

## **Advancing Six Sites for the Homelessness Services Capital Infrastructure Strategy (HSCIS) – City-Initiated Official Plan Amendment and Six Zoning By-law Amendments – Decision Report – Approval**

**Date:** July 2, 2025

**To:** Planning and Housing Committee

**From:** Executive Director, Development Review

**Wards:** 3 Etobicoke-Lakeshore, 6 York Centre, 8 Eglinton-Lawrence, 9 Davenport, 18 Willowdale, 20 Scarborough Southwest

### **Planning Application Numbers:**

25 151028 WET 03 OZ, 66-66Y Third Street

25 150999 NNY 06 OZ, 1220-1222 Wilson Avenue

25 150456 NNY 08 OZ, 2204-2212 Eglinton Avenue West and 601 Caledonia Road

25 150427 STE 09 OZ, 1615 Dufferin Street

25 150448 NNY 18 OZ, 68 Sheppard Avenue West

25 150915 ESC 20 OZ, 2535 Gerrard Street East

## **SUMMARY**

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This report recommends approval of one City-initiated Official Plan and six City-initiated Zoning By-law amendments for six municipal shelters, containing approximately 420 new shelter beds as part of the Homelessness Services Capital Infrastructure Strategy (HSCIS). The amendments have been drafted to enable the built form to be modified during the detailed design phase of the project and to ensure that each site could be repurposed to become supportive or affordable housing as community needs evolve in the future.

While a municipal shelter is already permitted on all of the sites, amendments are needed to allow for the proposed built form as outlined below:

Table 1 - List of Sites and Required Amendments

<b>Address</b>	<b>Description</b>
1615 Dufferin Street	A Zoning By-law amendment for a 15-metre (2-storey) building.
2204-2212 Eglinton Avenue West and 601 Caledonia Road	A Zoning By-law amendment for a 27-metre (6-storey) building.

Address	Description
2535 Gerrard Street East	A Zoning By-law amendment for a 10-metre (1-storey) building.
68 Sheppard Avenue West	An Official Plan and Zoning By-law Amendment for a 30-metre (6-storey) building.
66-66Y Third Street	A Zoning By-law Amendment for a 20-metre (4-storey) building.
1220-1222 Wilson Avenue	A Zoning By-law Amendment for a 30-metre (6-storey) building.

Through HSCIS, City Council is seeking to add 1,600 new long-term and permanent shelters spaces in the base shelter system by 2033 to support people experiencing homelessness. This plan focuses on developing purpose-built shelters, increasing permanency across the shelter system, and a gradual transition out of temporary shelter hotels. New purpose-built shelters produce substantial capital and operational cost savings over the long term. The new shelters will also improve the stability of the shelter system and help respond to the growing need for emergency shelter and wrap around support services.

## RECOMMENDATIONS

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The Executive Director, Development Review recommends that:

1. City Council amend the Official Plan for the lands municipally known as 68 Sheppard Avenue West substantially in accordance with the draft Official Plan Amendment included as Attachment 8 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 68 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 9 to this Report.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1615 Dufferin Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 10 to this Report.
4. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 2204-2212 Eglinton Avenue West and 601 Caledonia Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 11 to this Report.
5. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 2535 Gerrard Street East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 12 to this Report.

6. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 66-66Y Third Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 13 to this Report.

7. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1220-1222 Wilson Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 14 to this Report.

8. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendments as may be required.

## **FINANCIAL IMPACT**

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There are no immediate financial implications resulting from the recommendations in this report.

The Homelessness Services Capital Infrastructure Strategy (HSCIS) as approved by City Council, is estimated to cost \$674.5 million over the ten-year capital planning period (2024-2033), as reported through [EC7.7 Shelter Infrastructure Plan and the Homelessness Services Capital Infrastructure Strategy \(HSCIS\)](#).

Of the total cost estimate of \$674.5 million, only total project costs of \$258.1 million are included in the 10-Year Capital Budget and Plan for Toronto Shelter and Support Services (\$89.5 million through [2024.EX15.3](#) and \$168.6 million through [2025.MPB27.1](#)), fully funded from the City Building Fund. The costs of site acquisition, design and development of the six sites are included in the approved project costs.

