

276-294 Main Street – Extension of Part Lot Control Exemption Application – Decision Report – Approval

Date: June 18, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 19 - Beaches-East York

Planning Application Number: 23 133834 STE 19 PL

SUMMARY

On December 15, 2023, City Council adopted the Part Lot Control Exemption Application Decision Report (2023.TE9.22), and enacted the associated Part Lot Control Exemption By-law (By-law 1271-2023) for the development located at 276-294 Main Street. The intent of the Part Lot Control Exemption Application and associated by-law were to permit the division of the site into four lots, and transfer ownership into stratified parcels which would expire after a period of two years.

This Report recommends approval of the application to permit the exemption from Part Lot Control to be extended for an additional three years to allow for the transfer of ownership for the remaining parcels.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend By-law 1271-2023 to extend the Part Lot Control Exemption for the lands municipally known as 276-294 Main Street for an additional three-year period from the date of the enactment of the By-law, substantially in accordance with the draft Part Lot Control Exemption By-law included as Attachment 2 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.
3. Prior to enactment of the Amending Part Lot Control Exemption By-law, City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor.
4. City Council authorize City staff to take necessary steps, including the execution of agreements and documents which set out the implementation of the Part Lot Control Exemption By-law, to give effect to the above-noted recommendations.

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

The site was previously subject to a Zoning By-law Amendment application (17 190765 STE 32 OZ) and a Site Plan Control application (17 190775 STE 32 SA) to permit a new 30-storey mixed used building. These applications were appealed to the Ontario Land Tribunal (OLT) and a settlement was reached between the City and the applicant. The OLT issued its final order to approve the amendments to Zoning By-law 438-86 and Zoning By-law 569-2013. The Request for Direction report regarding the settlement is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2019.TE3.9>.

The Part Lot Control Exemption application (23 133834 STE 19 PL) was submitted and deemed complete by the City on April 18, 2023. On December 15, 2023, City Council approved the Part Lot Control Exemption decision report, and the associated By-law was enacted. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE9.22>.

THE SITE AND SURROUNDING LANDS

Description

The property is located south of Danforth Avenue, on the west side of Main Street. The site is surrounded by a mix of low rise residential and mixed use developments. See Attachment 1 for the Location Map.

Surrounding Uses

North: low rise mixed use buildings, and TTC Line 2 Main Street Station.

South: low rise residential uses, the Hydro One Main Transformer Station, and Danforth GO Station.

East: Main Square and high rise residential apartment buildings.

West: low rise residential uses.

THE APPLICATION

Description

The property is located south of Danforth Avenue, on the west side of Main Street. The current proposal divides the property into four stratified parcels to allow for transfer of

ownership. The four stratified parcels on the property consist of the residential condominium, parking, office, and retail uses. Residential condominiums are on all levels of the development. Parking is on the two levels of underground, as well as the ground floor. Office and retail uses are found on the ground level. Office, retail, and commercial parking uses will be retained by the developer as freehold parcels to transfer ownership separately.

The retail lands are proposed to be subject to easements for access regarding construction, maintenance, and at-grade exterior walkways in favour of the office and commercial parking lands. The office lands are proposed to be subject to easements for access regarding construction, maintenance, and at-grade exterior walkways in favour of the retail and commercial parking lands. The commercial parking lands are proposed to be subject to easements for access regarding construction, maintenance, and the at-grade exterior walkway and lobby, in favour of the retail and office lands.

See Attachment 1 to this report for a map of the location of the lands. See Attachment 3 to this report for illustrations of the Part-Lot Control Exemption Plan.

Reasons for Application

The applicant is requesting an extension to the Part Lot Control Exemption By-law 1271-2023, as it will expire on December 15, 2025. Currently, the ownership for Parts 1 and 11-18 have been transferred, with Parts 2-10 remaining under ownership of the applicant. As a result of amending By-law 1271-2023 and extending the expiry date, the Part Lot Control Exemption will provide the applicant with additional time to find tenants for the remaining parcels, and transfer ownership of the parcels.

See Attachment 3 to this report for illustrations of the Part Lot Control Exemption Plans.

COMMENTS

Land Division

Section 50(7) of the Planning Act authorizes City Council to adopt a by-law exempting lands within a registered plan of subdivision from Part Lot Control. The subject lands are within a registered plan of subdivision. Section 50(7.4) of the Planning Act authorizes City Council to amend a Part Lot Control Exemption by-law to extend the time period specified for the exemption at any time prior to the expiration of the by-law.

