



STAFF REPORT ACTION REQUIRED

Application for Encroachment Agreement 291 South Kingsway

Date:	December 8, 2008
To:	Etobicoke York Community Council
From:	Curtis Sealock, Manager, Municipal Licensing and Standards
Wards:	Ward 13, Parkdale-High Park
Reference Number:	ML&S Folder No. 08-210074 RAW

SUMMARY

This staff report is in regard to an encroachment application, submitted by the owner's agent, ACI Architects Inc., to replace the existing walkway and steps with a new concrete and stone walkway and steps and to install a Pisa stone retaining wall at the driveway. The encroachments are located within the Mayfield Avenue road allowance, covering an area of 11.95 square metres. The Etobicoke York Community Council has delegated authority from City Council to make a final decision on this matter.

RECOMMENDATIONS

Municipal Licensing and Standards recommends that the application be approved to maintain the existing encroachments, subject to the following conditions:

1. The City Solicitor to be authorized to prepare an Encroachment Agreement for the existing and proposed encroachments.
2. The owner to return the signed agreement to the City along with the required Certificate of Insurance, evidencing a third party bodily and property damage insurance in the amount of \$2,000,000.00 or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy. Should an annual fee be applicable in the future the applicant shall be subject to said fee and fees are subject to change.
3. The owner to renew the said Certificate of Insurance and submit a copy thereof to Municipal Licensing and Standards on an annual basis for the life of the encroachments.

4. The proposed walkway, steps and retaining wall, shall comply with the requirements of Transportation Services, as follows:
 - a. To avoid damage to the proposed encroachments by snow clearing vehicles, the applicant shall maintain a 0.50 of a metre setback between the edge of the sidewalk furthest from the Mayfield Avenue curb line and the proposed encroaching stairs and retaining walls.
 - b. The applicant shall obtain the necessary permits and pay all fees associated with excavating in the public road allowance.
 - c. The owner shall comply, at all times, with the regulations set out in Chapter 313 of the Former City of Toronto Municipal Code, Streets and Sidewalks, as amended.

Financial Impact

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

The property is located on the north east corner of South Kingsway and Mayfield Avenue. The application is to replace the existing walkway and steps with a new concrete and stone walkway and steps and the installation of a Pisa stone retaining wall at the west side of the driveway, located within the Mayfield Avenue road allowance, (Attachments 1, 2, 3, 4 and 5).

The concrete walkway and steps measure 2.06 metres wide by 4.88 metres in length with an area of 10.05 square metres. The retaining wall measures 0.30 of a metre wide by 6.32 metres in length with an area of 1.90 square metres.

The total area of encroachment within the Mayfield Avenue flankage road allowance measures approximately 11.95 square metres (10.05 square metres plus 1.90 square metres).

COMMENTS

This application was circulated Toronto Fire Services, Transportation Services, and various utility companies for comments, with no negative responses being received.

