

# **Toronto Builds: Lawrence Heights Revitalization (Phase 2) – Official Plan and Zoning By-law Amendment Applications – Decision Report – Approval**

**Date:** February 10, 2026

**To:** Planning and Housing Committee

**From:** Executive Director, Development Review

**Ward:** 8 - Eglinton-Lawrence

**Addresses:** 3 and 5 Leila Lane, 1-87 Bredonhill Court, 1 Replin Road, 31-109 Bagot Court, 1-97 Dorney Court, 2A and 2-8 Flemington Road, 21-39 Varna Drive, 22 Varna Drive

**Planning Application Numbers:** 25 251661 NNY 08 OZ and 25 251663 NNY 08 SB

**Related Planning Application Number:** 25 266763 NNY 08 RH

## **SUMMARY**

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This Report recommends approval of an application submitted by Toronto Community Housing Corporation (TCHC) to amend the Official Plan including the Lawrence Allen Secondary Plan and Zoning by-law to permit the second phase of the Lawrence Heights Revitalization. The amendments would facilitate, as proposed, an 8 building, mixed-use development with heights ranging from 6 to 28 storeys (22 to 90 metres, excluding mechanical penthouses), a 4-storey (25 metre) community recreation centre, and parkland.

TCHC has over two decades of experience in the successful revitalization of its communities, in partnership with residents. TCHC revitalization projects play a central role within the delivery of the HousingTO 2020-2030 Action Plan, in helping meet goals for maintaining social housing and adding to new affordable rental housing supply. This include a wholistic approach to pre-development, design, construction, and community engagement and relocation. TCHC's 10-year development plan, in partnership with the City, aims to deliver over 10,000 new homes in our city by 2035. Lawrence Height is a critical site within this development plan.

This redevelopment will include 2,000 square metres of non-residential gross floor area and a total of 1,747 dwelling units, including the replacement of 277 social housing units, and the creation of 150 new TCHC affordable units, 44 new TCHC seniors units, 316 affordable non-profit housing units and 960 market units.

An Official Plan Amendment is required to redesignate lands from *Neighbourhoods A* to *Apartment Neighbourhoods A*, permit the proposed built form, the replacement of social housing, and amend matters of implementation related to the contents and timing of the rezoning and subdivision of land. An amendment to Map 17 of the Official Plan is also required to redesignate the lands to Apartment Neighbourhoods.

A related draft Plan of Subdivision application seeks to permit the realignment of existing streets, and the creation of two new streets, three park blocks and five development blocks to implement the site-specific zoning. The draft Plan of Subdivision application is presently under review by staff and the purpose of this report is to seek comments from the public.

Further, a related rental housing demolition application has been submitted in support of the applications. The staff report for this application is being considered at the same meeting.

The proposed official plan and zoning amendments are consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan and the Lawrence-Allen Secondary Plan. The proposal represents good planning and achieves several City building objectives.

## **RECOMMENDATIONS**

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The Executive Director, Development Review recommends that:

1. City Council amend the Official Plan for the lands municipally known as 3 and 5 Leila Lane, 1-87 Bredonhill Court, 1 Replin Road, 31-109 Bagot Court, 1-97 Dorney Court, 2A and 2-8 Flemington Road, 21-39 Varna Drive, 22 Varna Drive substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 3 and 5 Leila Lane, 1-87 Bredonhill Court, 1 Replin Road, 31-109 Bagot Court, 1-97 Dorney Court, 2A and 2-8 Flemington Road, 21-39 Varna Drive, 22 Varna Drive substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
4. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner

of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation (P&R). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, P&R, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

5. In accordance with the delegated approval under Section 415-16 of the Toronto Municipal Code, as amended, City Council be advised that the Executive Director, Development Review intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment 8.

## **FINANCIAL IMPACT**

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On December 15-17, 2021, City Council adopted item [PH29.7](#) "Lawrence Heights Revitalization – Phases 2 and 3 Interim Status and Budget Update" which included direction to Toronto Water and Transportation Services to include infrastructure costs in their annual capital budgets. This cost has been carried forward.

On May 21 and 22, 2025, City Council adopted item [PH21.4](#) "Toronto Builds – A Policy Framework to Build More Affordable Rental Homes on Public Land" to include a new policy framework to harmonize the development of communities on public land.

Lawrence Heights Phase 2 was identified as a Toronto Builds site. Under this policy framework, the City offers several financial incentives through the Rental Housing Supply Program, including exemptions from development charges and property taxes for municipal and school purposes for the full duration of affordability beginning at occupancy for all affordable and rent-controlled homes. In addition to the incentives for affordable and rent controlled homes, the full development is eligible for waivers of parkland dedication fees and community benefits contribution charges as approved by City Council on July 23 and 24, 2025 in [EX25.1](#) "Building Faster: Streamlining Housing Delivery and Strengthening the City's Development Capacity", which included a recommendation to exempt Toronto Builds projects from these fees. For this site, a parkland dedication is only applicable to the market units.

These incentives are not a direct capital payment as they represent the forgiveness of City levies and charges and are thus foregone revenue to the City.

Estimates of financial incentives to be provided to Lawrence Heights Phase 2 via Toronto Builds and the Rental Housing Supply Program are shown in Table 1. The site will have a total of 1,747 units, of which 277 will be replacement social housing units, 510 will be net-new affordable units, and 960 market units. 510 net new affordable will have an affordability period of 99 years.

Table 1. Estimated financial incentives provided to Lawrence Heights Phase 2

Incentives (Forgone Fees & Charges)				Property Tax Exemptions	Total
Estimated Foregone Development Charges*	Estimated Foregone Parkland Dedication (Affordable units only)	Estimated Foregone CBCs (All New Units)	Estimated Total Value of Incentives**	Estimated Net Present Value of Property Taxes Exemption^	Estimated Total Incentives and Tax Exemptions
\$21,087,194	\$7,650,000	\$5,292,000	\$34,029,194	\$57,327,225	\$91,356,419

\*Calculated using 2025 development charge rates for affordable units only

\*\*Includes estimated 2025 parkland dedication fees, community benefits charges, and development charges.

^Calculated using 2025 property tax rates.

The Housing Development Office provided the financial impact information for this report. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## DECISION HISTORY

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On July 6, 7 and 8, 2010, Council endorsed the Lawrence Allen Revitalization Plan and the Lawrence Heights Revitalization - Corporate Implementation Actions and Social Development Plan. The decision documents can be found at [Agenda Item History - 2010.NY35.67](#) and [Agenda Item History - 2010.CD34.8](#), respectively.

On November 29, 30, and December 1, 2011, Council amended the Official Plan, enacting the Lawrence-Allen Secondary Plan. [Agenda Item History - 2011.NY11.24](#).

On December 17, 2019, City Council adopted 2019.PH11.5 HousingTO 2020-2030 Action Plan which recommended actions as a framework guide to guide the City's efforts over the next 10 years to strategically and effectively address housing and homelessness needs. [Agenda Item History - 2019.PH11.5](#)

On October 27, 28 and 29, 2020, Council received a report on the Lawrence Heights Phases 2 and 3 - Initial Development Proposal. [Agenda Item History - 2020.PH17.8](#).

On December 15, 16 and 17, 2021, Council received a report on the Lawrence Heights Revitalization - Phases 2 and 3 Interim Status and Budget Update. [Agenda Item History - 2021.PH29.7](#).

