

## **Encroachment Appeal – 610 Bloor Street West**

**Date:** October 2, 2025

**To:** Toronto and East York Community Council

**From:** Director, Street Permits, Transportation Services

**Wards:** 11, University - Rosedale

### **SUMMARY**

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

The purpose of this report is for Toronto and East York Community Council to consider an appeal from the property owner of 610 Bloor Street West regarding their encroachment application. The encroachment consists of an existing enclosed marketing structure which is in contravention of City of Toronto Municipal Code Chapter 743, Streets and Sidewalks, Use Of.

The property owner is seeking authority from Toronto East York Community Council to allow the ongoing maintenance of the enclosed marketing structure within the public right-of-way at 610 Bloor Street West, which is in contravention of Toronto Municipal Code Chapter 743, Streets and Sidewalks, Use Of.

### **RECOMMENDATIONS**

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The Director, Street Permits, Transportation Services recommends that:

1. Toronto and East York Community Council authorize the General Manager of Transportation Services to enter into an encroachment agreement with property owner of 610 Bloor Street West, to permit the enclosed marketing structure, subject but not limited to, the following conditions:

- 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 enclosed marketing structure 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. Accept such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;
- d. Remove the encroachment upon receiving written notice from the General Manager of Transportation Services to do so;
- e. The property owner will 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;
- f. The property owner shall agree that the City and/or utility companies may remove the encroachment at any time in order to install or maintain services within the affected public right-of-way with no obligation to replace them;
- g. The property owner shall pay an annual licence fee in the amount of \$5,350.00 as calculated by Real Estate Management, and any applicable real property taxes eligible. The licence fee shall increase annually by an amount equivalent to the percentage increase in the Consumer Price Index (all items – Toronto), and shall further be recalculated every five (5) years;
- h. The property owner shall obtain all necessary permits and agreements for the encroachment from the Toronto Building Division, if required; and
- i. The property owner and/or occupant must obtain all Municipal Licensing and Standards permission for the commercial use of the enclosed marketing structure encroachment.

## **FINANCIAL IMPACT**

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If the recommendations of this report are adopted, there is an estimated revenue of approximately \$5,000 annually each year from encroachment fees dependent on the ongoing maintenance, repair and operation of the enclosed marketing structure.

## **DECISION HISTORY**

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This report addresses a new initiative.

## COMMENTS

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An encroachment application was received on April 4, 2024, from the property owner of 610 Bloor Street West requesting permission to maintain an existing enclosed marketing structure within the Palmerston Avenue public right-of-way flank of 610 Bloor Street West of the subject premises. The applicant was notified that the existing encroachment was not eligible for an encroachment agreement as the encroachment contravenes Municipal Code Chapter 743. An appeal was subsequently received from the property owner.

Transportation Services has reviewed the application, and the property located at 610 Bloor Street West. The existing encroachment contravenes Code Chapter 743 as follows:

- The enclosed marketing structure extends out from the exterior building wall 3.99 metres in total, which encroaches 3.99 metres into the public right-of-way and takes up 18.4 square metres on Palmerston Ave, which is not a permitted encroachment in Municipal Code Chapter 743.

As required by Section 743-48 of the Toronto Municipal Code, Transportation Services has responded to the appeal by preparing this report for Toronto and East York Community Council consideration and to provide the applicant with an opportunity to be heard.

Transportation Services has reviewed the application, and staff is of the opinion that the enclosed marketing structure does not have a negative impact on the public right-of-way for pedestrians, for traffic on the affected streets, or the City's ability to properly maintain the right-of-way. Therefore, Transportation Services recommends Toronto and East York authorize the encroachment in its proposed configuration.

The Ward Councillor has been advised of the recommendations in this report.

A site plan, elevation, and photos of the encroachment are included in Attachments 1, Attachment 2 and Attachment 3 respectively.

## CONTACT

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Elio Capizzano, Manager, Street Permits - Transportation Services, 416-392-7878,  
[Elio.Capizzano@toronto.ca](mailto:Elio.Capizzano@toronto.ca)

## **SIGNATURE**

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Antonia Markos  
Director, Street Permits, Transportation Services