CONTACT

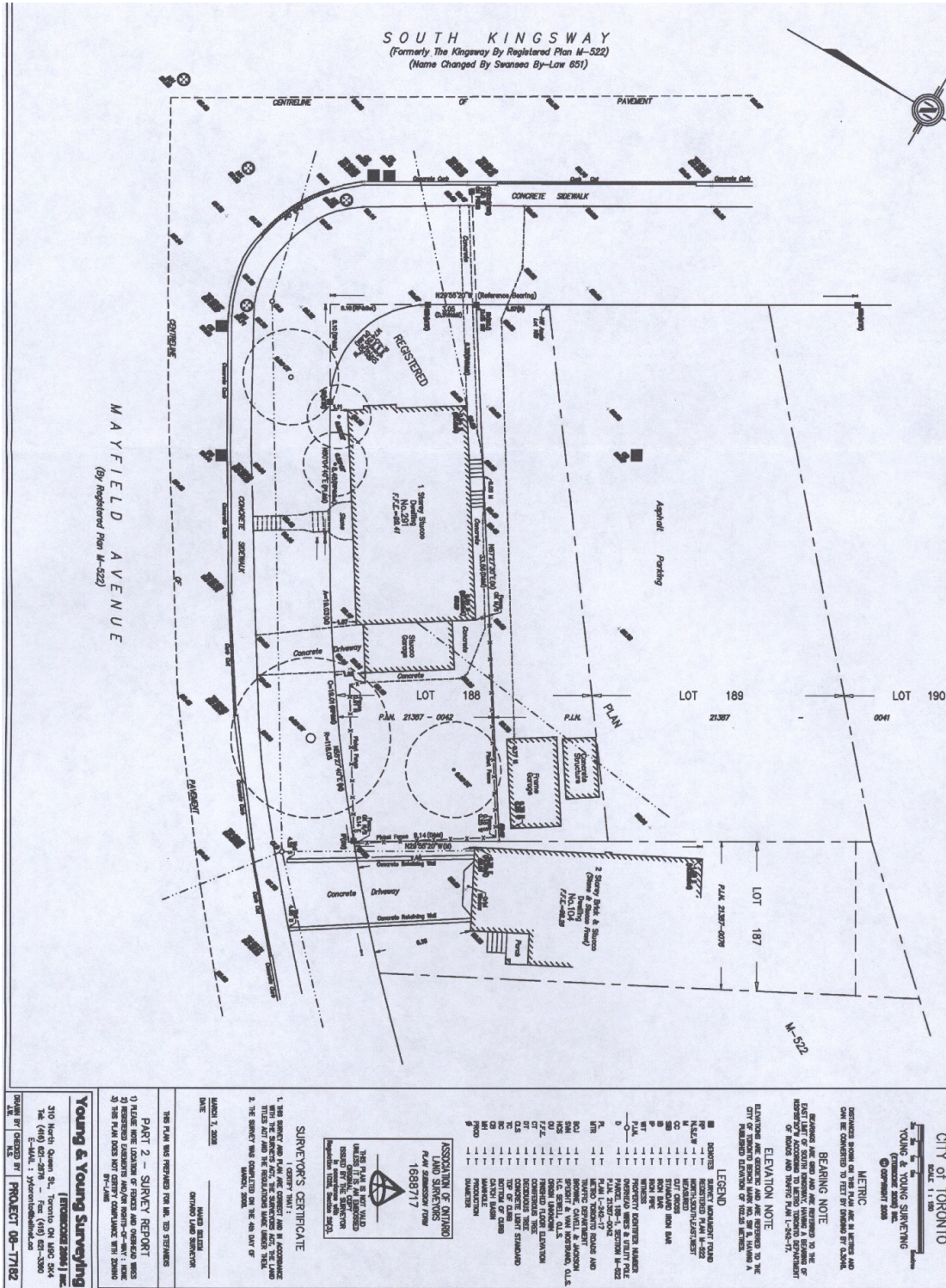
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SIGNATURE

