

2-20 Glazebrook Avenue & 391 Broadway Avenue Committee of Adjustment Application

Date: January 30, 2026

To: Chair and Committee Members, Committee of Adjustment, North York

From: Director, Community Planning, North York

Ward: Don Valley West

File No: A0447/25NY

Hearing Date: February 5, 2026

RECOMMENDATIONS

The Director, Community Planning, North York District recommends that should the Committee of Adjustment approve this application, the following conditions be imposed:

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.

SITE CONTEXT

The development site, which is located at 2-20 Glazebrook Avenue is rectangular in shape with approximately 33.2 metres of frontage on Bayview Avenue, 63.09 metres of frontage along Glazebrook Avenue, and a total lot area of 2,148.6 square metres. The

site is generally flat with the grade rising from south to north. The property at 391 Broadway Avenue is a future parkland dedication. It is rectangular in shape with approximately 33.84 metres of frontage on Broadway Avenue, a depth of approximately 33 metres and a total lot area of 1,103 square metres.

The 2-20 Glazebrook Avenue lands are designated Mixed Use Areas "C" in the Yonge-Eglinton Secondary Plan. The site is zoned CR (x1070) as per Zoning By-law 109-2025(OLT).

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 applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the time frame prescribed in the *Planning Act*. At its meeting on March 29-31, 2023, Council directed the City Solicitor with the appropriate City staff to attend the OLT hearing and oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues.

On January 23, 2024, the applicant submitted a without prejudice Settlement Offer, along with revised plans and drawings ("Settlement Proposal"). The Settlement Proposal included a reduction in building height from 34 storeys to 33 storeys (includes 2 storeys of wrapped residential around the mechanical penthouse), along with other built form changes including a revised massing, additional setbacks, limitation of balconies, and a reduction in the tower floorplate. The Settlement Proposal also included a provision for on-site parkland dedication at 391 Broadway Avenue. Council accepted the Settlement Proposal at its February 6-7, 2024 meeting, and it was subsequently approved by the OLT on March 22, 2024.

The related Site Plan application (File No. 22 177065 NNY 15 SA) is currently under review.

COMMENTS

The subject application (the "Revised Proposal") proposes an additional 4 storeys to the building for a total height of 37 storeys (126.4 metres to the top of roof, no residential wrapped around the mechanical space). The application also proposes changes to the 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 in Gross Floor Area ("GFA") from 29,500 square metres to 31,967 square metres. Compared to the Settlement Proposal, this results in an increase from 428 units to 489 units.

The subject site is located in the “Bayview Focus Character Area” on Map 21-2 of the Yonge Eglinton Secondary Plan (the “YESP”), where there is an anticipated height range of 20 to 35 storeys. The site is also located in the Secondary Zone of the Leaside Station Area on Map 21-3. In general, the policies within the YESP encourages higher density within the Station Area Core of Leaside Station, with height and density generally decreasing in the Secondary Zone. It is acknowledged that heights greater than 35 storeys have been approved within the subject character area, including development up to 46 storeys adjacent to the south of the subject site. Given the above, the additional storeys would allow for intensification for a site near transit, while maintaining the intent of the policy to allow a decrease in height from the Station Area Core. The massing of the building including the floorplate, setbacks, stepbacks, ground floor configuration also conforms to the Official Plan and Yonge and the Yonge Eglinton Secondary Plan.

Servicing

The application proposes to increase the gross floor area by 1,745 square metres. Staff recommend that the owner submit a servicing report, in support of the minor variance to increase the gross floor area, to the satisfaction of the Director, Engineering Review. Should it be determined that improvements to the City's sewer and watermain systems are required to support the proposed minor variance, the owner would be required to submit to the Director, Engineering Review, for review and acceptance detailed design engineering drawings to show the proposed improvements and enter into a financially secured agreement to secure the construction of those improvements to the municipal infrastructure.

Should the Committee choose to approve the application, Staff recommend that the approval be made subject to the conditions as outlined in the Recommendations section of this report.

CONTACT

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SIGNATURE



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