

Encroachment Appeal - 225 Cortleigh Boulevard

Date: June 1, 2021

To: North York Community Council

From: Director, Permits and Enforcement, Transportation Services

Wards: Ward 8 - Eglinton-Lawrence

SUMMARY

This staff report is about a matter of which Community Council has delegated authority from City Council to make a final decision provided it is in keeping with City policy or by-laws.

Transportation Services is requesting authority to enter into an encroachment agreement with the owners of 225 Cortleigh Boulevard for a 1.8 metre high wooden fence, with a 3.1 metre setback from the roadway curb on Mona Road at the subject premises. The proposed encroachment does not pose a sight line obstruction.

The proposed fence on the public right-of-way does not meet the requirements of the City of Toronto Municipal Code, Chapter 743, Streets and Sidewalks, Use of. The owners will be given an opportunity to make a deputation before Community Council.

RECOMMENDATIONS

The Director, Permits and Enforcement, Transportation Services recommends that:

1. North York Community Council approve the request to install a 1.8 metre high wooden fence on the flankage of the subject premises on the public right-of-way at 225 Cortleigh Boulevard, subject to the following conditions:

a) The property owners enter into an encroachment agreement with the City of Toronto at the applicant's expense and assume all liability and damages related to the encroachment.

b) The property owners must retain valid property insurance for the duration of the encroachment in case there are any claims initiated due to the encroachment.

c) The property owners agree that the City and/or utility companies may remove the fence in order to install or maintain services within the affected public right-of-way with no obligation to replace the encroachment.

d) The property owners shall remove the encroachment if required by the General Manager, Transportation Services, at any time and restore the street to the satisfaction of the General Manager, Transportation Services.

FINANCIAL IMPACT

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

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

An encroachment application was received from the owners of 225 Cortleigh Boulevard requesting permission to install a 1.8 metre wooden privacy fence on the flanking street, Mona Road within the public right-of-way.

Encroachments are governed by the criteria set out in the City of Toronto Municipal Code, Chapter 743, Streets and Sidewalks, Use of. The relevant provisions for the encroachment subject to this appeal are that a fence within 70 metres of an intersection of two or more roadways cannot exceed 1.0 metre in height measured from the roadway grade.

As the proposed height of the fence does not comply with the maximum 1.0 metre height encroachment under Chapter 743, Streets and Sidewalks, Use of, the General Manager is not authorized to issue a permit or enter into an agreement for the encroachment. An appeal was subsequently received from the property owners for which this report has been prepared.

The site plan showing the encroachment has been submitted and is included as an attachment in this report.

Although the proposed fence exceeds the permitted height of 1.0 metre for encroachments within 70 metres of an intersection of two or more roadways, staff is of the opinion that it does not cause a sight line impediment affecting traffic or pedestrians, and that this proposed encroachment will not have a negative impact on the public right-

of-way. Thus, staff believe the encroachment is acceptable provided that the property owners enter into an encroachment with the City.

The Ward Councillor has been advised that the encroachment proposed is on the flankage of the subject premises within the public right-of-way at 225 Cortleigh Boulevard.

CONTACT

Elio Capizzano, Manager, Permits and Enforcement, Transportation Services
416-392-7878, Elio.Capizzano@toronto.ca

