

954, 956 and 958 Broadview Avenue and 72 Chester Hill Road – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report – Approval

Date: April 27, 2026

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 14 - Toronto-Danforth

Planning Application Number: 25 219469 STE 14 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 26 storey building at 954, 956, 958 Broadview Avenue and 72 Chester Hill Road. A 14 storey building was previously approved at this site. The proposal would provide 309 dwelling units (including 8 affordable units), with a total gross floor area of 19,766 square metres including 100 square metres of non-residential space on the ground floor. A total of 81 vehicle parking spaces and 171 bicycle parking spaces are proposed.

Elements of the previously approved development which have been maintained in the current proposal include the restoration of a heritage building, a new on-site public park next to Broadview Avenue, eight affordable ownership housing units and the naturalization and conveyance of lands at the rear of the site to the Toronto Region Conservation Authority (TRCA).

The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. The application represents appropriate intensification that is compatible with the existing and planned context within a Protected Major Transit Station Area (PMTSA), provides enhancements to the public realm and conserves natural and heritage resources.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 954, 956 and 958 Broadview Avenue and 72 Chester Hill Road substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 954, 956 and 958 Broadview Avenue and 72 Chester Hill Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.
4. Prior to the enactment of Bills, City Council require the Owner to enter into an amending Section 37 agreement pursuant to section 37.1 of the Planning Act and the repealed and transitioned subsections 37(1) and (3) of the Planning Act to secure an additional cash payment in the amount of \$200,000 to be directed to capital improvements in the ward in the vicinity of the site, for the permissions being granted in the draft by-law to the satisfaction of the Executive Director, Development Review and the City Solicitor, subject to the following conditions:
 - a. City Council require the owner of the lands at 954, 956 and 958 Broadview Avenue and 72 Chester Hill Road, at their sole cost and expense, to enter into, and register on title, an Amending Section 37 Agreement that amends the Section 37 Agreement registered on title to the lands, registered as Instrument Number AT66153714, to secure a cash payment in the amount of \$200,000 to be directed to capital improvements in the ward in the vicinity of the site, in addition to the previously secured items to implement the requirements of the recommended Zoning Bylaw Amendment, to the satisfaction of the Executive Director, Development Review and the City Solicitor.
5. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 954, 956 and 958 Broadview Avenue from Permit Parking.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On June 7, 2016, City Council adopted the City-initiated Broadview Avenue Planning Study as Site and Area Specific (SASP) 509, Urban Design Guidelines and Heritage

Inventory. SASP 509 is intended to guide development on Broadview Avenue, between Danforth Avenue and O'Connor Drive. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2016.TE16.5>

The SASP was appealed to the then Local Planning Appeal Tribunal (LPAT). On August 15, 2018, the LPAT approved the majority of SASP 509, including as relates to 954, 956, 958 Broadview Avenue and 72 Chester Hill Road.

On October 5, 2016, a Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act report was adopted by City Council authorizing staff to introduce a Bill in Council designating the property at 958 Broadview Avenue under Part IV, Section 29 of the Ontario Heritage Act. The City Council decision is available here: [Agenda Item History - 2016.TE18.15](#)

On November 9, 2021 City Council adopted a Request for Direction Report directing staff to attend the Ontario Land Tribunal in opposition to the Official Plan and Zoning By-law amendment appeals for the lands at 954, 956 and 958 Broadview Avenue and 72 Chester Hill Road. The proposal was for a 16 storey building with 223 dwelling units. Councils Decision can be found here: [Agenda Item History - 2021.TE28.8](#)

On April 6, 2022 City Council adopted recommendations for a settlement of the appeals. The City Council decision is available here: [Agenda Item History - 2022.CC42.10](#). In the decision dated August 9, 2022, the Ontario Land Tribunal (OLT) approved a settlement (OLT-21- 001178) between DK Broadview Inc. and the City of Toronto, enabling a mixed-use 14 storey building with affordable housing. The settlement also secured:

- Eight affordable ownership units;
- A cash contribution of \$150,000 to be allocated to certain community benefits in the vicinity of the site including towards the public design process of Wonscotonach park and public art to be located in the parkland dedication to commemorate the Chester Hill School heritage building at 958 Broadview Avenue;
- Conveyance of ravine lands to the TRCA;
- Heritage conservation of the former Chester Hill Public School at 958 Broadview Avenue;
- An on-site parkland dedication having an area of not less than 240 square metres;
- Enhanced bird friendly window treatment; and
- Planting of large shade trees along the south property line adjacent to the single detached houses along Chester Hill Road.

On July 22, 2022 City Council adopted the recommended Major Transit Station Area (MTSA) and Protected Major Transit Station Area (PMTSA) Official Plan Amendments, including OPA 540, which would amend Chapter 8 of the Official Plan pursuant to Sections 16(15) and 26 of the Planning Act. The City Council decision is available at: [Agenda Item History - 2022.PH35.16](#). On August 15, 2025, the Minister of Municipal Affairs and housing approved six Official Plan Amendments bringing new policies for 25 MTSA's and 95 PMTSA's into force and effect, including OPA 540 regarding the Broadview PMTSA.

On February 5, 2025, City Council adopted "Housing Action Plan: Avenues Policy Review - Decision Report" and adopted Official Plan Amendment 778. The Official Plan Amendment updated Official Plan policies by adding approximately 283 kilometers of Avenues to Map 2 of the Official Plan, removed requirements for Avenue Segment Studies and new Avenue Studies, provided direction on activating ground floors and acknowledging that new developments may go beyond a mid-rise height and scale on Avenues within 500 - 800 metres of subway, light rail and GO Transit Stations. OPA 778 was appealed to the Ontario Land Tribunal (OLT). On July 24, 2025 the OLT scoped the appeals to site specific issues with all other portions coming into effect on March 14, 2025. The decision report is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.5>

THE SITE AND SURROUNDING LANDS

Description

The site is located on the west side of Broadview Avenue north of Chester Hill Road. The site is irregular in shape and approximately 4,485 square metres in area. There is a 37.6 metre frontage along Broadview Avenue, 7.6 metres along Chester Hill Road and frontage on a City owned laneway running north from Chester Hill Road. The lot is 135 metres deep and abuts the Don Valley ravine system. See Attachment 2 for the Location Map.

Existing Uses

The former Chester Public School at 958 Broadview Avenue is a two and a half storey building designated under Part IV of the Ontario Heritage Act, with additions constructed in the 1960s, 1970s and 1990s. The building previously operated as a non-profit community centre. The properties at 954 and 956 Broadview Avenue are 2-storey semi-detached dwellings; 72 Chester Hill Road is a 2-storey single detached dwelling. All buildings are currently vacant. An asphalt surface parking lot is located in the rear of the property.

Surrounding Uses

North: a 23 storey (63 metres plus mechanical penthouse) residential apartment building known as Helliwell Place at 980 Broadview Avenue. Further north are two residential apartment buildings (17 and 19 storeys) at 1000 and 1010 Broadview Avenue.

South: Two storey semi-detached buildings fronting onto Broadview Avenue and the rear yards of two and three storey single detached residential buildings fronting onto Chester Hill Road. A small City owned lane extends south of the site to Chester Hill Road and serves the properties fronting onto Broadview Avenue south of the site. The Broadview Subway Station on Line 2 is approximately 550 metres south of the site.

East: across the street on Broadview Avenue are one and two storey single and semi-detached residential buildings. The property at 927-931 Broadview Avenue is listed on the City of Toronto's Heritage Register.

West: the Don Valley, a protected ravine area which is under the regulatory control of the TRCA.

THE APPLICATIONS

Description

The proposal is for a 26 storey mixed-use building (84 metres plus a mechanical penthouse) with a four storey rear component. A total gross floor area of 19,766 square metres is proposed of which 100 square metres is non-residential space on the ground floor. The building would provide 309 residential dwelling units, including eight affordable home ownership units. There would be 81 vehicle parking spaces provided in two underground levels, inclusive of one surface pick-up/drop-off space. The built form of the tall portion of the building has been simplified with a reduced floorplate, an increased setback to the north and an increased step back from the restored heritage building as compared to the 2022 approval.