On November 8 and 9, 2023, Council received a report on Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes. Recommendations 26 and 27 specifically refer to Lawrence Heights Revitalization Phases II and III. [Agenda Item History - 2023.EX9.3](#).

On March 20 and 21, 2024, Council approved the Rental Housing Demolition Application for the lands municipally known as 3 Leila Lane, 5 Leila Lane, and 31-109 Bagot Court. [Agenda Item History - 2024.NY11.3](#).

On May 21 and 22, 2025, City Council adopted PH21.4 Toronto Builds - A Policy Framework to Build More Affordable Rental Homes on Public Land. This report established a set of policies to deliver a range of new rental homes on public land including Lawrence Heights Phase 2 redevelopment. [Agenda Item History - 2025.PH21.4](#)

On July 23 and 24, 2025, City Council adopted EX25.1 Building Faster: Streamlining Housing Delivery and Strengthening the City's Development Capacity. This report provides an update on the implementation of the Toronto Builds Policy Framework. [Agenda Item History - 2025.EX25.1](#)

**THE SITE AND SURROUNDING LANDS**

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**Description**

The subject lands are located on the east side of Allen Road between Lawrence Avenue West and Highway 401 within the Lawrence Heights revitalization area and are denoted as the Phase 2 lands. The lands presently support low-rise multi-residential buildings and Flemington Park, have a total area of [89,595.14](#) square metres and frontages [of approximately 263](#) metres on [Lawrence Heights Way/Varna Drive](#), [295](#) metres on Turtle Island Road, and [223](#) metres on [Flemington Road](#). See Attachment 2 for the Location Map.

**Existing Use and Dwelling Units**

The lands presently support low rise residential uses noted in the table below and Flemington Park:

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

Phase	Address	Building Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
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

**Surrounding Uses**

- North: New Heights Court, Turtle Island Road, Phase 1 Lawrence Heights redevelopment comprised of newly constructed buildings ranging from townhouses to midrise buildings.
- South: Phase 4 Lawrence Heights redevelopment lands presently comprised of multi-residential low-rise buildings
- East: existing low rise multi-residential buildings and low-rise residential Neighbourhood
- West: Allen Road

**THE APPLICATION**

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**Description**

The proposal is for 5 development blocks, a community recreation centre block, 2 park blocks, 2 new public streets (being Varna Drive and Hooyo Terrace extensions and realignment of the existing Varna Drive, Flemington Road and related intersections), and a midblock pedestrian connection. See details of the development blocks [as shown on Attachment 8 and described](#) below:

- Block 1: linear park;
- Block 9: proposed 25 and 28-storey residential tall buildings, with 607 market units comprised of 48 (8%) studio units, 263 (43%) one-bedroom units, 214 (35%) two-bedroom units and 82 (14%) three-bedroom units;
- Block 12: proposed 23 storey building, with 300 TCHC rental units comprised of 92 (31%) one-bedroom units, 93 (31%) two-bedroom units, 87 (29%) three-bedroom units and 28 (9%) four-bedroom units;
- Block 13: proposed two 10-storey buildings, with 353 market units comprised of 38 (11%) studio units, 132 (37%) one-bedroom units, 143 (41%) two-bedroom units and 40 (11%) three-bedroom units;

- Block 20: proposed future park/community recreation centre and childcare centre;
- Block 22: proposed six-storey seniors building, with 171 TCHC seniors units comprised of 171 (31%) one-bedroom units;
- Block 23: proposed two 10-storey residential buildings, with 316 non-profit affordable rental units comprised of 109 (34%) one-bedroom units, 107 (34%) two-bedroom units and 100 (32%) three-bedroom units; and
- Block 27: proposed park.

### **Draft Plan of Subdivision**

The related draft Plan of Subdivision application has been submitted to create the necessary blocks to support the proposed development. See attachment 8 for the Draft Plan of Subdivision.

### **Density**

The proposed densities are approximately as follows:

- Block 9: 5.14 FSI
- Block 12: 5.56 FSI
- Block 13: 3.92 FSI
- Block 20: 1.22 FSI
- Block 22: 3.26 FSI
- Block 23: 3.93 FSI

### **Non-Residential Component**

The proposal includes approximately 2,093 square metres of retail across various blocks:

- Block 22: 244 square metres;
- Block 12: 568 square metres;
- Block 23: 587 square metres; and
- Block 13: 663 square metres fronting onto the new Varna Drive and Hooyo Drive extensions.

### **Privately-Owned Publicly Accessible Spaces (POPS)**

The proposal includes approximately 1743 square metres of privately-owned publicly accessible space provided conceptually on Blocks 9 and 23 as an east/west mid block connection and an open space between two buildings, respectively.

## Access, Parking and Loading

The proposal includes:

- Block 9: 341 parking spaces, 456 bicycle parking spaces and two loading spaces;
- Block 12: 240 parking spaces, 225 bicycle parking spaces and one loading space;
- Block 13: 298 parking spaces, 265 bicycle parking spaces and one loading space;
- Block 22: 108 parking spaces, 129 bicycle parking spaces, and one loading space; and
- Block 23: 273 parking spaces, 238 bicycle parking spaces and two loading spaces.

## Toronto Builds

The Toronto Builds Policy Framework establishes policies to guide the development of new housing on City land. The subject site has been identified by City Council as a Toronto Builds site and is subject to the Toronto Builds development requirements:

- City-owned land will be retained in public ownership and will be developed by offering 40 to 99-year leases to developers and/or operators to facilitate securing financing and developing new housing.
- Projects on City-owned land will deliver projects with the residential component being 100% purpose-built rental housing in tenure.
- Across the Toronto Builds Portfolio, a minimum of 30% of residential units must be affordable rental housing with no individual project providing less than 20% affordable rental housing. To support TCHC's replacement housing requirements within its revitalization projects, rent-geared-to-income replacement homes will be counted towards this requirement.
- Affordable rental homes must meet the City's Rental Housing Supply Program definition of affordable rental housing, which aligns with the City's Official Plan income-based definition. 20% of affordable units in Toronto Builds Projects must be made available for tenants in receipt of housing benefits to create rent-geared-to-income housing opportunities (subject to availability of funding). Affordability must be maintained for a minimum of 40 years and for the duration of any lease. All affordable rental homes must be rent-controlled at the Provincial Rent Increase Guideline as set annually by the Province, up to the maximum allowable affordable rent.
- 20% of new affordable rental homes, and 15% of market rental homes, must be accessible, meeting Ontario Building Code requirements for barrier-free.
- Toronto Builds projects must meet TGS Version 4, Tier 2, or the relevant TGS in place at the time of the zoning by-law amendment application (whichever is higher), and must be built with low carbon, fossil-fuel free primary HVAC systems, and all-electric appliances in individual units.
- All affordable rental units (regardless of whether they are operated by non-profit partnerships or for-profit organizations) will be accessed in accordance with the City's centralized affordable housing access system.
- To ensure projects will advance complete communities, contribute to amenities, community services and facilities, and public infrastructure, adequate funding will be identified within the City's Budget to fund these important amenities in Toronto Builds projects while maintaining viability of the affordable rental homes. Delivery

of these amenities can also be enabled by the appropriate distribution of City land to a variety of uses, for example parkland.

### **Additional Information**

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/LawrenceHtsPhase2](http://www.toronto.ca/LawrenceHtsPhase2).

