

93 Mildenhall Road, 286 and 288 Lawrence Avenue East – Zoning By-law Amendment Application – Decision Report – Approval

Date: January 31, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 24 202337 NNY 15 OZ

SUMMARY

This Report recommends approval of the application to amend Zoning By-law 569-2013 to permit an office use that is used for administrative purposes for the Toronto French School (TFS) in the existing three (3) single-detached dwellings at 93 Mildenhall Road, 286 and 288 Lawrence Avenue East. These three properties are owned and operated by the abutting TFS at 318 Lawrence Avenue East. No exterior change and no new gross floor area are being proposed to any of these dwellings.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 93 Mildenhall Road, 286 and 288 Lawrence Avenue East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On May 9, 2011, an application for Zoning By-law Amendment (11 190257 NNY 25 OZ) was received for 286 Lawrence Avenue East to convert the existing single-detached dwelling into a day care to support the Toronto French School main campus at 318

Lawrence Avenue East. The Preliminary Report can be found here: <https://www.toronto.ca/legdocs/mmis/2011/ny/bgrd/backgroundfile-40199.pdf>. The applicant withdrew the Zoning By-law Amendment application on March 22, 2013.

A pre-application (PAC) meeting for the subject proposal was held on October 13, 2023. The current application was deemed complete on August 22, 2024. The TFS has also submitted a Site Plan Control application (24 222002 NNY 15 SA) to add a three-storey auditorium on the main campus at 318 Lawrence Avenue East.

THE SITE AND SURROUNDING LANDS

Description

The subject properties are located west of Bayview Avenue and north of Lawrence Avenue East, at the northeast corner of Lawrence Avenue East and Mildenhall Road (See Attachment 2 for the Location Map). The subject properties are comprised of the following three properties owned by the TFS:

	Site Area	Lot Frontage	Lot Depth
93 Mildenhall Road	837.46 sq. m.	14 metres	43 metres
286 Lawrence Ave E	898.64 sq. m.	17 metres	53 metres
288 Lawrence Ave E	1,863.77 sq. m.	26.5 metres	72 metres

Lawrence Avenue East, between Bayview Avenue and Yonge Street, predominately consists of residential uses within detached dwellings fronting onto Lawrence Avenue East. The only non-residential uses are located east of Mildenhall Road, north of Lawrence Avenue East and west of Bayview Avenue, which are properties owned by TFS, a private school municipally known as 294-318 Lawrence Avenue East and 101 Mildenhall Road.

Surrounding Uses

The surrounding land uses are as follows:

North: A two-storey institutional building owned by the TFS. Further north is a natural heritage area regulated by the Toronto and Region Conservation Authority (TRCA).

South: Lawrence Avenue East and low-density residential neighbourhood characterized by detached dwellings.

East: Toronto French School (TFS) Campus.

West: Mildenhall Road a low-density residential neighbourhood characterized by detached dwellings. Further west is Wanless Park.

THE APPLICATION

Description

The subject properties combined have an approximate area of 3,600 square metres with a total frontage of approximately 70 metres on Lawrence Avenue East.

The proposal is to retain the three existing single-detached dwellings, with a total of approximately 1,260 square metres of gross floor area, for the proposed ancillary office use that is used for administrative purposes for the TFS. The breakdown of gross floor area per dwelling is as follows

Address	Existing Gross Floor Area
93 Mildenhall Road	275 square metres
286 Lawrence Ave E	226 square metres
288 Lawrence Ave E	761 square metres

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/93mildenhallrd.

Reasons for Application

A Zoning By-law Amendment is required to amend Zoning By-law 569-2013 to permit the office use that would be used for administrative purposes by the TFS.

Site Plan Control:

The proposal is not subject to Site Plan Control as the proposal does not propose any new Gross Floor Area (GFA) and/or any alterations to the existing three single-detached dwellings.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report
- Landscape and Planting Plan
- Planning Rationale
- Servicing Report

- Stormwater Management Report
- Tree Preservation Plan
- Transportation Impact Study

These reports/studies and all other materials submitted for the application are available on the Application Information Centre (AIC): www.toronto.ca/93mildenhallrd.

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 Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

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, and others.

Official Plan

The land use designation for the subject properties is *Neighbourhoods*, which are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. Furthermore, low scale local institutions play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as : schools, place of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunications installations, and public services and facilities provided by the local, provincial and federal governments. See Attachment 3 of this report for the Land Use Map.

The subject site fronts onto Lawrence Avenue East. Lawrence Avenue East is designated as Major Street on Map 3 of the OP.

Neighbourhoods Policy 4.1.3 indicates that small-scale retail, service and office uses support daily life in *Neighbourhoods* and encourage complete, connected communities, contributing to amenity, sustainability, equity, diversity and vitality. The OP permits existing and new small-scale retail, service and office uses in *Neighbourhoods*.

Zoning

93 Mildenhall Road and 288 Lawrence Avenue East are zoned Residential Detached Zone (RD f18.0; a690) under Zoning By-law 569-2013, while 286 Lawrence Avenue

East is zoned R3 under the Former City of North York By-law 7625. The RD zoning category permits a range of residential building types and some non-residential use, including community centre, day nursery, home occupation, library, place of worship, police station, private home daycare, public utility, renewable energy, transportation use. School and office uses are not permitted in the RD zone.