Elements of the proposal which remain from the August 2022 OLT approval include: a four storey rear building component; the provision of affordable ownership housing units, the restoration of the heritage building at 958 Broadview Avenue; the naturalization and conveyance of approximately 747 square metres at the west end of the site to the TRCA; and a 240 square metre public park adjacent to Broadview Avenue.

See below for a chart comparing the August 2022 Ontario Land Tribunal (OLT) approval and the current proposal.

Table 1: Comparison Chart with 2022 approval and current proposal

	August 2022 OLT Approval	Current Proposal
Heritage Building	restored and retained	restored and retained
Storeys	14 plus MPH (with 4 storey rear building component)	26 plus MPH (with 4 storey rear building component)
Overall Height	46 metres	84 metres
Gross Floor Area	13,536 square metres	19,766 square metres
Density	3.78	5.77
Dwelling Units	197	309

	August 2022 OLT Approval	Current Proposal
Affordable Units	8	8
Parking (vehicle)	88	81
Parking (bikes)	202	171
Parkland (square metres)	240	240
TRCA dedication (square metres)	747	747

Density

The proposal has a density of 5.77 times the area of the lot.

Residential Component

The proposal includes 309 (301 condominium and 8 affordable ownership) dwelling units with 12 studio (4%), 200 one-bedroom (65%), 74 two-bedroom (24%), and 23 three-bedroom units (7%).

Non-Residential Component

The proposal includes 100 square metres of retail use on the ground floor of the restored heritage building along the Broadview Avenue frontage.

Access, Parking and Loading

Pedestrian access to the site is proposed from Broadview Avenue. Vehicular access to the site would be provided via two access points: a two-way driveway connection onto Broadview Avenue; and an east-west site driveway connecting to the existing north-south public lane, to be widened to 6.0 metres to facilitate two-way traffic.

The proposal includes a total of 81 vehicular parking spaces primarily located in two underground levels with one surface pick up and drop off space. A total of 171 bike parking spaces (140 long term and 35 visitor) will be located at grade and in the underground parking.

One Type G loading space is proposed. The loading space would be partially internalized within the building and is accessed from Broadview Avenue via a driveway on the west side of the building and from Chester Hill Road via a laneway that runs north south that will be widened to six metres through this application.

Land Conveyances

The proposal includes the re-naturalization and conveyance of 747 square metres of land at the rear of the property to the TRCA.

As per the City's Official Plan, a 0.75 metre widening is required along the 954-956 Broadview Avenue frontage of this property to satisfy the requirement of a 27-metre-wide right-of-way. A 3.85 metre widening is also being provided along the 958 Broadview Avenue frontage. A 0.72 metre lane widening is required for the lane abutting 72 Chester Hill Road.

An on-site parkland dedication of 240 square metres along the Broadview Avenue frontage is being provided, secured through the previous approval in 2022.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/954BroadviewAve

Reasons for Application

The application seeks to amend the Official Plan in order to adjust the requirements of SASP 509 and SASP 808 to permit the building height.

The Zoning By-law Amendment is required to amend performance standards in the Commercial Residential Zone to permit the proposed height, building setbacks, and density.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on March 25, 2025. Additional pre-consultation took place with the applicant on June 24, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on September 5, 2025 and deemed complete on September 5, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/954BroadviewAve

Agency Circulation Outcomes

The application together with the applicable reports and studies have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The [Official Plan](#) Urban Structure Map 2 identifies the site as an Avenue. The site is split designated: 954-958 Broadview Avenue is designated as Mixed Use Areas; the property at 72 Chester Hill Road is designated as Neighbourhoods; and the rear of the property is designated as Natural Areas on Land Use Map 17 of the Official Plan. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area. Specifically, the site is within 550 metres of the delineated Broadview PMTSA associated with SASP 614 in Chapter 8 of the Official Plan. The site has a minimum density requirement of 1.5 Floor Space Index (FSI). The area is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

Site and Area Specific Policy (SASP) 509 and 808

SASPs 509 and 808 apply to the site. SASP 509 provides direction for moderate mid-rise and incremental development on Broadview Avenue between Danforth Avenue and O'Connor Drive that conserves and reinforces the area's natural and cultural heritage. One of the development criteria that applies to the entire study area is that new development in Mixed Use Areas will improve boulevard connections with appropriate setbacks, tree planting and pavement treatments while complementing the area's heritage character.

SASP 509 specifically identifies the site at 958 Broadview Avenue as having unique conditions and dimensions, and as such, it is within both Character Area A and C. New development within Character Areas A and C are permitted a maximum building height of six storeys, with a building stepback at the fifth storey along Broadview Avenue. The site specific policies pertaining to 958 Broadview Avenue relate to transition, front yard setbacks, conservation of heritage, maintaining a mix of uses and avoiding negative rear yard impacts on adjacent properties.

These policies were amended by SASP 808 via the August 2022 OLT decision. The amendments are primarily to permit a maximum building height of 14 storeys. The Official Plan, including SASPs 509 and 808, should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The site is subject to site specific Zoning By-law 167-2023 (OLT) which amends Zoning By-law 569-2013 and is the outcome of the OLT settlement noted above. The site is split zoned as CR2.7 (c2.7; r1.0) SS2(x776), R(d0.6)(138), R(d0.6)(x139) and ON(x25).

The Commercial Residential zoning category permits a broad range of uses, including retail, service commercial, office and residential uses in a variety of building types. The Residential zoning category permits uses primarily associated with the Neighbourhoods designation in the Official Plan. This zone category permits a range of residential building types.

The Open Space Natural zone category is to delineate areas for conservation, such as ravines and waterways that are part of the natural system.

See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Broadview Avenue Urban Design Guidelines
- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Retail Design Manual
- Toronto Accessibility Design Guidelines

Broadview Avenue Urban Design Guidelines

SASP 509 states that the Urban Design Guidelines for Broadview Avenue will be used as a tool to evaluate new development in the area and to ensure consistency with the Official Plan and the SASP.

The guiding principles include enhancing natural and cultural heritage, creating quality public spaces, maintaining a varied built form, and improving sidewalk and bicycle facilities to enhance walking and cycling in the area.

Although the guidelines identify that tall buildings are not appropriate in the study area, they also recognize that, on large sites, buildings taller than the existing right-of-way may be appropriate provided certain conditions are addressed. New development will retain, enhance and commemorate the heritage attributes of buildings and the history of the area. Residential and mixed-use development is encouraged and street-related retail at grade is desirable in appropriate locations. A system of setbacks to support wider sidewalks, retail amenity spaces, and/or green landscaping in front of ground-level residential uses are encouraged.

The guidelines identify 958 Broadview Avenue as having unique conditions and dimensions. Located in Character Area A and Character Area C, it includes characteristics of both: Character Area A is close to Danforth Avenue and has a main street feel; while Character Area C has large lots, expansive front yard setbacks, and is

where most of the tall buildings are located. A minimum boulevard width of 10 metres is recommended to provide opportunities for streetscape improvements, including a 2.1 metre setback and expansive front yard landscaping.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement.

PUBLIC ENGAGEMENT

Community Consultation

An in person community consultation meeting at the East End United Ministry was held on Wednesday December 10, 2025 with the community, the Ward Councillor, City staff and the applicant team. Approximately 60 community members attended the meeting. The meeting started with an open house format, with boards illustrating the proposal. Following this, City staff and the applicant team gave presentations on the site and surrounding area, existing planning policy framework and the proposed development. Comments and questions included:

- Concerns about potential impacts of the development on the ravine;
- Concerns about the process permitting the submission and review of an application shortly after recent approvals;
- Concerns with the proposed height, density and resulting shadow, overlook and wind impacts; and
- Concerns about the impacts on vehicle congestion in the area.

The issues raised through the community consultation process have been considered through the review of the application and in preparing this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024) and find the proposal to be consistent.

Land Use

The site is in an area identified for growth within the Official Plan as it is located along an Avenue, in the Broadview PMSTA, and the proposed building is located in the designated Mixed Use Areas portion of the site. The proposed residential and commercial uses and the proposed public park along Broadview Avenue are permitted in the Mixed Use Areas designation and are consistent with direction in the Official Plan and SASPs 509 and 808.