### **Reasons for Application**

The proposed Official Plan Amendment seeks to redesignate *Neighbourhoods A* designated lands to *Apartment Neighbourhoods A* in the Secondary Plan and amend Map 17 accordingly to redesignate from Neighbourhoods to Apartment Neighbourhoods in the Official Plan to facilitate the proposed intensification. It further amends the Lawrence Allen Secondary Plan with regards to building height, and matters related to the replacement of social housing units.

The proposed Zoning By-law Amendment seeks to implement the proposed development of tall and mid-rise buildings with site specific performance standards.

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on February 1, 2024.

The application was submitted on November 18, 2025, and deemed complete on December 19, 2025, and the related draft Plan of Subdivision application was submitted on November 18, 2025, and deemed complete on November 18, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre [www.toronto.ca/LawrenceHtsPhase2](http://www.toronto.ca/LawrenceHtsPhase2).

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments and will be used to consider the Draft Plan of Subdivision, including associated conditions of approval.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **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 designates the site as *Apartment Neighbourhoods*, *Neighbourhoods* and *Parks*. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

## Protected/Major Transit Station Area

The site is within two delineated Protected Major Transit Station Areas. Specifically, the site is partly within 500 metres of the delineated Yorkdale and Lawrence West PMTSAs associated with SASPs 713 and 714 in Chapter 8 of the Official Plan. The site has a range of minimum 0 FSI to 3.5 FSI

The City of Toronto is required to update its zoning by-law to allow the new heights and densities as a result of recent approvals by the Province. Staff are conducting public consultations on the implementation of these zoning updates and will bring them to City Council in the second quarter of 2026. It is expected that a permission of 6 fsi will be permitted on the Phase 2 which are designated as Apartment Neighbourhoods. For more information, please visit <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/zoning-for-major-transit-station-areas/>

## Lawrence-Allen Secondary Plan

The Lawrence-Allen Secondary Plan identifies the site as *Apartment Neighbourhoods A*, *Neighbourhoods A* and *Parks*, which specifies that the land use policies and development criteria of the Official Plan apply. [See Attachment 4. The Secondary Plan directs for low, mid and tall buildings with densities ranging from 1 to 3 FSI on Mid-Rise Primary Street areas.](#)

## Zoning

A portion of the subject site is zoned Residential Multiple (RM) and Open Space Recreation (OR) under Zoning By-law 569-2013. Part of the site is also zoned Multiple-Family Dwellings Fourth Density Zone (RM4) under the former City of North York Zoning By-law 7625. Both the RM and RM4 zone permit multiple family dwellings, and the OR zone permits park and recreational uses. The lands will be brought fully into City of Toronto Zoning By-law 569-2013 through this rezoning application. See Attachment [5](#) of this Report for the existing Zoning By-law Map.

## Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Lawrence-Allen Urban Design Guidelines (2011);
- Tall Building Design Guidelines;
- Mid-rise Guidelines (2024);
- Growing Up Guidelines (2020);
- Complete Streets (2017); and
- Urban Design Guidelines for Privately Owned Publicly Accessible Spaces (2014).

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund).

## **Draft Plan of Subdivision**

The Executive Director, Development Review has delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On January 28, 2026, a community consultation meeting for the application took place at the Lawrence Heights Community Centre. City of Toronto staff from Development Review, Urban Design, and Housing Policy, as well as from Toronto Community Housing and their consultants were in attendance. Comments from residents and the public at the meeting were generally positive and focused on timing and phasing for tenant relocations, the provision of park and recreation space and nature of the proposed built form for the redevelopment. Overall attendees expressed both support for the proposed redevelopment as well as an appreciation for the approval process.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Planning and Housing Committee, for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **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).

Section 2.4.2 of the PPS directs that major transit station areas shall be planned for a minimum density target of 200 residents and jobs combined per hectare for those that

are served by subways. The delineated Yorkdale and Lawrence West PMTSAs implement these policies and set out minimum density requirements. The proposed [zoning amendment](#) would enable development that exceeds these minimum density requirements [and will enable 6 FSI on the development blocks in accordance with the recently approved policy direction from the Province.](#)

The proposed amendments would also help to facilitate a range of housing that will consist of social, non-profit and market housing. Units sizes will also be varied in terms of units sizes and number of bedrooms. Retail uses, parkland and community uses are also proposed to help support this area as a complete community.

Section 3.6 directs, amongst others matters, that planning for sewage and water services shall integrate servicing and land use considerations at all stages of the planning process. In this regard, the draft zoning by-law amendment includes a holding provision for a portion of the site, in part to address servicing matters.

### **Official Plan Policies and Design Guidelines**

This application has been reviewed against the Official Plan policies, SASPs, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### **Land Use**

The proposed Official Plan Amendment to redesignate a portion of the land from *Neighbourhoods A* to *Apartment Neighbourhoods A* in the Secondary Plan, and from *Neighbourhoods* to *Apartment Neighbourhoods* in the Official Plan, is acceptable given the proximity to major transit infrastructure and an appropriate transition in scale from the west side of the site along Allen Road to the lower adjacent development east of Varna Drive.

Further, the delineation between the *Parks*, *Apartment Neighbourhoods A* and *Neighbourhoods* designations on Map 32-6 of the Secondary Plan have been refined through the review of this application. It was determined that Block 22 (CRC block) and Block 27 constitutes the *Parks* designation. Map 32-6 and Map 17 will be updated in accordance with Policy 5.6.11 of the Official Plan to reflect the boundary change and will not be part of the Official Plan Amendment. In this regard, the draft Official Plan Amendment is scoped to only apply to the *Apartment Neighbourhoods A* and *Neighbourhoods A* part of the subject lands and revisions to Map 17 of the parent Official Plan.

The draft Zoning By-law amends the land use category to an RAC Zone which implements the *Apartment Neighbourhoods A* land use designation and is appropriate. The by-law further seeks to permit a district heating and cooling plant to support the proposed development. This contributes positively to a sustainable community and is an appropriate use for the lands.

## **Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a range of affordable and market units. The implementing zoning by-law will secure for a minimum of 15% of the units to be two-bedroom units and a minimum of 10% of the units to be three-bedroom units.

The Official Plan Amendment 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 additional clarifying language aligns with direction in the Housing Services Act, 2011.

The Official Plan Amendment proposes to exempt the application of policies requiring the replacement of grade-related housing as grade-related with the provision of at-grade private amenity space for grade-related units and the provision of grade-related units located within low-rise buildings. These existing Secondary Plan policies were adopted by Council in 2011, under a different planning and regulatory context.

Staff supports the proposed exemptions as Lawrence Heights is located within two PMTSAs and the proposed built form supports minimum density requirements outlined in Official Plan policy. The proposal also aligns with more recent Council direction to explore increases to building heights and density as part of the Lawrence Heights revitalization. The proposal demonstrates that the buildings are intended to be designed with two-storey at-grade units which meets the intent of continuing to provide for a range of units of varying sizes. The amenity space for the proposed tall and mid-rise buildings will be in the form of communal private amenity spaces. The proposal will continue to meet By-law 569-2013 as it pertains to the minimum indoor and outdoor private amenity rates.

## **Rental Housing Demolition and Replacement**

A related Rental Housing Demolition application will be considered at the February 26, 2026 Planning and Housing Committee meeting. That Report includes review and analysis of the rental housing demolition and replacement matters, including assistance to impacted tenants.