The remaining unfunded balance of \$416.4 million for remaining future HSCIS sites will be considered as part of the 2026 and future budget processes. The City's request to the Federal Government for funding the full project cost has not yet been confirmed. The City will continue to negotiate for federal funding for the entire cost of this capital project.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **EQUITY IMPACT STATEMENT**

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Toronto's homelessness service system serves a range of equity-deserving groups, including people experiencing chronic homelessness, seniors, low-income households, people with disabilities, Indigenous peoples, Black people, refugees and refugee claimants, 2SLGBTQ+ people, women, and youth. Ensuring people experiencing homelessness have access to safe, high-quality emergency shelter, and access to permanent housing opportunities is an important determinant of health and improves the social and economic status of an individual.

Council's approval of the recommendations in this report will help to advance the Homelessness Services Capital Infrastructure Strategy by supporting the rapid delivery of approximately 420 new permanent shelter beds thereby stabilizing and expanding Toronto's homelessness services system.

## DECISION HISTORY

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On June 25, 2025, City Council adopted DM31.1 "Commencing Public Consultations for Communities Impacted by New Shelter Locations" directing Toronto and Shelter Support Services staff to arrange individual public consultations for each planned new shelter location if requested by the local Councillor and that staff undertake a "reset" of the community engagement process relating to the proposed shelter at 1220 Wilson Avenue before advancing construction at the site.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.DM31.1>

On June 25, 2024, City Council adopted EX15.3 "Advancing the Homelessness Services Capital Infrastructure Strategy (HSCIS) and the 2025 Shelter Infrastructure Plan", amending the 2024 Capital Budget and 2025 – 2033 Capital Plan to create a new capital project called the "Homelessness Services Capital Infrastructure Strategy", and also launched a City-wide public engagement on the HSCIS.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX15.3>

On February 6, 2024, City Council adopted EC9.4 "Homelessness Services Capital Infrastructure Strategy: Real Estate Strategy and Lease Extensions", granting authority to expedite the redevelopment of existing City-owned sites or acquiring new sites for permanent, purpose-built shelters. This includes securing at least five new shelter opportunities in 2024 and medium-term lease extensions at temporary shelters.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EC9.4>

On November 8, 2023, City Council adopted EC7.7 "Shelter Infrastructure Plan and the Homelessness Services Capital Infrastructure Strategy (HSCIS)", as the guiding Strategy for capital infrastructure spending decisions from 2024 - 2033 across the City of Toronto's shelter system. This plan includes transitioning the shelter system towards increased permanency and expanding shelter capacity to respond to sector specific needs. <https://secure.toronto.ca/council/agenda-item.do?item=2023.EC7.7>

On November 8, 2023, City Council directed the Deputy City Manager, Development and Growth Services to advance early due diligence work on a list of potential housing sites and report back with a prioritized list and recommendations, including financial implications, to advance appropriate sites for housing purposes.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

On December 17, 2019, City Council adopted PH11.5 "HousingTO 2020-2030 Action Plan" as the framework to address Toronto's housing and homelessness challenges by 2030. This Plan includes a number of actions and targets to address critical needs across the housing spectrum including emergency shelters, social and supportive housing, market and affordable rental housing and home ownership.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

On March 27 and 28, 2019, City Council amended Zoning By-law 569-2013 and Municipal Shelter By-law 2003-0138 to remove separation distance requirements between shelters, and the requirement that they be on or within 80 metres of a major street. <https://secure.toronto.ca/council/agenda-item.do?item=2019.PH3.2>

On December 5, 2017, City Council adopted CD24.7 "2018 Shelter Infrastructure Plan and Progress Report." Council approved the 2018 Shelter Infrastructure Plan and a new property development approach to siting shelters, and authorized the Deputy City Manager, Cluster A, to approve specific sites for shelters, provided certain criteria are met. The report also provided information on the development of a New Shelter Service Model and best practice shelter design guidelines.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CD24.7>

On April 26, 27 and 28, 2017, City Council adopted CD19.6 "Proposed New Engagement and Planning Process for Emergency Shelters," which provided recommendations to improve the community engagement process for opening new emergency shelters.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CD19.6>

On April 30, 2004, the Ontario Municipal Board issued a final Order respecting the Municipal Shelter By-law No. 2003-0138 (Case No. PL030313), that removed the requirement for municipal shelters to be approved by City Council.

<https://www.toronto.ca/legdocs/refdocs/10851.pdf>

## **THE SITES**

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In December 2024, Toronto Shelter and Support Services announced six new shelter sites as part of HSCIS. All sites met a number of evaluation criteria requirements, including:

- Applicable zoning permits municipal shelters;
- Compatibility with surrounding land uses;
- Sufficient lot size to accommodate a 50- to 80-bed shelter program and outdoor amenity space;
- Access to public transit; and
- Located within a ward experiencing shelter service gaps.

