

## **Permanent Public Highway Closures for the Lawrence Heights Revitalization Project - Northeast District - Stage 3 - Portion of Varna Drive and Portion of Cather Crescent; Stage 4 - Portion of Varna Drive and Portion of Cather Crescent; and Stage 5 - Portion of Cather Crescent and Trafford Lane**

**Date:** June 6, 2019

**To:** North York Community Council

**From:** Director, Transportation Planning and Capital Program, Transportation Services

**Wards:** Ward 8 - Eglinton-Lawrence

### **SUMMARY**

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Transportation Services recommends that the portions of Varna Drive and Cather Crescent and all of Trafford Lane be permanently closed for incorporation into the Lawrence Heights Revitalization Project - Northeast District.

A new public road network will be constructed to replace the above-noted closed public highways as part of the revitalization project.

### **RECOMMENDATIONS**

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The Director, Transportation Planning and Capital Program, Transportation Services recommends that:

1. City Council authorize the phased permanent closure of portions of the public highways named Varna Drive and Cather Crescent, shown as Parts 1 and 2 respectively on Sketch No. PS-2019-050 (the "Stage 3 Highways"); portions of Varna Drive and Cather Crescent, shown as Parts 1 and 2 respectively on Sketch No. PS-2019-051 (the "Stage 4 Highways") and the portion of Cather Crescent and Trafford Lane, shown as Parts 1 and 2 respectively on Sketch No. PS-2019-049 (the "Stage 5 Highways"), attached to the report dated June 6, 2019, from the Director, Transportation Planning and Capital Program, Transportation Services.

2. City Council enact the by-laws substantially in the form of the draft by-laws attached as Appendices "A" and "B" to the report dated June 6, 2019, from the Director, Transportation Planning and Capital Program, Transportation Services.

## **FINANCIAL IMPACT**

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The closure of the Stage 3 Highways, Stage 4 Highways and Stage 5 Highways will not result in any direct costs to the City because Toronto Community Housing Corporation ("TCHC") is responsible for all costs associated with the closing of the Stage 3 Highways, the Stage 4 Highways and the Stage 5 Highways.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

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In accordance with the City's Real Estate Disposal By-law No. 814-2007 (City of Toronto Municipal Code Chapter 213) the Stage 3 Highways, Stage 4 Highways and the Stage 5 Highways were declared surplus on March 14, 2019 by DAF No. 2019-076, conditional upon City Council approving their permanent closure, with the intended manner of disposal to be by way of a nominal sum conveyance to TCHC. Real Estate Services has reported separately to the General Government and Licensing Committee on the proposed conveyance to TCHC.

By DAF No. 2019-075, on March 11, 2019, the Director, Real Estate Services, authorized the General Manager, Transportation Services, to give notice to the public of the proposed by-laws to close the Stage 3 Highways, the Stage 4 Highways and the Stage 5 Highways in accordance with the requirements of the City of Toronto Municipal Code Chapter 162 and the Municipal Class Environmental Assessment for Schedule A+ activities.

## **COMMENTS**

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Transportation Services has reviewed the feasibility of closing the Stage 3 Highways, the Stage 4 Highways and the Stage 5 Highways and has determined that they can be closed and conveyed to TCHC in phases, subject to the satisfaction of the following conditions in accordance with the requirements of the subdivision agreement to be entered into between the City and TCHC with respect to the Lawrence Heights Northeast District:

Stage 3 Conditions: (1) Construction to base course asphalt, followed by dedication to the City of a new east-west public highway south of existing Varna Drive, to be known as Turtle Island Road, in part, and Varna Drive, in part; and (2) construction of a new temporary turning circle off of Cather Crescent and execution and registration on title of a temporary turning circle agreement in favour of the City; and

Stage 4 and Stage 5 Conditions: (1) Construction to base course asphalt, followed by dedication to the City of a new east-west public highway south of existing Varna Drive, to be known as Turtle Island Road, in part, and Varna Drive, in part; and (2) Construction to base course asphalt, followed by dedication to the City of a new east-west public highway, to be known as Green Gardens Boulevard, and a new north-south public highway, to be known as Hooyo Terrace.

