

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

Committee of Adjustment  
Toronto and East York  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2

416-392-7565  
coa.tey@toronto.ca

Tuesday, June 23, 2026

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

**File Number:** A0321/26TEY  
**Property Address:** 10-32 RAGLAN AVE  
Legal Description: PLAN 875 BLK E PT LOT 1  
Agent: CHRISTINA GLASS  
Owner(s): VERVE MADISON RAGLAN GP INC  
Zoning: OR (x777) (Waiver)  
Ward: Toronto-St. Paul's (12)  
Community: Toronto  
Heritage: Not Applicable

Notice was given and a Public Hearing was held on **Wednesday, June 17, 2026**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the development standards (as approved under Site Specific Zoning By-law 1174-2024 (OLT)) for the 34-storey mixed-use building by converting the building into a Seniors' Housing Development (to contain Assisted Living/Memory Care, Independent Supported Living, and Seniors' Apartments). Also, to increase the overall building height to 35-stories and 122.5 m; increase various podium heights and the mechanical penthouse projection; reduce building setbacks and separation distances; increase the retail floor area; eliminate the minimum requirement for three-bedroom units; permit a Type "B" loading space; and modify bicycle parking spaces. There will be a total of 333 residential units on the lot (including 198 bed-sitting rooms and 135 dwelling units). A Site Plan Control application (File Number 22 132957 STE 12 SA) is currently under review.

**REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:****1. Chapter 15.10.20.100.(13)(F), By-law 569-2013**

A retail store may be on a lot with 100 or more dwelling units in one or more apartment buildings provided the retail store does not exceed 30 m<sup>2</sup> in interior floor area for the first 100 dwelling units in the apartment building, which may be increased by 10 m<sup>2</sup> for each additional 50 dwelling units in excess of 100, to a maximum of 110.0 m<sup>2</sup>. The maximum permitted interior floor area is 30 m<sup>2</sup> based on 135 residential dwelling units.

In this case, the maximum interior floor area for the non-residential use (retail store) will be 250 m<sup>2</sup>.

**2. Chapter 220.5.10.1.(2), By-law 569-2013**

A building with 31 to 399 dwelling units must provide one Type "G" loading space. In this case, 1 Type "B" loading space will be provided.

**3. Chapter 230.5.10.1.(5)(A), By-law 569-2013**

A minimum of 1.1 bicycle parking spaces for each dwelling unit (0.9 long-term bicycle parking spaces and 0.2 short-term bicycle parking spaces) are required to be provided on-site. Therefore, a total of 149 bicycle parking spaces (122 long-term bicycle parking spaces and 27 short-term bicycle parking spaces) are required to be provided on-site.

In this case, a total of 68 bicycle parking spaces, including a minimum of 41 long-term bicycle parking spaces and a minimum of 14 short-term bicycle parking spaces will be provided on-site.

**4. Chapter 900.7.10, Exception 209 (C), By-law 569-2013, as amended by By-law 1174-2022(OLT)**

No portion of any building or structure on the lot shall have a height in metres greater than the height limits specified in metres by the numbers following the symbol HT on Diagram 3 of By-law 1174-2022(OLT), except for the following elements which may exceed the permitted maximum height:

- i. A mechanical penthouse, mechanical structures or elements, cooling tower, generator and mechanical equipment, flues, stair overruns, elevator overruns, by a maximum of 6 m;
- ii. a parapet, roof drainage, thermal insulation or roof ballast, and roof construction assembly elements, located at each of the roof levels of the building, by a maximum of 1.8 m;
- iii. safety railings, wind screens, trellises and fences, by a maximum of 4 m;
- iv. structures on the roof of any part of the building used for outside or open air recreation, green roof elements, wind mitigation elements, landscape features, architectural elements, public art features, telecommunications equipment and antennae, window washing equipment, stair towers, stair enclosures and pop-ups, partitions dividing outdoor recreation areas, planters, landscape features, walls or structures enclosing such elements, lightning rods and exhaust flues, swimming pools (elevated or otherwise),

structures housing pool or spa maintenance or operational equipment, by a maximum of 5 m.

