

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

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the 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, and 2A Flemington Road

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of 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, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RM (f21.0; a925; d0.85) (x92), RM (f21.0; a925; d0.85) (x72), and OR to a zone label of RAC (x233) (H), RAC (x233), and OR (x51) as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RAC (x233) (H), RAC (x233), and OR (x51) as shown on Diagram 2 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
6. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height label of HT 11.5, to applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying no value.
8. Zoning By-law 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of 35 to applying no value.
9. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
10. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.8.10 RAC (x233) so that it reads:

(233) Exception RAC 233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known 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, 2A and 2-8 Flemington Road, if the requirement of By-law [Clerks to insert By-law number] are complied with, a building or structure may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 185.5 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Regulations 15.20.20.100(1)(D) and (E), do not apply;

- (D) Notwithstanding Regulation 15.20.20.20(1), for Block 9 on Diagram 3 of By-law [Clerks to insert By-law number] the following additional uses are permitted without conditions:
- (i) **community centre**; and
 - (ii) **day nursery**;
- (E) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (F) Despite Regulation 15.5.40.10(3) and (E) above, the following equipment and **structures** on the roof of a **building** may exceed the permitted maximum height for that **building**:
- (i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 7.5 metres;
 - (ii) structures that enclose, screen, or cover the equipment, structures and parts of a building listed in (i) above, including a mechanical penthouse, by a maximum of 7.5 metres;
- (G) Despite Regulations 15.20.40.70(1) to (4) and Regulations 15.20.40.80(1) to (4), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (H) In addition to (G) above, a minimum 5-metre **building setback** is required above the sixth **storey** for Block 22 on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Regulations 15.20.40.80(1), (2) and (3), and (G) above, for Blocks 9, 12, 13, and 23 on Diagram 3 of By-law [Clerks to insert By-law number], if a **building** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum above-ground separation distance between those **main walls** is:
- (i) 1.0 metres if there are no openings to **dwelling units** in one or more of those **main walls**;
 - (ii) 4.0 metres if there are no “primary windows” to **dwelling units** in one of those **main walls**;

- (iii) 11.0 metres if each **main wall** has a “primary window” to a **dwelling unit**;
- (J) Despite Regulations 15.20.40.80(1),(2) and (3), and (G),(H), and (I) above, every **building** on Blocks 9 and 12 as shown on Diagram 4 with a height greater than 22.0 metres must be separated by at least 25.0 metres from each other **building** with a height greater than 22.0 metres on the same **lot**, measured only for the portions of the **buildings** that collectively enclose the entirety of a **storey** with a height greater than 22.0 metres;
- (K) Despite Clause 15.5.40.60 and (G), (H), (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) underground parking garage structures;
 - (ii) cornices, lighting fixtures, railings, awnings, ornamental elements, commercial or wayfinding signage, parapets, trellises, eaves, window sills and projections, fences, screens and planter boxes to a maximum of 0.5 metres;
 - (iii) guardrails, balustrades, wheel chair ramps or other accessibility features, stairs, stair enclosures, underground parking garage ramps and their associated structures or equipment, to a maximum of 2.0 metres;
 - (iv) balconies, to a maximum of 0.5 metres;
 - (v) wind mitigation features including canopies, awnings and glazed entry vestibules and intake and exhaust vents, to a maximum of 3.0 metres;
- (L) Despite 15.5.50.10(1), a minimum of 20 percent of the area of a block as shown on Diagram 3 of By-law [Clerks to insert by-law number] not covered by **buildings** or **structures** must be **soft landscaping**;
- (M) The provision of dwelling units is subject to the following:
 - (i) a minimum of 15 percent of the total number of dwelling units must have two or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of dwelling units must have three or more bedrooms;
 - (iii) any dwelling units with 3 or more bedrooms provided to satisfy (ii) above

are not included in the provision required by (i) above; and,

- (iv) (i) to (iii) shall not apply to Block 22 on Diagram 3 of By-law [Clerks to insert By-law number].
 - (N) Regulation 15.5.50.10(2), with respect to landscaping for an apartment building abutting a **lot** in the Residential Zone category, does not apply;
 - (O) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) “Block” means each block as shown on Diagram 3 of By-law [Clerks to insert By-law number], each independently forming a lot for the purpose of this by-law;
 - (ii) “Primary Window” means a window in a dwelling unit other than a window of a bedroom, kitchen, bathroom, hallway, or storage area;
11. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.42.10 Exception Number 51 so that it reads:

