

Authority: Planning and Housing Committee Item PH28.4,
as adopted by City of Toronto Council on March 25, 26 and
27, 2026

CITY OF TORONTO

Bill 243

BY-LAW -2026

To adopt Official Plan Amendment 895 for the City of Toronto respecting the lands known municipally in the year 2025, as 3 and 5 Leila Lane, 31-41 Bagot Court, 43-53 Bagot Court, 55-69 Bagot Court, 71-81 Bagot Court, 83-93 Bagot Court, 95-109 Bagot Court, 1-11 Dorney Court, 15-29 Dorney Court, 31-45 Dorney Court, 47-61 Dorney Court, 63-69 Dorney Court, 71-81 Dorney Court, 83-97 Dorney Court, 2-8 Flemington Road, a portion of 2A Flemington Road.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 895 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on March , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 895 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 3 AND 5 LEILA LANE, 31-41 BAGOT COURT, 43-53 BAGOT COURT, 55-69 BAGOT COURT, 71-81 BAGOT COURT, 83-93 BAGOT COURT, 95-109 BAGOT COURT, 1-11 DORNEY COURT, 15-29 DORNEY COURT, 31-45 DORNEY COURT, 47-61 DORNEY COURT, 63-69 DORNEY COURT, 71-81 DORNEY COURT, 83-97 DORNEY COURT, 2-8 FLEMINGTON ROAD, A PORTION OF 2A FLEMINGTON ROAD

The Official Plan of the City of Toronto is amended as follows:

1. Map 17, Land Use Plan, are amended by re-designating the lands known municipally in 2025 as 3 and 5 Leila Lane, 31-41 Bagot Court, 43-53 Bagot Court, 55-69 Bagot Court, 71-81 Bagot Court, 83-93 Bagot Court, 95-109 Bagot Court, 1-11 Dorney Court, 15-29 Dorney Court, 31-45 Dorney Court, 47-61 Dorney Court, 63-69 Dorney Court, 71-81 Dorney Court, 83-97 Dorney Court, 2-8 Flemington Road, and a portion of 2A Flemington Road from *Neighbourhoods* to *Apartment Neighbourhoods*, as shown on the attached Appendix A.
2. Chapter 6, Section 32, Lawrence-Allen Secondary Plan is amended by adding Section 9 Site and Area Specific Policies and Policy 9.1 as follows:

9. SITE AND AREA SPECIFIC POLICIES

9.1. For the lands designated *Apartment Neighbourhoods A* on Map 32-12:

- a) The height of development may exceed the right-of-way width of the Primary Street onto which it fronts, provided it meets the intent of policies in Section 3.1.4, Built Form – Building Types in the Official Plan;
- b) The development will provide the same number of bedrooms as the unit which it replaces, subject to the household compositions at the time of execution of the Section 111;
- c) The development of mid-rise and tall buildings will not be required to replace a grade-related unit, with a grade-related unit with the provision of private amenity space; and
- d) The development of mid-rise and tall buildings will not be required to replace at least 60 percent of the total replacement grade-related housing in low rise buildings, with at least 25 percent of the total replacement grade-related housing being located in townhouse or other houseform buildings.

3. Chapter 6, Section 32, is amended by adding Map 32-12: Site and Area Specific Policies and showing the lands known municipally in 2025 as 3 and 5 Leila Lane, 31-41 Bagot Court, 43-53 Bagot Court, 55-69 Bagot Court, 71-81 Bagot Court, 83-93 Bagot Court, 95-109 Bagot Court, 1-11 Dorney Court, 15-29 Dorney Court, 31-45 Dorney Court, 47-61 Dorney Court, 63-69 Dorney Court, 71-81 Dorney Court, 83-97 Dorney Court, 2-8 Flemington Road, and a portion of 2A Flemington Road as Site and Area Specific Policy Area Number 1, as shown on the attached Appendix B.
4. Chapter 6, Section 32, Map 32-6 – Land Use Designations, is amended by redesignating the lands known municipally in 2025 as 3 and 5 Leila Lane, 31-41 Bagot Court, 43-53 Bagot Court, 55-69 Bagot Court, 71-81 Bagot Court, 83-93 Bagot Court, 95-109 Bagot Court, 1-11 Dorney Court, 15-29 Dorney Court, 31-45 Dorney Court, 47-61 Dorney Court, 63-69 Dorney Court, 71-81 Dorney Court, 83-97 Dorney Court, 2-8 Flemington Road, and a portion of 2A Flemington Road from *Neighbourhoods A* to *Apartment Neighbourhoods A*, as shown as "Area 1" on attached Appendix C.
5. Chapter 6, Section 32, Map 32-7 – Building Type Area, is amended to change the Building Type Areas for the lands known municipally in 2025 as 3 and 5 Leila Lane, 31-41 Bagot Court, 43-53 Bagot Court, 55-69 Bagot Court, 71-81 Bagot Court, 83-93 Bagot Court, 95-109 Bagot Court, 1-11 Dorney Court, 15-29 Dorney Court, 31-45 Dorney Court, 47-61 Dorney Court, 63-69 Dorney Court, 71-81 Dorney Court, 83-97 Dorney Court, 2-8 Flemington Road, and a portion of 2A Flemington Road from:
 - a. Mid-Rise Area – Allen Road to Tall Building Area as shown on Appendix D;
 - b. Low-Rise Area to Mid-rise Area – Primary Streets; as shown on Appendix D; and
 - c. Neighbourhoods A – Low-Rise Area to Tall Building Area, as shown on Appendix D.

