

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

City Council voted in favour of this by-law on March 26,
2026

Written approval of this by-law was given by Mayoral
Decision 7-2026 dated March 26, 2026

CITY OF TORONTO

BY-LAW 241-2026

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 26, 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:

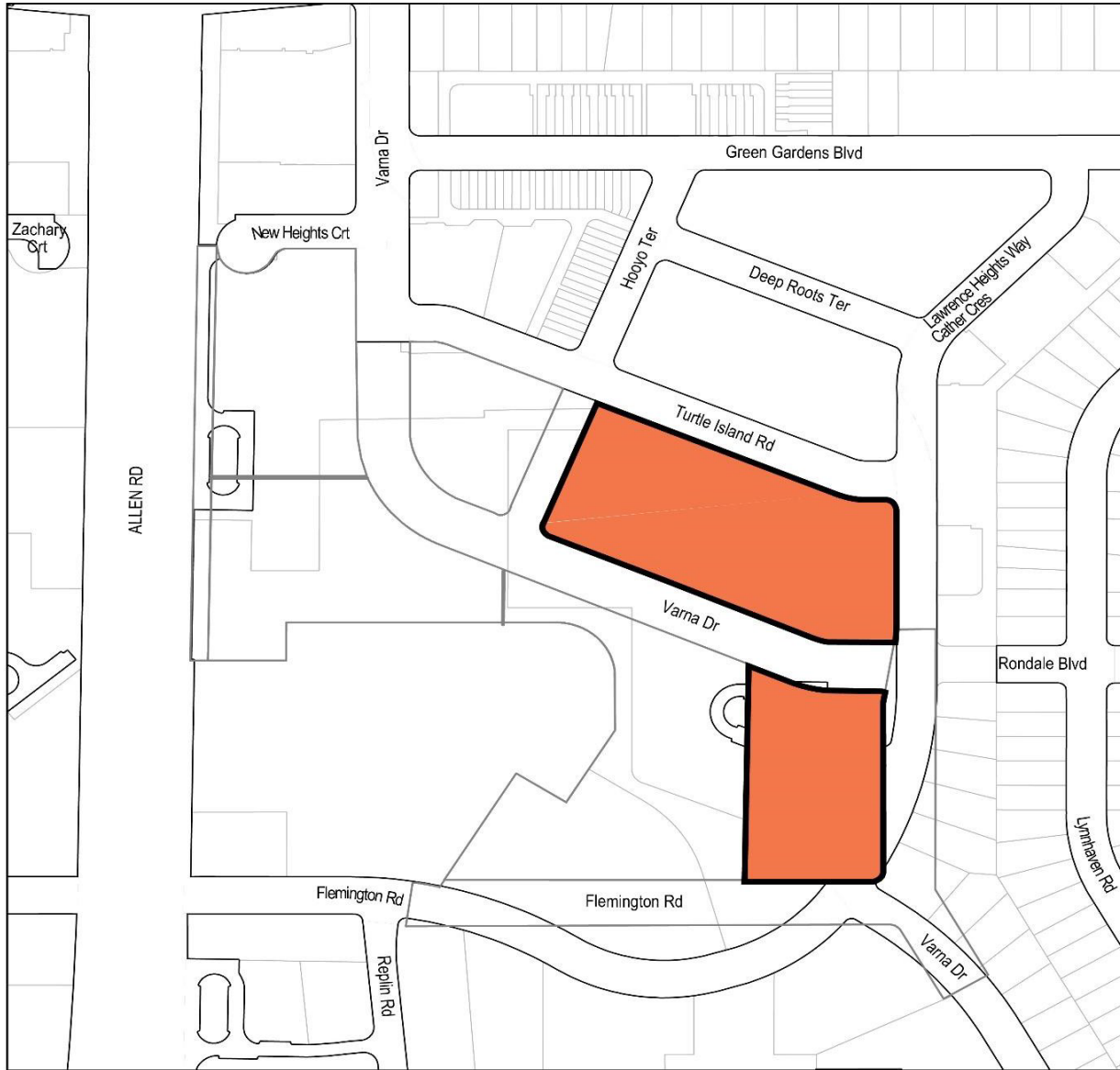
9. SITE AND AREA SPECIFIC POLICIES

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 Flemingington Rd (Phase 2)

