

Toronto Preservation Board

Meeting No.: 43

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, April 27, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 1, City Hall/Video Conference

Chair: Julia Rady

PB43.4 - 958 Broadview Avenue - Alterations to a Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

Decision Type: ACTION

Status: Adopted

Ward: 14 - Toronto - Danforth

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the designated heritage property at 958 Broadview Avenue with conditions, in accordance with Part IV, Section 33 of the Ontario Heritage Act, to allow for the construction of a new 26-storey residential tower with such alterations to the designated property substantially in accordance with the plans and drawings dated February 12, 2026 prepared by G + C Architects and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment Addendum dated February 13, 2026, prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and subject to the conditions as set out below:

a. that the related site-specific Official Plan Amendment and Zoning By-law Amendment bringing about the proposed alterations have been enacted by City Council and have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning;

b. the owner shall:

1. enter into an amended Heritage Easement Agreement with the City for the property at 958 Broadview Avenue, substantially in accordance with the plans and drawings dated February 12, 2026 prepared by G + C Architects and the Heritage Impact Assessment prepared by ERA Architects Inc., dated February 13, 2026, all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 1.b.2 below, to the satisfaction of the

Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and

2. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the property at 958 Broadview Avenue to the satisfaction of the Senior Manager, Heritage Planning; and

c. prior to the issuance of any permit for all or any part of the property at 958 Broadview Avenue including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. have entered into an amended Heritage Easement Agreement with the City required in Recommendation 1.b.1 above for the property at 958 Broadview Avenue including registration on title of such agreement, to the satisfaction of the City Solicitor;

2. have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendments, and such Amendments to have come into full force and effect;

3. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such a plan to the satisfaction of the Senior Manager Heritage Planning;

4. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning;

5. provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;

6. submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Planning;

7. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning; and

8. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan and Interpretation Plan; and

d. prior to the release of the Letter of Credit required in Recommendation 1.c.8 above, the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified

heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation and Interpretation Plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the amendment of a Heritage Easement Agreement for the property at 958 Broadview Avenue.

3. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

Decision Advice and Other Information

Jennifer Guerin, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 958 Broadview Avenue - Alterations to a Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement.

Origin

(April 1, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on April 27, 2026 the Toronto Preservation Board considered Item [PB43.4](#) and made recommendations to City Council.

Summary from the report (April 1, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the proposed alterations to the former Chester Public School at 958 Broadview Avenue, designated under Part IV of the Ontario Heritage Act, in connection with the development of the subject property and that Council grant authority for the City to amend an existing Heritage Easement Agreement with the owner.

The subject property contains the former Chester Public School, now known as Estonian House, which has cultural heritage value as a representative example of a late 19th century village school combining the American Richardsonian Romanesque and British Queen Anne styles. The original school building, completed in 1891, was a two-and-a-half storey, red-brick building with a bell tower on its south-east corner. The roof of the bell tower was removed prior to 1953. The school was altered in 1962-3, 1975 and 1995 with unsympathetic additions.

The property was designated under Part IV of the OHA on October 5, 2016 under City of Toronto By-law 719-2017. A Heritage Easement Agreement was registered on the property on July 28, 2022.

In 2022, City Council approved alterations to this property under Section 33 of the Ontario Heritage Act in connection with an Official Plan and Zoning By-Law Amendment to allow for the construction of a 14-storey residential tower with retail use at grade that incorporated the former

Chester Public School at the base. The proposal included the removal of the incompatible additions and the restoration and rehabilitation of the Chester Public School and a new landscaped forecourt along Broadview Avenue.

The current application proposes to re-develop the site and to construct a new residential building with retail use at grade. The Official Plan and Zoning By-Law Application are for a 26-storey mixed-use building. The proposal will include 310 residential units, including eight affordable ownership units and an on-site public park. All existing structures on the site are proposed to be demolished, except for the 1891 Chester Public School, which is to be restored and rehabilitated. The proposed conservation strategy includes the retention, rehabilitation and restoration of a significant portion of the original Chester Public School including the reconstruction and reinstatement of the bell tower and chimney on the east façade of the building.

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.

Background Information

(April 1, 2026) Report and Attachments 1-5 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 958 Broadview Avenue - Alterations to a Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286056.pdf>)

Staff Presentation on 958 Broadview Avenue - Alterations to a Heritage Property under Section 33 of the Ontario Heritage Act and Authority to Amend a Heritage Easement Agreement

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286458.pdf>)

Communications

(April 24, 2026) Presentation from Dan Eylon, ERA Architects Inc. (PB.New)

(<https://www.toronto.ca/legdocs/mmis/2026/pb/comm/communicationfile-210378.pdf>) (April 27, 2026) E-mail from Nicole Corrado (PB.New)

Speakers

Dan Eylon, ERA Architects Inc.

Declared Interests

The following member(s) declared an interest:

Peter Pantalone - The member's employer is the planning consultant for the applicant of this development.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=13002>