



Allyson Power
Director of Policy and Secretary-Treasurer
Committee of Adjustment
Development Review Division

Sai-Man Lam
Manager and Deputy Secretary-Treasurer

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Thursday, February 5, 2026

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number: A0447/25NY
Property Address: 2-20 GLAZEBROOK AVE & 391 BROADWAY AVE
Legal Description: PLAN M374 PT LOT 131 RP 66R17643 PART 21
Agent: GLAZE DEV LP
Owner(s): GLAZE DEV GP INC. GLAZE DEV LP
Zoning: CR 1070 and O [ZZC]
Ward: Don Valley West (15)
Community: North York
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, February 5, 2026, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the development standards (as approved by Site-Specific Zoning By-law No. 109-2025(OLT)) to permit the proposed 37-storey mixed use building with 489 residential units and ground floor retail space. The related Site Plan application (File No. 22 177065 NNY 15 SA) is currently under review.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1.Chapter 900.11.10 (1070), By-law 569-2013 and 5.(G) By-law 109-2025 (OLT)

The maximum permitted lot coverage is 85 % of the lot area: (1815.03 m²).

The proposed lot coverage is 92.0 % of the lot area: (1964.50 m²).

2.Chapter 40.10.40.10(7)(A), By-law 569-2013

The maximum permitted number of storeys in a building on a lot in the CR zone is the numerical value following the letters "ST" on the Height Overlay Map, is 3.

The proposed height is in conjunction with Revised Diagram 3 of By-law 109-2025(OLT).

3.Chapter 900.11.10 (1070), By-law 569-2013 & 5.(F), By-law 109-2025(OLT)

The maximum permitted gross floor area is 29500 m² of which a maximum of 28,950 m² of gross floor area may be used for residential uses and a minimum of 550 m² is required for non-residential uses.

The proposed gross floor area is 31245.0 m², of which 30900.0 m² is to be used for residential use and a minimum of 345 m² for non-residential uses.

4.Chapter 900.11.10 (1070), By-law 569-2013 & 5.(L), By-law 109-2025(OLT)

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 109-2025(OLT).

In this case, the following may encroach into the required minimum building setbacks as shown on Revised Diagram 3:

- (i) pilasters, vertical and horizontal architectural banding, including building related materials interior to the banding, by a maximum of 0.2 m.
- (ii) balconies may encroach by maximum of 2.0 metres, except as follows:
 - a. within the Balcony Restriction Zone shown on Revised Diagram 3 between a height of 34.8 m and 126.4 m measured
 - b. at the first storey of the building where a main wall is parallel to the Glazebrook Avenue lot line.
- (iii) window washing equipment, satellite dishes, cornices, eaves, window sills, light fixtures/features, railings, and antennae by a maximum of 0.6 m
- (iv) trellises, guardrails, balustrades, awnings, and vents by a maximum of 1.5 m
- (v) architectural cladding or similar architectural features by a maximum of 0.3 m
- (vi) canopies, screens, architectural features, architectural balcony details, and landscape and ornamental elements, by a maximum of 2.0m
- (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.

5.Chapter 900.11.10 (1070), By-law 569-2013 & 5.(K), By-law 109-2025(OLT)

The minimum required building setbacks for a building or structure are shown on Diagram 3 of By-law 109-2025(OLT).

The proposed setbacks are as per Revised Diagram 3 of By-law 109-2025(OLT).

6.Chapter 900.11.10 (1070), By-law 569-2013 & 5.(D), By-law 109-2025(OLT)

The maximum permitted 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 109-2025(OLT).

The proposed heights are as per Revised Diagram 3 of By-law 109-2025(OLT).

7.Chapter 200.15.1(1)(ii), By-law 569-2013

An accessible parking space must have the following minimum width of 3.9 m. The proposed width of the accessible parking space is 3.4 m.

NOTE: The minimum requirement of 3.4 m dimension is still Under Appeal.

8.Chapter 900.11.10(1070)(E), Exception CR1070, By-law 569-2013

Despite Regulation 40.5.40.10(3), (4), (6), (7), (8) and (D) above, the following elements of a building may project above the permitted maximum height in Diagram 3 of By-law 109-2025 (OLT).

In this case, the following elements may project above the maximum heights shown on Revised Diagram 3:

- (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 indoor or outdoor mechanical equipment, necessary for the functional operation of the building by no more than 6.5 m beyond the heights shown on Revised Diagram 3;
- (ii) Screens, barriers, and other architectural features associated with (E)(i) above to a maximum of 6.5 m
- (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 4.5 m
- (iv) terrace and balcony dividers/privacy screens may project above the height limits by no more than 2.0 m
- (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 m and
- (vi) Access ladders and railings may exceed the heights of the elements in (E) (i) through (v) or the heights shown in Revised Diagram 3 by an additional 1.2m.

9.Chapter 900.11.10 (1070), By-law 569-2013 & 5.(D), By-law 109-2025(OLT) and Diagram 3 of By-law 109-2025(OLT)

The maximum height of a building or structure on a lot subject to Diagram 3 By-law 109-2025 (OLT) is 109.9 m.

