

Corrective By-law for the Permanent Closure of Portions of Dundas Street West, Kipling Avenue and Bloor Street West

Date: June 18, 2026

To: Etobicoke York Community Council

From: Acting Deputy General Manager, Transportation Services

Wards: Ward 3 – Etobicoke-Lakeshore

SUMMARY

This report recommends that City Council authorize a correction to the by-law respecting the permanent closure of portions of Dundas Street West, Kipling Avenue and Bloor Street West in the Six Points area.

City Council previously adopted Etobicoke York Community Council item EY24.19 at its meeting of June 8 and 9, 2021, authorizing the permanent closure of portions of Dundas Street West, Kipling Avenue and Bloor Street West. By-law 503-2021 was subsequently enacted; however, the by-law was not registered on title. Following further review, it was determined that the legal descriptions contained in the enacted by-law require a revision before registration can proceed.

In particular, Part 4 on Plan 66R-31942 was included in the prior by-law description in error and is not included in the revised legal descriptions recommended through this report. The corrective by-law recommended through this report is intended to accurately describe only those lands to be permanently closed as a public highway. The revised closure lands are Part 2 on Plan 66R-31342 and Parts 2 and 3 on Plan 66R-31942 for Dundas Street West, Part 5 on Plan 66R-31942 for Kipling Avenue; and Part 1 on Plan 66R-31942 for Bloor Street West.

This report does not alter the underlying policy intent or redevelopment purpose previously approved by Council. The purpose of this report is to ensure that the legal descriptions associated with the permanent highway closure accurately reflect the intended closure limits and can proceed to registration.

RECOMMENDATIONS

The Acting Deputy General Manager, Transportation Services, recommends that:

1. City Council authorize the permanent closure of the portions of the public highways known as Dundas Street West, Kipling Avenue and Bloor Street West, legally described in Attachment 1 to this report from the Acting Deputy General Manager, Transportation Services dated June 18, 2026.
2. City Council direct the City Solicitor to prepare and submit the necessary Bills to permanently close the portions of Dundas Street West, Kipling Avenue and Bloor Street West substantially in accordance with the draft By-law attached as Attachment 2 to this report from the Acting Deputy General Manager, Transportation Services dated June 18, 2026, including any technical, administrative, stylistic, survey, title or legal revisions required by the City Solicitor, the City Surveyor, the General Manager, Transportation Services or the Land Registrar.
3. City Council authorize the City Solicitor and appropriate City officials to take all necessary actions to give effect to Council's decision, including registration of the by-law and any associated title, survey, land registry, easement or property-related matters required to implement the permanent highway closure.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

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

DECISION HISTORY

At its meeting of June 8 and 9, 2021, City Council adopted Etobicoke York Community Council Item EY24.19, entitled "Permanent Closure of Portions of Dundas Street West, Kipling Avenue and Bloor Street West," authorizing the permanent closure of portions of Dundas Street West, Kipling Avenue and Bloor Street West and directing the City Solicitor to prepare the necessary Bills.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EY24.19>

At its meeting of December 11, 12 and 13, 2007, City Council adopted Planning and Growth Management Committee Item PG11.2, entitled "Six Points Interchange Reconfiguration Class Environmental Assessment Study," approving the preferred reconfiguration of the Six Points interchange in the area of Dundas Street West, Bloor Street West and Kipling Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2007.PG11.2>

COMMENTS

Background

The permanent closure of portions of Dundas Street West, Kipling Avenue and Bloor Street West was previously authorized by City Council in 2021, in connection with the Six Points reconfiguration initiative and related redevelopment framework.

Following the enactment of By-law 503-2021, further review was undertaken by Legal Services, Transportation Services and Land & Property Surveys, in preparation for registration of the by-law on title.

That review identified discrepancies in the legal descriptions contained within the prior by-law.

The principal revision relates to Part 4 on Plan 66R-31942, which was included in the prior by-law description in error and is not included in the revised legal descriptions recommended through this report.

Lands to be Permanently Closed

The revised lands proposed to be permanently closed as a public highway are described as follows:

1- Dundas Street West:

Part of PIN 07541-0085 (LT), being:
Part 2 on Plan 66R-31342; and,
Parts 2 and 3 on Plan 66R-31942.

2- Kipling Avenue

Part of PIN 07533-0042 (LT), being:
Part 5 on Plan 66R-31942.

3- Bloor Street West

Part of PIN 07541-0080 (LT), being:
Part 1 on Plan 66R-31942.

The revised draft By-law attached as Attachment 2 reflects these corrected legal descriptions.