The R3 zoning category permits one-family detached dwellings and accessory buildings, as well as some non-residential uses, including home occupation, parks and playgrounds owned and operated by the City, school, public libraries, places of worship and accessory uses such as a community hall, and a residence for a caretaker or heads of the congregation, day nurseries, etc. While school is a permitted use, office use is not permitted under R3 Zone.

See Attachment 4 and 5 of this Report for the applicable Zoning By-law Maps.

PUBLIC ENGAGEMENT

Community Consultation

Community Planning staff hosted a virtual community consultation meeting on October 16, 2024. The meeting was attended by Community Planning staff, the applicant and their consultant team, and approximately seven (7) members of the public. No representative from the Ward 15 Councillor office attended the meeting as City Council had declared the Ward 15 council seat vacant on June 26, 2024. Following presentations by City staff and the applicant, the following concerns were raised by the general public:

- Increase traffic congestion along Lawrence Avenue East; and
- Pedestrian safety and parking issues in the area.

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 North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

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).

Per Section 2.1.6 (a) of the PPS (2024), planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

The proposal to permit ancillary office use on the subject properties supports the adjacent institutional use at 318 Lawrence Avenue East while contributing to a mix of uses to meet the needs of current and future residents.

Land Use

The proposal to permit ancillary office use on the subject properties, which fronts onto Lawrence Avenue East, identified as a Major Street on Map 3 of the OP, is acceptable. As noted above, the Official Plan allows small-scale retail, service and office uses in Neighbourhoods. The proposed office use is ancillary to the existing school and supports the main campus.

In this case, the proposal would permit office use that is ancillary for administrative purposes for the TFS to occupy the existing three single-detached dwellings on the subject properties. The attached draft Zoning By-law permits ancillary office uses to provide administrative support to the TFS main campus. TFS owns the following additional properties, which are used for institutional and ancillary office uses within the same *Neighbourhoods* designation and residential zone category:

- 101 Mildenhall Road
- 294 Lawrence Avenue East
- 296 Lawrence Avenue East
- 306 Lawrence Avenue East
- 318 Lawrence Avenue East

The proposal is consistent with the existing uses in the area.

Traffic Impact, Parking and Loading Spaces

A Transportation Impact Study, dated August 16, 2024 and a revised report, dated November 13, 2024, prepared by BA Group, were submitted to assess the traffic impact, access, parking and loading arrangements for this proposal. The report indicates that administrative staff working in the existing single-detached dwellings would park at the surface parking lot that is located on the main TFS campus at 318 Lawrence Avenue East. No new parking spaces would be provided at the existing single-detached dwellings. Although each property has an existing driveway, these are not intended for staff parking and will remain clear to accommodate office supply deliveries from the main TFS campus.

The proposal includes one (1) Type 'C' loading space at the front of the existing single-detached dwelling at 288 Lawrence Avenue East. The applicant proposes to

accommodate the Type 'C' loading space within the existing paved parking area, without the need to further expand the existing parking area. Solid waste collection is proposed to be managed privately by the TFS, with waste collected and transported to a waste compound area located at the northeast end of TFS campus.

The report also indicates the proposed ancillary office use will not result in a change to overall TFS staff allotment, nor will it result in any change to student enrollment to the existing TFS campus. Therefore, the proposed ancillary office use will result in minimal or negligible change to auto trip generation during peak hours. Given the nature of the proposed use, a vehicle traffic operations assessment is not required.

Transportation Services has reviewed the submitted Transportation Impact Study and confirmed that the proposed parking and loading arrangements are acceptable.

Parkland

The proposal does not fall under the definition of "Development" as per Toronto Municipal Code Chapter 41-21. As such, the proposal is not subject to a parkland dedication requirement.

Ravine Protection

The subject site is located within the TRCA's regulated area and within the City of Toronto Ravine and Natural Feature Protection By-law area. The subject site is adjacent to a slope feature associated with the Don River Valley located to the east of the subject site. TRCA policies typically require development to be setback a minimum of 10 metres from the limit of the valley corridor. Based on the proposal, TRCA and City of Toronto Ravine and Natural Feature Protection (RNFP) staff understand that the proposed ancillary office use will not result in site alteration or new development, nor an increase in risk. As such, a permit is not required from TRCA and RNFP to facilitate the works associated with this application.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law 569-2013 Map
- Attachment 5: Former City of North York By-law 7625 Map
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevation Plan (93 Mildenhall Road - West)
- Attachment 9: Elevation Plan (286 Lawrence Avenue - South)
- Attachment 10: Elevation Plan (288 Lawrence Avenue - South)

Attachment 1: Application Data Sheet

Municipal Address: 93 MILDENHALL RD, Date Received: August 22, 2024
286-288 LAWRENCE
AVE E

Application Number: 24 202337 NNY 15 OZ

Application Type: Rezoning

Project Description: The proposal seeks to permit office use within the three existing single-detached dwellings at 93 Mildenhall Road, 286 and 288 Lawrence Avenue East. No new gross floor area is being proposed for this application.

