

## **Permanent Public Highway Closures for the Lawrence Heights Revitalization Project - Northeast District - Stage 1 - Bredonhill Court and Bagot Court; Stage 2 - Portion of Varna Drive and Polaris Lane**

**Date:** May 11, 2018

**To:** North York Community Council

**From:** Acting Director, Transportation Services, North York District

**Wards:** Ward 15 - Eglinton-Lawrence

### **SUMMARY**

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Transportation Services recommends that Bredonhill Court, Bagot Court, a portion of Varna Drive and Polaris Lane be permanently closed for incorporation into the Lawrence Heights Revitalization Project - Northeast District.

A new public road network will be constructed to replace the above-noted closed public highways as part of the revitalization project.

### **RECOMMENDATIONS**

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The Acting Director, Transportation Services, North York District recommends that:

1. City Council authorize the permanent closure of the public highways named Bredonhill Court and Bagot Court, shown as Parts 1 and 2 respectively on Sketch No. PS-2017-100 (the "Stage 1 Highways") and, following the dedication by plan of subdivision of a new east-west replacement public highway south of Varna Drive, the permanent closure of part of the Varna Drive public highway and the Polaris Lane public highway, shown as Parts 1 and 2 respectively on Sketch No. PS-2017-104 (the "Stage 2 Highways"), attached to the report dated May 11, 2018, from the Acting Director, Transportation Services, North York District.
2. City Council enact the by-laws substantially in the form of the draft by-laws attached to the report dated May 11, 2018, from the Acting Director, Transportation Services, North York District.

## **FINANCIAL IMPACT**

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The closure of the Stage 1 Highways and the Stage 2 Highways will not result in any direct costs to the City because Toronto Community Housing Corporation ("TCHC") is responsible for all costs associated with the closing of the Stage 1 Highways and the Stage 2 Highways.

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

## **DECISION HISTORY**

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In accordance with the City's Real Estate Disposal By-law No. 814-2007 (City of Toronto Municipal Code Chapter 213) the Stage 1 Highways and the Stage 2 Highways were declared surplus on April 5, 2018 by DAF No. 2018-115, conditional upon City Council approving the permanent closure of the Stage 1 Highways and the Stage 2 Highways, with the intended manner of disposal to be by way of a nominal sum conveyance to TCHC. Real Estate Services is reporting separately to the Government Management Committee on the proposed conveyance to TCHC.

By DAF No. 2018-117, dated April 10, 2018, the Director, Real Estate Services, authorized the General Manager, Transportation Services, to give notice to the public of the proposed by-laws to close the Stage 1 Highways and the Stage 2 Highways in accordance with the requirements of the City of Toronto Municipal Code Chapter 162 and the Municipal Class Environmental Assessment for Schedule A+ activities.

## **COMMENTS**

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Transportation Services has reviewed the feasibility of closing the Stage 1 Highways and the Stage 2 Highways and has determined that the Stage 1 Highways can be closed and conveyed to TCHC and, following the construction and dedication by TCHC of a new replacement public highway south of Varna Drive, the Stage 2 Highways can be closed and conveyed to TCHC. The alignment of the replacement highways is illustrated in Attachment 5, Lawrence Heights - Northeast District Staging Plan.

The following municipal services and public utilities are located within the Stage 1 Highways and the Stage 2 Highways and will require relocation at TCHC's expense.

## **Stage 1 Highways:**

Municipal Services - Toronto Water records show active storm and sanitary pipes as set out below:

Bredonhill Court - 150mm watermain, 300mm storm sewer and a 375mm storm sewer;

Bagot Court - 150mm watermain, 375mm storm sewer and a 450mm storm sewer.

Public Utilities - The circulation completed by Transportation Services indicates there are also other active public utilities, as set out below:

Toronto Hydro - primary and secondary overhead Hydro conductors and guy wires.

Bell Canada - existing aerial facilities.

Enbridge Gas - existing gas infrastructure.

Rogers Cable - existing aerial TV plant.

## **Stage 2 Highways:**

Municipal Services - Toronto Water records show active storm, sanitary and watermain pipes as set out below:

Varna Drive - 300mm watermain, 150mm watermain, 600mm storm sewer, 525mm storm sewer, 450mm storm sewer and a 250mm sanitary sewer.

Public Utilities - The circulation completed by Transportation Services indicates there are also other active public utilities, as set out below:

Toronto Hydro - existing pole to pole route for both primary and secondary overhead Hydro conductors and street lighting infrastructure.

Bell Canada - existing aerial facilities within Varna Drive.

Enbridge Gas - existing gas infrastructure.

Rogers Cable - existing aerial TV plant within Varna Drive.

The closing process requires approval from City Council. The draft by-laws are an Appendix to this report that recommends the closure of the Stage 1 Highways and the Stage 2 Highways. The public has the opportunity to speak to this matter at the same time this report is tabled at the North York Community Council meeting.

The requirement for the Municipal Class Environmental Assessment for Schedule "A+" activities will be met during the posting of the public notice on the notices page of the City's web site for at least five working days prior to the North York Community Council meeting at which the proposed by-laws to close the Stage 1 Highways and the Stage 2 Highways will be considered.

## **CONTACT**

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## **SIGNATURE**

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Peter K. Hillier  
Acting Director

## **ATTACHMENTS**

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- Attachment 1 - Appendix "A" - Draft By-law (Stage 1)
- Attachment 2 - Appendix "B" - Draft By-law (Stage 2)
- Attachment 3 - Sketch PS-2017-100, dated October 30, 2017 (Stage 1)
- Attachment 4 - Sketch PS-2017-104, dated November 15, 2017 (Stage 2)
- Attachment 5 - Lawrence Heights - Northeast District Staging Plan