

Committee of the Whole (1) Report

DATE: Tuesday, April 4, 2023

WARD: 4

TITLE: ROAD CLOSURE – PART OF COMMERCE STREET – VAUGHAN METROPOLITAN CENTRE

FROM:

Effie Lidakis, Acting Deputy City Manager, Legal and Administrative Services & City Solicitor

ACTION: DECISION

Purpose

To enact a By-law to Stop up and Close the portion of Commerce Street that is being realigned and constructed as a City-owned public right-of-way (the “ROW”) as shown on Attachment 1, in accordance with subsection 34 of the *Municipal Act, 2001*.

Report Highlights

- The City has ownership and possession of a dedicated public highway known as Commerce Street in the Vaughan Metropolitan Centre (VMC) which is now being realigned and extended as set out in the approved VMC Secondary Plan (VMCSP).
- The realignment of Commerce Street as per the planned VMCSP road network requires an exchange of lands between the City and the Developer.
- On February 15, 2022, City Council enacted By-law 034-2022 authorizing the disposition of a portion of Commerce Street and the acquisition of lands from the abutting developer (the “Developer”) to facilitate the realignment of Commerce Street, and authorized the City Clerk to commence the required road closure procedures.
- Notice of road closure was advertised for two (2) consecutive weeks on the Disruptions and Closures page of the City’s website and the appropriate agencies have been notified of the proposed by-law.

Recommendations

1. That a portion of Commerce Street, legally described as Part of Lot 5, Concession 5 (geographic Township of Vaughan), designated as Parts 12, 13, 14, 15, 16, 21 and 22 on Reference Plan 65R-40282, as shown on Attachment 2 (the “Lands”), be stopped up and closed as a public highway; and
2. That a By-law be enacted to Stop Up and Close the Lands.

Background

Commerce Street is an existing City-owned ROW located in the VMC, east of Interchange Way.

Based on the VMCSPP objective to create a fine-grain grid network of streets, the existing Commerce Street has been planned to be realigned and extended south to create a north- south minor collector road connecting to Doughton Road which then traverses east to extend the major collector road to Interchange Way (east-west). Attachment 1 identifies the current public street network of the VMC, including the existing extent of Commerce Street, and Attachment 3 identifies the planned public street network for the City’s downtown pursuant to the VMCSPP.

At its meeting of February 15, 2022, City Council authorized the City to enter into a Land Exchange Agreement with the Developer to facilitate the realignment and reconstruction of Commerce Street as envisioned in the VMCSPP. The Land Exchange Agreement is conditional upon (i) the parties entering into a Servicing Agreement to facilitate the construction and dedication of lands to advance the Commerce Street realignment and to facilitate the Developer’s proposal on abutting lands, known as Block 3S, through development applications for a high-rise mixed-use development (Files OP.21.016, Z.21.027 & DA.21.031); and (ii) the City enacting a by-law to stop up and close that portion of Commerce Street that will be decommissioned and transferred to the Developer.

The notice of Road Closure, as per Council’s direction, was advertised for two (2) consecutive weeks on the Disruptions and Closures page of the City’s website and the appropriate agencies have been notified of the proposed by-law.

Previous Reports/Authority

[Authorization for Agency Status – City-Owned Lands – Item 11, Report No. 32 of Committee of the Whole \(2\) which was ratified by Vaughan Council on June 22, 2021](#)

[Public Meeting Report for Block 3A – Item 2, Report No. 50 of Committee of the Whole which was ratified by Vaughan Council on November 16, 2021](#)

[Item 1, Report No. 7, of the Committee of the Whole \(Closed Session\), which was adopted by the Council of the City of Vaughan on February 15, 2022.](#)

Analysis and Options

Not Applicable.

Financial Impact

None.

Operational Impact

Not Applicable.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

In order to complete the road closure process to enable the land exchange to facilitate the realignment of Commerce Street, Council's approval of the recommendations set out in this report is required.

For more information, please contact Christine Vigneault, Manager of Development Services, extension 8332.

Attachments

1. The Lands
2. Deposited R-Plan (65R-40282)
3. VMC SP SCHEDULE C - STREET NETWORK

Prepared by

Andrea Buchanan, Administrative Coordinator, extension 8286.

Approved by

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Effie Lidakis, Acting Deputy City
Manager, Legal and Administrative
Services & City Solicitor

Reviewed by

A handwritten signature in black ink, appearing to be 'Nick Spensieri'.

Nick Spensieri, City Manager