

Permanent Closure of the Public Lane at the Rear of 2104-2110 Yonge Street

Date: June 4, 2021
To: Toronto and East York Community Council
From: Director, Transportation Planning and Capital Program
Transportation Services
Wards: Ward 12, Toronto-St. Paul's

SUMMARY

Transportation Services recommends that portions of the public lane at the rear of 2104-2110 Yonge Street (west of Yonge Street and north of Manor Road West), as shown in Appendix "A", be permanently closed. Once closed, a portion of the lane will be sold to the adjacent property owner at 2104-2110 Yonge Street, another portion will be retained by the City with operational management of the lands to be transferred to the Toronto Transit Commission.

RECOMMENDATIONS

Transportation Services recommends that:

1. City Council authorize the permanent closure of the public lane at the rear of 2104-2110 Yonge Street (the "Lane"), shown as Parts 3, 4, 5, 6, 7, 8 and 9 on Plan 66R-31950, attached as Appendix "A" to the report dated June 4, 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 June 4, 2021, from the Director, Transportation Planning and Capital Program, Transportation Services.

FINANCIAL IMPACT

There are no financial implications as a result of this approval.

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

DECISION HISTORY

In accordance with the City's Real Estate Disposal By-law, Number 814-2007 (Municipal Code Chapter 213), part of the Lane was declared surplus by way of Delegated Approval Forms Number 2020-036 and 2021-040, as authorized by the Deputy City Manager, Corporate Real Estate Management, on December 10, 2020 and February 21, 2021, respectively, conditional upon City Council approving the permanent Closure of the Lane. The intended manner of disposal is by way of a sale of a portion of the Lane (Parts 3, 5, 6, 8 and 9) to the Adjoining Owner, and transfer of the operational management of the retained portion (Parts 4 and 7) to the Toronto Transit Commission.

In addition, Delegated Approval Form 2021-118 approved on April 26, 2021 authorized the General Manager, Transportation Services, to give notice to the public of a proposed by-law to permanently close the Lane 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. The General Manager, Transportation Services, is further authorized 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

Transportation Services has reviewed the feasibility of closing the Lane and has determined that the Lane can be closed and sold in part to the adjacent property owner so that a portion of the Lane lands can be incorporated into the mixed-use redevelopment of Lands at 2104-2110 Yonge Street. The Official Plan and Zoning Amendment application necessary to redevelop the lands was adopted by City Council at its meeting of October 27, 2020.

Through the technical review process, the Toronto Transit Commission has requested that a portion of the Lane lands be transferred to then for uses associated with the adjacent subway corridor.

Any municipal or public utilities located within the Lane lands will be subject to the reservation of permanent easements, if applicable, or relocation by the Purchaser at no cost to the City.

