



STAFF REPORT ACTION REQUIRED

Request for an Encroachment Agreement 110 Haslam Street

Date:	June 11, 2007
To:	Chairman and Members of the Scarborough Community Council
From:	Peter J. Noehammer, Director, Transportation Services, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	P:\2007\Cluster B\TRA\Scarborough\sc07042

SUMMARY

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

The purpose of this report is to consider a request by the owner(s) of 110 Haslam Street for an encroachment agreement. The proposed encroachment consists of a portion of a parking space in the City right-of-way.

RECOMMENDATIONS

Transportation Services, Scarborough District, recommends that Scarborough Community Council :

1. authorize an encroachment agreement with the owner(s) of 110 Haslam Street;
and
2. authorize the City Solicitor to prepare and execute the encroachment agreement.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting held on Wednesday September 28, 2005, Committee of Adjustment approved an application to permit a reduction in the size of the parking space at 110 Haslam Street. At that time, the owner was seeking approval to construct a second storey addition and a two-storey rear addition to the existing single family dwelling.

Among other issues, the Committee reviewed and approved the minor variance to permit the existing street yard parking space measuring 3.4 metres in width by 3.28 metres in length on private property, with an additional length of 4.4 metres on public boulevard, whereas the Zoning By-law requires a parking space with minimum dimension of 2.7 metres width by 5.7 metres length, located entirely on the property, but not in the street yard.

The decision of the Committee of Adjustment to authorize the variance application for the parking space required that the owner enter into an encroachment agreement with the City to the satisfaction of the Director, Transportation Services, Scarborough District.

COMMENTS

Despite the Committee of Adjustment decision to provide an additional length of 4.4 metres on public boulevard, only 2.72 metres of public boulevard is required. This will provide the owner with the Zoning By-law requirement of 5.7 metres for the length of the parking space when combined with the 3.28 metre variance for the length of the parking space on private property.

Staff have reviewed this location and conclude that there would be minimal impact to the safety and maintenance of this local street and sidewalk. Staff have no objections to the owner entering in to an encroachment agreement to address the parking space size. It should be noted that this circumstance has been in place for a number of years at this existing residence.

CONTACT

Dave Twaddle
Manager, Traffic Planning/Right-of-Way Management
Transportation Services, Scarborough District
Tel: 416-396-5670
Fax: 416-396-5641
Email: Twaddle@toronto.ca

SIGNATURE

Peter J. Noehammer, P.Eng.
Director, Transportation Services, Scarborough District

DT/BT:lab

ATTACHMENTS

1. Proposed Encroachment – 110 Haslam Street