

838 Broadview Development Plan Update

Date: April 28, 2026

To: Executive Committee

From: Executive Director, Housing Development Office

Wards: 14 - Toronto-Danforth

REASON FOR CONFIDENTIAL INFORMATION

The Confidential Attachment to this report relates to both a proposed or pending disposition of property 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.

SUMMARY

This report responds to City Council direction from December 2025 requesting staff to report back 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.

In response to Council's direction, staff examined how a mixed-income rental housing development could be accommodated on the City-owned parcel if pursued as a standalone project. As part of this analysis, staff also reviewed an alternative supportive housing scenario to understand how different housing program types could be accommodated on the site.

This report provides an overview of the development scenarios examined. Detailed information regarding development assumptions, massing analysis, scheduling, and financial considerations is provided 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 both a proposed or pending disposition of property 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 be made public at the discretion of the Deputy City Manager, Development and Growth Services.

FINANCIAL IMPACT

There are no immediate financial impacts resulting from the adoption of the recommendations contained within this report. Future delivery of either development scenarios would require City capital contributions. Should redevelopment proceeds in either scenario, it will be subject to a Zoning By-law Amendment process and may be also subject to an Official Plan Amendment process. All financial impacts to the City, including capital and operating cost implications arising from the implementation of a future development scenario, will be identified and brought forward to Council for consideration through a subsequent report and/or future budget process.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact section.

EQUITY IMPACT

The HousingTO 2020-2030 Action Plan (HousingTO Plan) envisions a city in which all residents have equal opportunity to develop to their full potential. Creating new affordable, supportive and rent-controlled homes will increase opportunities for lower-income and vulnerable individuals and families, as well as Indigenous Peoples and those from equity-deserving groups to access safe, secure and adequate homes.

Access to good quality, safe, affordable housing is an important determinant of health and improves the social and economic status of an individual. Good quality, affordable housing is also the cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and country as a whole.

The City supports improved housing outcomes for its residents and recognizes that resources and investments must be made through the housing development process from all levels of government and prioritized to help those most in need.

DECISION HISTORY

At its meeting on December 16 and 17, 2025, City Council adopted item MM35.41 - Advancing Housing Development at 838 Broadview Avenue, directing the Executive Director, Housing Development Office, in consultation with the Chief Executive Officer, CreateTO, to report back 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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2025.MM35.41>

At its meeting on July 19-22, 2022, City Council adopted item TE34.50 - 838-844 Broadview Avenue City-initiated Official Plan Amendment and Zoning By-law Amendment Application - Final Report, approving a City-initiated Official Plan Amendment and Zoning By-law Amendment to permit the construction of a 9-storey

mixed-use building with 107 residential units including 18 affordable rental housing units to be owned by the City and operated by a community non-profit housing group. City Council also approved Open Door Program funding and incentives for the affordable housing units.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.TE34.50>

At its meeting on December 17, 2019, City Council adopted item PH11.9: Affordable Rental Housing Opportunity at 838 Broadview Avenue, authorizing the City to purchase up to 16 condominium dwelling units to be developed at 838, 840, 842, and 844 Broadview Avenue and requested the Chief Planner and Executive Director, City Planning to advance a City-initiated Official Plan Amendment in the context of an application at 838 Broadview Avenue to support the addition of affordable units.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.9>

At its meeting on March 31 and April 1, 2016, City Council authorized the Acquisition of 838 Broadview Avenue. The TPA has continued to operate a municipal parking facility at this location along with adjacent commercial units fronting Broadview Avenue. As a part of that authorization City Council also directed that, when the site can be redeveloped for a mid-rise building with ancillary surface/underground parking, such development would be in keeping with the Broadview Avenue Planning Study.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.GM10.9>

City Council on December 9 and 10, 2015, adopted EX10.18 Affordable Housing Open Door Program, with amendments, which detailed land, planning and financial actions to enhance the City's ability to deliver affordable housing and achieve its approved housing targets. Council adopted actions to better utilize surplus public lands and provide financial contributions for new affordable housing from the City's Development Charges Reserve Fund for Subsidized Housing (XR2116). The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX10.18>

COMMENTS

Background

The property at 838 Broadview Avenue is a City-owned site currently used as a Toronto Parking Authority surface parking lot with retail uses along Broadview Avenue. The site is located at the northwest corner of Broadview Avenue and Pretoria Avenue, situated just outside the 200 metre radius of Broadview TTC subway station while remaining within 500 metres.

Planning approvals were previously secured in 2022 for a mid-rise mixed-use development across a broader block that included adjacent privately-owned lands. 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 December 16-18, 2025, City Council directed the Executive Director, Housing Development Office, in consultation with the Chief Executive Officer of

CreateTO, to report back 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.

In response to this direction, staff explored how housing could be accommodated on the City-owned parcel through a standalone development approach.

Standalone Development Concepts

CreateTO worked with the Housing Development Office and Development Review to explore two standalone development scenarios. These scenarios respond to the City's housing priorities while recognizing the physical and economic constraints of delivering housing on this smaller urban infill site.

In response to Council's direction, a mixed-income rental housing scenario was examined. As part of the analysis, staff also explored a supportive housing scenario to understand how different housing programs could potentially be accommodated on the site.

The scenarios were prepared at a high level to examine how each housing program type could be accommodated within a standalone building configuration. If redevelopment proceeds in either scenario, it will be subject to a Zoning By-law Amendment process and may be subject to an Official Plan Amendment process.

Detailed information regarding development assumptions, massing analysis, scheduling and financial considerations is provided in Confidential Attachment 1.

1. Mixed-Income Scenario

The mixed-income scenario contemplates a purpose-built rental housing development aligned with the City's Mid-Rise Building Design Guidelines and Toronto Builds Policy Framework.

The scenario was prepared to reflect the City's typical unit size and unit mix targets for new mixed-income rental developments. The scenario also reflects the City's objective of supporting a mix of unit types suitable for families as part of new purpose-built rental housing developments by including a range of unit types intended to accommodate different household sizes. Advancing this concept would require Official Plan and Zoning by-law Amendments to reflect a building configuration designed specifically for the City-owned parcel.

Preliminary massing analysis and development assumptions were prepared to support evaluation of this scenario. Further details are provided in Confidential Attachment 1.

2. Supportive Housing Scenario

A second concept was developed to evaluate the potential for a supportive housing development on the site. Supportive housing developments typically incorporate smaller residential unit formats and dedicated program space to support residents through integrated social and health services. Advancing this concept would require a Zoning

by-law Amendment to reflect a building configuration designed specifically for the City-owned parcel.

Preliminary massing analysis and development assumptions were also prepared to support evaluation of this supportive housing concept. Further details are provided in Confidential Attachment 1.

Next Steps

This report provides an overview of two potential scenarios for development located on the City-owned lands at 838 Broadview Avenue: a mixed-income rental housing scenario and a supportive housing scenario.

Staff are continuing to analyse next steps for advancing the standalone development, including securing capital grant funding and, in the case of the mixed-income rental housing scenario, low-cost construction financing.

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SIGNATURE

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ATTACHMENTS

Confidential Attachment 1 – 838 Broadview Development Plan Analysis