(51) Exception OR 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known 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, 2A Flemington Road, if the requirement of By-law [Clerks to insert By-law number] are complied with, a building or structure may be constructed, used or enlarged in compliance with Regulations (B) to (F) below;
- (B) Despite regulations 90.5.40.10(1), the height of a building or structure is the distance between the Canadian Geodetic Datum of 184.64 metres and the elevation of the highest point of the building or structure;
- (C) For the purposes of this exception, Blocks 1, 20, and 27 shall be considered as a **lot**;
- (D) Despite regulation 90.30.40.10(1), the permitted maximum height of a **building** or

structure is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];

- (E) Despite Clause 90.30.40.70, with respect to **setbacks**, do not apply;
 - (F) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) “Block” means each block as shown on Diagram 3 of By-law [Clerks to insert By-law number], each independently forming a lot for the purpose of this by-law;
12. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
13. Notwithstanding Regulation 5.10.30.1(1), for Blocks 9, 12, 13, and 23 as shown on Diagram 3 of By-law [Clerks to insert By-law number], no land may be used and no **building** or **structure** may be erected or used, unless the following municipal services are provided to the **lot line** and the following provisions are complied with:
- (A) all future roads (to be conveyed as new public roads) as shown on Diagram 3 of By-law [Clerks to insert By-law number] have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (B) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
14. Notwithstanding Regulation 5.10.30.1(1) and 13 above, for Blocks 20 and 22 as shown on Diagram 3 of By-law [Clerks to insert By-law number] below-ground **structures** and foundations are permitted.
15. Temporary Use(s):
- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of temporary sales office or temporary construction office on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.
16. Holding Symbol Provisions:
- (A) The lands zoned with the holding symbol “(H)” delineated by heavy black lines

on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, and for a community centre and a day nursery on Block 9, until the holding symbol “(H)” has been removed; and

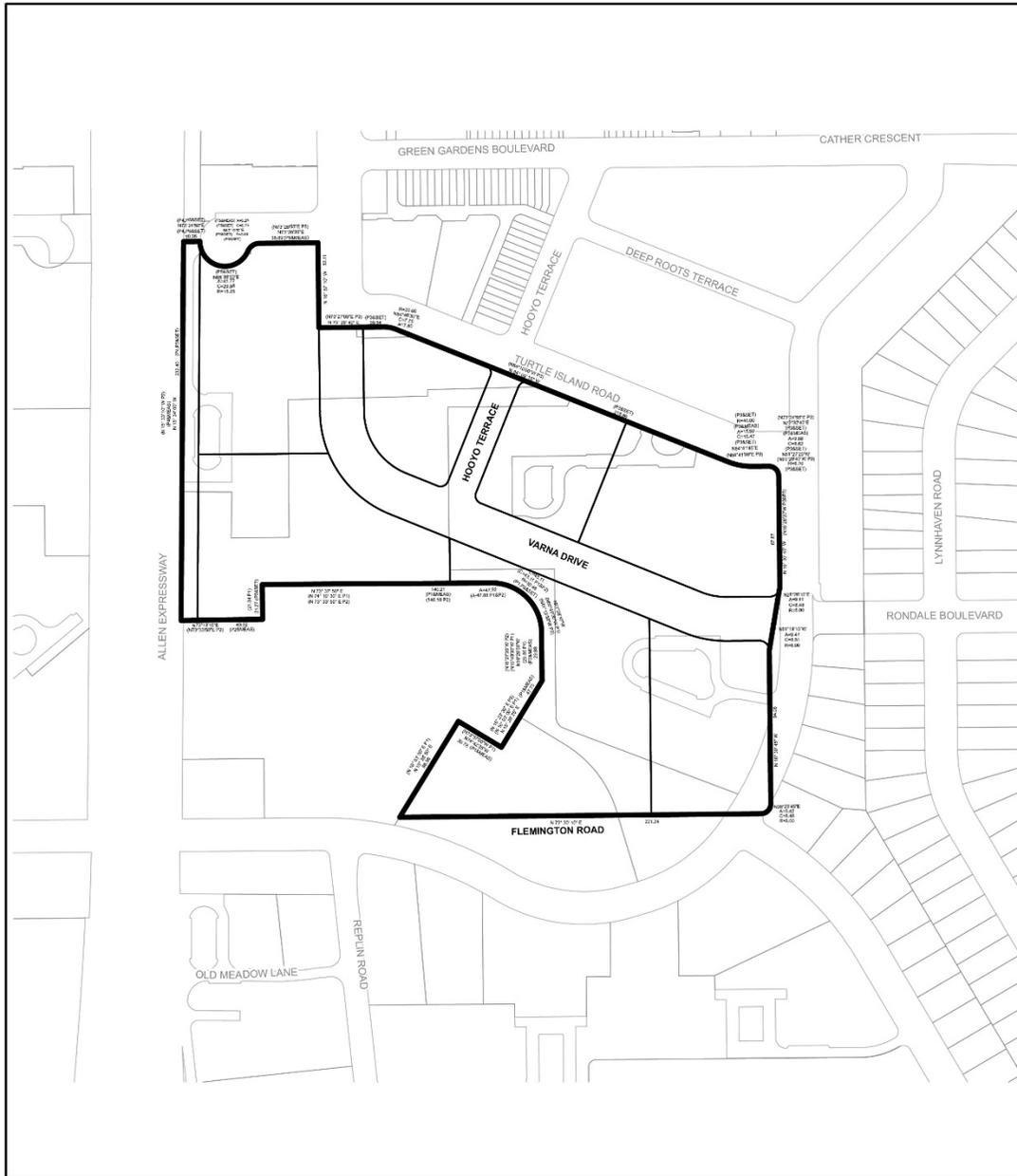
- (B) An amending By-law to remove the holding symbol “(H)” referred to in (A) above may be enacted when the following are fulfilled:
- (i) The owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater management Report to demonstrate that the existing municipal infrastructure, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
 - (ii) If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (a) above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development review; or,
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction of the Director, Engineering Review, Development Review.
- (C) The approval of a draft Plan of Subdivision for the lands.

