



PLANNING AND URBAN DESIGN

July 6, 2026

Matthew Green
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Mr. Matthew Green

Dear Mr. Green,

**RE: July 7, 2026 North York Community Council Meeting – Item NY 34.23 590 and 592
Roehampton Avenue, 7, 9, 11, 15, 17, 19, 21, 23, 25, 27 and 29 Glenavy Avenue and 7
Glazebrook Avenue - Official Plan and Zoning By-law Amendment - Decision Report –
Approval – Written submission on behalf of North44 Properties with respect to 7
Glazebrook Avenue
Application No.: 24208060NNY15OZ
WND File No.: 2.5553.01**

We have been retained as planning consultants by North44 Properties, an entity with ownership interest in 7 Glazebrook Avenue (the “Subject Site”), to review the Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) application proposed for the block bound by Glazebrook Avenue to the north, Badali Family Lane to the east, Roehampton Avenue to the south and Glenavy Avenue to the west (the “Subject Block”).

We understand the purpose and effect of the OPA is to redesignate the Subject Block from *Neighbourhoods* to *Mixed Use Areas* to accommodate the redevelopment of 17-29 Glenavy Avenue with a proposed 36-storey residential building. Although no built form is proposed over the Subject Site through the ZBA, which proposes to introduce a 36-storey podium and tower built form at 17-29 Glenavy Avenue, the OPA proposes the redesignation of our client’s lands from *Neighbourhoods* to *Mixed Use Areas*. Further, the OPA proposes to bring our client’s lands into the *Bayview Focus Character Area*, *Mixed Use Areas “C”*, and *Secondary Zone* of the Yonge-Eglinton Secondary Plan.

In principle, we support the redesignation of the Subject Site to *Mixed Use Areas* through the OPA application. Given how the block and area context have evolved, and continue to evolve under the Yonge-Eglinton Secondary Plan, and other provincial and municipal planning policies, the *Mixed Use Areas* land use designation represents a more appropriate planning context for our client’s site, in particular given its excellent proximity to transit and a surrounding area context of approved tall buildings.

Our client has development interest in 7 Glazebrook Avenue and has aspirations to submit a Zoning By-law Amendment Application commensurate with *Mixed Use Areas* land use designation in the future.

That being said, we have the following comments pertaining to the overall built form at 17-29 Glenavy Avenue:

- **5.5-metre Setback to 7 Glazebrook Avenue’s West Lot Line:** Although the Staff Report references the west facing blank wall condition of the existing three-storey apartment building at 7 Glazebrook Avenue when evaluating the merits of the proposed 5.5-metre east tower setback, it does not take into consideration the planned context of the Subject Site, which is a consideration of the City of Toronto Official Plan’s built form policies that both the existing and planned context be considered when evaluating the built form merits of an application. Further, the Revised Block Context Plan submitted by the Applicant in support of the April 7, 2026 resubmission did not include 7 Glazebrook Avenue as a soft site, despite modelling 590-592 Roehampton Avenue as a soft site and providing a total of 20 metres of separation between the proposed 36-storey tower and the upper portion of the conceptual built form at 590-592 Roehampton Avenue. The Subject Site is in our opinion, a viable development site, and this should have been factored in to the evaluation of the appropriateness of the 5.5-metre east tower setback. In particular, given the Subject Site’s redesignation to *Mixed Use Areas* through the same proposal is supportive of the achievement of intensification at a higher density and greater scale than what exists today, and through redevelopment it would be appropriate to consider west facing primary windows at 7 Glazebrook Avenue as a possibility. While we are not suggesting a built form outcome needs to be determined for our client’s site through 17-29 Glenavy Avenue’s Zoning By-law Amendment, the Applicant’s Block Context Plan and Staff Report should have evaluated the appropriateness of the 5.5-metre tower setback under a conceptual development scenario for 7 Glazebrook Avenue.
 - **5.0-metre Setback to 7 Glazebrook Avenue’s Rear Lot Line:** The 17-29 Glenavy Avenue proposal includes a 10-storey rear wing with a height of 37 metres. In this context, this is effectively the height of a typical mid-rise built form, however the setback to 7 Glazebrook Avenue is 5.0 metres and not the typical 5.5 metres expected for a mid-rise built form in *Mixed Use Areas*. Although primary windows and balconies appear limited at this interface on the current set of architectural plans, window locations may change during Site Plan Control as they are not controlled through the ZBA and the ZBA proposes to permit 1.8-metre balconies (although not shown on the plans currently). We would request consideration for this setback to be increased to 5.5 metres which is more typical in *Mixed Use Areas* and appropriate in the context of an adjacency condition to a site, such as 7 Glazebrook Avenue, which has intensification potential.
 - **Request to City Planning Staff for Active Participation in the Site Plan Control Process:** Given our client’s aspirations to submit a development application, we will monitor the Site Plan Control resubmission process at 17-29 Glenavy Avenue. Although the Site Plan Control process does not provide a similar statutory public meeting, in the interest of maintaining a consistent block context and public realm, we would recommend coordination between our client and the Applicant during Site Plan Control, and in particular to manage any balconies, primary windows, outdoor amenity terraces and other land use planning matters at this interface.
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We would appreciate the opportunity to meet with City Planning Staff through 17-29 Glenavy Avenue's development application review process. We would also welcome the opportunity to meet directly with the Applicant at 17-29 Glenavy Avenue and their planning consultant to discuss our feedback. Please include the undersigned on circulation of the Notice of Decision.

Yours very truly,

WND associates
planning + urban design

A handwritten signature in blue ink, appearing to read "Kevin McKrow".

Kevin McKrow, MCIP, RPP
Senior Planner

cc Christina Filippo, Managing Partner, North44 Properties