

**Application for Encroachment Agreement
267½ Glenholme Avenue (Amended)**

Date:	February 8, 2006
To:	Etobicoke York Community Council
From:	Curtis Sealock, Manager, Municipal Licensing and Standards
Wards:	Ward 17 - Davenport
Reference Number:	ML&S Folder No. 06-139427 RAW

SUMMARY

To report on an application for Encroachment Agreement submitted by the owner to maintain an existing chain link fence, part of which is sitting on a retaining wall, and the area enclosed therein (including an installed air conditioning unit and a hose reel) within the Earlsdale Avenue and Glenholme Avenue road allowance (for an area of approximately 101.14 square metres or 1,088.7 square feet), as well as part of an existing garage that is encroaching on the Earlsdale Avenue road allowance (for an area of approximately 3.74 square metres or 40.25 square feet) – see Attachments 2, 6 and 7.

RECOMMENDATIONS

Municipal Licensing and Standards recommend that the application for an Encroachment Agreement be approved and the City Solicitor authorized to prepare an Encroachment Agreement for the proposed encroachments subject to the following conditions:

1. the applicant to enter into an Encroachment Agreement with the City of Toronto;
2. the applicant to pay all fees associated with the preparation of this agreement, and an annual fee to the City of Toronto for use of the road allowance in the amount of \$25.00 plus \$5.50 per square metre, plus GST. All fees are subject to change;

3. the subject chain link fence to be kept in a state of good repair and maintenance, and, should the fence be replaced in future, it has to be realigned to allow a clearance of 800 mm – 1000 mm from the existing hydro pole on the Earlsdale Avenue road allowance, in compliance with the requirements of Toronto Hydro – Attachments 5 and 8;
4. the signed agreement to be returned to the City along with the required Certificate of Insurance, evidencing a third party bodily injury and property damage insurance in the amount of \$2,000,000.00 or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy;
5. the said Certificate of insurance to be renewed and a copy thereof submitted to Municipal Licensing and Standards on an annual basis for the life of the encroachments;
6. the owner to obtain a construction/streets occupation permit prior to the commencement of any construction;
7. the dilapidated garage to be repaired in accordance with Chapter 629 of the Toronto Municipal Code, Property Standards, and, should the repairs involve any structural alteration, drawings for a Building Permit are to be submitted to Toronto Building for approval – Attachments 4 and 6;
8. to maintain a sight line clearance, the hedges behind the chain link fence to be constantly trimmed to a height of no more than 1 metre for a distance of 2.4 metres along the perimeter of the fence on the north and east side measured from the north east corner of the fence on Earlsdale Avenue road allowance, and the rest of the hedges to be maintained at a maximum height of 1.37 metres – Attachments 6, 7 and 8;
9. the tree/shrubs adjacent to the hydro pole to be constantly trimmed and maintained to avoid overgrowth and sight line obstruction to the traffic signs erected thereon – Attachment 8;
10. the area enclosed by the chain link fence to be kept free of debris and litter, and the grass constantly cut and maintained, in line with the requirements of Chapter 489 of Toronto Municipal Code, Grass and Weeds – Attachment 7;
11. the broken driveway to the east side of the driveway to be paved with asphalt or an acceptable hard surface, including crushed limestone or gravel, to avoid water ponding – Attachment 6;
12. a handrail in compliance with Ontario Building Code to be installed at the front steps on Glenholme Avenue road allowance; and

13. the owner to maintain the subject property in good repair and comply at all times with the regulations set out in the former Municipality of Metropolitan Toronto By-law 41-93, as amended, including the retaining wall on which the chain link fence is sitting – Attachment 7.

FINANCIAL IMPACT

There are not financial implications resulting from adoption of this report.

ISSUE BACKGROUND

The property is located at the south east corner of Glenholme Avenue and Earlsdale Avenue – Attachments 2 and 6. The existing chain link fence and part of the garage have been encroaching on the Earlsdale Avenue and Glenholme Avenue road allowance for many years and this application will allow the owner to maintain the existing encroachments and facilitate the repair of the dilapidated garage – Attachments 4 and 6, subject to an Encroachment Agreement being entered with the City of Toronto.