The proposed height of the building is 126.4 metres and subject to Revised Diagram 3.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

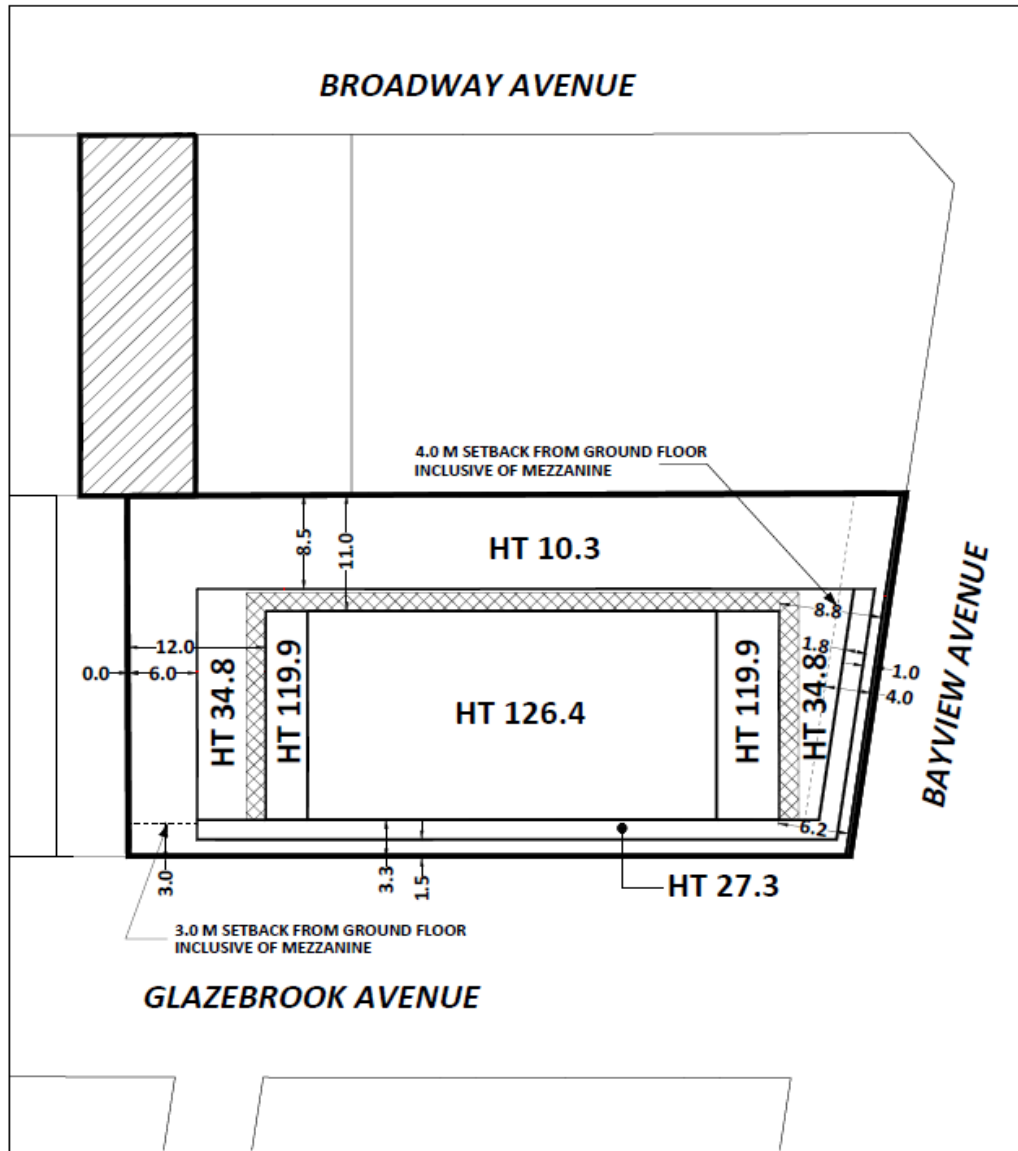
1. The owner submit a servicing report to demonstrate that the City's sewer and watermain systems, and any required improvements to them, will have adequate capacity to support the proposed minor variance to the satisfaction of the Director, Engineering Review.

2. Where the servicing report has identified that improvements to the City's sewer and watermain systems are required to provide adequate capacity to support the proposed minor variance, the owner shall:

a. prepare and submit to the Director, Engineering Review, for review and acceptance, detailed design engineering drawings showing the proposed improvements; and

b. enter into a financially secured agreement with the City to secure the construction of the improvements to the City's sewer and watermain systems identified in the servicing report submitted in support of the minor variance, as accepted by the Director, Engineering Review.

3. The owner shall obtain Notice of Approval Conditions for Site Plan Approval application 22 177065 NNY 15 SA.



Toronto
Revised Diagram 3

2-20 Glazebrook Avenue
and 391 Broadway
Avenue

File # 22 134746 NNY 15 OZ

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

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

SIGNATURE PAGE

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JORDAN ALLISON (CHAIR)



CAMILLE CLYNE



MEDHI MARZYARI



CARL KNIPFEL

DATE DECISION MAILED ON: Thursday, February 12, 2026

LAST DATE OF APPEAL: Wednesday, February 25, 2026

CERTIFIED TRUE COPY

Sai-Man Lam
Manager and Deputy Secretary-Treasurer

Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to coa.ny@toronto.ca and sai-man.lam@toronto.ca by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal to the Ontario Land Tribunal (OLT) for the same matter.

A related appeal is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB, you must submit the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary-Treasurer you will receive payment instructions.

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at www.toronto.ca/tlab.

ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>