



STAFF REPORT ACTION REQUIRED

Application for Encroachment Agreement 71 Willingdon Boulevard

Date:	July 23, 2010
To:	Etobicoke York Community Council
From:	Curtis Sealock, District Manager, Municipal Licensing and Standards
Wards:	Ward 05 – Etobicoke-Lakeshore
Reference Number:	ML&S Folder Number 10 188755 RAW

SUMMARY

This report is in regard to an application submitted by the property owner of 71 Willingdon Boulevard for an Encroachment Agreement to maintain a garden seat wall, stepping stones together with granite sett edger and curb within the Willingdon Boulevard road allowance, for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision. The total area of encroachments is approximately 2 square metres.

RECOMMENDATIONS

Municipal Licensing and Standards recommend that Etobicoke York Community Council approve the application submitted by the property owner of 71 Willingdon Boulevard for the existing encroachments within the road allowance subject to the following conditions:

1. The owner to enter into an encroachment agreement with the City of Toronto.
2. The owner to pay the City of Toronto all fees associated with the preparation of this agreement, and, an annual fee of \$11.00 per square metre, plus H.S.T., for the use of the road allowance; such fees will be subject to change.
3. The owner to return the signed agreement to the City along 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.

4. The owner to renew the said certificate of Insurance on an annual basis for the life of the encroachments.
5. The owner to carry out all construction and landscaping work in accordance with the Ontario Building Code Regulations and good engineering practices.
6. The owner to contact Bell Canada and take the necessary precautionary measures as directed in carrying out any work on the Willingdon Boulevard road allowance.
7. The owner to comply at all times with the regulations set out in the former City of Etobicoke Municipal Code, Chapter 231, Streets and Sidewalk, and ensure that all installations on the Willingdon Boulevard road allowance in front of the subject property are maintained in good condition and free of hazards.

Financial Impact

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

ISSUE BACKGROUND

The owner of 71 Willingdon Boulevard has submitted an application for an encroachment agreement to maintain the existing garden seat wall, stepping stones together with granite sett edger and curb on the Willingdon Boulevard road allowance in front of the property (Attachments 1, 2, and 3).

COMMENTS

This application and supporting documents were circulated to Transportation Services and various utility companies with no objections received. Bell Canada advised the owner to take the necessary precautions including contacting their office to locate the services, maintaining a minimum clearance of 60 centimetres, and hand-digging when crossing, or, within 1 metre of the Bell plant.

CONTACT

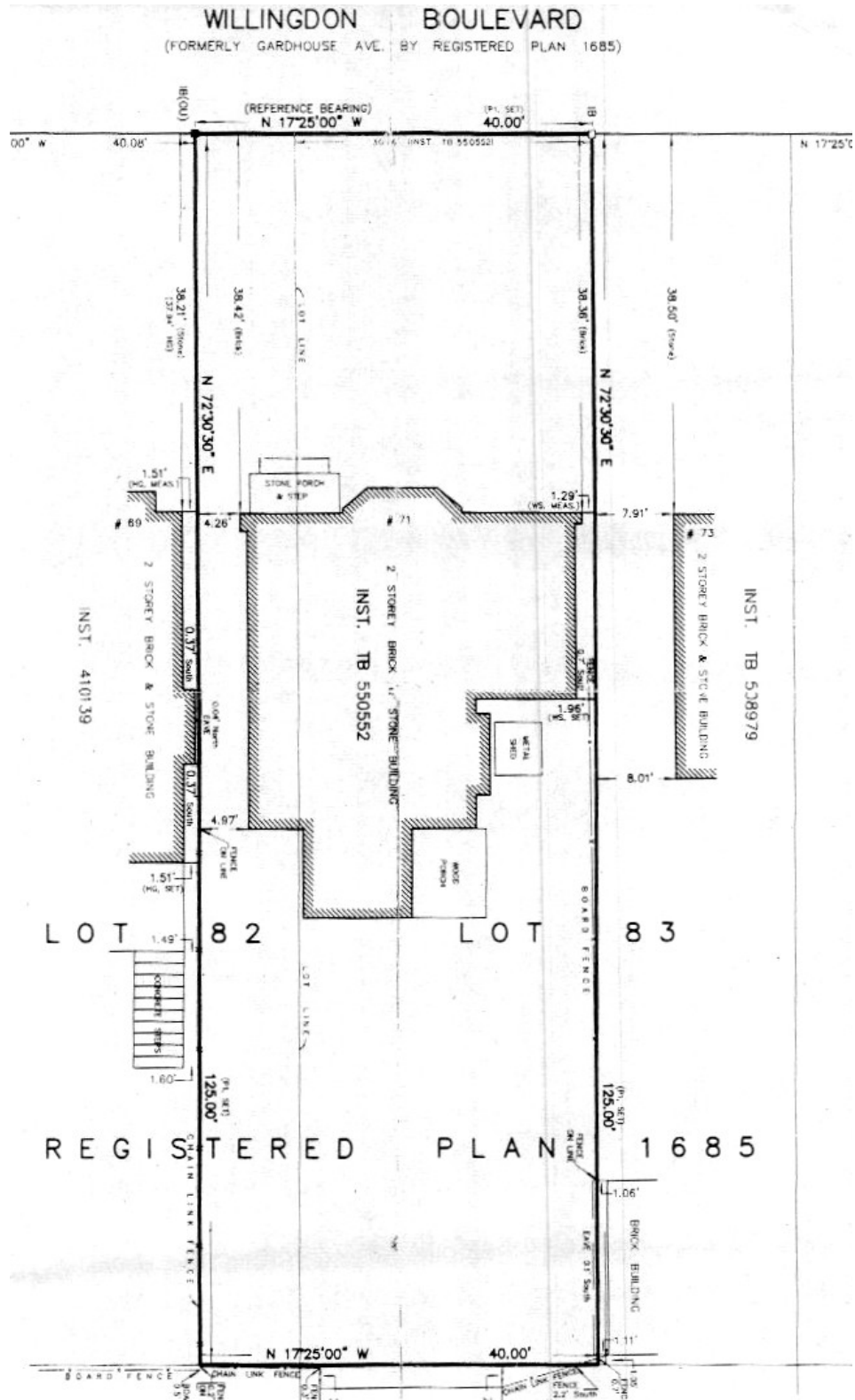
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Etobicoke York District
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SIGNATURE