Enacted and passed on [Clerks to insert date].

Frances Nunziata
Speaker

John D. Elvidge
City Clerk

(Seal of the City)

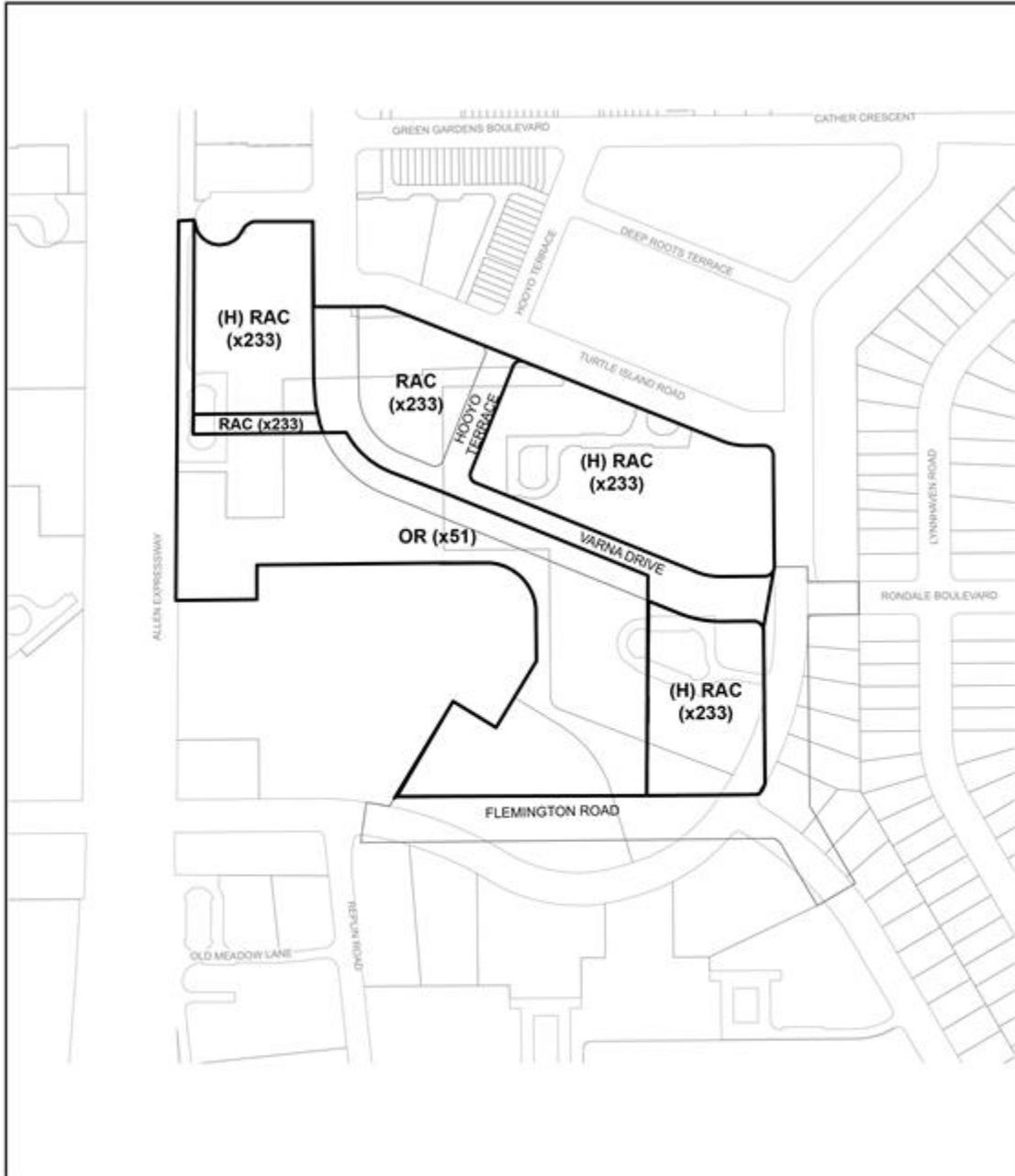


 **TORONTO**
Diagram 1

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

File # 25 251661 NNY 08 0Z

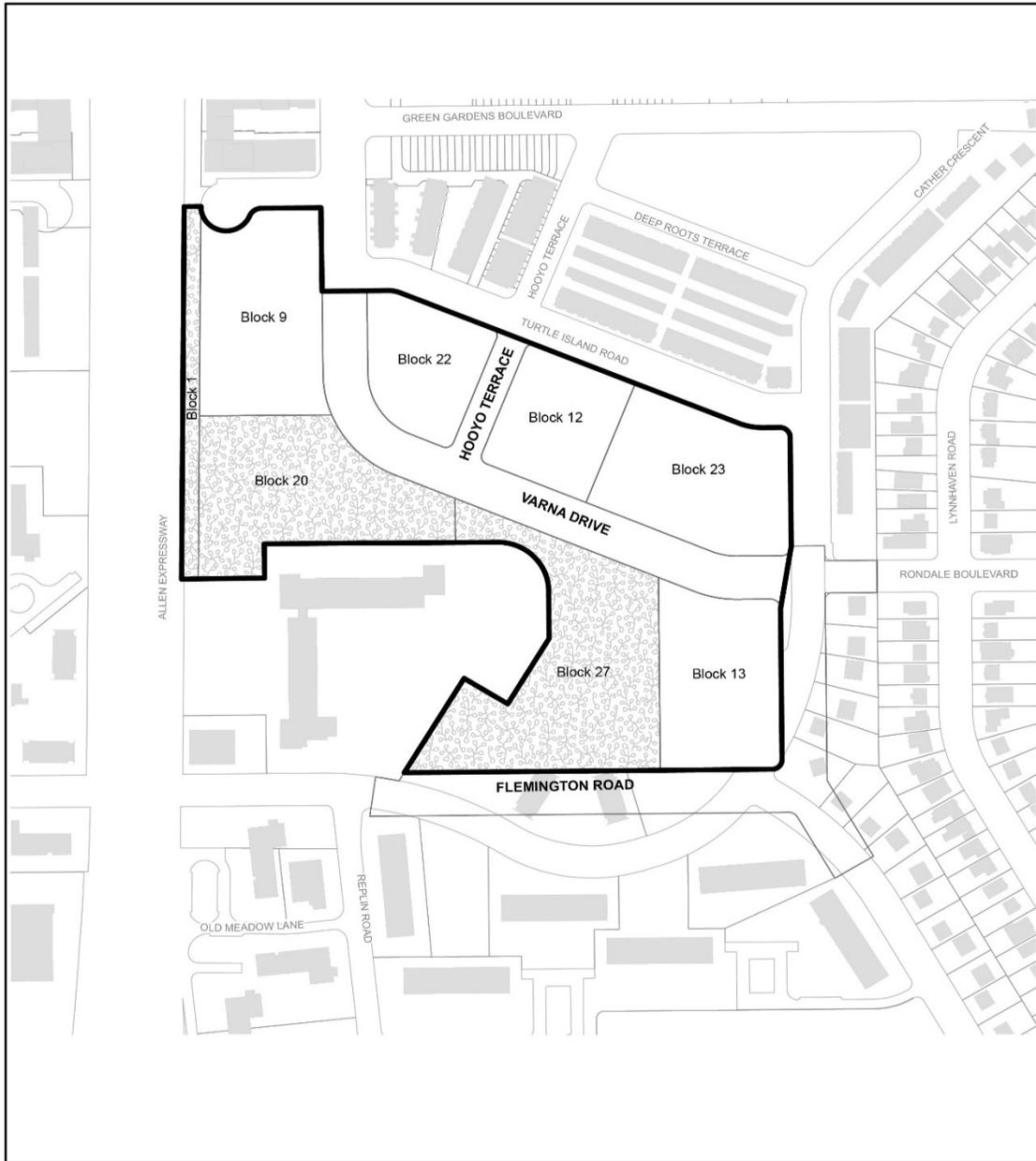

City of Toronto By-law 569-2013
Not to Scale