Applicant	Agent	Architect	Owner
DIALOG DESIGN		SECTION ARCHITECTS LTD	TORONTO FRENCH SCHOOL

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N/A

Zoning: R3 under the Former City of North York ZBL 7625 and RD (f18.0; a690) Heritage Designation: N/A

Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 3,600 Frontage (m): 58 Depth (m): 168

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	774	774		774
Residential GFA (sq m):	1,177			
Non-Residential GFA (sq m):			1,299	1,299
Total GFA (sq m):	1,177		1,299	1,299
Height - Storeys:	2	2		2
Height - Metres:	9	9		9

Lot Coverage Ratio (%): 21.5 Floor Space Index: 0.36

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:		
Retail GFA:		
Office GFA:	1,299	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	2	0		0
Freehold:				
Condominium:				
Other:				
Total Units:	2	0		0

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:					

Parking and Loading

Parking Spaces:	Bicycle Parking Spaces:	Loading Docks:
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CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



93 Mildenhall Road, 286 & 288 Lawrence Avenue East

Official Plan Land Use Map #17

File # 24 202337 NNY 15 0Z



↑
Not to Scale
Extracted: 08/26/2024

Attachment 4: Existing Zoning By-law 569-2013 Map



93 Mildenhall Road & 288 Lawrence Avenue East

Zoning By-law 569-2013

File # 24 202337 NNY 15 0Z

-  Location of Application
- RD** Residential Detached
- ON** Open Space Natural
- OR** Open Space Recreation

-  See Former City of North York By-law No. 7625
- R3** One-Family Detached Dwelling Third Density Zone



Not to Scale
Extracted: 08/26/2024

Attachment 5: The Former City of North York By-law 7625 Map



Zoning By-law 7625

286 Lawrence Avenue East

File # 24 202337 NNY 15 0Z



Location of Application

- R3 One-Family Detached Dwelling Third Density Zone
- O1 Open Space Zone
- G Greenbelt Zone



Not to Scale
Extracted: 01/24/2025

Attachment 6: Draft Zoning By-law Amendment

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on [-]

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 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; and

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 (fd18.0; a690) (x1306) as shown on Diagram 2 attached to By-law [Clerks to insert By-law number].
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 [Clerks to insert By-law number].
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 [Clerks to insert By-law number].
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 [Clerks to insert By-law number].
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 [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 (H) below;
- (B) Despite Regulation 10.5.50.10, the minimum **soft landscaping**, as a percentage of the **lot area**, are as followed:
- 93 Mildenhall Road: 65%
 - 286 Lawrence Avenue East: 56%
 - 288 Lawrence Avenue East: 49%
- (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:
- 93 Mildenhall Road: 19 metres
 - 286 Lawrence Avenue East: 9 metres
 - 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:
- 93 Mildenhall Road: 370 square metres
 - 286 Lawrence Avenue East: 230 square metres
 - 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 [Clerks to insert By-law number];
- (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 [Clerks to insert By-law number];

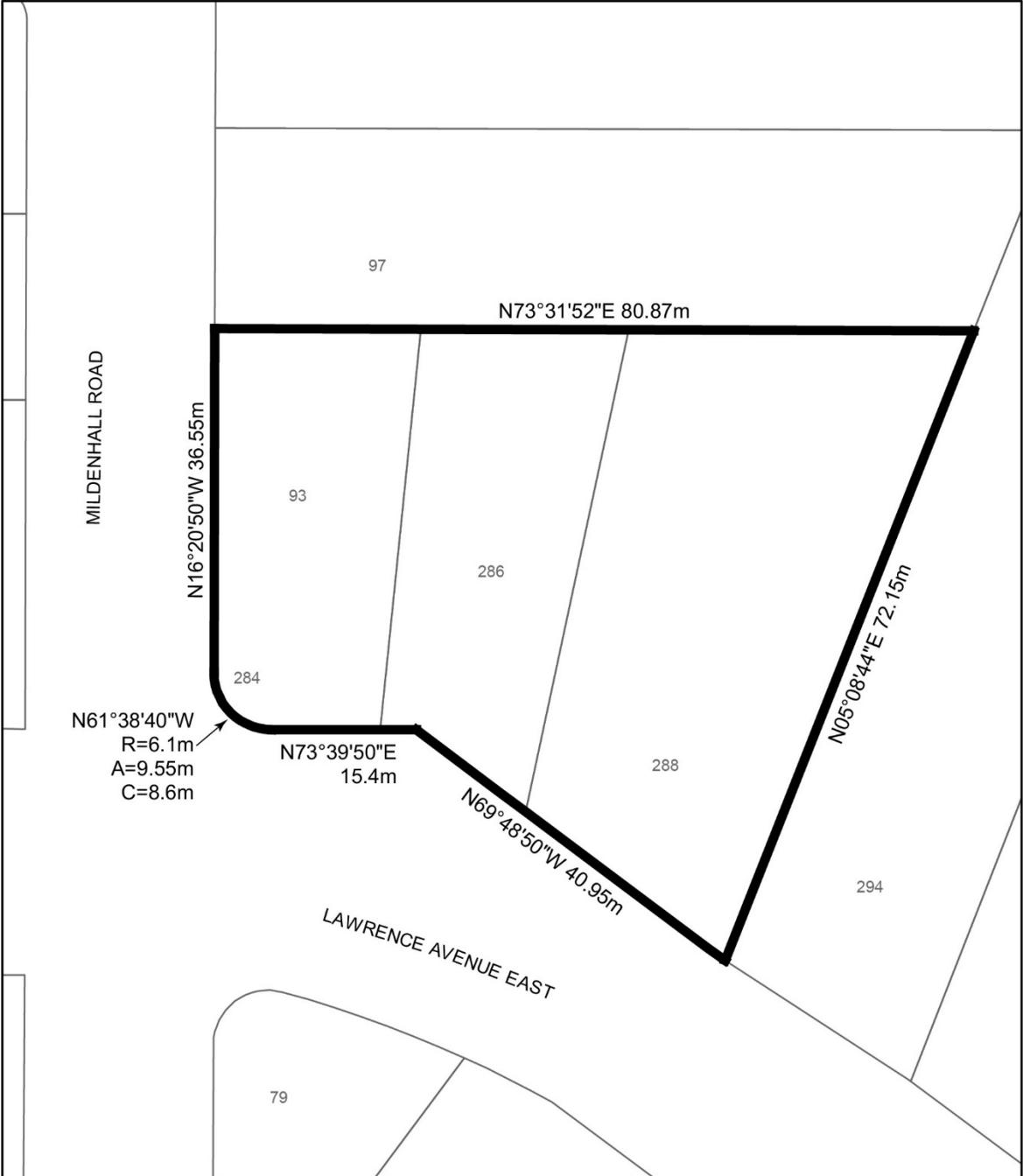
- (H) Despite Regulation 220.5.20.1(1)(A), the driveway at 288 Lawrence Avenue must have a minimum width along its entire length of 4.5 metres for a driveway for the purpose of providing access to one (1) Type “C” **loading space.**