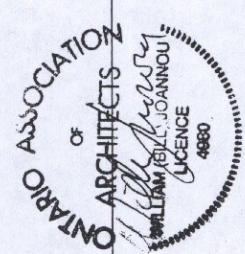
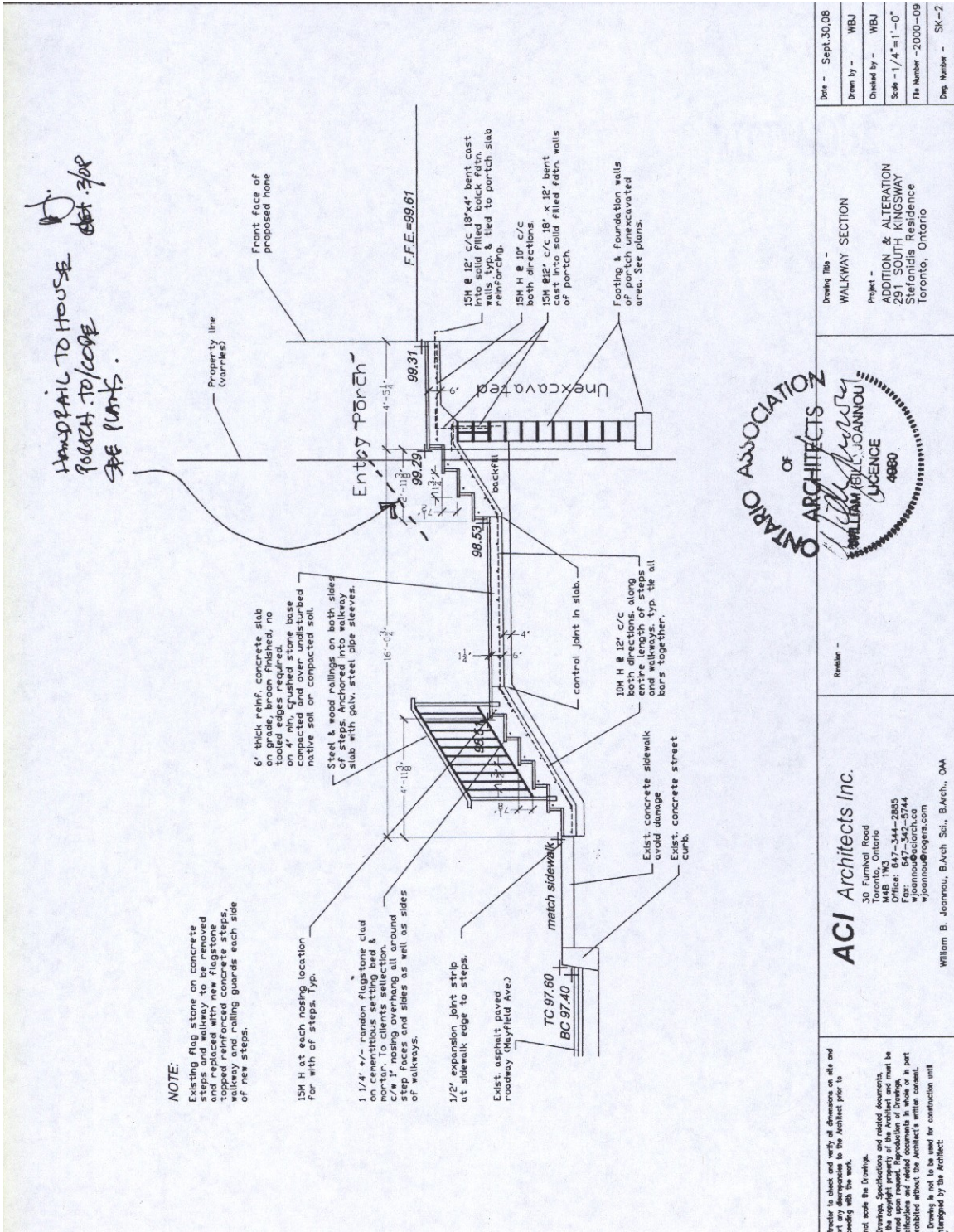
Curtis Sealock
Manager, Etobicoke York District
Municipal Licensing and Standards

ATTACHMENTS

- Attachment 1: Site Survey
- Attachment 2: Site Plan
- Attachment 3: Walkway and steps cross-section detail
- Attachment 4: Retaining wall cross-section detail
- Attachment 5: Photograph of walkway, steps and retaining wall on Mayfield Avenue
flankage



**Attachment 1
Site Survey**



<p>Director to check and verify all dimensions on site and send to the Architect prior to working with the work.</p> <p>not scale the drawings and related documents. The copyright property of the Architect and must be read upon request. Reproduction of drawings, in part or in whole, without the Architect's written consent, is prohibited.</p> <p>Drawings are not to be used for construction until identified by the Architect.</p>	<p>Revision -</p> <p>ACI Architects Inc. 30, Furnival Road Toronto, Ontario M4B 1W3 Office: 647-544-2885 Fax: 647-544-2884 wjoannou@aciarch.ca wjoannou@rogers.com</p> <p>William B. Joannou, B.Arch. ScI., B.Arch., O.A.A.</p>	<p>Drawing Title - WALKWAY SECTION</p> <p>Project - ADDITION & ALTERATION 291 SOUTH KINGSWAY Stefaniou Residence Toronto, Ontario</p>	<p>Date - Sept.30,08</p> <p>Drawn by - WBU</p> <p>Checked by - WBU</p> <p>Scale - 1/4" = 1'-0"</p> <p>File Number - 2000-09</p> <p>Dep. Number - SK-2</p>
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Attachment 3
Walkway and steps cross-section detail

