

Authority: North York Community Council Item NY21.1,
as adopted by City of Toronto Council on March 26 and 27,
2025
City Council voted in favour of this by-law on March 27,
2025

CITY OF TORONTO

BY-LAW 180-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 93 Mildenhall Road, 286 and 288 Lawrence Avenue East.

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;

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 RD (f18.0; a690) to RD (f18.0; a690) (x1306) as shown on Diagram 2 attached to By-law 180-2025.
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 RD (f18.0; a690) (x1306) as shown on Diagram 3 attached to By-law 180-2025.
5. 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 the following height and storey label to these lands: HT 10, ST 2, as shown on Diagram 4 attached to By-law 180-2025.
6. 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 the following lot coverage label to these lands: 35, as shown on Diagram 5 attached to By-law 180-2025.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1306 so that it reads:

(1306) Exception RD (f18.0; a690) (1306)

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 93 Mildenhall Road, 286 and 288 Lawrence Avenue East, if the requirements of By-law 180-2025 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (H) below;
- (B) Despite Regulation 10.5.50.10, the minimum **soft landscaping**, as a percentage of the **lot area**, are as followed:
 - 1) 93 Mildenhall Road: 65 percent;
 - 2) 286 Lawrence Avenue East: 56 percent; and
 - 3) 288 Lawrence Avenue East: 49 percent;
- (C) In addition to the permitted uses with conditions listed in regulation 10.20.20.20 (1), an office that is used for administrative purposes for a school is also permitted and may be located in a **building** that is or was originally constructed as a detached house;
- (D) Despite 10.20.40.30, the permitted maximum building length are as followed:
 - 1) 93 Mildenhall Road: 19 metres;
 - 2) 286 Lawrence Avenue East: 9 metres; and
 - 3) 288 Lawrence Avenue East: 31 metres;
- (E) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings and structures**, including above and below the ground, for office use of each **lot** are as follows:
 - 1) 93 Mildenhall Road: 370 square metres;
 - 2) 286 Lawrence Avenue East: 230 square metres; and
 - 3) 288 Lawrence Avenue East: 710 square metres;

- (F) Despite Clause 10.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law 180-2025;
- (G) Despite regulation 220.5.10.1(3), no **loading spaces** are required at 93 Mildenhall Road and 286 Lawrence Avenue East and one (1) Type "C " **loading space** must be provided at 288 Lawrence Avenue East as shown on Diagram 6 of By-law 180-2025; and
- (H) Despite Regulation 220.5.20.1(1)(A), the driveway at 288 Lawrence Avenue must have a minimum width along its entire length of 4.5 metres for a driveway for the purpose of providing access to one (1) Type "C" **loading space**.

Enacted and passed on March 31, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

TORONTO
Diagram 1

93 Mildenhall Road, 286 & 288 Lawrence Avenue East

File # 24 202337 NNY 15 0Z

Diagram 2



 **TORONTO**
Diagram 2

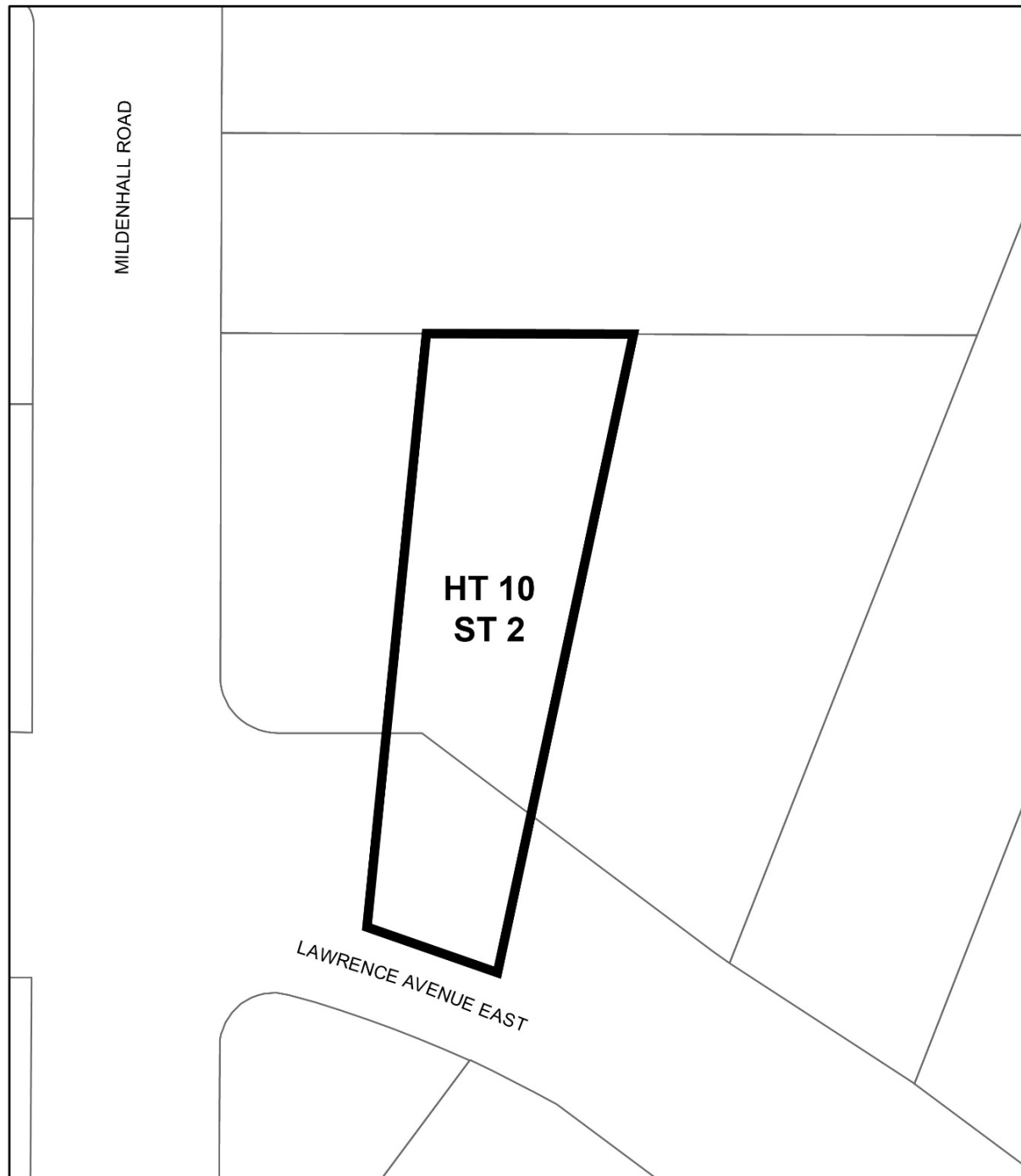
93 Mildenhall Road and 288 Lawrence Avenue East