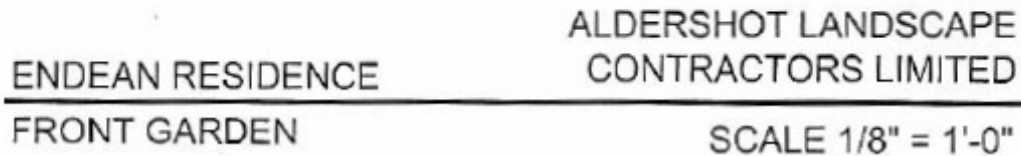
Curtis Sealock, District Manager
Municipal Licensing and Standards
Etobicoke York District

ATTACHMENTS

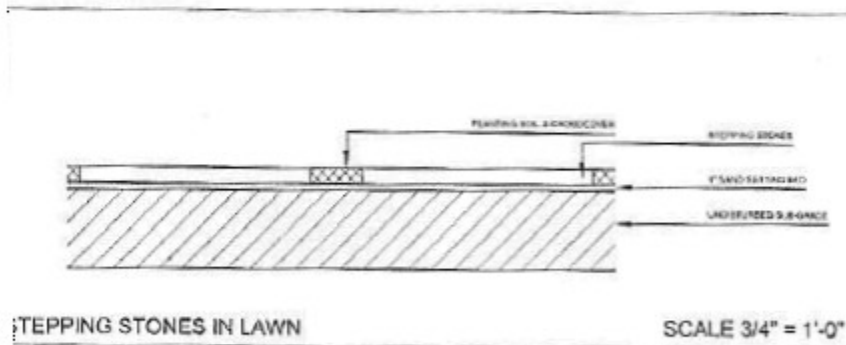
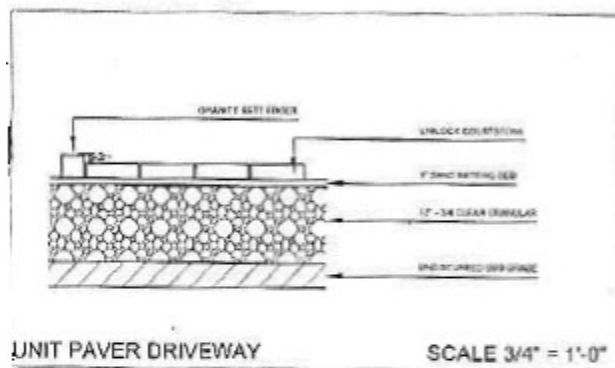
Attachment 1 – Survey of 71 Willingdon Boulevard
Attachment 2 – Site Plan for 71 Willingdon Boulevard
Attachment 3 – Landscaping Detail Drawings



Attachment 1 – Survey of 71 Willingdon Boulevard



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ENDEAN RESIDENCE
FRONT GARDEN

ALDERSHOT LANDSCAPE
CONTRACTORS LIMITED

Attachment 3 – Landscaping Detail Drawings