



**STAFF REPORT  
ACTION REQUIRED**

**Encroachment Agreement Request  
1180 Glengrove Avenue**

<b>Date:</b>	March 30, 2010
<b>To:</b>	North York Community Council
<b>From:</b>	District Manager, Municipal Licensing and Standards, North York District
<b>Wards:</b>	Ward 15 - Eglinton-Lawrence
<b>Reference Number:</b>	IBMS No. 09-192154

**SUMMARY**

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This staff report is about a matter that the Community Council has delegated authority to make a final decision, provided that it is not amended so that it varies with City policy or by-laws. The subject matter is an application for an encroachment agreement.

**RECOMMENDATIONS**

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**Municipal Licensing and Standards has received the necessary clearances to recommend that:**

- 1. The North York Community Council approve the encroachment application for 1180 Glengrove Avenue, subject to the following conditions:**
  - a) That the fence be maintained with a one metre radius around the fire hydrant to the current or future satisfaction of the Transportation Division and/or Toronto Fire Services;
  - b) That the owner(s) enter into an Encroachment Agreement with the City, to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
  - c) That the appropriate City Officials be authorized to take the necessary action to give effect thereto;

- d) That no claims will be made against the City by the owner(s) for damages occurring to the area of the encroachment or its elements during snow removal;
- e) The indemnification to the City by the owner(s) of the encroachment for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor, in an amount no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
- f) That the life of the Agreement be limited to 10 years from the date of registration on title or to the date of removal of the encroachment at which time, the City may consider the Agreement for further extension, if requested by the applicant;
- g) In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing and Standards;
- h) The owner(s) pay all applicable fees.

## **FINANCIAL IMPACT**

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There is no financial impact anticipated resulting from the adoption of this report.

## **DECISION HISTORY**

The application for an existing encroachment was received from the property owner(s) in November 2009 and was circulated to Transportation Services, Forestry and the applicable utilities.

## **ISSUE BACKGROUND**

This single family detached home is in a seventh density (R7) zone located in the former City of North York (*Attachments 1 and 2*). This is a corner lot on the northeast corner of Caledonia Road and Glengrove Avenue.

The existing encroachment consists of board on board fencing along Caledonia Road that is approximately 2 metres in height and fencing that is approximately 1 metre in height surrounding the front yard on Glengrove Avenue. The area enclosed by the fencing is approximately 56 square meters (*Attachments 3, 4, 5, 6 and 7*).

## **COMMENTS**

Utilities have provided clearance letters indicating that they have no objections.

Transportation Services, Road Operations, North York District staff, as part of their review, have indicated that they have no objections as long as the one meter clearance around the fire hydrant is maintained.

The Forestry division indicated that they have no objections.

## **CONTACT**

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## **SIGNATURE**

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Bryan Byng, District Manager  
Municipal Licensing and Standards  
North York District

## **ATTACHMENTS**

1. Zoning map
2. Survey
3. Transportation photograph 1180 Glengrove Ave – Dec 10, 2009  
– view north at corner of Caledonia and Glengrove
4. Transportation photograph 1180 Glengrove Ave – Dec 10, 2009  
– view of front yard north from Glengrove
5. Transportation photograph 1180 Glengrove Ave – Dec 10, 2009  
– view of fire hydrant area
6. Transportation photograph 1180 Glengrove Ave – Dec 10, 2009  
– view from west side of Caledonia
7. Transportation photograph 1180 Glengrove Ave – Dec 10, 2009  
– view from south side of Glengrove