COMMENTS

This application has been circulated for comment to Transportation Services, Urban Forestry Services, Toronto Fire Services and various utility companies, with no negative responses being received, other than the special requirement of Toronto Hydro to maintain the specified clearance of the chain link fence behind the existing hydro pole – Attachments 5 and 8.

A notice of the application was sent to all landowners within a radius of 60 metres of the subject property requesting for a reply for any comments or objections. Among the 54 ballots issued, any response was received.

CONTACT

Chip Au, Supervisor
Etobicoke York District
Municipal Licensing and Standards
Tel: 416-394-2533 Fax: 416-394-2904
E-mail: cau2@toronto.ca

SIGNATURE

Curtis Sealock, District Manager
Etobicoke York District
Municipal Licensing and Standards

ATTACHMENTS

- Attachment 1 – Survey Plan
- Attachment 2 – Site Plan
- Attachment 3 – Elevation Drawings
- Attachment 4 – Garage Detail
- Attachment 5 – Clearance around the existing hydro pole as required by Toronto Hydro
- Attachment 6 – Photographs showing the general view of property
- Attachment 7 – Photographs showing the close-up of property
- Attachment 8 – Photograph showing the hydro pole and clearance

ARCHIBALD & FRENCH,

Surveyors, 1010 Broadway, New York 10

W. L. Archibald, C. S. French.

3142 Kensington Blvd.,

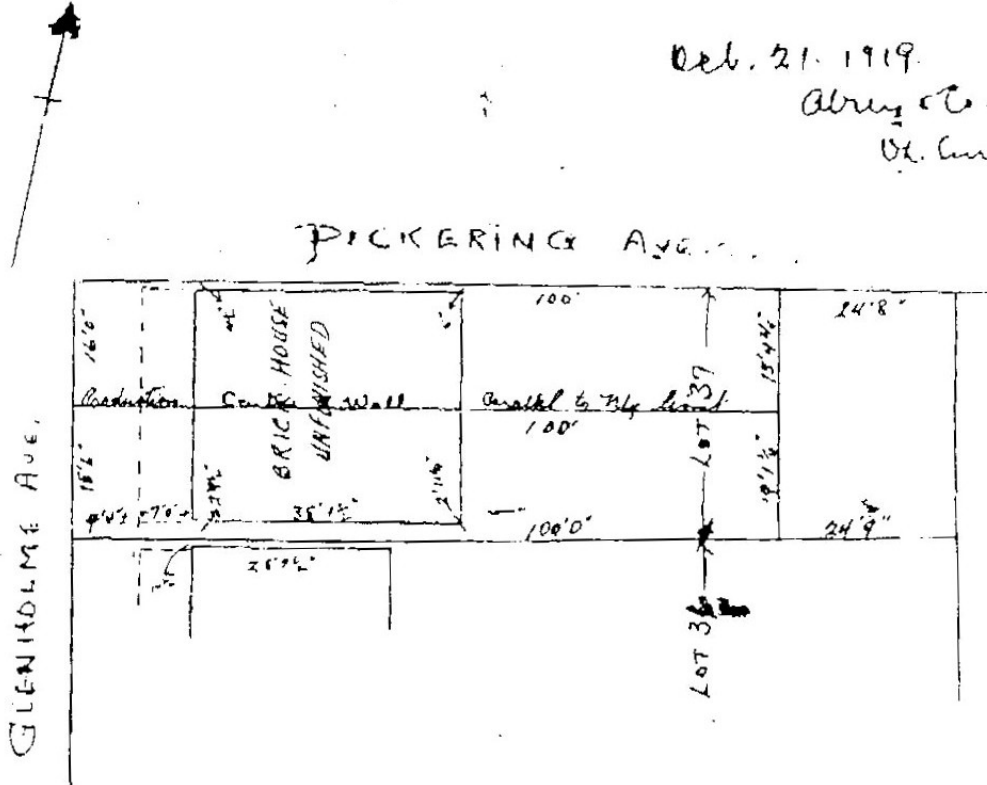
Brooklyn 1, New York

Sketch of Survey
showing Houses being erected
on part of Lot 37. Plan 1575
N.Y.C.

