

## **Permanent Closure of the City-owned Public Lane Known as Brigden Place**

**Date:** February 5, 2021  
**To:** Toronto and East York Community Council  
**From:** Director, Transportation Planning and Capital Program  
Transportation Services  
**Wards:** Ward 13, Toronto-Centre

### **SUMMARY**

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Transportation Services recommends that the public lane known as Brigden Place, located west of Ontario Street and south of Queen Street East, as shown in Appendix "A", be permanently closed. Once closed the lane will be sold to Richmond GP INC., as general partner for and on behalf of, Richmond Residential Limited Partnership to be incorporated into the mixed-use redevelopment of the block generally bounded by Queen Street East to the north, Ontario Street to the east, Richmond Street East to the south and McFarrens Lane to the west.

### **RECOMMENDATIONS**

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Transportation Services recommends that:

1. City Council authorize the permanent closure of the public lane known as Brigden Place (the "Lane"), shown as Part 1 on Sketch No. PS-2016-125, attached as Appendix "A" to the report dated February 5, 2021, from the Director, Transportation Planning and Capital Program, Transportation Services; and
2. City Council enact a by-law substantially in the form of the draft by-law attached as Appendix "B" to the report dated February 5, 2021, from the Director, Transportation Planning and Capital Program, Transportation Services.

## **FINANCIAL IMPACT**

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The permanent closing of the Lane will result in the City receiving revenue in the amount of \$12,039,000 (exclusive of Harmonized Sales Tax and other applicable taxes), less closing costs and the usual adjustments. The proceeds will be contributed to the Land Acquisition Reserve Fund (XR1012) upon closing of the sale transaction.

The Chief Financial Officer and Treasurer 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, Number 814-2007 (Municipal Code Chapter 213), the Lane was declared surplus by way of Delegated Approval Form Number 2019-252 as authorized by the Deputy City Manager, Corporate Services, on October 10, 2019. In connection with the declaration of surplus process, it was confirmed that there was no municipal interests in retaining the Lane and Transportation Services advised that it was feasible to close the Lane and directed Corporate Real Estate Management to initiate the disposal process.

At its meeting of November 25, 2020 City Council considered GL 17.10 Proposed Sale of Surplus City-owned Public Lane Known as Brigden Place. City Council authorized the City to accept the offer to purchase from Richmond GP INC. (the "Purchaser"). Council further directed that the proceeds of the sale to be contributed to Land Acquisition Reserve Fund.

City Council authorized the General Manager, Transportation Services, to give notice to the public of a proposed by-law to permanently close the public lane known as Brigden Place in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162, with the Toronto and East York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law. City Council further authorized the General Manager, Transportation Services, to advise the public of the proposed closure of the Lane prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City's Website for at least five (5) working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.

## **COMMENTS**

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Transportation Services has reviewed the feasibility of closing the Lane and has determined that the Lane can be closed and sold to the Purchaser subject to the reservation of permanent easements, if applicable. Further, the Purchaser will be required at their expense to relocate any municipal services and public utilities.

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

The requirements of 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 website for at least five (5) working days prior to the Toronto and East York Community Council meeting at which the proposed by-law to close the Lane will be considered.

