

Permanent Closure and Dedication of a portion of the public laneway abutting 1747 and 1753 St. Clair Avenue West

Date: June 19, 2025

To: Toronto and East York Community Council

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

Wards: Ward 9, Davenport

SUMMARY

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

Transportation Services has reviewed the feasibility of closing a portion of the laneway abutting 1747 and 1753 St. Clair Avenue West, shown on the registered plan of survey appended hereto as Part 1 and Part 2 on Attachment 1 (66R-33759), and has determined that it can be stopped-up and closed to sell for incorporation into the adjacent development site. In addition, Transportation Services recommends that the lands shown on the registered plan of survey appended hereto as Part 3 on Attachment 1 (66R-33759) be dedicated as public highway to form part of the north-south laneway and provide access to the new development.

RECOMMENDATIONS

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

1. City Council authorize the permanent closure of the portion of the laneway abutting 1747 and 1753 St. Clair Avenue West described as Part 1 & Part 2 on Plan 66R-33759 as shown on Attachment 1 and Attachment 2.
2. City Council dedicate as public highway the lands described as Part 3 on Plan 66R-33759 as shown on Attachment 1 and Attachment 2, to form part of the public laneway.

3. City Council direct the City Solicitor to prepare and submit for enactment any necessary bills to give effect to Council's decision, including the closing by-law (substantially in the form of the draft by-law attached as Attachment 3) and the dedication by-law for the New Laneway Lands (substantially in the form of the draft by-law attached as Attachment 4), and authorize the General Manager of Transportation Services and the Executive Director of Corporate Real Estate Management to execute any documents or agreements necessary to implement the closure, conveyance, and dedication, on terms satisfactory to the City.

FINANCIAL IMPACT

There are no financial implications for this budget year resulting from the recommendations included in this report.

DECISION HISTORY

In accordance with the City's Real Estate Disposal By-law No. 814-2007 (City of Toronto Municipal Code Chapter 213), the Lane was declared surplus on February 24, 2020 by Delegated Approval Form No. 2020-031, conditional upon City Council approving the permanent closure of the Lane, with the intended manner of disposal by way of a sale of the Lane to the owners of the abutting lands at 1749 St. Clair Inc. (the "Applicant").

By Delegated Approval Form No. 2024-184, the Executive Director, Corporate Real Estate Management authorized the General Manager, Transportation Services, to give notice to the public of a proposed by-law to close the untravelled public highway lands in accordance with the requirements of City of Toronto Municipal Code Chapter 162 and the Municipal Class Environmental Assessment for Schedule "A+" activities and authorized the sale of the Lane.

COMMENTS

Transportation Services has reviewed the feasibility of closing the public laneway lands shown on the registered plan of survey, appended hereto as Part 1 & Part 2 on Attachment 1 and Attachment 2, and has determined they can be closed to sell to the adjacent property owner for incorporation into the adjacent development site.

The highway closing process requires approval from City Council. The draft closing by-law is provided in Attachment 3 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.

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 Former Highway Lands will be considered.

In 1997, a one-metre-wide section of the north south public lane was stopped-up and closed. This section, described as Part 2 and Part 3 on Plan 66R-33759, currently functions essentially as a reserve through which legal access is not permitted. This one-metre section of land straddles the south property line of the adjacent development. Since access to the parking and loading for the proposed development is dependent upon access to the public lane system, the south portion of the one-metre strip of land, described as Part 3 on Plan 66R-33759, must be dedicated as public highway to facilitate this access. The draft dedication by-law is provided in Attachment 4 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. Part 2 will be sold to the adjacent property owner for incorporation into the development site.

The Ward Councillor has been advised of the recommendations in this report.

CONTACT

Mark Berkovitz
Manager
Asset Management
Transportation Services
Phone: 416-392-3964
Mark.Berkovitz@toronto.ca

SIGNATURE

Jacquelyn Hayward
Director, Planning, Design & Management, Transportation Services