## **Density, Height, Massing**

The proposed densities anticipated for each of the development blocks would exceed the minimum densities prescribed in the Yorkdale and Lawrence West PMTSAs. Staff are also recommending a maximum density requirement for each development block. These densities will exceed what is presently shown in the concept plans by TCHC.

Block 9 proposes tall buildings with two towers along the Allen Road with heights of twenty-five storeys and twenty-eight storeys. The balance of the remaining lands propose mid-rise buildings, with the exception of Block 12 which proposes a tall building with a height of twenty-three storeys. Both mid-rise buildings and tall buildings are envisioned in the *Apartment Neighbourhoods A* designation. The proposed tall buildings

on Blocks 9 and 12 are appropriate in this location as these buildings are directed away from the existing *Neighbourhoods A* designated lands which currently supports low-rise forms of multiple residential buildings. The mid-rise buildings range in heights from six to ten storeys and are massed to provide for lower heights towards the *Neighbourhoods A* lands. The proposed building massing, stepbacks and separations meets the intent City's urban design guidelines.

The draft Official Plan Amendment includes a policy stating that notwithstanding Policy 3.1.19 of the Lawrence-Allen Secondary Plan, the height of development is not limited to the ROW width of the Primary Street, and amend Map 32-7 to include a tall building area for Blocks 9 and 12 and a mid-rise area for Blocks 13 and 23. The policies of Chapter 3 in the Official Plan with regards to mid-rise and tall buildings will continue to apply to direct for an appropriate building form and massing on the lands. Similarly, the draft Zoning By-law will address matters such as densities, setbacks, stepbacks, building separation distances, building heights, and encroachments. The by-law will implement matters that require specificity while balancing the ability to further refine the building form through future site plan applications.

Mid-rise buildings will stepback 2 metres from the base building with a maximum of 0.5 metre balcony projections, and tall buildings will stepback 3-metres. For Block 9, a tower will be stepback 3.5 metres from the southern lot line to mitigate potential wind impacts on the surrounding public realm. These stepbacks and projections would meet the intent of the City's urban design guidelines and policies. The concept plan demonstrates towers with a floor plate of 750 square metres and 25 metre tower separation. In this regard, the proposal would meet the intent of the City's Tall Building Design Guidelines.

The proposed building heights, excluding the mechanical penthouse, are considered appropriate as they are compatible with the surrounding built form and planned context.

## **Public Realm**

The proposal provides for a minimum 3-metre building setbacks from streets, which provides for appropriate spacing to achieve tree planting and to meet the City's soil volume requirements as well as space to provide transition between public and private space. Further, a 5-metre setback will be implemented for Block 9 and Block 13 to ensure that any future buildings are appropriately setback from the proposed park blocks. The draft Zoning By-law amendment will accordingly secure for these matters.

Two Privately Owned Publicly-Accessible Spaces (POPS) are proposed. On Block 9, an approximately 1,550 square metre POPS is proposed to provide an east/west connection between the Greenway and the proposed Varna Drive Extension. This POPS will add to the open space between the proposed community recreation centre block and the southern proposed tall building on Block 9. A second 200 square metre POPS is located on Block 23 and provides for an open space opportunity on the north side of Varna Drive between two mid-rise buildings.

## **Urban Design Guidelines**

The Lawrence Heights (Lawrence-Allen) Urban Design Guidelines were adopted by Council on November 29, 2011. The guidelines support the redevelopment of the area into a mixed-income, high-density and pedestrian friendly community. The proposed changes to the Phase 2 lands require an updated addendum to said guidelines to support the further implementation of the Public Realm Structure Plan, Map 32-5 of the Secondary Plan.

An addendum to the approved Urban Design Guidelines will be required and may be a condition of approval for the draft Plan of Subdivision or through future Site Plan Control applications for the development blocks. It is expected that the addendum will address matters outlined in the City's Terms of Reference.

## **Shadow Impact**

A Shadow Study was submitted with the development proposal, which outlines the shadows cast by the proposed building. The study shows the proposal will not result in any shadows on the surrounding public realm. Shadowing is generally concentrated on less sensitive areas (e.g., Allen Road) during key daytime hours, while the proposed public park retains reasonable sunlight access during peak use periods. Overall, the shadow impacts are considered appropriate and consistent with Tall Building Guidelines and Official Plan policy direction.

## **Wind Impact**

A Pedestrian Level Wind Study assessed pedestrian wind conditions within and surrounding the site to ensure pedestrian comfort and safety. Most grade-level areas within and surrounding the site were predicted to experience acceptable conditions for the intended pedestrian uses throughout the year, inclusive of nearby sidewalks, and most of the building's access points. Localized uncomfortable wind conditions are likely to occur between Blocks 9, 20, and 22, as well as along the east-west mid-block connection and within the POPS area in Block 9. Winds may exceed the annual safety criterion in these locations.

As a development block proceeds with a specific building design, a further wind study will be required to support a future Site Plan Control application. Amongst others, the wind study will be required to demonstrate that the proposed building design achieves an appropriate climatic condition and wind mitigation measures will be secured through this approval.

## **Amenity Space**

The outdoor amenity space areas are directly adjacent to and connected with the indoor amenity space. Staff encourage the applicant to consider the design and programming of the indoor and outdoor amenity areas in a manner that is consistent with the Growing Up: Planning for Children in New Vertical Communities Guidelines, as well as pets, in accordance with the City's Pet-Friendly Design Guidelines.

## **Block Planning**

The Commons East development district denoted on Map 32-11 of the secondary plan comprises the subject site, the Flemington Public School lands and the Unison Health building lands. The submitted applications only pertain to the Phase 2 lands, which excludes the school lands, the Unison Health lands and a portion of the TCHC lands due to the proposed realignment of Flemington Road. It also includes a small portion of the Replin and John Polanyi Districts due to the realigned intersections proposed in the draft Plan of Subdivision.

Sections 6.2 and 6.3 of the Secondary Plan directs amongst others for the comprehensive approval of the zoning by-law and draft plan of subdivision for all lands within a district, subject to minor boundary adjustments in accordance with Section 6.6. The policies in Section 6.6 direct that landowners are encouraged to collaborate in the development of plans and preparation of development applications and sets out a framework to consider such adjustment. The intent of these policies is to ensure the orderly development of lands and that the approval secure for same.

Staff has reviewed the Planning Opinion addendum submitted in support of the application and agree that the minor boundary adjustment is appropriate as it continues to provide for a comprehensive redevelopment plan, includes all required parkland, includes all replacement rental housing units, will provide for new community services, provides for municipal infrastructure to support the redevelopment, contains streets which can be built in suitable functional segments that provides for proper connections to lands outside the altered district boundary, will not preclude the public realm moves and will not preclude future development of the two sites in the Commons East District. Similarly, the inclusion of the lands within the Replin and John Polanyi District is to enable the ordering provision of the municipal street network.

In order to ensure the comprehensive approach as contemplated in sections 6.2 and 6.3 of the secondary plan is achieved, staff recommends that a holding provision related to the approval of the draft plan of subdivision be included.

## **Draft Plan of Subdivision**

The comments contained herein and any further comments received will inform changes to the draft Plan of Subdivision.