The permanent closure by-law is implemented through enactment by City Council following the introduction of the necessary Bills prepared by the City Solicitor.

Survey and Registration Considerations

Land & Property Surveys advised that Plan 66R-31942 is sufficient to support the revised legal descriptions and that a new reference plan is not required for the purpose of advancing the corrective By-law.

The revised by-law recommended through this report is intended to facilitate accurate registration and implementation of City Council's 2021 decision.

CONTACT

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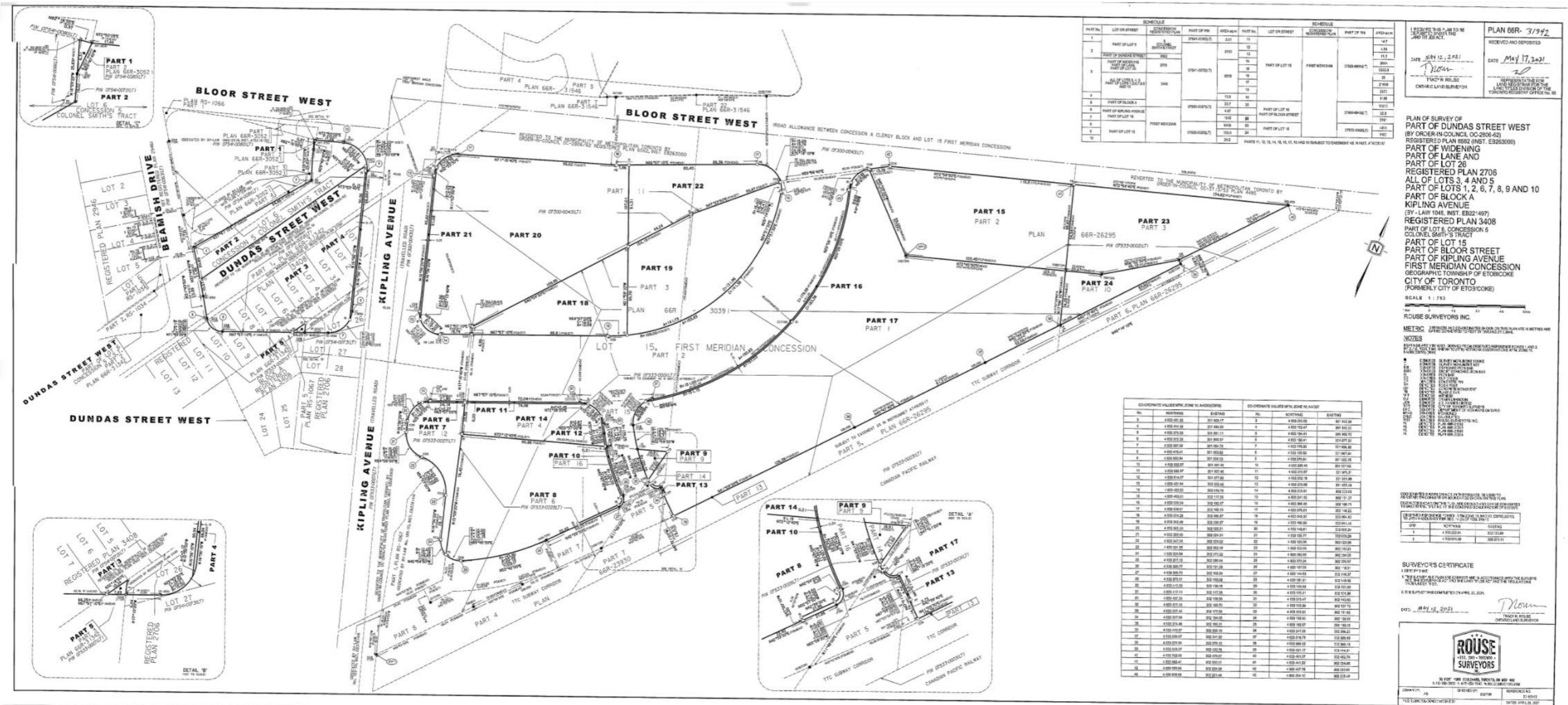
SIGNATURE

Gregg Loane
Acting Deputy General Manager
Transportation Services
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Email: gregg.loane@toronto.ca

