

Permanent Closure of a Portion of the Public Lane Abutting 145 Sheppard Avenue East

Date: June 18, 2026

To: North York Community Council

From: Interim Deputy General Manager, Transportation Services

Wards: Ward 18 – Willowdale

SUMMARY

As this report recommends the permanent closure of a portion of the public lane (public highway), City Council approval of this report is required.

Transportation Services has reviewed the feasibility of closing a portion of the public lane south of Sheppard Avenue East, west of Willowdale Avenue, located between 145 and 181 Sheppard Avenue East, shown as Parts 1 and 2 in Attachments 1 and 2, and has determined that the lands can be permanently closed. The proposed closure is required to facilitate the implementation of the settlement approved by City Council through Item 2024.CC24.9 respecting the development applications for 145 Sheppard Avenue East and the related Ontario Land Tribunal Interim Order issued on February 6, 2025.

The Ontario Land Tribunal Interim Order provides that the Tribunal's final order is to be withheld until various conditions are satisfied, including conveyance of the 1.32 metre-wide strip of public laneway abutting the development lands. The proposed closure forms part of the process necessary to permit conveyance of the lands in accordance with the approved settlement and Tribunal Order.

The lands proposed for closure form part of Lane Plan 3596, North York, abutting Block A, Plan 3596, City of Toronto, being part of PIN 10104-0563 (LT). Plan 66R-34984 was received and deposited on January 12, 2026.

Corporate Real Estate Management has declared the subject lands surplus to municipal requirements, conditional upon City Council approval of the permanent closure of the public lane.

RECOMMENDATIONS

The Interim Deputy General Manager, Transportation Services, recommends that:

1. City Council authorize the permanent closure of a portion of the public lane located between 145 and 181 Sheppard Avenue East, being part of Lane Plan 3596 North York abutting Block A, Plan 3596, City of Toronto, and shown as Parts 1 and 2 on Plan 66R-34984 in the report from the Interim Deputy General Manager, Transportation Services dated June 18, 2026.
2. City Council direct the City Solicitor to prepare and submit for enactment the necessary Bill to permanently close the public lane shown as Parts 1 and 2 on Plan 66R-34984 including the closing By-law substantially in the form of the draft By-law attached as Attachment 3 to the report from the Interim Deputy General Manager, Transportation Services dated June 18, 2026.

FINANCIAL IMPACT

There are no financial impacts resulting from the recommendations in this report. The purchaser is responsible for all costs associated with the permanent closure, including survey, notice, legal, and registration costs.

Revenue from the sale of the lands and related easement transactions will be dealt with in accordance with the City's real estate transaction authority. Delegated Approval Form (DAF) 2025-408 identifies total revenue of \$138,000, exclusive of HST and other applicable taxes, less closing costs and usual adjustments, to be contributed to the Land Acquisition Reserve Fund.

DECISION HISTORY

On November 24, 2025, Corporate Real Estate Management, acting under delegated authority pursuant to Chapter 213 of the City of Toronto Municipal Code, declared the subject lands surplus to municipal requirements, conditional upon City Council's approval of the permanent closure of the public lane. Delegated authority was also granted to proceed with the disposition process and related Agreement of Purchase and Sale, subject to completion of the closure process.

<https://www.toronto.ca/wp-content/uploads/2026/01/94cb-2025-408145-181-Sheppard-Ave-E.pdf>

On February 6, 2025, the Ontario Land Tribunal issued an Interim Order in Tribunal File OLT-22-002812 respecting the development applications for 145 Sheppard Avenue East. The Interim Order provides that the Tribunal's final order shall be withheld pending satisfaction of specified conditions, including conveyance of the 1.32 metre-wide strip of public laneway abutting the development site.

At its meeting on December 17 and 18, 2024, City Council adopted Item 2024.CC24.9 approving a settlement of the Ontario Land Tribunal appeals respecting 145 Sheppard Avenue East. One component of the approved settlement contemplated conveyance of a portion of the adjacent public laneway to the owner of 145 Sheppard Avenue East, subject to the satisfaction of all necessary municipal approvals.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC24.9>

At its meeting on July 7, 2017, City Council enacted By-law 734-2017 to permanently close to vehicular traffic the east-west portion of the public lane at the rear of 179-181 Sheppard Avenue East, designated as Part 1 on Plan 66R-29245 and forming part of PIN 10104-0563 (LT).

