

TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON SEPTEMBER 7, 2016
FROM:	JOHN BRAAM, P.ENG. MANAGING DIRECTOR, ENVIRONMENTAL & ENGINEERING SERVICES AND CITY ENGINEER
SUBJECT:	CLOSING OF PART OF CEDARPARK CRESCENT

RECOMMENDATION

That, on the recommendation of the Managing Director, Environmental & Engineering Services and City Engineer, the following actions be taken with respect to closing part of Cedarpark Crescent:

- (a) the closing of the southerly projection or “hammerhead” portion of Cedarpark Crescent on plan 33M-640 **BE APPROVED**; and,
- (b) the Chief Surveyor **BE AUTHORIZED** to initiate the process of legally stopping up and closing that part of Cedarpark Crescent as public highway by By-law subject to a reference plan acceptable to the City being provided by the applicant.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

2015-19 STRATEGIC PLAN

The proposed road closing By-law benefiting Cedar Hollow Developments Limited supports the Strategic Plan through the strategic focus area of *Leading in Public Service* by providing excellent service delivery.

BACKGROUND

The recently approved TVDSB school development on Cedarhollow Boulevard in North-East London has resulted in the realignment of Cedarpark Crescent. Instead of looping back onto Cedarhollow Boulevard as originally intended, the southerly portion of Cedarpark Crescent has been eliminated and now forms part of the new school site and the northerly leg of the crescent will be extended easterly to support future development. This change renders the subject “hammerhead” portion of Cedarpark Crescent, which was previously dedicated to the City as public highway by Plan 33M-640, surplus to the City’s needs.

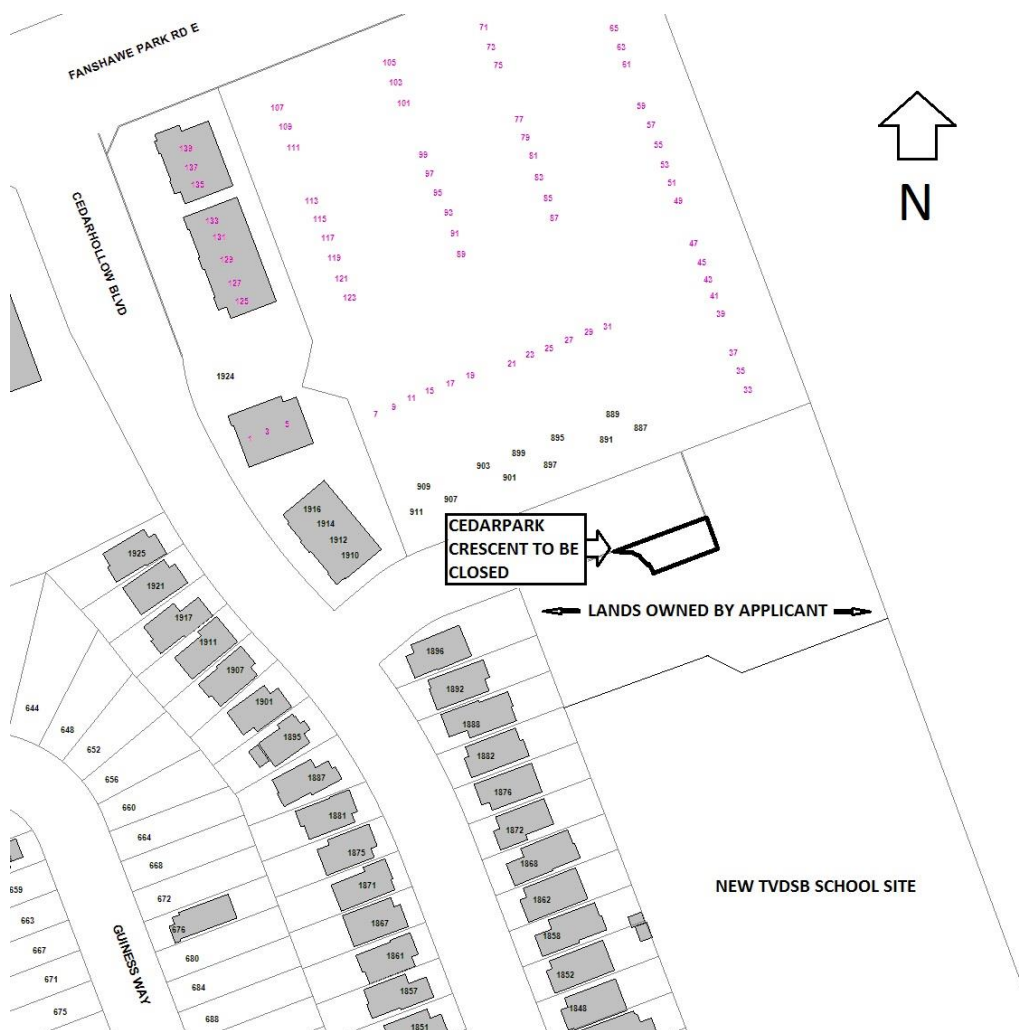
In situations where changes in development patterns in new developments render existing streets redundant, the City typically re-conveys the unneeded streets back to

the developer so the surplus lands can be properly incorporated in a new plan of subdivision. As a prerequisite to the conveyance, the streets must be legally closed as public highway which is the purpose of this report.

DISCUSSION

An application has been received from Cedar Hollow Developments Limited to close and acquire the “hammerhead” portion of Cedarpark Crescent that is no longer needed for road allowance due to changes in street pattern resulting from the new TVDSB school development on Cedarhollow Boulevard. The surplus portion of the road allowance is to be closed and transferred back to Cedar Hollow Developments Limited to be incorporated into lots in a new plan of subdivision.

The subject portion of Cedarpark Crescent was originally dedicated to the City as public highway when Plan 33M-640 was registered, but was never built out, is not traveled and does not contain any utilities or City services. It is no longer required by the City as a road allowance or for any other municipal purpose.



In order to expedite the legal closing and provide superior customer service, it is recommended the surplus portion of Cedarpark Crescent be closed by By-law which is faster and less expensive than closing by Judges Order.

Upon approval by way of Council Resolution and the applicant provides the City with an acceptable reference plan, the Chief Surveyor will request the Clerk's Office submit the closing bylaw directly to Council for approval. Once legally closed as public highway, Realty Services will seek approval for the transfer of the road allowance and the associated reserve by way of a separate report to the Corporate Services Committee.

CONCLUSION

It is recommended the surplus "hammerhead" portion of Cedarpark Crescent on Plan 33M-640 be stopped up and legally closed as public highway and the Chief Surveyor be authorized to bring forward the closing By-law to Council subject to an acceptable reference plan being provided by the applicant as a prerequisite to being re-conveyed to the developer and incorporated into a new plan of subdivision.

PREPARED BY:	REVIEWED AND CONCURRED BY:
A. GARY IRWIN, O.L.S., O.L.I.P. CHIEF SURVEYOR AND DIVISION MANAGER, GEOMATICS	EDWARD SOLDO, P.ENG. DIRECTOR, ROADS AND TRANSPORTATION
RECOMMENDED BY:	
JOHN M. BRAAM, P.ENG. MANAGING DIRECTOR ENVIRONMENTAL SERVICES AND CITY ENGINEER	

August 12, 2016

cc: Nancy Pasato
 Bryan Baar