



STAFF REPORT ACTION REQUIRED

Proposed Permanent Closure of the Public Lane at the rear of 709 and 711 Yonge Street, extending northerly from Hayden Street

Date:	January 25, 2008
To:	Toronto and East York Community Council
From:	Director, Transportation Services, Toronto and East York District
Wards:	Toronto Centre – Rosedale – Ward 27
Reference Number:	Ts08039te.top

SUMMARY

Transportation Services requests that the public lane at the rear of 709 and 711 Yonge Street be permanently closed.

RECOMMENDATIONS

Transportation Services recommends that Toronto City Council;

1. Permanently close the public lane shown as Part 1 on the attached Sketch No. PS-2007-248 (the “Lane”), subject to compliance with the requirements of City of Toronto Municipal Code, Chapter 162, and subject to City Council authorizing the sale of the Lane to the abutting owner, One Bloor Street East Limited (the “Applicant”);
2. Authorize Transportation Services staff to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law; and

3. Authorize Transportation Services staff to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City's Web site for at least five working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.

Financial Impact

The subject closing and sale will not incur any costs to the City as the Applicant is required to pay all costs associated with the closing of the Lane. Financial compensation will be realized from the sale of the Lane.

DECISION HISTORY

In accordance with the City's Real Estate Disposal By-law No. 8140-2007, the Property was declared surplus on January 18, 2008 (DAF No. 2008-023) with the intended manner of disposal to be by inviting an offer to purchase the Property from the abutting owners at Nos. 709 and 711 Yonge Street.

ISSUE BACKGROUND

Transportation Services received a request from the Applicant to investigate the feasibility of the permanent closure of the Lane for incorporation into the abutting development site known as One Bloor Street East Limited. City Planning staff has advised that the closure of the Lane and its incorporation into the abutting lands will provide a complete development block for the proposal and will help facilitate the service and loading area within the proposed development.

COMMENTS

Transportation Services has reviewed the feasibility of closing the Lane and has determined that the Lane can be permanently closed and sold.

The Chief Corporate Officer will submit a separate report to the Government Management Committee outlining the terms and conditions of the sale of the Lane to obtain authority to enter into an Agreement of Purchase and Sale with the Applicant, as the valuation in this instance is in excess of \$500,000.

The Lane has an existing catch basin located at the southerly terminus, which is connected by a 250 mm drain to the 375 mm storm sewer on Hayden Street. Toronto Water staff has advised the cost to abandon the catch basin must be paid by the Applicant.

Toronto Transit Commission (TTC) staff has requested that the Applicant be advised that any development on the Lane shall be subject to a TTC Technical Review to determine its potential impact, if any, on TTC structures, operations or facilities. The Technical Review must be completed prior to starting any demolition or construction, or the issuance of the first or any building permit as applicable to the particular permit under

application. The Applicant must also obtain the TTC's written acknowledgement that all of the conditions arising out of the review have been satisfied. In addition, the Applicant must provide the requisite information and pay the associated review fee to the TTC.

Closing Process

The closing process requires two separate approvals from City Council. The first approval initiates the process to close the Lane and authorizes the terms and conditions of the sale of the Lane. The second City Council approval authorizes the closing by-law. In addition, the public has the opportunity to speak to the matter if they wish to do so at Toronto and East York Community Council during consideration of the draft by-law.

The requirements of the Municipal Class Environmental Assessment will be incorporated into the public notice advising the public of the by-law to close the Lane.

CONTACT

Andre Filippetti, Manager, Traffic Planning, Toronto and East York District
Telephone: 392-7713; Facsimile: 392-1920; E-mail: afilipp@toronto.ca

Andrew Koropeski, P. Eng.
Director
Transportation Services
Toronto and East York District

ATTACHMENT

Sketch No. PS-2007-248 dated October 9, 2007

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