

Response to Request to Purchase Portion of Untraveled Public Laneway - 127 King Street

Date: April 30, 2021

To: Etobicoke York Community Council

From: Executive Director, Corporate Real Estate Management

Wards: Ward 5 – York South-Weston

SUMMARY

As requested in Item EY23.24, this report provides Etobicoke York Community Council with an update regarding the request made by the property owner of 127 King Street to purchase a portion of the untraveled public laneway at the rear of their property. Corporate Real Estate Management has reviewed the request and advises that the City should not consider declaring these lands surplus and inviting an offer to purchase from the owner of 127 King Street, but should instead suggest that the owner submit an encroachment agreement application to Transportation Services, for review and consideration.

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management, recommends that:

1. The Etobicoke York Community Council receive this report for information.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of the recommendation in this report.

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

DECISION HISTORY

At its meeting on April 19, 2021, Etobicoke York Community Council adopted Item EY23.24, "Request to Purchase Portion of Untraveled Public Lane - 127 King Street",

requesting the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Transportation Services, to report to the May 17, 2021 meeting of Etobicoke York Community Council on the request made by the property owner of 127 King Street to purchase a portion of the untraveled public laneway at the rear of their property.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EY23.24>

COMMENTS

An untraveled public laneway exists at the rear of the properties 109-169 King Street and 64-164 Queens Drive. The backyards of the adjacent property owners adjoin the public laneway. The owner of 127 King Street has submitted a request to the City to purchase the portion of the public laneway that adjoins their backyard to facilitate the construction of a garage.

As informed by due diligence and review, Corporate Real Estate Management staff advise that the sale of this portion of the public laneway is not a favourable option for the City to consider, for the following reasons:

- 1) Disposing of a portion of the untraveled public laneway could leave the City with non-contiguous remnant properties to which the City would have no legal access, making them very difficult to maintain; and,
- 2) Fragmented disposal of the public laneway would diminish the market value of the portions of the public lane remaining under City ownership.

For the foregoing reasons, and following consultation with Transportation Services, staff suggest that the owner be advised to submit an encroachment agreement application to Transportation Services for consideration. If an encroachment agreement is determined to be feasible and is approved, this would allow the property owner to proceed with the construction of the garage, while not impacting the City's ownership of the entire untraveled public laneway.

CONTACT

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SIGNATURE

Patrick Matozzo
Executive Director, Corporate Real Estate Management

ATTACHMENTS

Attachment 1 - Area Maps of the Public Laneway and 127 King Street

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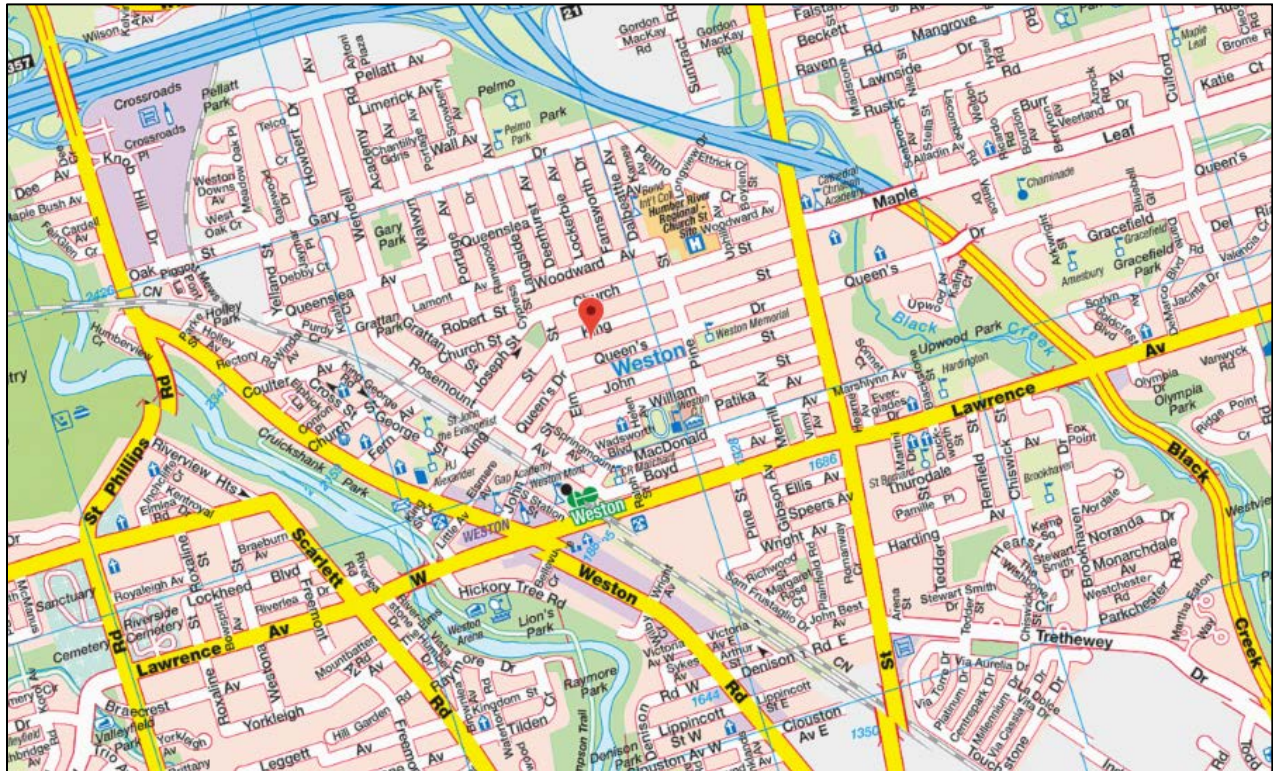


Figure 1. Location map



Figure 2. Property boundaries of Untraveled Public Laneway



Figure 3. Property boundaries and satellite view of 127 King St and a portion of Untraveled Public Laneway