Toronto Water will require easements for the protection of active watermains and sewers within part of Varna Drive and Cather Court if these lands are conveyed to TCHC. As such, the City will reserve easements for the protection of these sewers and watermains as part of any such conveyance. Enbridge Gas has advised that it will require a temporary easement under part of Varna Drive, until such time as the demolition of the adjacent properties are completed. Any additional municipal services and public utilities that are located within the Stage 3 Highways, the Stage 4 Highways and the Stage 5 Highways, will be removed or relocated at TCHC's expense if these lands are conveyed to TCHC.

The closing process requires approval from City Council. The draft by-laws are Appendices to this report and specify the conditions that must be satisfied before the by-laws come into effect. The public has the opportunity to speak to this matter at the same time this report is considered by the North York Community Council meeting.

The requirements for 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 web site for at least five working days prior to the North York Community Council meeting at which the proposed by-laws to close the Stage 3 Highways, the Stage 4 Highways and the Stage 5 Highways will be considered.

## **CONTACT**

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Luigi Nicolucci, Manager, Traffic Planning and Right-of-Way Management  
North York and Etobicoke York Districts  
Phone: 416-394-8412; Fax: 416-395-7482; E-mail: [Luigi.Nicolucci@toronto.ca](mailto:Luigi.Nicolucci@toronto.ca)

## **SIGNATURE**

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Ashley Curtis, Director  
Transportation Planning and Capital Program  
Transportation Services

## **ATTACHMENTS**

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- Attachment 1 - Appendix "A" - Draft By-law (Stage 3)
- Attachment 2 - Appendix "B" - Draft By-law (Stages 4 and 5)
- Attachment 3 - Sketch No. PS-2019-050 dated April 29, 2019 (Stage 3)
- Attachment 4 - Sketch No. PS-2019-051 dated April 29, 2019 (Stage 4)
- Attachment 5 - Sketch No. PS-2019-049 dated April 29, 2019 (Stage 5)

Attachment 1 - Appendix "A" - Draft By-law (Stage 3)

Authority: North York Community Council Item NY\_\_\_, as adopted by City of Toronto Council on \_\_\_\_\_, 2019.

CITY OF TORONTO

Bill

BY-LAW -2019

To permanently close parts of the public highways known as Varna Drive and Cather Crescent.

Whereas it is recommended that part of the public highway known as Varna Drive and part of the public highway known as Cather Crescent be permanently closed as public highways; and

Whereas notice of the proposed by-law to permanently close parts of the said public highways 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 North York Community Council heard any person who wished to speak to the matter at its meeting held on \_\_\_\_\_, 2019;

The Council of the City of Toronto enacts:

1. Part of the public highway known as Varna Drive and part of the public highway known as Cather Crescent, legally described as follows, are hereby permanently closed as public highways:

FIRSTLY: (PART OF VARNA DRIVE)

PART OF PIN 10222-0447 (LT)  
PT VARNA DR PL 5633 NORTH YORK,  
DESIGNATED AS PT 1, PL 66R-30714; CITY OF TORONTO

SECONDLY: (PART OF CATHER CRESCENT)

PART OF PIN 10222-0450 (LT)  
PT CATHER CRES PL 5633 NORTH YORK,  
DESIGNATED AS PTS 3 & 6, PL 66R-30714; CITY OF TORONTO

2. Section 1 of this By-law does not come into effect until: (1) a plan of subdivision has been registered in the Land Registry Office for the Land Titles Division of Toronto on part of Lots 41 and 43, part of Blocks L, O and P, part of Bagot Court (closed) and part of Bredonhill Court (closed), all on Plan 5633 North York, City of Toronto, which dedicates a new east-west public highway south of Varna Drive, to be known as Turtle Island Road, in part, and Varna Drive, in part, to the City of Toronto as a public highway; and (2) a turning circle agreement in favour of the City of Toronto has been registered in the Land Registry Office for the Land Titles Division of Toronto on part of Block N, Plan

5633 North York, City of Toronto, pertaining to a temporary turning circle off of Cather Crescent.

Enacted and passed on \_\_\_\_\_, 2019.

Frances Nunziata  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

Attachment 2 - Appendix "B" - Draft By-law (Stages 4 & 5)

Authority: North York Community Council Item \_\_, as adopted by City of Toronto Council on \_\_\_\_\_, 2019.

