

Proposed Permanent Closure of Portions of Public Lane between Cranbrooke Avenue and Woburn Avenue

Date: May 25, 2017

To: North York Community Council

From: Director, Transportation Services, North York District

Wards: Ward 16 – Eglinton-Lawrence

SUMMARY

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

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 - 7, 9 - 16 on Sketch No. PS-2010-118 (the "Lane") attached to this report as Attachment 1.
2. City Council enact 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 505 to 485 Cranbrooke Avenue, and 574 to 554 Woburn Avenue (the "Owners").

On May 2, 2017, and on May 24, 2017, through the Delegated Approval Forms ("DAF's") 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.

Recommendations in this report are conditional on the City and the Owners entering into agreements wherein the Owners agree to purchase the Lane from the City on terms satisfactory to the City. The Owners have been working diligently with City staff in negotiating agreements to purchase the Lane. It is anticipated that binding purchase agreements 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 Approval Form and the corresponding parts on Sketch No. PS-2010-118.

Address	Delegated Approval Form	Sketch No. PS-2010-118
489 Cranbrooke Avenue	DAF 2017-064	6
485 Cranbrooke Avenue	DAF 2017-065	7
491 Cranbrooke Avenue	DAF 2017-063	5
556 Woburn Avenue	DAF 2017-072	15
554 Woburn Avenue	DAF 2017-073	16
505-495 Cranbrooke Ave	DAF 2017-141	1 - 4
574-558 Woburn Ave	DAF 2017-141	9 - 14

COMMENTS

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.

Transportation Services staff have reviewed the possible Lane closing. The Lane is surplus to municipal requirements. It should be noted this is the last portion of the public lane west of Grey Road that requires closure pursuant to the declaration as surplus authority in DAF No. 2011-044.

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

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

Peter Hillier
Acting Director

ATTACHMENTS

Attachment 1: Sketch No. PS-2010-118
Attachment 2: Draft By-law