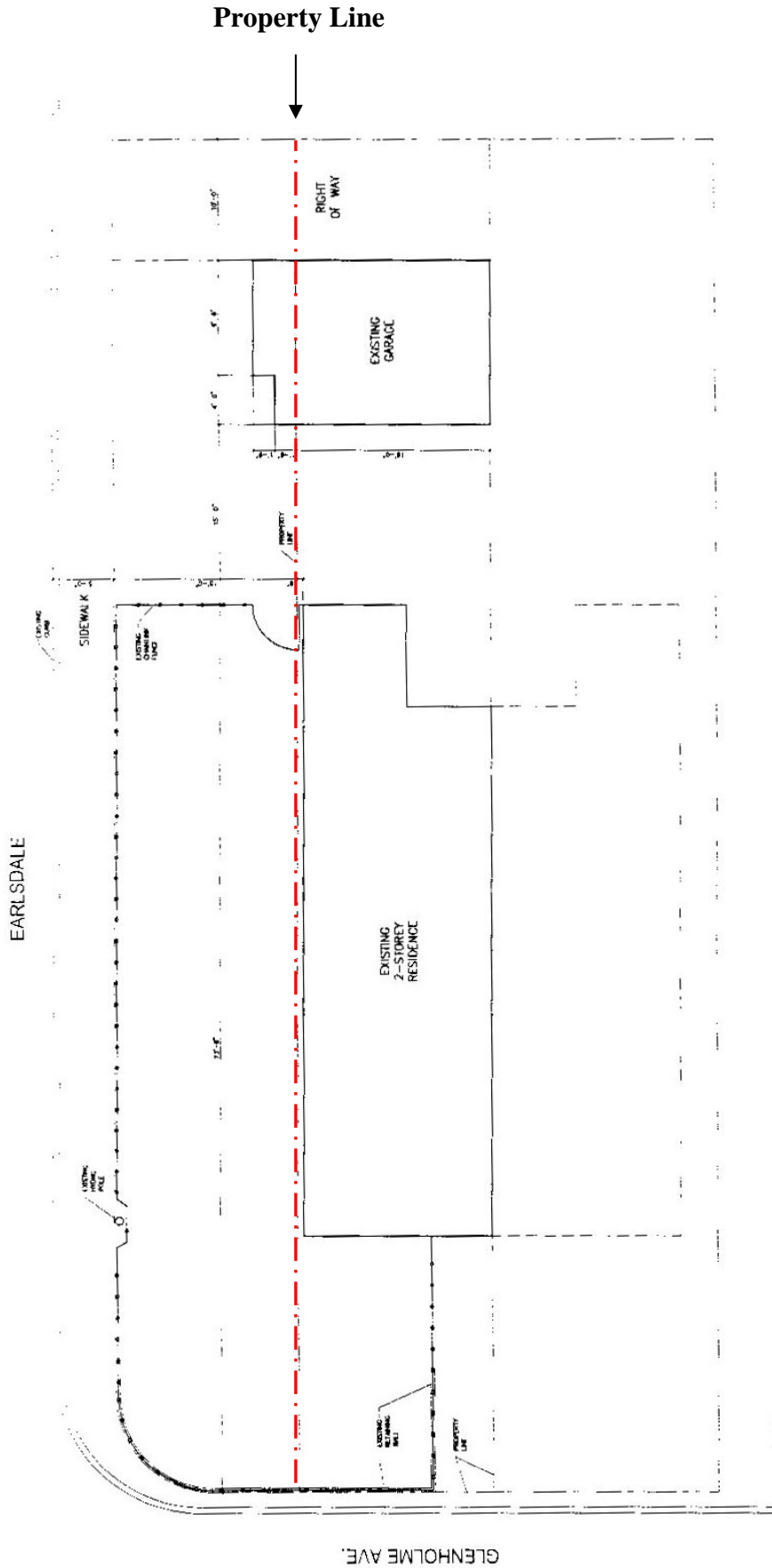
Oct. 21, 1919.

