

Approved pursuant to the Delegated Authority contained in Article 1 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Winnie Lam	Division:	Corporate Real Estate Management
Date Prepared:	November 17, 2025	Phone No.:	437-991-8040

  

<b>Purpose:</b>	To declare surplus a portion of the City-owned laneway located between 145 Sheppard Avenue East and 181 Sheppard Avenue East and to authorize the invitation of an offer to purchase the property from Tilzen Holdings Limited (the "Applicant").										
<b>Property:</b>	A portion of the public highway located between 145 Sheppard Avenue East and 181 Sheppard Avenue East, being part of Lane Plan 3596 North York Abutting Block A Plan 3596, City of Toronto also shown as Parts 1 and 2 on Appendix "A", subject to the reservation of an easement in favour of the property owners at 179-181 Sheppard Avenue East for the purposes of pedestrian and vehicular access (the "Property").										
<b>Actions:</b>	<ol style="list-style-type: none"> <li>1. The Property be declared surplus conditional upon City Council approving the permanent closure of the north south portion of the public lane and an offer to purchase the Property be invited from Tilzen Holdings Limited.</li> <li>2. Notice be published in a newspaper in circulation in the area of the Property and be posted on the City's website or other methods of notice as permitted by the Municipal Code.</li> <li>3. All steps necessary to comply with the City's real estate disposal process, as set out in Chapter 213 of the City of Toronto Municipal Code, be taken.</li> </ol>										
<b>Financial Impact:</b>	<p>There are no financial implications resulting from this approval.</p> <p>The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial impact information.</p>										
<b>Background:</b>	<p>The Applicant is the owner of the adjacent property at 145 Sheppard Avenue East and is the developer of the adjoining subdivision. Following City's refusal of its original development application, the Applicant appealed to the former Ontario Municipal Board. A settlement proposal, which included the acquisition of the Property, was negotiated and approved by City Council with the adoption of Item-2024.CC24.9.</p> <p>Transportation Services has determined the Property is not required for road purposes and can be permanently closed, subject to retention of an access easement.</p>										
<b>Comments:</b>	<p>A circulation to the City's Divisions and Agencies was undertaken to ascertain whether there is any municipal interest in retaining the Property. No municipal interest was expressed, except for Transportation Services request to retain a pedestrian and vehicular easement in favour of the property owners at 179-181 Sheppard Avenue East. Staff of the Housing Secretariat has determined that there is no interest in the Property for affordable housing. Accordingly, it is appropriate that the Property be declared surplus,</p> <p>The Technical Review Committee has reviewed this matter and concurs.</p>										
<b>Property Details:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><b>Ward:</b></td> <td>18 – Willowdale</td> </tr> <tr> <td><b>Assessment Roll No.:</b></td> <td></td> </tr> <tr> <td><b>Approximate Size:</b></td> <td>40.2 m x 1.33 m ± (131.89 ft x 4.36 ft ±)</td> </tr> <tr> <td><b>Approximate Area:</b></td> <td>53.466 m<sup>2</sup> ± (575.50 ft<sup>2</sup> ±)</td> </tr> <tr> <td><b>Other Information:</b></td> <td></td> </tr> </table> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lands are located within the Parks &amp; Open Space Areas of the Official Plan, within or outside of the Green Space System.</p>	<b>Ward:</b>	18 – Willowdale	<b>Assessment Roll No.:</b>		<b>Approximate Size:</b>	40.2 m x 1.33 m ± (131.89 ft x 4.36 ft ±)	<b>Approximate Area:</b>	53.466 m <sup>2</sup> ± (575.50 ft <sup>2</sup> ±)	<b>Other Information:</b>	
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**Pre-Conditions to Approval:**

- ☒ (1) **Highways:** The General Manager of Transportation Services has concurred in the Highway being declared surplus conditional upon City Council approving the permanent closure of the Highway.
- (2) **Lands located within the Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System:**
- ☐ A. A site-specific Official Plan Amendment has been enacted and is in force exempting the lands from the prohibition on sale or disposal; or
- ☐ B. The Chief Planner & Executive Director of City Planning and the General Manager of Parks, Forestry & Recreation have confirmed that:
- ☐ (a) the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility; or
- ☐ (b) the sale or disposal satisfies the criteria for sale or disposal in Policy 4.3.9 of the Official Plan.

**Deputy City Manager, Corporate Services has approval authority for:**

- ☒ (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the appropriate standing committee (§ 213-1.6).
- ☒ Councillor does not require the declaration of surplus or the intended manner or process by which the sale of the land will be carried out to be determined by Council.
- ☒ (2) determining the method of giving notice to the public, following consultation with the local Councillor (§ 213-1.7).
- ☒ Councillor has been consulted regarding method of giving notice to the public.
- ☐ (3) exempting sales to the following public bodies from the requirement for an appraisal, provided that the local Councillor (or if the land abuts other wards, the local Councillors) does not require the determination to be made by Council (§ 213-1.4):
- ☐ (a) a municipality
- ☐ (b) a local board, including a school board and a conservation authority
- ☐ € the Crown in right of Ontario or Canada and their agencies
- ☐ Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (3)(a)-(c) applies.]**
- ☐ (4) exempting the sale of land in the following classes from the requirement for an appraisal and/or for notice to the public, provided that the local Councillor(s) (if the land abuts other wards) does not require the determination to be made by Council (§ 213-1.5):
- ☐ (a) land 0.3 metres or less in width acquired in connection with an approval or decision under the *Planning Act*
- ☐ (b) closed highways if sold to an owner of land abutting the closed highways
- ☐ € land formerly used for railway lines if sold to an owner of land abutting the former railway land
- ☐ (d) land does not have direct access to a highway if sold to the owner of land abutting that land
- ☐ € land repurchased by an owner in accordance with section 42 of the *Expropriations Act*
- ☐ (f) easements
- ☐ Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**
- ☐ Councillor(s) agrees with exemption from notice to the public. **[Revise box to an x if any of (4)(a)-(f) applies.]**
- ☐ (5) revising the intended manner of sale.
- ☐ (6) rescinding the declaration of surplus authority.

Title	Date	Recommended/ Approved
Manager, Real Estate Services	Nov. 28, 2025	Signed by Vinette Prescott-Brown
Director, Real Estate Services	Nov. 19, 2025	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	Nov. 21, 2025	Signed by Patrick Mattozzo
Deputy City Manager, Corporate Services	Nov 24, 2025	Signed by David Jollimore
<b>Return to:</b>		

Consultation with Councillor(s):						
Councillor:	Ward 18 - Willowdale					
Contact Name:	Councillor Cheng					
Contacted by	Phone	X	E-mail		Memo	Other
Comments:	Concurs					
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail		Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	Transportation Services	Division:	Financial Planning
Contact Name:	Farhad Razmyar	Contact Name:	Ciro Tarantino
Comments:		Comments:	No comments.
Real Estate Law Contact:	Chris Cieslik		

### Location Map

