



## STAFF REPORT ACTION REQUIRED

### Permanent Closure of a Below-Grade Portion of the Soho Street Boulevard Abutting the East Limit of 302 Queen Street West

<b>Date:</b>	June 3, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Transportation Services, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	Ts2016134te.top.doc

#### **SUMMARY**

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Transportation Services recommends that a below-grade portion of the Soho Street boulevard abutting the east limit of 302 Queen Street West be permanently closed for the purpose of the proposed redevelopment of the site, including a two and a half level underground parking garage.

#### **RECOMMENDATIONS**

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**Transportation Services Recommends that:**

1. City Council permanently close a below-grade portion of the Soho Street boulevard abutting the east limit of 302 Queen Street West, designated as Part 1 on Reference Plan 66R-28667 and also shown as Part 1 on Sketch No. PS-2015-034 (the "Highway"), attached to the report dated June 3, 2016, from the Acting 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 June 3, 2016, from the Acting Director, Transportation Services, Toronto and East York District.

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## **Financial Impact**

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

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. 814-207, the Highway was declared surplus on January 4, 2016 by DAF No. 2015-321, conditional upon the Highway being permanently closed, with the intended manner of disposal by inviting an offer to purchase the Highway from the owners of 302 Queen Street West (the "Applicants").

By DAF No. 2016-122, dated June 3, 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 Highway in accordance with the requirements of City of Toronto Municipal Code Chapter 162 and the Municipal Class Environmental Assessment for Schedule "A+" activities. Also by DAF No. 2016-122, 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.

## **ISSUE BACKGROUND**

Transportation Services staff received a request from Mr. Stafford Lawson on behalf of the Applicants to investigate the feasibility of closing the Highway for the purpose of the proposed redevelopment of the site, including a two and a half level underground parking garage for the Toronto Parking Authority.

## **COMMENTS**

Transportation Services has reviewed the feasibility of closing the Highway and has determined that the Highway can be closed and sold.

No municipal services or public utilities are located within the Highway. However, Toronto Water has advised that an active 150 mm diameter watermain is located within the Soho Street road allowance which appears to be outside of the proposed closure. When the site is redeveloped, review and approval of Engineering and Construction Services is required to ensure that the watermain is not impacted and any expansion of the underground garage maintains the required 750 mm horizontal separation from the watermain.

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## **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 Highway 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 Highway will be considered.

## **CONTACT**

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## **SIGNATURE**

Dave Twaddle, Acting Director  
Transportation Services  
Toronto and East York District

## **ATTACHMENTS**

Appendix "A" – Draft By-law  
Plan 66R–28667, dated May 30, 2016  
Sketch No. PS-2015-034, dated April 1, 2015

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