

## **Permanent Closure of the Untraveled West Branch of Caledonia Park Road extending between 1601 and 1613 St. Clair Avenue West**

**Date:** September 27, 2017  
**To:** Etobicoke York Community Council  
**From:** Director, Transportation Services, Etobicoke York District  
**Wards:** Ward 17 – Davenport

### **SUMMARY**

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Transportation Services recommends that the untraveled west branch of Caledonia Park Road, extending between 1601 and 1613 St. Clair Avenue West, be permanently closed.

### **RECOMMENDATIONS**

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Transportation Services, Etobicoke York District recommends that:

1. City Council authorize the permanent closure of the untraveled west branch of Caledonia Park Road, extending between 1601 and 1613 St. Clair Avenue West, designated as Parts 1, 2, 3 and 4 on Reference Plan 66R-29556 (the "Plan"), and approximately shown as Parts 1, 2 and 3 on Sketch No. PS-2016-076 (the "Highway"), attached to the report dated September 27, 2017, from the Director, Transportation Services, Etobicoke 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 September 27, 2017, from the Director, Transportation Services, Etobicoke York District.

## **FINANCIAL IMPACT**

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The closing of the Highway will not result in any costs to the City as the purchasers of the Highway are responsible for all costs associated with the closing of the Highway.

The Deputy City Manager & Chief Financial Officer have reviewed this report and agree with the financial impact information.

## **DECISION HISTORY**

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In accordance with the City's Real Estate Disposal By-law No. 814-2007 (City of Toronto Municipal Code Chapter 213), the Highway was declared surplus on November 30, 2015 by DAF No. 2015-308, conditional upon City Council approving the permanent closure of the Highway, with the intended manner of disposal to be by way of inviting offers to purchase the Highway from the owners of 1601 and 1613 St. Clair Avenue West (the "Applicants").

By DAF No. 2017-228, dated August 18, 2017, the Director of Real Estate Services, authorized the General Manager, Transportation Services, to give notice to the public of a 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. Also by DAF No. 2017-228, the Director of Real Estate Services authorized the sale of the Highway to the Applicants, conditional upon City Council authorizing the permanent closure of the Highway and upon the reservation of an easement for operation and maintenance of Toronto Water infrastructure, and authorized the grant of a permanent easement to Toronto Hydro-Electric System Limited over a portion of the Highway.

## **COMMENTS**

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Transportation Services has reviewed the feasibility of closing the Highway and has determined that the Highway can be closed and sold to the Applicants subject to the reservation of an easement in favour of the City for Toronto Water, and the grant, prior to the sales, of a permanent easement to Toronto Hydro-Electric System Limited over Part 4 on the Plan to protect their existing infrastructure.

On the day of closing the sale transactions, the lands designated as Parts 2 and 4 on the Plan will be sold to Meschino Bros. Limited, the owner of 1613 St. Clair Avenue West, together with an access easement (the "Access Easement") over Part 3 on the Plan. The lands designated as Parts 1 and 3 on the Plan will then be sold to Petrou Holdings Limited, the owner of 1601 St. Clair Avenue West, subject to the Access Easement.

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

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

## **CONTACT**

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## **SIGNATURE**

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Steven T. Kodama  
Director, Transportation Services  
Etobicoke York District

## **ATTACHMENTS**

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Attachment 1 – Appendix "A" – Draft By-law  
Attachment 2 – Sketch No. PS-2016-076, dated May 18, 2016

**Attachment 1 - APPENDIX "A" - Draft By-law**

Authority: Etobicoke-York Community Council Item \_\_\_\_, as adopted by City of Toronto Council on \_\_\_\_\_, 2017.

**CITY OF TORONTO**  
**Bill No.** **BY-LAW No. -2017**

**To permanently close the untraveled west branch of Caledonia Park Road extending between 1601 and 1613 St. Clair Avenue West.**

Whereas it is recommended that the untraveled west branch of Caledonia Park Road extending between 1601 and 1613 St. Clair Avenue West be permanently closed as a public highway; and

Whereas notice of the proposed by-law to permanently close part of the said highway was posted on the notices page of the City's web site in accordance with the requirements of City of Toronto Municipal Code, Chapter 162 and the Etobicoke York Community Council heard any person who wished to speak to the matter at its meeting held on \_\_\_\_\_, 2017;

The Council of the City of Toronto enacts:

1. The untraveled west branch of Caledonia Park Road extending between 1601 and 1613 St. Clair Avenue West, described as follows, is hereby permanently closed as a public highway:

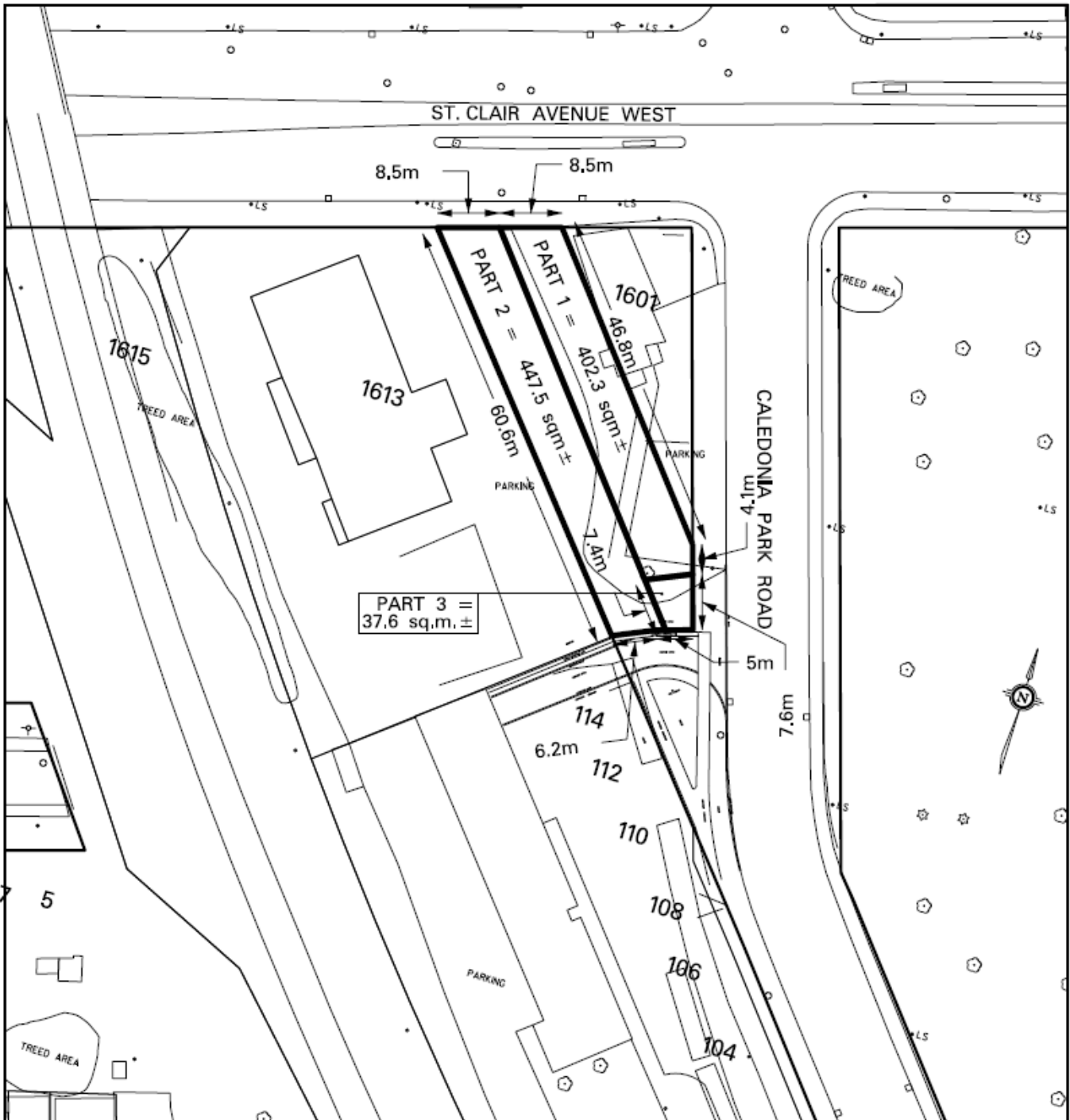
**Part of Lot 33, Concession 2 from the bay, Township of York, being a travelled road known as Caledonia Park Road (formerly Caledonia Road and Station Road) between St. Clair Avenue West and Davenport Road, City of Toronto, being part of PIN 21324-0403 (LT) and designated as Parts 1, 2, 3 and 4 on Plan 66R-29556.**


Enacted and passed on \_\_\_\_\_, 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



 <p><b>TORONTO</b> ENGINEERING &amp; CONSTRUCTION SERVICES ENGINEERING SUPPORT SERVICES LAND &amp; PROPERTY SURVEYS</p>	<p><b>PROPERTY INFORMATION SHEET</b></p> <p><b>PROPOSED CLOSURE AND SALE OF A PORTION OF THE CALEDONIA PARK ROAD RIGHT-OF-WAY ABUTTING NOS. 1601 AND 1613 ST. CLAIR AVENUE WEST</b></p>
<p>NOTE: THIS SKETCH HAS BEEN COMPILED FROM OFFICE RECORDS, MEASUREMENTS ARE APPROXIMATE</p>	
<p>CHECK BY JOHN HOUSE PREPARED BY: DWAYNE PITT</p>	<p>WARD 17 – DAVENPORT DATE: MAY 18, 2016</p>
	<p>SKETCH No. PS-2016-076</p>