In accordance with the delegated approval under Section 415-16 of the Toronto Municipal Code, as amended, City Council be advised that the Executive Director, Development Review has delegated approval authority and will approve the Draft Plan of Subdivision as generally illustrated in Attachment 7 subject to further modifications. The draft Plan approval will include conditions of approval which must be fulfilled prior final approval and the release of the Plan of Subdivision for registration. Further any such revisions to the proposed subdivision plan or any such additional modified conditions as the Executive Director, Development Review may deem to be appropriate to address matters arising from the on-going technical review of this development.

## **Servicing**

The applicant proposes to service the lands with the provision of the Varna Road and Hooyo Terrace extensions and new municipal infrastructure. In addition, existing municipal roads and infrastructure are proposed to be realigned. In this regard, the applicant is to provide an updated Functional Servicing Report (FSR) which amongst other matters will address the interim and ultimate servicing scheme based on the phasing of the proposed draft plan of subdivision. Accordingly, the draft Zoning By-law amendment will include a holding provision, over a portion of the site, for a satisfactory FSR and other related conditions, as necessary. Through the detail review of the draft Plan of Subdivision review will address any technical matters which may arise and will include conditions of approval that are appropriate to implement the plan.

## **Road Widening**

The Varna Road and Flemington Road realignments are proposed to be 27 metres right of ways, respectively. The proposed Hooyo Terrace extension off of Varna Road is proposed to be a 18.5 metres right of way.

The proposed Varna Road extension is designated a Primary Street in the Secondary Plan. The design of the street will be refined through the development review process and minor adjustments to the location and alignment of Primary Streets do not require an amendment to the Secondary Plan. The proposed functional design of the new Varna Road and Flemington Road extensions are acceptable since the 27-metre right-of-way can accommodate for a range of design, including the provision of on-street parking. Similarly the Hooyo Terrace extension right-of-way is acceptable. Details of same will be finalized through detailed design and secured through appropriate conditions of approval.

The draft Plan of Subdivision will be phased with the construction of Blocks 9, 20 and 22 and the portions of Varna Drive and Hooyo Terrance extensions that supports these blocks. The balance of the lands will be constructed in Phase 2. In this regard, the conditions of approval will enable the proposed phasing.

## **Access, Vehicular and Bicycle Parking and Loading**

The subject site is located within the Yorkdale and Lawrence West PMTSAs. Parking [will not be regulated](#) through the implementing zoning by-law. Notwithstanding the foregoing, the applicant has illustrated conceptually a total of 1,354 at grade vehicular parking spaces, of which 176 would be visitor parking spaces, and a total of 1,318 bike parking spaces.

## **Community Services and Facilities**

The new Community Recreation Centre, includes a child care centre, and is consistent with the intent of Policies 5.3.1, 5.3.3, 5.3.9 and 5.3.11 of the Secondary Plan.

Through the approval of the draft Plan of Subdivision, a development block will be created to support the new community recreation centre. Further, the construction of the Varna Road extension will give municipal frontage and provide for municipal services to this development.

A Community Benefits Charge will be applicable for the market blocks.

### **Parkland**

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication for the market component of the Phase 2 lands is 1 hectare per 600 net residential units to a cap of 15% percent of the development site as the site is greater than five hectares, with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is 4,375 square metres for the market component of the Phase 2 lands. The owner is required to satisfy the parkland dedication requirement through an on-site dedication in accordance with Policy 3.2.3.8 of the Official Plan.

An additional 7,128 square metres of parkland is required to be provided within the Phase 2 lands, which includes satisfying a 3,600 square metre shortfall from Phase 1 of the Lawrence Heights redevelopment, and the provision of approximately 3,528 square metres for the replacement of Flemington Park. The total parkland required to be conveyed through Phase 2 is 11,503 square metres.

The parkland dedication for Phase 2 is being fulfilled through the provision of a Linear Greenway (Block 1), land for the new Lawrence Heights Community Recreation Centre (Block 20) and land for a new Community Park (Block 27) measuring 26,755 square metres in total. The size, location and configuration of the parkland proposed is acceptable. Any over-dedication of parkland provided with the Phase 2 lands will be credited towards the parkland requirement for future phases of the Lawrence Heights revitalization.

The conveyance of the proposed parkland dedication for the Phase 2 lands will be secured as part of the subdivision approval process.

### **Tree Preservation**

Staff is satisfied that the proposal would generally provide for adequate soil volume that meets the Toronto Green Standard performance measure EC1.1. Further details with regards to development on each block will be assessed through future Site Plan Control applications.

Revised arborist report and tree protection plan will be required to address staff comments with regard to matters such as demolition of existing buildings, proposed construction and site works. These matters will be addressed through conditions of approval of the draft Plan of Subdivision and detail design work.

### **Holding Provision**

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of

a holding provision. Similarly Section 6.4 of the Secondary Plan prescribes matters related to a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- the provision of a satisfactory Functional Servicing Report, and other related conditions

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

The holding provision will not apply to Blocks 1, 20, 22 and 27, and the new public streets to allow the development to proceed with phased construction. The related draft Plan of Subdivision will address the interim and ultimate conditions.

### **Toronto Green Standard**

As a Toronto Builds site, the applicant is required to meet Tier 2 of the TGS version in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 3 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

### **Conclusion**

The proposal is consistent with Provincial Planning Statement (2024), The proposal conforms with the Official Plan, particularly as it relates to furthering the goals and vision of the Lawrence-Allen Secondary Plan. It will enable reinvestment and creation of a liveable community through the renewal of the social housing stock and development of new housing and community uses. The provision of new parks and POPs will provide for a vibrant public realm. Lastly, the proposal furthers the mobility goals by providing for new streets to improve connectivity and designing for a range of users on such streets.

Staff recommends the approval of the draft Official Plan Amendment and Zoning By-law Amendment. Staff further recommends that comments received for the draft Plan of Subdivision be referred back to staff.

### **CONTACT**

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Ben DiRaimo, Senior Planner, Community Planning, Tel. No. (416) 395-7119, E-mail: [Ben.DiRaimo@toronto.ca](mailto:Ben.DiRaimo@toronto.ca)

### **SIGNATURE**

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Valesa Faria  
Executive Director  
Development Review

## **ATTACHMENTS**

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### **City of Toronto Information/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Secondary Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 8: Draft Plan of Subdivision
- Attachment 9: Site Plan
- Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 3 Leila Lane Date Received: November 10, 2025

Application Number: 25 251661 NNY 08 OZ

Application Type: OPA / Rezoning

Project Description: OPA & Rezoning Application for Phase 2 of the TCHC Lawrence Heights revitalization, including new and reconfigured public streets, public parks and community uses, and residential development ranging from 6 to 28 storeys in height. Phase 2 includes the replacement of 213 social housing units, 64 replacement units from Phase 4, and the creation of 180 new TCHC affordable units and 960 market units.

