

206 Russell Hill Road – Part Lot Control Exemption Application – Decision Report – Approval

Date: May 11, 2026

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 26 122516 STE 12 PL

Related Planning Application Number: 26 122518 STE 12 CD

SUMMARY

This Report recommends approval of the application to exempt the lands from the Part Lot Control provisions of the Planning Act at 206 Russell Hill Road. This application facilitates the creation of four residential lots at 206 Russell Hill Road.

The four lots will be Parcels of Tied Land (POTLs) associated with a Common Elements Condominium, which includes a below-grade parking garage, access stairwells, and servicing elements. The lifting of Part Lot Control is appropriate for the orderly development of these lands.

RECOMMENDATIONS

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

1. City Council enact a Part Lot Control Exemption By-law for the lands municipally known as 206 Russell Hill Road substantially in accordance with the draft Part Lot Control Exemption By-law included as Attachment 4, and as generally illustrated on the Part Lot Control Exemption Plan on Attachment 3, to be prepared to the satisfaction of the City Solicitor and to expire three (3) years following enactment by City Council.
2. Prior to the introduction of the Part Lot Control Exemption By-law, City Council require the owner to:

- a. provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor; and
 - b. register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to transfer or charge any part of the subject lands described in Schedule “A” to this Report, without prior written consent of the Executive Director, Development Review or their designate to the satisfaction of the City Solicitor.
3. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from all or any portion of the lands in the City Solicitor's sole discretion after consulting with the Executive Director, Development Review at such time as confirmation is received that a plan of condominium has been registered or upon expiry or repeal of the Part Lot Control Exemption By-law.
4. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.
5. City Council authorize the City Solicitor to repeal or amend the Part Lot Control Exemption By-law to delete part of the lands described in the bylaw, if the City Solicitor determines, in her sole discretion after consulting with the Executive Director, Development Review, that it is necessary prior to releasing or partially releasing the Section 118 Restriction from title.
6. 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.

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 subject to a Zoning By-law amendment application (18 161483 STE 22 OZ) to permit a four-unit, 3-storey townhouse building with 8 parking spaces located within a below-grade garage. The application was declared complete on May 18, 2018. The application was appealed to the Ontario Land Tribunal (OLT) due to lack of decision on September 9, 2019. The application was approved by

the OLT via settlement in their final order dated August 8, 2022 (Case Number OLT-22-002927).

The decision of City Council on the Preliminary Report is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2019.TE3.68>

The decision of City Council on the Request for Directions Report is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.TE14.12>

The decision of City Council on the Request for Directions Regarding Local Planning Appeal Tribunal Hearing is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.DM32.1>

THE APPLICATION

Description

The proposal will result in the creation of four conveyable lots, containing one townhouse unit per lot, which will become the Parcels of Tied Land (POTLs) to a Common Elements Condominium.

The Common Elements Condominium will consist of a shared driveway, parking and walkway.

Additional Information

See the Attachments of this Report for the Application Data Sheet and Location Map (Attachments 1 and 2). Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre.

Reasons for Application

A Part Lot Control Exemption application is required to lift Part Lot Control on the subject lands within a Plan of Subdivision from Part Lot Control, which would facilitate orderly development of these lands.

Agency Circulation Outcomes

The application together with the applicable documentation submitted, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and drafting the Part Lot Control Exemption By-law.

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.

Official Plan

The Official Plan Urban Structure Map 2 and designates the subject site as *Neighbourhoods*. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The subject site is zoned RT (f15.0; d0.35) (x355) under Zoning By-law 569-2013. The site specific Zoning By-law was enacted by the Ontario Land Tribunal in their final order dated August 8, 2022 (Case Number OLT-22-002927). The Residential Townhouse zoning category permits detached houses, semi-detached houses, townhouses, duplexes, triplexes and fourplexes.

Plan of Subdivision

The subject site forms part of a registered Plan 364E which was registered on December 30, 1908. The Executive Director, Development Review has delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended.

Site Plan Control

The development has received Site Plan Control approval through the Ontario Land Tribunal in their Final Order issued on May 9, 2025 (OLT Case No: OLT-22-002928).

Condominium

A common elements condominium application was submitted on March 11, 2026, and is being reviewed concurrently with the Part Lot Control Exemption application. The Executive Director, Development Review has delegated authority for Plans of Condominium under Section 415-17 of the Toronto Municipal Code, as amended.

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).

Land Division

The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly development of the lands and will facilitate the development. The proposal has been reviewed against the policies of the PPS (2024) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024), and conforms with the Official Plan.

Section 50(7) of the Planning Act, R.S.O. 1990, as amended, 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 364E.