Official Plan Amendment #895

Appendix A: Proposed Land Use Changes

File # 25 251661 NNY 08 0Z

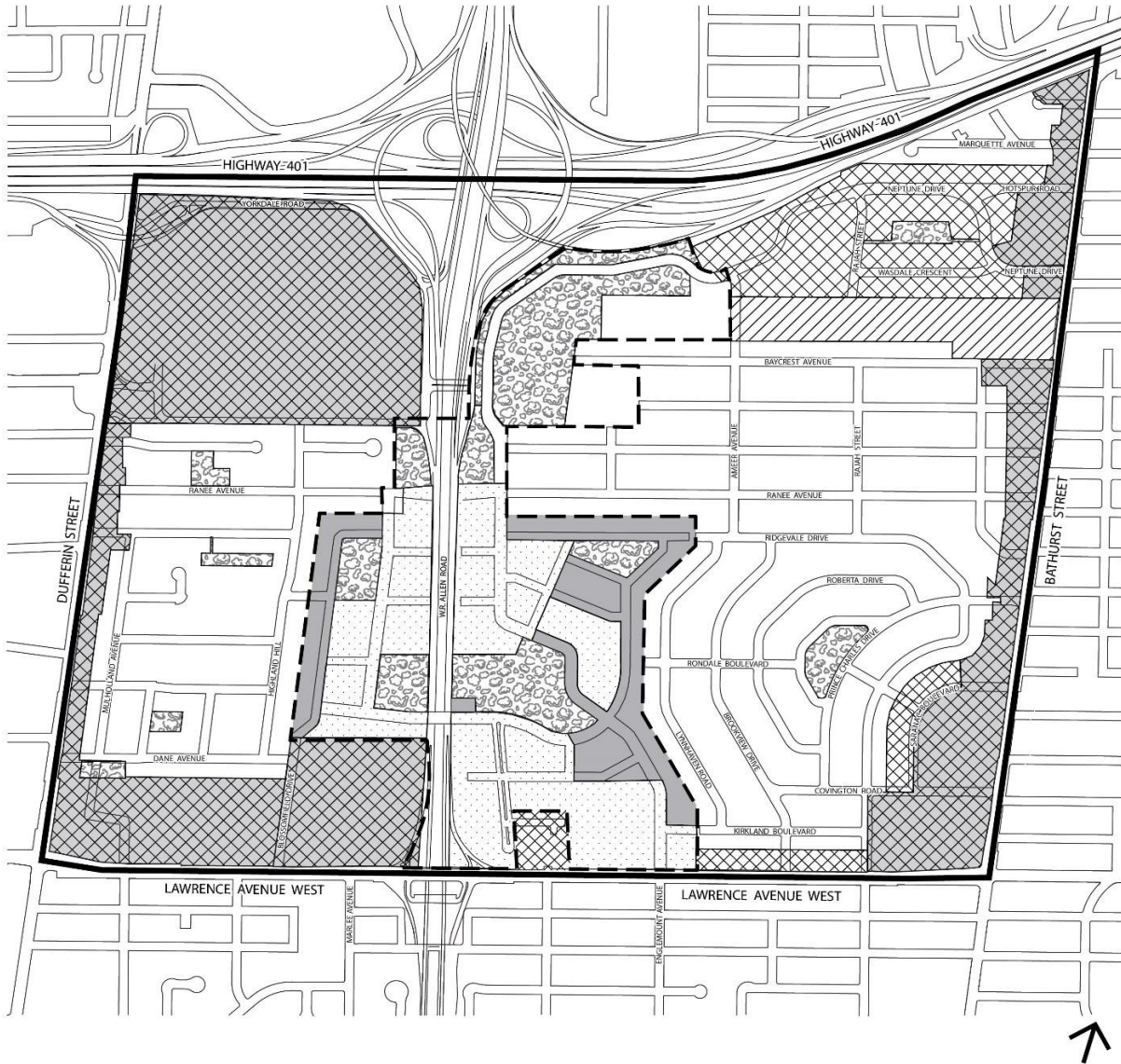


Redesignate lands from Neighbourhoods to Apartment Neighbourhoods