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

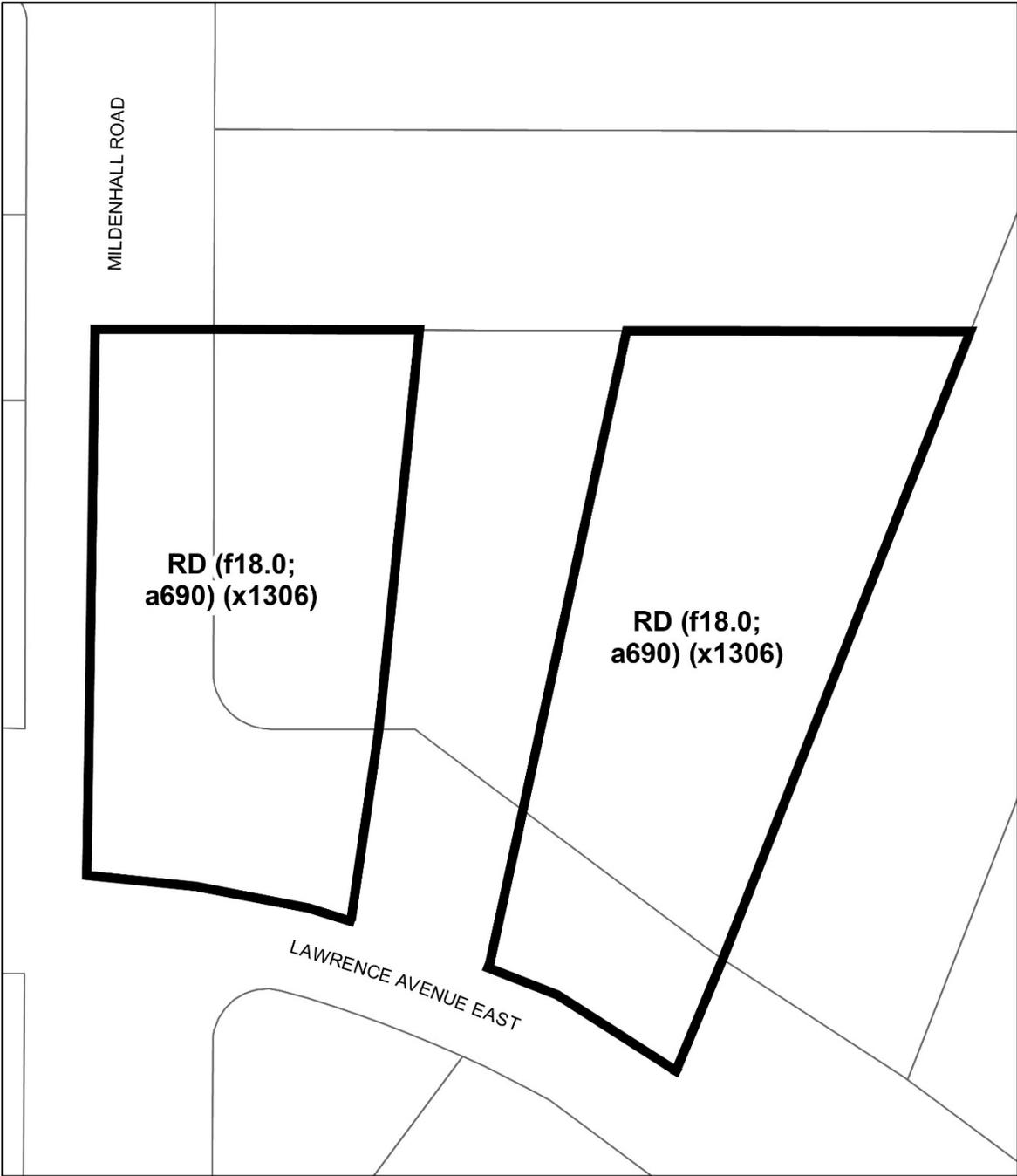
(Seal of the City)



