



REPORT FOR ACTION WITH CONFIDENTIAL ATTACHMENT

2-20 Glazebrook Avenue and 391 Broadway Avenue – Ontario Land Tribunal – Request for Directions

Date: July 14, 2026

To: City Council

From: City Solicitor

Wards: Ward 15 - Don Valley West

REASON FOR CONFIDENTIAL INFORMATION

This report contains advice or communications that are subject to solicitor-client privilege.

SUMMARY

On April 19, 2024, the Ontario Land Tribunal (the "OLT") issued a decision in respect of a settlement of an appeal filed by Glaze Dev LP (the "Owner") from City Council's failure to make a decision on its application for a Zoning By-law Amendment for the lands municipally known as 2-20 Glazebrook Street and 391 Broadway Avenue (the "Site"). The OLT withheld its Final Order pending the Owner's satisfaction of various conditions. The OLT decision and Interim Order is attached as Public Attachment 1.

On February 3, 2025 the OLT issued a Final Order approving By-law 109-2025 with respect to the Site. The OLT's Final Order is attached as Public Attachment 2.

The City Solicitor is in receipt of communications that are subject to solicitor-client privilege and requires further directions.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the recommendations contained in Confidential Attachment 1 to this report from the City Solicitor.
2. City Council direct that the entirety of Confidential Attachment 1, Confidential Appendix "A", and Confidential Appendix "B" to this report from the City Solicitor are to

remain confidential at the discretion of the City Solicitor, as they contain advice or communications that are subject to solicitor-client privilege.

FINANCIAL IMPACT

There is no financial impact arising from the adoption of the Confidential Recommendations beyond what has already been approved in the current year's budget.

DECISION HISTORY

On July 14, 2022, an application to amend the Zoning By-law was submitted to permit a 34-storey (109.9 metres to top of roof) mixed-use building with 434 dwellings units and a total gross floor area of 29,600 square metres at 2-20 Glazebrook Avenue. On December 8, 2022, the Owner appealed the Zoning By-law Amendment application to the OLT due to Council not making a decision within the time frame prescribed in the *Planning Act* (the "Appeal").

On March 29, 30 and 31, 2023 City Council instructed City staff to attend the OLT in opposition to the Appeal for the lands at 2-20 Glazebrook Avenue. City Council's decision in respect of the Appeal Report (January 11, 2023) prepared by the Director Community Planning, North York District can be found at:

[Agenda Item History - 2023.NY3.3](#)

On February 6 and 7, 2024, City Council accepted a settlement offer from counsel to the Owner in respect of the Appeal. City Council's decision in respect of the Request for Directions Report (May 7, 2024) prepared by the City Solicitor can be found at:

[Agenda Item History - 2024.CC14.5](#)

On March 22, 2024, the OLT convened a public hearing in respect of the Appeal at which time the OLT considered a settlement proposal submitted by the parties. In addition to the City of Toronto and the Owner, two other entities held party status, being 1840 Bayview LP and the Broadway Area Residents Association. The OLT considered evidence filed on consent of all the parties in support of the settlement, which requested that the Appeal be allowed and that the OLT approve, in principle, a draft zoning by-law amendment which was presented in evidence at that time. The parties requested the OLT withhold issuing their Final Order on the Appeals pending the Owner's satisfaction of various conditions in accordance with the settlement offer accepted by City Council.

On April 19, 2024, the OLT issued its decision, allowing the Appeal in part, on an interim basis, and approving in principle the draft zoning by-law amendment. The OLT approved a 33-storey residential mixed-use building (inclusive of the 2-storey wrapped residential around the mechanical penthouse, 109.9 metres in total height), with an 8-storey podium, comprised of 428 residential dwelling units and 550 square metres of non-residential gross floor area. The OLT withheld its final order on the Appeal pending the Owner's satisfaction of various conditions.

A Final Order of the OLT was issued on February 5, 2025 and the OLT approved zoning by-law was assigned as By-law 109-2025(OLT).

The Owner subsequently applied to the Committee of Adjustment requesting variances from By-law 109-2025(OLT), to add an additional 4 storeys to the building, for a total height of 37 storeys, as well as proposing other built form changes and a reduction in the proposed retail space. Specifically, the variance application proposed changes to the building height, podium massing, stepbacks and lot coverage which result in an increase in gross floor area from 29,500 square metres to 31,967 square metres.

On February 5, 2026, the North York District Panel of the Committee of Adjustment approved the requested variances, with conditions. The decision of the Committee of Adjustment is attached as Public Attachment 3.

On March 25 and 26, 2026 City Council directed the City Solicitor to both appeal the Committee of Adjustment's Decision and attend before the Toronto Local Appeal Body to oppose the variance application. City Council's decision can be found at:

[Agenda Item History - 2026.MM39.44](#)

On April 30, 2026 the City withdrew its appeal and accordingly on May 5, 2026 the Toronto Local Appeal Body dismissed the appeal and confirmed the Committee of Adjustment's Decision as final and binding. The Toronto Local Appeal Body's Decision is attached as Public Attachment 4.

COMMENTS

The City Solicitor requires further instructions on this matter. This report contains advice or communications that are subject to solicitor-client privilege.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

1. Public Attachment 1 - April 19, 2024, OLT Decision and Interim Order
2. Public Attachment 2 - February 3, 2025, OLT Final Order
3. Public Attachment 3 - February 5, 2026, Committee of Adjustment Decision
4. Public Attachment 4 - May 5, 2026, Toronto Local Appeal Body Decision
5. Confidential Attachment 1 - Confidential Information
6. Confidential Appendix "A" - Confidential Information
7. Confidential Appendix "B" - Confidential Information