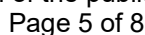
ATTACHMENTS

Attachment 1 - Plan 66R-33759

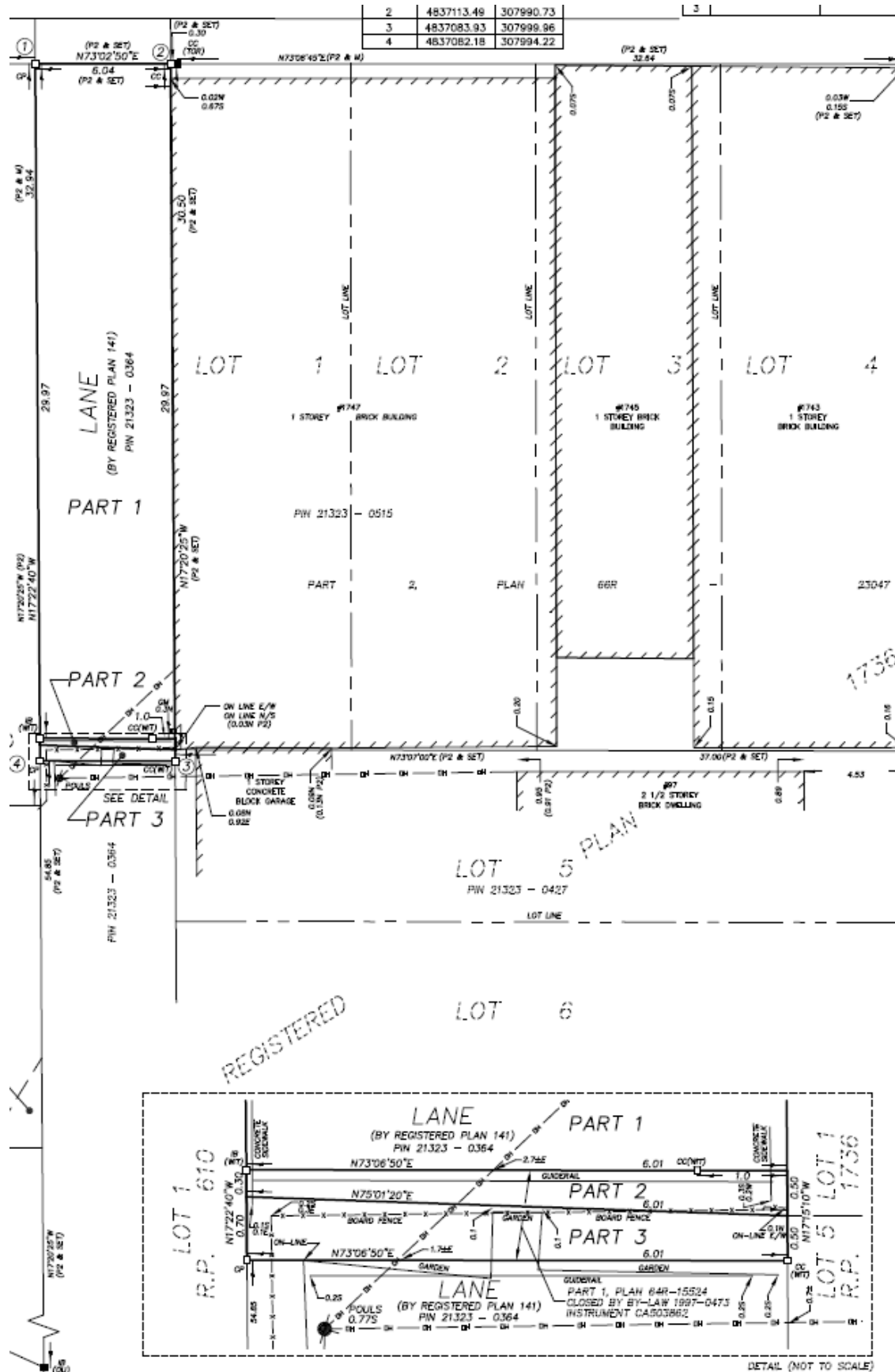
Attachment 2 - Plan 66R-33759 - Part 2 Detail

Attachment 3 - Draft Closing By-law

Attachment 4 - Draft Dedication By-law



Attachment 2 - Plan 66R-33759 - Part 2 Detail



Attachment 3 – Draft Closing By-law

Authority: Toronto and East York Community Council
Item ____, as adopted by City of Toronto Council on ____,
2025.

CITY OF TORONTO

Bill

BY-LAW -2025

To permanently close part of the public lane between 1747 and 1753 St. Clair Avenue West, known as part of the public lane west of Hounslow Heath Road, extending southerly from St. Clair Avenue West.

Whereas it is recommended that part of the public highway known as part of the public lane west of Hounslow Heath Road, extending southerly from St. Clair Avenue West be permanently closed as a public highway; and

Whereas notice of the proposed by-law to permanently close part of the said public lane 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 July 8, 2025;

The Council of the City of Toronto enacts:

- I. Part of the public highway known as the public lane west of Hounslow Heath Road, extending southerly from St. Clair Avenue West, and described as follows, is hereby permanently closed as a public highway:

**PART OF PIN 21323-0364 (LT)
PART OF LANE ON REGISTERED PLAN 141
DESIGNATED AS PARTS 1 & 2, PLAN 66R-33759
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)**

Enacted and passed on ____, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

Attachment 4 - Draft Dedication By-law

Authority: Toronto and East York Community Council
Item ____, as adopted by City of Toronto Council on, ____,
2025

CITY OF TORONTO

Bill

BY-LAW -2025

To dedicate certain lands south of St. Clair Avenue West, west of Hounslow Heath Road for public highway purposes.

Whereas the City is the owner of certain lands that were closed by By-law 1997-0473, dated September 22, 1997 and registered as Instrument No. CA503862;

Whereas the City now requires the dedication of a portion of the aforesaid lands as per a report adopted by Toronto & East York Community Council on July 8, 2025 for public highway purposes;

The Council of the City of Toronto enacts:

1. Certain land described as follows:

**PART OF PIN 21323-0364 (LT)
PART OF LANE, REGISTERED PLAN 141
DESIGNATED AS PART 3, PLAN 66R-33759
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)**

is dedicated for public highway purposes to form part of the public highway.

Enacted and passed on July , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)