Applicant	Agent	Architect	Owner
WSP CANADA INC			TORONTO COMMUNITY HOUSING CORP

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	RM / OR	Heritage Designation:	N
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 89,595 Frontage (m): Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			21,636	
Residential GFA (sq m):			161,410	161,410
Non-Residential GFA (sq m):			2,293	2,293
Total GFA (sq m):			163.504504	163,504
Height - Storeys:	3		28	28
Height - Metres:			9.4	9.4

Lot Coverage Ratio (%): 0 Floor Space Index: 1.82

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 161,410  
 Retail GFA:  
 Office GFA:  
 Industrial GFA:  
 Institutional/Other GFA: 2,093

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	213		787	787
Freehold:				
Condominium:			960	960
Other:				
<b>Total Units:</b>			<b>1,747</b>	<b>1,747</b>

**Total Residential Units by Size**

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		86	767	557	330
<b>Total Units:</b>		<b>86</b>	<b>767</b>	<b>557</b>	<b>330</b>

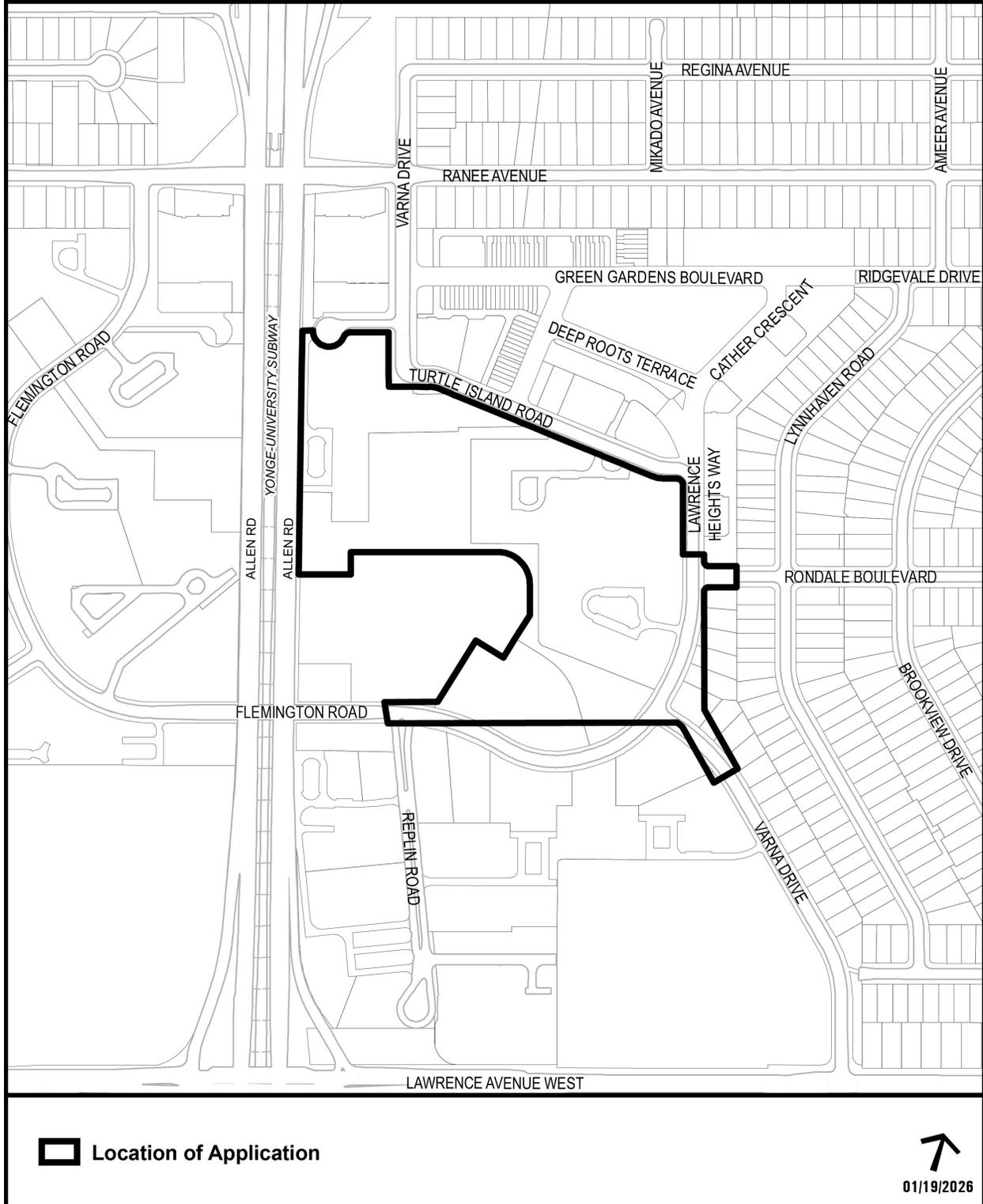
**Parking and Loading**

Parking Spaces: 1,260      Bicycle Parking Spaces: 1,211      Loading Docks: 8

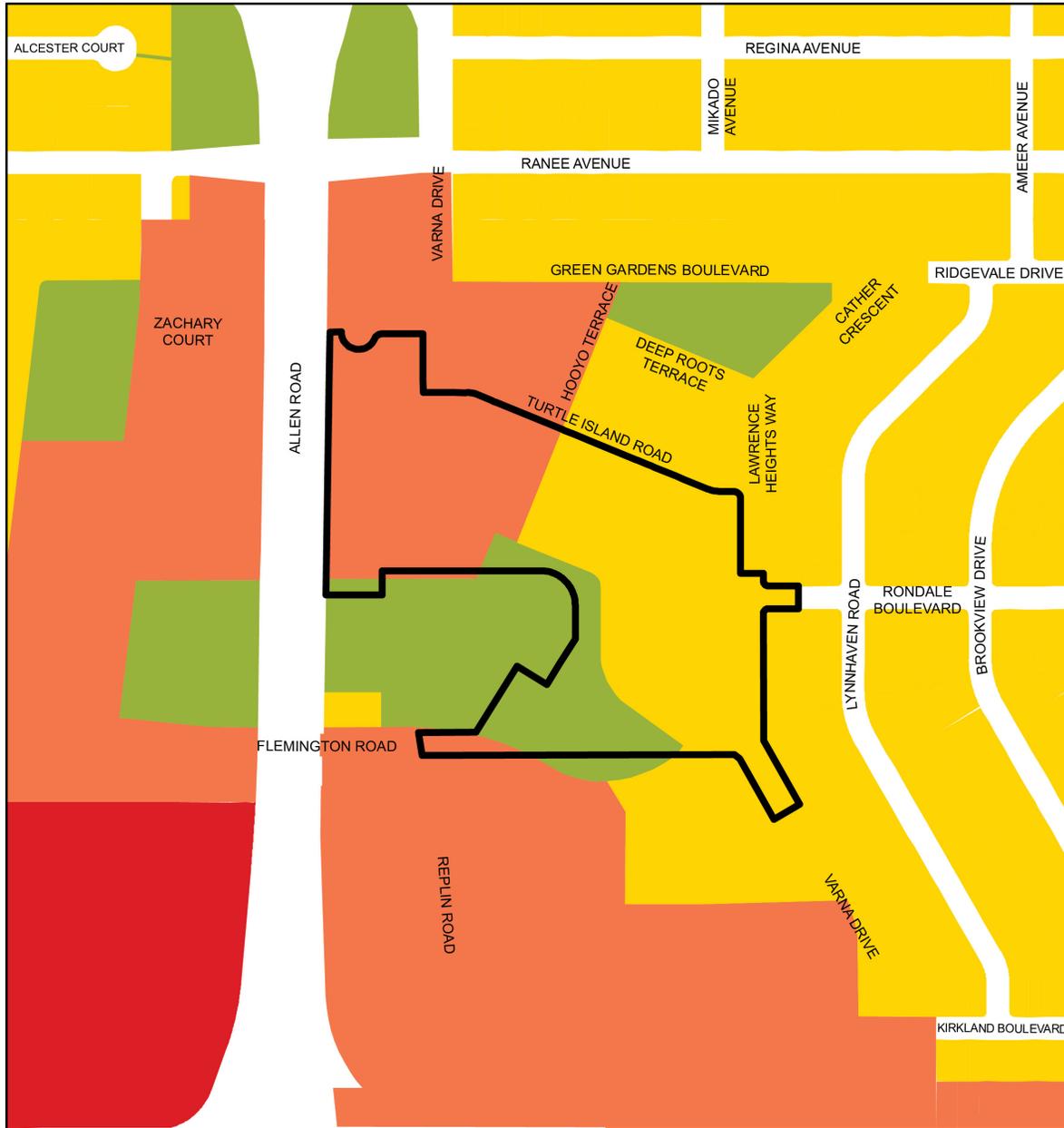
**CONTACT:**

Ben DiRaimo, Senior Planner, Community Planning  
 (416) 395-7119  
 Ben.DiRaimo@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



