



John D. Elvidge
City Clerk

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NOTICE OF PUBLIC MEETING

To be held by the Planning and Housing Committee
(Under the Planning Act)

**Request to Amend the Official Plan and Zoning By-law Application Number 25 251661 NNY 08 OZ
and Draft Plan of Subdivision Application Number 25 251663 NNY 08 SB**

Location of Application: 3 Leila Lane – Phase 2 redevelopment of Toronto Community Housing Corporation (TCHC) Lawrence Heights including the following addresses:

2A Flemington Road, 2-8 Flemington Road, 5 Leila Lane, 3 Leila Lane, 1-87 Bredonhill Court, 1 Replin Road, 21 Varna Drive, 23 Varna Drive, 25 Varna Drive, 27 Varna Drive, 29 Varna Drive, 31 Varna Drive, 33 Varna Drive, 35 Varna Drive, 37 Varna Drive, 39 Varna Drive, 22 Varna Drive, 31 Bagot Court, 33 Bagot Court, 35 Bagot Court, 37 Bagot Court, 39 Bagot Court, 41 Bagot Court, 43 Bagot Court, 45 Bagot Court, 47 Bagot Court, 49 Bagot Court, 51 Bagot Court, 53 Bagot Court, 55 Bagot Court, 57 Bagot Court, 59 Bagot Court, 61 Bagot Court, 63 Bagot Court, 65 Bagot Court, 67 Bagot Court, 69 Bagot Court, 71 Bagot Court, 73 Bagot Court, 75 Bagot Court, 77 Bagot Court, 79 Bagot Court, 81 Bagot Court, 83 Bagot Court, 85 Bagot Court, 87 Bagot Court, 89 Bagot Court, 91 Bagot Court, 93 Bagot Court, 95 Bagot Court, 97 Bagot Court, 99 Bagot Court, 101 Bagot Court, 103 Bagot Court, 105 Bagot Court, 107 Bagot Court, 109 Bagot Court, 1 Dorney Court, 3 Dorney Court, 5 Dorney Court, 7 Dorney Court, 97 Dorney Court, 9 Dorney Court, 11 Dorney Court, 15 Dorney Court, 17 Dorney Court, 19 Dorney Court, 21 Dorney Court, 23 Dorney Court, 25 Dorney Court, 27 Dorney Court, 29 Dorney Court, 31 Dorney Court, 33 Dorney Court, 35 Dorney Court, 37 Dorney Court, 39 Dorney Court, 41 Dorney Court, 43 Dorney Court, 45 Dorney Court, 47 Dorney Court, 49 Dorney Court, 51 Dorney Court, 53 Dorney Court, 55 Dorney Court, 57 Dorney Court, 59 Dorney Court, 61 Dorney Court, 63 Dorney Court, 65 Dorney Court, 67 Dorney Court, 69 Dorney Court, 71 Dorney Court, 73 Dorney Court, 75 Dorney Court, 77 Dorney Court, 79 Dorney Court, 81 Dorney Court, 83 Dorney Court, 85 Dorney Court, 87 Dorney Court, 89 Dorney Court, 91 Dorney Court, 93 Dorney Court, 95 Dorney Court.

Applicant: WSP Canada Inc

Date: February 26, 2026
Time: 9:30 a.m., or as soon as possible thereafter
Place: Committee Room 1, City Hall or Video Conference

PROPOSAL

The applications to amend the Official Plan and Zoning By-law proposes to redevelop the lands for Phase 2 of the Toronto Community Housing Corporation (TCHC) Lawrence Heights revitalization to permit residential development ranging from six to 28 storeys in height. Phase 2 includes 277 replacement social housing units, and the creation of 150 new TCHC affordable units, 44 new TCHC seniors units, 361 non-profit housing units and 961 market units for the properties listed above.

The Draft Plan of Subdivision application proposes to permit new and reconfigured public streets and development blocks for new residential units, community uses and a public park for the properties listed above.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Ben DiRaimo, Senior Planner, Community Planning at 416-395-7119, or by e-mail at Ben.DiRaimo@toronto.ca.

Further information can be found at <http://www.toronto.ca/LawrenceHtsPhase2/>.

PURPOSE OF PUBLIC MEETING

The Planning Housing and Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail to phc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

You are also invited to address Planning Housing and Committee, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address Planning Housing and Committee directly, please register by e-mail to phc@toronto.ca or by phone at 416-397-4579, no later than **12:00 p.m. on February 25, 2026**. If you register, we will contact you with instructions on how to participate in the meeting.

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

For more information about the matter, including information about appeal rights, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, Floor 2, Toronto, ON, M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: phc@toronto.ca.**

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail phc@toronto.ca.

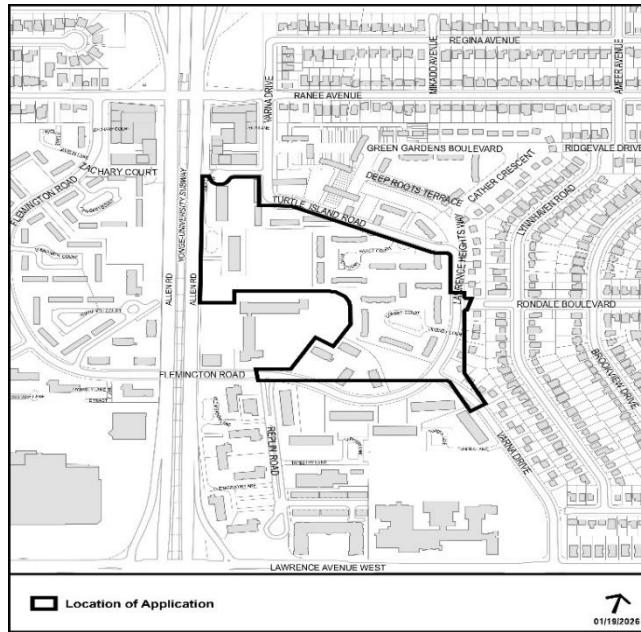
FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendment and/or passing or refusal of the proposed Zoning By-law Amendment and/or decision of the City of Toronto in respect to the proposed Draft Plan of Subdivision, you must make a written request to the City Clerk attention: Nancy Martins, Administrator, at the address, fax number or e-mail set out above.

Zoning By-law Amendment Appeal: If a specified person or public body as defined under the Planning Act or the registered owner of any land to which by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Zoning By-law Amendment is passed, the specified person or public body as defined under the Planning Act or the registered owner of any land to which the by-law would apply is not entitled to appeal the by-law.

The Decision of the Minister of Municipal Affairs and Housing on the proposed Official Plan

Amendments are not appealable to the Ontario Land Tribunal, pursuant to section 17(36.1.4) and 17(36.5) of the Planning Act.



Draft Plan of Subdivision Appeal: If a person or public body does not make oral submissions at the public meeting or make written submissions to the Council of the City of Toronto in respect of the proposed plan of subdivision before approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal.

People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations, or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at <https://www.toronto.ca/city-government/public-notices-bylaws/>.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on February 3, 2026.

John D. Elvidge
City Clerk