The portion of the site designated Neighbourhoods is proposed to remain as the existing dwelling unit, with the north portion of the lot containing a section of the access ramp to the underground levels and a surface parking space. This design and use is consistent with policies within SASP 808.

The rear of the property is proposed to be re-naturalized and conveyed to the TRCA, which aligns with the Natural Areas designation and policies within the SASP.

The proposal would provide intensification in an area identified for growth, provide residential, retail and open space uses on the site, and enhance the public realm. The land use is appropriate.

SASP 509 and 808

The proposal advances the objectives of SASP 509 and SASP 808. The proposed development would conserve and protect natural and cultural heritage on site through the building setback from the stable top of bank and the restoration and conveyance of lands to the TRCA at the rear of the site. The restoration and rehabilitation of the Chester Public School conserves cultural heritage on site. Boulevard conditions would be improved with a minimum building setback of 15 metres on the ground floor from the curb along Broadview Avenue, providing space for a 2.1 metre sidewalk, tree planting, soft landscaping, and a 240 metre public park in front of the building entrance.

The proposal maintains the built form transition between the tall buildings to the north and the low rise residential buildings to the south established in the 2022 approvals, further described in the Density, Height and Massing Section below

Since the adoption of SASP 509 in 2016 and SASP 808 in 2022, policies for PMTSAs have come into force, including for the Broadview PMSTA. Provincial policies state that sites designated Mixed Use Areas within 200-500 metres buffer zone of a (P)MTSA are intended to have a density of six floor space index (FSI). The Site is within 550 metres

of the delineated Broadview PMTSA associated with SASP 614. The site would achieve a net density of 5.77, which is comparable to densities permitted just south of the site.

Given the policy changes described above, the proposal is an appropriate height and scale, fits within the existing and the planned context of the area, provides an appropriate built form transition between the tall buildings to the north and the Neighbourhood designated properties to the south. The proposal conforms with objectives in SASP 509 and 808.

Natural Heritage Protection

The north-west portion of the site is within the Natural Heritage System (Official Plan Map 9A) and is adjacent to the Todmorden Mills Environmentally Significant Area (Official Plan Map 12A).

An addendum to the Natural Heritage Impact Study (NHIS) dated December 2021 submitted for the 2022 approvals was submitted to evaluate any impacts of the additional proposed height on the natural heritage system and identify measures to mitigate any negative impact. The NHIS found there were no additional anticipated impacts from the additional height. Environmental Planning staff and the TRCA have reviewed the NHIS addendum and agree with the findings

Natural Hazards and Ravine Protection

The north-west portion of the site is within the TRCA's Regulated Area of the Don River Watershed, and is subject to the City of Toronto's Ravine and Natural Feature Protection By-law Area.

The TRCA has reviewed the proposal and notes that the development is located greater than 12 meters from the Stable Top of Bank (STOB). TRCA staff are satisfied that adequate setbacks have been established and there are no slope stability concerns associated with the proposed development. A TRCA permit is required prior to any development activity or site alteration within the regulated portion of the property.

The conveyance of approximately 747 square metres of land is secured in the 2022 OLT decision and a Section 37 Agreement registered on title. Also secured is the condition that the owner shall submit, as a condition of site plan approval, a landscape restoration plan and shall complete the improvements on these plans prior to conveyance of the ravine lands to the TRCA.

Staff from Urban Forestry Ravine and Natural Feature protection (RNFP) have reviewed the proposal and have no objection to the proposed development. RNFP staff advise that the owner will need to obtain the necessary permits prior to commencement of site disturbance activities and complete all planting in accordance with the approved planting plan.

Density, Height, Massing

Much of the built form in the proposed development remains the same as approved by the OLT in 2022. The proposal is to add 12 storeys to the tall portion of the building, increasing the height from 14 to 26 storeys. The footprint of the building has largely remained the same, with some minor changes detailed below. The height of the rear element of the building is proposed to remain at four storeys, including a stepback at the fourth floor on the south side of the site. This maintains the built form transition between tall buildings to the north and low rise residential to the south secured in the August 2022 approval. As in the August 2022 approvals, privacy and overlook to the south are secured with the low rise form, the limiting of balconies on the south side of the low rise element and the restriction of wrap-around balconies on the south west corner of the tall element of the building. The primary outdoor amenity space continues to be proposed on the roof of the fourth storey building with a setback of 11.5 metres to the south property line.

Although the tall building element does not provide a 12.5 metre setback to the north and south lot lines the proposal meets the intent of the Tall Building Guidelines to preserve sky view and mitigate privacy concerns between tall buildings and appropriately address the street and public realm. The main building base is composed of the proposed retained heritage building, providing a pedestrian scaled streetwall with active uses at grade. The tower portion of the building has a 750 square metre floor plate and provides a generous setback to Broadview Avenue, the park, and the heritage building; ensuring the base is the primary building element. The south side yard setback of the tall element of the building would be 15 metres, except for the portion abutting one lot in the Neighbourhood designated area facing Chester Hill Road. Tower redevelopment to the south on that lot is not feasible given the limited lot area.

The setback of the proposed tall building element to the north provides a 23 metre corner to corner separation to the existing building to the north. Redevelopment of the property to the north is unlikely to include the demolition and replacement of the existing condominium building given the type of ownership, large floor plate size, and height of 23 storeys. The remainder of the site to the north cannot accommodate a tall building.

Given the existing and planned context for the site and the surrounding area, and the configuration of this deep lot backing onto a natural area, the proposed density, height and massing is appropriate and can be supported by staff.

Streetscape and the Public Realm

Staff are satisfied the proposal conforms with the applicable Official Plan, SASP and the Broadview Avenue Urban Design Guidelines. New development in this zone and in Character Area C is to provide a minimum of 10 metres between the curb edge and the front building face, to allow for a 2.1 metre sidewalk and a deep front yard setback of approximately eight metres for soft landscaping in front of the building. Specific development criteria in the Guidelines for 958 Broadview Avenue include the restoration of the property's cultural heritage values and regard for the existing context by continuing the expansive front yard landscaping in this segment of Broadview Avenue. The proposed development is setback a minimum of 15 metres from the curb to the building face at the ground floor along Broadview Avenue. This setback accommodates

the restoration of the former Chester Public School, a new public park along Broadview Avenue, additional tree planting and a new expanded 2.1 metre sidewalk. The proposal removes one of the two existing driveways along Broadview Avenue, consolidating them into one six-metre driveway along the Broadview Avenue frontage. Pedestrian entrances to the residential lobby and the retail space face Broadview Avenue providing further opportunities to activate the public realm.

A future public process will determine the design of the park facing Broadview Avenue, including investigating the planting of additional trees along the Broadview Avenue frontage, further improving the public realm at this site.

An existing street tree along Chester Hill Road is proposed to be preserved.

Shadow Impact

The shadow impact from the proposal is acceptable. A detailed sun and shadow study was submitted in support of the proposed development which outlines the shadows cast by the proposal in March, June, September and December.

The shadow study compares the shadow cast by the proposed 26 storey building and previously approved 14 storey building. The shadow impacts of the 26 storey proposal would be an increase to shadow cast to the west in the ravine. The Natural Heritage Impact Study submitted in support of the application determined little increased shading to the vegetation communities in the Todmorden Mills Environmentally Sensitive Area, and staff agree with this assessment. There are no shadow impacts on the Neighbourhood to the south.

In the Spring and Fall equinoxes there are minor increases in shadow cast on the west side of the property to the north between 12:18 and 2:18 p.m.. There is an increase in shadow for between 4:18 and 6:18 p.m. on the houses on the north side of Fulton Avenue, west of Jackman Avenue. After 6:18 this increased shadow moves to the houses on the south side of Fulton Avenue, east of Jackman Avenue. All these shadows are in passing and do not impact any location more than two hours.

Wind Impact

A Pedestrian Wind Study dated August 21, 2025 and an addendum letter dated February 11, 2026 were submitted providing analysis of the resulting wind impacts from the proposed development. An updated Pedestrian Wind Study dated March 24, 2026 including local planting, building roofs, and gaps in the extended surroundings was further provided after discussions with the community and the City.