File # 24 202337 NNY 15 0Z

Diagram 3



Diagram 4



 **Toronto**
Diagram 4

286 Lawrence Avenue East

File # 24 202337 NNY 15 0Z

Diagram 5

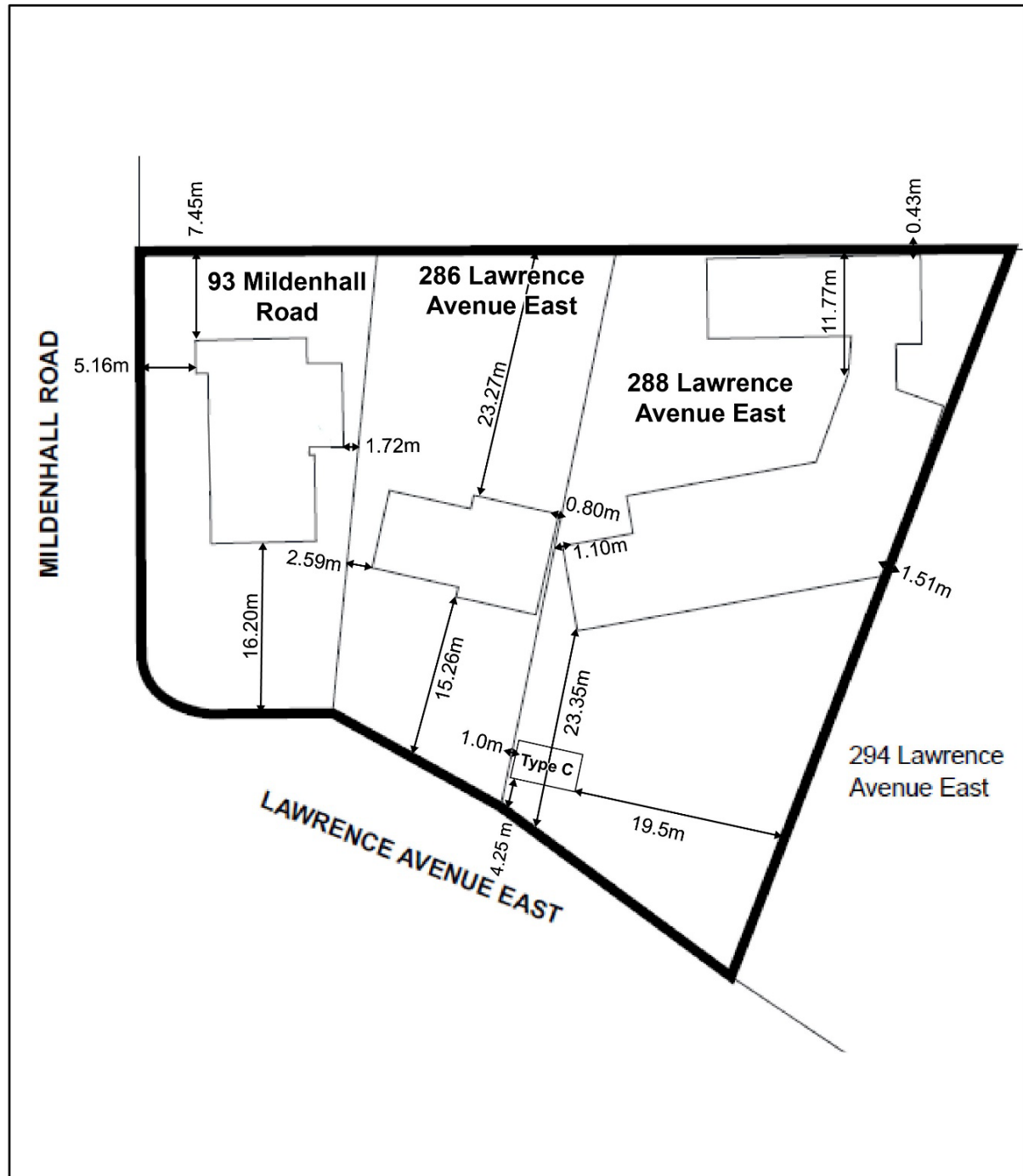


 **TORONTO**
Diagram 5

286 Lawrence Avenue East

File # 24 202337 NNY 15 0Z

Diagram 6



 **93 Mildenhall Road, 286 & 288 Lawrence Avenue East**
Diagram 6

File # 24 202337 NNY 15 02