



Staff Report for Council Meeting

Date of Meeting: April 27, 2022

Report Number: SRPI.22.004

Department: Planning and Infrastructure
Division: Infrastructure and Engineering Services

Subject: SRPI.22.004 Establish Lands as Public Highway
(Part 1 on Plan 65R-39767), Ridge Road
City File: D06-19028

Purpose:

To establish certain lands as public highway for access, to form part of Ridge Road.

Recommendation(s):

- a) That the 0.3 m reserve described as Part 1 on Plan 65R-39767 be established as public highway to form part of Ridge Road.

Contact Person:

Robert Nicoll, Project Coordinator, 905-771-5457

Paul Guerreiro, Manager Engineering Site Plans and Site Alterations, 905-747-6448.

Report Approval:

Submitted by: Kelvin Kwan, Commissioner Planning and Infrastructure Department

Approved by: Darlene Joslin, Interim City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

Page 2

Background:

The subject development is located at 13351-13359 Yonge Street at the south-east corner of Ridge Road and Yonge Street as shown on Location Map 1.

The Owner of 13351 and 13359 Yonge Street submitted a Site Plan application to facilitate the construction of a medium density residential development (City File: D06-19028). The principal access to the site is proposed through a full movement entrance onto Ridge Road. A secondary access to the loading and garbage area is via a right-in/right-out entrance off Yonge Street.

Through the development review process and a legal title search, it was discovered that there is a 0.3 m reserve block along Ridge Road, extending from Yonge Street to the present east limit of Ridge Road, described as Part 1 on Plan 65R-39767 shown in Appendix A. The 0.3 m reserve block was established along the original north street line of Ridge Road to protect against vehicular access from the then undeveloped lands to the north. Subsequently, a portion of the lands north of Ridge Road, immediately abutting Yonge Street, were expropriated by the Region of York to form part of Yonge Street, Kings Highway No. 11. The remaining 0.3 m reserve is now a remnant strip bisecting the travelled portion of the road allowance currently preventing legal access to Ridge Road from the subject lands.

In order to provide legal access to and from the development lands, via the proposed principal entrance, the 0.3m reserve block described as Part 1 on Plan 65R-39767 should be established as a public highway to form part of Ridge Road.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to Council's Strategic Priorities 2020-2022:

The City's establishment of lands as public highway for access aligns with Council's Strategic Priority of Getting Around the City by promoting ease of movement and improving active transportation networks and the function of streets.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Page 3

Conclusion:

Staff recommend that the 0.3 m reserve block described as Part 1 on Plan 65R-39767 be established as public highway to form part of Ridge Road.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Map 1 - Location Map
- Appendix A – Reference Plan 65R-39767

Page 4

Report Approval Details

Document Title:	SRPI.22.004 - Establish lands as public highway 13351-13359 Yonge St.docx
Attachments:	- Appendix A.docx - Location Map.docx
Final Approval Date:	Apr 3, 2022

This report and all of its attachments were approved and signed as outlined below:

Dan Terzievski - Mar 31, 2022 - 6:25 PM

Paolo Masaro - Apr 1, 2022 - 10:50 AM

Kelvin Kwan - Apr 1, 2022 - 11:53 AM

Darlene Joslin - Apr 3, 2022 - 10:14 AM