TORONTO 93 Mildenhall Road, 286 & 288 Lawrence Avenue East
Diagram 1

File # 24 202337 NNY 15 0Z

City of Toronto By-law 569-2013
 Not to Scale
 09/25/2024



 **TORONTO**
Diagram 2

93 Mildenhall Road and 288 Lawrence Avenue East

File # 24 202337 NNY 15 0Z


City of Toronto By-law 569-2013
Not to Scale
01/28/2025

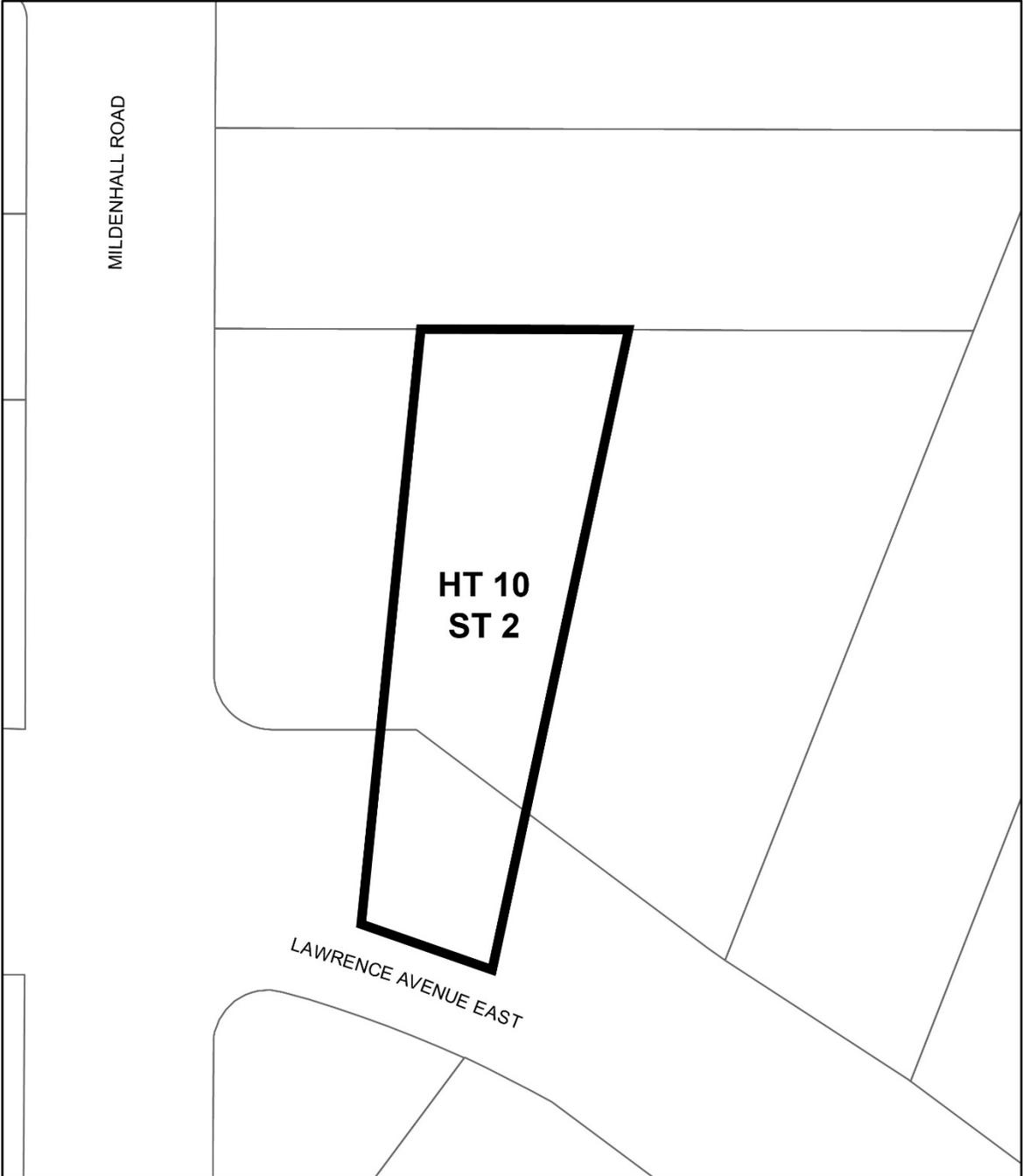


 **TORONTO**
Diagram 3

286 Lawrence Avenue East

File # 24 202337 NNY 15 0Z


City of Toronto By-law 569-2013
Not to Scale
01/28/2025

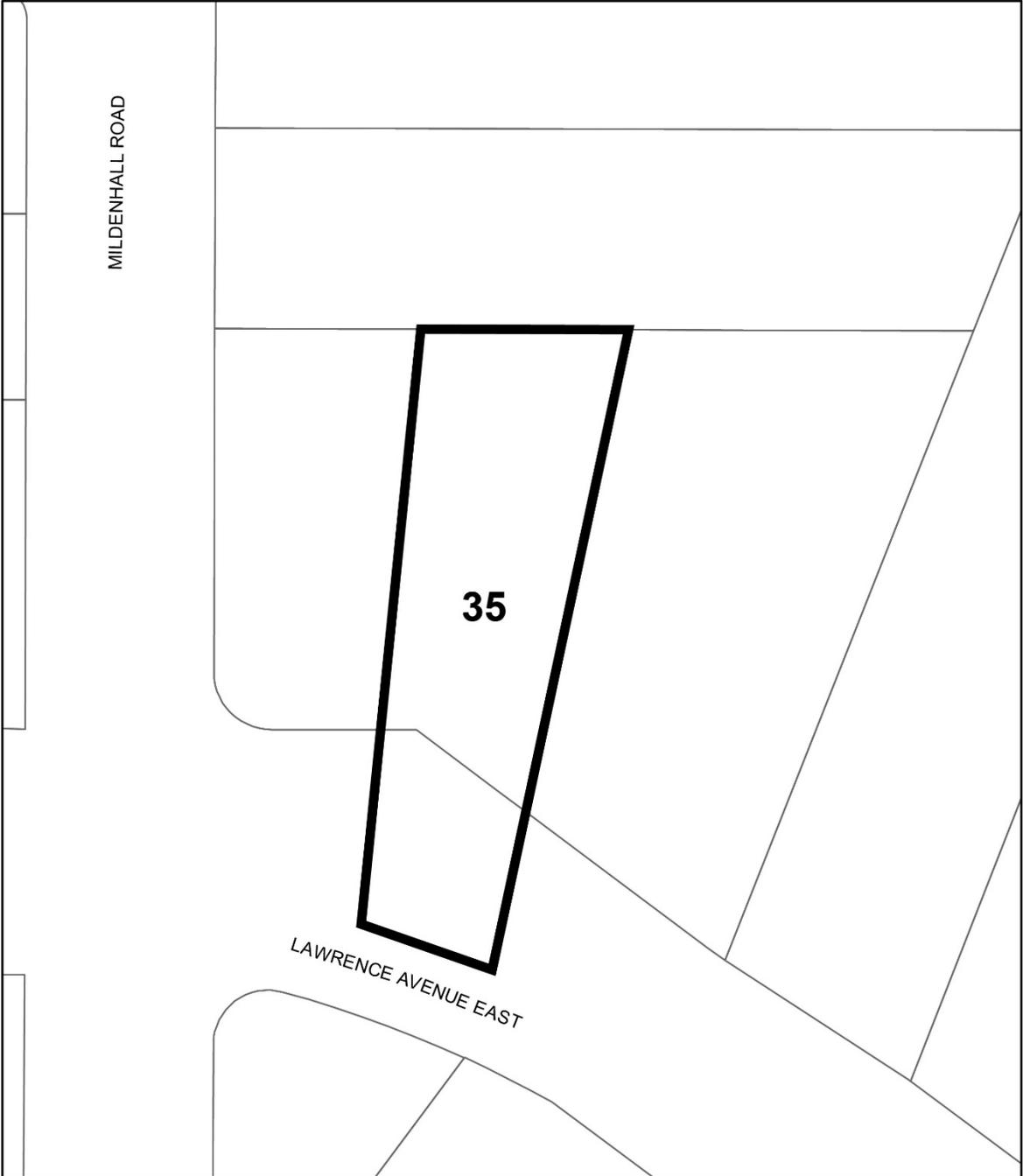


 **TORONTO**
Diagram 4

286 Lawrence Avenue East

File # 24 202337 NNY 15 0Z


City of Toronto By-law 569-2013
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01/28/2025

