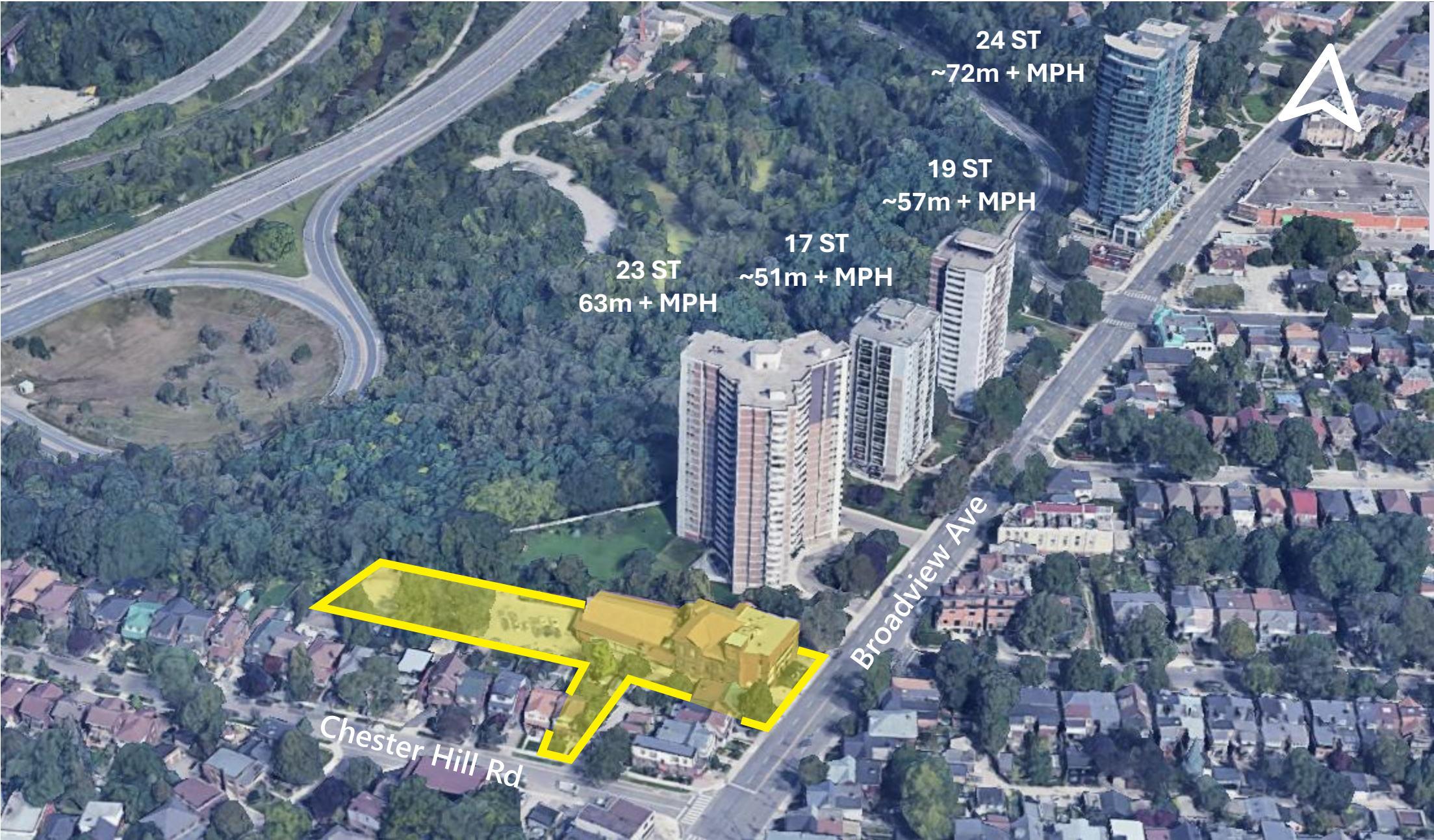


954-958 BROADVIEW AVE & 72 CHESTER HILL RD

Toronto & East York Community Council

April 30, 2026

The Site



The site is located ~550m north of Broadview Subway Station.

