



STAFF REPORT ACTION REQUIRED

Application for Encroachment Agreement 72 Goodwood Avenue

Date:	September 22, 2009
To:	Etobicoke York Community Council
From:	Curtis Sealock, District Manager, Municipal Licensing and Standards
Wards:	Ward 17, Davenport
Reference Number:	Municipal Licensing and Standards File Number 09 106156 RAW

SUMMARY

This report is in regard to an application submitted by the owner of the property for an Encroachment Agreement for permission to maintain an existing close board wood fence measuring 66.44 square metres and retaining wall within the Boon Avenue west flankage and existing front steps measuring 6.0 square metres, two columns and retaining wall within the Goodwood Avenue front yard road allowance, for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

Recommendations

Municipal Licensing and Standards recommend that the Etobicoke York Community Council approve the application to maintain the encroachments within the road allowances subject to the following conditions:

1. The City Solicitor be authorized to prepare an Encroachment Agreement for the proposed encroachments.
2. The owner enters into an Encroachment Agreement with the City of Toronto and pays all fees associated with the preparation of the Agreement. Should an annual fee(s) be charged in the future, the owner shall be responsible for payment of the fees.
3. The signed Agreement to be returned to the City with the required Certificate of Insurance, evidencing a third party bodily injury 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. The Certificate of Insurance shall be renewed on an annual basis for the life of the encroachments.

4. The maximum height of the gate shall be 1.83 metres (6 feet), with the maximum height of the close board wood fence being 1.27 metres (4 feet, 2 inches). Posts exceeding the 1.27 metres shall be cut to the approved height by October 31, 2009.

Financial Impact

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

ISSUE BACKGROUND

The owner of the property in question has submitted an application to maintain an encroachment for an existing close board wood fence measuring 20.5 metres by 34.88 metres and retaining wall within the Boon Avenue road allowance and for concrete steps measuring approximately 2.0 metres by 3.0 metres, retaining wall and two columns within the Goodwood Avenue road allowance, Attachments 1 and 2.

COMMENTS

This application was circulated to the various utility companies as well and Transportation Services with no objections received regarding the installation.

CONTACT

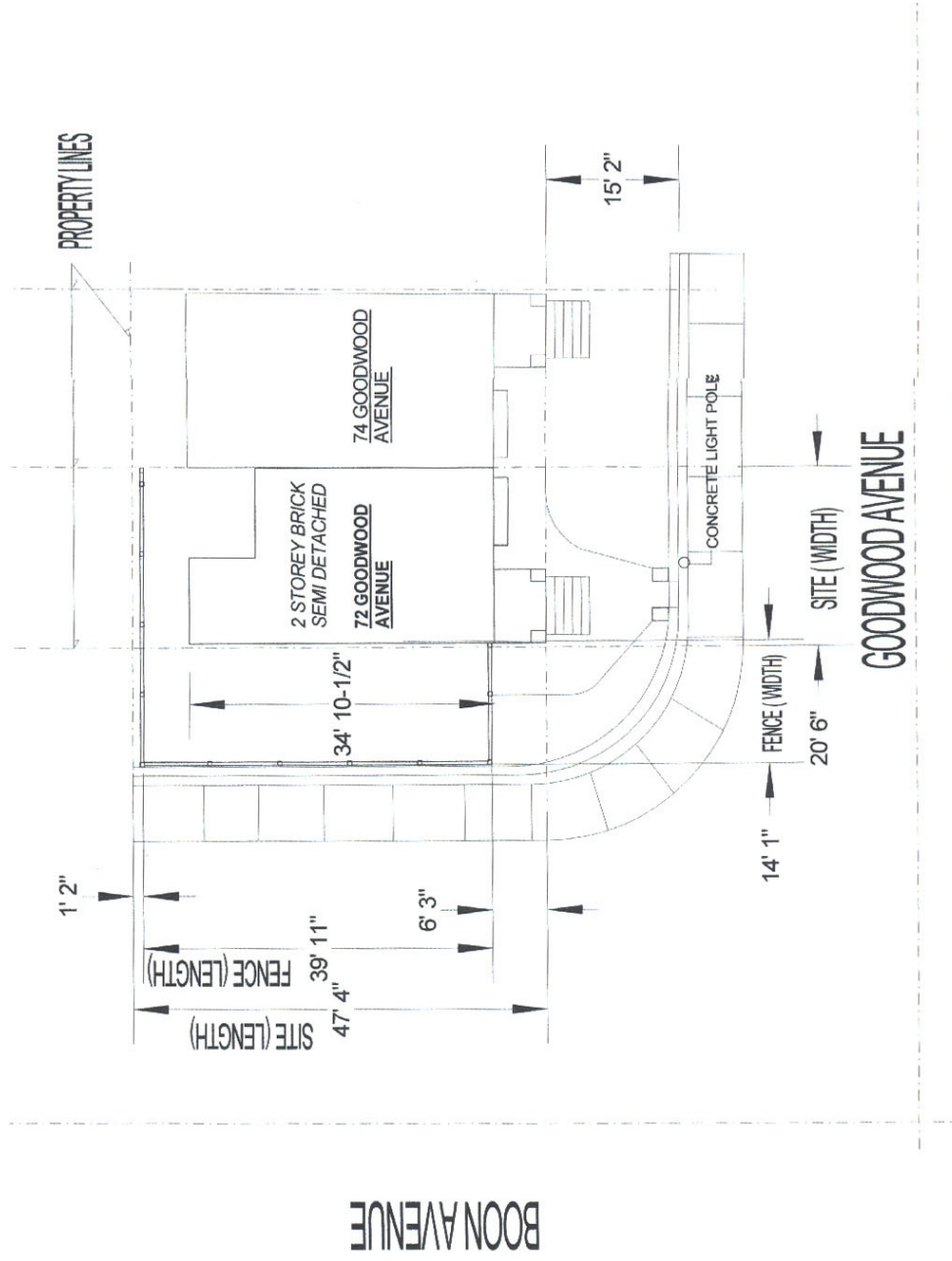
Curtis Sealock, District Manager
Municipal Licensing and Standards
Tel: 416-394-2532 Fax: 416-394-2904
E-mail: csealock@toronto.ca