<https://www.toronto.ca/legdocs/bylaws/2017/law0734.pdf>

At its meeting of May 24, 25 and 26, 2017, City Council adopted North York Community Council Item NY22.1 and authorized the permanent closure to vehicular traffic of the east-west portion of the public lane at the rear of 179-181 Sheppard Avenue East.

<https://secure.toronto.ca/council/report.do?meeting=2017.NY22&type=decisions>

COMMENTS

Background

In 2017, City Council enacted by-law 734-2017 to permanently close to vehicular traffic the east-west portion of the public lane at the rear of 179-181 Sheppard Avenue East. The north–south portion of the lane subject to this report was not included in the closure enacted under by-law 734-2017 and remains a public lane forming part of PIN 10104-0563 (LT).

Following City Council's approval of item 2024.CC24.9 and the issuance of the Ontario Land Tribunal Interim Order dated February 6, 2025, the City commenced the necessary steps to implement the approved settlement. The permanent closure of the lands subject to this report represents the final Transportation Services approval required before the City may complete the disposition of the lands contemplated by the approved settlement, surplus declaration, and related Agreement of Purchase and Sale.

The Subject Lands form part of a north–south public lane located south of Sheppard Avenue East, west of Willowdale Avenue, between 145 and 181 Sheppard Avenue East within Ward 18 – Willowdale.

As illustrated in Attachment 1, the portion of the lane proposed to be closed is approximately 45.87 square metres, consisting of Part 1, approximately 36.79 square metres, and Part 2, approximately 9.08 square metres.

The lands are legally described on Registered Plan 66R-34984 depicted in Attachment 2 as part of Lane Plan 3596 North York, abutting Block A, Plan 3596, City of Toronto, forming part of PIN 10104-0563 (LT), and are owned by the City of Toronto in fee simple as a right-of-way.

Transportation Considerations

Transportation Services has reviewed the Subject Lands and determined that they are not required for public lane purposes. The proposed closure is limited to the lands identified as Parts 1 and 2 on Plan 66R-34984, being the lands required to implement the approved settlement and associated real estate transaction, which represent a portion of the existing laneway corridor. The closure of Parts 1 and 2 does not eliminate the north–south laneway function. Based on the survey configuration, the remaining corridor, in combination with retained lands and easement areas, continues to provide an overall functional width of approximately 6.0 metres. This satisfies the intent of the City of Toronto Official Plan with respect to laneway access, servicing, and site circulation. Transportation Services is satisfied that the proposed closure will not adversely impact access, servicing, or operational requirements.

Environmental Considerations

As part of the disposition process, the purchaser will be responsible for satisfying any environmental requirements, including, where applicable, the filing of a Record of Site Condition in accordance with Ontario Regulation 153/04, as amended.

Public Notice

Public Notice of the proposed by-law to close the lands will be posted on the notices page of the City's website in accordance with City of Toronto Municipal Code Chapter 162.

The requirements of the Municipal Class Environmental Assessment for Schedule "A+" activities will be satisfied by posting notice of the proposed closure on the City's website for at least five (5) working days before the North York Community Council meeting at which the proposed By-law is considered. DAF 2025-408 expressly authorized Transportation Services staff to give notice of the proposed By-law and Schedule "A+" notice.

The Ward Councillor has been advised of the recommendations in this report and has no objections.