Proposed Design



 **309** Units

 **26** Storeys + MPH (84.5m + MPH)

 **5.7x** FSI

 **81** Parking Spaces

Heritage Conservation



Existing Condition



Proposed Condition

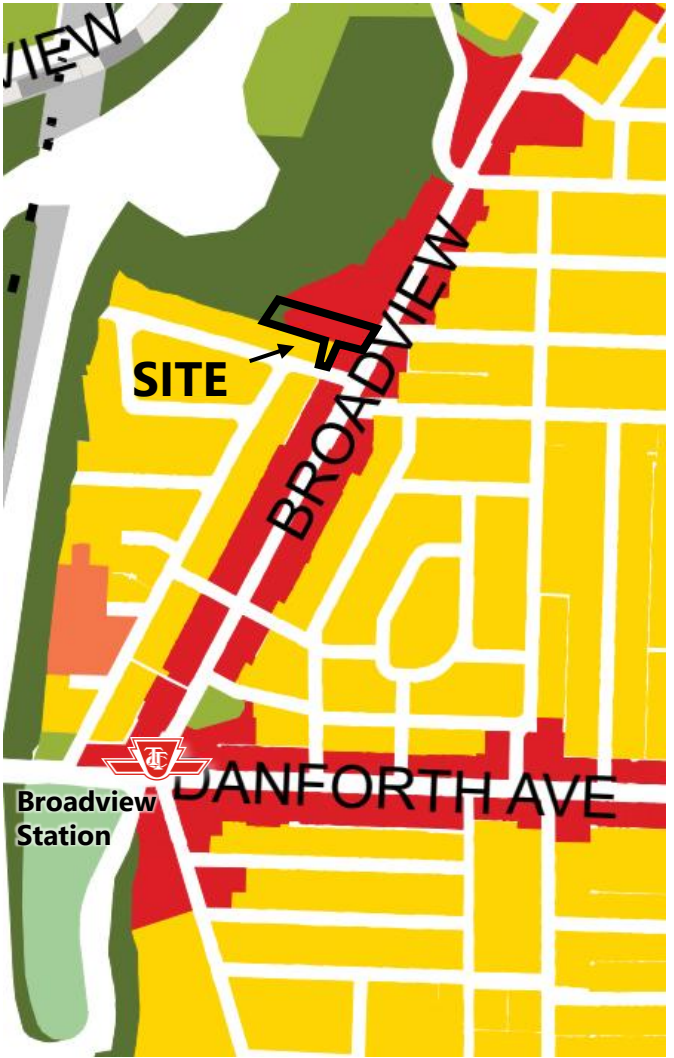
- Removal of front addition (yellow) to expose the heritage attribute and provide greater setback from Broadview Ave
- Setback at the 5th-7th storey to highlight the heritage building
- Heritage area animated with retail space and a public park at grade, and amenity uses in upper floors

Official Plan: Primarily Mixed Use Designation



- Avenues
- Centres
- Employment Areas
- Downtown and Central Waterfront
- Green Space System