ATTACHMENTS

Attachment 1: Reference Plan
Attachment 2: Draft By-law

Attachment 1 - Reference Plan



PART NO.	LOT OR STREET	CONVEYANCE INSTRUMENT PLAN	PART OF PLAN	AREA	PART NO.	LOT OR STREET	CONVEYANCE INSTRUMENT PLAN	PART OF PLAN	AREA
1	PART OF LOT 1	66R-3052	1	3.11	11	PART OF LOT 15	66R-31546	11	1.17
2	PART OF LOT 1	66R-3052	2	2.00	12	PART OF LOT 15	66R-31546	12	1.18
3	PART OF LOT 1	66R-3052	3	1.93	13	PART OF LOT 15	66R-31546	13	1.19
4	PART OF LOT 1	66R-3052	4	1.86	14	PART OF LOT 15	66R-31546	14	1.20
5	PART OF LOT 1	66R-3052	5	1.79	15	PART OF LOT 15	66R-31546	15	1.21
6	PART OF LOT 1	66R-3052	6	1.72	16	PART OF LOT 15	66R-31546	16	1.22
7	PART OF LOT 1	66R-3052	7	1.65	17	PART OF LOT 15	66R-31546	17	1.23
8	PART OF LOT 1	66R-3052	8	1.58	18	PART OF LOT 15	66R-31546	18	1.24
9	PART OF LOT 1	66R-3052	9	1.51	19	PART OF LOT 15	66R-31546	19	1.25
10	PART OF LOT 1	66R-3052	10	1.44	20	PART OF LOT 15	66R-31546	20	1.26

PLAN 66R-31942
 RECEIVED AND DEPOSITED
 DATE: MAY 12, 2021
 DATE: MAY 17, 2021
 PLAN 66R-31942
 RECEIVED AND DEPOSITED
 DATE: MAY 12, 2021
 DATE: MAY 17, 2021

PLAN OF SURVEY OF
 PART OF DUNDAS STREET WEST
 (BY ORDER-IN-COUNCIL, 00-2506-02)
 REGISTERED PLAN 66R-31942 (INST. E2383000)
 PART OF WIDENING
 PART OF LANE AND
 PART OF LOT 26
 REGISTERED PLAN 2706
 ALL OF LOTS 3, 4 AND 5
 PART OF LOTS 1, 2, 6, 7, 8, 9 AND 10
 PART OF BLOCK A
 KIPLING AVENUE
 (BY-LAW 1045, INST. E6221467)
 REGISTERED PLAN 3408
 PART OF LOT 6, CONVESSION 5
 COLONEL SMITH'S TRACT
 PART OF BLOOR STREET
 PART OF KIPLING AVENUE
 FIRST MERIDIAN CONCESSION
 GEOGRAPHIC TOWNSHIP OF ETOBICOKE
 CITY OF TORONTO
 (FORMERLY CITY OF ETOBICOKE)
 SCALE: 1:750

ROUSE SURVEYORS INC.
 METRIC UNITS AND DIMENSIONS ARE IN METRES AND MILLIMETRES

NOTES
 1. THIS PLAN IS A SURVEY OF THE PARTS OF THE LOTS AND STREETS SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 2. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES OR INTERESTS AFFECTING THE LAND SHOWN ON THIS PLAN.
 3. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES OR INTERESTS AFFECTING THE LAND SHOWN ON THIS PLAN.