## **CONTACT**

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## **SIGNATURE**

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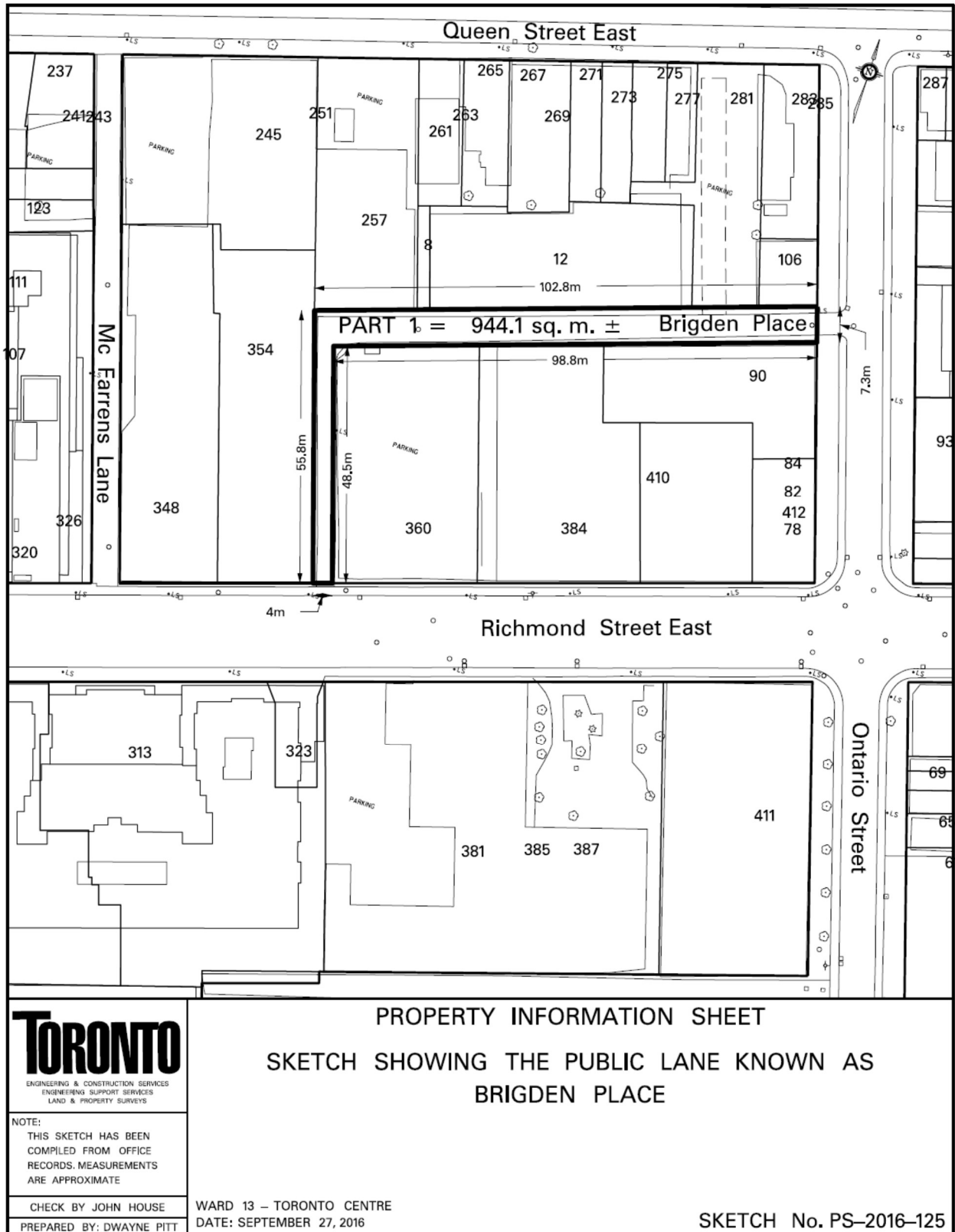
Ashley Curtis, Director  
Transportation Planning and Capital Program  
Transportation Services

## **ATTACHMENTS**

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Attachment 1 – Appendix "A" – Sketch No. PS-2016-125  
Attachment 2 – Appendix "B" – Draft By-law

Attachment 1 – Appendix "A" – Sketch No. PS-2016-125



Attachment 2 – Appendix "B" – Draft By-law

Authority: Toronto and East York Community Council Item \_\_\_\_\_, as adopted by City of Toronto Council on \_\_\_\_\_, 2021.

**CITY OF TORONTO**

**Bill**

**BY-LAW -2021**

**To permanently close the public highway known as Brigden Place.**

Whereas it is recommended the public highway known as Brigden Place, to the west of Ontario Street and south of Queen Street East, 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 Toronto and East York Community Council heard any person who wished to speak to the matter at its meeting held on February 24, 2021;

The Council of the City of Toronto enacts:

1. The public highway known as Brigden Place, described as follows, is hereby permanently closed as a public highway:

All of PIN 21091-0070 (R)  
PART OF TOWN LOT 1, S/S QUEEN STREET EAST, PART OF TOWN LOT 1, N/S DUCHESS STREET, PLAN OF THE TOWN OF YORK, PART OF LOTS 4 & 5, S/S QUEEN STREET, PART OF LOTS 5 & 6, N/S DUCHESS STREET, REGISTERED PLAN 124; CITY OF TORONTO  
Land Titles Division of the Toronto Registry Office (No. 66)

All of PIN 21091-0275 (LT)  
PART OF LOT 5, N/S DUCHESS STREET, REGISTERED PLAN 124, AS IN OR32902; CITY OF TORONTO  
Land Titles Division of the Toronto Registry Office (No. 66)

2. Section 1 of this By-law does not take effect until the moment in time immediately prior to the registration in the appropriate land registry office of a Transfer, by the City of Toronto as transferor, of the lands described in Section 1 of this By-law.

Enacted and passed on \_\_\_\_\_, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
Interim City Clerk

(Seal of the City)