



STAFF REPORT ACTION REQUIRED

Permanent Closure of a portion of the Public Highway known as Meadowglen Place Abutting Nos. 1 and 2 Meadowglen Place

Date:	May 28, 2015
To:	Scarborough Community Council
From:	Director, Transportation Services, Scarborough District
Wards:	Ward 38 – Scarborough Town Centre
Reference Number:	P:\2015\ClusterB\TRA\Scarborough\sc1546.docx

SUMMARY

City Council, at its meeting on August 5 and 6, 2009, adopted the Markham-Ellesmere Revitalization Study which includes a network of new public roads in the area east of Markham Road, both north and south of Ellesmere Road, that facilitates the efficient movement of pedestrians, bicycles and traffic within the area. The proposed closing of a portion of Meadowglen Place, which is the subject of this report, is consistent with the network of new public roads reflected in the approved Revitalization Study.

The Chief Corporate Officer previously declared the subject public highway lands as surplus to the City's requirements and authorized the sale of these lands conditional upon City Council authorizing the permanent closure of these lands. Accordingly, this report recommends that a portion of public highway known as Meadowglen Place abutting Nos. 1 and 2 Meadowglen Place be permanently closed. The remnant portion of Meadowglen Place will form part of the proposed new public road network.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council authorize the permanent closure of a portion of the public highway known as Meadowglen Place abutting Nos. 1 and 2 Meadowglen Place, designated as Part 1 on Reference Plan 66R-27963 and shown as Part 1 on Sketch No. PS-2010-006 (the "Highway"), attached to the report dated May 28, 2015, from the Director, Transportation Services, Scarborough District; and

2. City Council enact a by-law substantially in the form of a draft by-law attached as Appendix "C" to the report dated May 28, 2015, from the Director, Transportation Services, Scarborough District.

Financial Impact

The closing of the Highway will not result in any costs to the City as the purchaser of the Highway is responsible to pay all costs associated with the closing.

The Deputy City Manager and Chief Financial Officer has reviewed the report and agrees with the financial impact statement.

DECISION HISTORY

In accordance with the City's Real Estate Disposal By-law, No. 814-2007, the Highway was declared surplus on August 03, 2011 (DAF No. 2011- 155) with the intended manner of disposal to be by inviting an offer to purchase from the owner of the abutting lands at 1 and 2 Meadowglen Place (the "Applicant").

By DAF No. 2011-278, dated September 2, 2011, the Chief Corporate Officer authorized the General Manager, Transportation Services to give notice to the public of the proposed by-law to close the Highway in accordance with the requirements of the City of Toronto Municipal Code Chapter 162 and the Municipal Class Environmental Assessment for Schedule "A+" activities.

By DAF No. 2015-049, dated June 5, 2015, the Chief Corporate Officer authorized the sale of the Highway and to accept the Offer to Purchase from the Applicant, conditional upon City Council authorizing the permanent closure of the Highway.

ISSUE BACKGROUND

Given the declaration of the subject Highway lands as surplus to the City's requirements, the notice to the public of the proposed by-law to close the Highway, and the authorization for the sale of the Highway, Transportation Services staff is now in a position to report on the closing of the Highway for incorporation into the future development of the site.

COMMENTS

Transportation Services has reviewed the feasibility of closing the Highway and has determined that the Highway can be closed and sold. A number of municipal services and public utilities are located within the Highway which will remain in place pursuant to the appropriate easement agreements.

With the closing of the Highway and the use of these lands to facilitate the construction of the development, a remnant portion of Meadowglen Place will remain open as public highway. This remnant portion will be a dead-end street extending north from Brimorton Drive with no opportunity for vehicles using this section of Meadowglen Place, including the City's winter maintenance vehicles, to turn around and exit back to Brimorton Drive in a forward motion. Consequently, the Applicant will be required to maintain this remnant section of Meadowglen Place until the new public streets are constructed that

will allow vehicles to circulate and exit to Markham Road or exit back out to Brimorton Drive in a continuous forward motion. The maintenance responsibilities of the Applicant for this remnant section of Meadowglen Place will be secured in the appropriate permits and/or agreements. The future public streets are shown on the plan contained in Appendix "B" of this report.

The construction of the new public streets, and any temporary streets if necessary, will be secured through the appropriate agreements. The conditions in these agreements will identify the required timing and triggers for the construction of the new public streets and the cost responsibilities of the Applicant.

CLOSING PROCESS

The closing process requires only one approval from City Council. The draft by-law, which is included as Appendix "C" of this report is considered at the same Scarborough Community Council meeting as this road closing report, at which the public has the opportunity to speak to the matter.

The requirement for the Municipal Class Environmental Assessment Schedule "A+" activities will be met during the posting of the public notice on the notice page of the City's web site for at least five working days prior to the Scarborough Community Council meeting at which the proposed by-law to close the Highway will be considered.

CONTACT

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SIGNATURE

John Mende, P. Eng
Director, Transportation Services, Scarborough District

ATTACHMENTS

1. Appendix "A" – Sketch No.PS-2010-006 dated January 26, 2010
2. Appendix "B" – Plan showing future public streets in the area
3. Appendix "C" – Draft By-law