

## **Supplementary Report on the Permanent Closure of Portions of Inez Court for Incorporation into a Proposed Development and a Future Park**

**Date:** May 4, 2022  
**To:** City Council  
**From:** Director, Transportation Planning and Capital Program  
Transportation Services  
**Wards:** Ward 18, Willowdale

### **SUMMARY**

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Further to item NY31.32 "Permanent Closure of Portions of Inez Court for Incorporation into a Proposed Development and a Future Park" and the report from the Director, Transportation Planning and Capital Program dated March 31, 2022 (the "Original Report"), this report provides information relating to a revised closing trigger for a portion of Inez Court and updated by-laws to reflect the foregoing and to update the current legal description.

### **RECOMMENDATIONS**

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

1. City Council amend North York Community Council Recommendation 2 by deleting the draft by-laws in Attachments 2 and 3 to the report (March 31, 2022) from the Director, Transportation Planning and Capital Program, Transportation Services and replacing them with the draft by-laws in Attachments 1 and 2 to the supplementary report (May 4, 2022) from the Director, Transportation Planning and Capital Program, Transportation Services.

### **FINANCIAL IMPACT**

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The recommendation in this report has no financial impact.

## DECISION HISTORY

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In accordance with the City's Real Estate Disposal By-law, Number 814-2007 (Municipal Code Chapter 213), the public highway was declared surplus by way of Delegated Approval Form ("DAF") No. 2022-055, as authorized by the Deputy City Manager, Corporate Services on March 25, 2022, conditional upon City Council approving the permanent closure of the Highway. The intended manner of disposal is by way of an invitation of an offer to purchase from the Adjacent Owner.

By DAF 2022-069, the Director, Transaction Services on March 30, 2022, authorized the General Manager, Transportation Services to give notice to the public of a proposed by-law to close the Highway in accordance with the requirements of the City of Toronto Municipal Code Chapter 162, with North York Community Council to hear any member of the public who wishes to speak to the matter during consideration of the proposed by-law. The General Manager, Transportation Services, is further authorized to advise the public of the proposed closure of the Highway prior to implementation, in accordance with the requirements of the Municipal Class Environmental Assessment for Schedule A+ activities, by posting notice of the proposed closure on the notices page of the City's Website for at least five (5) working days prior to the North York Community Council meeting at which the proposed by-law to close the Highway will be considered.

The Original Report is scheduled to be addressed at the City Council meeting scheduled for May 11 and 12, 2022 (the "May Council Meeting").

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY31.32>

Additionally, there are two further reports scheduled to be addressed at the May Council Meeting. The first is a report from the City Solicitor seeking request for direction relating to the planning components of the development site. As of the time of writing this Supplementary Report, it had not been submitted and does therefore not yet have an item number.

The second is in relation to the demolition application, as a result of Councillor Filion's motion at the April 20, 2022 North York Community Council meeting.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY31.42>

## COMMENTS

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In the Original Report, Transportation Services recommended that portions of Inez Court, designated as Part 10 and Part 20 on Plan 66R-32549 be permanently closed.

Parts 1-6, 8, 9, 13, 14 and 21 on Plan 66R-32549 are intended to be incorporated into the planned Beecroft Road extension (the "Beecroft Extension Lands"), along with Part 7 on Plan 66R-32549 which is currently owned by the City and will be retained as public highway for the future Beecroft Road extension.

Supplementary Report on the Permanent Closure of Portions of Inez Court for Incorporation into a Proposed Development and a Future Park

Part 20 on Plan 66R-32549 will be retained by the City with jurisdiction and operational management of the public highway transferred to Parks, Forestry & Recreation in the future. After further discussions with the owner of the adjacent development block, the City is now prepared to effect the closure and commence the jurisdictional transfer of Part 20 if the Beecroft Extension Lands (i) have been conveyed to the City and dedicated by by-law for public highway purposes or (ii) have been conveyed to the City, subject to a temporary access easement on terms and conditions satisfactory to the City Solicitor reserved by the transferor to facilitate temporary access to the transferor's retained lands until such time as the lands are dedicated by by-law for public highway purposes.

The by-law set out in Attachment 2 to this report dated May 4, 2022 from the Director, Transportation Planning and Capital Transportation Services reflects the foregoing.

Additionally, the by-laws set out in Attachment 1 and 2 to this report dated May 4, 2022 from the Director, Transportation Planning and Capital Transportation Services have been updated from those by-laws contained in the Original Report to reflect updates to the legal descriptions set out therein.

## **CONTACT**

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## **SIGNATURE**

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Ashley Curtis, Director  
Transportation Planning and Capital Program  
Transportation Services

## **ATTACHMENTS**

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Attachment 1 – Draft By-law Part 10  
Attachment 2 – Draft By-law Part 20

Attachment 1 – Draft By-law – Part 10

Authority: North York Community Council Item NY\_\_\_\_, as adopted by City of Toronto Council on \_\_\_\_\_, 2022.

CITY OF TORONTO

Bill

BY-LAW -2022

To permanently close the bulb-shaped portion of the public highway known as Inez Court, Toronto.

