



REPORT FOR ACTION

Conveyance of Cather Crescent, Trafford Lane and Part of Varna Drive to Toronto Community Housing Corporation for Inclusion in the Lawrence Allen Revitalization Project

Date: May 6, 2019
To: General Government and Licensing Committee
From: Acting Director, Real Estate Services
Wards: Ward 8 - Eglinton Lawrence

SUMMARY

The purpose of this report is to seek Council authority to enter into an Agreement with Toronto Community Housing Corporation to convey Cather Crescent, Trafford Lane and part of Varna Drive, at nominal consideration, conditional upon Council approving the permanent closure of these highways, in conjunction with the Lawrence Allen Revitalization Project

RECOMMENDATIONS

The Acting Director, Real Estate Services recommends that:

1. City Council authorize the City of Toronto to enter into an agreement with Toronto Community Housing Corporation for the nominal sum conveyance to Toronto Community Housing Corporation of:
 - a. Part of Varna Drive, legally described as part of Varna Drive, Plan 5633 North York, City of Toronto, designated as Parts 1 and 2 on the draft Reference Plan No. 2789-16R2, prepared by R. Avis Surveying Inc., dated April 23, 2018 attached as Appendix "B" (the "Draft R-Plan"), and shown approximately as Part 1 on the sketch attached as Appendix "A";
 - b. Cather Crescent, legally described as Cather Crescent, Plan 5633 North York, City of Toronto, designated as Parts 3, 4, 5 and 6 on the Draft R-Plan, and shown approximately as Part 2 on the sketch attached as Appendix "A";

c. Trafford Lane, legally described as Lane, Plan 5633 North York, City of Toronto, designated as Part 4 on Plan 66R-28485, and shown approximately as Part 3 on the sketch attached as Appendix "A";

collectively referred to as "the Highways", conditional upon City Council approving the permanent closure of the Highways, and subject to the reservation by the City of Toronto of easements for sewer and watermain purposes, and on such other terms as may be satisfactory to the Director, Real Estate Services, or his/her designate and in a form satisfactory to the City Solicitor.

2. City Council authorize the Director of Real Estate Services, or his/her designate, to execute the Agreement on behalf of the City.

3. City Council authorize the granting of an easement to Enbridge Gas, for nominal consideration, over the portion of Varna Drive described in Recommendation 1a., conditional upon City Council approving the closure of this portion of Varna Drive, and on such other terms as may be satisfactory to the Director, Real Estate Services, or his/her designate, and in a form satisfactory to the City Solicitor.

4. City Council authorize the City Solicitor to complete the transactions on behalf of the City of Toronto, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions on such terms as the City Solicitor considers reasonable.

FINANCIAL IMPACT

There are no financial implications resulting from the approval of this report. As part of the Lawrence Allen Revitalization subdivision approval process, lands for new streets, parks and infrastructure will eventually be conveyed or dedicated by Toronto Community Housing Corporation ("TCHC") to the City for nominal consideration.

Any future investments, such as above-base park improvements, will be subject to Council direction and approval, and considered among other competing priorities in allocation of available resources through the Budget Process, as appropriate.

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

DECISION HISTORY

At its meeting on November 29, 30 and December 1, 2011, City Council approved

Conveyance of Cather Crescent, Trafford Lane and Part of Varna Drive

Official Plan Amendment 162, the Lawrence-Allen Secondary Plan. At this meeting, City Council also adopted the Lawrence-Allen Community Services and Facilities Strategy, Transportation Master Plan, Urban Design Guidelines and Financial Strategy and endorsed the Infrastructure Master Plan to support the implementation of the Secondary Plan. The decision of City Council can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY11.24>

At its meeting on November 27, 28 and 29, 2012 City Council adopted Item NY20.34 titled "Final Report – Official Plan and Zoning By-Law Amendment, Rental Housing Demolition and Subdivision Applications – 1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Ranee Avenue". By adopting the report, City Council, among other things, adopted a development control framework that ensures development does not outpace the provision of infrastructure required to service the proposed revitalization. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY20.34>

In accordance with the City's Real Estate Disposal By-Law No. 814-2007, the Highways were declared surplus on March 14, 2019 by approval of DAF No. 2019-076, conditional upon City Council approving the permanent closure of the Highways. The intended manner of disposal for the Highways is to be by way of a nominal sum conveyance to TCHC in connection with the Lawrence Heights Revitalization project. All steps necessary to comply with the City's real estate disposal process as set out in Chapter 213 of the City of Toronto Municipal Code have been complied with.

