

Permanent Closure of a Portion of Public Highway Abutting 2200 Islington Avenue

Date: April 29, 2021
To: Etobicoke York Community Council
From: Director, Transportation Planning and Capital Program
Transportation Services
Wards: Ward 1 - Etobicoke North

SUMMARY

Transportation Services recommends that a portion of public highway abutting 2200 Islington Avenue be permanently closed and sold to RCG Islington 401 GP Inc. so that it can be incorporated into the redevelopment of the site.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council authorize the permanent closure of a portion of public highway abutting 2200 Islington Avenue, shown as Parts 1 and 2 on Reference Plan 66R-31056 (the "Highway"), attached to the report dated April 29, 2021, from the Director, Transportation Planning and Capital Program, Transportation Services.
2. City Council enact the a by-law substantially in the form of the draft by-law attached as Attachment 1 to the report dated April 29, 2021, from the Director, Transportation Planning and Capital Program, Transportation Services.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting on May 22, 2018, City Council adopted the Final Report "2200 Islington Avenue - Zoning By-law Amendment and Draft Plan of Subdivision Applications" to permit the redevelopment of the site to permit the construction of 50,018 m² of retail space in 18 new buildings and 33,800 m² of warehouse space in an existing building, including the realignment of the Islington Avenue and Rexdale Boulevard intersection. The proposal would be built in two phases. Prior to Phase 2 of the redevelopment, the owner is required to purchase remnant right-of-way resulting from the realignment of the Islington Avenue and Rexdale Boulevard intersection.

In accordance with the City's Real Estate Disposal By-law No. 814-2007 (City of Toronto Municipal Code Chapter 213), the Highway was declared surplus on August 20, 2020 by DAF No. 2020-218, conditional upon City Council approving the permanent closure of the Highway. The intended manner of disposal is by inviting an offer to purchase the Highway from the adjoining owner (the "Applicant").

By DAF No. 2021-0075, dated March 9, 2021, the Deputy City Manager, Corporate Services (DCM, CS) authorized the sale of the property with the proceeds being contributed to the Land Acquisition Reserve Fund (XR1012) upon closing of the transaction.

COMMENTS

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

The closing process requires approval from City Council. The draft by-law is Attachment 1 to this report that recommends the closure of the Highway which will be tabled at the same Etobicoke York Community Council meeting where the public will have the opportunity to speak to the matter if they wish to do so.

The requirements for the City of Toronto Municipal Code Chapter 162 and 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 website for at least five working days prior to the Etobicoke York Community Council meeting at which the proposed by-law to close the Highway will be considered.

CONTACT

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SIGNATURE

Ashley Curtis, Director
Transportation Planning and Capital Program
Transportation Services

ATTACHMENTS

Attachment 1 – Draft By-law
Attachment 2 – Registered Plan 66R-31056

Attachment 1 – Draft By-law

Authority: Etobicoke York Community Council Item EY ___ as adopted by City of Toronto Council on _____, 2021.

CITY OF TORONTO

Bill

BY-LAW -2021

To permanently close a portion of the public highway at the intersection of Islington Avenue and Rexdale Boulevard

Whereas it is recommended that a portion of the public highway at the south-west corner of the intersection of Islington Avenue and Rexdale Boulevard in the City of Toronto, legally described as Part of Lot 26 Concession A Fronting the Humber, Geographic Township of Etobicoke and designated as Parts 1 and 2 on Reference Plan 66R-31056, be permanently closed as a public highway; and

Whereas notice of the proposed by-law to permanently close part of the said highway was posted on the notices page of the City's web site in accordance with the requirements of City of Toronto Municipal Code, Chapter 162 and the Etobicoke York Community Council heard any person who wished to speak to the matter at its meeting held on _____, 2021,

The Council of the City of Toronto enacts:

1. A portion of the public highway at the south-west corner of the intersection of Islington Avenue and Rexdale Boulevard in the City of Toronto, described as follows, is hereby permanently close as public highway:

Part of PIN 07334-0226 (LT) and Part of PIN 07335-093 (LT)

Legally described as Part of Lot 26 Concession A Fronting the Humber, Geographic Township of Etobicoke, City of Toronto, designated as Parts 1 and 2 on Reference Plan 66R-31056.

Enacted and passed on _____, 2021

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Attachment 2 – Registered Plan 66R-31056

