

**Encroachment Agreement Request
500 Doris Avenue**

Date:	December 11, 2007
To:	North York Community Council
From:	Bryan Byng, District Manager, Municipal Licensing and Standards, North York District
Wards:	Ward 23 - Willowdale
Reference Number:	IBMS No. 07- 273725

SUMMARY

The Staff Report is about a matter that the Community Council has delegated authority to make a final decision, provided that 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 500 Doris Avenue, being an apartment building with commercial units, zoned District Shopping Centre third density with exception C3(5) for an encroachment agreement. The proposed encroachment consists of a glass canopy 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. 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 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. Annual fee (rate adjusted annually) of \$3.59 per square metre, totalling \$845.77 + GST, for 2008.

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 October 2007 and was circulated to Transportation Services, Enbridge, Bell Canada, Cable and Hydro.

ISSUE BACKGROUND

The encroachment on the City road allowance is as follows:

- (a) A glass canopy with metal supports facing Byng Avenue (north side) with a ground clearance of approximately 3.225 metres and projecting 0.60 metre over the City road allowance by 39.32 metres in length for a total of 235.59 square metres.

COMMENTS

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

Transportation Services, North York District staff, as part of their review, have indicated that they have no objections to the encroachment.

Although the former City of North York policy for 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, Municipal Licensing and Standards recommends that the life of the Agreement be the life of the building from the date of registration on title, or to the date of removal of the encroachment.

CONTACT

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SIGNATURE

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

ATTACHMENTS

1. Site plans