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

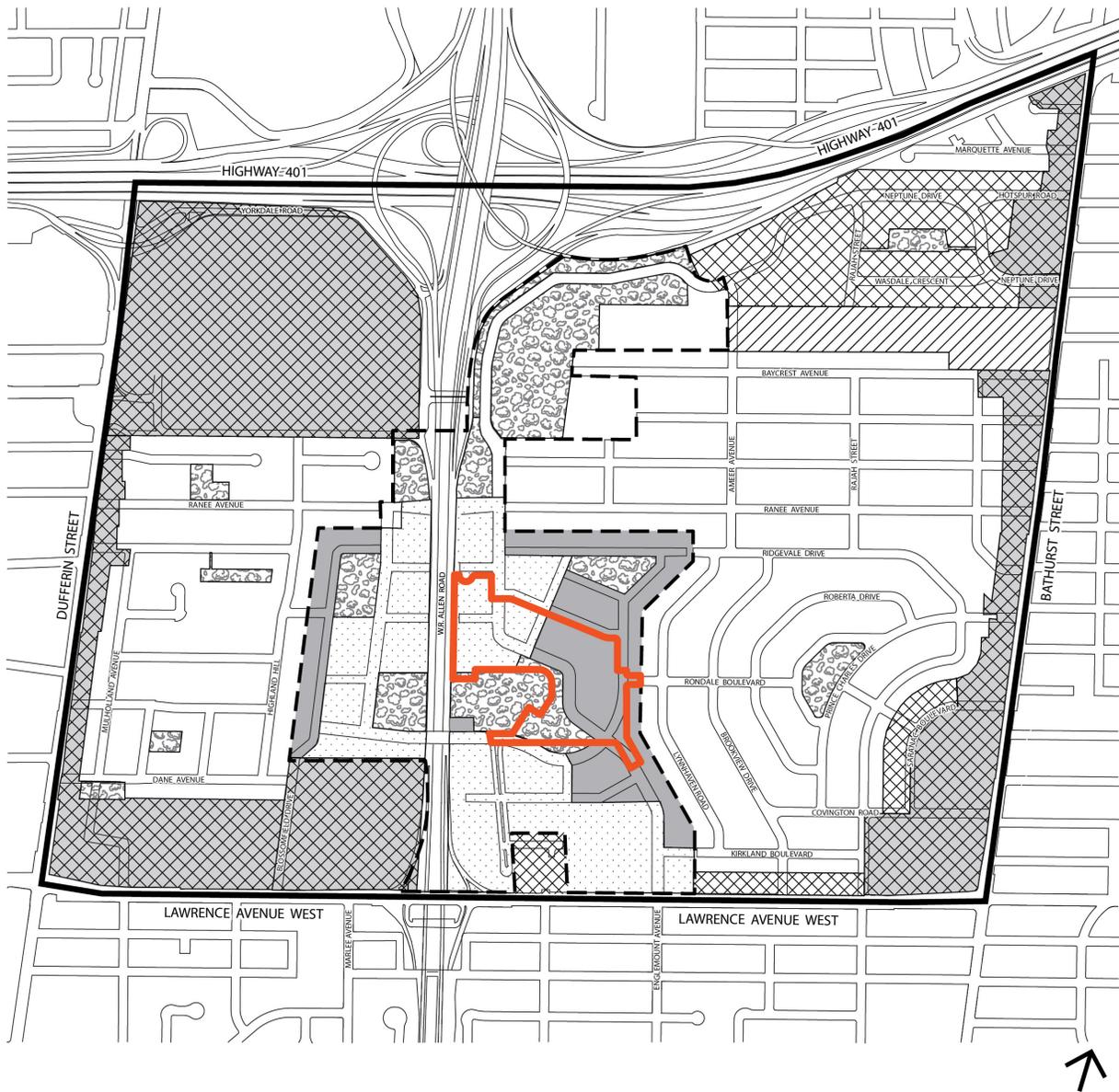
Official Plan Land Use Map # 17

File # 25 251661 NNY 08 02

- Location of Application
- Neighbourhoods
- Mixed Use Areas
- Apartment Neighbourhoods
- Parks