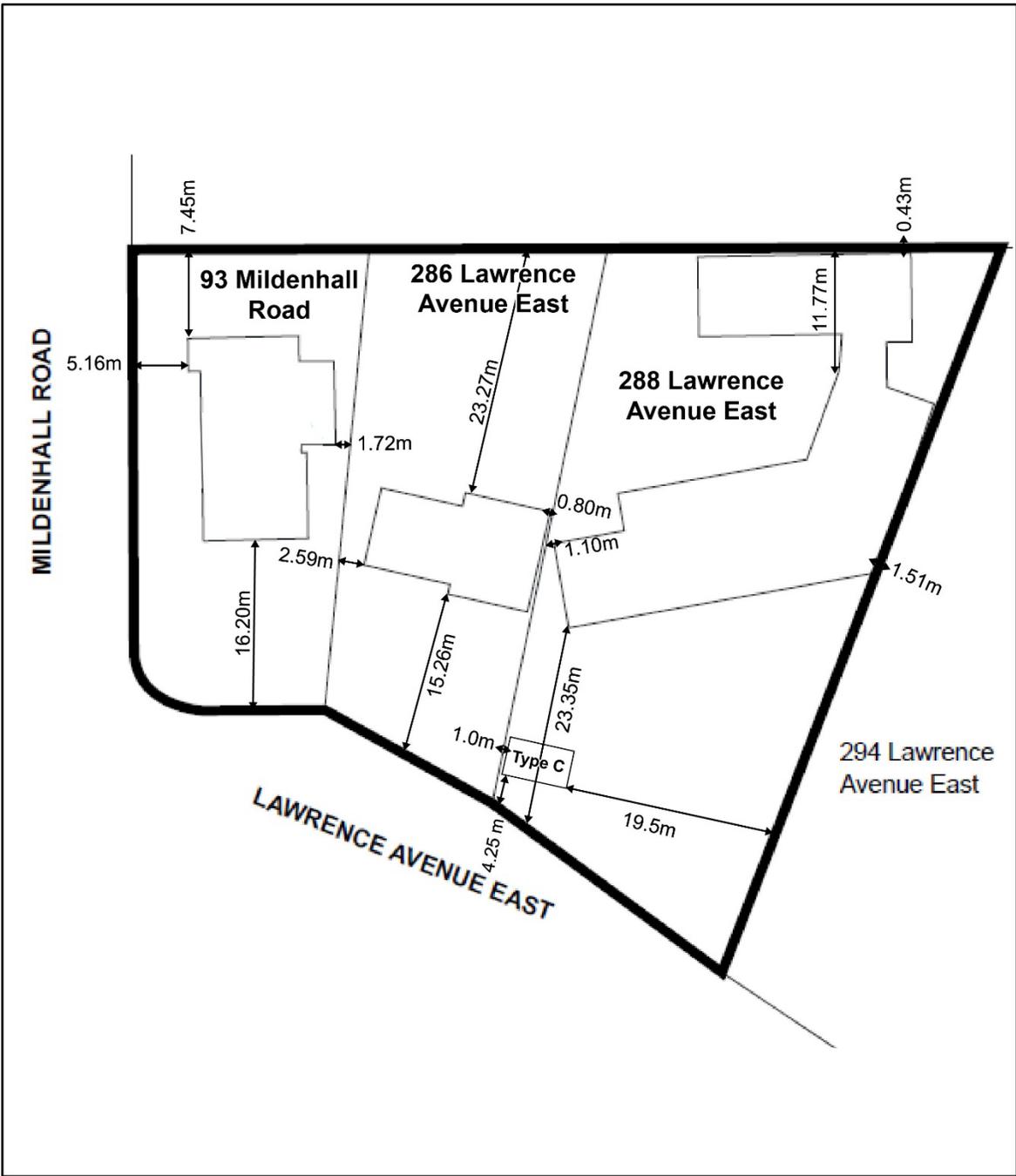


 **TORONTO**
Diagram 5

286 Lawrence Avenue East

File # 24 202337 NNY 15 0Z


City of Toronto By-law 569-2013
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01/28/2025

