

Ontario Land Tribunal
Tribunal ontarien de
l'aménagement du
territoire



ISSUE DATE: February 03, 2025

CASE NO(S): OLT-22-004803

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant:	Glaze Dev LP
Subject:	Application to amend the Zoning By-law – Refusal or neglect to make a decision
Description:	To facilitate the development of a 34-storey mixed use building
Reference Number:	22 177066 NNY 15 OZ
Property Address:	2-20 Glazebrook Avenue
Municipality:	City of Toronto
OLT Case No.:	OLT-22-004803
OLT Lead Case No.:	OLT-22-004803
OLT Case Name:	Glaze Dev LP v. Toronto (City)

BEFORE:

	)	Monday, the 3 rd
STEVE DEBOER	)	
MEMBER	)	day of February, 2025

THIS MATTER, in respect of the lands in the City of Toronto at 2-20 Glazebrook Avenue and 391 Broadway Avenue (collectively, the “**Subject Property**”), having been heard at a public hearing on March 22, 2024, and the Ontario Land Tribunal (the “**Tribunal**”) having issued its interim decision on April 19, 2024 (the “**Decision**”) that the appeal under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13 (the “**Appeal**”) in Tribunal Case No. OLT-22-004803 is allowed in part, and approving the proposed zoning by-law amendment in principle;

AND THE TRIBUNAL having withheld its final order, pending the Tribunal being advised by the City Solicitor that such conditions have been fulfilled, including the receipt of the final form of the zoning by-law amendment in respect of the Subject Property;

AND THE TRIBUNAL now having received confirmation from the City of Toronto of the fulfillment of the conditions of the Decision, satisfactory to the City of Toronto, including confirmation of the final form of the zoning by-law amendment, attached hereto as Schedule “A”;

THEREFORE THE TRIBUNAL ORDERS that the Appeal is allowed in part, and that Zoning By-law No. 569-2013 of the City of Toronto, as amended, is hereby amended in the manner set out in Schedule "A" to this Order;

The Tribunal authorizes the municipal clerk to format the zoning by-law in Schedule "A" as may be necessary for record keeping purposes.

"Euken Lui"

EUKEN LUI
ACTING REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal.

Schedule “A”

CITY OF TORONTO

BY-LAW No. XXX-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 391 Broadway Avenue and 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 Glazebrook Avenue.

Whereas the Owner of the lands appealed a proposed zoning by-law amendment to the Ontario Land Tribunal pursuant to Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario land Tribunal, by its Decision issued on **XX** and the Ontario Land Tribunal Order issued on **XX** in Case OLT-22-004803, determined to amend City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands known municipally as 391 Broadway Avenue and 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 Glazebrook Avenue.

The Ontario Land Tribunal Orders:

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 No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 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 CR 1.5 (c1.0; r1.0) SS2 and RD (f9.0; a275) to CR **1070** and O, as shown on Diagram 1 attached to this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and label of HT 10.5 m; ST 3 to the heights shown on Diagram 3 attached to this By-law
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Numbers so 1070 so that it reads:

(214) Exception CR 1070

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 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 Glazebrook Avenue, as shown on Diagram 1 of By-law **[Clerks to insert by-law ##]**, if the requirements of By-law **[Clerks to insert By-law ##]** are complied with, a **mixed use building or structure** may be constructed, used or enlarged in compliance with Sections (B) to (S) below;

- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between Canadian Geodetic Datum elevation of 156.00 metres and the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(7), a mezzanine does not constitute a storey;
- (D) Despite regulation 40.10.40.10(2), the permitted maximum height of any **building** or **structure**, is the height in metres specified by the number following the HT symbol as shown on Diagram 3 of By-law [Clerks to supply bylaw ##];
- (E) Despite regulations 40.5.40.10(3), (4), (6), (7) and (8), and (D) above, the following elements of a **building** may project above the permitted maximum height in Diagram 3 of By-law [Clerks to supply by-law ##]:
- (i) elevator/stair overruns, access ladder hand railings lightning rods, window washing equipment, satellite dishes, mechanical screens, pipes, vents, landscape and ornamental features, trellises, cabanas, light fixtures, antennae, flagpoles, associated mechanical equipment overruns, and garbage chute overruns, chillers, coolers, generators and other similar forms of outdoor mechanical equipment, necessary for the functional operation of the building by no more than 6.5 metres beyond the heights shown on Diagram 3;
 - (ii) Screens, barriers, and other architectural features associated with (E)(i) above to a maximum of 6.5 metres;
 - (iii) wind mitigation, vents, roof access, solar panels, mechanical exhausts, flues, fans, and chimneys on the rooftop may project above the height limits by no more than 3.0 metres;
 - (iv) terrace and balcony dividers/privacy screens may project above the height limits by no more than 2.0 metres; and,
 - (v) guardrails, railings, masonry pilasters, wheelchair ramps, roofing assembly and drainage, elements of green roof, parapets, cornices, balustrades and bollards may project above the height limits by no more than 1.8 metres;
 - (vi) Access ladders and railings may exceed the heights of the elements in (E) (i) through (vi) or the heights shown in Diagram 3 by an additional 1.2 metres;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of the **mixed use building** is 29,500 square metres of which:
- (i) A maximum of 28,950 square metres of **gross floor area** may be used for residential uses; and,

