

**City Manager, Deputy City Manager, Planning and Growth Services
and Executive Director, Housing Development Office**
City Council, City of Toronto
100 Queen St W, Toronto, ON M5H 2N2

May 15, 2026

Re: Item 2026.EX31.3

838 Broadview Development Plan Update (Staff Report dated April 28, 2026, Housing Development Office)

Broadview Group has been engaged with the City of Toronto on the joint development of 838–844 Broadview Avenue since 2017. The City-owned lands at 838 Broadview form part of an assembly with our adjacent properties at 840–844 Broadview, which together hold an approved rezoning for a 9-storey, 125-unit mixed-use building with an underground Green P parking facility. That rezoning was granted in 2022 following years of planning work advanced entirely at our cost and risk.

It is our position that redirecting this site toward a new planning process for a standalone building would be fiscally irresponsible, redundant, and would pose unnecessary delays that are contrary to the interests of Toronto’s residents seeking affordable housing.

We are pleased to see the Executive Committee's direction requesting staff to explore all options for this site, including the adjacent properties at 840–844 Broadview. We write to provide Council with a brief update, and to clarify for the record that while the Habitat for Humanity proposal originally contemplated affordable home ownership, it was revised — following feedback from the City — to affordable rental housing. Mr. Clark's response to Committee did not reflect this revised proposal, leaving Committee with an incomplete picture of what was actually on the table.

- We continue to believe that this 838 Broadview site can produce the most benefits for the City if it is combined with the 840–844 Broadview Avenue.
- Habitat for Humanity Greater Toronto Area has confirmed that they remain open to developing the site as a rental co-op in partnership with another co-op provider.
- Broadview Group remains open to a range of options including selling the 840–844 Broadview parcel to the City; or partnering with a non-profit of the City’s choice.

We remain available to meet with HDO staff and the Deputy City Manager at any time prior to or following to the Council meeting.

Respectfully submitted,



Ari Kirshenblatt | Broadview Group

On behalf of 2572344 Ontario Inc. and 2572345 Ontario Inc.
840, 842 and 844 Broadview Avenue, Toronto

Cc:

Mayor Olivia Chow mayor_chow@toronto.ca

First Deputy Mayor, Councillor Ausma Malik Councillor_Malik@toronto.ca

Deputy Mayor of Scarborough, Councillor Paul Ainslie (councillor_ainslie@toronto.ca)

Councillor Alejandra Bravo Councillor_Bravo@toronto.ca

Councillor Shelley Carroll councillor_carroll@toronto.ca

Deputy Mayor North York, Councillor Mike Colle councillor_colle8@toronto.ca

Deputy Council Speaker, Councillor Paula Fletcher councillor_fletcher@toronto.ca

Councillor Josh Matlow councillor_matlow@toronto.ca

Deputy Mayor Etobicoke, Councillor Amber Morley Councillor_Morley@toronto.ca

Councillor Gord Perks councillor_perks@toronto.ca

Councillor Neethan Shan Councillor_Shan@toronto.ca

Paul Johnson, City Manager Paul.R.Johnson@toronto.ca

Jag Sharma, Deputy City Manager Jag.Sharma@toronto.ca

Vic Gupta, CEO, CreateTO vgupta@createto.ca

Sue Chen, Director, Major Projects & Program Delivery, Housing Development Office
Sue.Chen@toronto.ca

Nick Simos, Vice President, Development, CreateTO NSimos@createto.ca

Hugh Clark, Executive Director, Housing Development Office hugh.clark@toronto.ca