

Glycol Heating System – 435 Russell Hill Road

Date:	March 9, 2009
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Wards:	St. Paul's - Ward 22
Reference Number:	Te09032te.row

SUMMARY

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

Transportation Services has assessed a request from the agent of the owners of 435 Russell Hill Road to install and maintain a glycol heating system that will encroach within the public right of way fronting Russell Hill Road.

As the installation and maintenance of the glycol heating system will not impact negatively on the public right of way, Transportation Services recommends approval of this encroachment.

RECOMMENDATIONS

Transportation Services recommends that Toronto and East York Community Council:

1. approve the installation and maintenance of the glycol heating system that will encroach within the public right of way fronting 435 Russell Hill Road, subject to the owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
 - a. indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages, and expenses that may result from such permission granted;

- b. maintain the glycol heating system at their own expense in good repair and a condition satisfactory to the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - c. obtain approval for associated work on private property from Toronto Building;
 - d. pay for the costs of preparing the Agreement and the registration of the Agreement on title;
 - e. obtain clearance and satisfy any requirements that Parks, Forestry and Recreation may have together with evidence of payment in the amount of \$300.00 as a security deposit to guarantee the life of the 80 cm private tree;
 - f. remove the glycol heating system upon receiving 90 days written notice to do so; and
 - g. accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;
2. direct Legal Services and/or the General Manager of Transportation Services to extend the Encroachment Agreement to the new owner, in the event of sale or transfer of the property abutting the encroachment, subject to the approval of the General Manager of Transportation Services; and
3. request Legal Services to prepare and execute the Encroachment Agreement.

Financial Impact

There is no financial impact to the City as a result of this report.

ISSUE BACKGROUND

An agent on behalf of the owners of 435 Russell Hill Road has requested permission to install and maintain a glycol heating system that will encroach within the public right of way fronting 435 Russell Hill Road.

A representative of Parks, Forestry and Recreation has advised that there is a 80 cm privately owned tree that will be impacted by the proposal and they have requested the owner to provide a tree protection plan together with a security deposit in the amount of \$300.00 to guarantee the life of the privately owned tree. We understand that the owner is working with staff of Parks, Forestry and Recreation to satisfy their requirements.

COMMENTS

Applicable regulation

As there are no provisions within the former City of Toronto Municipal Code, Chapter 313, Streets and Sidewalks, for the installation and maintenance of glycol heating systems within the public right of way, we are required to report to Community Council on this matter.

Reasons for approval

Transportation Services has reviewed the request and determined that the installation and maintenance of the glycol heating system will not impact negatively on the public right of way.

Details of the encroachment are on file with Transportation Services.

A photo of the property is shown on Appendix 'A'.

CONTACT

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SIGNATURE

Angie Antoniou
Manager, Right of Way Management

ATTACHMENTS

Appendix 'A' – Photo

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