Details on the full site selection process are outlined in a separate report entitled "Highlights of the 2024 Street Needs Assessment and Advancing the Homelessness Services Capital Infrastructure Strategy: 2026 Shelter Infrastructure Plan" from the General Manager, Toronto Shelter and Support Services and Executive Director, Corporate Real Estate Management, dated June 24, 2025.

Development Review Staff have conducted a thorough review of each of the six selected sites and the corresponding proposals. The following chart summarizes the planning framework applicable to each site:

Table 22 - Applicable Planning Framework By Site

Address	Official Plan Designation	Zoning	Avenue	Major Street	Right-of-way Width (m)
1615 Dufferin Street	Neighbourhoods	R (d0.6) (x730)	Yes	Yes	20
2204-2212 Eglinton Ave West & 601 Caledonia Road	Mixed Use Areas	CR SS2 (x2645)	Yes	Yes	27
2535 Gerrard Street East	Neighbourhoods	RM (f30.0; u37) (x42)	No	Yes	27
68 Sheppard Avenue West	Mixed Use Areas	C6 - Special Commercial Area Zone (By-Law 7625)	Yes	Yes	36
66-66Y Third Street	Neighbourhoods	C (Etobicoke Zoning Code)	No	No	20
1220-1222 Wilson Avenue	Apartment Neighbourhoods	RD (f15.0; a550) (x5)	Yes	Yes	36

See Attachments 2-7 of this report for location maps, individual site assessments, and a summary of the proposal for each site.

## THE PROPOSALS

### Description

There are two different types of municipal shelter designs that are being proposed: newly constructed purpose-built facilities and retrofits of existing buildings. All of the sites are being designed with the flexibility to become supportive housing in the future, should the need for shelters decrease.

Newly constructed municipal shelters are proposed at four of the sites: 2204-2212 Eglinton Avenue West and 601 Caledonia Road, 68 Sheppard Avenue West, 66-66Y Third Street, and 1220-1222 Wilson Avenue. With the exception of 66-66Y Third Street, each proposal for a newly constructed purpose-built facility is for a six-storey building (27-30 metres, excluding mechanical penthouse) containing approximately 80 beds. At 66-66Y Third Street, a four-storey building (20 metres, excluding mechanical penthouse) containing approximately 50 beds is proposed.

The proposals for 1615 Dufferin Street and 2535 Gerrard Street East are retrofits and additions to existing buildings to accommodate municipal shelter programs. These proposals are 1-2 storeys in height (10-15 metres, excluding mechanical penthouses) containing approximately 50 and 80 beds, respectively.

**Use:** A municipal shelter is a permitted use on all sites.

### **Shelter Design and Technical Guidelines**

The design of municipal shelters is informed by the [City of Toronto Shelter Design and Technical](#) Guidelines, which were released in 2021 and updated in July 2023. The proposals have been prepared using the guidelines, which identify the following seven design principles for shelter design:

- respect and dignity;
- user-centred design;
- health and wellness;
- safety and security;
- integration with communities;
- sustainability, durability and resilience; and
- flexibility.

These guidelines are intended to enhance positive outcomes and experience for all shelter users, staff, visitors, and the surrounding community in new and renovated shelters.

### **Additional Information**

See the attachments of this Report for the Application Data Sheets, Location Maps, site plans, elevations, and 3D massing views of the proposals. Detailed project information including all plans and reports submitted as part of the application can be found on the project websites at:

- 1615 Dufferin Street: [www.toronto.ca/1615Dufferin](http://www.toronto.ca/1615Dufferin)
- 2204-2212 Eglinton Avenue West and 601 Caledonia Road: [www.toronto.ca/2204Eglinton](http://www.toronto.ca/2204Eglinton)
- 2535 Gerrard Street East: [www.toronto.ca/2535Gerrard](http://www.toronto.ca/2535Gerrard)
- 68 Sheppard Avenue West: [www.toronto.ca/68Sheppard](http://www.toronto.ca/68Sheppard)
- 66-66Y Third Street: [www.toronto.ca/66Third](http://www.toronto.ca/66Third)
- 1220-1222 Wilson Avenue: [www.toronto.ca/1220Wilson](http://www.toronto.ca/1220Wilson)

### **Reasons for Official Plan and Zoning By-law Amendments**

An Official Plan Amendment is required for 68 Sheppard Avenue West to allow for the proposed density and the penetration of a 45-degree angular plane from the Neighbourhoods to the north as required in the Sheppard-Lansing Secondary Plan.

