

Toronto Builds - 1-97 Dorney Court, 2-8 Flemington Road and 21-39 Varna Drive – Rental Housing Demolition Application – Decision Report – Approval

Date: January 30, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Ward: 8 - Eglinton Lawrence

Application Number: 25 266763 NNY 08 RH

Related Planning Application Number: 25 251661 NNY 08 OZ, 25 251663 NNY 08 SB

SUMMARY

This report recommends approval of a Rental Housing Demolition application which proposes to demolish 121 existing social housing units within townhouses at 1-97 Dorney Court, four two-storey residential rental apartment buildings at 2-8 Flemington Road and ten single-detached homes at 21-39 Varna Drive. The 175 social housing units are proposed to be replaced by Toronto Community Housing Corporation (TCHC) as part of Phases 2 and 3 of the Lawrence Heights revitalization, which is part of the Toronto Builds initiative. The proposal includes a Tenant Relocation and Assistance Implementation Plan (TRAIP) that addresses the right of existing tenants to return to replacement social housing units at similar rents.

The proposed development on the site is the subject of a related Official Plan and Zoning By-law Amendment application (25 251661 NNY 08 OZ) and a Plan of Subdivision application (25 251663 NNY 08 SB) for the entirety of Phase 2 lands. Phase 2 of the Lawrence Heights revitalization includes the replacement of 277 social housing units, 150 new TCHC affordable units, 44 new TCHC seniors' units, 316 affordable non-profit housing units and 960 market units for a total of 1,747 units. The 277 proposed Phase 2 replacement social housing units include: 111 units proposed to be demolished as part of this report (25 266763 NNY 08 RH), 102 units previously approved for demolition as part of Phase 2A at 3 and 5 Leila Lane, and 31-109 Bagot Court (23 174083 NNY 08 RH) and 64 units at 14-20 Flemington Road, which are part of Phase 4. The remaining 10 units proposed for demolition as part of this report will be replaced in Phase 3 of the revitalization.

This report also recommends approval of the Rental Housing Demolition Permit under Chapter 363 of the Toronto Municipal Code, subject to conditions.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council approve the Rental Housing Demolition Application File Number 25 266763 NNY 08 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 121 existing rental dwelling units located at 1-97 Dorney Court, 2-8 Flemington Road and 21-39 Varna Drive, subject to the following conditions:

a. The owner shall provide and maintain no less than 175 replacement social housing units with rents geared-to-income within the Lawrence Heights Phase 2 lands, in addition to the 102 replacement social housing units secured on the Lawrence Heights Phase 2 lands through NY11.3, for a period of at least 99 years beginning from the date that each replacement social housing unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement;

b. The 175 Phase 2 replacement social housing units required by Recommendation 1.a. above shall be comprised of 127 one-bedroom units, 34 three-bedroom units, and 14 four-bedroom units, as generally illustrated in the architectural plans submitted to City Planning dated December 15, 2025. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

c. The owner shall provide and maintain no less than 10 replacement social housing units with rents geared-to-income within the Lawrence Heights Phase 3 lands for a period of at least 99 years beginning from the date that each replacement social housing unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement;

d. The 10 Phase 3 replacement social housing units required by Recommendation 1.c. above shall be comprised of 10 five-bedroom units. The location, unit sizes and layouts of these 10 replacement social housing units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

e. The owner shall provide tenant relocation assistance to all Eligible Tenants of the 121 existing social housing units proposed to be demolished at 1-97 Dorney Court, 2-8 Flemington Road and 21-39 Varna Drive, including the right to return to occupy a replacement social housing unit to the satisfaction of the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat, and as further detailed in the Tenant Relocation and Assistance Implementation Plan;

f. The owner shall provide tenants of all 175 replacement social housing units with access to, and use of, all indoor and outdoor amenities within the proposed Phase 2 buildings at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

g. The owner shall enter into, and register on title to the lands at 1-97 Dorney Court, 2-8 Flemington Road and 21-39 Varna Drive and any additional lands that comprise the Lawrence Heights Phase 2 and 3 Revitalization (Lawrence Heights Phase 2 and Phase 3 lands), one or more agreements pursuant to Section 111 of the City of Toronto Act, 2006, to secure the conditions outlined in Recommendations 1.a. through 1.f. above all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

2. City Council authorize the Chief Planner and Executive Director, City Planning, to issue phased Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 for the demolition of the 121 existing rental dwelling units located at 1-97 Dorney Court, 2-8 Flemington Road and 21-39 Varna Drive after all of the following have occurred:

a. All conditions in Recommendation 1 above have been fully secured;

b. The Official Plan and Zoning By-law Amendments for application 25 251661 NNY 08 OZ have come into full force and effect;

c. The Tenant Relocation and Assistance Implementation Plan has been approved by the Chief Planner and Executive Director, City Planning and Executive Director, Housing Secretariat;

d. The owner has provided Typical Unit Layouts for the replacement social housing units, to the satisfaction of the Chief Planner and Executive Director, City Planning; and

e. The owner has confirmed, in writing, that all existing social housing units proposed to be demolished are vacant.

3. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the lands at 1-97 Dorney Court, 2-8 Flemington Road and 21-39 Varna Drive after the Chief Planner and Executive Director, City Planning or their designate has given Preliminary Approval referred to in Recommendation 2 above.

4. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 1-97 Dorney Court, 2-8 Flemington Road and 21-39 Varna Drive, after the Chief Planner and Executive Director, City Planning has given Preliminary Approval referred to in Recommendation 2 above, which

may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. The owner removes all debris and rubble from the site immediately after demolition;
- b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. The owner erects the replacement units on the Lawrence Heights Phase 2 lands no later than four (4) years from the date that the demolition of the existing social housing units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning; and
- d. Should the owner fail to complete the replacement social housing units within the time specified in Recommendation 4.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

5. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of one or more Section 111 Agreement(s) and other related agreements.

FINANCIAL IMPACT

City Planning confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

At its meeting held on November 29, 2011, City Council adopted Item NY11.24, "Final Report - Lawrence-Allen Secondary Plan" which allowed TCHC to move forward with the Lawrence Heights revitalization. The Secondary Plan reflects years of input from tenants, area residents, neighbourhood organizations and the City of Toronto.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.NY11.24>

At its meeting held on November 27, 2012, City Council adopted Item NY20.34, "Final Report - Official Plan and Zoning By-law Amendment, Rental Housing Demolition and Subdivision Applications - 1-29 and 111-133 Bagot Court, 1-87 Bredonhill Court, 41119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 and 15-45 Zachary Court and 215-251 Rane Avenue TCHC's Lawrence Heights Phase 1 re-zoning and Official Plan Amendment Application".

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY20.34>

At its meeting held on October 27, 28 and 30, 2020, City Council adopted Item PH17.8, "Lawrence Heights Phases 2 and 3 - Initial Development Proposal". Through this report, the Planning and Housing Committee approved TCHC proceeding with the Initial Development Proposal as the project concept for the revitalization of Lawrence Heights Phases 2 and 3 and directed City staff to report back on a number of items including details of the TCHC-recommended development proposal, refined cost estimates, opportunities to increase the number of affordable rental units, and funding opportunities. This report is an interim status update in response to those directions. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH17.8>

At its meeting held on December 15, 16, and 17, 2021, City Council adopted item PH29.7, "Lawrence Heights Revitalization - Phases 2 and 3 Interim Status and budget Update". Through this report City Council directed the General Manager, Parks, Forestry and Recreation to expedite the design of the Lawrence Heights Community Recreation Centre with the General Manager, Children's Services, including moving forward with their procurement process and prioritizing completion of the new community recreation centre project by March 2026 to comply with the requirements of the Federal Government's Green and Inclusive Community Building Fund. <https://secure.toronto.ca/council/agenda-item.do?item=2021.PH29.7>

At its meeting held on March 20 and 21, 2024, City Council adopted item NY11.3 "3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court - Rental Housing Demolition Application - Decision Report". This report includes permissions to demolish 102 social housing units at 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court. <https://secure.toronto.ca/council/agenda-item.do?item=2024.NY11.3>

THE SITE

Description

The site is an irregularly shaped parcel located in the Lawrence Heights neighbourhood directly east of W.R. Allen, east of Flemington Public School and south of Turtle Island Road (see Attachment 1: Location Map).

Existing Social Housing

As part of Phase 2B, 2C and 3A, the buildings at 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 21-39 Varna Drive currently contain a total of 121 rental housing units. As part of Phase 2A, 102 rental housing units operated as social housing by TCHC were previously approved for demolition at 3 and 5 Leila Lane, and 31-109 Bagot Court (23 174083 NNY 08 RH). In total, there are 223 rental housing units operated as social housing by TCHC.

The breakdown by building and unit type for all units to be demolished in Phase 2 is outlined in Table 1 below.