Part Lot Control Exemption By-law 1271-2023 is set to expire on December 15, 2025, two years from the date of its enactment. The extension to Part Lot Control Exemption By-law 1271-2023 will add three years to this timeframe, with a new expiry date of December 15, 2028.

Conclusion

Staff consider the request for the extension of the Part Lot Control Exemption appropriate for the orderly development of the land. Staff recommend that Council

extend the term of the Part Lot Control Exemption By-law for an additional three-year period.

CONTACT

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camryn.chin@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Carly R', followed by a long horizontal flourish.

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

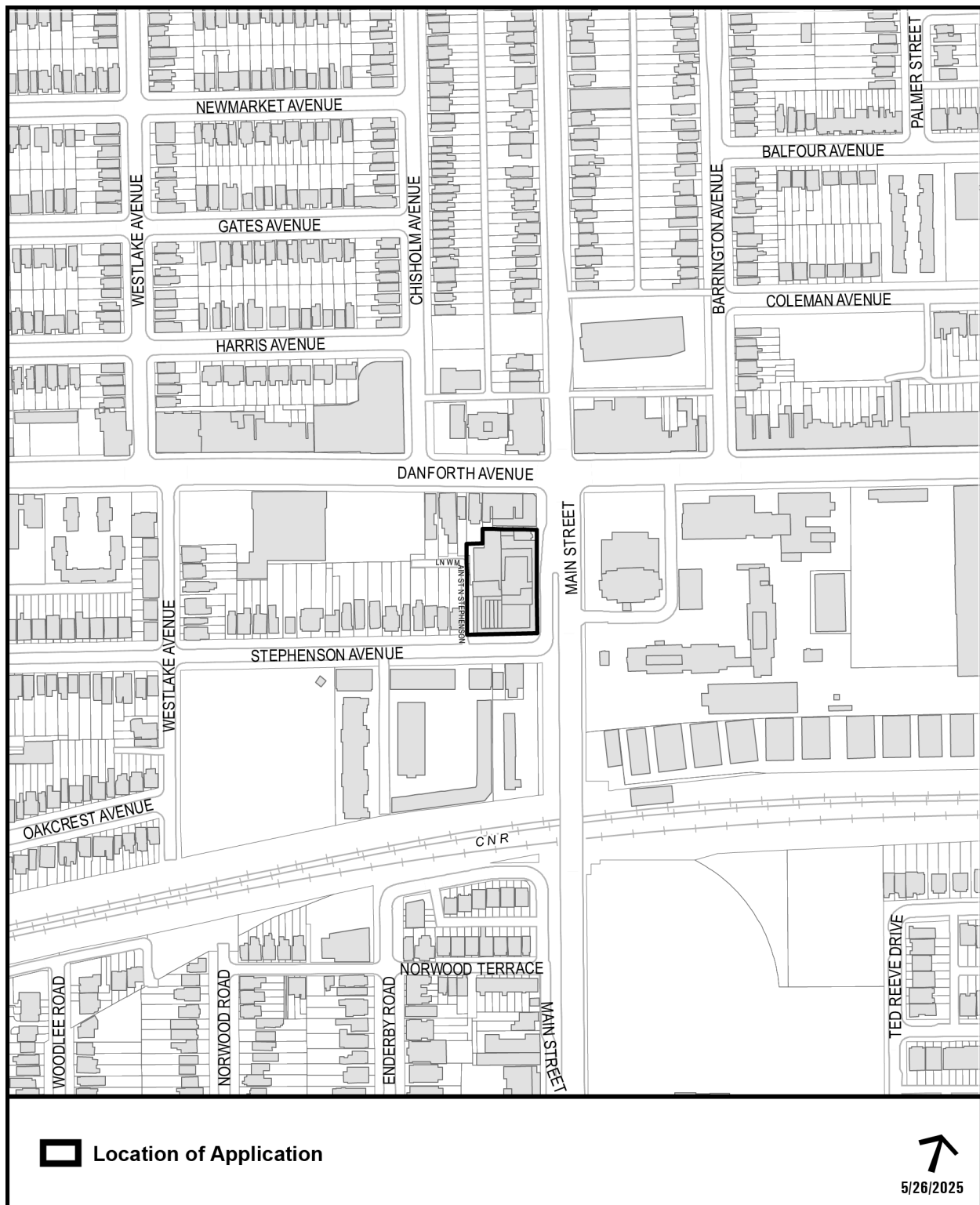
Attachment 1: Location Map

Attachment 2: Draft Part Lot Control Exemption By-law and Schedule "A"

Applicant Submitted Drawings

Attachment 3: Part Lot Control Exemption Plans

Attachment 1: Location Map



Attachment 2: Draft Part Lot Control Exemption By-law and Schedule "A"

Authority: Toronto and East York Community Council Community Council Item No. _____, as adopted by City of Toronto Council on _____, 2025.