GENERAL REQUIREMENTS

A. GENERAL NOTES

- Check all dimensions on the Structural Drawings with the Architectural Drawings. Report any inconsistencies before proceeding with the work. DO NOT scale these drawings.
- Carry all footings down to strata capable of supporting the design bearing pressures noted, but not less than required to provide a minimum of 4" frost protection.
- Protect footings, walls, slab on grade and adjacent soil against freezing and frost action at all times during construction.
- The line of slope between adjacent excavations for footings or trenches or along stepped footings shall not exceed a rise of 7 in a run of 10. Maximum slope approximately 2 feet.
- Centre footings and piers under centroid of columns unless otherwise noted.
- Do not backfill against walls retaining earth until elements providing lateral support are completed. Place backfill simultaneously on both sides of other walls below grade.
- Horizontal construction joints in concrete walls are not permitted except where shown on these drawings. Leave chase and pockets in walls for sealing of slabs and beams.
- Bars marked continuous shall be fully developed by lapping where spliced.

B. MATERIAL AND DESIGN DATA

- Footing design bearing pressure: 150 IPa
- Concrete compressive strength at 28 days: 32 MPa with 5% enhancement for cast-in-place, curb, and tops; 25 MPa for all other concrete.
- Reinforcing steel: CAN/CSA - G30, 16-M2, Grade 402P.

Minimum concrete cover to reinforcement:
 Cast against earth and permanently exposed to earth: 3"
 Exposed to earth or water: 20M to 55M: 2"
 Equal or less than 15M: 1 1/2"
 -Not for use in walls and piers:
 45M to 55M: 1 1/2"
 Equal or less than 35M: 3/4"
 All reinforcement including slings: 1 1/2"

Masonry materials:
 Load bearing block: to CSA A185.1-84
 Weight: Normal weight
 Hollow: HT150MM
 Solid: ST150MM

Use type N mortar.
 Mortar for concrete block courses, where required, shall have a minimum dry strength of 15 MPa (4,100 psi) using 0" and a maximum aggregate size of 3/8".
 Ties to existing block walls shall be type "B", 3/8" by 60k-Lok. Connections shall be made using 1/4" dia. wedge bolts such as Hill Kuk Bolt II or equal approved.

NOTE:
 Existing concrete driveway to be removed and replaced with new eco-stone interlock pavement, and now to be installed by the Mississauga Forestry department under separate approval already gained.

8" x 12" PIZA stone retaining wall blocks to Client's selection. Refer each layer to previous with concrete manufacturers specifications and methods.

MIN. 150 (9") TOP SOIL AT & NEW SOD

98.70 SOD

MIN. 6" GRANULAR BACKFILL AGAINST WALL CW FABRIC LAYER BETWEEN SOIL & GRANULAR FILL FULL HEIGHT & TO US OF TOP SOIL LAYER

MIN. 1/2" BLOCK COURSE IMBEDDED TYPICAL

MIN. 4" TO 8" COMPACTED GRANULAR BASE TYPICAL

97.70 to 97.56

Handwritten Note:
 A2' HIGH STEEL GUARD RAILING LENGTH OF RETAINING WALL FEED TO STONE WALL.

Professional Seal:
 ONTARIO ASSOCIATION OF ARCHITECTS
 WILLIAM B. JOANNOU
 LUCENCE 4880

Project Information:
 Drawing Title - RETAINING WALL SECTION
 Project - ADDITION & ALTERATION 291 SOUTH KINGSWAY Sideronidis Residence Toronto, Ontario
 Date - Sept. 30, 08
 Drawn by - WBJ
 Checked by - WBJ
 Scale - 3/16" = 1'-0"
 File Number - 2000-09
 Page Number - SK-4

Attachment 4 Retaining wall cross-section detail



Attachment 5
Photographs of walkway, steps and retaining wall on Mayfield Avenue flankage.