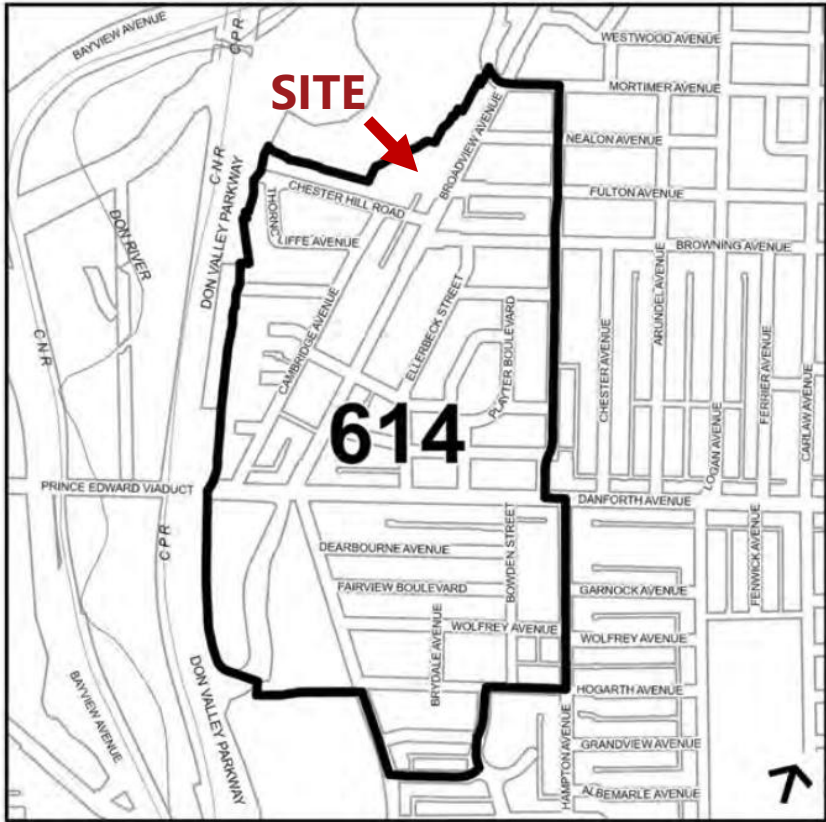
Official Plan – Map 2 – Urban Structure



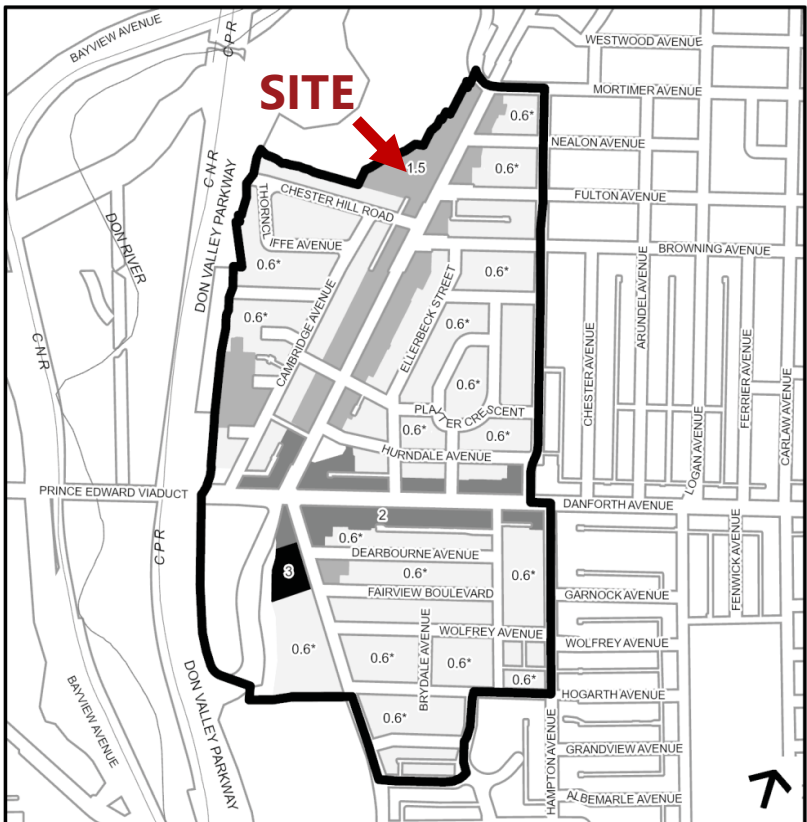
- The Site
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)

Official Plan – Map 17 – Land Use

Protected Major Transit Station Area



Approved Broadview Protected Major Transit Station Area



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
0.9 FSI or 3 units*	2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

- Within Broadview PMTSA
- Promotes compact, mixed-use growth near transit
- Identified for intensification in Provincial and City policy
- Appropriate intensification within walking distance of Broadview Station

August 2022 Approved Development

August 2022 Approved Development:

- Height: 14 ST + Mechanical Penthouse (50.5m)
- Gross Floor Area: ~13,500 m²
- Units: ~197

Community Benefits Secured:

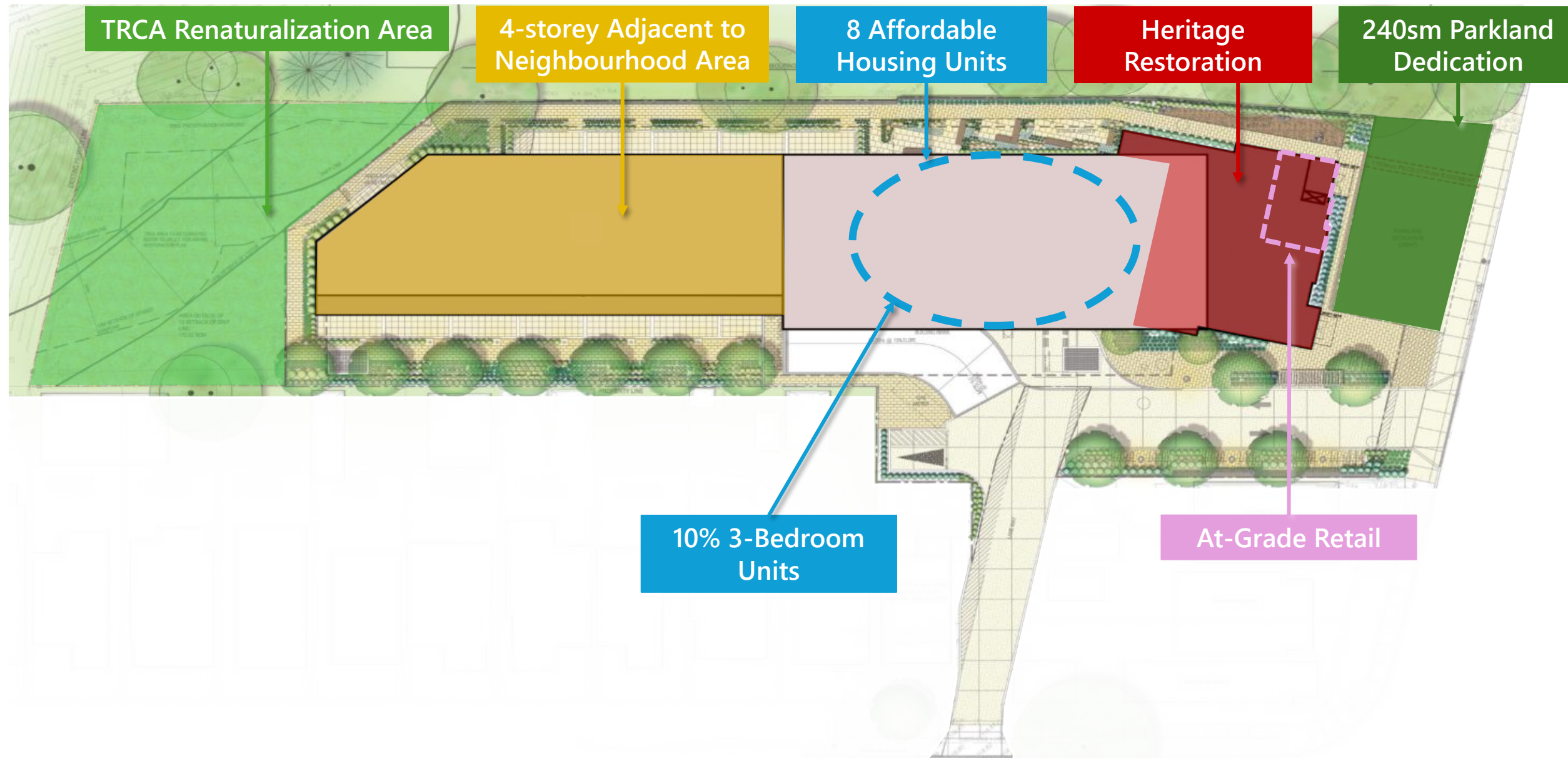
- Affordable Housing (8 affordable ownership units)
- Heritage conservation & restoration of Chester Public School
- Parkland dedication (240 m² conveyance)
- TRCA Area renaturalization (747 m² conveyance)
- Road widening of Broadview Avenue
- Laneway widening south to Chester Hill Road
- \$50,000 contribution for public art in the parkland dedication
- \$100,000 contribution to local community benefits & parks
- Enhanced bird friendly window treatment
- Large shade trees planted along south property line

All previous community benefits are proposed to be maintained.