Albrey & Co.

Pl. Surveyors.



Attachment 1 – Survey of Property

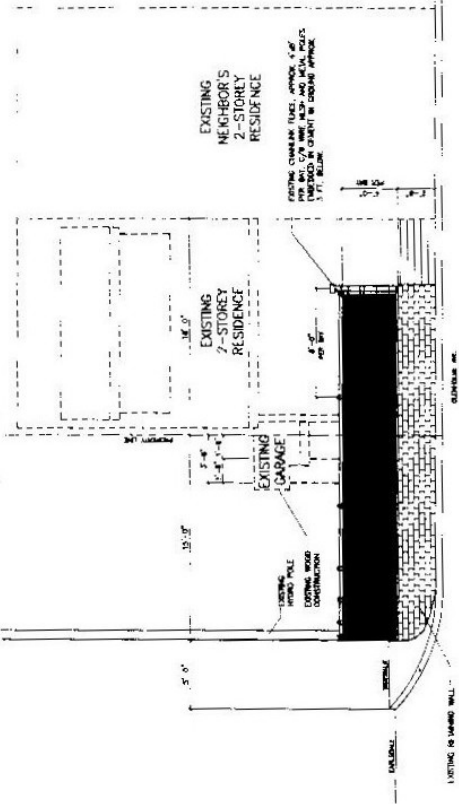


OWNER	PROJECT NAME	DRAWING NO.
MICHELLE WOLF 287 1/2 GLENHOLME AVE. TORONTO, ONTARIO TEL No. (416) 652-5127	WOLF RESIDENCE	A-1
SCALE:	DRAWN BY	CHECKED BY
	HW	MW
	DATE	REF. DRAWING NO.
	JULY 31, 2006	000406

Attachment 2 – Site Plan



1
A-2
EXISTING NORTH ELEVATION
1/8"=1'-0"



2
A-2
EXISTING WEST ELEVATION
1/8"=1'-0"

Attachment 3 – Elevation Drawings

OWNER MICHELLE WOLF 267 1/2 GLENHOLM AVE. TORONTO, ONTARIO Tel No: (416) 552-5577	PROJECT NAME WOLF RESIDENCE	DRAWING NO. A-2
SCALE	CHECKED BY M.W.	DATE JULY 31, 2006
DRAWN BY 141	REF. DRAWING NO.	PROJECT NO. 000406

GENERAL NOTES:

- All information that is shown and described by the contractor shall be checked and verified by the contractor prior to construction. Any discrepancies shall be reported to the engineering firm immediately.
- All dimensions must be verified on site by the contractor. Drawings shall be based on the following:
 - The size of work outlined in the drawing is a minimum requirement.
 - Specifications must be greater than or equal to the minimum requirement.
 - Changes must be approved by the engineer prior to construction.
 - Construction must comply with the Ontario Building Code.
- All lumber must be spruce pine fir or grade or better.
- All tracing and structural components affected by the repair or replacement of the existing structure must be adequately supported for the duration of the work.
- The Engineer placing a professional seal upon this drawing has reviewed and approved the construction details and holds the responsibility for the work within the Ontario Building Code to be a contractor.