Zoning By-law amendments are required for all sites to vary performance standards, including maximum building heights, maximum densities, minimum setbacks, and vehicular parking requirements, among other standards. City staff have drafted the Official Plan and Zoning By-law amendments to maintain design flexibility through the site plan stage, recognizing that the City's ownership of the sites enables greater control over the detailed design process and allows for continue engagement with residents and operators as the designs are refined.

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, 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 amendments and Zoning By-law amendments, including associated conditions of approval.

## **POLICY & REGULATION CONSIDERATIONS**

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### **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, including the Greenbelt Plan (2017), and others.

### **Official Plan**

The Official Plan sets out a vision for how Toronto will grow and includes policies that support the development of a full range of housing across all neighbourhoods. It identifies addressing housing demand as a planning priority and adopts a human rights-based approach to housing. The Plan calls for enabling a wider range of housing options for all, including seeking opportunities for new housing supply in all neighbourhoods and the inclusion of a mix of housing types and affordability (Policy 1.2). It further emphasizes the principle that Toronto is an inclusive, safe, caring, and equitable city, in which all neighbourhoods are welcoming of everyone by offering a range of housing forms, tenures and affordability, including dignified supportive housing for vulnerable populations (Policy 1.4). This range of housing includes emergency and transitional housing for homeless people and at-risk groups (Policy 3.2.1.1).

The Official Plan also reinforces and supports the objectives of the HousingTO 2020-2030 Action Plan, which sets out the City's strategy to meet the housing needs of Toronto's most vulnerable residents, including the delivery of new shelter and supportive housing options. Specifically, the Plan emphasizes the need to ensure an effective and housing-focused emergency response to homelessness that provides access to overnight accommodation that offers a safe, temperature controlled indoor space and connections to other supports (Action 10).

## Major Streets Study

On May 22, 2024, City Council adopted Official Plan Amendment 727 and By-law 2024-0608 respecting the City's Expanding Housing Options in Neighbourhoods (EHON) Major Streets Study. These amendments permit gentle intensification along Major Streets within areas designated Neighbourhoods, including permissions for low-rise apartment buildings up to six storeys. The associated Official Plan and Zoning By-law amendments are currently under appeal at the Ontario Land Tribunal (Case Number: [OLT-24-000837](#)) and are consequently not yet in-effect.

## Avenues Study

On February 5, 2025, phase one of the Avenues Policy Review culminated in the adoption of Official Plan Amendment 778, which establishes a mid-rise built form for development along most Avenues. The height of mid-rise building should be generally no taller than the width of the street they face, however, they may go beyond the height and scale of a mid-rise building in Mixed Use Areas located within 500-800 metres of higher order transit. The policies also encourage the activation of the ground floor and the facilitation of sustainable, complete communities. Official Plan Amendment 778 has been appealed to the Ontario Land Tribunal (Case Number: [OLT-25-000221](#)) and is consequently not yet in-effect.

## Design Guidelines

The following design guidelines have been used in the evaluation of these applications:

- Mid-Rise Building Performance Standards (2024); and
- Townhouse and Low-Rise Apartments Guidelines.

## 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 for City-owned properties are required to meet and demonstrate compliance with Tier 2 of the TGS.

## PUBLIC ENGAGEMENT

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Public engagement on the Homelessness Services Capital Infrastructure Strategy began on December 9, 2024, when the six new shelter sites were announced. Since that time, City staff have undertaken a multi-channel process to inform and engage residents about the proposals. This has included launching project websites for each site, an electronic survey, on-site signage, telephone and email correspondence.

Staff worked with three community engagement facilitators who served as the first-point of contact for questions, feedback and voicing concerns. To date, staff and facilitators have received feedback from 2000+ emails, 100+ phone calls, community walks and door-to-door canvassing. This also included 30+ dedicated stakeholder meetings with

local businesses, resident associations, parent groups, religious organizations and other key stakeholders.

