



## STAFF REPORT ACTION REQUIRED

### Encroachment Agreement Request 8 Ridgefield Road

<b>Date:</b>	May 14, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	District Manager, Municipal Licensing and Standards, North York District
<b>Wards:</b>	Ward 25 - Don Valley West
<b>Reference Number:</b>	IBMS No. 07-286382

#### SUMMARY

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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 8 Ridgefield Road, being a one-family detached dwelling third density zone (R3) for an encroachment agreement. The existing encroachment consists of trees, stone banding, stepping-stones, brick retaining wall, natural stone curb, shrubs, gardens, sprinkler heads and lights located on the City road allowance.

#### RECOMMENDATIONS

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

1. That the owner(s) remove the natural stone curb to the satisfaction of Transportation Services, North York District;
2. That the owner(s) remove the sprinkler heads back 2.13 metres from the road, to the satisfaction of Transportation Services, North York District. As well, the owner(s) not encumber the fire hydrant;
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 \$456.32 (paid).
  - b. Legal Administration Cost and Registration on Title, plus disbursements, including G.S.T.
  - c. One-time fee of \$441.25 plus G.S.T., totalling \$463.31.

## **FINANCIAL IMPACT**

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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 2007 and was circulated to Transportation Services and the following Utilities: Enbridge, Bell Canada, Cable and Hydro.

## **ISSUE BACKGROUND**

The encroachments on the City road allowance are as follows:

- (a) Trees such as Serbian Spruce, Linden, Sugar Maple and Burkwood Viburnum, etc;
- (b) Stone banding bordering either side of the driveway;
- (c) Stepping stones integrated through the garden;
- (d) A brick retaining wall that projects 5.49 metres into the road allowance along the west side of the property;

- (e) Natural stone curb approximately 150mm high along the edge of the road;
- (f) Shrubs located throughout the front yard;
- (g) Gardens in several areas of the front yard;
- (h) Sprinkler heads located near the natural stone curb along the edge of the road;
- (i) Several lights throughout the gardens.

## **COMMENTS**

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

Transportation Services, North York District staff, as part of their review, have indicated that the owner(s) are not to encumber the fire hydrant, remove the sprinkler heads to 2.13 metre back from the road and furthermore remove the natural stone curb from the edge of the road.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

1. Plan
2. Photographs