Appendix A



3 & 5 Leila Lane, 31-109 Bagot Crt, & 2-8 Flemington Rd (Phase 2)

Official Plan Amendment #895

Appendix A: Proposed Land Use Changes

File # 25 251661 NNY 08 0Z



Redesignate lands from Neighbourhoods to Apartment Neighbourhoods



Not to Scale
01/21/2026

Appendix B



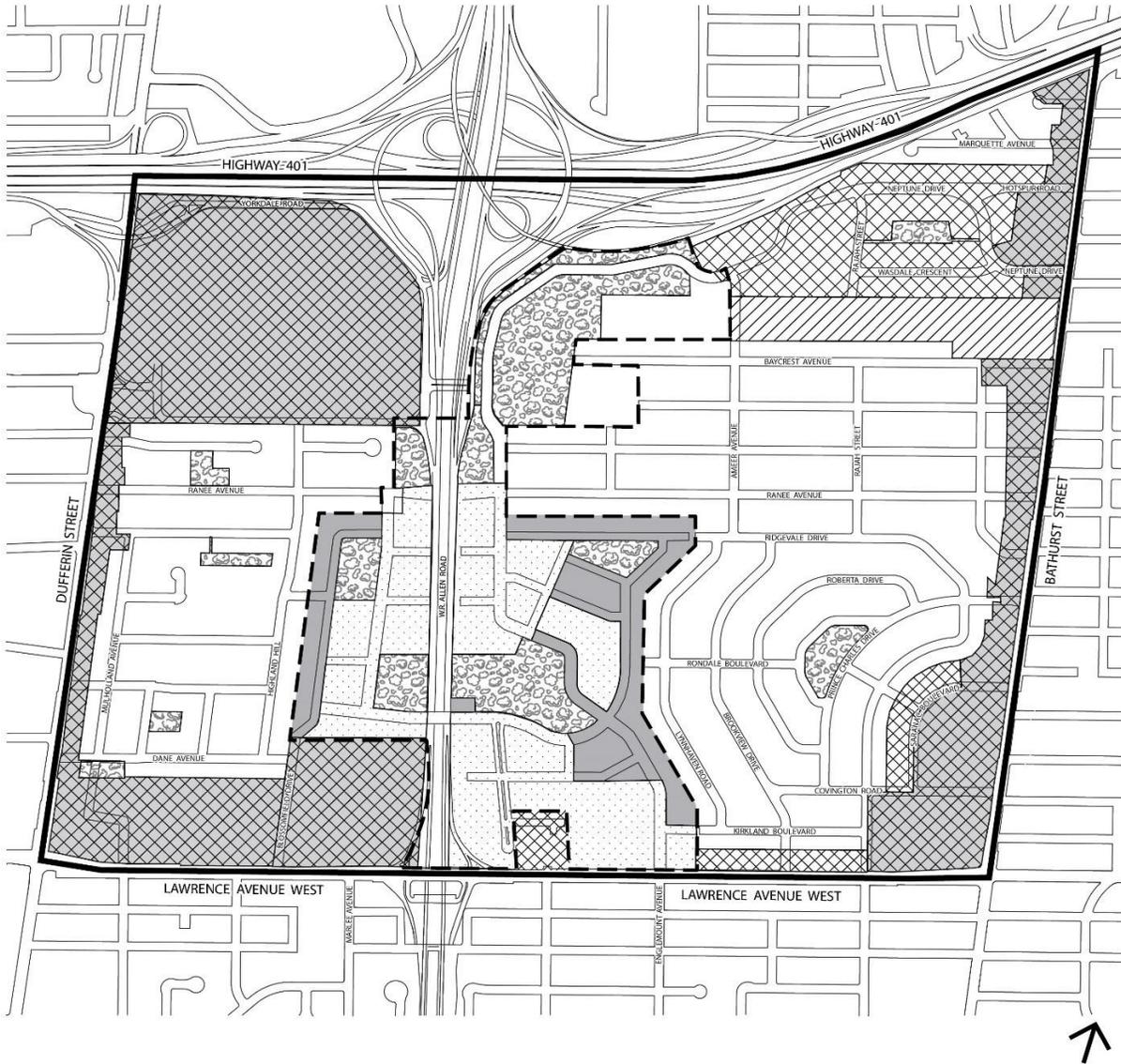
Appendix B: Proposed Lawrence-Allen Secondary Plan
 Site & Area Specific Policy Changes

