

Encroachment Agreement Request 21 De Vere Gardens

Date:	September 17, 2008
To:	North York Community Council
From:	District Manager, Municipal Licensing and Standards, North York District
Wards:	Ward 16 - Eglinton - Lawrence
Reference Number:	IBMS No. 08-162464

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 21 De Vere Gardens, being a one-family detached dwelling third density zone (R3), for an encroachment agreement. The existing encroachment consists of two sets of stone stairs, stone walkway with stairs, wrought iron hand rails, hedges and stone edging 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) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
2. That the appropriate City Officials be authorized to take the necessary action to give effect thereto;
3. 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;

4. 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;
5. 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;
6. 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;
7. The owner(s) pay all applicable fees.

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 May 2008 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) Two sets of stone stairs leading to walkways on the north flankage yard of Felbrigg Avenue;
- (b) Stone walkway with stairs leading from front entrance along the north flankage yard to the garage;
- (c) Wrought iron handrails located on both set of stairs;
- (d) Hedge along the north flankage yard next to stone walkway measuring 0.90 metre in height;
- (e) Hedge measuring 1 metre in height located on the west side and curves around the corner of De Vere Gardens and Felbrigg Avenue, approximately 2.40 metres from the edge of the City curb;
- (f) Stone edging along both sides of the driveway flush with grade.

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 they have no objections to the encroachment.

CONTACT

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SIGNATURE

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

ATTACHMENTS

1. Site plan
2. Survey
3. Photographs