

Authority: Item ~ as adopted by City of Toronto Council on ~, 2026

Enacted by Council: ~, 2026

CITY OF TORONTO

Bill XXX

BY-LAW ###

**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 No. 895 to the Official Plan is hereby adopted pursuant to the
Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 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:

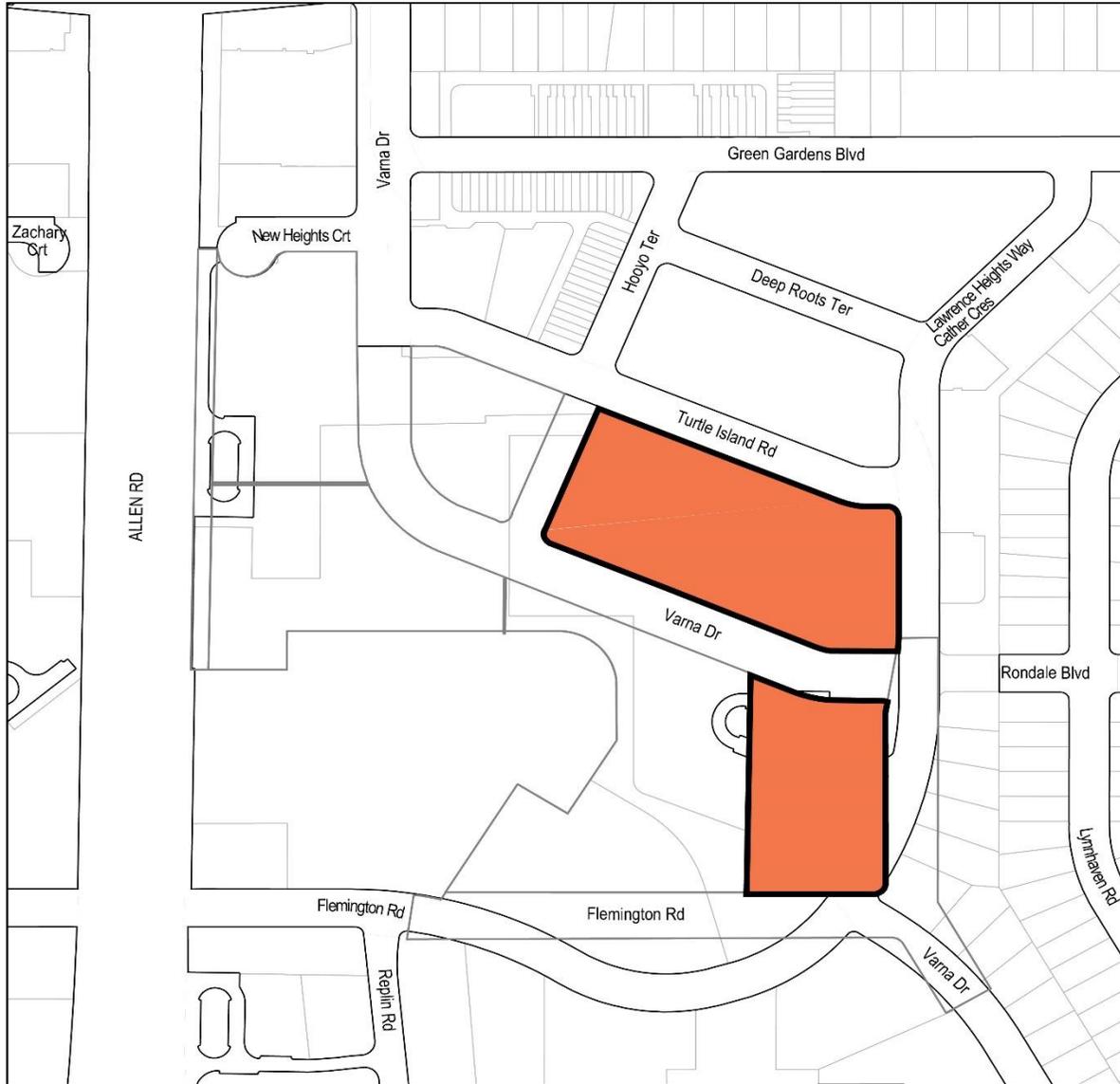
- a) The height of development may exceed the right-of-way width of the Primary Street onto which it fronts, provided it meets the intent of policies in Section 3.1.4, Built Form – Building Types in the Official Plan;
- b) The development will provide the same number of bedrooms as the unit which it 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% of the total replacement grade-related housing in low rise buildings, with at least 25% 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 B



