



STAFF REPORT ACTION REQUIRED

Application for Encroachment Agreement 140 Islington Avenue

Date:	September 17, 2007
To:	Etobicoke York Community Council
From:	Curtis Sealock, District Manager, Municipal Licensing and Standards
Wards:	Ward 6, Etobicoke Lakeshore
Reference Number:	Folder Number: 07 199874 RAW 00 IR

SUMMARY

To report on an encroachment application submitted by Elevation Architects Inc. for a proposed concrete ramp, approximately 9.29 square metres to be constructed within the Islington Avenue road allowance, to permit barrier free access to this property.

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

Municipal Licensing and Standards recommends that the Etobicoke York Community Council approve the application for the proposed encroachment on the Islington Avenue road allowance, subject to the following conditions:

1. the City Solicitor to be authorized to prepare an Encroachment Agreement for the existing and proposed encroachments, Attachments 2 and 3;
2. the owner to return the signed agreement to the City along with the required Certificate of Insurance, evidencing a third party bodily 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;

3. to renew the said Certificate of Insurance on an annual basis for the life of the encroachments;
4. to repair and maintain in good condition, at all times, the concrete walkway ramp and railing encroachment, on the Islington Avenue road allowance, Attachments 2 and 3;
5. the guard and handrail shall comply with the Ontario Building Code, as amended;
6. the applicant shall obtain a construction/streets occupation permit prior to the commencement of any construction; and
7. to comply at all times with the regulations set out in the former Municipality of Metropolitan Toronto By-law 41-93, as amended.

Financial Impact

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

The property is located at the on the west side of Islington Avenue, Attachment 1.

At the front entrance there is a 0.23 of a metre high raised step from the City sidewalk to the front entrance that prohibits barrier free access, Attachments 2, 4, 5, and 6.

The proposal is to construct a concrete access ramp parallel to the front wall of the building and the public sidewalk, on the City road allowance to a height level with the front entrance. The concrete walkway ramp will be 0.23 of a metre high and will be 0.96 of a metre wide by 9.68 metres long, into the Islington Avenue boulevard road allowance. The public sidewalk between the walkway ramp and the road will be 1.52 metres wide, Attachments 1, 2, 3, 4, 5, 6 and 7.

COMMENTS

This application will permit the applicant to build a barrier free access ramp, adjacent to the front wall of the building, within the Islington Avenue road allowance, subject to entering into an Encroachment Agreement with the City of Toronto, Attachment 3.

This application was circulated to Transportation Services, Toronto Buildings, Toronto Fire Services and various utility companies for comments, with no negative responses being received.

Because of the buried plant in the proximity of the proposed ramp, both Rogers Cable and Bell Canada cautioned that they should be contacted prior to construction to locate the underground services to avoid causing any damages.