To ensure that the Part Lot Control Exemption does not remain open indefinitely, it is recommended that the By-law contain an expiration date. In this case, the By-law should expire three (3) years following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

Prior to enactment of the Part Lot Control Exemption By-law, staff recommends the owner register a Section 118 Restriction under the Land Titles Act. The restriction requires the owner to agree not to convey or mortgage any part of the lands without the prior written consent of the Executive Director, Development Review. This enables the City to ensure that the Part Lot Control exemption is not unlimited and that appropriate mechanisms are secured to support the development as described in this Report. The Section 118 Restriction is also used to prevent the conveyance of the future Parcel of Tied Lands, and the parcels intended for the residential units, until the common elements condominium is registered.

CONTACT

Jason Tsang, Senior Planner, Community Planning, Tel. No. 416-392-4237, E-mail: Jason.Tsang@toronto.ca

SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Draft Part Lot Control Exemption Plans
Attachment 4: Draft Part Lot Control Exemption By-law

Attachment 1: Application Data Sheet

Municipal Address: 206 RUSSELL HILL ROAD **Date Received:** February 27, 2026

Application Number: 26 122516 STE 12 PL

Application Type: Part Lot Control Exemption

Project Description: for 4 lots

Applicant	Agent	Architect	Owner
GOLDBERG GROUP			2515496 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RD(f15.0,d0.35)(x1247)	Heritage Designation:
Height Limit (m):	10	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,099 Frontage (m): 22 Depth (m): 53

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	223		483	483
Residential GFA (sq m):	700		1,664	1,664
Non-Residential GFA (sq m):				
Total GFA (sq m):	700		1,664	1,664
Height - Storeys:	3		3	3
Height - Metres:			14	14
Lot Coverage Ratio (%): 43.95		Floor Space Index:	1.51	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,664	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1		4	4
Condominium:				
Other:				
Total Units:	1		4	4