CITY OF TORONTO

Bill _____

By-law _____-2025

To amend By-law 1271-2023 to extend the expiration of part lot control exemption for the lands municipally known as 276-294 Main Street; and,

Whereas City Council enacted By-law 1271-2023 on December 15, 2023 to exempt lands municipally known as 276-294 Main Street from Part Lot Control with an expiry of December 15, 2023; and,

Whereas authority is given to Council by subsection 50(7.4) and 50(7.5) of the Planning Act, R.S.O.1990, c. P.13, as amended, to pass this By-law;

The Council of the City of Toronto hereby enacts as follows:

1. Section 2 of By-law 1271-2023 is deleted and replaced with the following:

This By-law expires five (5) years from the date of its enactment by Council.

2. Schedule A to By-law 1271-2023 is deleted and replaced with Schedule A attached hereto.

Enacted and passed on, _____, 2025.

Frances Nunziata, John Elvidge
Speaker City Clerk

(Seal of the City)

Schedule "A"**Municipal Address:**

276-294 Main Street

Legal Description:

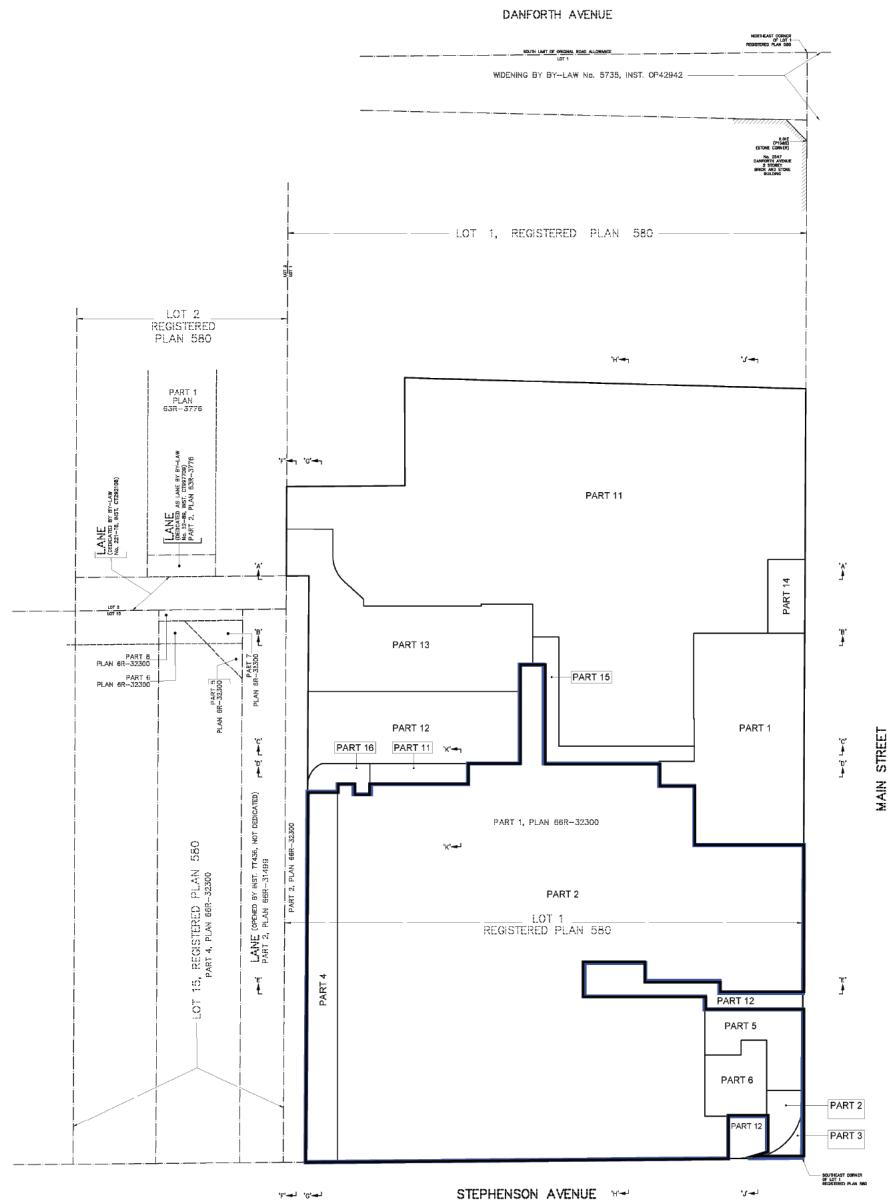
PIN 21014-1216

PART OF LOT 1, REGISTERED PLAN 580, BEING PARTS 2, 3 AND 5 ON
REGISTERED PLAN 66R-33698, CITY OF TORONTO

PIN 21014-1217

PART OF LOT 1, REGISTERED PLAN 580, BEING PARTS 4, 6, 8, 9 AND 10 ON
REGISTERED PLAN 66R-33698, CITY OF TORONTO

Attachment 3: Part Lot Control Exemption Plans



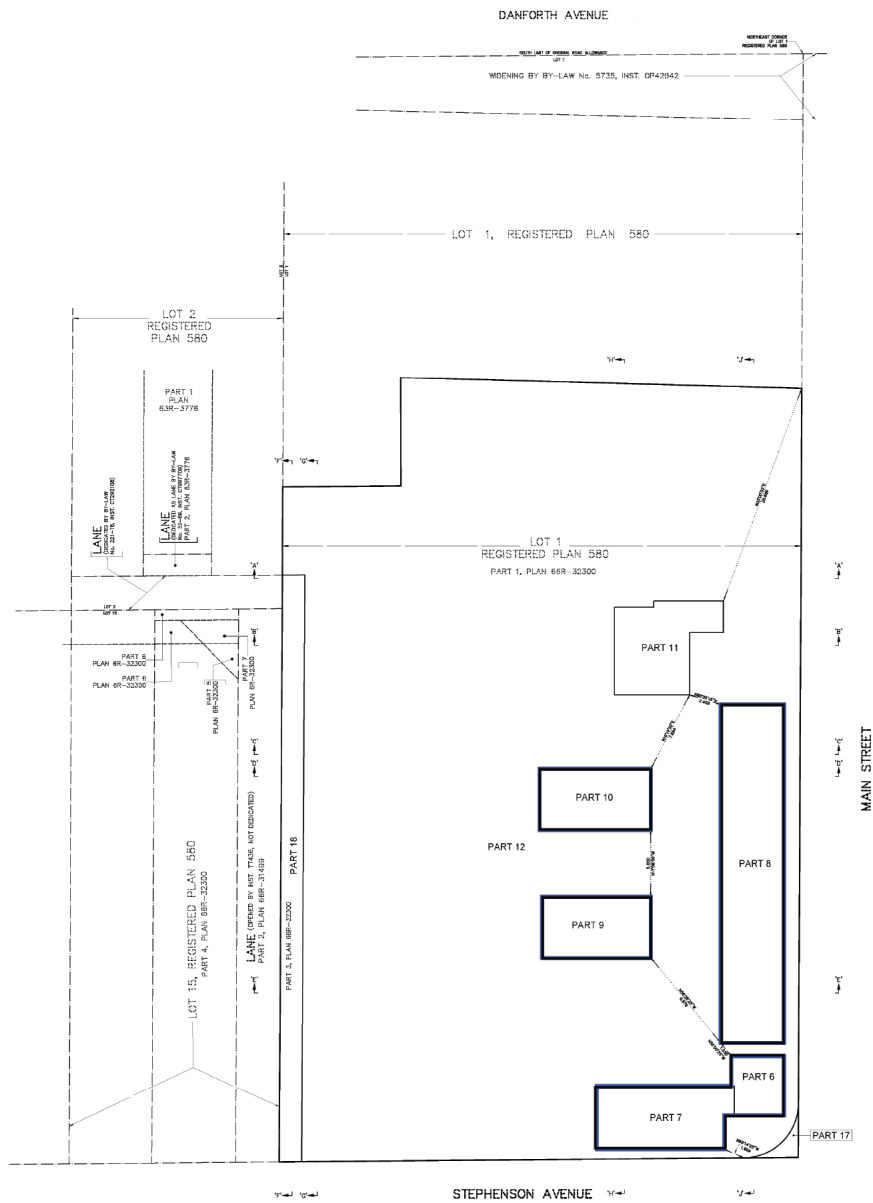
Part Lot Control 1
Applicant's Submitted Drawing

☐ Lands Subject to Part Lot Control

276-294 Main Street
File # 23 133834 STE 19 PL



Not to Scale
06/03/2025



Part Lot Control 2

Applicant's Submitted Drawing

☐ Lands Subject to Part Lot Control

276-294 Main Street
File # 23 133834 STE 19 PL



Not to Scale
06/03/2025