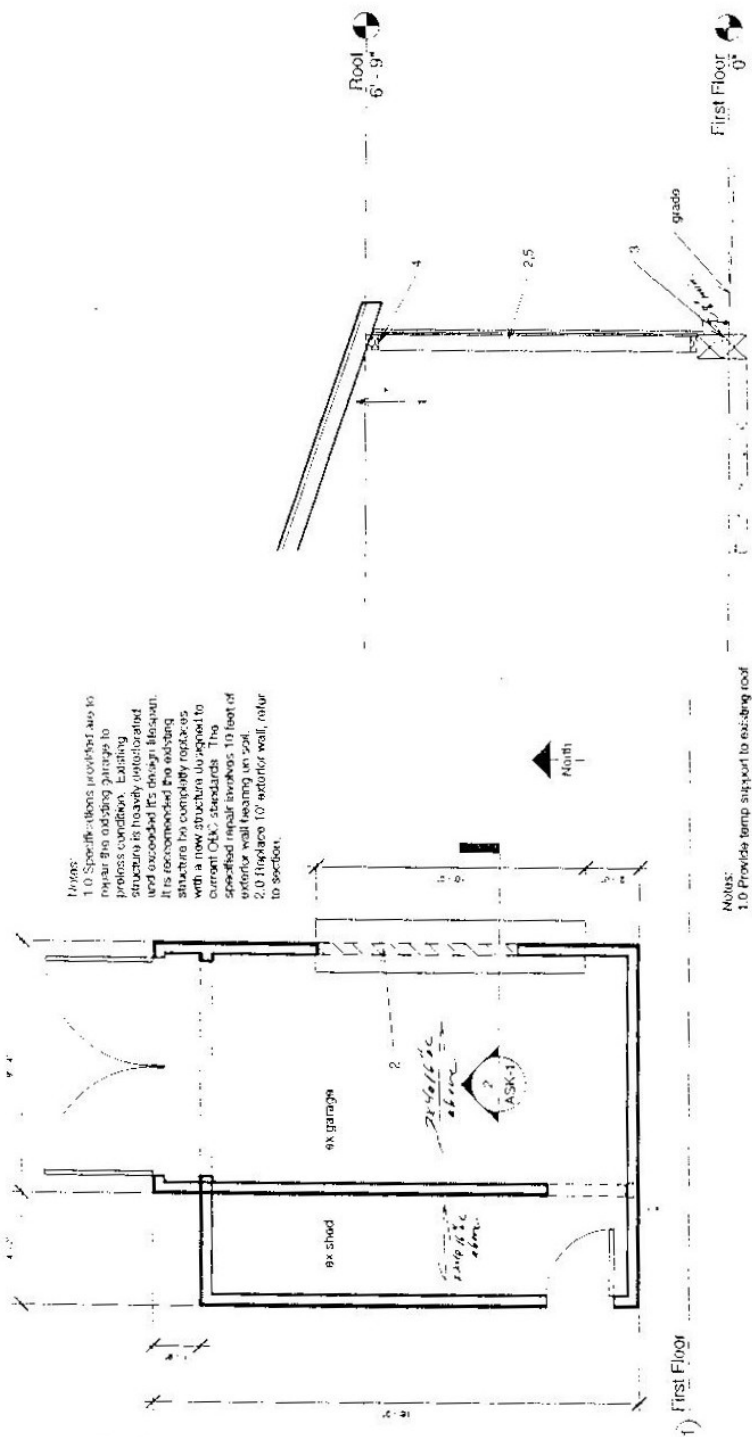


Reviewed by Terry Smith on 06/25/2010
 Section Engineering File # 2223



3800 Lakeshore Road, Unit 10
 Suite 105, Richmond Hill, Ontario L4B 1P4
 Canada (416) 882-1111

Client: WJF
 Location: 2617 Lakeshore Blvd. E.
 Project No: 06-RO77
 Scale: 1/4" = 1'-0"
 Sheet No: A-3.1

