

**Maintenance of Concrete Steps and Installation of  
Outward Swinging Doors, Cantilevered Landing  
and Raised Entrance Way Together with Metal Canopy -  
22 Mowat Avenue (Trinity-Niagara)**

**The Toronto Community Council recommends the adoption of the following report (September 25, 2000) from the Manager, Right of Way Management, Transportation Services, District 1, subject to the submission of a landscape plan which would include the planting of three additional silver maple trees.**

**The Toronto Community Council submits the following report (September 25, 2000) from the Manager, Right of Way Management, Transportation Services, District 1:**

Purpose:

To report on a request to install outward swinging glazed doors, a metal cantilevered landing and a raised metal entrance way, together with an overhead metal canopy with supports within the public right of way fronting 22 Mowat Avenue. As the former City of Toronto Municipal Code does not have provisions for this type of encroachment, we are required to report on applications of this nature.

Financial Implications and Impact Statement:

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

Recommendation:

It is recommended that:

City Council approve the maintenance of concrete steps and the installation of outward swinging glazed doors, metal cantilevered landing and raised entrance way, together with an overhead metal canopy within the public right of way fronting 22 Mowat Avenue, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to:

- (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) indemnify the City and utility companies of any damage sustained to the raised entrance way, landing and metal canopy in the event of a need to access the area covered by the deck and stairs;
- (c) removing the raised entrance way, metal landing and overhead metal canopy upon receiving 90 days from the City to do so; and
- (d) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City.

Comments:

James Smith, Darling & Downey Architects, 3 Church Street, Suite 600, Toronto, Ontario M5E 1M2, submitted an application dated July 5, 2000 on behalf of the owner, Y H Properties Ltd., 64 Merton Street, Toronto, Ontario M4S 1A1, requesting permission to install outward swinging glazed doors, a metal cantilevered landing and raised entrance way together with an overhead metal canopy with supports within the public right of way fronting 22 Mowat Avenue

The metal cantilevered landing and raised entrance way will encroach 2.8 m onto the public right of way and will be set back 1.2 m from the rear edge of the City sidewalk. The metal canopy will have supports extending to the landing and will have an overall length of 6.7 m and will encroach 2.8 m within the public right of way. The applicant will also be installing a double glazed entrance door which will encroach 0.68 m onto the public right of way when the doors are open.

When staff inspected the property we identified an additional existing entrance way encroachment on site and have included this encroachment in the application in order to bring it under an Agreement with the City. This entrance way consists of concrete steps which encroach 1.2 m and are set back 2.9 m from the rear edge of the sidewalk.

Staff have inspected the area in the immediate vicinity of this property and have determined that the installation of the outward swinging doors, metal cantilevered landing and raised entrance way, together with the overhead metal canopy will not impact negatively on the public right of way. Similarly, the existing concrete steps do not impact negatively on the public right of way.

Details of the outward swinging doors, metal cantilevered landing, raised entrance way, overhead canopy and existing concrete steps are retained on file with this Department.

Conclusions:

As the installation of the outward swinging glazed doors, metal landing, raised entrance way, overhead metal canopy and maintenance of existing concrete steps do not impact negatively on the public right of way, permission should be granted to allow for the construction and maintenance of the encroachments. In order to provide the applicant access to the new building entrance, we have approved the issuance of a street allowance construction permit authorizing the installation of the construction of the raised entrance way and steps. The permit does not provide for the construction of the cantilevered landing and metal canopy or the continued maintenance of the concrete steps.

Contact:

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