Whereas it is recommended that part of the public highway known as Inez Court, Toronto be permanently closed as a public highway; and

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

The Council of the City of Toronto enacts:

1. Part of the public highway known as Inez Court, Toronto, and described as follows, is hereby permanently closed as a public highway:

Part of PIN 1014-0289 (LT)

Part of Inez Court Plan 5245, North York; Toronto (N York) City of Toronto; designated as Part 10 on Plan 66R-32549

2. Section 1 of this By-law does not take effect until:

a) the moment in time immediately prior to the registration in the appropriate land registry office of a Transfer by the City of Toronto as transferor, of the land described in Section 1 of this By-law; and

b) the City of Toronto is the registered owner of

i) Part of PIN 10141-0760(LT), being part of Lots 1 to 10 inclusive and Part of Lot 11, Plan 5245 designated as Parts 1 and 2 on Plan 66R-23933; Part of Lot 22 Concession 1 West of Yonge Street, Township of York designated as Part 3 on Plan 66R-23933; Subject to an Easement over Part 2 on Plan 66R-23933 in favour of the Bell Telephone Company of Canada as in Instrument NY 259612; Drewry Avenue is confirmed by Boundaries Act Plan 64BA452 Registered Instrument No. NY645380; City of Toronto; designated as Parts 1-6, 8, 9, 13, 14 and 21 on Plan 66R-32549;

ii) All of PIN 10141-0767(LT), being Lots 12, 13, 14, and 15 and Part of Lot 11 on Plan 5245 Designated as Parts 2 and 3 on Plan 66R-25609; subject to an Easement over Part 3 Plan 66R-25609 in favour of the Bell Telephone Company of Canada as in Instrument No. NY259612; City of Toronto; and

iii) All of Part of PIN 10141-0766(LT), being Part Lots 1, 2, 3, 4, 5 and 8 on Plan 2272 and Part Block A Plan 5245 Designated as Part 1 on Plan 66R-25609; City of Toronto.

Enacted and passed on \_\_\_\_\_, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Attachment 2 – Draft By-law – Part 20

Authority: North York Community Council Item NY\_\_\_\_, as adopted by City of Toronto Council on \_\_\_\_\_, 2022.

CITY OF TORONTO

Bill

BY-LAW -2022

To permanently close an East-West portion of the public highway known as Inez Court, Toronto.

Whereas it is recommended that part of the public highway known as Inez Court, Toronto be permanently closed as a public highway; and

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

The Council of the City of Toronto enacts:

1. Part of the public highway known as Inez Court, Toronto, and described as follows, is hereby permanently closed as a public highway:

Part of PIN 1014-0289 (LT)

Part of Inez Court Plan 5245, North York; Toronto (N York) City of Toronto; designated as Part 20 on Plan 66R-32549, City of Toronto,

2. Section 1 of this By-law does not take effect until

(A) the lands designated as follows having been acquired by the City of Toronto:

1) All of Part of PIN 10141-0766(LT), being Part Lots 1, 2, 3, 4, 5 and 8 on Plan 2272 and Part Block A Plan 5245 Designated as Part 1 on Plan 66R-25609; City of Toronto; and

ii) All of PIN 10141-0767(LT), being Lots 12, 13, 14, and 15 and Part of Lot 11 on Plan 5245 Designated as Parts 2 and 3 on Plan 66R-25609; subject to an Easement over Part 3 Plan 66R-25609 in favour of the Bell Telephone Company of Canada as in Instrument No. NY259612; City of Toronto; and

(B) the earlier of: (i) the lands designated as follows having been acquired by the City of Toronto and dedicated by by-law for public highway purposes or (ii) the lands

designated as follows having been conveyed to the City of Toronto, subject to a temporary access easement reserved by the transferor to facilitate temporary access to the transferor's retained lands until such time as the lands are dedicated by by-law for public highway purposes:

- i) Part of PIN 10141-0760(LT), being part of Lots 1 to 10 inclusive and Part of Lot 11, Plan 5245 designated as Parts 1 and 2 on Plan 66R-23933; Part of Lot 22 Concession 1 West of Yonge Street, Township of York designated as Part 3 on Plan 66R-23933; Subject to an Easement over Part 2 on Plan 66R-23933 in favour of the Bell Telephone Company of Canada as in Instrument NY 259612; Drewry Avenue is confirmed by Boundaries Act Plan 64BA452 Registered Instrument No. NY645380; City of Toronto; designated as Parts 1, 2, 6, 8, 9, 13, 14 and 21 on Plan 66R-32549; and
- ii) Part of PIN 10141-0767(LT), being Lots 12, 13, 14, and 15 and Part of Lot 11 on Plan 5245 Designated as Parts 2 and 3 on Plan 66R-25609; subject to an Easement over Part 3 Plan 66R-25609 in favour of the Bell Telephone Company of Canada as in Instrument No. NY259612; City of Toronto; designated as Parts 18 and 19 on Plan 66R-32549.

Enacted and passed on \_\_\_\_\_, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)