

## **Permanent Closure of the Public Laneway between 10A Eastern Avenue and 16 Eastern Avenue**

**Date:** February 3, 2025

**To:** Toronto and East York Community Council

**From:** Director, Planning, Design and Management, Transportation Services

**Wards:** Ward 13, Toronto Centre

### **SUMMARY**

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As this report recommends the permanent closure of a public laneway, City Council approval of this report is required.

Transportation Services recommends that the public laneway known as Ln W Gilead Pl N Eastern Ave and between 10A Eastern Avenue and 16 Eastern Avenue, shown as Part 5 on the registered plan of survey attached as Attachment 1 of this report, be permanently stopped up and closed.

Once closed, it is intended that the former public laneway will be sold to an adjacent property owner to improve short-term access to 10A and 16 Eastern Avenue and to facilitate future re-development of the broader site. The transaction is approved pursuant to the delegated authority set out in Toronto Municipal Code Chapter 213.

### **RECOMMENDATIONS**

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The Director, Planning, Design and Management, Transportation Services recommends that:

1. City Council authorize the permanent closure of the public laneway, shown as Part 5 on Plan 66R-32512 attached as Attachment 1 to the report dated February 3, 2025, from the Director, Planning, Design and Management, Transportation Services; and
2. City Council enact a by-law substantially in the form of the draft by-law attached as Attachment 2 to the report dated February 3, 2025, from the Director, Planning, Design and Management, Transportation Services.

## **FINANCIAL IMPACT**

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The permanent closure of the public laneway will not result in any costs to the City as the purchaser will be responsible for all costs associated with the closure.

## **DECISION HISTORY**

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In accordance with the City's Real Estate Disposal by-law, Number 814-2007 (Municipal Code Chapter 213), the public laneway was declared surplus on April 23, 2024 by way of Delegated Approval Form ("DAF") No. 2024-062, conditional upon City Council approving the permanent closure of the public laneway, with the intended manner of disposal to be by inviting an offer to purchase from an adjacent owner.

By DAF 2024-193, on August 7, 2024, the Director, Transaction Services, Corporate Real Estate Management, authorized the sale of the public laneway to Eastern Trinity GP Inc., conditional upon City Council approving the permanent closure of the public highway. Also by DAF 2024-193, the Director, Transaction Services, Corporate Real Estate Management, authorized the General Manager, Transportation Services to give notice to the public of a proposed by-law to close the public laneway in accordance with the requirements of the City of Toronto Municipal Code Chapter 162, with 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 public laneway 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 public laneway will be considered.

## **COMMENTS**

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Transportation Services has reviewed the feasibility of closing the public laneway known as Ln W Gilead PI N Eastern Ave and has determined that it can be closed and sold to an adjacent owner.

The closing process requires approval from City Council. The draft by-law is attached to this report and 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.

There are no municipal services or public utilities located within the public laneway, therefore no easements will be reserved or granted on closing.

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 Highway will be considered.

## **CONTACT**

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Transportation Asset Management  
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## **SIGNATURE**

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Jacquelyn Hayward, Director  
Planning, Design and Management  
Transportation Services

## **ATTACHMENTS**

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Attachment 1 – Plan 66R-32512  
Attachment 2 – Draft By-law



**LOT 1** **LOT 2** **LOT 3** **LOT 4** **LOT 5** **LOT 6** **LOT 7** **LOT 8**

**PART 5**  
LANE (BY-LAW ES17374)  
PIN 21079-0106 (LT)  
N39°22'45"W (P2&MEAS) 19.95  
N75°59'15"W (MEAS) 4.80  
N76°03'15"W (P4) 4.34  
N40°23'40"W (P2&SET) 5.39  
N40°23'40"W (P2&SET) 0.65  
N51°42'00"E (MEAS) 3.05  
N51°40'00"E (P2) 1.60S  
CC (WIT) 2.00S  
CP (WIT) 2.00S  
CC (WIT) 1.00W  
0.05E (P2&MEAS) 0.04N  
0.04N (P2&MEAS) 6.98 (P4&MEAS)  
0.01N 0.21E (P2&SET)  
0.07S (P2&MEAS)  
0.06S (P4&SET)  
CC (WIT) 2.00S 0.02E  
25.09 (P4&MEAS)  
N38°38'10"W (MEAS) N38°39'30"W (P4)  
N38°38'10"W (P5&SET) ONLINE E/W (P5&SET) ONLINE N/S (P5&MEAS)  
N38°38'10"W 2.50  
10.26 (P2&MEAS)  
N 51°40'00" E  
N39°22'45"W 1.50  
3.05 (P4&SET)  
CC (WIT)  
CC (WIT)  
N39°22'45"W 1.00  
15.08 (P2&SET)  
0.05N (P2&MEAS) 0.32E  
0.06N 0.05W (P2&SET)  
N38°57'45"W 7.01  
N38°49'45"W (P2&MEAS) 17.30 (P2&SET)  
0.09W (P2&SET)  
N61°25'51"N 2.74  
PB  
CC

**PART 6**  
REGISTERED  
EAST FACE OF WALL ACCEPTED  
PIN 21079-0273 (LT)  
2 STOREY BRICK BUILDING NO. 16  
LANE BY REGISTERED PLAN 242E CLOSED BY BY-LAW 15357, INST. NO. ES17206

**EASTERN AVENUE**  
(BY REGISTERED PLAN 108, FORMERLY SOUTH PARK STREET)  
PIN 21079-0042 (LT)

## Attachment 2 - Draft By-law Road Closure

Authority: Toronto and East York Community Council  
Item \_\_\_\_\_, as adopted by City of Toronto Council on  
\_\_\_\_\_

### CITY OF TORONTO

#### Bill

#### BY-LAW -2025

#### **To permanently close the public laneway between 10A Eastern Avenue and 16 Eastern Avenue**

Whereas it is recommended that the public laneway located between 10A Eastern Avenue and 16 Eastern Avenue be permanently closed as a public highway; and

Whereas notice of the proposed by-law to permanently close the public laneway 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 \_\_\_\_\_.

The Council of the City of Toronto enacts:

1. The public laneway located between 10A Eastern Avenue and 16 Eastern Avenue, legally described as follows, is hereby permanently closed as a public highway:

PIN 21079-0106 (LT)  
PT LANE ON PL 242E TORONTO SOUTH OF THE LANDS DESCRIBED IN  
ES67802 & WEST OF THE LANDS DESCRIBED IN CT680499 (TENTHLY  
DESCRIBED); PT LT 5 & 7 ON PL 242E TORONTO AS IN ES12750,  
DESIGNATED AS PART 5 ON 66R-32512, CITY OF TORONTO

Enacted and passed on \_\_\_\_\_, 2025

\_\_\_\_\_  
Speaker

\_\_\_\_\_  
City Clerk

(Seal of the City)