



MOTION WITHOUT NOTICE

Advancing Housing Development at 838 Broadview Avenue

Moved by: Councillor

Fletcher

Seconded by: Councillor

Ainslie

SUMMARY:

In May 2016, City Council approved item [GM10.9](#), authorizing the Toronto Parking Authority (TPA) to acquire the property at 838 Broadview Avenue to address short-term community parking needs, while recognizing the site's potential for future development. In December 2019, City Council adopted item [PH11.9](#), approving an affordable and market housing project through the sale and redevelopment of a City-owned property at 838 Broadview Avenue, alongside the mixed-use redevelopment of the adjoining privately-owned properties at 840, 842 and 844 Broadview Avenue. The City lands at 838 Broadview Avenue are currently under the operational management of TPA and include a retail building and surface parking lot.

CreateTO and City staff have actively explored a coordinated development approach intended to maximize affordable housing outcomes alongside market housing across the combined lands, with both parties contributing land of equal sizes to the transaction. Despite sustained efforts, including providing four extensions, each six months in duration, the owner-led private-sector developer has not successfully delivered the intended housing outcomes. CreateTO and City staff explored every possible option to preserve the project's viability; however, the developer remained unwilling to compromise, and the transaction ultimately expired in January 2025.

In order to advance the timely delivery of affordable and rent controlled housing on City-owned lands, the City intends to independently pursue a mixed-income affordable housing project without reliance on the adjacent owner as a development partner. This approach aligns with the Toronto Builds Policy Framework, activating public land to improve housing outcomes.

Staff are requested to report back to City Council with a development plan in Q2 2026.

Reason for Urgency:

The City continues to face a housing crisis and must utilize all tools to activate its real estate assets for housing. This motion is needed to direct staff to independently advance housing uses on the City lands at 838 Broadview Avenue.

RECOMMENDATIONS:

1. City Council direct the Executive Director, Housing Development Office, in consultation with the Chief Executive Officer, CreateTO, to report back to the March 10, 2026 Executive Committee with a development plan to activate the City-owned lands at 838 Broadview

Avenue for a mixed-income affordable housing development, consistent with the Toronto Builds Policy Framework and the public builder model.

December 16-18, 2025