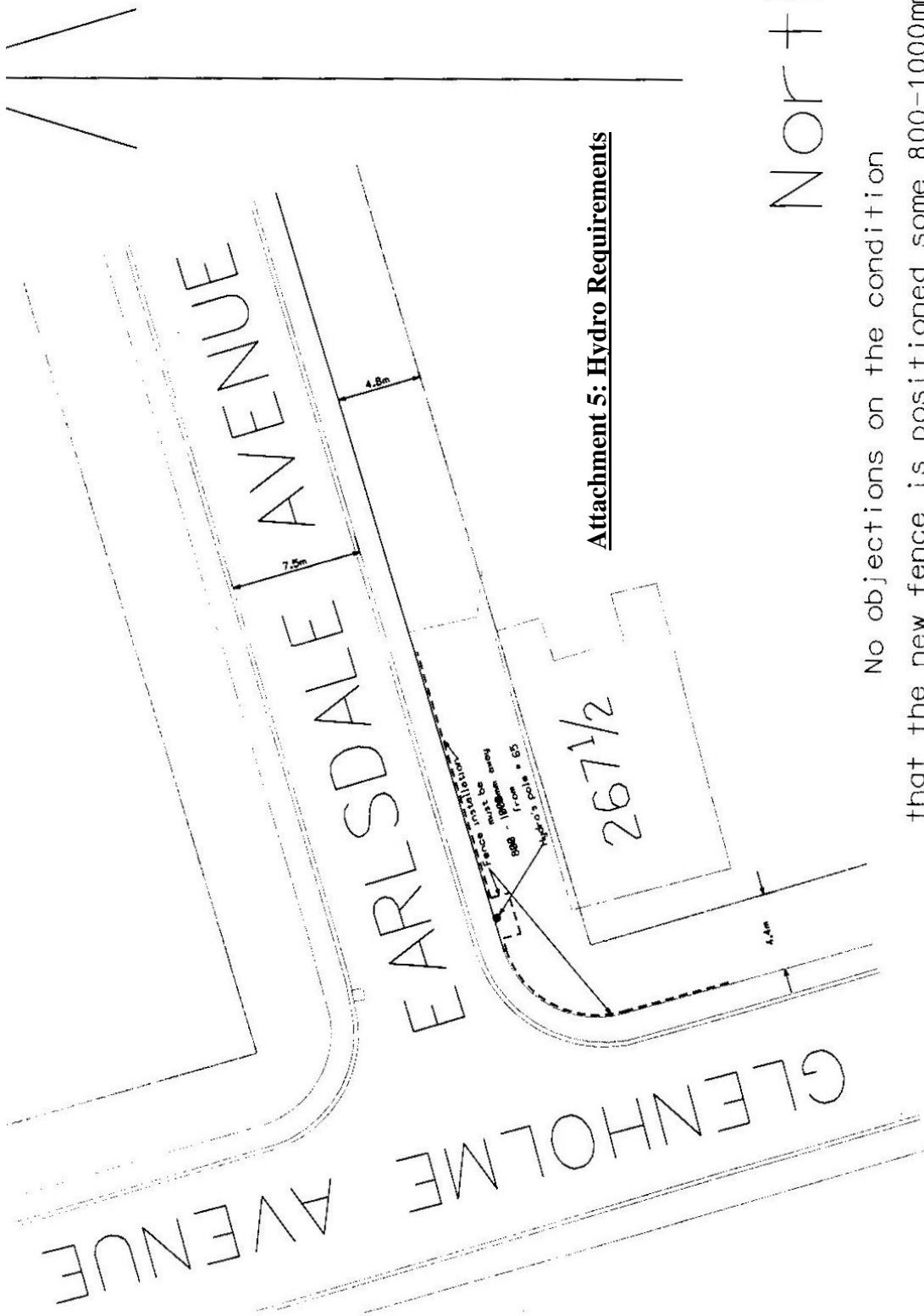


Notes:
 1.0 Specifications required are to repair the existing garage to process conditions. Existing structure is heavily deteriorated. It is recommended the existing structure be completely replaced with a new structure to meet current OBC standards. The specified repair involves 10 feet of exterior wall bearing on soil.
 2.0 Replace 10' exterior wall, refer to section.

Notes:
 1.0 Provide ramp support to existing roof frame.
 2.0 Remove 10' of existing 2x4 wall on existing soil, abut to existing floor slab.
 3.0 Install 10' two ply 17' 6x6 timber sill on existing soil, abut to existing floor slab.
 4.0 Insert 2nd ply 2x4 top plate below existing single plate.
 5.0 Repair 2x4 wall @ 16" oc, 1/2" plywood sheathing. Finish with asphalt shingles.

(2) Section 1

Attachment 4: Garage Detail



Attachment 5: Hydro Requirements

North

No objections on the condition that the new fence is positioned some 800-1000mm away from the perimeter of our Hydro pole# 65 !



Garage at Earlsdale Flankage

Chain Link Fence



Attachment 6



Attachment 7



Attachment 8: Existing Hydro Pole and Fence Clearance Required