

# Committee of the Whole (1) Report

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**DATE:** Tuesday, January 23, 2024

**WARD:** 4

**TITLE:** ROAD CLOSURE - PART OF INTERCHANGE WAY AND PART OF DOUGHTON ROAD – VAUGHAN METROPOLITAN CENTRE

**FROM:**

Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor

**ACTION:** DECISION

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**Purpose**

To enact a By-law to Stop up and Close a portion of Interchange Way to create a 0.3m reserve, and a portion of Doughton Road to finalize the required land exchange for the road realignment of Commerce Street and Doughton Road in the VMC.

**Report Highlights**

- In 2022 Council authorized a Land Exchange Agreement to facilitate the realignment of Commerce Street South and Doughton Road located in the Vaughan Metropolitan Centre as set out in the approved VMC Secondary Plan.
- On December 12, 2023, Council passed By-law 211-2023 dedicating certain lands as public highway to reflect the road realignment, including Part 14, Plan 65R-40282.
- It is necessary to stop up and close Part 14, Plan 65R-40282 to allow its conveyance to the developer as part of the Land Exchange Agreement approved by Council, and to stop up and close Part 15, Plan 65R-40282 to complete the required 0.3m reserve in the area.
- 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 Doughton Road and Interchange Way, legally described Part of Lot 5, Concession 5 (geographic Township of Vaughan), designated as Parts 14 and 15 on Reference Plan 65R-40282 shown on Attachment #1 (the “Lands”), be stopped up and closed as public highway; and
2. That Council enact a By-law to Stop Up and Close the Lands.

## **Background**

Commerce Street South and Doughton Road located on the southwest corner of Highway 7 and Edgeley Boulevard are being realigned in conjunction with the Quadreal Group redevelopments in the Vaughan Metropolitan Centre (VMC) as set out in the approved VMC Secondary Plan (VMCSP). The realignment of the road network in that area required an exchange of lands between the City and the adjacent developer.

The City entered into a Land Exchange Agreement on February 8, 2022, as amended by a Reinstatement, Waiver and Amending Agreement, dated August 21, 2023 (the “**Land Exchange Agreement**”) with RP B3S Holdings Inc. (the “**Developer**”) which provided that the lands to be conveyed and/or exchanged shall be free of encumbrances. The land exchange transaction closed on December 5, 2023.

The City received all necessary lands for the road realignment and conveyed to the Developer all of the lands pursuant to the Land Exchange Agreement except for Part 14, Plan 65R-40282 (“**Part 14 Lands**”), shown on Attachment #1, as they were encumbered by an easement for access which expires upon dedication of said lands as part of the public highway system.

On December 12, 2023, Council passed By-law 211-2023 being a By-law to dedicate certain lands as part of the public highway network in the VMC including the road realignment lands and the Part 14 Lands. This provided the City with the opportunity to register the necessary application to delete the existing access easement over the Part 14 Lands.

The Part 14 Lands are now free and clear of all encumbrances and accordingly it is now appropriate to include the Part 14 Lands as part of the Stop Up and Close By-law subject to this report. This will allow the City to fulfill its obligations under the Land Exchange Agreement and convey the Part 14 Lands to the Developer.

In addition, it is necessary to stop up and close Part 15, Plan 65R-40282 to finalize the road realignment, namely complete a 0.3m reserve at the intersection of Doughton Road and Interchange Way, as shown on Attachment #1.

Notice of Road Closure was previously 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: [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: [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: [Closed Session Minutes – February 8, 2022](#) [Closed Session Extracts – February 8, 2022](#)

Item 11, sub-item 23 of the Council Agenda, which was adopted by the Council of the City of Vaughan on December 12, 2023: [Item 11, sub-item 23 of the Council Agenda, which was adopted by the Council of the City of Vaughan on December 12, 2023.](#)

### **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 required to facilitate the realignment of Commerce Street/Doughton Road and to create a reserve at the intersection of Doughton Road and Interchange Way, Council's approval of the recommendations set out in this report is required.

**For more information**, please contact Wendy Law, Deputy City Manager Legal and Administrative Services & City Solicitor, extension 8700.

## **Attachment**

1. Excerpt of Reference Plan 65R-40282 describing Parts 14 and 15.

## **Prepared by**

Finuzza Mongioli, Legal Counsel, Legal Services, extension 8047.

## **Approved by**



Louise Vrebosch, Acting DCM on behalf  
of Wendy Law, Deputy City Manager  
Legal and Administrative Services &  
City Solicitor

## **Reviewed by**



Nick Spensieri, City Manager