CITY OF TORONTO

Bill

BY-LAW -2019

To permanently close part of the public highway known as Varna Drive, part of the public highway known as Cather Crescent and the public highway known as Trafford Lane.

Whereas it is recommended that part of the public highway known as Varna Drive, part of the public highway known as Cather Crescent and the public highway known as Trafford Lane be permanently closed as public highways; and

Whereas notice of the proposed by-law to permanently close the said public highways 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 North York Community Council heard any person who wished to speak to the matter at its meeting held on \_\_\_\_\_, 2019;

The Council of the City of Toronto enacts:

1. Part of the public highway known as Varna Drive, part of the public highway known as Cather Crescent and the public highway known as Trafford Lane, legally described as follows, are hereby permanently closed as public highways:

FIRSTLY: (PART OF VARNA DRIVE)

PART OF PIN 10222-0447 (LT)  
PT VARNA DR PL 5633 NORTH YORK,  
DESIGNATED AS PT 2, PL 66R-30714; CITY OF TORONTO

SECONDLY: (PART OF CATHER CRESCENT)

PART OF PIN 10222-0450 (LT)  
PT CATHER CRES PL 5633 NORTH YORK,  
DESIGNATED AS PTS 4 & 5, PL 66R-30714; CITY OF TORONTO

THIRDLY: (TRAFFORD LANE)

PIN 10222-0452 (LT)  
LANE PL 5633 NORTH YORK,  
DESIGNATED AS PT 4, PL 66R-28485; CITY OF TORONTO

2. Section 1 of this By-law does not come into effect until: (1) a plan of subdivision has been registered in the Land Registry Office for the Land Titles Division of Toronto

on part of Lots 41 and 43, part of Blocks L, O and P, part of Bagot Court (closed) and part of Bretonhill Court (closed), all on Plan 5633 North York, City of Toronto, which dedicates a new east-west public highway south of Varna Drive, to be known as Turtle Island Road, in part, and Varna Drive, in part, to the City of Toronto as a public highway; and (2) a plan of subdivision has been registered in the Land Registry Office for the Land Titles Division of Toronto on part of Lot 39, part of Blocks L, M and N, part of Varna Drive (closed), part of Cather Crescent (closed), the Lane known as Polaris Lane (closed) and part of the 1 Foot Reserve (adjoining Mikado Avenue (closed), Plan 1692), all on Plan 5633 North York, City of Toronto, which dedicates the western portion of a new east-west public highway, to be known as Green Gardens Boulevard, and a new north-south public highway, to be known as Hooyo Terrace, to the City of Toronto as public highways.

Enacted and passed on \_\_\_\_\_, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)





