



STAFF REPORT ACTION REQUIRED

Request for an Encroachment Agreement 110B Hollis Avenue (Part 2)

Date:	October 30, 2007
To:	Chairman and Members of the Scarborough Community Council
From:	Peter J. Noehammer, Director, Transportation Services, Scarborough District
Wards:	Ward 36 – Scarborough Southwest
Reference Number:	P:\2007\Cluster B\TRA\Scarborough\sc07071

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 110B Hollis Avenue 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 110B Hollis Avenue; 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 July 25, 2007, Committee of Adjustment reviewed an application that was submitted April 13, 2007. The Committee approved the application to permit a reduction in the length of the parking space at 110B Hollis Avenue. The Zoning By-law requires a parking space with minimum dimension of 5.7 metres length by 2.7 metres width, located entirely on the property, but not in the street yard. The owner was requesting relief from the Zoning By-law in order to permit a parking space measuring 3.7 metres in length by 3.65 metres in width. The additional 2 metres in length for the parking stall as required by the Zoning By-law will be located within the municipal right-of-way.

Committee reviewed and approved the minor variance to permit the parking space measuring 3.7 metres in length on private property.

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

The Committee of Adjustment decision to provide an additional length of 2 metres on the street yard, was based on having received the application prior to the enactment of the new residential front yard parking by-law Chapter 918. Transportation Services have reviewed the street and has determined that this parking space if approved will be similar to other properties on the same street.

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 recommends that the proposed driveway entrance width of 3.65 metres be reduced to 3 metres within the public right-of-way and would have no objections to the owner entering into an encroachment agreement.

CONTACT

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SIGNATURE

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