Not to Scale
01/21/2026

Appendix C



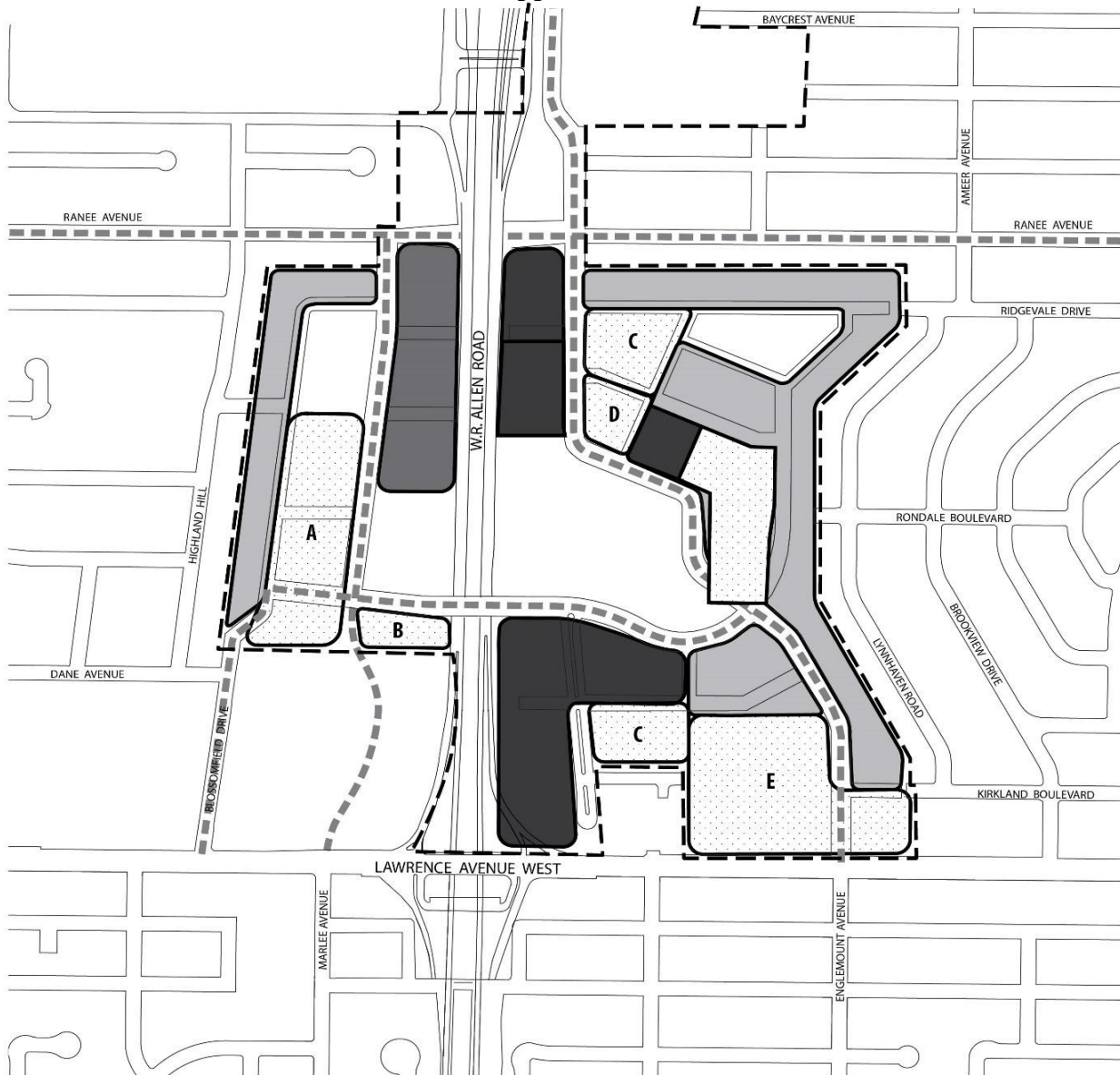
Appendix C: Proposed Lawrence-Allen Secondary Plan
Land Use Designation Changes

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