CONTACT

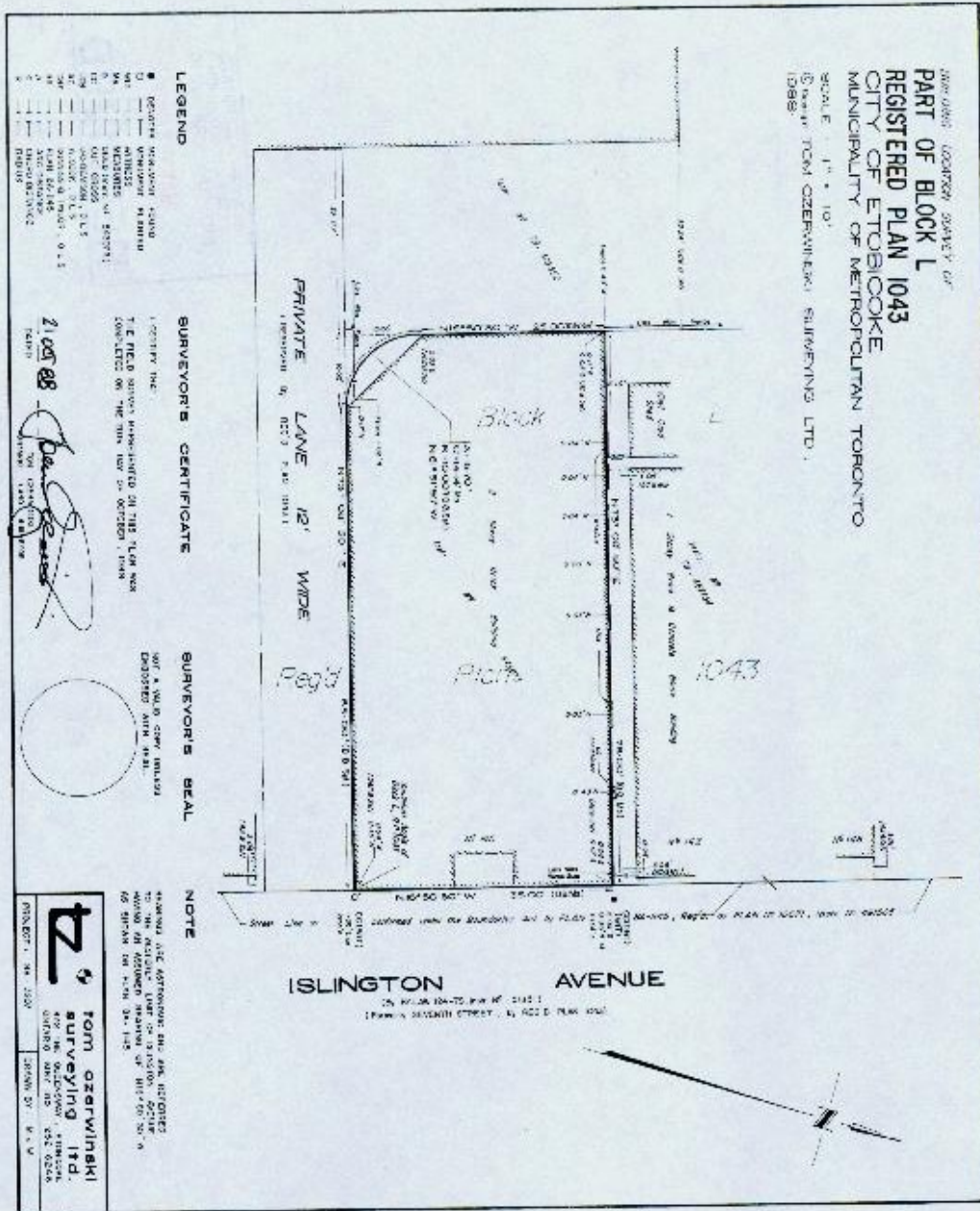
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SIGNATURE