The wind study states that with the proposed development wind conditions are expected to remain comparable to the existing conditions. Additional wind mitigation measures have been included to further improve conditions at pedestrian areas. The only remaining occasional uncomfortable conditions are one location along the sidewalk during the winter months, where wind speeds marginally exceed the walking comfort criterion.

The existing conditions include three sensors which exceed safety criterion in the winter months. This condition is improved with the addition of the proposed development and other localized mitigation measures, resulting in no unsafe conditions with the proposed development and wind mitigation.

Given the above, staff are of the opinion that the proposal's built form is appropriate, and further mitigation will be pursued through the site plan control process.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The existing Section 37 Agreement secured for the site provides a minimum of eight affordable ownership housing units, these continue to be provided in the proposed development.

The development proposes a unit mix with 4% studio, 65% one bedroom, 24% two bedroom and 7% three bedroom units. Upon further discussion, the applicant has agreed to provide a minimum of 10% three bedrooms within the development proposal. Staff recommend provisions in the Draft Zoning By-law secure a minimum of two and three bedroom units to ensure the intent of the Growing Up Guidelines is maintained.

Heritage Impact and Conservation

The building at 958 Broadview Avenue, the former Chester Public School, is designated under Part IV of the Ontario Heritage Act by By-law 716-2017. A Heritage Impact Assessment (HIA) Addendum dated August 21, 2025, was submitted by the applicant. The building at 958 Broadview Avenue is proposed to be incorporated into the design and no further impacts are being introduced or expected. The HIA Addendum concludes that the development conserves the cultural heritage value of the former Chester Public School.

Heritage Planning staff are satisfied that the proposed alterations continue to conserve the onsite and adjacent heritage properties and are consistent with the existing policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy which includes restoration and rehabilitation.

Servicing

The Functional Servicing and Stormwater Management Report submitted in support of this application demonstrates that the proposal can be adequately serviced from existing storm, water, and sanitary infrastructure. Development Engineering staff have reviewed the reports and are satisfied with their conclusions.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for the 954-956 Broadview Avenue frontage, a 0.75 metre road widening dedication is required and is proposed to be conveyed to the City. Transportation Review requires a conveyance

of approximately 3.85 metres for the 958 Broadview Avenue segment, also proposed to be conveyed to the City.

To satisfy the requirement of a 6.0 metre wide lane right-of-way for the lane abutting 72 Chester Hill Road, a 0.72 metre lane widening is required and is proposed to be conveyed to the City.

Traffic Impact

A Transportation Impact Study was submitted in support of the application. Transportation Review has reviewed the Transportation Impact Study and accepts the conclusions that the projected development traffic can be accommodated on the adjacent road network.

The proposed Transportation Demand Measures (TDM) are:

- Preloaded Transit Pass – Provide one pre-paid PRESTO card per unit, preloaded with the value of a monthly pass.
- Real-time Transportation Screen – A transit screen providing real-time information on transit schedules, walking and cycling routes amongst other items is to be provided.

To enhance the above TDM plan, additional measures should be considered, including car-share, provision of a bike station and provision of a bike-share and/or car-share membership.

Access, Vehicular and Bicycle Parking and Loading

Vehicular access to the site would be provided via two access points: a two-way driveway connection onto Broadview Avenue; and an east-west site driveway connecting to the existing north-south public lane, to be widened to 6.0 metres to facilitate two-way traffic.

This site is within the Broadview PMTSA and as such there are no minimum parking requirements. The proposal includes a total of 81 vehicular parking spaces, including five visitor spaces, primarily located in two underground levels with one surface pick up and drop off space. The proposed parking is acceptable

A total of 171 bicycle parking spaces are proposed, including 140 long-term spaces and 31 short-term spaces, which does not meet the minimum requirement. However, as per Section 230.5.10.20 of Zoning By-law No. 569-2013 (as amended by No. 223-2025), the applicant can apply for a payment-in-lieu of bicycle parking exemption during the site plan control stage for up to 50 percent of the minimum bicycle parking requirement for both long-term and short-term spaces. As such, the proposed bicycle parking supply is acceptable in principle.

One Type G loading space is proposed and is accessed from Broadview Avenue via a driveway on the west side of the building and from Chester Hill Road via a laneway that runs north south that will be widened to six metres through this application.

Parkland

In its decision dated August 9, 2022, the Ontario Land Tribunal (case no. OLT-21-001178) and the registered Section 37 agreement (instrument no. AT6153714) dated August 9, 2022, dictate the requirement for an on-site parkland dedication of no less than 240 square metres. In addition, per Item 2022.CC42.10, adopted by Council on April 6 and 7, 2022, the required parkland dedication was approved and secured with specific conditions for conveyance and conveyance timing. The owner is required to satisfy the parkland dedication requirement through an on-site dedication in accordance with the decisions described above.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). An arborist report and tree protection plan were submitted that note a total of 29 trees on site. The applicant proposes the removal of one City owned street tree and four privately owned by-law regulated trees.

Staff have indicated that the City tree to be removed should be replaced at a ratio of one-to-one and private trees at a ratio of one to one. The landscape plans shows fifteen new deciduous trees are proposed to be planted including three within the new public park facing Broadview Avenue, next to the public sidewalk and seven along the south west lot line, meeting replacement requirements. Urban Forestry staff have reviewed the proposal and are supportive of the tree planting.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

The Zoning By-law Amendment will secure the following performance measures:

- Publicly accessible bicycle parking spaces at ground level;
- Soil volume to support the growth of fifteen large growing shade trees; and
- Natural Heritage Protection secured through setbacks and buffer areas supported by a Stewardship Plan.

Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Section 37 Agreement

An existing Section 37 Agreement is registered on title. Staff recommend an additional cash payment in the amount of \$200,000 be secured by way of a Section 37 Amending Agreement to the original Section 37 Agreement. This will supplement the benefits secured in the original Section 37 Agreement.

Conclusion

The proposed Official Plan and Zoning By-law Amendment application is consistent with Provincial Planning Statement (2024) and conforms to the Official Plan. The proposal represents an appropriate level of intensification on a large and deep site within a PMTSA with a built form that fits with the planned and existing context. It provides restoration of an existing heritage designated building at 958 Broadview Avenue, re-naturalization and conveyance of ravine lands into public ownership, the provision of affordable housing and improvements to the public realm along Broadview Avenue.

CONTACT

Seanna Kerr, Senior Planner, Community Planning, Tel. No. 416-395-7053, E-mail: Seanna.Kerr@toronto.ca

SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Site and Area Specific Policy 509 Map
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 8: Site Plan
Attachment 9: North Elevation
Attachment 10: East Elevation
Attachment 11: South Elevation
Attachment 12: West Elevation
Attachment 13: 3D Massing Model - Northwest view
Attachment 14: 3D Massing Model - Northeast view

Attachment 1: Application Data Sheet

Municipal Address: 954-958 BROADVIEW AVENUE AND 72 CHESTER HILL ROAD
 Date Received: September 3, 2025

Application Number: 25 219469 STE 14 OZ

Application Type: OPA and Rezoning

Project Description: Official Plan and Zoning By-law Amendment for a 26-storey mixed-use building. The proposal will include 309 residential units, retail at grade and restore the historical Chester Hill Public School. The site includes eight affordable ownership units and an on-site public park. The site is located within the Broadview PMTSA and next to the Todmorden Mills ESA.

