



## STAFF REPORT ACTION REQUIRED

### Proposed Permanent Closure of Portions of the Public Lane Extending Easterly from Ledbury Street between Cranbrooke Avenue and Woburn Avenue

<b>Date:</b>	January 29, 2016
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Transportation Services, North York District
<b>Wards:</b>	<b>Ward 16 - Eglinton-Lawrence</b>
<b>Reference Number:</b>	<i>p/2016/ClusterB/TRA/NorthYork/ny16025</i>

#### SUMMARY

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Transportation Services recommends that the subject portions of the public lane extending easterly from Ledbury Street between Cranbrooke Avenue and Woburn Avenue be permanently closed. This public highway is surplus to municipal requirements.

#### RECOMMENDATIONS

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Transportation Services recommends that:

1. City Council permanently close portions of the public lane extending easterly from Ledbury Street between Cranbrooke Avenue and Woburn Avenue, shown as Parts 1 and 7 on Sketch No. PS-2010-117 (the "Lane") attached to this report as Attachment 1.
2. City Council enacts a by-law substantially in the form of the draft by-law attached to this report as Attachment 2.

#### Financial Impact

The various portions of the Lane have been offered for sale to the adjacent land owners. The closing of the Lane will not result in any costs to the City as these purchasers will be 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.

## **DECISION HISTORY**

In accordance with the City's Real Estate Disposal By-law No. 814-2007, the Lane was declared surplus on March 21, 2011, as authorized by the Chief Corporate Officer in DAF No. 2011-044, conditional upon the Lane being permanently closed, with the intended manner of disposal to be by inviting offers to purchase the Lane from the adjoining owners adjacent to 481 Cranbrooke Avenue and 542 Woburn Avenue. (the "Owners").

On January 25, 2016 through the Delegated Approval Form ("DAF") listed in the table below, the Chief Corporate Officer authorized the General Manager of Transportation Services 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 and the Municipal Class Environmental Assessment for Schedule A+ activities.

On January 22, 2016, the Director of Real Estate Services authorized the sale of a portion of the Lane to the adjoining owner of 481 Cranbrooke conditional upon City Council approving the permanent closure of the Lane.

The City is in receipt of a signed Offer from the Owner for the portion of the Lane at the rear of 542 Woburn Avenue. Recommendations in this report are conditional upon the City and the Owner of 542 Woburn Avenue entering into an agreement wherein the Owner agrees to purchase the Lane from the City on terms satisfactory to the City. It is anticipated that a binding purchase agreement will be entered into by the time that this report is before City Council.

The table below lists the adjacent owner's addresses, the respective Delegated Approvals and the corresponding parts on Sketch No. PS-2010-117.

<b>Address</b>	<b>Delegated Approval Form</b>	<b>Sketch No. PS-2010-117</b>
481 Cranbrooke Avenue	DAF 2016-005	Part 1
542 Woburn Avenue	DAF 2016-006	Part 7

## **ISSUE BACKGROUND**

Transportation Services received a request from the Owners to investigate the feasibility of closing the Lane in order to extend their properties, build fences and improve the safety of their properties.

## **COMMENTS**

Transportation Services Staff has reviewed the possible Lane closing. The Lane is surplus to municipal requirements.

Bell Canada advises that there are existing poles and aerial cable on the north half of the Lane for which it will require an easement to be granted on closing of the sale transactions. Additionally a new permanent easement in favour of Toronto Water over portions of the public lane and over a portion of 481 Cranbrooke Avenue is required.

## **CLOSING PROCESS**

City Council authority is required to stop up and close all open road allowances. A draft by-law is attached which recommends the closure of the Lane. It will be considered concurrently with this report at North York Community Council so that the public has the opportunity to speak to the matter.

Public notice of the proposed by-law to close the Lane will be posted to the notices page of the City's web site in accordance with Chapter 162 of the City of Toronto Municipal Code in accordance with the notice requirements for Municipal Environment Assessment for Schedule "A+" activities.

## **CONTACT**

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## **SIGNATURE**

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Jacqueline White, P. Eng.  
Director

## **ATTACHMENTS**

Attachment 1: Sketch No. PS-2010-117  
Attachment 2: Draft By-law