COMMENTS

The Lawrence Heights neighbourhood is part of the Lawrence Allen Revitalization Project. It encompasses 75 hectares of land and is bounded by Ranee Avenue, Lawrence Avenue, Highland Hill and Varna Drive. TCHC's planned revitalization of the Lawrence Heights area is expected to happen over a 20 year time-frame and is divided into four development phases. The Highways form part of Phase I, with TCHC scheduled to begin demolition/construction in the fall of 2019.

As part of this Phase, it is intended that portions of the Highways will become part of development blocks with the remaining portions being dedicated back to the City as future public highways, all as part of the subdivision approval process. Toronto Water will require easements for the protection of active watermains and sewers within part of Varna Drive and Cather Court. As such, the City will reserve easements for the protection of these sewers and watermains. Enbridge Gas will require a temporary easement under Varna Drive, until such time as the demolition of the adjacent properties are completed.

In order to facilitate this Phase of the Lawrence Allen Revitalization project, it is necessary to convey the Highways to TCHC, conditional upon City Council approving the permanent closure of the Highways. As part of the subdivision approval process, new streets, parks and infrastructure will eventually be conveyed or dedicated to the City for nominal consideration, by TCHC. The conveyance of the Highways to TCHC will occur in phases based on Transportation Services' requirements for the phasing of the closure of the Highways.

CONTACT

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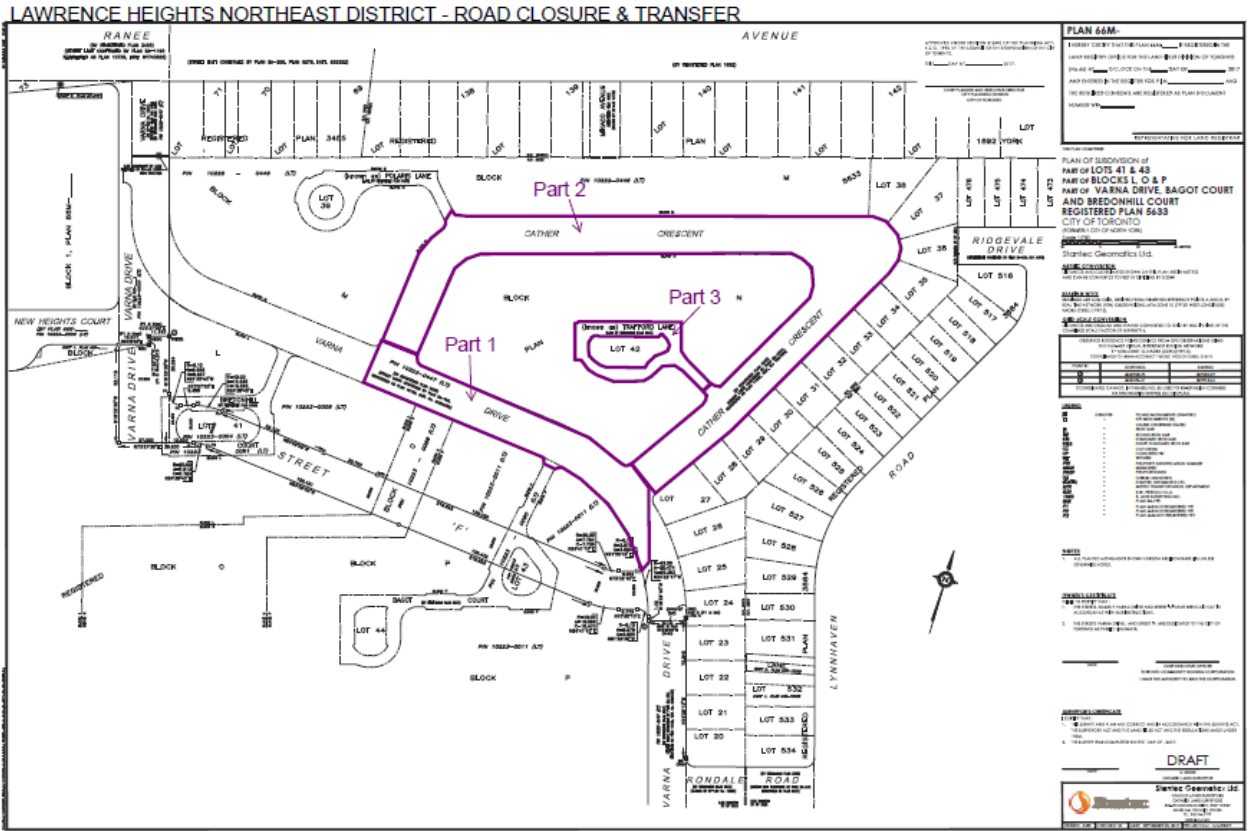
SIGNATURE