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

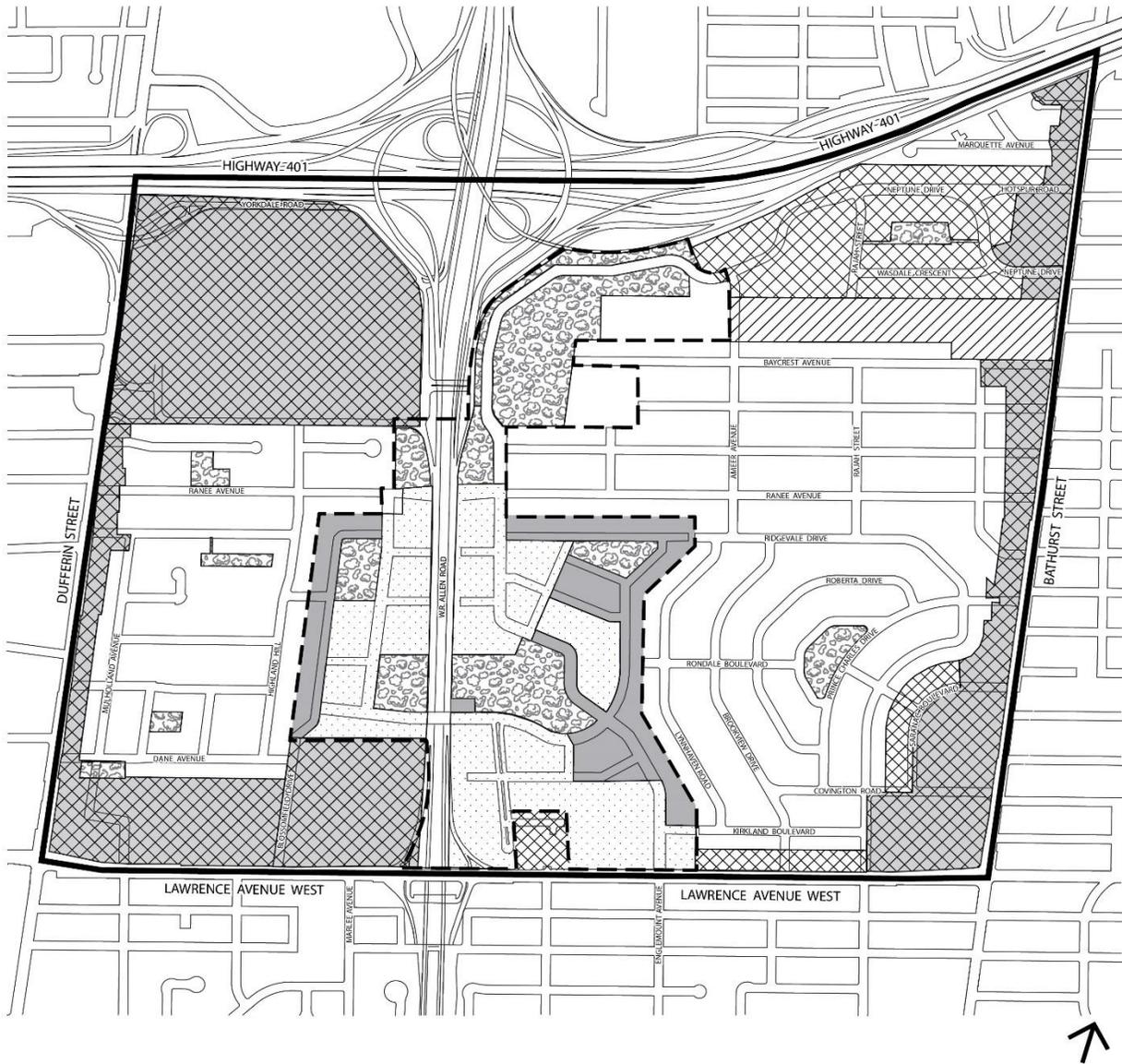
Lawrence-Allen Secondary Plan

MAP 32-12 Site & Area Specific Policies

Secondary Plan Boundary

Site and Area Specific Policy Areas

Appendix C



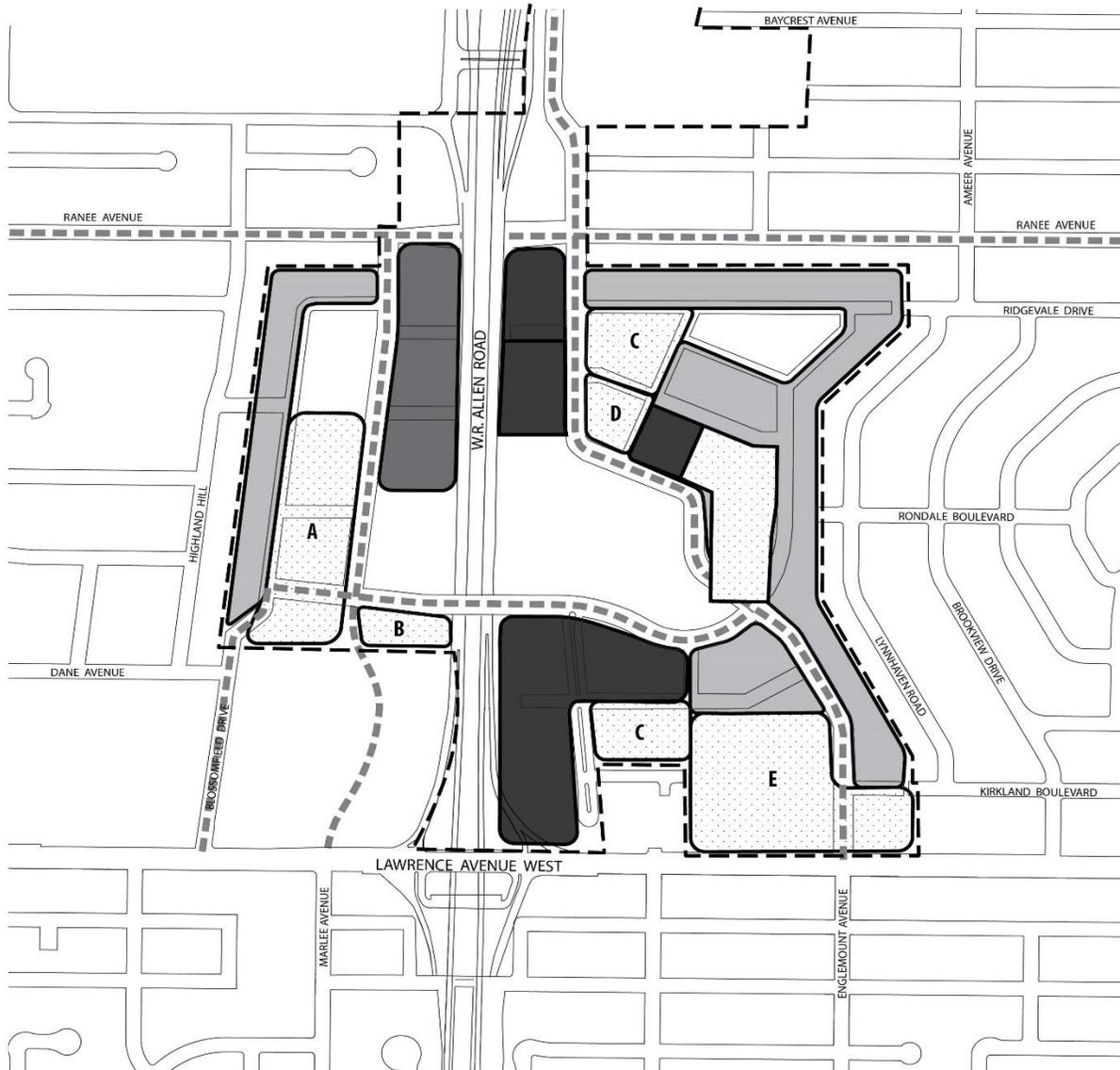
Appendix C: Proposed Lawrence-Allen Secondary Plan
Land Use Designation Changes

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



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

Lawrence-Allen Secondary Plan

MAP 32-7 Building Type Areas in the Focus Area

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