PROPERTY INFORMATION SHEET

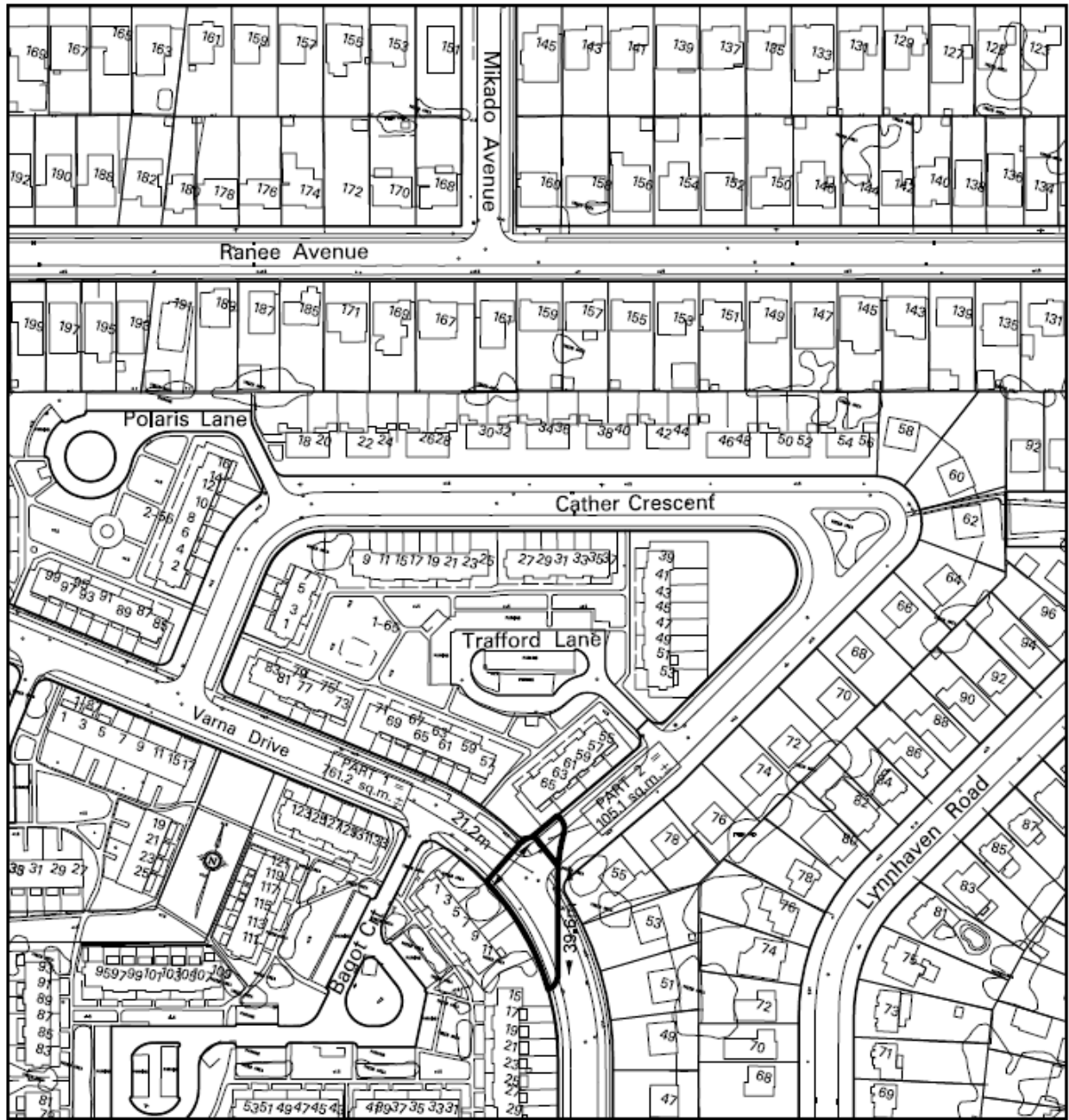
SKETCH SHOWING A PORTION OF VARNA DRIVE (PART 1) AND A PORTION OF CATHER CRESCENT (PART 2) WITHIN LAWRENCE HEIGHTS

