

## NOTICE OF MOTION

### **2-20 Glazebrook Avenue and 391 Broadway Avenue - Request for City Solicitor to Attend at the Toronto Local Appeal Body**

**Moved by:** Councillor Rachel Chernos Lin \_\_\_\_\_

**Seconded by:** Deputy Mayor Mike Colle \_\_\_\_\_

#### **SUMMARY:**

The owner of the lands municipally known as 2-20 Glazebrook Avenue and 391 Broadway Avenue (the "Subject Site"), applied to the Committee of Adjustment requesting variances from Site Specific By-law 109-2025(OLT), (Application Number A0447/25NY), including variances related to maximum height, maximum permitted gross floor area, minimum gross floor area for non-residential uses, maximum permitted lot coverage, and minimum required building setbacks (the "Application").

Site Specific By-law 109-2025(OLT) zones the subject property to permit a mixed-use building of 33 storeys (including 2 storeys of wrapped residential around the mechanical penthouse).

The Application proposes 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 Application proposes changes to the building height, podium massing, stepbacks, lot coverage, additional height projections for wind mitigation elements and technical revisions to balcony projections. The variances would result in an increased tower plate from 769 square metres to 825 square metres, as well as an increase gross floor area from 29,500 square metres to 31,967 square metres. Compared to the permissions in Site Specific By-law 109-2025(OLT), this would result in an increase from 428 units to 489 units.

On February 5, 2026, the North York District Panel of the Committee of Adjustment approved the requested variances, with conditions (the "Decision") (Decision in Attachment 1).

In its report dated January 30, 2026, Community Planning Staff acknowledged that heights have been approved within the Subject Site's Secondary Plan Character Area greater than 35 storeys, including the 46 storey approval at 1802 Bayview Avenue. It was Community Planning Staff's opinion that the additional storeys proposed would allow for intensification for a site near transit, while still maintaining the intent of the Secondary Plan policies by decreasing in height from the Station Area Core. Further, that the massing of the building including the floorplate, setbacks, stepbacks, ground floor configuration conforms to the Official Plan and the Yonge Eglinton Secondary Plan. (Staff Report in Attachment 2).

This Motion will authorize and direct the City Solicitor to appeal the Decision, to attend the Toronto Local Appeal Body, and to retain outside consultants, as necessary, in order to oppose the Decision. This Motion will also authorize the City Solicitor to resolve the matter on behalf of the

City, at the City Solicitor's discretion, after consultation with the Ward Councillor and the Director of Community Planning, North York District.

This matter is time sensitive and urgent as the City Solicitor has appealed the Decision in order to preserve the City's statutory rights and requires instruction to appeal and attend the hearing for this matter.

### **RECOMMENDATIONS:**

1. City Council direct the City Solicitor to both appeal the Committee of Adjustment's decision regarding 2-20 Glazebrook Avenue and 391 Broadway Avenue (Application No. A0447/25NY) and to attend the Toronto Local Appeal Body Hearing with appropriate City Staff, to oppose the development proposed in Application No. A0447/25NY.
2. City Council authorize the City Solicitor to retain outside consultants as necessary.
3. City Council authorize the City Solicitor to negotiate a resolution regarding 2-20 Glazebrook Avenue and 391 Broadway Avenue (Application No. A0447/25NY) and authorize the City Solicitor to resolve the matter on behalf of the City at their discretion after consultation with the Ward Councillor and the Director of Community Planning, North York District.

### **ATTACHMENTS:**

Attachment 1: Notice of Decision of the Committee of Adjustment

Attachment 2: January 30, 2026 Staff Report to the Committee of Adjustment

Date: March 25, 2026