

838 Broadview Ave. Development Plan Update - Supplementary Materials

Date: May 19, 2026

To: City Council

From: Executive Director, Housing Development Office

Wards: 14 - Toronto-Danforth

REASON FOR CONFIDENTIAL INFORMATION

This report deals with a proposed or pending acquisition or disposition of land by the City of Toronto, and contains information about a position, plan, procedure, criteria or instruction to be applied to negotiations carried on or to be carried on by or on behalf of the City.

SUMMARY

On May 12, 2026, through an amendment to item EX31.3, the Executive Committee requested the Deputy City Manager, Development and Growth Services and the Executive Director, Housing Development Office to report directly to the May 20, 2026 meeting of City Council to review options for 838-844 Broadview Avenue, expanding on the report from the Executive Director, Housing Development Office (April 28, 2026).

The supplementary report responds to this direction by providing additional information related to the consolidated 838-844 Broadview Avenue development, to be considered alongside the standalone City-led development options outlined in the report from the Executive Director, Housing Development Office (April 28, 2026). Detailed analysis related to land acquisition considerations, development feasibility and financial implications are contained in Confidential Attachment 1.

RECOMMENDATIONS

The Executive Director, Housing Development Office, recommends that:

1. City Council direct that the confidential information contained in Confidential Attachment 1 remain confidential in its entirety, as it relates to a proposed or pending

acquisition or disposition of land by the City and a position, plan, procedure, criteria or instruction to be applied to negotiations carried on or to be carried on by or on behalf of the City, and authorize that Confidential Attachment 1 be made public at the discretion of the Deputy City Manager, Development and Growth Services.

FINANCIAL IMPACT

There are no immediate financial impacts arising from the adoption of this supplementary report.

Any future decision to proceed with any development approach for 838 Broadview Avenue would have financial implications related to land acquisition, development costs, funding contributions, and operating impacts. These financial impacts would be identified and reported to Council for consideration in a subsequent report and/or future budget process, as appropriate.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

At its meeting of May 12, 2026, Executive Committee adopted with amendments Item 2026.EX31.3, " 838 Broadview Development Plan Update," and directed staff to undertake further work to examine additional development approaches. This report responds to that direction.

<https://secure.toronto.ca/council/agenda-item.do?item=2026.EX31.3>

COMMENTS

Consolidated Site Development Concept

Planning approvals were previously secured in 2022 for a mid-rise mixed-use development across 838-844 Broadview Avenue that included the City-owned lands at 838 Broadview Avenue and the adjacent privately-owned lands at 840-844 Broadview Avenue. Despite sustained efforts, the owner of the adjacent lands at 840-844 Broadview Avenue has not successfully delivered the intended housing outcomes and the transaction ultimately expired in January 2025.

At its meeting of May 12, 2026, Executive Committee directed the Deputy City Manager, Development and Growth Services and the Executive Director, Housing Development Office to report directly to City Council on all the options for 838-844 Broadview Avenue. This report reviews the acquisition of 840-844 Broadview Avenue which would be necessary to enable the development of 838-844 Broadview Avenue as well as a preliminary review of a development concept for the consolidated site.

The consolidated site option considers the planning permissions currently in place for the assembled lands, unit yield, and the potential implications for project scale, timing, risk, and cost. The consolidated site option also considers a submission received from the owners of 840-844 Broadview Avenue, including an offer letter and proposed terms related to land acquisition and site contribution.

Further details are provided in Confidential Attachment 1.

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SIGNATURE

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Executive Director, Housing Development Office

ATTACHMENTS

Confidential Attachment 1 - 838 Broadview Avenue Consolidated Site Analysis