

**From:** [Jesper Thoft](#)  
**To:** [councilmeeting](#)  
**Cc:** [Geoff Kettel](#); [BARA](#)  
**Subject:** [External Sender] BARA's comments for 2026.MM39.44 on March 25, 2026 City Council  
**Date:** March 24, 2026 9:32:36 PM

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To the City Clerk:

Please add my comments to the agenda for the March 25, 2026 City Council meeting on item 2026.MM39.44, 2 to 20 Glazebrook Avenue and 391 Broadway Avenue - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Rachel Chernos Lin, seconded by Councillor Mike Colle

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

My name is Jesper Thoft and I am the Co-President of BARA, a residents' association that covers the area of the 2 to 20 Glazebrook Avenue development proposal. I am writing these comments on behalf of BARA.

BARA is strongly supporting the request by Councillor Rachel Chernos Lin to appeal the Committee of Adjustments decision on a minor variance for the 2 to 20 Glazebrook development application. We believe the committee was wrong approving the application for a minor variance. Our main concerns are the proposal does not meet important tests for a minor variance:

1. Not minor. The developer is proposing to add 4 floors, 61 units, height of over 10 meters, and make changes to setbacks. The existing application was agreed to through a settlement between the developer, city planning and BARA. The settlement was subsequently approved by the Ontario Land Tribunal. This was a complex settlement on many issues including unit mix and heights, that should not be overwritten by the CoA process.
2. Not desirable. There are no desirable benefits to the proposed changes. Additional height will increase shadow and wind tunneling effects on the neighbourhood. Additional units will increase parking and congestion concerns. This is not desirable for the existing residents or the new residents of the proposed development. The only potential benefit is that it helps meet the targets for intensification in the area. However, the intensification targets have already been significantly exceeded by the many other approved development projects in the area.

We believe this "minor variance" application is simply a misuse of the CoA process to improve the profit margin for the developer.

Regards,

Jesper Thoft  
BARA Co-President.