SIGNATURE

Curtis Sealock, District Manager

ATTACHMENTS

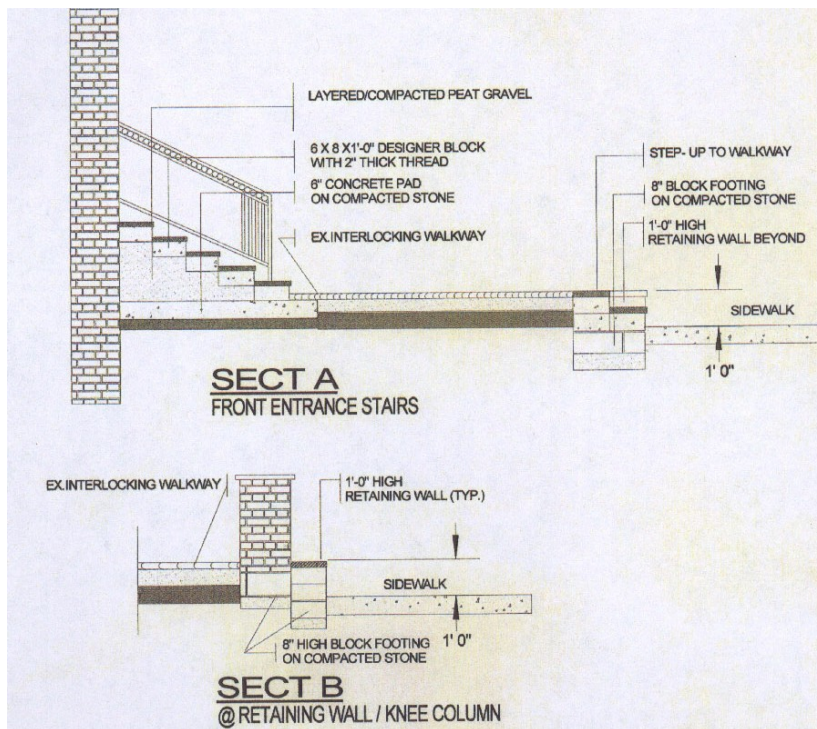
Attachment 1 – Site Plan
Attachment 2 – Front Stair Detail and Fence Detail



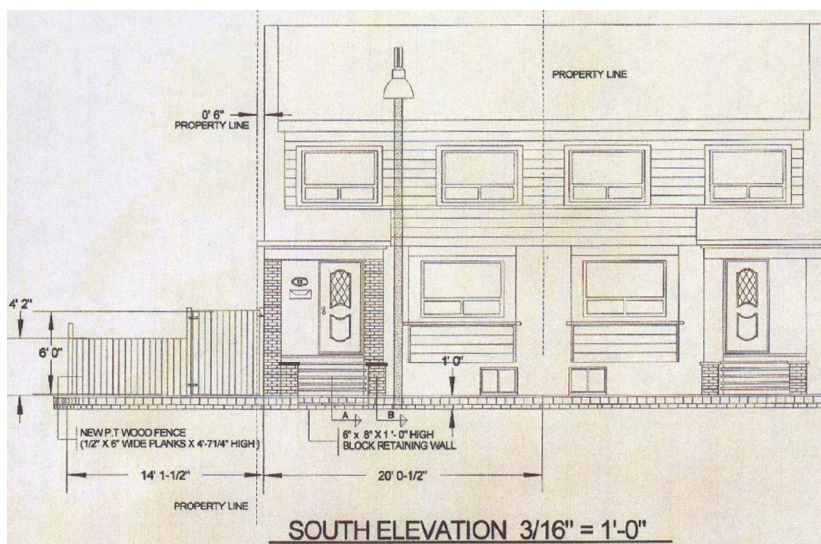
SITE PLAN 1/16" = 1'-0"

Attachment 1 – Site Plan

Stair Detail



Fence Detail



Attachment 2