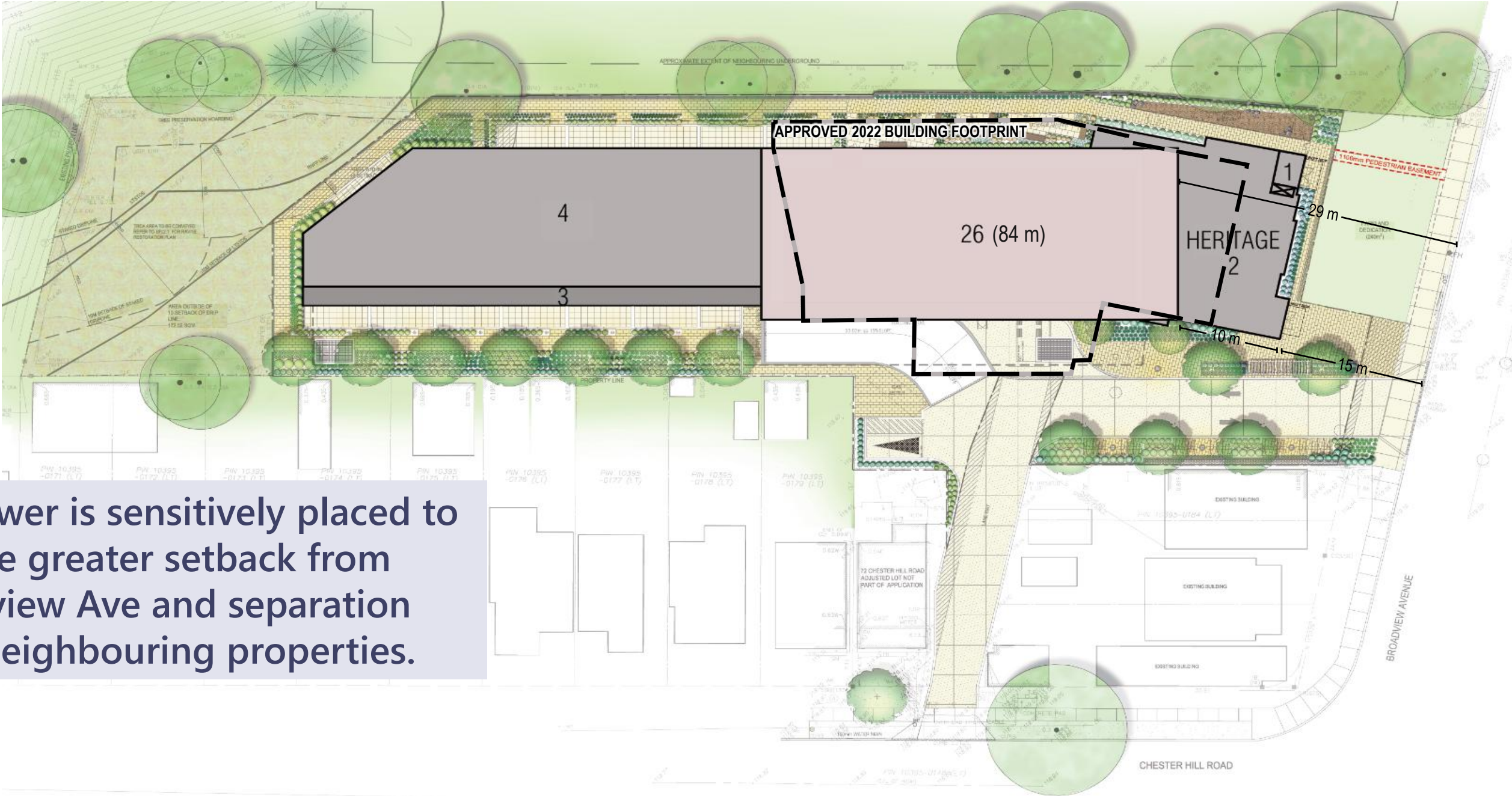
The proposal before the City is to keep the secured community benefits and heritage conservation and add additional housing through an increase in height.

Meetings with local residents have occurred prior to this public meeting.

Community Benefits and Built Form to Be Retained



Proposed Development: Simplified Building/Tower Design



The tower is sensitively placed to provide greater setback from Broadview Ave and separation from neighbouring properties.

2022 Approval vs Current Proposal



- **Tower shifted south and west**
- Height increased to 26 storeys
- Floorplate simplified and reduced to 750 m²

	4-Storey Podium and Heritage Building		TRCA Renaturalization Area
			Parkland Dedication
			Existing Property Line
			Future Property Line

Setbacks and Separation



- City standard 7.5-meter setback is maintained to the south
- North setback increased compared to previous approval
- Appropriate separation distance maintained to the north
- Floorplate designed to not interfere with views from existing building

	4-Storey Podium		Existing Property Line
	Heritage Building		Future Property Line
			980 Broadview Ave. Windows

2022 Approval vs Current Proposal

	Previous Approval	Current Proposal
Height (storeys)	14 + MPH	26 + MPH
Height (meters)	46.0 m + MPH	84.05 m + MPH
GFA	13,536 m ²	19,766 m ²
Density (FSI)	3.78	5.77
Units	197	309
3-Bedroom Units	10%	10%
Max. tower floor plate	857 m ²	750 m ²
Parking	88	81
Parkland	240 m ²	240 m ²
TRCA Dedication	747 m ²	747 m ²