- (ii) A minimum of 550 square metres of **gross floor area** may be used for non-residential uses;
- (G) Despite regulation 40.10.30.40(1), the maximum permitted **lot coverage** is 85%.
- (H) Despite regulation 40.10.40.1(1), residential **amenity space**, residential **dwelling units** and **bicycle parking spaces** may be located on the same **storey** as non-residential use portions of a **mixed use building**;
- (I) Despite regulations 40.10.40.1(2)(A) and (B), the floor level of the first **storey** is not required to be within 0.2 metres of the ground measured at the **lot** line abutting the **street** directly opposite each pedestrian **entrance** and is not required to be level with the public sidewalk;
- (J) Despite regulation 40.10.40.50(1), the following shall apply:
- (i) at least 1.65 square metres for each **dwelling unit** of indoor **amenity space** and at least 0.68 square metres for each **dwelling unit** of outdoor **amenity space**;
 - (ii) no minimum amount of outdoor **amenity space** is required to be in a location adjoining or directly accessible to indoor **amenity space**; and,
 - (iii) no more than 30% of the outdoor component may be **green roof**.
- (K) Despite regulations 40.5.40.70, 40.10.40.70(2) and (4), the required minimum building **setbacks** for a **building** or **structure** are shown on Diagram 3 of By-law [Clerks to supply bylaw ##]
- (L) Despite regulations 40.10.40.60(1) to (9) and regulation (K) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law [Clerks to supply by-law ##]:
- (i) pilasters, vertical and horizontal architectural banding, including **building**-related materials interior to the banding, may encroach by a maximum of 0.2 metres;
 - (ii) balconies may encroach by maximum of 2.0 metres, except as follows:
 - a. within the Balcony Restriction Zone shown on Diagram 4 between a height of 30.7 metres and 109.9 metres measured.
 - b. At the first storey of the **building** where a **main wall** is parallel to the Glazebrook Avenue **lot line**.
 - (iii) canopies, window washing equipment, satellite dishes, cornices, eaves, window sills, light fixtures/features, railings, and antennae may encroach by a maximum of 0.6 metres;

City of Toronto By-law No. 2024

- (iv) trellises, guardrails, balustrades, awnings, and vents may encroach by a maximum of 1.5 metres;
 - (v) architectural cladding or similar architectural features may encroach by a maximum of 0.3 metres;
 - (vi) screens, architectural features, architectural balcony details, and landscape and ornamental elements, may encroach by a maximum of 2.0 metres; and,
 - (vii) terraces and decks, and associated privacy screen or architectural features, are permitted above rooftop areas and may project or encroach up to the extent of the storey below.
- (M) Despite regulations 40.10.50.10(1), (2) and (3), a fence for **lots** abutting the residential zone category, and a 1.5 metre landscape strip abutting lots in the residential zone category shall not apply.
- (N) Despite clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
- (i) a minimum of zero (0) residential occupant **parking spaces** for each **dwelling unit** and up to the maximum rates provided in **Table 200.5.10.1**, and must be provided for the exclusive use of residents of the **mixed use building**; and,
 - (ii) a minimum of 0.03 residential occupant **parking spaces** for each **dwelling unit** are required for the exclusive use of residential visitors in the **mixed use building**; and,
 - (iii) A minimum of zero (0) parking spaces for **non-residential uses** up to the maximum rates provided in **Table 200.5.10.1**.
- (O) Despite regulation 200.15.1 (4), accessible **parking spaces** must be provided and maintained within at least 25 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (P) Despite regulation 220.5.10.1(2), one (1) Type “C” and one (1) Type “G” loading space must be provided on the **lot**.
- (Q) Despite regulation 230.5.1.10(9)(A), relating to long-term **bicycle parking space** locational requirements shall not apply
- (R) Despite regulation 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located in a secured room or an unsecured room.