Nick Simos
Acting Director, Real Estate Services

ATTACHMENTS

Appendix A - Draft Plan showing Parts 1, 2 & 3
Appendix B - A Portion of Draft R-Plan No. 2789-16R2, prepared by R. Avis Surveying Inc., dated April 23, 2018

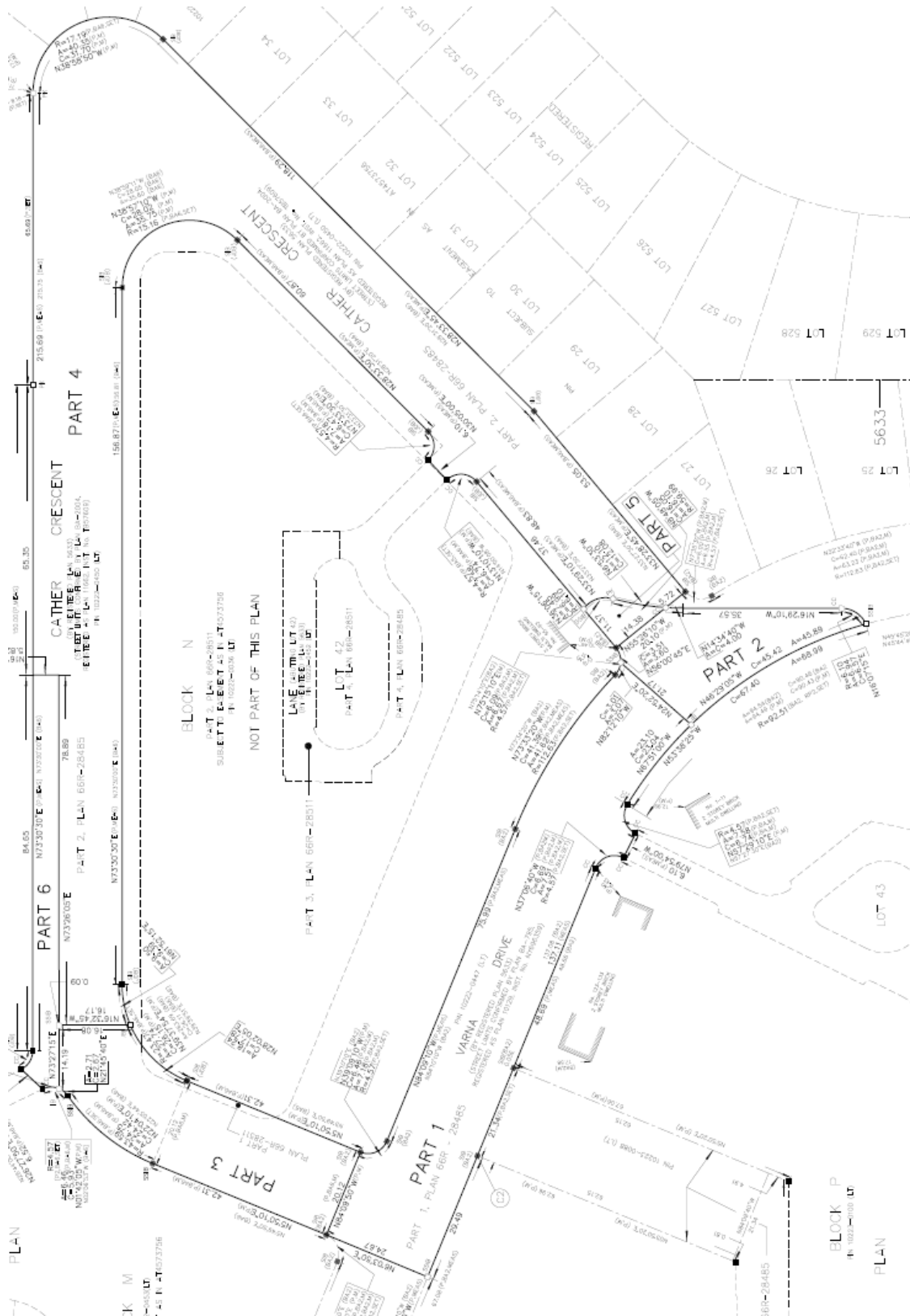
APPENDIX "A"
 Plan showing Properties to be conveyed as Part 1, 2 & 3



Conveyance of Cather Crescent, Trafford Lane and Part of Varna Drive

APPENDIX "B"

Partial print of draft Reference Plan No. #2789-16R2, prepared by R. Avis Surveying Inc., dated April 23, 2018, showing Parts 1 - 6.



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