The City also held a series of virtual and in-person community consultation meetings, drop-in events and information sessions, including:

Table 33 - List of Community Meetings

Address	Event
1615 Dufferin Street	March 6: Virtual Information Session (150 attendees) May 28: Virtual Community Consultation Meeting (35 attendees) July 12: In-Person Community Drop-In Event (TBD)
2204-2212 Eglinton Avenue West and 601 Caledonia Road	May 13: In-Person Drop-In Event (55 attendees) May 28: Virtual Community Consultation Meeting (34 attendees)
2535 Gerrard Street East	January 21: In-Person Drop-In and Town Hall Meeting (350 attendees) May 28: Virtual Community Consultation Meeting (85 attendees) June 16: In-Person Town Hall Meeting (125 attendees)
68 Sheppard Avenue West	December 17: In-Person Community Drop-In Event (170 attendees) May 28: Virtual Community Consultation Meeting (43 attendees) July 8: Community Drop-in and Information Session (TBD)
66-66Y Third Street	February 10: In-Person Community Drop-In Event (352 attendees) April 15: Virtual Community Consultation Meeting (250 attendees) May 28: Virtual Community Consultation Meeting (79 attendees) June 17: In-Person Community Drop-In Event (257 attendees)
1220-1222 Wilson Avenue	May 28: Virtual Community Consultation Meeting (73 attendees) June 23: In-Person Community Drop-In Event (127 attendees)

City staff received a range of comments throughout the consultation process, some of which was specific to the proposed Official Plan and Zoning By-law amendments and others more broadly related to municipal shelters and HSCIS. A summary of the feedback that was common to all sites is provided below and site-specific feedback can be found in Attachments 2-7:

- Dissatisfaction with site selection process, including lack of consultation on site selection, transparency surrounding site evaluation criteria, and equity in the distribution of sites across wards;
- Support for more dignified shelter space and supportive affordable housing in the context of the current housing crisis;
- Concern surrounding community safety, particularly with regard to the provision of harm reduction services, site security, and client screening;
- Strong objections to the perceived risk of declining property values and negative impacts on local businesses;
- Desire for the City to provide new shelter spaces urgently given the rising need;

- A feeling that municipal shelters are not a compatible use in neighbourhoods;
- Requests for more information about shelter operations, including further clarity on choice of operators, staffing, client rules, and visitor policies;
- Dissatisfaction with consultation and engagement, including inadequate notification, barriers to participation, dislike of virtual as opposed to in-person meetings, and a sense that consultation was not meaningful;
- Desire for more consultation and a deferral of any decisions related to the sites;
- Lack of trust in the process, including skepticism about what decisions were made prior to consultation;
- Preference for the City to invest in affordable and supportive housing rather than expanding shelter programs;
- Concerns about the proposed built form at certain sites, including building height, massing, and setbacks being out of scale with the existing context;
- Opposition to the loss of GreenP lots and a sense that there is insufficient vehicular parking, loading, and emergency vehicle access to support the proposed shelters; and,
- Concerns regarding privacy, overlook, and other negative impacts on adjacent properties, in particular with regard to outdoor amenity areas for clients.

Staff have responded to the issues raised during the community consultation throughout the review process, in particular with regard to the desire of residents to have additional in-person meetings. All comments have been considered through the review of the proposals and are commented on as necessary in the body of this report. The draft amendments are written to provide flexibility during the design stage so as to be able to incorporate the needs of operators and the community.

### **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 Planning and Housing Committee for these applications, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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With an unprecedented demand for shelter services across the City, Staff are recommending these amendments to allow for the needed addition of approximately 420 new permanent shelter beds across the initial six HSCIS sites and to establish a zoning framework that enables the facilities to become supportive or affordable housing should demand for shelter services decrease in the future.

### **Provincial Planning Statement and Provincial Plans**

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

## **Land Use**

In 1999, Toronto City Council stated its intention to permit emergency shelters in all parts of the City, and subsequently adopted By-law 2003-0138, also known as the Municipal Shelter By-law. The by-law originally included requirements for all shelters to be located 250 metres from other shelters and within 80 metres of a Major Street, in an effort to disperse municipal shelters across the city and avoid further concentrating in the east downtown area. It also included a requirement that a municipal shelter, including its location, be approved by City Council.

The Municipal Shelter By-law was appealed to the Ontario Municipal Board on the basis of these criteria, among other site-specific matters (Case No. PL030313). While the Board upheld the locational criteria, it found that the requirement for municipal shelter sites to be approved by Council to be redundant and without any land use purpose. That provision was, therefore, excluded from the by-law.

The other locational criteria requirements were removed by City Council in 2019 through an amendment to the by-law, recognizing that the criteria had not achieved their intended outcomes of dispersing shelters throughout the city. These permissions were also incorporated into Zoning By-law 569-2013. Consequently, municipal shelters are already a permitted use on all of the proposed sites.

