

**Encroachment Agreement Request  
586 Melrose Avenue**

<b>Date:</b>	April 26, 2010
<b>To:</b>	North York Community Council
<b>From:</b>	District Manager, Municipal Licensing and Standards, North York District
<b>Wards:</b>	Ward 16 - Eglinton-Lawrence
<b>Reference Number:</b>	IBMS No. 10-114264

**SUMMARY**

---

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**

---

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

- 1. The North York Community Council approve the encroachment application for 586 Melrose Avenue, subject to the following conditions:**
  - a) 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;
  - b) That the appropriate City Officials be authorized to take the necessary action to give effect thereto;
  - c) 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;
  - d) 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;

- e) That the life of the Agreement be limited to ten (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;
- f) 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;
- g) The owner(s) pay all applicable fees.

## **FINANCIAL IMPACT**

---

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 January 2010 and was circulated to Transportation Services and the applicable utilities for comment.

## **ISSUE BACKGROUND**

This two-storey, single family detached home is located in a single family sixth density (R6) zone located in the former City of North York (*Attachment 1*). The property is located on the north side of Melrose Avenue, east of Bathurst Street (*Attachment 2*).

The existing encroachments consist of steps, 1.19m in width; stone curbs varying in length from 1.71m to 2.81m; a planter box on the west side of the property approximately 3.16m in length and a stone curb and bollard on the west side of the property directly in front of the planter (*Attachments 3, 4 and 5*).

## **COMMENTS**

Utilities have provided clearance letters indicating they have no objections to the application. Transportation Services, Road Operations, North York District staff, as part of their review, have indicated that they have no objection.

## **CONTACT**

Murray Smith, Supervisor, Municipal Licensing and Standards, North York District  
Tel: (416) 395-7014; Fax: (416) 395-7056; Email: msmith4@toronto.ca

## **SIGNATURE**

---

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

## **ATTACHMENTS**

1. Zoning map
2. Survey and Landscape Plan
3. Photograph – Front Elevation
4. Photograph – East View
5. Photograph – West View