

Permanent Closure of Part of the Public Laneway Abutting 1684–1702 Queen Street East

Date: December 18, 2025

To: Toronto and East York Community Council

From: Acting Deputy General Manager, Transportation Services

Wards: Ward: 19 – Beaches-East York

SUMMARY

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

Transportation Services recommends that City Council permanently close a portion of the public laneway located immediately west of Penny Lane and north of 1702 Queen Street East, described as Part of Lane on Registered Plan 435E and designated as Part 1 on Plan 66R-34694 (the “Subject Lane”). Transportation Services has determined that the Subject Lane is not required for public right-of-way or transportation purposes.

Once closed, it is intended that the former public laneway will be sold to the applicant, Queen Kingston Holdings Inc., as nominee for and on behalf of Belgrove Beaches Limited Partnership, through the City’s real property disposal process administered by Corporate Real Estate Management, under authority delegated in Article II of Municipal Code Chapter 213 (Real Property) and approved through Delegated Approval Form No. 2025-109.

This closure and sale will facilitate the consolidation of the parcel with the adjacent redevelopment lands at 1684-1702 Queen Street East, consistent with Council’s prior direction and the holding (“H”) provisions in City of Toronto By-law 1018-2022.

RECOMMENDATIONS

The Acting Deputy General Manager, Transportation Services recommends that:

1. City Council authorize the permanent closure of the portion of the public highway being Part of Lane on Plan 435E, designated as Part 1 on Reference Plan 66R-34694, shown on Attachment 1 and Attachment 2 to the report from the Acting Deputy General Manager, Transportation Services dated December 18, 2025.

2. City Council direct the City Solicitor to prepare and submit for enactment any necessary Bills to give effect to City Council's decision, including the closing By-law substantially in the form of the draft By-law attached as Attachment 3 to the report from the Acting Deputy General Manager, Transportation Services dated December 18, 2025.

FINANCIAL IMPACT

There are no financial impacts to Transportation Services resulting from the recommendations in this report. All costs associated with notice, closure and registration will be recovered from the purchaser. Proceeds of sale, as set out in Delegated Approval Form No. 2025-109, will be credited to the Land Acquisition Reserve Fund (XR1012).

DECISION HISTORY

City Council, at its meeting of July 19–22, 2022, enacted By-law 1018-2022 for the lands municipally known as 1684–1702 Queen Street East. In so doing, Council adopted a zoning by-law amendment permitting a six-storey mixed-use building and imposing a holding (“H”) provision requiring City authorization to permanently close and sell the southerly portion of the east-west public lane extending westerly from Penny Lane, prior to lifting the hold.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.51>

On October 24, 2023, in accordance with the City's Real Estate Disposal By-law (Municipal Code Chapter 213), the Deputy City Manager of Corporate Services declared the designated portion of the laneway surplus to municipal requirements, subject to City Council approving its permanent closure.

On April 9, 2025, the Director of Real Estate Services approved Delegated Approval Form (DAF) No. 2025-109, authorizing the sale of the specified laneway (Part 1 on Plan 66R-34694) to Queen Kingston Holdings Inc., acting as a nominee for and on behalf of Belgrove Beaches Limited Partnership, for \$410,000 (excluding taxes). The DAF instructed Transportation Services to issue public notice of the proposed closing by-law and confirmed all sale conditions and indemnities.

<https://www.toronto.ca/wp-content/uploads/2025/04/9540-2025-109Laneway-Abutting-1702-Queen-Street-East.pdf>

COMMENTS

The portion of the public highway proposed to be closed is an untraveled segment of public laneway measuring approximately 69.6 square metres. It is located immediately west of Penny Lane and north of 1702 Queen Street East, forming part of Registered

Plan 435E and designated as Part 1 on Plan 66R-34694, prepared by Krcmar Surveyors Ltd. dated June 20, 2025.

A drawing of the location is shown in Attachment 1 – Plan of Survey and Attachment 2 – Plan of Survey – Part 1 Detail.

The Applicant, Queen Kingston Holdings Inc., as nominee for and on behalf of Belgrove Beaches Limited Partnership, has requested the closure of the laneway to enable its purchase and consolidation with the abutting lands at 1684–1702 Queen Street East.

The closure will facilitate implementation of the approved mixed-use development for the site, which was authorized through City of Toronto By-law 1018-2022, permitting a six-storey mixed-use building with at-grade commercial uses and residential units above. The subject portion of the laneway will be integrated into the rear service and access area of the development and will no longer serve a municipal transportation function.

The existing north–south Penny Lane and adjoining east–west public lanes provide sufficient vehicular access to surrounding properties. A Transportation Opinion Letter prepared by LEA Consulting Ltd. (October 29, 2025) confirms that the adjacent laneway system meets the City's Development Infrastructure Policy and Standards (DIPS) minimum 6.0 metre right-of-way width and that the subject portion is not required to maintain connectivity or circulation.

Toronto Water has identified an existing catch basin located within the subject laneway. Toronto Water advised that the catch basin may remain in place and will become private infrastructure following closure; therefore, no easement is required. Should the Applicant choose to remove or relocate the catch basin in the future, such work will be at the sole responsibility of the Applicant and subject to all necessary permits and approvals.

Prior to registration of the closing by-law, Transportation Services will confirm whether any additional underground or overhead utilities are present within the portion of laneway to be closed. With exception of the Toronto Water catch basin referred to above, no utility conflicts were identified through the circulation process. If any additional utilities are identified prior to registration, appropriate easements in favour of the City or utility providers will be reserved in the closing by-law.

Transportation Services staff have reviewed the application and confirm that the closure of the subject section of laneway serves no current or future municipal transportation purpose, and its closure will support an approved redevelopment consistent with Council's direction.

Transportation Services has no objections to the proposed permanent closure of the portion of public laneway abutting 1684–1702 Queen Street East, as shown on Plan 66R-34694.

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 Laneway will be considered.

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

CONTACT

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SIGNATURE

Gregg Loane
Acting Deputy General Manager
Transportation Services

ATTACHMENTS

Attachment 1: Plan of Survey - Permanent Closure of Part of the Public Laneway Abutting 1684–1702 Queen Street East
Attachment 2: Plan of Survey - Permanent Closure of Part of the Public Laneway Abutting 1684–1702 Queen Street East – Part 1 Detail
Attachment 3: Draft By-law

Attachment 3: Draft By-law:

Authority: Toronto and East York Community Council Item TE_____, as adopted by
City Council on _____, 2026.
CITY OF TORONTO

Bill No. _____

BY-LAW No. _____-2026

To permanently close part of the public laneway abutting 1684–1702 Queen Street East.

Whereas it is recommended that part of the public highway known as Part of Lane on Registered Plan 435 E, designated as Part 1 on Plan 66R-34694, be permanently closed as a public highway; and

Whereas notice of the proposed by-law to permanently close part of the said public highway 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 East York Community Council heard any person who wished to speak to the matter at its meeting held on January 13, 2026.

The Council of the City of Toronto enacts:

1. Part of the public highway abutting 1684–1702 Queen Street East, legally described as follows

PIN 21023-0236 (LT)
PART OF LOT 27, REGISTERED PLAN 435E
DESIGNATED AS PART 1, PLAN 66R-34694
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

is hereby permanently closed as a public highway.

Enacted and passed on _____, 2026.
Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)