## **Housing**

City staff are satisfied that the proposals conform to the Official Plan with respect to Housing policies. 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. This proposal would result in a potential total of 420 municipal shelter beds that are dispersed across the six sites. All new shelters will be approximately 50-80 beds, which is in keeping with previous City Council direction for shelters to be smaller in scale with permanent sites being less than 100 beds.

## **Official Plan Amendment**

An Official Plan Amendment is only required for the Sheppard Avenue West site in order to permit the proposed density and transition requirements to Neighbourhoods currently implemented through a 45-degree angular plane. With regard to density, staff are satisfied that the proposed amendment is consistent with the Provincial Planning Statement, which provides direction to allow for increased density around rapid transit stations. Respecting appropriate transition, the proposed amendment aligns with the City's updated Mid-Rise Building Guidelines, which were adopted by Council in 2024 and generally replace angular planes with specific setback and step back requirements. A detailed analysis of the proposed amendments for 68 Sheppard Avenue West is provided in Attachment 5 of this report.

## **Built Form**

While each site responds to its own unique context, the proposed Official Plan and Zoning By-law amendments for the six sites adopt a consistent approach to built form and massing, particularly with respect to heights and setbacks.

For the new purpose-built shelters on Eglinton Avenue West, Sheppard Avenue West, and Wilson Avenue, proposed building heights are consistent with the width of the adjacent right-of-way. As all three sites are designated Mixed Use Areas or Apartment Neighbourhoods and are located on Avenues as identified in the Official Plan, this 1:1 height-to-street width ratio reflects an appropriate mid-rise built form and conforms with Official Plan policies. The proposal on Third Street has a reduced height to reflect the fact that it is designated Neighbourhoods and not located on an Avenue.

The heights for the retrofit proposals at Gerrard Street East and Dufferin Street, are generally in keeping with the heights of the existing buildings with consideration for the existing and planned context.

The proposed front yard setbacks for all purpose-built shelters were determined on the basis of the surrounding context, however, a consistent 7.5-metre rear setback was applied to any proposal that backed onto a residential property in order to provide adequate separation. Side yard setbacks are not required for the Eglinton Avenue West or Sheppard Avenue West properties because they are proposed to be in a CR zone, where a continuous street wall is encouraged. Third Street and Wilson Street are both proposed to be zoned RM and will have a minimum 1.5-metre side yard setback to adjacent properties. To mitigate privacy impacts, any walls closer than 5.5 metres to an adjacent side yard property line will not be permitted to have openings.

For the retrofit proposals at Gerrard Street East and Dufferin Street, all setbacks were largely determined on the basis of maintaining consistency with existing walls.

An individual analysis of each site is provided in Attachments 2-7 of this report.

## **Public Realm**

City staff are satisfied that the proposals conform to public realm policies in the Official Plan and are in keeping with relevant urban design guidelines.

Similar to the approach taken with built form, the public realm design for all six proposals was informed by the existing and planned context of each site and reflects a set of common principles that guided the overall approach. These included maximizing curb-to-building face distances to support a comfortable pedestrian environment, incorporating soft landscaping in the front yards of any proposals in a more residential context, activating ground floor uses to promote safety and connectivity at the street level, and prioritizing the retention and expansion of the street tree canopy.

Where required by the Official Plan, right-of-way widenings have been taken, resulting in additional space for the public realm and wider public laneways.

## **Servicing**

Engineering staff confirmed that Functional Servicing and Stormwater Management reports were not required at the rezoning stage due to the scale of the proposals and the fact that these are City-owned sites following a public builder model. A servicing review will take place through the site plan process and any required improvements to municipal infrastructure will be obtained at that time.

## **Parking and Loading**

Transportation staff are satisfied with the parking and loading proposals for the six sites. While none of the sites will be required to provide vehicular parking as per the approach in Zoning By-law 569-2013, some parking for staff is proposed at the Dufferin Street, Eglinton Avenue West, Gerrard Street East, and Wilson Avenue sites. Shelter clients are not anticipated to have vehicles and all sites are accessible by transit.

With respect to loading, City staff have confirmed that on-street garbage collection is acceptable for the six sites. Where possible, Toronto Shelters staff are exploring options for on-site loading, and some proposals reflect this. Further exploration will continue through the site plan stage.

## **Traffic Impact**

As there is little proposed parking on any of the six sites, Transportation staff are satisfied that traffic impacts related to the site will be negligible due to the fact that shelter clients typically do not own vehicles.