## **ATTACHMENTS**

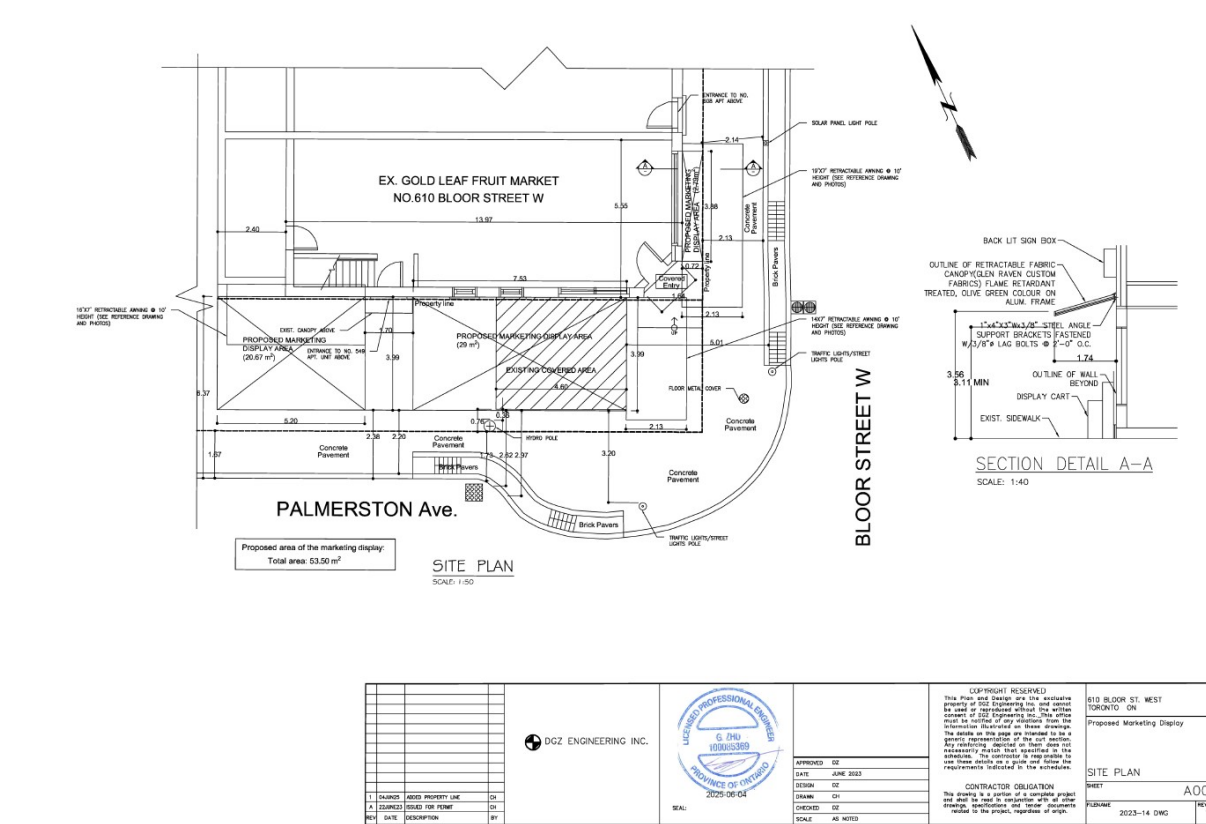
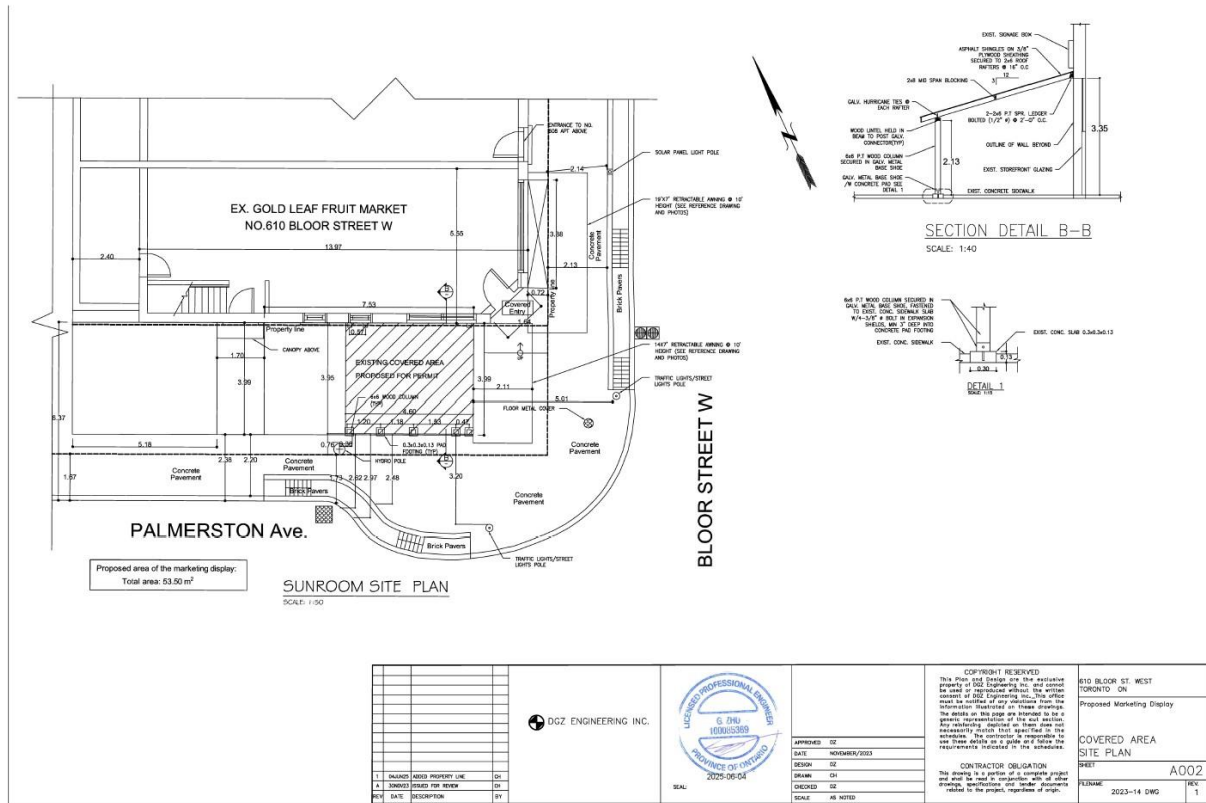
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Attachment 1: Site Plan Drawing of The Existing Encroachment – 610 Bloor Street West