Table 1: Phase 2A/2B/2C/3A Existing Social Housing Units

Phase	Address	Building Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
2A	3 and 5 Leila Lane	Apartment Buildings	0	24	16	12	0	0	62
2A	31-109 Bagot Court	Townhouses	0	0	0	28	12	0	40
2B	1-97 Dorney Court	Townhouses	0	0	0	34	14	0	48
2C	2-8 Flemington Road (Seniors)	Apartment Buildings	31	32	0	0	0	0	63
3A	21-39 Varna Road	Single-detached Houses	0	0	0	0	0	10	10
Total			31	56	16	74	26	10	223

Units located at 1-97 Dorney Court and 21-39 Varna Drive are grade-related (townhouses on Dorney Court and detached dwellings on Varna Drive) and have direct access to private outdoor space. 2-8 Flemington Road are 2-storey apartment buildings where units have private balconies or terraces and a semi-private community garden for use by Flemington Road tenants. Dorney Court and Varna Drive units have a hook-up for laundry machines which are owned by the tenants. Flemington Road units have shared laundry rooms.

TCHC has provided the following typical average unit sizes for the properties proposed for demolition:

- Studio: 31 square metres (337 square feet)
- One-bedroom: 50 square metres (536 square feet)
- Two bedroom: 75 square metres (811 square feet)
- Three-bedroom: 97 square metres (1,040 square feet)
- Four-bedroom: 121 square metres (1,299 square feet)
- Five-bedroom: 133 square metres (1,430 square feet)

THE APPLICATION

Description

The Rental Housing Demolition application proposes the demolition of 121 rental dwelling social housing units within the existing buildings at 1-97 Dorney Court, 2-8 Flemington Road and 21-39 Varna Drive. A related Official Plan and Zoning By-law

Amendment application proposes to permit the development of Phase 2 of the Lawrence Heights revitalization. The proposed development will contain 1,748 residential units (including 277 replacement social housing units).

Replacement Social Housing Units

All replacement units will be operated by TCHC. Phase 2 will include the replacement of units demolished as part of Phase 2A, 2B, 2C and a portion of Phase 4 units for a total of 277 units. The 277 replacement social housing units are proposed to be located in either a high rise or mid-rise form with limited or no grade-related units. The breakdown of replacement units on Phase 2 Lands is outlined in Table 2 below.

Table 2: Lawrence Heights Phase 2 Replacement Units

Phase	Current Address	1 Bed	2 Bed	3 Bed	4 Bed	Total
2A	3 and 5 Leila Lane	24	26	12	0	62
2A	31-109 Bagot Court	0	0	28	12	40
2B	1-97 Dorney Court	0	0	34	14	48
2C	2-8 Flemington Road (Seniors)	63	0	0	0	63
4	14, 16, 18 and 20 Flemington Road (Seniors)	64	0	0	0	64
Total		151	26	74	26	277

Ten five-bedroom units at 21-39 Varna Drive included for demolition in this application will be replaced in Phase 3 and included in a future zoning by-law amendment application.

The proposed average unit sizes for the Phase 2 replacement social housing units are:

- One-bedroom: 62 square metres (665 square feet)
- Two-bedroom: 78 square metres (840 square feet)
- Three-bedroom: 107 square metres (1,153 square feet)
- Four-bedroom: 127 square metres (1,367 square feet)

The proposed average unit sizes meet TCHC's Average Unit Size Guidelines for rental replacement units.

Tenant Relocation and Assistance Implementation Plan

A Tenant Relocation and Assistance Implementation Plan (TRAIP) will be provided to all tenants whose existing social housing unit is proposed to be demolished. The Plan will include at a minimum, but is not limited to:

- a tenant's right to a new replacement social housing unit;
- equitable and transparent selection of temporary relocation and new replacement units;
- continued provision of rent-geared-to-income subsidies to tenants being relocated, subject to their on-going eligibility;
- provision of moving assistance, including moving services and other support to assist with moving to a temporary and new replacement unit; and
- a minimum of 5 months' notice prior to having to move.

The TRAIP was prepared by TCHC. This detailed plan identifies the specific process and issues relating to the relocation of tenants during the redevelopment process for 1-97 Dorney Court, 2-8 Flemington Road and 21-39 Varna Drive.

Reasons for Application

This application to redevelop the site involves the demolition of rental housing. Since the site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires that an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

A Rental Housing Demolition application was submitted on December 16, 2025. Staff conducted a site visit on January 21, 2026, and a tenant meeting on January 21, 2026, details of which are summarized in the Public Engagement section of this report.

The related rezoning application (25 251661 NNY 08 OZ) was submitted on November 10, 2025.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

The Official Plan outlines the City's policies and objectives for land use planning and development. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance and replacement of housing.