City of Toronto By-law No. 2024

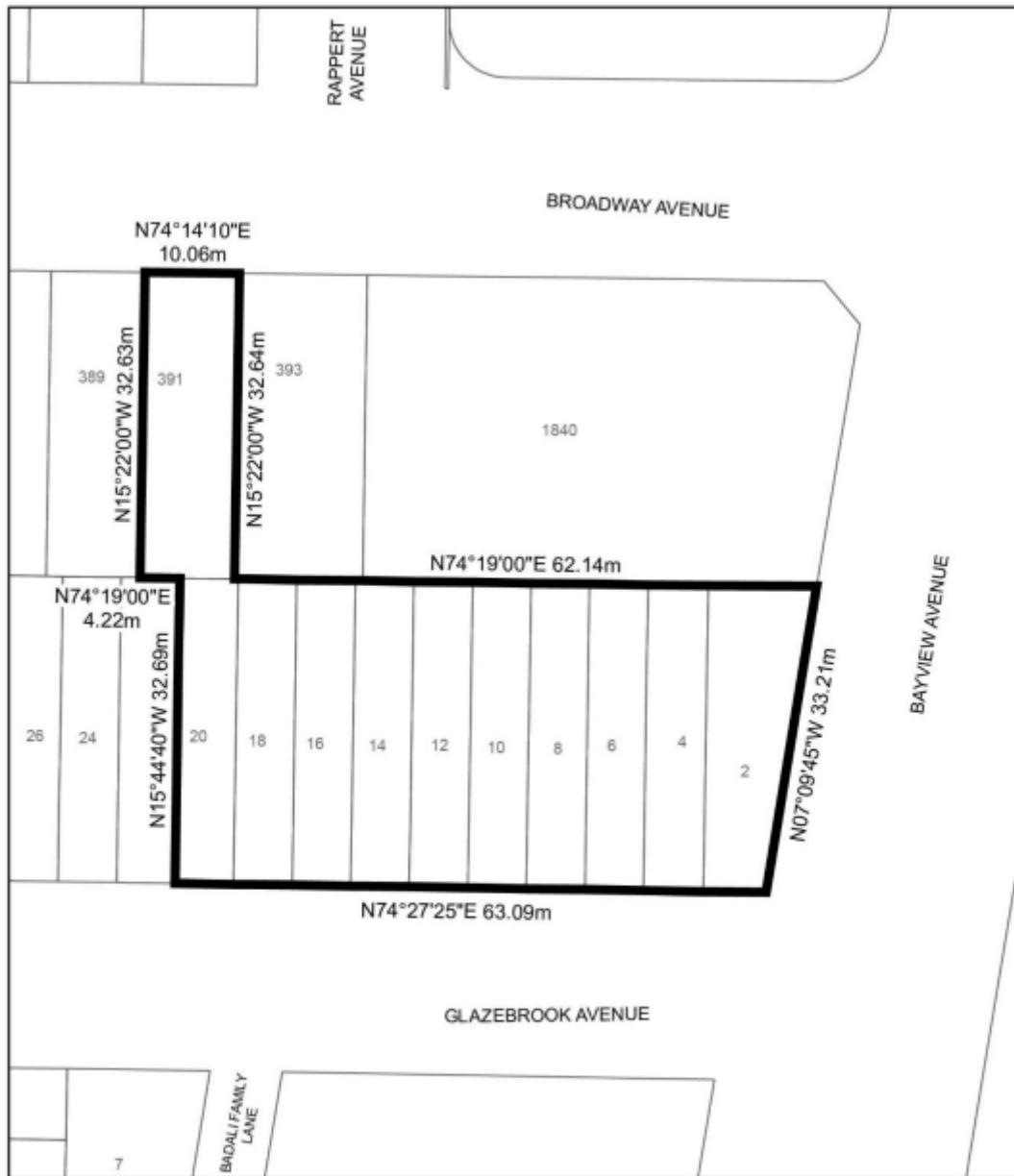
(S) For the purposes of this By-law, a green roof may exceed a maximum of 30%.

Prevailing By-laws and Prevailing Sections: (None apply)

6. Notwithstanding any severance, partition or division of the lands, the provisions of this By-law shall apply to the whole of the lands, if no severance, partition or division had occurred.