## **Parkland**

These proposals are exempt from the parkland dedication requirement under Chapter 415, Article III, Section 415-30. A. (9) of the Toronto Municipal Code.

## **Toronto Green Standard**

The TGS is a set of performance measures for green development. Council has directed that any affordable housing built on City land is subject to the TGS Version 4 for City Agencies, Corporation & Division-Owned Facilities, which meets and exceeds Tier 2 for Mid-to-High-Rise Residential targets. This includes the requirement that the building have net zero operational carbon and low embodied carbon. It must be prepared for the future installation of solar panels.

The TGS for City Agencies, Corporations, and Division-Owned Facilities is available here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/toronto-green-standard-version-4/city-agency-corporation-division-owned-facilities-version-4/>

## **CONTACT**

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## **SIGNATURE**

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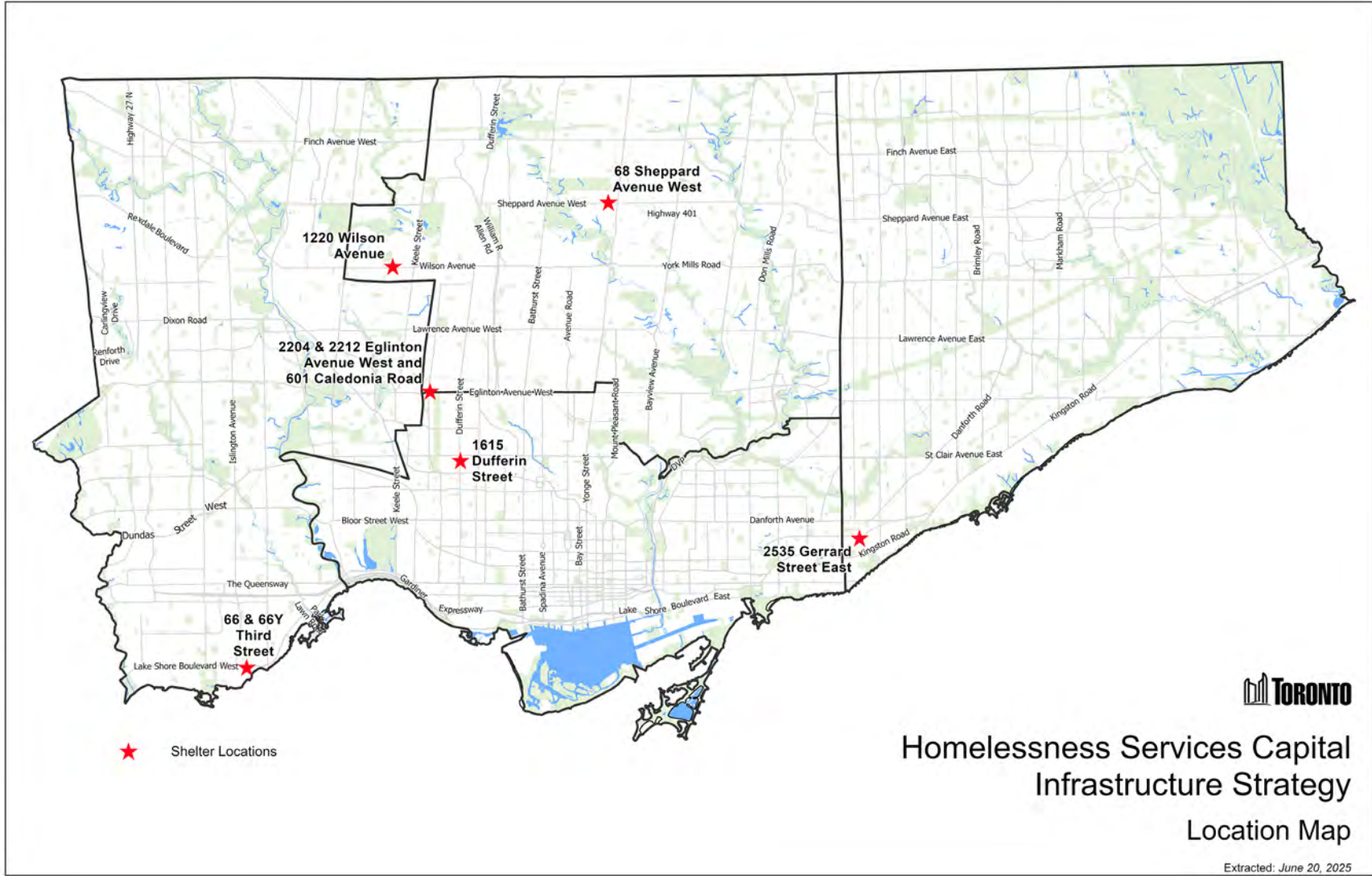
Valesa Faria, Executive Director  
Development Review