02/11/2026



 **TORONTO**
Diagram 2

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

File # 25 251661 NNY 08 02



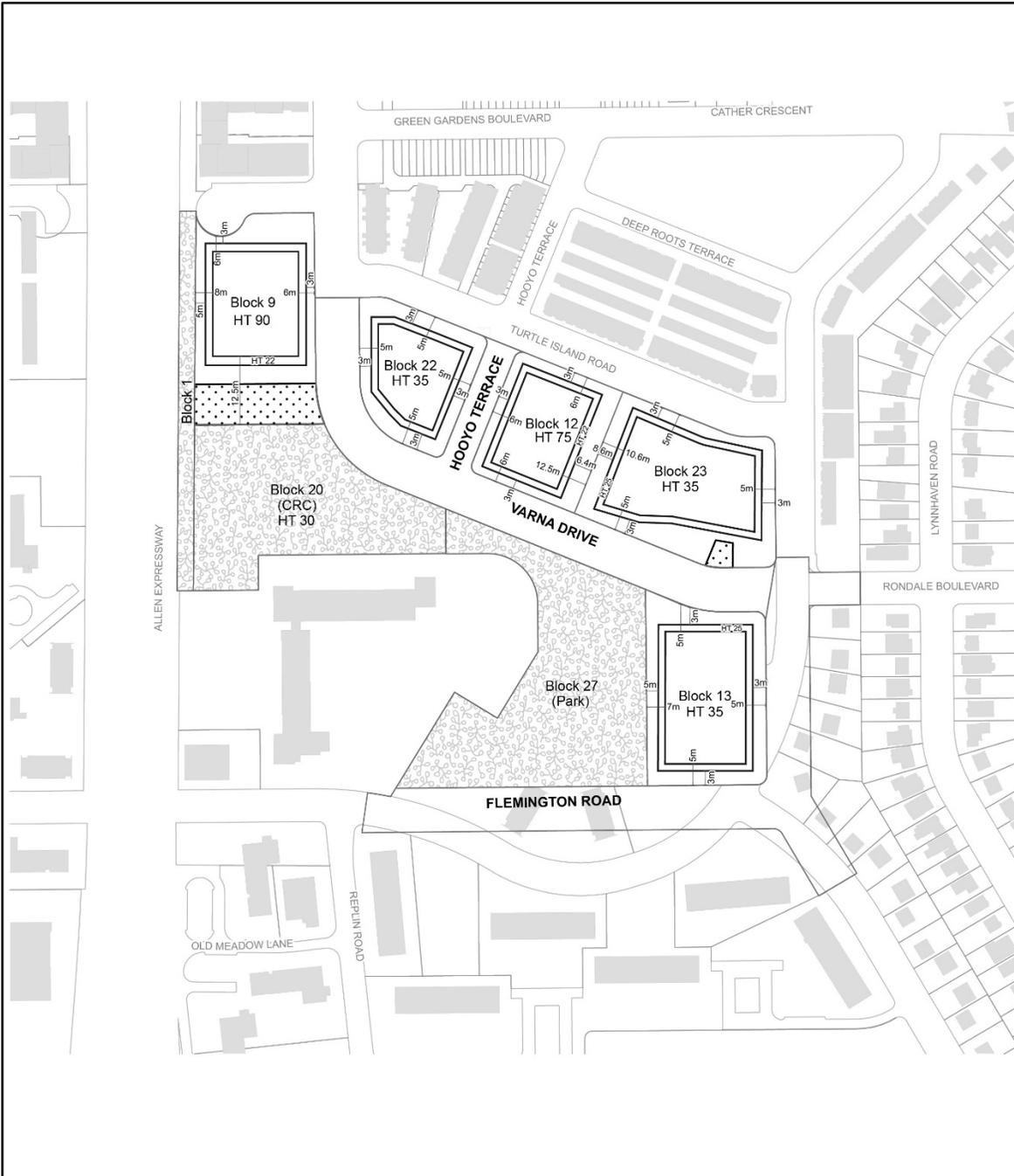
 **TORONTO**
Diagram 3

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

File # 25 251661 NNY 08 02

-  Proposed Development Blocks
-  Park/Open Space


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Not to Scale
02/12/2026



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Diagram 4

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

File # 25 251661 NNY 08 0Z

-  Park/Open Space
-  Privately-Owned Publicly Accessible Spaces
-  Conceptual Building Envelope


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 Not to Scale
 02/20/2026