Lawrence-Allen Secondary Plan

MAP 32-12 Site & Area Specific Policies

-  Secondary Plan Boundary
-  Site and Area Specific Policy Areas

Appendix C



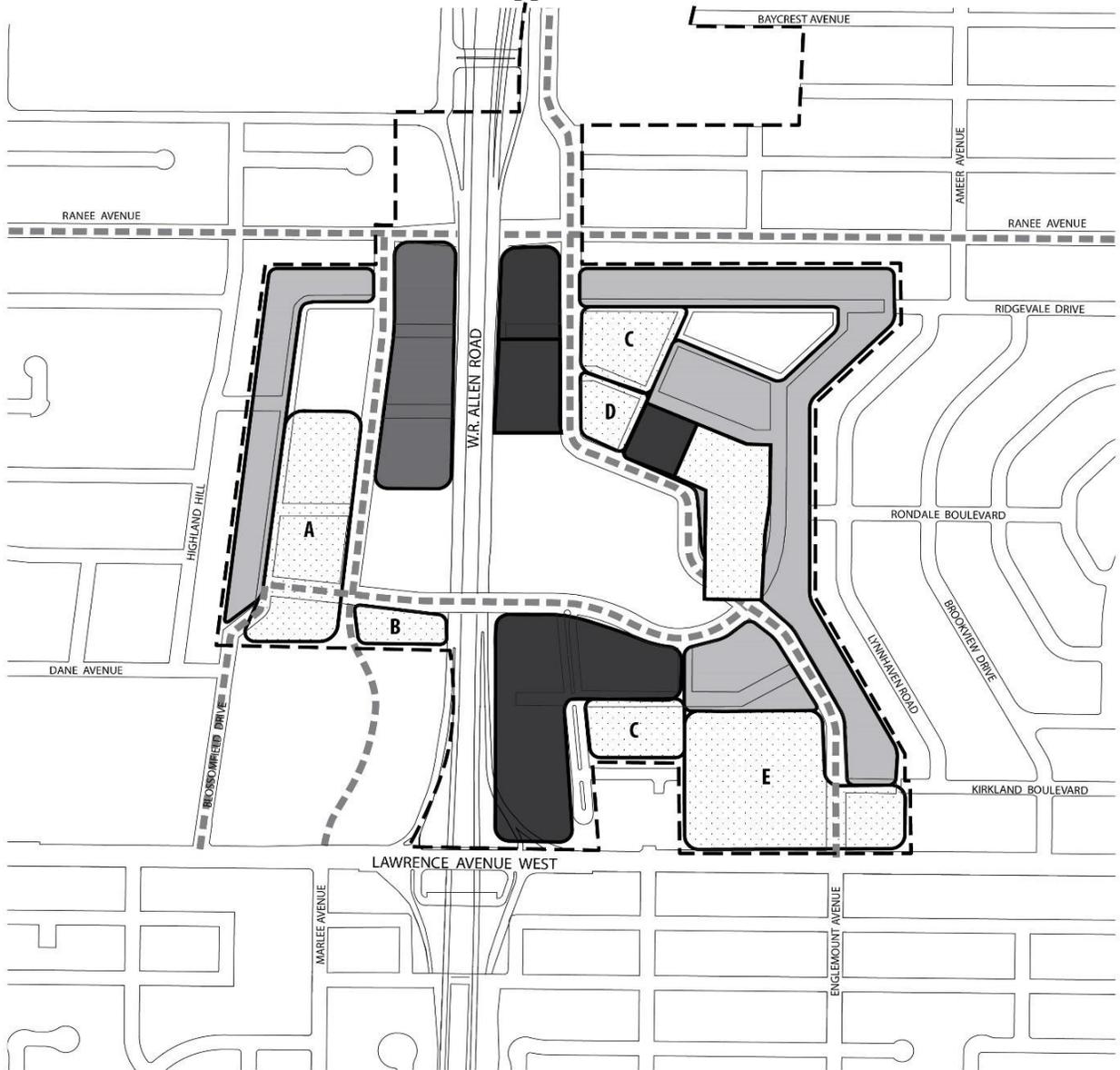
Appendix C: Proposed Lawrence-Allen Secondary Plan
Land Use Designation Changes

Lawrence-Allen Secondary Plan

MAP 32-6 Land Use Designations

- Secondary Plan Boundary
- Focus Area Boundary
- Neighbourhoods
- Neighbourhoods A
- Apartment Neighbourhoods
- Apartment Neighbourhood A
- Mixed Use Areas
- Institutional Areas
- Parks

Appendix D



Lawrence-Alten Secondary Plan

MAP 32-7 Building Type Areas in the Focus Area

Appendix D: Proposed Lawrence-Alten Secondary Plan Building Type Area Changes

- Focus Area Boundary
- Primary Streets
- Tall Building Area
- Mid-rise Area - Allen Road
- Mid-rise Area - Primary Streets
- Neighbourhoods A - Low-rise Area