



**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>	August 12, 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:\2015/Cluster B/TRA/North York/ny16080</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 8, 17 and 18 on Sketch No. PS-2010-118 (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 have reviewed this report and agree 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 483 Cranbrooke Avenue, 544 and 548 Woburn Avenue. (the "Owners").

On August 12, 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 August 12, 2016, the Director of Real Estate Services authorized the sale of portions of the Lane to the adjoining owners of 483 Cranbrooke Avenue, 544 and 548 Woburn Avenue conditional upon City Council approving the permanent closure of the Lane.

The City is in receipt of signed Offers from the Owners for portions of the Lane at the rear of 483 Cranbrooke Avenue, the rear of 544 Woburn Avenue and the rear of 548 Woburn Avenue. Recommendations in this report are conditional upon the City and the Owners of 483 Cranbrooke Avenue, 544 and 548 Woburn Avenue entering into an agreement wherein the Owners agree to purchase portions of the Lane from the City on terms satisfactory to the City.

The table below lists the adjacent owner's addresses, the respective Delegated Approval Form and the corresponding parts on Sketch No. PS-2010-118.

<b>Address</b>	<b>Delegated Approval Form</b>	<b>Sketch No. PS-2010-118</b>
483 Cranbrooke Avenue	DAF 2016-142	8
544 Woburn Avenue	DAF 2016-143	18
548 Woburn Avenue	DAF 2016-144	17

## **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 have 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, the City will be retaining an easement in favour of Toronto Water over portions of the Lane at the rear of 483 Cranbrooke Avenue and 544 Woburn Avenue.

## **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-2010-118  
Attachment 2: Draft By-law