Applicant	Architect	Owner
DIAMOND CORP & ALTERRA DEVELOPMENTS	GRAZIANI + CORAZZA ARCHITECTS	DK BROADVIEW INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 509 and 808
Zoning:	CR 2.7 (c2.7; r1.0) SS2 (x1163)	Heritage Designation:	Y
Height Limit (m):	50.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 4,485 Frontage (m): 39 Depth (m): 136

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):		62	1,767	1,829
Residential GFA (sq m):	123		19,666	19,666
Non-Residential GFA (sq m):	3,666	100		100
Total GFA (sq m):	3,789	100	19,666	19,766
Height - Storeys:	4	2	26	26
Height - Metres:	12		84	84

Lot Coverage Ratio (%): 40.77 Floor Space Index: 5.77

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 19,666
 Retail GFA: 100
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	2			
Freehold:	1			
Condominium:			309	309
Other:				
Total Units:	3		309	309

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		12	200	74	23
Total Units:		12	200	74	23

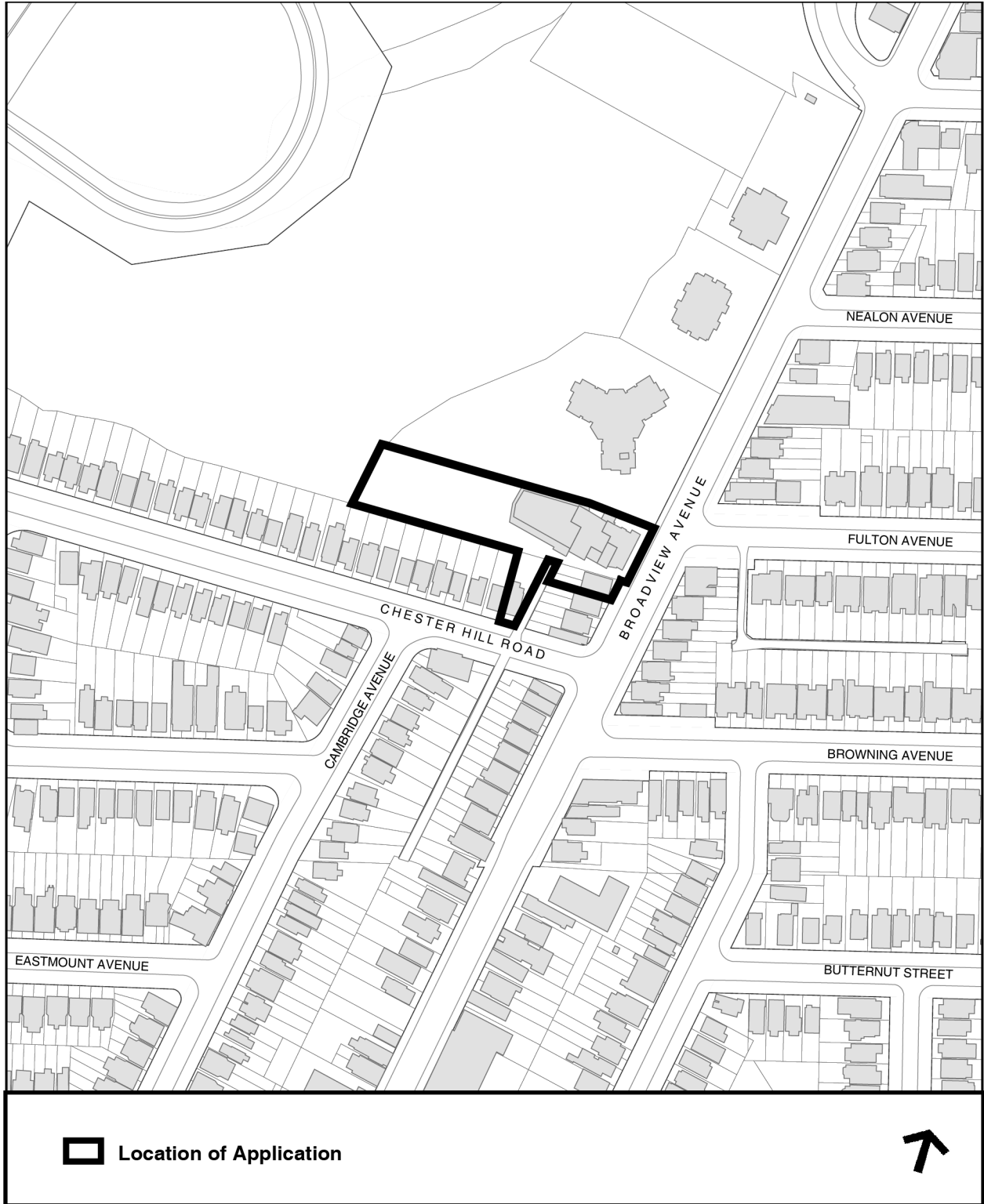
Parking and Loading

Parking Spaces: 81 Bicycle Parking Spaces: 171 Loading Docks: 1

CONTACT:

Seanna Kerr, Senior Planner, Community Planning
 416-395-7053
 Seanna.Kerr@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 17

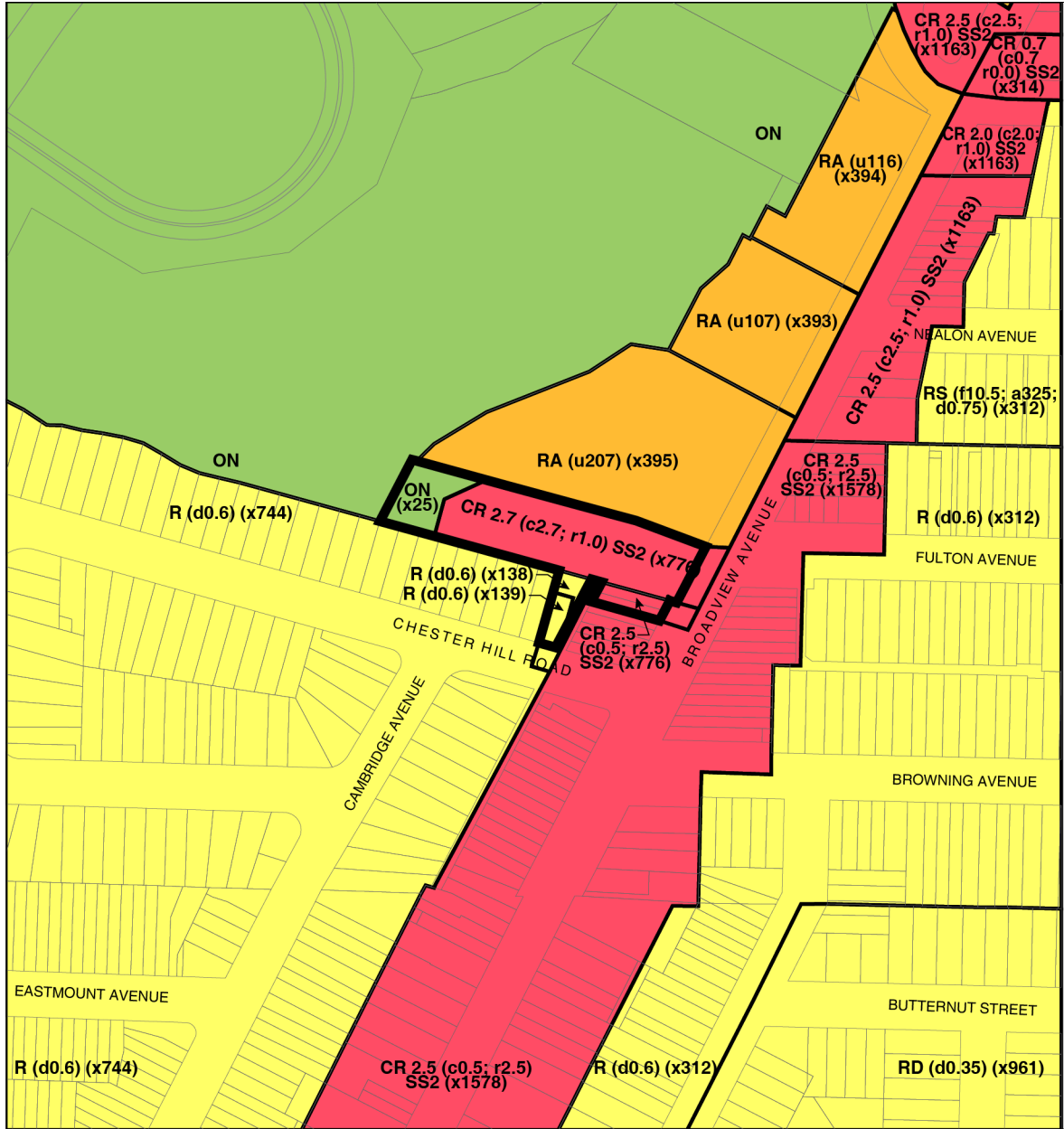
954 - 958 Broadview Avenue
and 72 Chester Hill Road