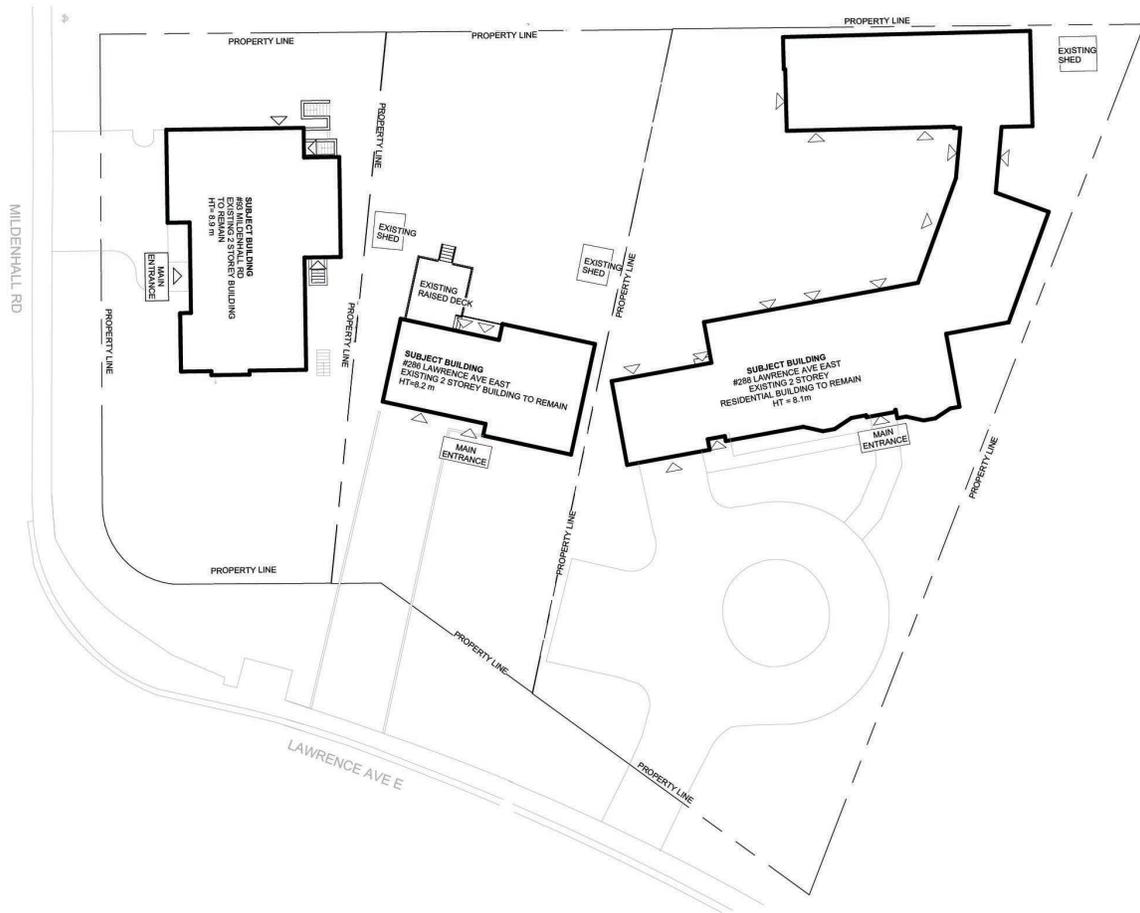


Toronto 93 Mildenhall Road, 286 & 288 Lawrence Avenue East
Diagram 6

File # 24 202337 NNY 15 0Z

City of Toronto By-law 569-2013
 Not to Scale
 01/28/2025

Attachment 7: Site Plan

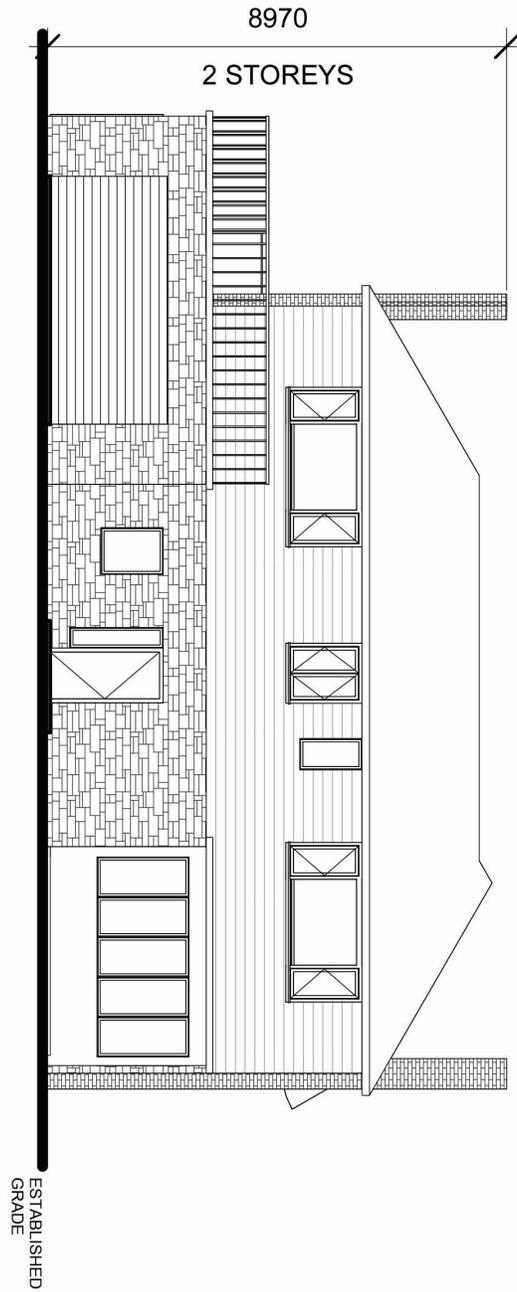


Site Plan



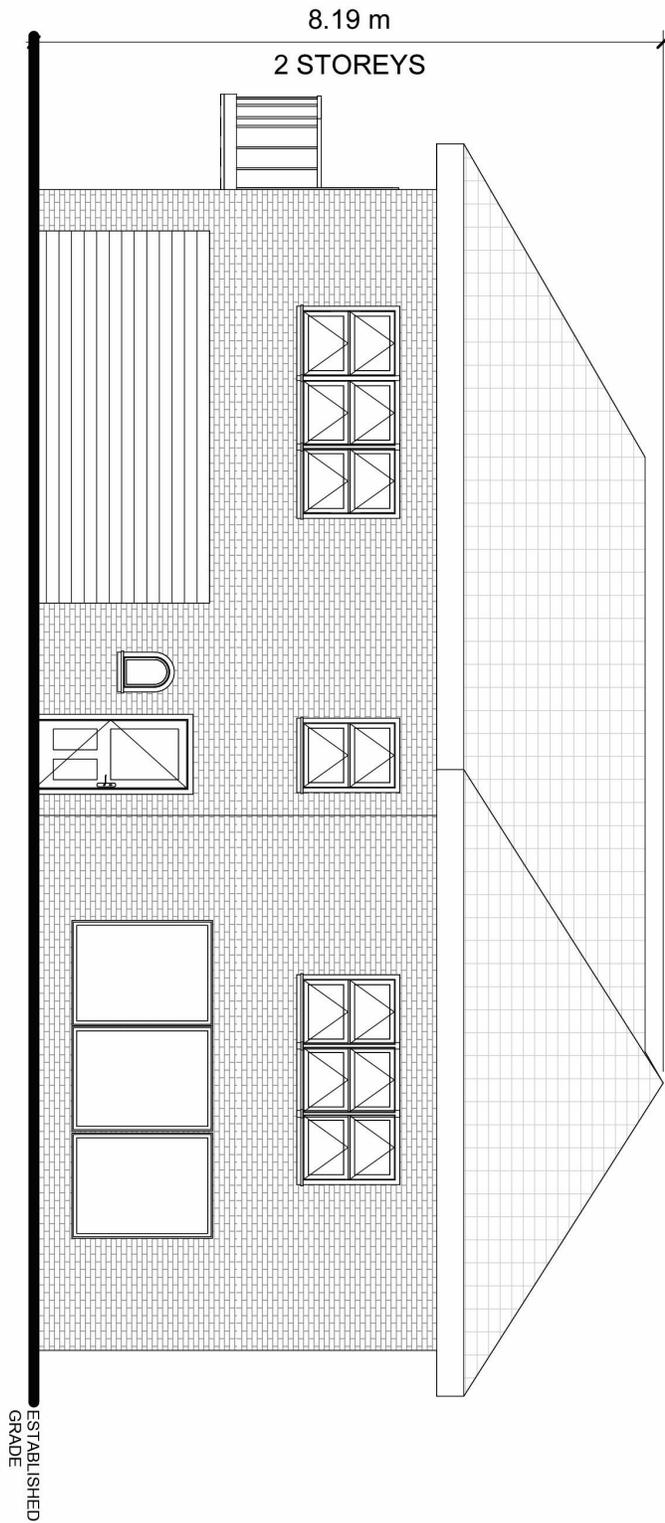
Attachment 8: Elevation Plan (93 Mildenhall Road - West)

West Elevation - 93 Mildenhall Road



Attachment 9: Elevation Plan (286 Lawrence Avenue - South)

South Elevation - 286 Lawrence Avenue East



Attachment 10: Elevation Plan (288 Lawrence Avenue - South)

South Elevation - 288 Lawrence Avenue East