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

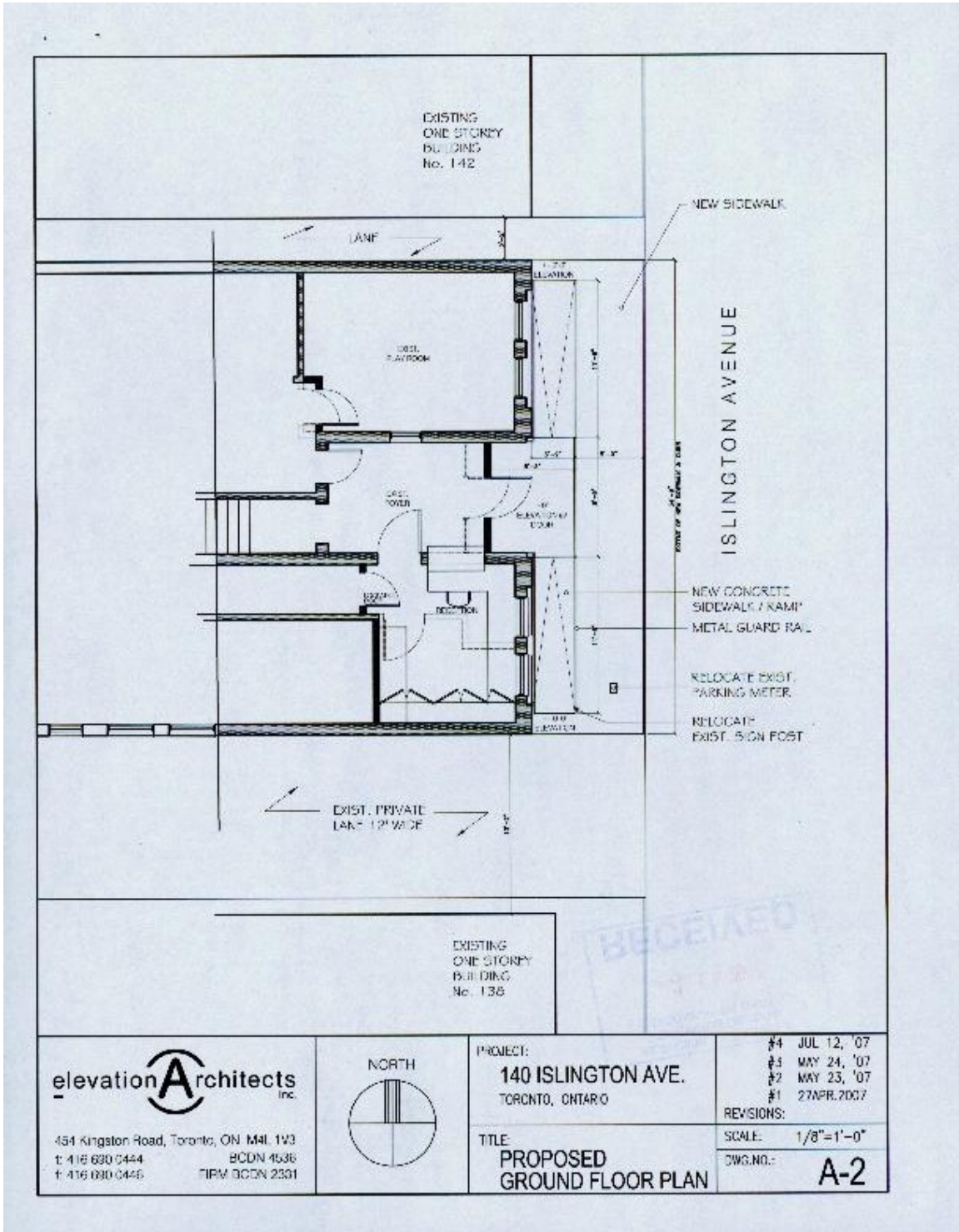
ATTACHMENTS

- Attachment 1: Survey of property
- Attachment 2: Ground floor plan showing the proposed walkway and the sidewalk at the front of the building
- Attachment 3: Front elevation and cross section of the proposed walkway and the sidewalk at the front of the building
- Attachment 4: Photograph of the East Elevation showing the front of the building
- Attachment 5: Photograph looking south on Islington Avenue showing the existing condition
- Attachment 6: Photograph of the building looking north on Islington Avenue showing the raised front entrance step