File # 25 219469 STE 14 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Natural Areas










Not to Scale
Extracted: 09/08/2025


Attachment 4: Existing Zoning By-law Map



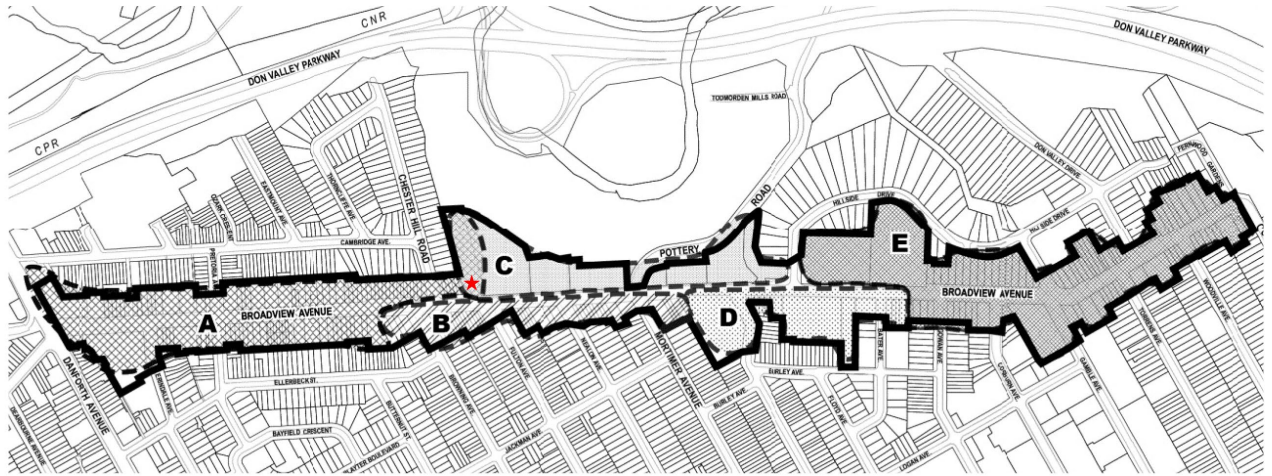
Zoning By-law 569-2013

954 - 958 Broadview Avenue
and 72 Chester Hill Road
File # 25 219469 STE 14 0Z

-  Location of Application
-  R Residential
-  RD Residential Detached
-  RS Residential Semi-Detached
-  RA Residential Apartment
-  CR Commercial Residential
-  ON Open Space Natural
-  OR Open Space Recreation




Not to Scale
Extracted: 09/08/2025

Attachment 5: Site and Area Specific Policy 509 Map



Broadview Avenue Planning Study

File # 25 219469 STE 14 02

-  Study Areas
-  Location of Application

↑
Not to Scale
03/25/2026

Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW ###

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;

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;

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 No. 882 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 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:

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:

a) “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;

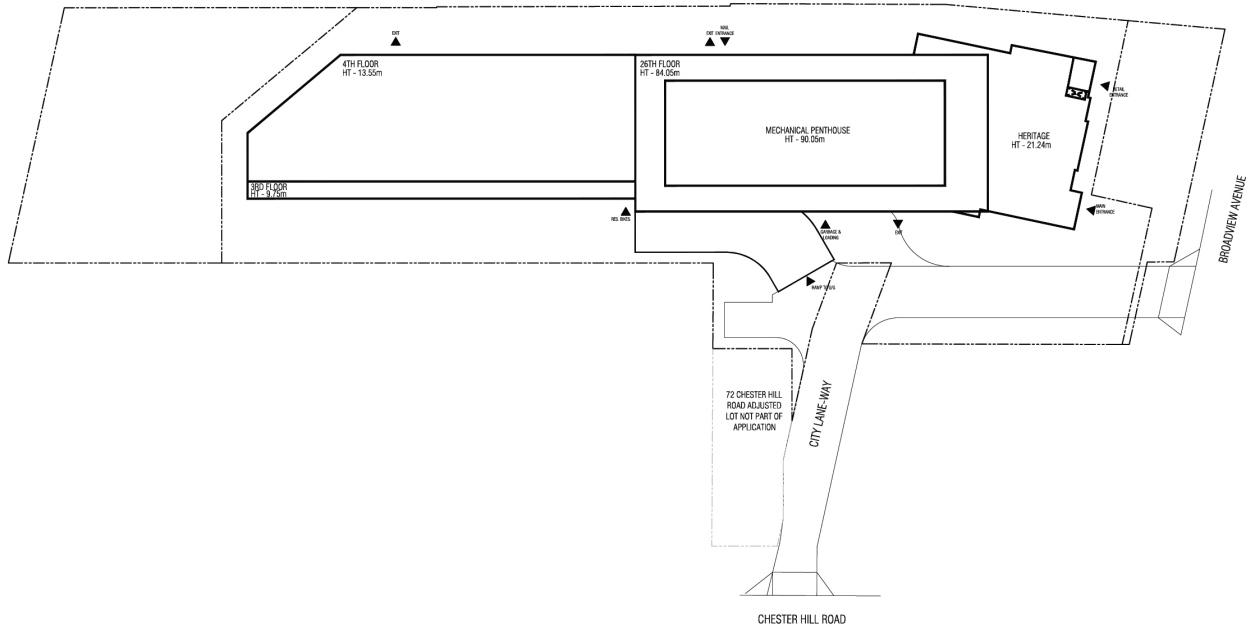
iii) Conserve the cultural heritage values, attributes and character of the property municipally known as 958 Broadview Avenue; and

iv) Adequately limit negative impacts on the rear yard amenity of properties in adjacent Neighbourhoods.

Attachment 7: Draft Zoning By-law Amendment

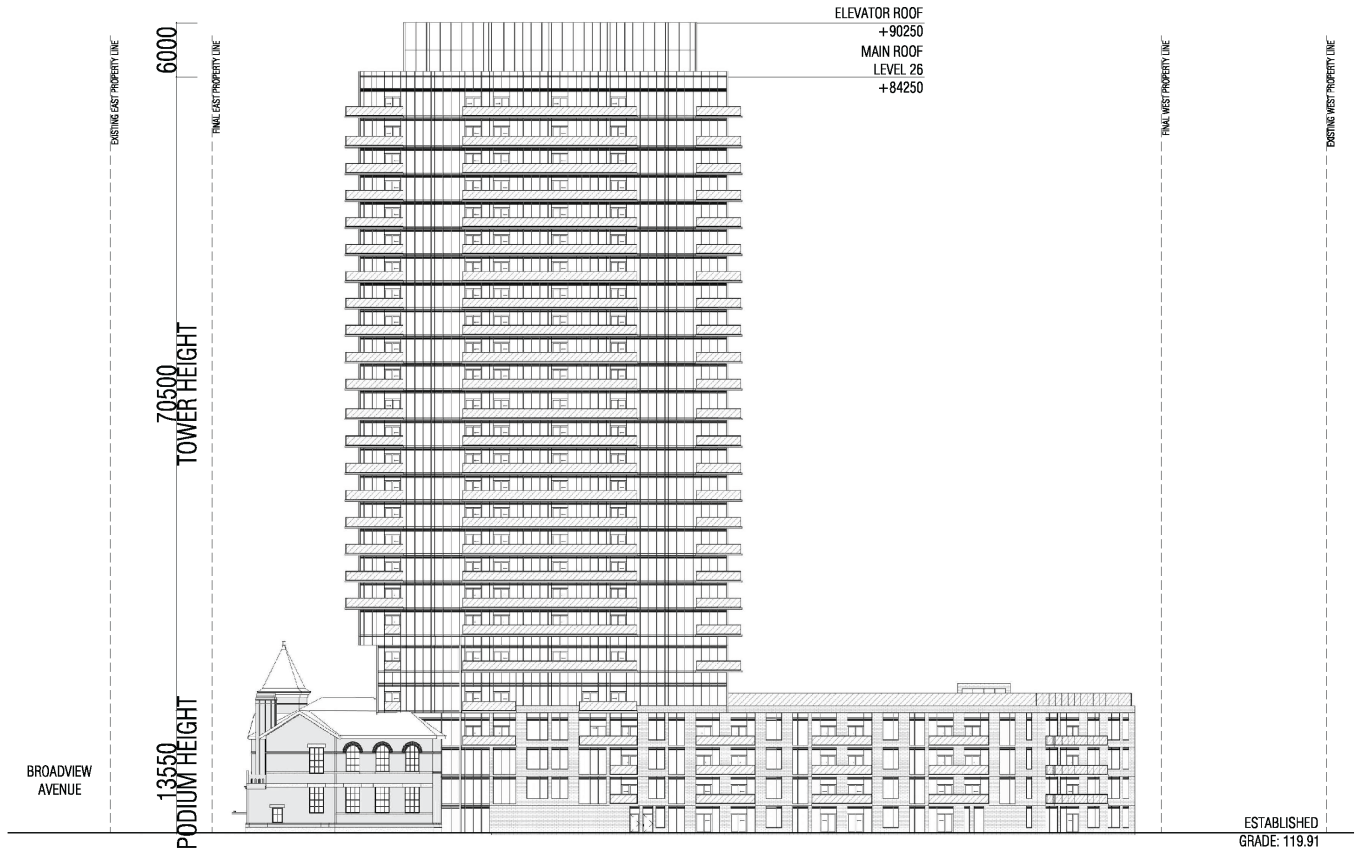
Attachment provided separately.

