

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

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| Prepared By: | Sami Aljundi | Division: | Corporate Real Estate Management |
| Date Prepared: | December 4, 2025 | Phone No.: | (416) 338-4862 |
| Purpose: | To declare surplus part of the public lane located at the rear of 578 Woburn Avenue conditional upon City Council approving the permanent closure of the public lane lands and subject to the retention of easement for existing Toronto Water municipal services, the granting of easement to Bell Canada, and to authorize the invitation of an offer to purchase the public lane from the adjoining owner of 578 Woburn Ave. (the "Adjoining Owner"). | | |
| Property: | A portion of the public lane at the rear of 578 Woburn Avenue, legally described as part of one-foot reserve and part of the lane on Plan M108, extending easterly from the westerly limit of Plan M108 as confirmed by Plan 266 (D131) to the westerly limit of Avenue Road, shown as Part 2 on Sketch No. PS-2019-090 (the "Lane"), also shown on Appendix "A". | | |
| Actions: | <ol style="list-style-type: none"> 1. The Lane be declared surplus conditional upon City Council approving the permanent closure of the Lane, subject to the retention of an easement for existing Toronto Water municipal services and subject to the granting of easement to Bell Canada, and an offer to purchase the Lane be invited from the Adjoining Owner. 2. Notice be published in a newspaper in circulation in the area of the Lane and be posted on the City's website or other methods of notice as permitted by the Municipal Code. 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 | | |
| Financial Impact: | <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> | | |
| Background: | <p>The Adjoining Owner submitted an application to Transportation Services for the feasibility of closing and conveying the Lane for incorporation into its own property. Transportation Services has reviewed this request and has determined the Lane is not required for municipal purposes and can be permanently closed subject to required easements for municipal services and public utilities.</p> <p>The Lane was not acquired through expropriation proceedings. Rather it was established as public highway under Plan M108.</p> | | |
| Comments: | <p>A circulation to the City's Divisions and Agencies was undertaken to ascertain whether or not there is any municipal interest in retaining the Lane. No municipal interest was expressed. Toronto Water has advised that an easement is required to protect existing overland storm water that flows within the Lane. Bell Canada also requires an easement for the protection of its existing infrastructure.</p> <p>Staff of the Housing Secretariat has determined that there is no interest in the Lane for affordable housing. Accordingly, it is appropriate that the Lane be declared surplus. The Technical Review Committee has reviewed this matter and concurs.</p> | | |
| Property Details: | Ward: | 8 - Eglinton-Lawrence | |
| | Assessment Roll No.: | n/a | |
| | Approximate Size: | | |
| | Approximate Area: | 17.7 m2 (190.52 ft2) | |
| | Other Information: | | |
| | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lands are located within the Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System. | | |

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 & 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:

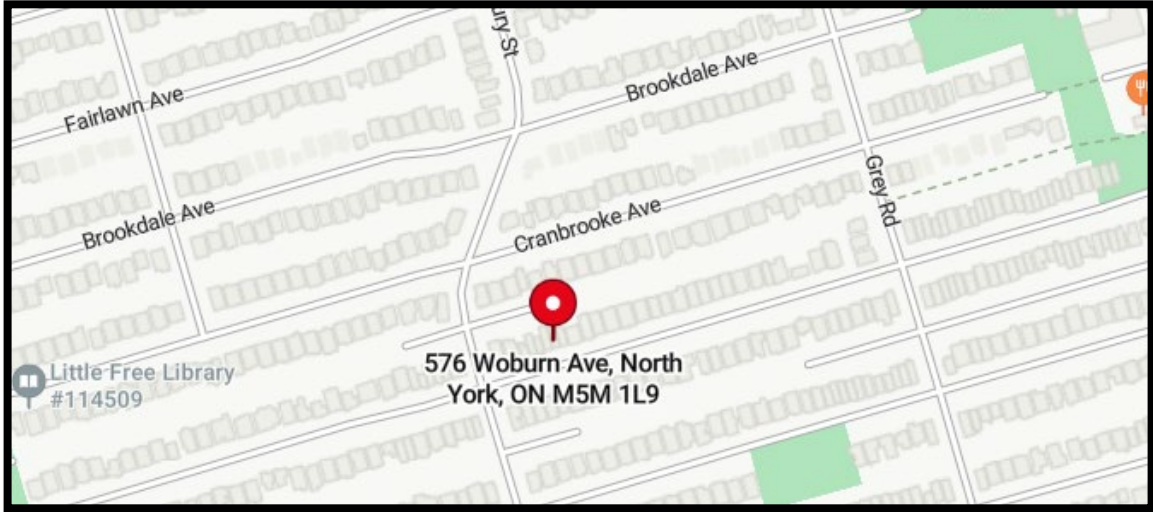
- (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the appropriate standing committee (§ 213-1.6).
 - Councillor does not require 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
 - (c) the Crown in right of Ontario or Canada and their agencies
 - n/a 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
 - (c) 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
 - (e) land repurchased by an owner in accordance with section 42 of the *Expropriations Act*
 - (f) easements
 - n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**
 - n/a 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 | Dec. 4, 2025 | Signed by Leila Valenzuela |
| Director, Real Estate Services | Dec. 5, 2025 | Signed by Alison Folosea |
| Executive Director, Corporate Real Estate Management | Dec. 5, 2025 | Signed by Patrick Matozzo |
| Deputy City Manager, Corporate Services | Dec. 12, 2025 | Signed by David Jollimore |
| Return to: Sami Aljundi, CREM Transaction Services, Metro Hall, 2nd floor. Sami.aljundi@toronto.ca | | |

| Consultation with Councillor(s): | | | | | |
|----------------------------------|--------------|-------------------------------------|--------|------|-------|
| Councillor: | Mike Colle | | | | |
| Contact Name: | Andy Stein | | | | |
| Contacted by | Phone | <input checked="" type="checkbox"/> | E-mail | Memo | Other |
| Comments: | No Objection | | | | |
| 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: | Karen Liu |
| Comments: | No Objection | Comments: | No Objection |
| Real Estate Law Contact: | Chris Cieslik | Date: | |

Appendix "A"
Location Map



Sketch No. PS-2019-090