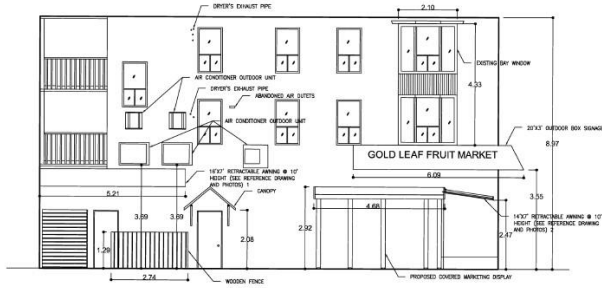
Attachment 2: Elevation Drawing of Existing Enclosed Marketing Structure – 610 Bloor Street West

Attachment 3: Photo of Existing Enclosed Marketing Structure and Property at 610 Bloor Street West, looking east

# Attachment 1: Site Plan Drawing of The Existing Encroachment - 610 Bloor Street West



# Attachment 2: Elevation Drawings of Existing Enclosed Marketing Structure - 610 Bloor Street West



**WEST ELEVATION**  
SCALE: 1:50

AIR CONDITIONER OUTDOOR UNITS:	3.71 m <sup>2</sup>
CANOPY:	1.10 m <sup>2</sup>
AWNING 1	10.40 m <sup>2</sup>
AWNING 2	9.10 m <sup>2</sup>
AWNING 3	12.33 m <sup>2</sup>
BOX SIGNAGE	10.80 m <sup>2</sup>
EXISTING BAY WINDOWS	18.18 m <sup>2</sup>
FENCE	7.07 m <sup>2</sup>



**SOUTH ELEVATION**  
SCALE: 1:50

<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td></td> <td>AWNING BASE ELEVATION</td> <td>DL</td> </tr> <tr> <td>2</td> <td></td> <td>AWNING (READY FOR REVIEW)</td> <td>DL</td> </tr> </table>	REV	DATE	DESCRIPTION	BY	1		AWNING BASE ELEVATION	DL	2		AWNING (READY FOR REVIEW)	DL			COPYRIGHT RESERVED This drawing is the property of DGZ Engineering Inc. and cannot be used or reproduced without the written consent of DGZ Engineering Inc. The details on this drawing are intended to be a general representation of the job and shall not constitute a contract. The contractor is responsible to use these details as a guide and follow the requirements indicated in the contract.	610 BLOOR ST. WEST TORONTO ON Proposed Marketing Display
	REV	DATE	DESCRIPTION	BY												
1		AWNING BASE ELEVATION	DL													
2		AWNING (READY FOR REVIEW)	DL													
APPROVED: DL DATE: NOVEMBER/2023 DRAWN: DL CHECKED: DL SCALE: AS NOTED	CONTRACTOR OBLIGATION This drawing is a portion of a complete project and shall be read in conjunction with all other drawings, specifications and technical instruments related to the project, regardless of origin.	ELEVATIONS SHEET: A003 FILENAME: 2023-14 DWG REV: 1														

Attachment 3: Photo of Existing Enclosed Marketing Structure and Property at 610 Bloor Street West, looking east

