

CITY OF TORONTO

Bill 1059

BY-LAW -2026

To adopt Official Plan Amendment 882 for the City of Toronto respecting the lands known municipally in the year 2025 as 954, 956 and 958 Broadview Avenue and 72 Chester Hill Road.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; and

Whereas the Minister of Municipal Affairs and Housing has approved the Broadview Protected Major Transit Station Area pursuant to the Planning Act; and

Whereas authority is given to the Minister of Municipal Affairs and Housing under the Planning Act, to approve amendments to authorized uses of land in a Protected Major Transit Station Area pursuant to the Planning Act; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 882 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 882 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 954, 956 AND 958
BROADVIEW AVENUE AND 72 CHESTER HILL ROAD**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 808 for "954, 956 and 958 Broadview Avenue and 72 Chester Hill Road" is amended as follows:
 - a. Amending Policy a) by adding "Notwithstanding Policy 4" at the beginning and replacing the number 14 with the number 26 after the words "limited to a maximum building height of", such that Policy a) reads as follows:

"Notwithstanding Policy 4, a mixed use development, limited to a maximum building height of 26 storeys, not including mechanical penthouse, with a rear portion having a maximum building height of four storeys, is permitted on that portion of the properties municipally known as 954, 956, 958 Broadview Avenue designated *Mixed Use Areas* as shown on Schedule A. The new mixed use development will:

 - i) Provide a built form transition between the tall buildings to the north and single-family houses (*Neighbourhoods*) to the south;
 - ii) Provide front yard setbacks which are generally consistent with the adjacent front yard building setbacks;
 - iii) Conserve the cultural heritage values, attributes and character of the property municipally known as 958 Broadview Avenue; and
 - iv) Adequately limit negative impacts on the rear yard amenity of properties in adjacent *Neighbourhoods*.