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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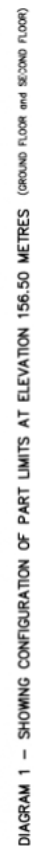
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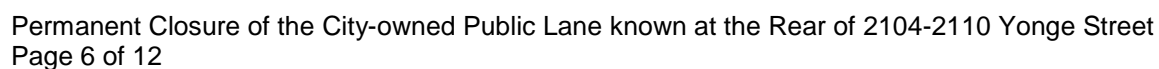
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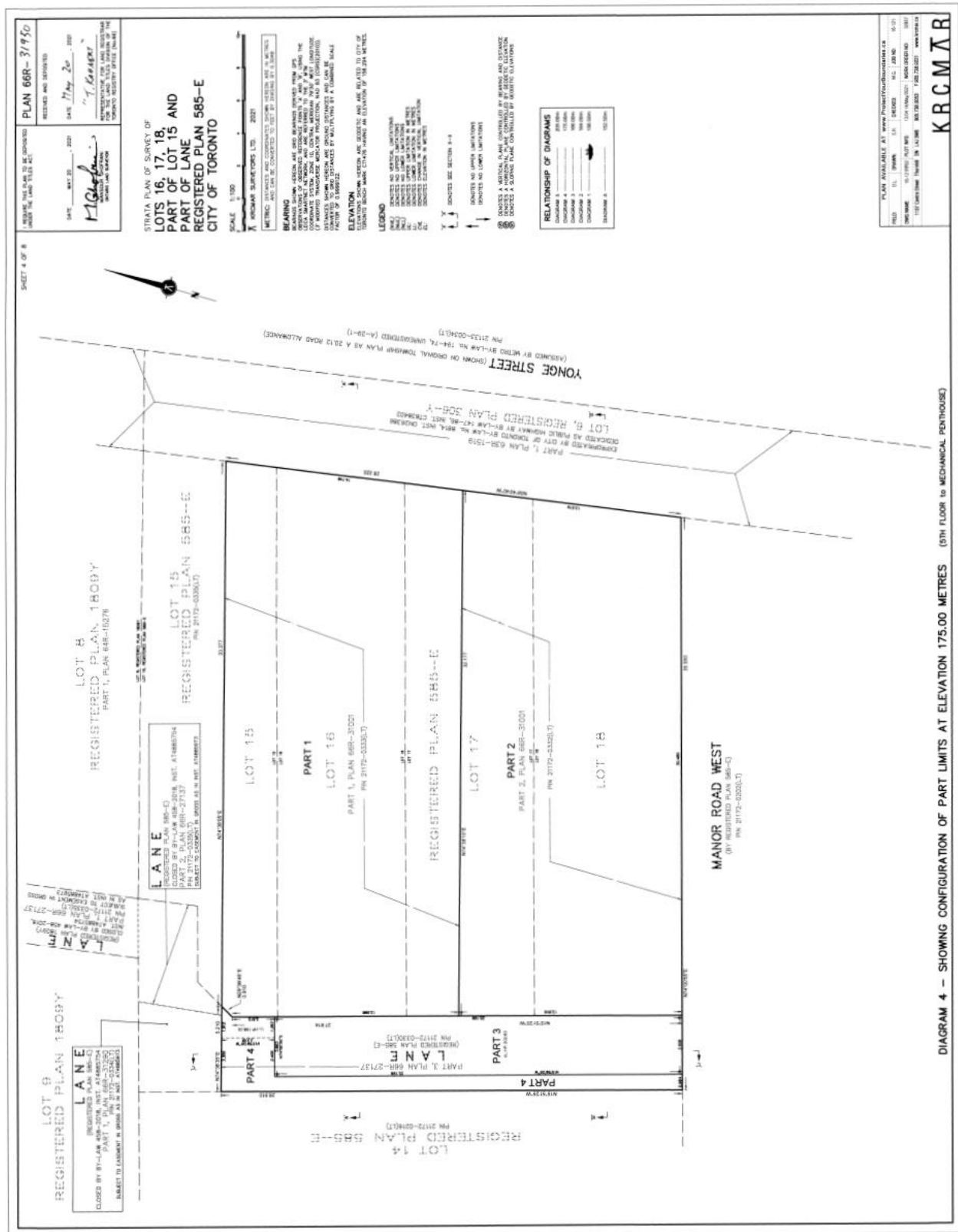
Ashley Curtis, Director
Transportation Planning and Capital Program
Transportation Services

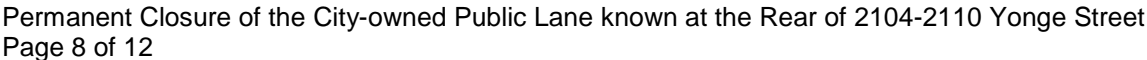
ATTACHMENTS

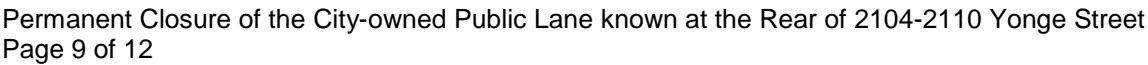
Attachment 1 – Appendix "A" – Plan 66R-31950
Attachment 2 – Appendix "B" – Draft By-law

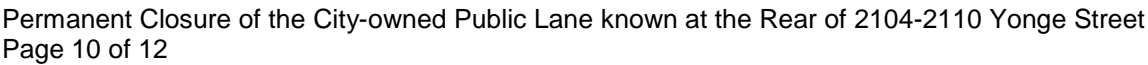












Attachment 2 – Appendix "B" – Draft By-law

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

CITY OF TORONTO

Bill

BY-LAW -2021

To permanently close the public lane behind 2104-2110 Yonge Street

Whereas it is recommended that the lane legally described as Part of Lane on Registered Plan 585E, being Lane Between Hillsdale Avenue West and Manor Road West, City of Toronto and designated as Parts 3, 4, 5, 6, 7, 8 and 9 on Reference Plan 66R-31950, be permanently closed as a public highway; and

Whereas notice of the proposed by-law to permanently close part of the said lane 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 _____ 2021,

The Council of the City of Toronto enacts:

1. The public lane described as follows, is hereby permanently close as public highway:

Part of PIN 21172-0330 (LT)

Part of Lane on Registered Plan 585E, being Lane Between Hillsdale Avenue West and Manor Road West, City of Toronto, designated as Parts 3, 4, 5, 6, 7, 8 and 9 on Reference Plan 66R-31950

Enacted and passed on _____, 2021

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)