

**Request for an Encroachment Agreement
75 Hillmount Avenue**

Date:	April 5, 2007
To:	North York Community Council
From:	Bryan Byng, District Manager, Municipal Licensing and Standards, North York District
Wards:	Ward 15 - Eglinton-Lawrence
Reference Number:	IBMS No. 06-199659

SUMMARY

This staff report is about a matter that the Community Council has delegated authority to make a final decision [provided that it is not amended so that it varies with City policy or by-laws].

The purpose of this report is to consider a request by the owner(s) of 75 Hillmount Avenue being a one-family detached dwelling Fourth Density Zone (R4), for an encroachment agreement. The existing encroachment consists of timber edging, trees and paths. The proposed encroachment consists of concrete walls, natural stone steps, flagstone path, flagstone paving, various light fixtures, sprinkler system, river stone, raised planter areas and various landscaping plants located on the City road allowance.

RECOMMENDATIONS

Municipal Licensing and Standards recommend that the Encroachment application be approved, subject to the following conditions:

1. that the owner(s) remove all existing paths (walkways) that connect to the City curb to the satisfaction of Transportation Services, North York District;
2. the proposed sprinkler system to be a minimum of 0.45 metre behind the City curb to the satisfaction of Transportation Services, North York District;

3. that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
4. that the appropriate City Officials be authorized to take the necessary action to give effect thereto;
5. that no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
6. that the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
7. the indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
8. in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
9. the owner(s) pay the following fees:
 - a. Application Fee of \$447.81 (paid).
 - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.
 - c. One-time fee of \$430.49 plus G.S.T., totalling \$456.32.

Financial Impact

There is no financial impact anticipated resulting from the adoption of this report.

DECISION HISTORY

The application was received from the property owner(s) in December 2006 and was circulated to Transportation Services, Parks, Forestry and Recreation and the following Utilities: Enbridge, Bell Canada, Cable and Hydro.

ISSUE BACKGROUND

The encroachments on the City road allowance are as follows:

- (a) Timber edging on sides of driveway
- (b) Numerous trees;
- (c) Concrete walls measuring 0.20 metre in width with 0.30 metre wide capping located partially along the driveway and forming raised planters;

- (d) Three natural stone steps with 0.40 metre treads.
- (e) Flagstone path between steps and the property line;
- (f) Flagstone paving lower landing from steps;
- (g) Various light fixtures;
- (h) Sprinkler system;
- (i) Band of river stone adjacent to raised planters on either sides of the stairs;
- (j) Various landscaping plants.

COMMENTS

Utilities have provided clearance letters indicating that they have no objection.

Transportation Services, North York District staff, as part of the review, have indicated that the existing paths (walkways) directed towards the City curb are to be removed and the sprinkler system shall be a minimum of 0.45 metre behind the City curb.

CONTACT

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SIGNATURE

Bryan Byng, District Manager
Municipal Licensing and Standards
North York District

ATTACHMENTS

1. Site Plan and Landscape Plan