Ontario Land Tribunal Decision issued on XX, 2024 and Ontario Land Tribunal Order issued on XX, 2024

City of Toronto By-law No. 2024



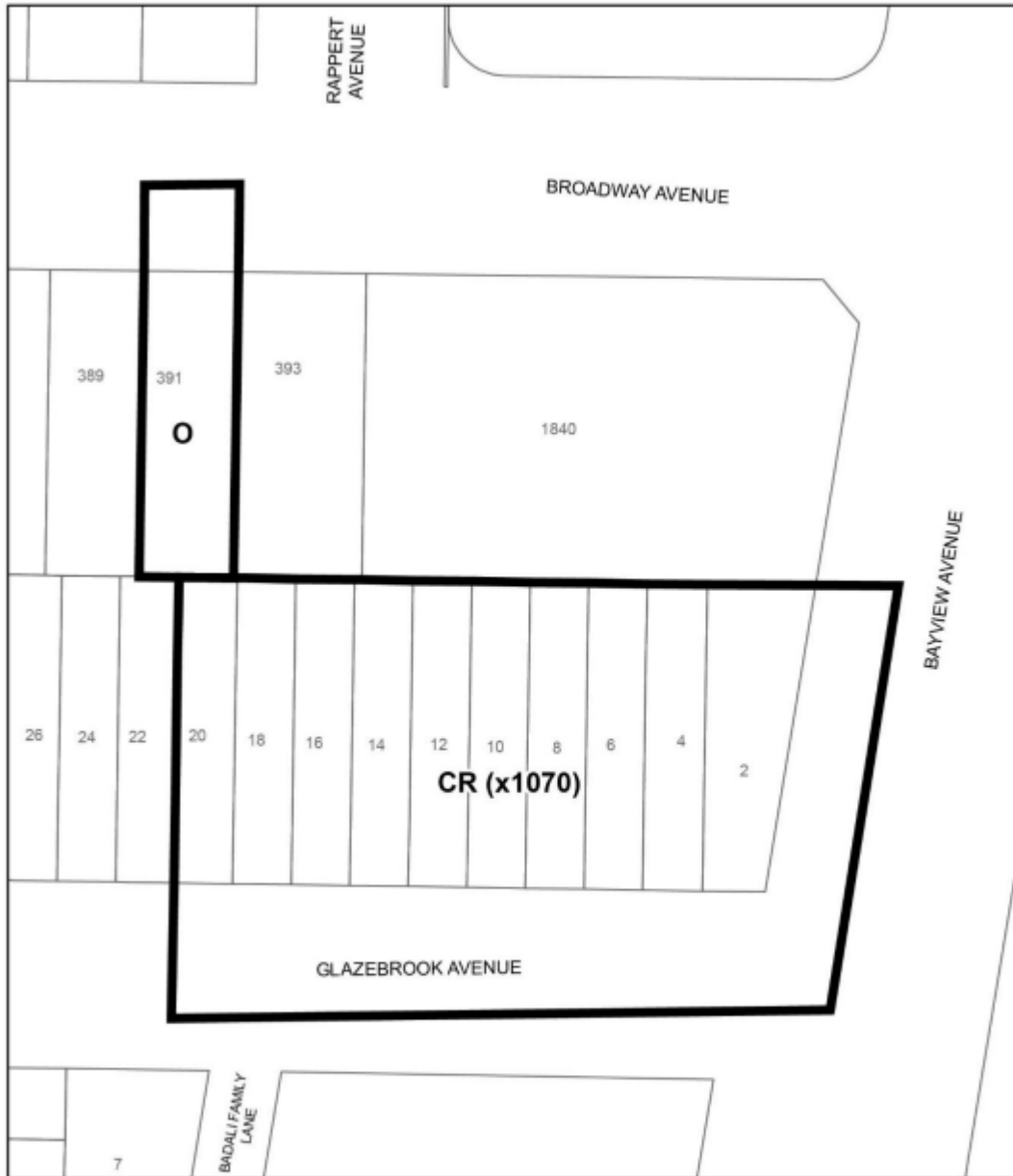
 **TORONTO**
Diagram 1

2-20 Glazebrook Avenue & 391 Broadway Avenue

File # 22 177066 NNY 15 02


City of Toronto By-law 569-2013
Not to Scale
01/13/2025

City of Toronto By-law No. 2024



 **Toronto**
Diagram 2

2-20 Glazebrook Avenue & 391 Broadway Avenue

File # 22 177066 NNY 15 OZ


City of Toronto By-law 569-2013
Not to Scale
01/15/2025



File #

-  Area affected by this by-law
 Parkland
 0.40 metre Widening
 Balcony Restriction Zone

City of Toronto By-law 569-2013
Not to Scale