Official Plan Policy 3.2.1.7 requires that redevelopment of social housing properties that would have the effect of removing a social housing building or related group of buildings containing one or more social housing units, will secure:

- a) full replacement of the social housing units;
- b) replacement social housing units at rents similar to those at the time of the application, including the provision of a similar number of units with rents geared to household income; and
- c) an acceptable tenant relocation and assistance plan addressing provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first refusal to occupy one of the replacement social housing units and other assistance to mitigate hardship.

Lawrence-Allen Secondary Plan

Secondary Plan Policy 5.1.2 requires that each unit of social housing removed as a result of redevelopment will be replaced within the Lawrence Heights Lands and maintained as social housing for not less than 25 years from the date it is first occupied. Each replacement social housing unit:

- a) will provide the same number of bedrooms as the unit which it replaces;
- b) will generally be of similar size as the unit which it replaces;
- c) if replacing a grade-related unit, will be a grade-related unit with the provision of private amenity space. Such unit may be located in a multi-unit residential building provided the unit has direct access at grade; and
- d) if replacing a rent geared to household income unit, will be maintained as a rent geared to household income unit for at least 25 years from the date it is first occupied, subject to the continued provision of any required government funding.

Secondary Plan Policy 5.1.5 requires that at least 60% of the total replacement grade-related housing shall be located in low-rise buildings, with at least 25% of the total replacement grade-related housing being located in townhouse or other house-form buildings.

PUBLIC ENGAGEMENT

Tenant Meeting

An in-person meeting was held on January 21, 2026, to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Implementation Plan. The meeting was attended by 35 tenants, representatives of the applicant, City Planning and Development Review staff, and a representative of the local councillor's office. Tenants also submitted written correspondence with additional comments.

Tenants asked questions about:

- The construction timeline and when tenants will be required to vacate their existing rental units;
- The relocation process, including voluntary early move-out offers; and
- The process for selecting and returning to a replacement rental unit.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Replacement Social Housing

All 111 existing social housing units at 1-97 Dorney Court, and 2-8 Flemington Road are proposed to be demolished to allow for redevelopment of Phase 2 of the Lawrence Heights revitalization. Phase 2 will include the replacement of Phase 2A, 2B, 2C and a portion of Phase 4 units for a total of 277 replacement units. An additional 10 social housing units at 21-39 Varna Drive are proposed to be demolished and replaced as part of Phase 3.

Through Phase 1 of the revitalization, a total of 233 dwelling units were demolished and replaced. A surplus of 22 dwelling units constructed in Phase 1 will allow TCHC to facilitate direct moves for Phase 1 tenants into the newly constructed buildings and can also accommodate direct moves for several Phase 2 tenants.

Staff are satisfied with the proposed approach to replacing the social housing units proposed to be demolished. On a phase-by-phase basis, the same number of units and bedroom types will be replaced compared to what is demolished. The replacement units will be maintained as rent-geared-to-income social housing for at least 99 years, beginning on the date the replacement rental units are first occupied.

The related OPA proposes to modify policies in Section 5 of the Lawrence-Allen Secondary Plan relating to replacement social housing. Specifically, it adds language to clarify that the unit mix of the replacement social housing units is determined at the time of the Section 111 agreement, based on eligible tenant's current household composition. The clarifying language aligns with direction in the Housing Services Act, 2011.

In addition, the OPA proposes to exempt the application of policies requiring the replacement of grade-related housing as grade-related. These existing Secondary Plan policies were adopted by Council in 2011, under a different planning and regulatory context. Staff generally support the proposed exemptions as Lawrence Heights is located within two Protected Major Transit Station Areas and the proposed built form

supports minimum density requirements outlined in Official Plan policy. The direction also aligns with more recent Council direction to explore increases to building heights and density as part of the Lawrence Heights revitalization.

The proposed Phase 2 revitalization, including the new Community Recreation Centre and the replacement social housing units, will support the creation of a complete community as well as provide a diverse mix of housing types. The revitalization will provide new social housing units for Lawrence Heights tenants, add new outdoor and public spaces/amenities, a new road network and additional market and affordable units. The replacement social housing units and associated conditions address the replacement requirements of Official Plan policy 3.2.1.7 and are consistent with the City's implementation approach as outlined in the Rental Housing Demolition and Replacement Handbook.

Tenant Relocation and Assistance Implementation Plan

The Tenant Relocation and Assistance Implementation Plan is consistent with the City's current practices for TCHC revitalizations. The Tenant Relocation and Assistance Implementation Plan will support tenants to access and afford suitable housing within until replacement rental units are available for occupancy.

The replacement social housing units, rent-geared-to-income requirements and the resident relocation and assistance plan will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Direction, City Planning prior to the issuance of Preliminary Approval for Demolition.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map

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