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
1	4 833 027.53	311 881.17	3	4 833 031.03	311 833.26
2	4 833 044.38	311 881.26	4	4 833 124.07	311 842.22
3	4 833 057.23	311 881.35	5	4 833 207.06	311 842.22
4	4 833 070.08	311 881.44	6	4 833 290.05	311 842.22
5	4 833 082.93	311 881.53	7	4 833 373.04	311 842.22
6	4 833 095.78	311 881.62	8	4 833 456.03	311 842.22
7	4 833 108.63	311 881.71	9	4 833 539.02	311 842.22
8	4 833 121.48	311 881.80	10	4 833 622.01	311 842.22
9	4 833 134.33	311 881.89	11	4 833 705.00	311 842.22
10	4 833 147.18	311 881.98	12	4 833 788.00	311 842.22
11	4 833 160.03	311 882.07	13	4 833 871.00	311 842.22
12	4 833 172.88	311 882.16	14	4 833 954.00	311 842.22
13	4 833 185.73	311 882.25	15	4 834 037.00	311 842.22
14	4 833 198.58	311 882.34	16	4 834 120.00	311 842.22
15	4 833 211.43	311 882.43	17	4 834 203.00	311 842.22
16	4 833 224.28	311 882.52	18	4 834 286.00	311 842.22
17	4 833 237.13	311 882.61	19	4 834 369.00	311 842.22
18	4 833 250.00	311 882.70	20	4 834 452.00	311 842.22
19	4 833 262.85	311 882.79	21	4 834 535.00	311 842.22
20	4 833 275.70	311 882.88	22	4 834 618.00	311 842.22
21	4 833 288.55	311 882.97	23	4 834 701.00	311 842.22
22	4 833 301.40	311 883.06	24	4 834 784.00	311 842.22
23	4 833 314.25	311 883.15	25	4 834 867.00	311 842.22
24	4 833 327.10	311 883.24	26	4 834 950.00	311 842.22
25	4 833 340.00	311 883.33	27	4 835 033.00	311 842.22
26	4 833 352.85	311 883.42	28	4 835 116.00	311 842.22
27	4 833 365.70	311 883.51	29	4 835 199.00	311 842.22
28	4 833 378.55	311 883.60	30	4 835 282.00	311 842.22
29	4 833 391.40	311 883.69	31	4 835 365.00	311 842.22
30	4 833 404.25	311 883.78	32	4 835 448.00	311 842.22
31	4 833 417.10	311 883.87	33	4 835 531.00	311 842.22
32	4 833 430.00	311 883.96	34	4 835 614.00	311 842.22
33	4 833 442.85	311 884.05	35	4 835 697.00	311 842.22
34	4 833 455.70	311 884.14	36	4 835 780.00	311 842.22
35	4 833 468.55	311 884.23	37	4 835 863.00	311 842.22
36	4 833 481.40	311 884.32	38	4 835 946.00	311 842.22
37	4 833 494.25	311 884.41	39	4 836 029.00	311 842.22
38	4 833 507.10	311 884.50	40	4 836 112.00	311 842.22
39	4 833 520.00	311 884.59	41	4 836 195.00	311 842.22
40	4 833 532.85	311 884.68	42	4 836 278.00	311 842.22
41	4 833 545.70	311 884.77	43	4 836 361.00	311 842.22
42	4 833 558.55	311 884.86	44	4 836 444.00	311 842.22
43	4 833 571.40	311 884.95	45	4 836 527.00	311 842.22
44	4 833 584.25	311 885.04	46	4 836 610.00	311 842.22
45	4 833 597.10	311 885.13	47	4 836 693.00	311 842.22
46	4 833 610.00	311 885.22	48	4 836 776.00	311 842.22
47	4 833 622.85	311 885.31	49	4 836 859.00	311 842.22
48	4 833 635.70	311 885.40	50	4 836 942.00	311 842.22
49	4 833 648.55	311 885.49	51	4 837 025.00	311 842.22
50	4 833 661.40	311 885.58	52	4 837 108.00	311 842.22
51	4 833 674.25	311 885.67	53	4 837 191.00	311 842.22
52	4 833 687.10	311 885.76	54	4 837 274.00	311 842.22
53	4 833 700.00	311 885.85	55	4 837 357.00	311 842.22
54	4 833 712.85	311 885.94	56	4 837 440.00	311 842.22
55	4 833 725.70	311 886.03	57	4 837 523.00	311 842.22
56	4 833 738.55	311 886.12	58	4 837 606.00	311 842.22
57	4 833 751.40	311 886.21	59	4 837 689.00	311 842.22
58	4 833 764.25	311 886.30	60	4 837 772.00	311 842.22
59	4 833 777.10	311 886.39	61	4 837 855.00	311 842.22
60	4 833 790.00	311 886.48	62	4 837 938.00	311 842.22
61	4 833 802.85	311 886.57	63	4 838 021.00	311 842.22
62	4 833 815.70	311 886.66	64	4 838 104.00	311 842.22
63	4 833 828.55	311 886.75	65	4 838 187.00	311 842.22
64	4 833 841.40	311 886.84	66	4 838 270.00	311 842.22
65	4 833 854.25	311 886.93	67	4 838 353.00	311 842.22
66	4 833 867.10	311 887.02	68	4 838 436.00	311 842.22
67	4 833 880.00	311 887.11	69	4 838 519.00	311 842.22
68	4 833 892.85	311 887.20	70	4 838 602.00	311 842.22
69	4 833 905.70	311 887.29	71	4 838 685.00	311 842.22
70	4 833 918.55	311 887.38	72	4 838 768.00	311 842.22
71	4 833 931.40	311 887.47	73	4 838 851.00	311 842.22
72	4 833 944.25	311 887.56	74	4 838 934.00	311 842.22
73	4 833 957.10	311 887.65	75	4 839 017.00	311 842.22
74	4 833 970.00	311 887.74	76	4 839 100.00	311 842.22
75	4 833 982.85	311 887.83	77	4 839 183.00	311 842.22
76	4 833 995.70	311 887.92	78	4 839 266.00	311 842.22
77	4 834 008.55	311 888.01	79	4 839 349.00	311 842.22
78	4 834 021.40	311 888.10	80	4 839 432.00	311 842.22
79	4 834 034.25	311 888.19	81	4 839 515.00	311 842.22
80	4 834 047.10	311 888.28	82	4 839 598.00	311 842.22
81	4 834 060.00	311 888.37	83	4 839 681.00	311 842.22
82	4 834 072.85	311 888.46	84	4 839 764.00	311 842.22
83	4 834 085.70	311 888.55	85	4 839 847.00	311 842.22
84	4 834 098.55	311 888.64	86	4 839 930.00	311 842.22
85	4 834 111.40	311 888.73	87	4 840 013.00	311 842.22
86	4 834 124.25	311 888.82	88	4 840 096.00	311 842.22
87	4 834 137.10	311 888.91	89	4 840 179.00	311 842.22
88	4 834 150.00	311 889.00	90	4 840 262.00	311 842.22
89	4 834 162.85	311 889.09	91	4 840 345.00	311 842.22
90	4 834 175.70	311 889.18	92	4 840 428.00	311 842.22
91	4 834 188.55	311 889.27	93	4 840 511.00	311 842.22
92	4 834 201.40	311 889.36	94	4 840 594.00	311 842.22
93	4 834 214.25	311 889.45	95	4 840 677.00	311 842.22
94	4 834 227.10	311 889.54	96	4 840 760.00	311 842.22
95	4 834 240.00	311 889.63	97	4 840 843.00	311 842.22
96	4 834 252.85	311 889.72	98	4 840 926.00	311 842.22
97	4 834 265.70	311 889.81	99	4 841 009.00	311 842.22
98	4 834 278.55	311 889.90	100	4 841 092.00	311 842.22
99	4 834 291.40	311 890.00			
100	4 834 304.25	311 890.09			

