



STAFF REPORT ACTION REQUIRED

Request for an Encroachment Agreement 14 Lynn Road

Date:	June 9, 2008
To:	Scarborough Community Council
From:	Director, Transportation Services, Scarborough District
Wards:	Ward 36 – Scarborough Southwest
Reference Number:	P:\2008\Cluster B\TRA\Scarborough \sc08049

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 of 14 Lynn Road 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 of 14 Lynn Road; 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 April 2, 2008, Committee of Adjustment approved an application to permit a reduction in the size of the parking space at 14 Lynn Road. At that time, the owner was requesting relief from the Zoning By-law in order to permit a parking space measuring 5.0 metres in length by 2.9 metres in width to be located partly within the municipal right-of-way, whereas the Zoning By-law requires a parking space with minimum dimension of 5.6 metres in length by 3.3 metres in width, located entirely on the property, but not in the street yard.

Committee reviewed and approved the minor variance to permit the street yard parking space measuring 4.15 metres in length by 2.9 metres in width on road allowance, with an additional length of 0.85 metres by 2.9 metres in width 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 Owner of 14 Lynn Road has for many years had access to the parking pad located within the municipal right-of-way. It was only recently that the pad was reported to Transportation Services, along with other potential encroachments on Lynn Road. It was determined that the access ramp to the driveway entrance was illegal and the encroachment did not have an agreement on file. All other properties within the block have had a ramp properly constructed when the sidewalks and curbs were installed. Scarborough Community Council at its April 8, 2008 meeting approved a similar application relating to 7 Lynn Road which was an ongoing issue starting in June 2006.

The Committee of Adjustment decision to provide the length of 4.15 metres on the right-of-way was after the enactment of the new residential front yard parking by-law Chapter 918. Transportation Services has reviewed the street and has determined that this parking space if approved will be similar to other properties on the 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.

CONTACT

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SIGNATURE

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

DT/BT:lab

ATTACHMENTS

1. Request for an Encroachment – 14 Lynn Road