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					4
Total Units:					4

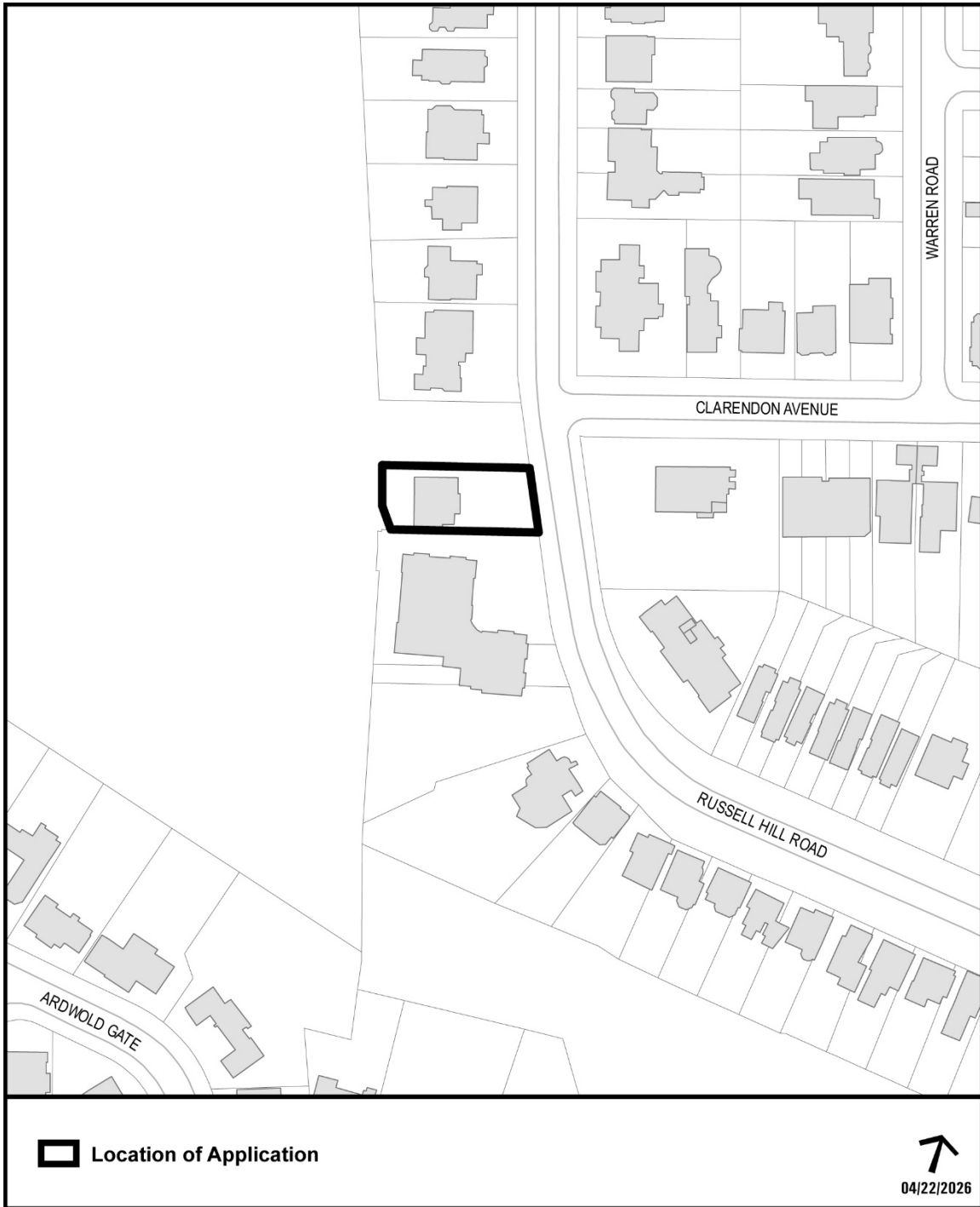
Parking and Loading

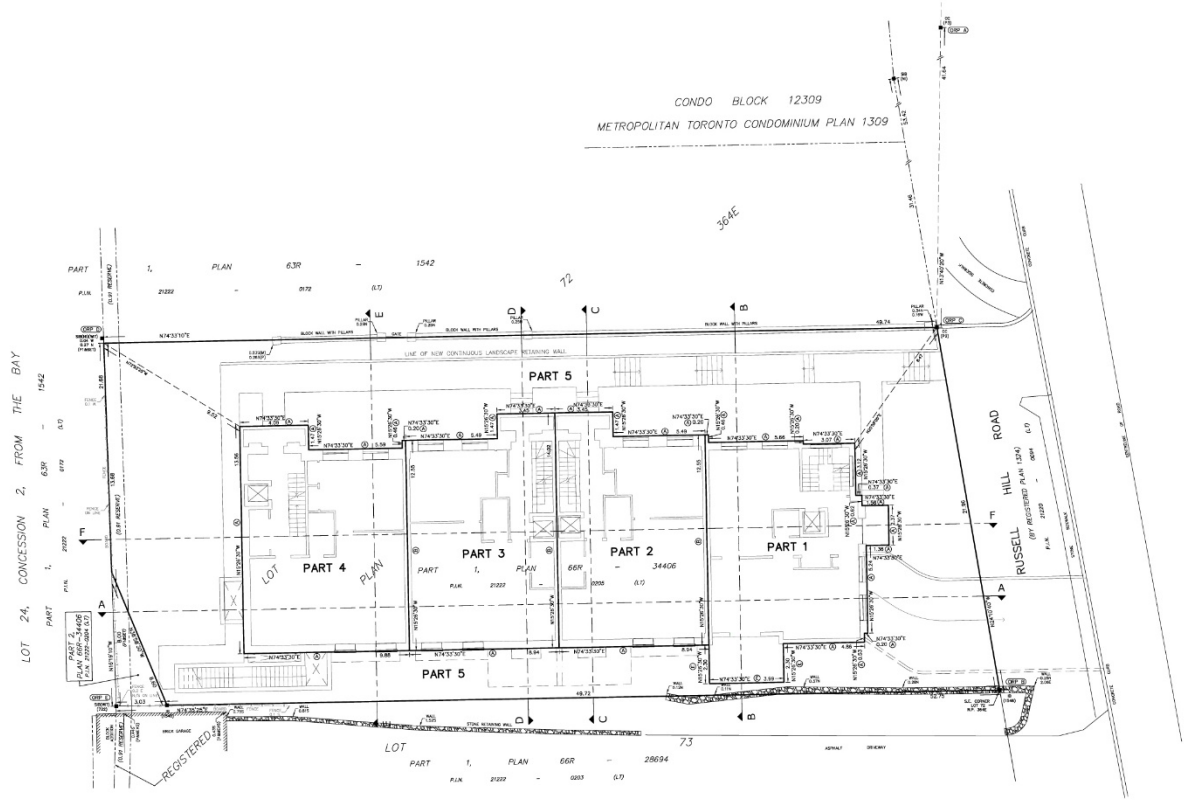
Parking Spaces: 8 Bicycle Parking Spaces: Loading Docks:

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Jason.Tsang@toronto.ca

Attachment 2: Location Map

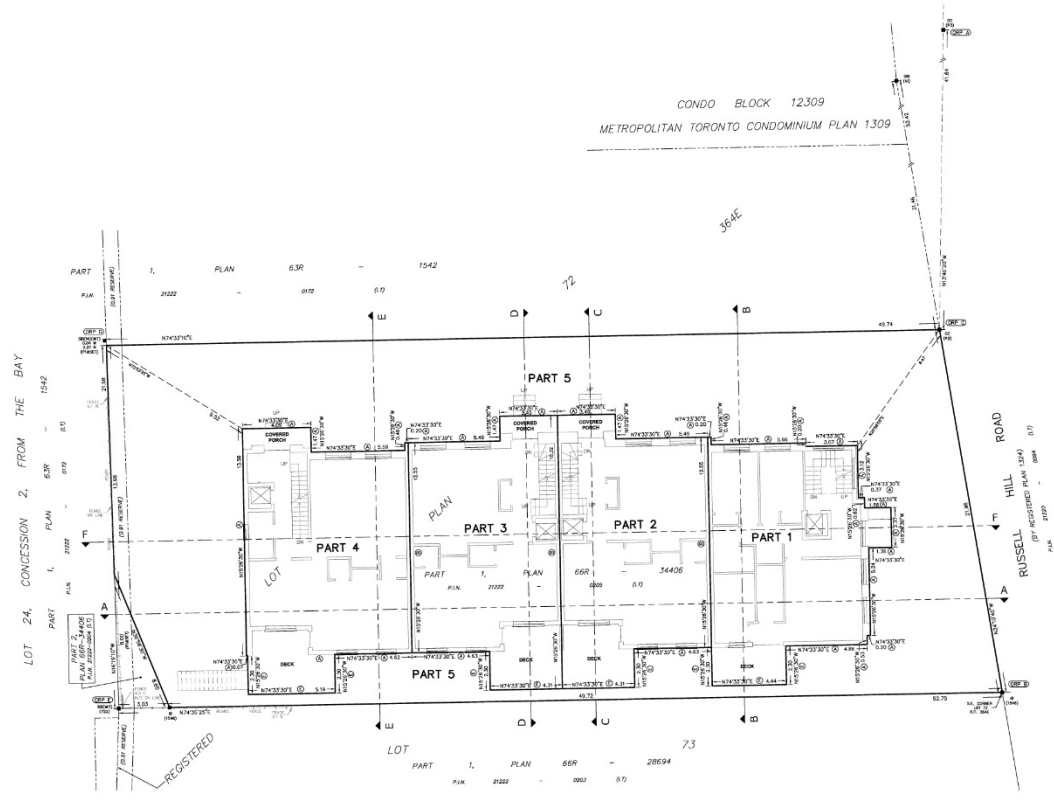




PLAN VIEW SHOWING CONFIGURATION OF PART LIMITS AT LEVEL 1 (BASEMENT FLOOR)