SURVEYOR'S CERTIFICATE
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR AND THAT I HAVE COMPLIED WITH THE REGULATIONS OF THE SURVEY ACT AND THE SURVEY REGULATIONS.
 DATE: MAY 12, 2021
 SIGNATURE: [Signature]
 TITLE: SURVEYOR



Attachment 2- Draft By-law

Authority: Etobicoke York Community Council
Item EY____.____, as adopted by City of Toronto Council on _____, 2026

Bill
CITY OF TORONTO
BY-LAW -2026

To permanently close portions of Dundas Street West, Kipling Avenue and Bloor Street West.

Whereas it is recommended that portions of the public highways known as Dundas Street West, Kipling Avenue and Bloor Street West be permanently closed as public highways; and

Whereas notice of the proposed by-law to permanently close portions of the said public highways was posted on the notices page of the City's website in accordance with the requirements of City of Toronto Municipal Code Chapter 162, Notice, Public, and the Etobicoke York Community Council heard any person who wished to speak to the matter at its meeting held on July 7, 2026;

The Council of the City of Toronto enacts:

1. Part of the public highway known as Dundas Street West, legally described as follows, is hereby permanently closed as a public highway:

PART OF PIN 07541-0085 (LT)

FIRSTLY:

PART OF LOT 6, CONCESSION 5, COLONEL SMITH'S TRACT
PART OF DUNDAS STREET, REGISTERED PLAN 6562
PART OF LOT 6, PLAN 2946
DESIGNATED AS PART 2, PLAN 66R-31342

SECONDLY:

PART OF LOT 6, CONCESSION 5, COLONEL SMITH'S TRACT
PART OF WIDENING, PART OF LANE, PART OF LOT 26,
REGISTERED PLAN 2706
ALL OF LOTS 4 AND 5 AND PART OF LOTS 1, 2, 3, 6, 7, 8, 9 AND 10,
REGISTERED PLAN 3408
PART OF DUNDAS STREET, REGISTERED PLAN 6562 DESIGNATED
AS PARTS 2 AND 3, PLAN 66R-31942

2. Part of the public highway known as Kipling Avenue, legally described as follows, is hereby permanently closed as a public highway:

PART OF PIN 07533-0042(LT)
PART OF BLOCK A, REGISTERED PLAN 3408
DESIGNATED AS PART 5, PLAN 66R-31942

3. Part of the public highway known as Bloor Street West, legally described as follows, is hereby permanently closed as a public highway:

PART OF PIN 07541-0080 (LT)
PART OF LOT 6, CONCESSION 5, COLONEL SMITH'S TRACT
GEOGRAPHIC TOWNSHIP OF ETOBICOKE
DESIGNATED AS PART 1, PLAN 66R-31942

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

Enacted and passed on June , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)