CONTACT

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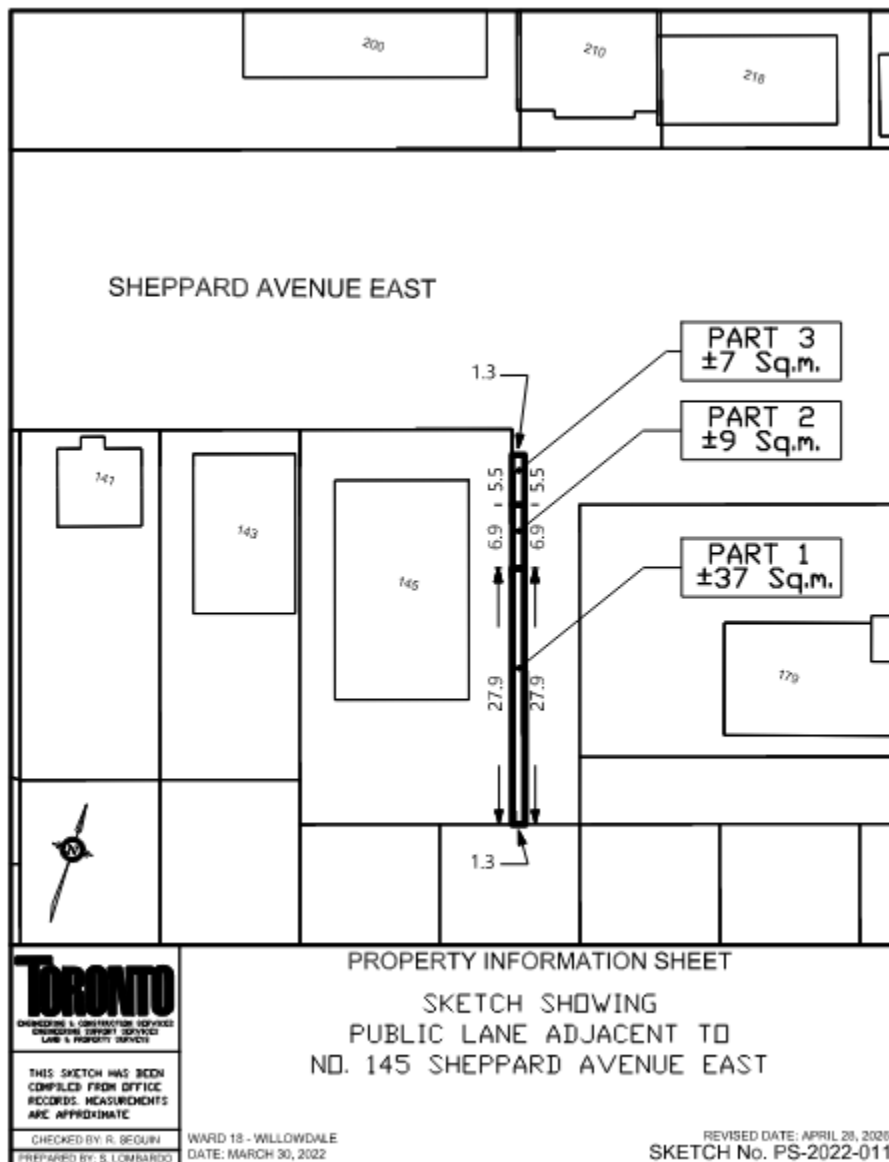
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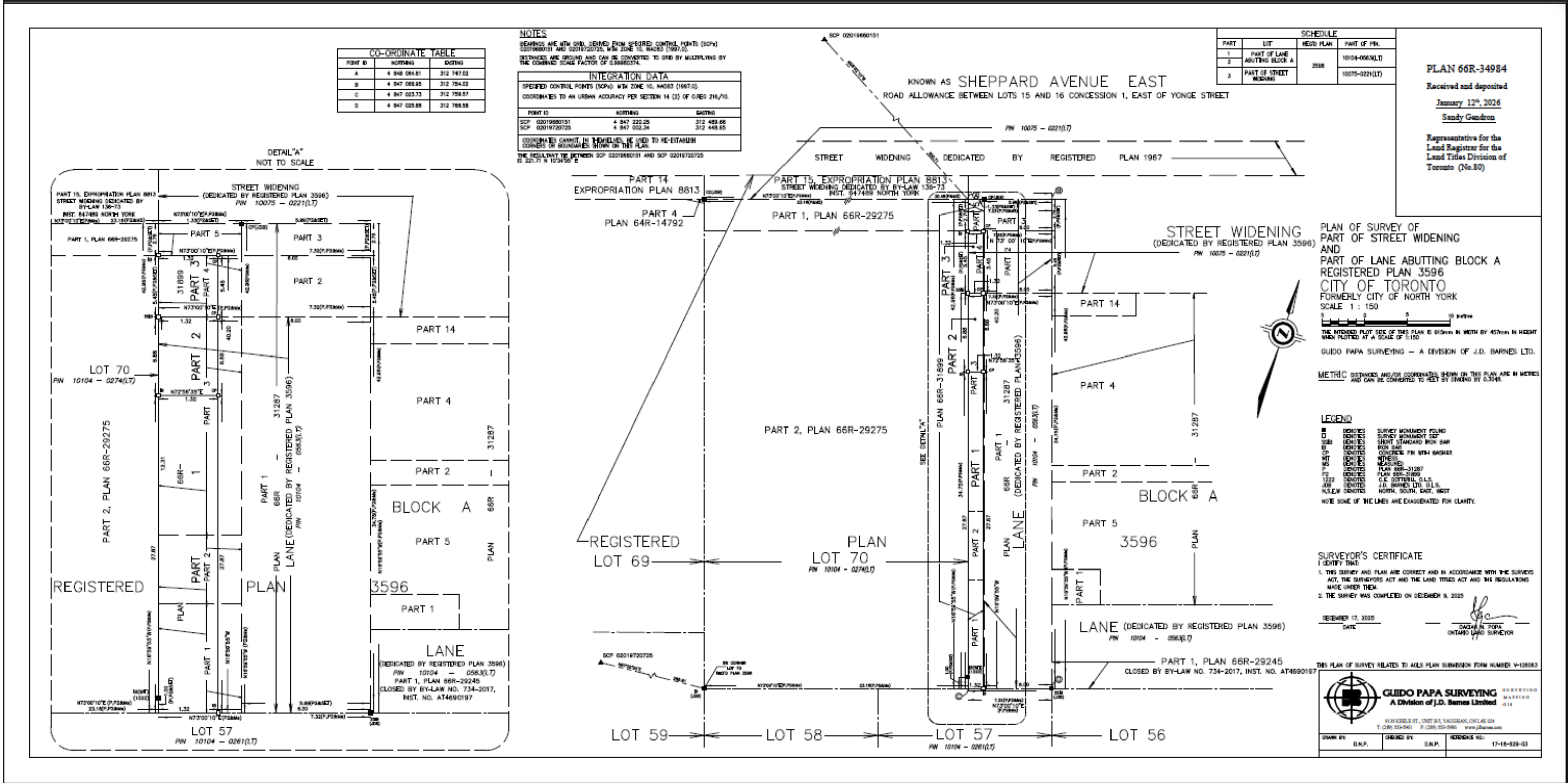
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ATTACHMENTS

