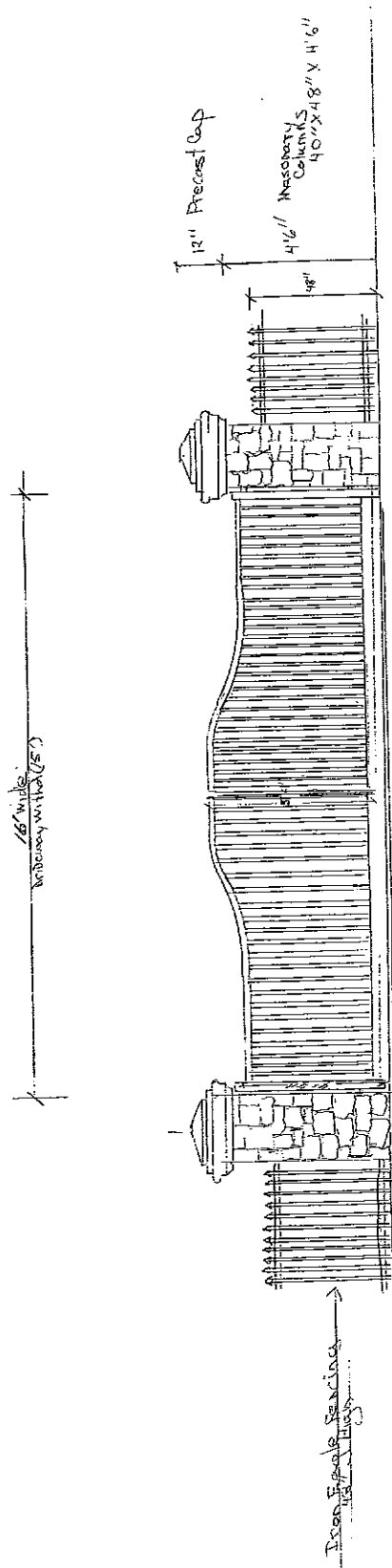
SP 1

1 : 200

Drawn by **VP**

Checked by

ATTACHMENT No. 3



wrought Iron Gates (5'11" High) - Lower End (4'11")
2 Masonry Columns per Entrance

DRIVEWAY ENTRANCE GATES
2 ENTRANCES ON PROPERTY
See SITE PLAN FOR LOCATION