

December 3, 2025

Our File No.: 210406

Delivered Via Email

North York Community Council
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Matthew Green, Secretariat

Dear Sirs/Mesdames:

**Re: Item NY28.14 – 36-40 Avondale Avenue
Official Plan Amendment and Zoning By-law Amendment – Decision Report -
Refusal**

We are solicitors for the owners of the properties known municipally in the City of Toronto (the “**City**”) as 48, 50, 56, 58 and 60 Avondale Avenue, 17 and 19 Bales Avenue, 25, 35, 37, 39, 41,43, 45, 51, 53, 55, 57, 61 and 63 Glendora Avenue (the “**Client Property**”).¹

We are writing on behalf of our clients to express concerns in respect of the official plan amendment and zoning by-law amendment applications (the “**Applications**”) filed in respect of the properties known municipally in the City as 36-40 Avondale Avenue (the “**Application Property**”). Our client is in support of the recommendation in the staff report dated November 19, 2025 to refuse the Applications.

As background, in a decision issued on September, 2023, the Ontario Land Tribunal approved, in principle, the a settlement with the City to enable the redevelopment of the Client Property with three towers having heights of 29-storeys, 39-storeys and 45-storeys. The settlement included achievement of appropriate base building and tower setbacks in accordance with applicable built form policies and urban design guidelines.

The Client Property is located immediately north of the Application Property and approximately fifty (50) feet to the east of the Application Property. Unlike the Client Property, which has a site area of 0.86 hectares, the Application Property has a site area of 0.13 hectares and may not have a sufficient site area to accommodate a tall building. This is reflected in the deficient setbacks

¹ 1350728 Ontario Limited, 2017253 Ontario Inc., Avon Glen Limited Partnership, GlenO Ltd., Matthew Wilfred Turner, O Dev Inc., and Sarah Melady Oulahen Turner.

proposed by the Applications for both the proposed base building and tower element. In particular, the Applications appear to rely on the tower setbacks for the approved redevelopment of the Client Property to justify reduced tower setbacks on the Application Property and exporting the proposal's tower setback onto the Application Property in a negative manner. This approach is not only inconsistent with applicable built form policies and applicable urban design guidelines but also compromises any ability of our client to reduce its own tower setbacks in the future should such an approach be warranted. As noted in the staff report, the setbacks, stepbacks, base building heights and separate distances all remain significant issues to be addressed.

Please ensure that we receive notice of any City Council decision regarding the Applications. Our client will likely seek party status in the event that the applicant appeals the Applications to the Ontario Land Tribunal.

Yours truly,

Goodmans LLP



David Bronskill
DJB/

1392-3014-7354

From: [Bronskill, David](#)
To: [North York Community Council](#)
Subject: [External Sender] Item NY28.14 - 36-40 Avondale Avenue
Date: December 3, 2025 1:02:35 PM
Attachments: [Letter to NYCC re Adjacent Application \(Avondale\) - v1.pdf](#)

Good afternoon –

Please find attached correspondence in respect of the above-noted matter. We would appreciate it being included in the record before NYCC and City Council.

David.

David Bronskill
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***** Attention *****

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