Attachment 1 - Sketch showing the Public Lane and Parts
Attachment 2 - Reference Plan 66R-34984
Attachment 3 - Draft By-law

Attachment 1- Sketch showing the Public Lane and Parts





Attachment 3 - Draft By-law

Authority: North York Community Council Item NY_____, as adopted by City of Toronto Council on _____, 2026

CITY OF TORONTO

Bill No.

BY-LAW ____ -2026

To permanently close a portion of the public lane south of Sheppard Avenue East, west of Willowdale Avenue, between 145 and 181 Sheppard Avenue East

Whereas it is recommended that portions of the public lane south of Sheppard Avenue East, west of Willowdale Avenue, be permanently closed as a public lane; and

Whereas notice of the proposed by-law to permanently close the said public lane was posted on the notices page of the City's website in accordance with the requirements of City of Toronto Municipal Code, Chapter 162 and the North York Community Council heard any person who wished to speak to the matter at its meeting held on _____, 2026;

The Council of the City of Toronto enacts:

1. Part of the public lane between 145 and 181 Sheppard Avenue East, legally described as follows, is hereby permanently closed as a public lane:

Part of PIN 10104-0563 (LT)
PART OF LANE Plan 3596 North York ABUTTING BLOCK A
REGISTERED PLAN 3596
(Part 1 66R29245 Closed By AT4690197); DESIGNATED AS PARTS 1
AND 2, PLAN 66R-34984

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

Enacted and passed on _____, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)