



**STAFF REPORT  
ACTION REQUIRED**

**Permanent Closure of a Portion of the Public Lane  
abutting the northwest corner of 156 Front Street West**

<b>Date:</b>	March 16, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity Spadina
<b>Reference Number:</b>	Ts2016088te.top.doc

**SUMMARY**

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Transportation Services recommends that a portion of the public lane abutting the northwest corner of 156 Front Street West be permanently closed.

**RECOMMENDATIONS**

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**Transportation Services Recommends that:**

1. City Council permanently close a portion of the public lane abutting the northwest corner of 156 Front Street West, designated as Part 8 on Plan 66R-28495 (the "Lane") and shown as Part 1 on Sketch No. PS-2014-045, attached to the report dated March 16, 2016, from the Director, Transportation Services, Toronto and East York District.
2. City Council enact a by-law substantially in the form of the draft by-law attached as Appendix "A" to the report dated March 16, 2016, from the Director, Transportation Services, Toronto and East York District.

**Financial Impact**

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

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

Permanently close a portion of the public lane abutting 156 Front Street West

## **DECISION HISTORY**

In accordance with the City's Real Estate Disposal By-law No. 814-2007, the Lane was declared surplus on August 17, 2015 by DAF NO. 2015-186, conditional upon the Lane being permanently closed, with the intended manner of disposal to be by inviting an offer to purchase the Lane from the owner of 156-174 Front Street West (the "Owner"), for incorporation into its development.

By DAF No. 2015-320, dated January 4, 2016, the Chief Corporate Officer authorized the General Manager, Transportation Services, to give notice to the public of a proposed by-law to close the Lane in accordance with the requirements of City of Toronto Municipal Code Chapter 162 and the Municipal Class Environmental Assessment for Schedule "A+" activities and also authorized the sale of the Lane, conditional upon City Council approving the permanent closure of the Lane.

## **ISSUE BACKGROUND**

Transportation Services staff received a request from the Owner to investigate the feasibility of closing the Lane for the incorporation into the development of a 54 storey office tower with 4 levels of underground parking.

## **COMMENTS**

Transportation Services has reviewed the feasibility of closing the Lane and has determined that the Lane can be permanently closed and sold, subject to an easement being granted to Bell Canada for an existing maintenance hole and conduit.

## **Closing Process**

The closing process requires approval from City Council. The draft by-law is an Appendix to the report that recommends the closure of the Lane and is tabled at the same Toronto and East York Community Council meeting that the public has the opportunity to speak to the matter if they wish to do so.

The requirement for the Municipal Class Environmental Assessment for 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 Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.

## **CONTACT**

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## **SIGNATURE**

Kypros Perikleous  
Director, Transportation Services  
Toronto and East York District

## **ATTACHMENTS**

Appendix "A" – Draft By-law  
Sketch No. PS-2014-045, dated May 12, 2014

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