

MOTION WITHOUT NOTICE

Improving the City's Laneway Conveyance Process

Moved by: Councillor Matlow _____

Seconded by: Councillor Colle _____

SUMMARY:

The City of Toronto has a vast number of public laneways, particularly adjacent to main streets where there is significant development activity. These laneways serve as primary access routes for abutting properties but are frequently in disrepair due to inadequate maintenance.

When a developer or landowner seeks to purchase a portion of a public laneway – including as part of a rezoning application that would deliver laneway improvements – this triggers an internal process involving Transportation Services, Corporate Real Estate Management, Legal, Development Review, and other divisions.

That process currently lacks clear roles, timelines, and defined responsibilities across divisions, creating delays that are impacting several development applications across the city, including at 2010-2050 Yonge and 15 Lola Road in Toronto–St. Paul's.

City staff in Development Review, Transportation Services, and Corporate Real Estate management agree on the importance of resolving this issue and support this motion.

This motion is urgent as delays in the laneway conveyance process are impeding the ability of several development projects across the city to proceed and this matter urgently needs to be resolved.

RECOMMENDATIONS:

1. City Council request the General Manager, Transportation Services, the Executive Director, Corporate Real Estate Management and the Executive Director, Development Review, in consultation with the City Solicitor, to report by the July 9, 2026 meeting of Toronto and East York Community Council with an update regarding the purchase and sale and permanent closure of the public laneway west of Yonge Street and South of Lola Road, as it relates the development application for 2010-2050 Yonge Street and 15 Lola Road.

2. City Council request the Executive Director, Development Review and the General Manager, Transportation Services, in consultation with the City Solicitor and the Executive Director, Corporate Real Estate Management, to develop a clear and transparent process for applicants when development applications are proposed to involve the sale and closure of city-owned public lanes associated with a development application, that outlines requirements of the applicant, divisional roles and responsibilities, timelines, relevant policies, and how this process aligns with the timing and reporting of a development application to City Council.