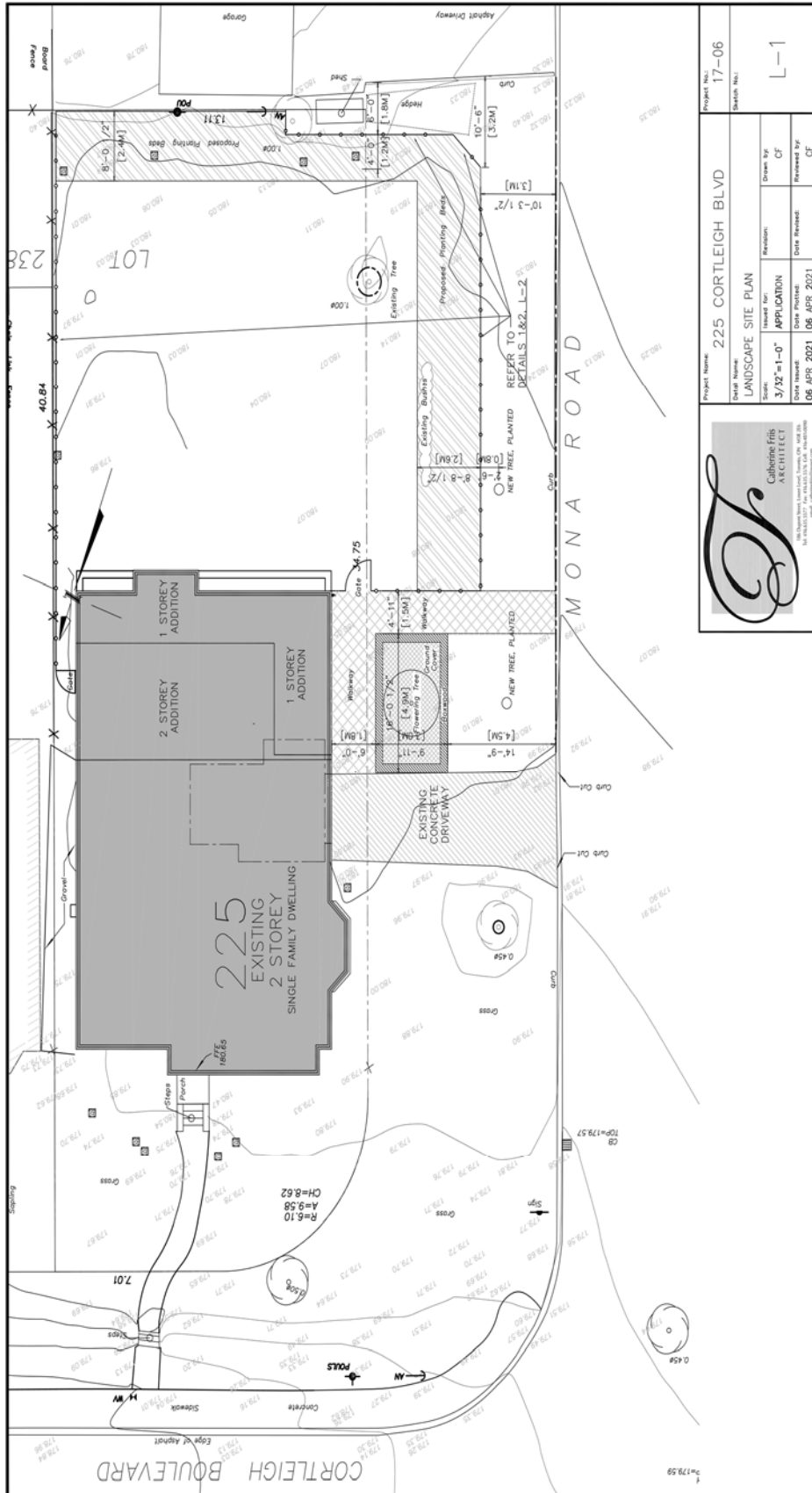
SIGNATURE

Dave Twaddle,
Director, Permits and Enforcement, Transportation Services

ATTACHMENTS

Attachment 1: Site Plan - Board Fence
Attachment 2: Elevation Drawing - Board Fence

Attachment 1: Site Plan - Board Fence



Project Name: 225 CORTLEIGH BLVD		Project No: 17-06
Landscape Site Plan		Sheet No: L-1
Scale: 3/32"=1'-0"	Revision: CF	Drawn by: CF
Date Printed: 06 APR 2021	Date Revised: 06 APR 2021	Revised by: CF



Encroachment Appeal - 225 Cortleigh Boulevard