NOTE:  
THIS SKETCH HAS BEEN  
COMPILED FROM OFFICE  
RECORDS, MEASUREMENTS  
ARE APPROXIMATE

CHECK BY JOHN HOUSE  
PREPARED BY: DWAYNE PITT

WARD 8 - EGLINTON-LAWRENCE  
DATE: APRIL 29, 2019

SKETCH No. PS-2019-050



NOTE:  
THIS SKETCH HAS BEEN  
COMPILED FROM OFFICE  
RECORDS, MEASUREMENTS  
ARE APPROXIMATE

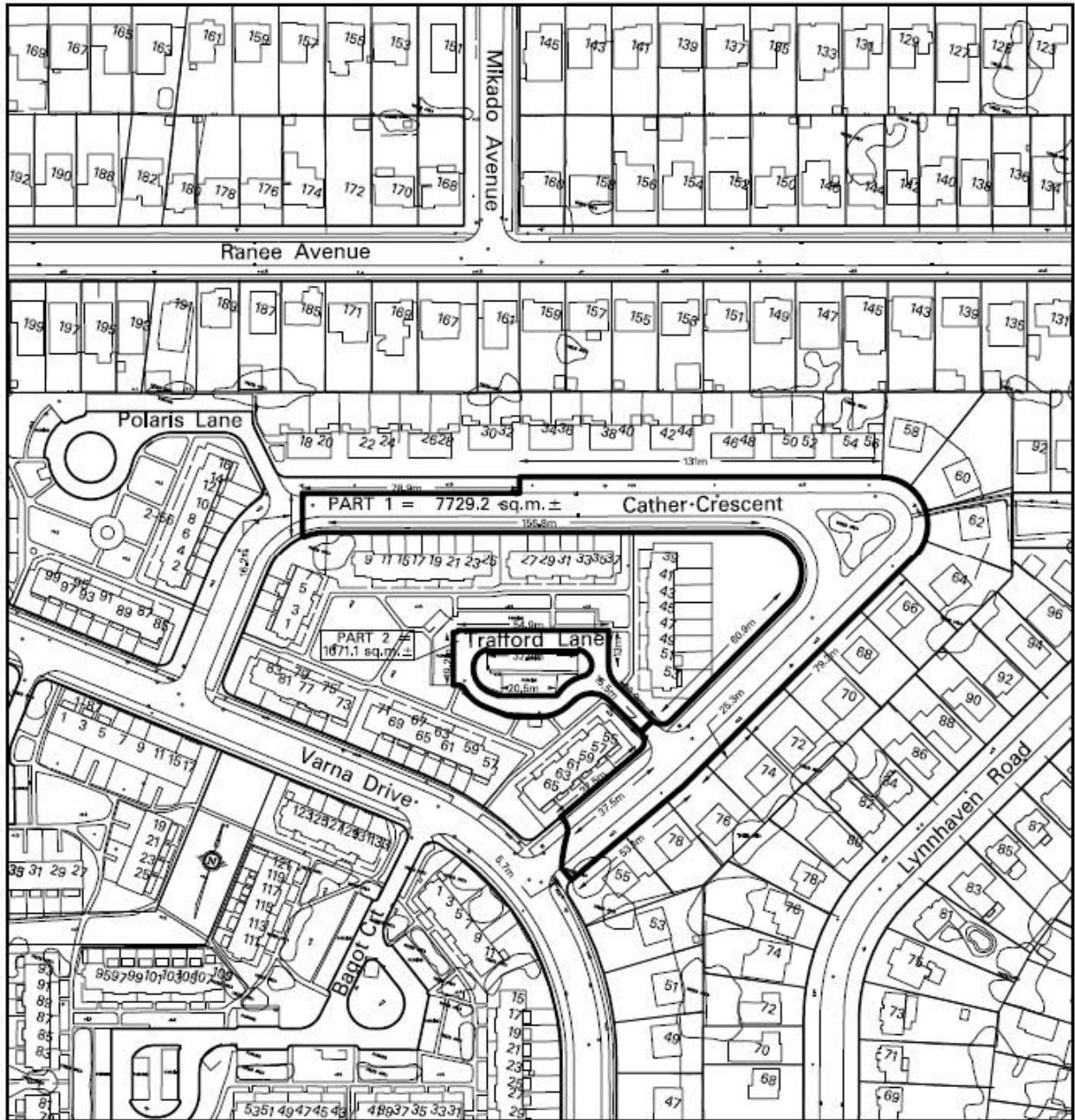
CHECK BY JOHN HOUSE  
PREPARED BY: DWAYNE PITT

**PROPERTY INFORMATION SHEET**

**SKETCH SHOWING A PORTION OF VARNA DRIVE  
(PART 1) AND A PORTION OF CATHER CRESCENT  
(PART 2) WITHIN LAWRENCE HEIGHTS**

WARD 8 – EGLINTON-LAWRENCE  
DATE: APRIL 29, 2019

SKETCH No. PS-2019-051



**TORONTO**  
 ENGINEERING & CONSULTING SERVICES  
 ENGINEERING SUPPORT SERVICES  
 LAND & PROPERTY SERVICES

NOTE:  
 THIS SKETCH HAS BEEN  
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 RECORDS. MEASUREMENTS  
 ARE APPROXIMATE

CHECK BY JOHN HOUSE  
 PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

SKETCH SHOWING A PORTION OF  
 CATHER CRESCENT (PART 1) AND  
 TRAFFORD LANE (PART 2) WITHIN LAWRENCE  
 HEIGHTS

WARD 8 – EGLINTON-LAWRENCE  
 DATE: APRIL 29, 2019

SKETCH No. PS-2019-049