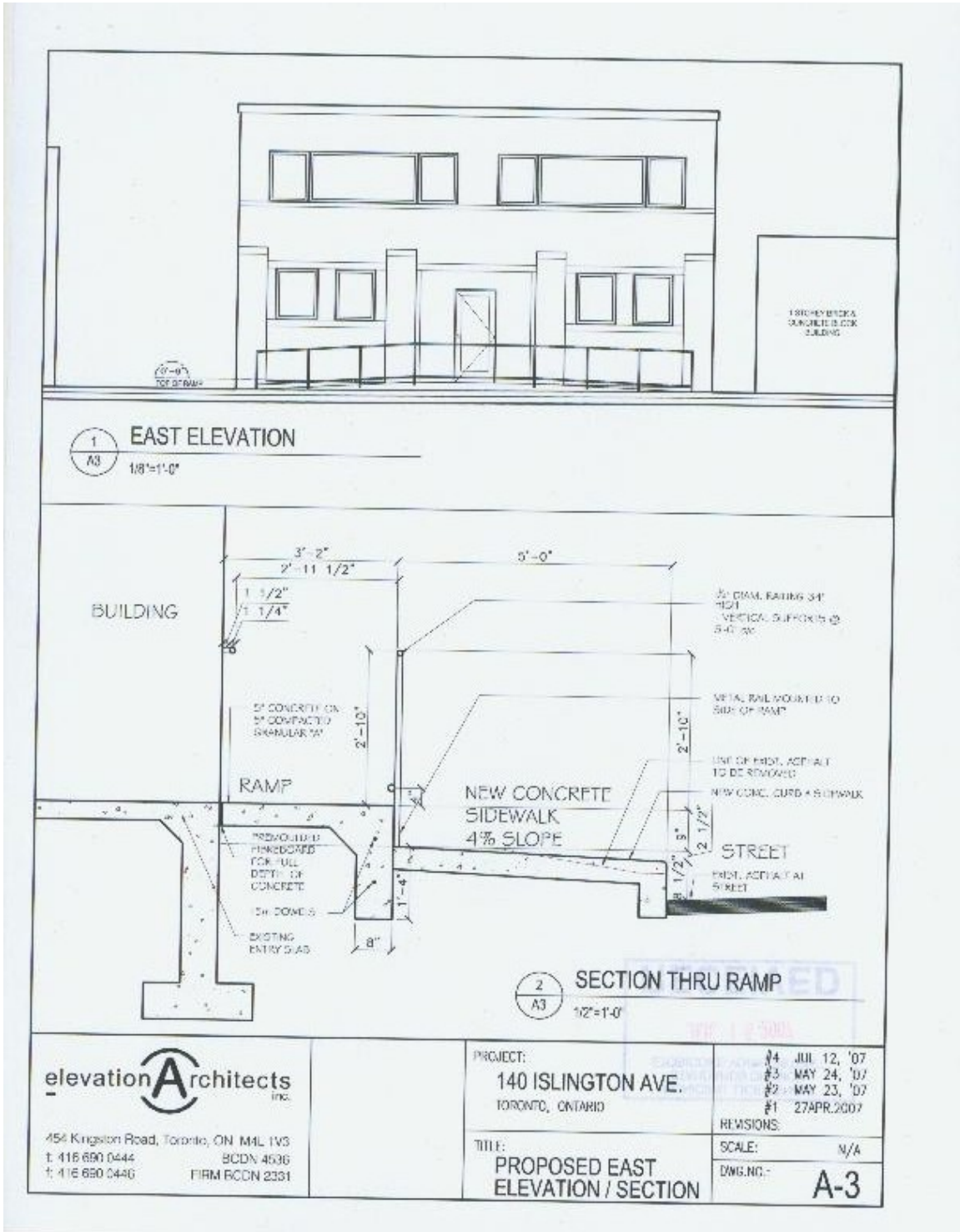


Attachment 1: Survey of property

Staff report for an Application for an Encroachment Agreement for 140 Islington Avenue



Attachment 2: Ground floor plan showing the proposed walkway and the sidewalk at the front of the building



Attachment 3: Front elevation and cross section of the proposed walkway and the sidewalk at the front of the building



Attachment 4: Photograph of the East Elevation showing the front of the building



Attachment 5: Photograph looking south on Islington Avenue showing the existing condition



Attachment 6: Photograph of the building looking north on Islington Avenue
Showing the raised front entrance step