Not to Scale  
 Extracted: 01/19/2026

Attachment 4: Secondary Plan Land Use Map



**Lawrence-Allen Secondary Plan**  
MAP 32-6 Land Use Designations

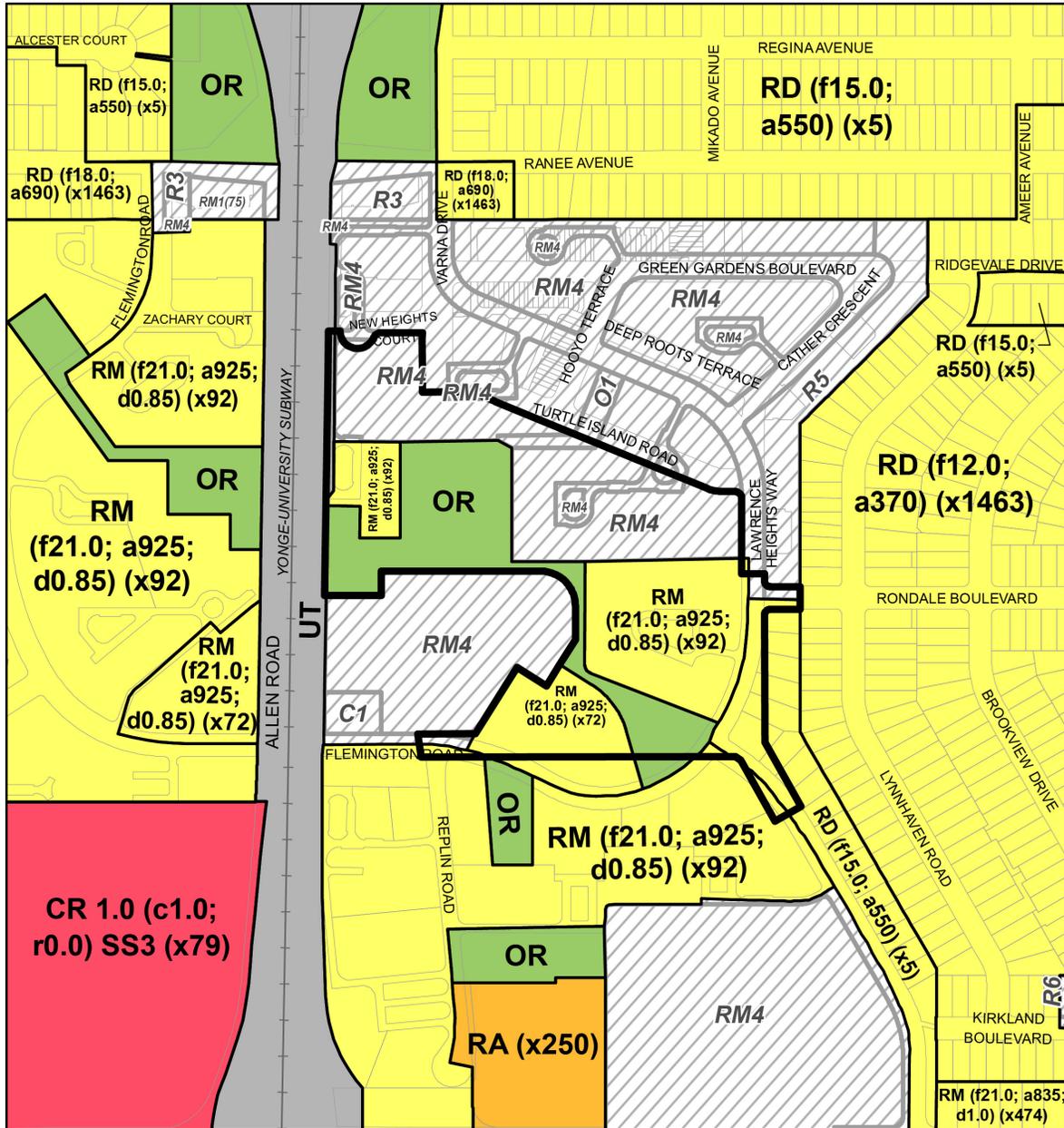
**3 & 5 Leila Lane, 31-109 Bagot Crt,  
& 2-8 Flemington Rd (Phase 2)**

File # 25 251661 NNY 08 0Z

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

01/21/2026

# Attachment 5: Existing Zoning By-law Map



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

Zoning By-law 569-2013

File # 25 251661 NNY 08 0Z

- Location of Application
- RD Residential Detached
- RM Residential Multiple
- RA Residential Apartment
- CR Commercial Residential
- OR Open Space Recreation
- UT Utility and Transportation

- See Former City of North York By-law No. 7625
- R3 One-Family Detached Dwelling Third Density Zone
  - R5 One-Family Detached Dwelling Fifth Density Zone
  - R6 One-Family Detached Dwelling Sixth Density Zone
  - RM1 Multiple-Family Dwellings First Density Zone
  - RM4 Multiple-Family Dwellings Fourth Density Zone
  - C1 General Commercial Zone
  - O1 Open Space Zone

Not to Scale  
Extracted: 01/19/2026

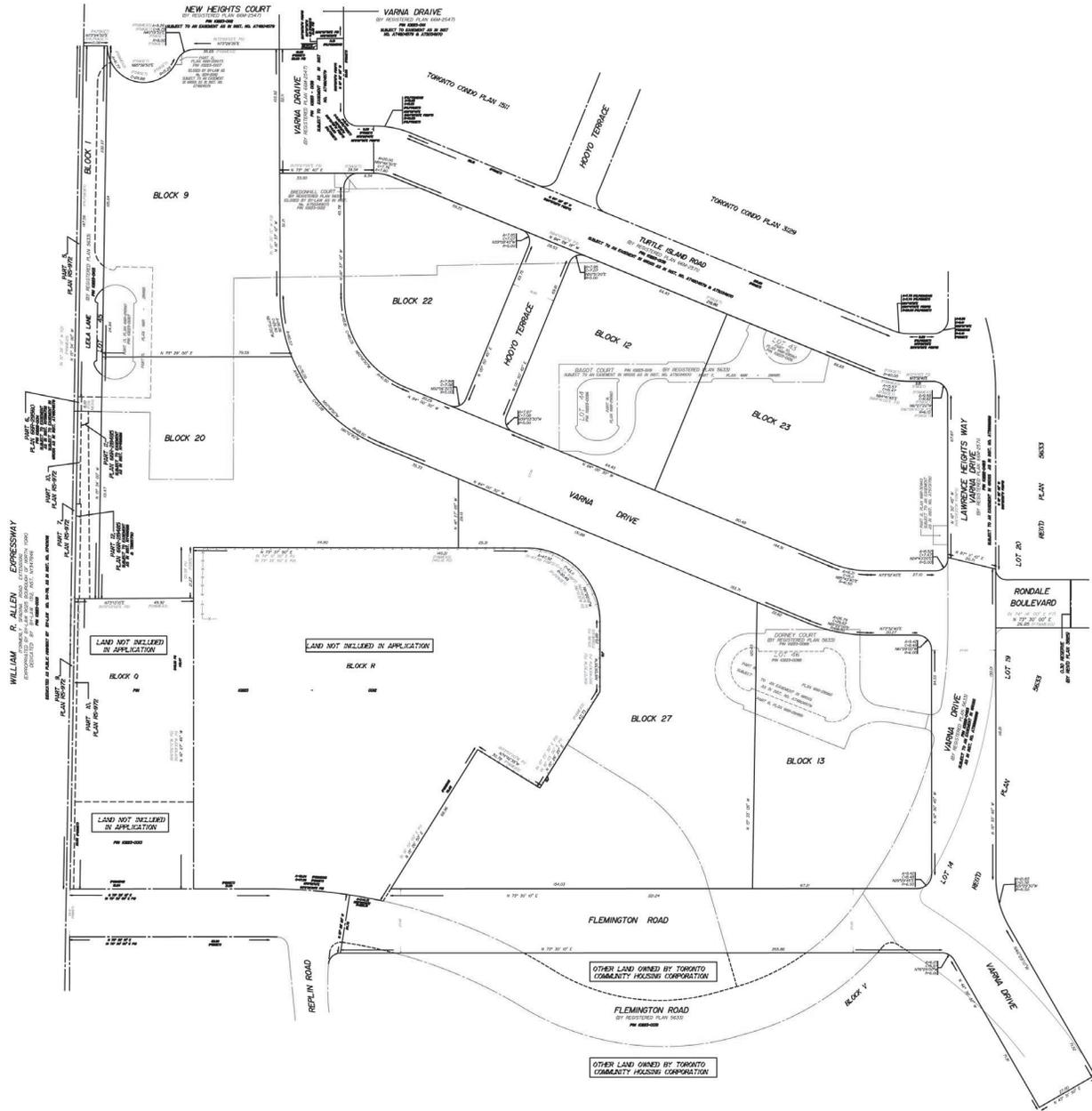
Attachment 6: Draft Official Plan Amendment

Provided as a separate PDF document.

Attachment 7: Draft Zoning By-law Amendment

Provided as a separate PDF document.

# Attachment 8: Draft Plan of Subdivision



Draft Plan of Subdivision



Attachment 9: Site Plan



Site Plan 

Attachment 10: 3-D View looking Northeast



View of Applicant's Proposal Looking Northeast



01/12/2026

Attachment 10: 3-D View looking Southwest



View of Applicant's Proposal Looking Southwest



01/12/2026