Attachment 8: Site Plan



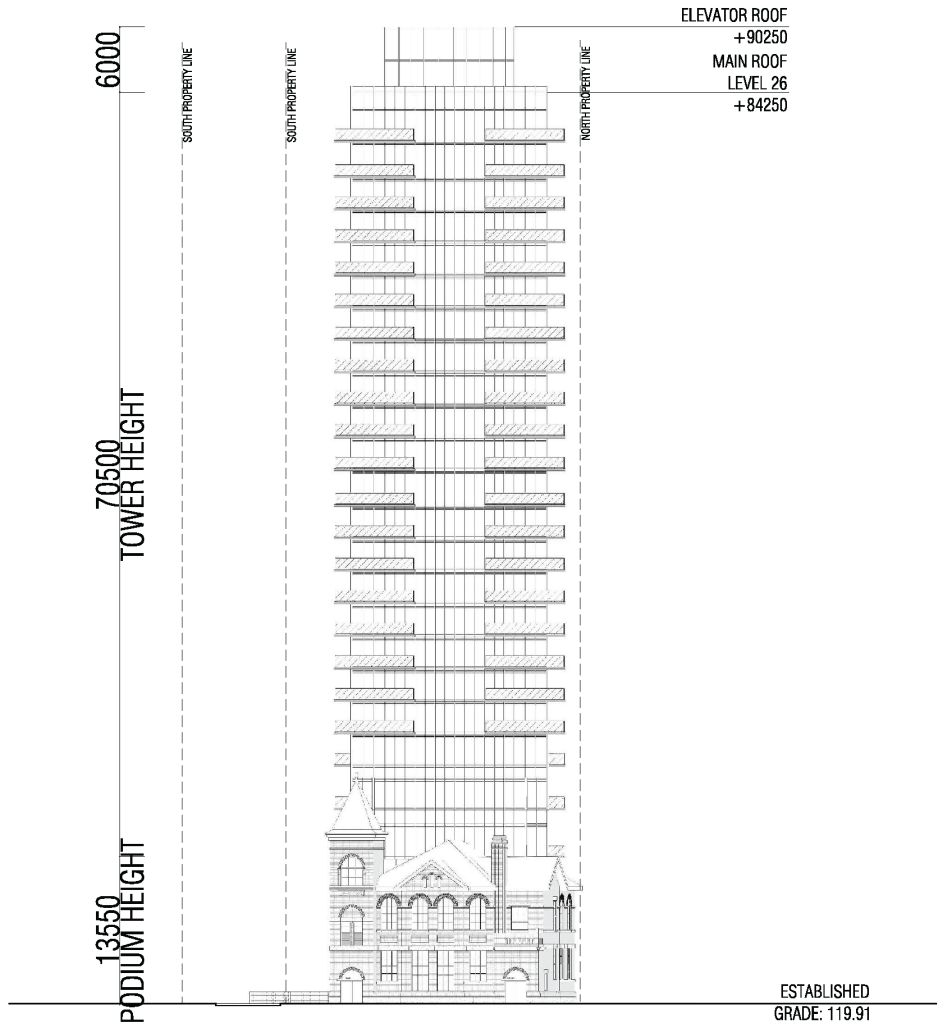
Site Plan 

Attachment 9: North Elevation



North Elevation

Attachment 10: East Elevation



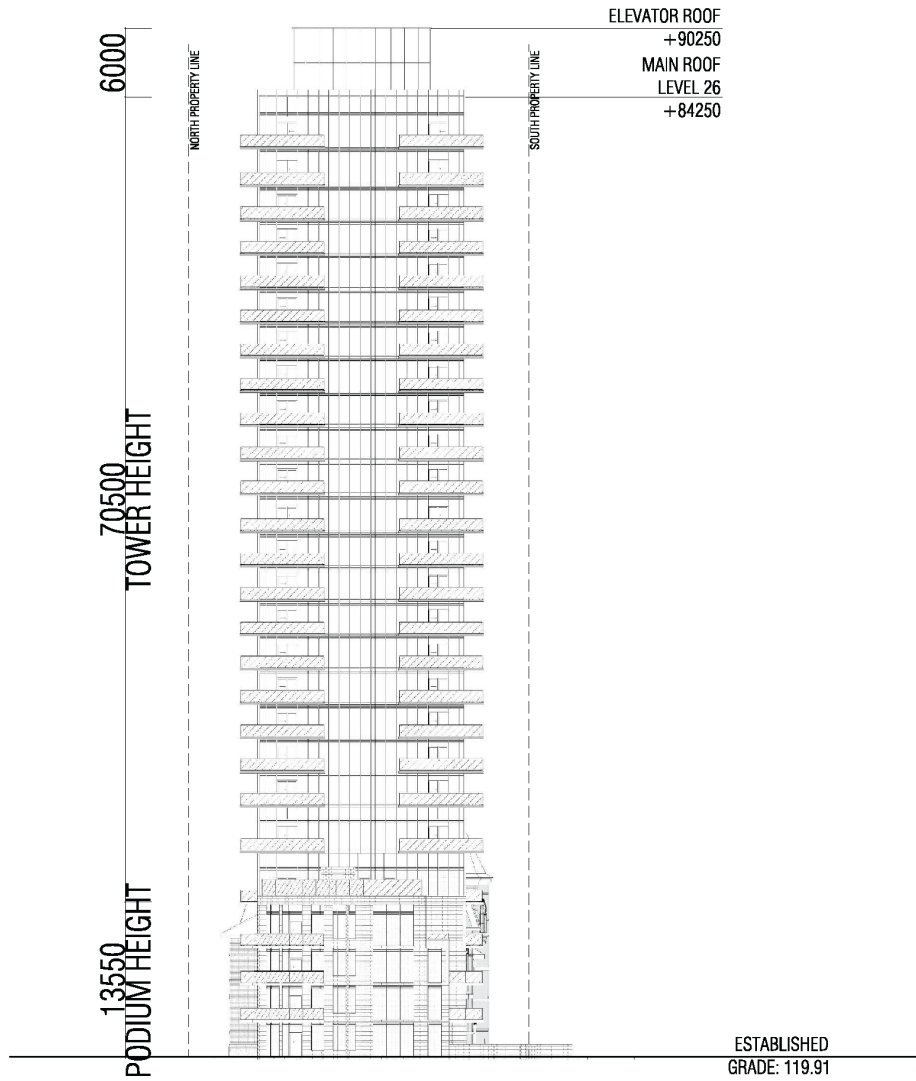
East Elevation

Attachment 11: South Elevation



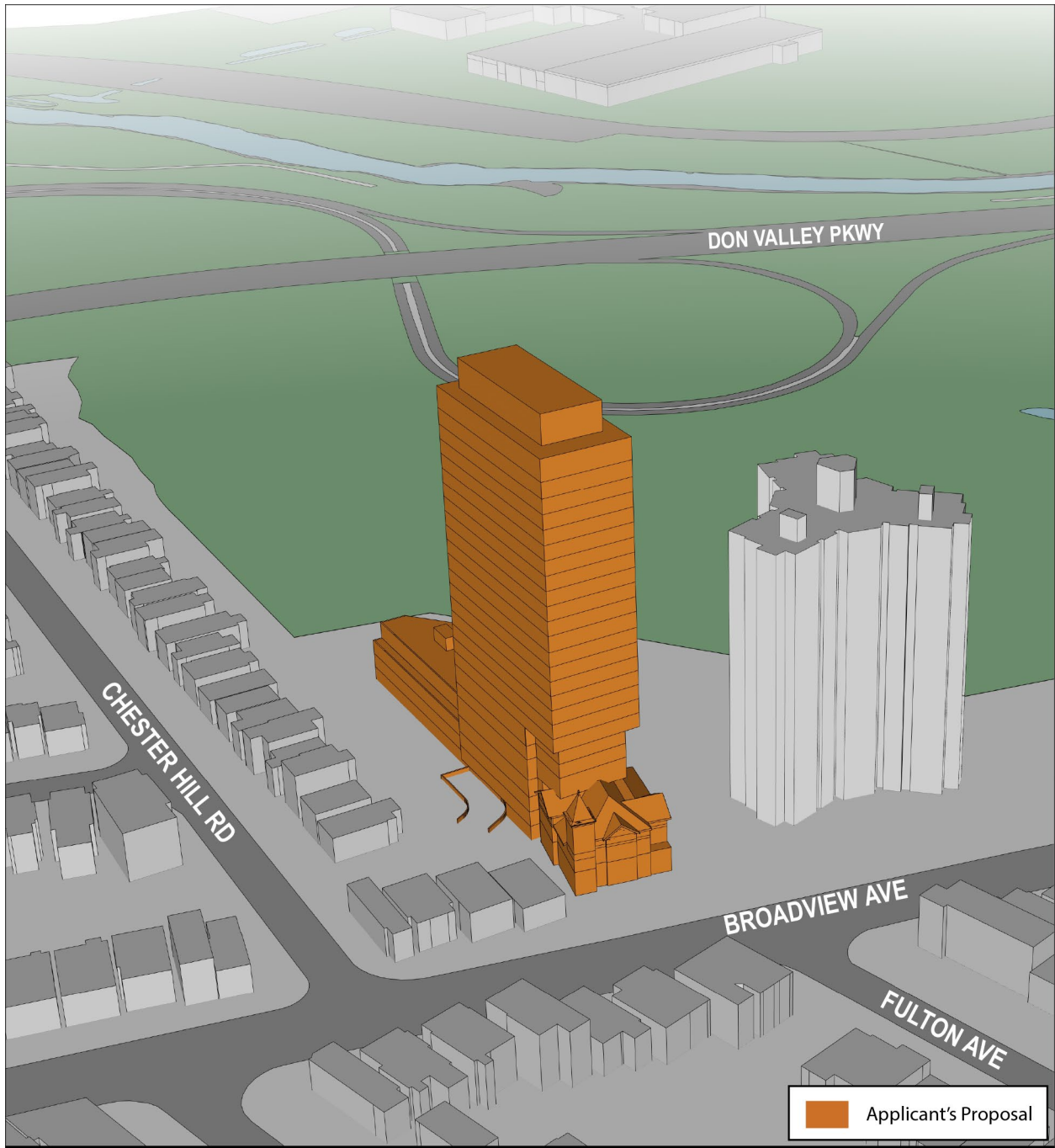
South Elevation