Part Lot Plan

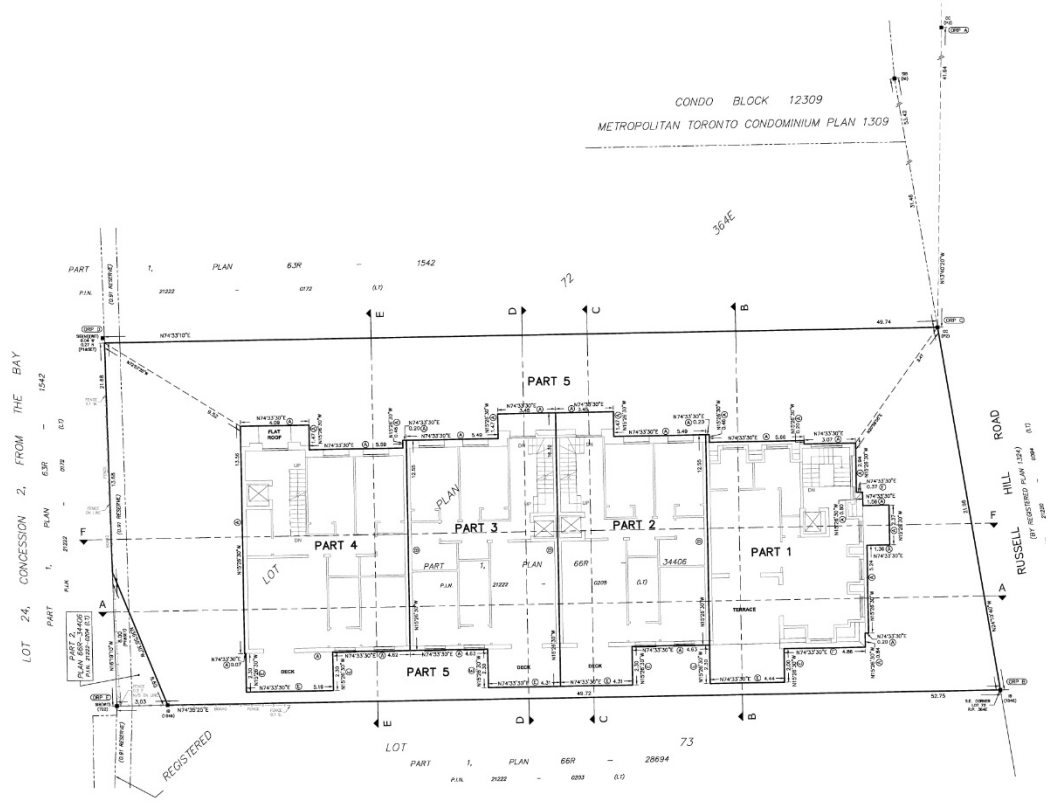




PLAN VIEW SHOWING CONFIGURATION OF PART LIMITS AT LEVEL 1 (MAIN FLOOR)

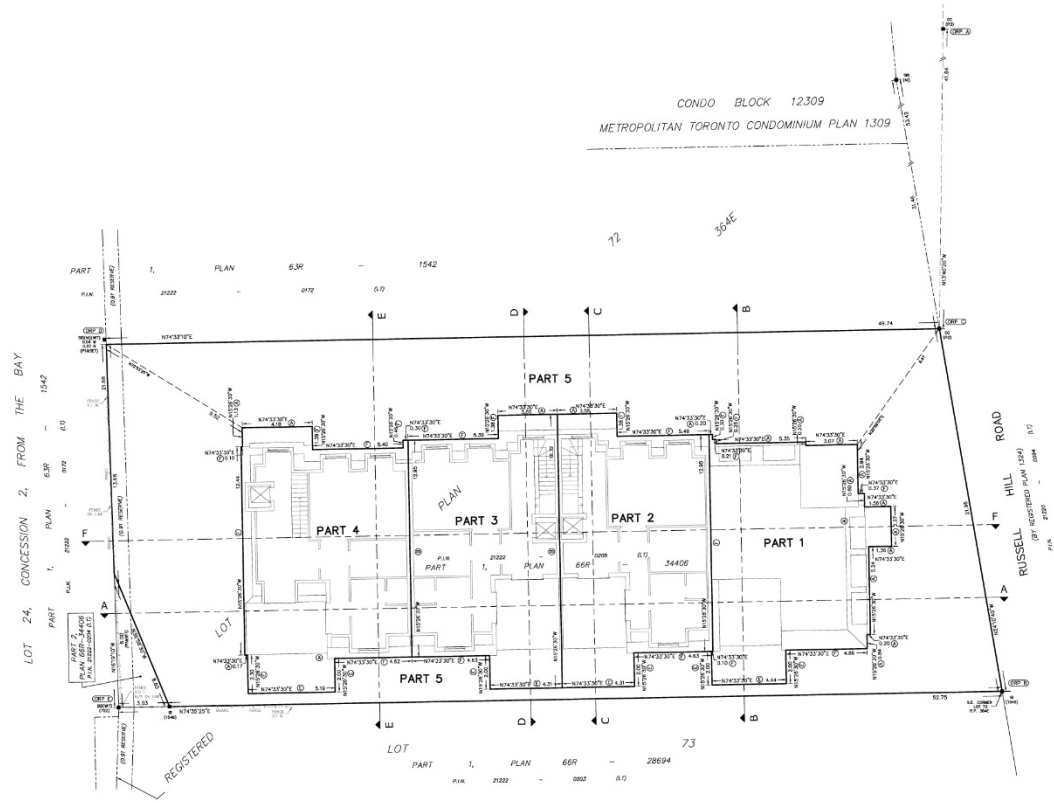
Part Lot Plan





Part Lot Plan





Part Lot Plan



Attachment 4: Draft Part Lot Control Exemption By-law

Authority: Toronto and East York Community Council Item ~ adopted by City of Toronto Council on ~, 2026

CITY OF TORONTO

BY-LAW No. ### - 2026

To exempt a portion of lands municipally known as 206 Russell Hill Road from Part-Lot Control.

Whereas authority is given to Council by Section 50(7.4) 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. Subsection 50(5) of the *Planning Act* does not apply to the lands described in the attached Schedule "A".
2. This By-law expires three years from the date of its enactment by Council.

Enacted and passed on July ~, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule "A"

Municipal Address

206 Russell Hill Road

Legal Description

Part 1 of Plan 66R-34406