In this case, no portion of any building or structure on the lot shall have a height in metres greater than the height limits specified in metres by the numbers following the symbol HT on the Revised Diagram 3, except for the following elements which may exceed the permitted maximum height:

- i. a mechanical penthouse, mechanical structures or elements, cooling tower, generator and mechanical equipment, flues, stair overruns, elevator overruns, by a maximum of 7 m;
- ii. a parapet, roof drainage, thermal insulation or roof ballast, and roof construction assembly elements, located at each of the roof levels of the building, by a maximum of 1.8 m;
- iii. safety railings, wind screens, trellises and fences, by a maximum of 4 m;
- iv. structures on the roof of any part of the building used for outside or open air recreation, green roof elements, wind mitigation elements, landscape features, architectural elements, public art features, telecommunications equipment and antennae, window washing equipment, stair towers, stair enclosures and pop-ups, partitions dividing outdoor recreation areas, planters, landscape features, walls or structures enclosing such elements, lightning rods and exhaust flues, swimming pools (elevated or otherwise), structures housing pool or spa maintenance or operational equipment, by a maximum of 5 m.

**5. Chapter 900.7.10, Exception 209 (E), By-law 569-2013, as amended by By-law 1174-2022(OLT)**

The permitted maximum gross floor area of all buildings and structures on the lot is 29,665 m<sup>2</sup> of which:

- i. the permitted maximum gross floor area for residential uses is 29,400 m<sup>2</sup>;
- ii. the permitted maximum gross floor area for non-residential uses is 265 m<sup>2</sup>, of which a minimum of 245 m<sup>2</sup> of interior floor area, located on the ground floor, must be a community centre or club;
- iii. the required minimum interior floor area for a retail store or take-out eating establishment is 8 m<sup>2</sup>, which must be located on the ground floor of the building;

In this case, the permitted maximum gross floor area of all buildings and structures on the lot is 29,665 m<sup>2</sup>, of which:

- iii. the required minimum interior floor area for a retail store or take-out eating establishment is 30 m<sup>2</sup>, which must be located on the ground floor of the building.

**6. Chapter 900.7.10, Exception 209 (F), By-law 569-2013, as amended by By-law 1174-2022(OLT)**

In addition to the elements which reduce gross floor area in an apartment building listed in Regulation 15.5.40.40(1) of By-law 569-2013, gross floor area is also reduced by storage rooms, rooms exclusively containing bicycle parking spaces, and surplus amenity space.

In this case, in addition to the elements which reduce gross floor area in an apartment building listed in Regulation 15.5.40.40(1) of By-law 569-2013, gross floor area is also reduced by storage rooms, rooms exclusively containing bicycle parking spaces, and surplus amenity space, which may include personal and medical care facilities, common lounges, kitchens and dining areas, and any other areas communal and available for use by the occupants of a building on the lot for recreational or social activities.

**7. Chapter 900.7.10, Exception 209 (G), By-law 569-2013, as amended by By-law 1174-2022(OLT)**

A minimum of 10 percent of the dwelling units in the building must be 3 bedroom or greater dwelling units.

In this case, no minimum percentage (0 percent) of the dwelling units in the building must be 3 bedroom or greater dwelling units

**8. Chapter 900.7.10, Exception 209 (I), By-law 569-2013, as amended by By-law 1174-2022(OLT)**

The required minimum building setbacks and required main wall separation distances between main walls are as shown in metres on Diagram 3 of By-law 1174-2022(OLT).

In this case, the required minimum building setbacks and separation distances between main walls will be as shown in metres on the 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 approve 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.

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

- (1) The approved variances must be tied to the use of the building as an Apartment Building containing a Retirement Home and/or Nursing Home, to the satisfaction of the Director, Community Planning, Toronto and East York District, Development Review.
- (2) The owner/applicant must obtain approval from City Council to enter into an Amending Section 37 Agreement, pursuant to Section 37 of the Planning Act, to make amendments to the existing Section 37 Agreement registered on title to the lands as Instrument Number AT6352680 to implement the Committee of Adjustment decision in a manner and form, to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

**SIGNATURE PAGE**

**File Number:** A0321/26TEY  
**Property Address:** 10-32 RAGLAN AVE  
Legal Description: PLAN 875 BLK E PT LOT 1  
Agent: CHRISTINA GLASS  
Owner(s): VERVE MADISON RAGLAN GP INC  
Zoning: OR (x777) (Waiver)  
Ward: Toronto-St. Paul's (12)  
Community: Toronto  
Heritage: Not Applicable



LARRY CLAY  
(CHAIR)



PHILIP GHOSH



ANN CRAWFORD



KATIE PLAIZIER

DATE DECISION MAILED ON: **Tuesday, June 23, 2026**

LAST DATE OF APPEAL: **Tuesday, July 7, 2026**

CERTIFIED TRUE COPY



Nicole Ivanov  
Senior Planner and Acting Deputy Secretary-Treasurer  
Committee of Adjustment, Toronto and East York District

## 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.tey@toronto.ca](mailto:coa.tey@toronto.ca) and [Sabrina.Salatino@toronto.ca](mailto:Sabrina.Salatino@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](http://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/>