Attachment 12: West Elevation



West Elevation

Attachment 13: 3D Massing Model - Northwest View

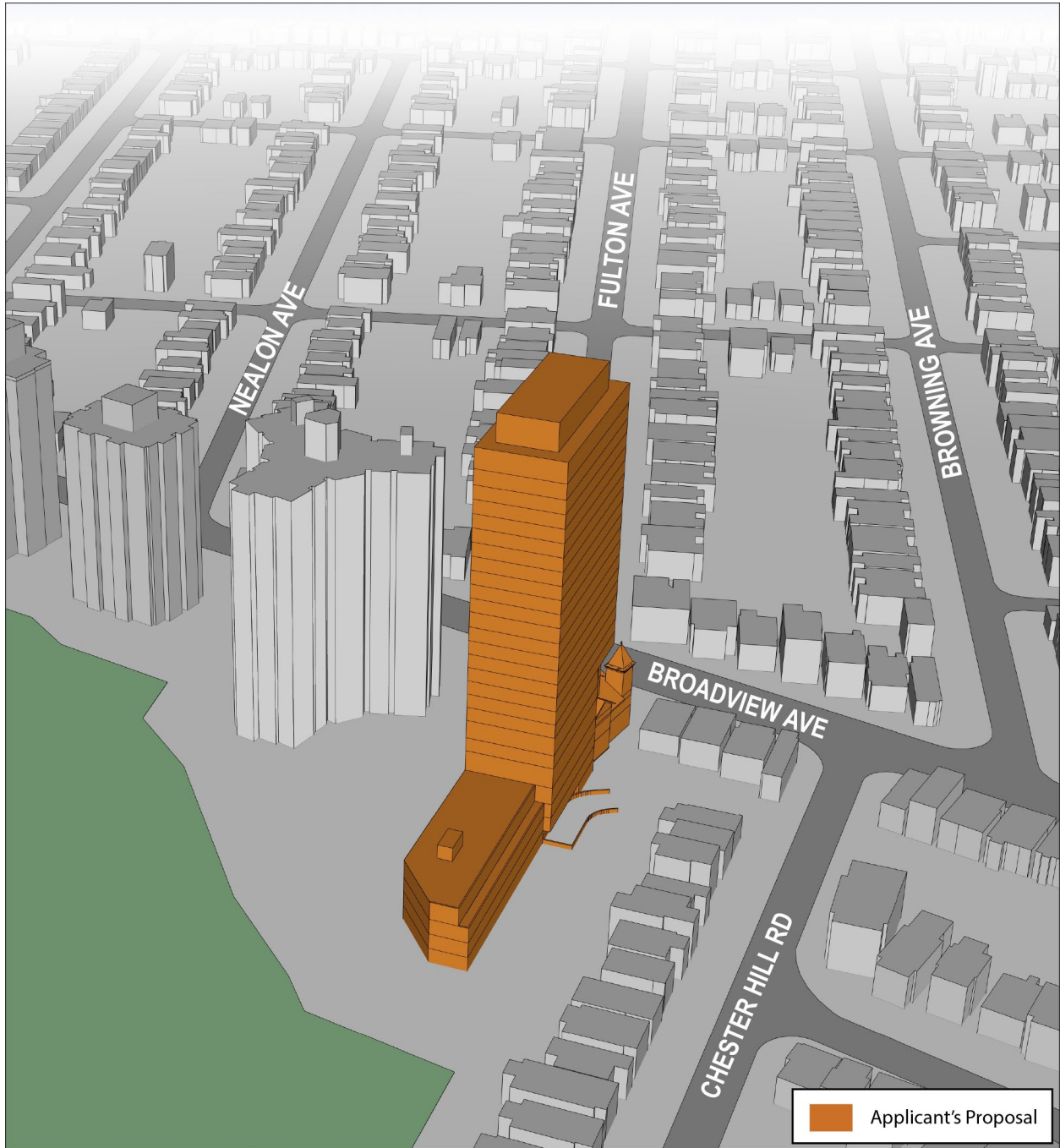


View of Applicant's Proposal Looking Northwest



04/08/2026

Attachment 14: 3D Massing Model - Northeast View



View of Applicant's Proposal Looking Northeast



04/08/2026