## **ATTACHMENTS**

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### **City of Toronto Information/Drawings**

- Attachment 1: HSCIS Location Map
- Attachment 2: 1615 Dufferin Street Planning Review
- Attachment 3: 2204-2212 Eglinton Avenue West and 601 Caledonia Road Planning Review
- Attachment 4: 2535 Gerrard Street East Planning Review
- Attachment 5: 68 Sheppard Avenue West Planning Review
- Attachment 6: 66-66Y Third Street Planning Review
- Attachment 7: 1220-1222 Wilson Street Planning Review
- Attachment 8: Draft Official Plan Amendment - 68 Sheppard Avenue West
- Attachment 9: Draft Zoning By-law Amendment - 68 Sheppard Avenue West
- Attachment 10: Draft Zoning By-law Amendment - 1615 Dufferin Street
- Attachment 11: Draft Zoning By-law Amendment - 2204-2212 Eglinton Avenue West and 601 Caledonia Road
- Attachment 12: Draft Zoning By-law Amendment - 2535 Gerrard Street East
- Attachment 13: Draft Zoning By-law Amendment - 66-66Y Third Street
- Attachment 14: Draft Zoning By-law Amendment - 1220-1222 Wilson Avenue



## Attachment 2: 1615 Dufferin Street Planning Review

### SITE

---

**Description:** The site is located on the north-east corner of Dufferin Street and Rosemount Avenue, a block south of St. Clair Avenue West. It has an area of 1,022 square metres, and a frontage of 30.5 metres along Dufferin Street, 33.5 metres along Rosemount Avenue, and 30 metres along an unnamed municipal laneway to the east.

**Existing Use and Surrounding Context:** There is a vacant 2-storey building on the site, which was formerly a medical office. Vehicular access to the site is from the laneway to the east, where approximately 7 parking spaces are located at the rear of the building. There is a public library on the property immediately north of the site and low rise residential dwellings to the east and south.

**Transit:** The site is served by the 29 Dufferin bus and 512 St. Clair Streetcar both part of the TTC's 10-minute network, and 929 Dufferin Express bus which runs from Wilson Station to Dufferin Gate Loop. Night services is provided by the 329 Dufferin Blue Night route, and the 312 Blue Night route.

### PROPOSAL

---

**Description:** A rear addition to the existing 2-storey building, and front vestibule expansion to accommodate a municipal shelter. The municipal shelter will be operated by Covenant House Toronto.

**Residential Component:** 50 beds.

**Density:** 2.0 Floor Space Index (FSI).

**Parking:** 1 space, accessed from the adjacent public laneway.

**Loading:** 0 spaces.

**Reason for Application:** A Zoning By-law amendment is required to vary performance standards, including maximum height, minimum setbacks, and vehicular parking spaces and bicycle parking space size and location, among other standards.

Detailed project information including all plans submitted as part of the application can be found on the City's project website at: [www.Toronto.ca/1615Dufferin](http://www.Toronto.ca/1615Dufferin)

### POLICY AND REGULATION CONSIDERATIONS

---

**Official Plan:** The Official Plan Urban Structure Map 2 identifies the site as Avenues and designates the site as Neighbourhoods.

**Zoning:** The site is zoned R(d0.6)(x730). The permitted maximum building height is 11 metres. Dufferin Street is identified as a Major Street at this location in Zoning By-law 569-2013.

## PUBLIC ENGAGEMENT

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In addition to the public engagement summarized in the main body of this report, the following feedback was received specific to the proposed municipal shelter at 1615 Dufferin Street:

- Apprehension surrounding community safety in the neighbourhood, particularly regarding the proximity of the proposed shelter to schools as well as concerns surrounding loitering and drug use in the adjacent public laneway;
- Desire for more green space to be incorporated into the proposal;
- Support for the shelter and desire to have it open quickly, given the need for shelter beds, particularly for marginalized youth;
- Support for proposed location for youth as it is close to transit, stores, a library and local schools; and
- Support for the proposed multi-purpose room in the basement, which was seen as a potential asset for the broader community if made available for local events.

## COMMENTS

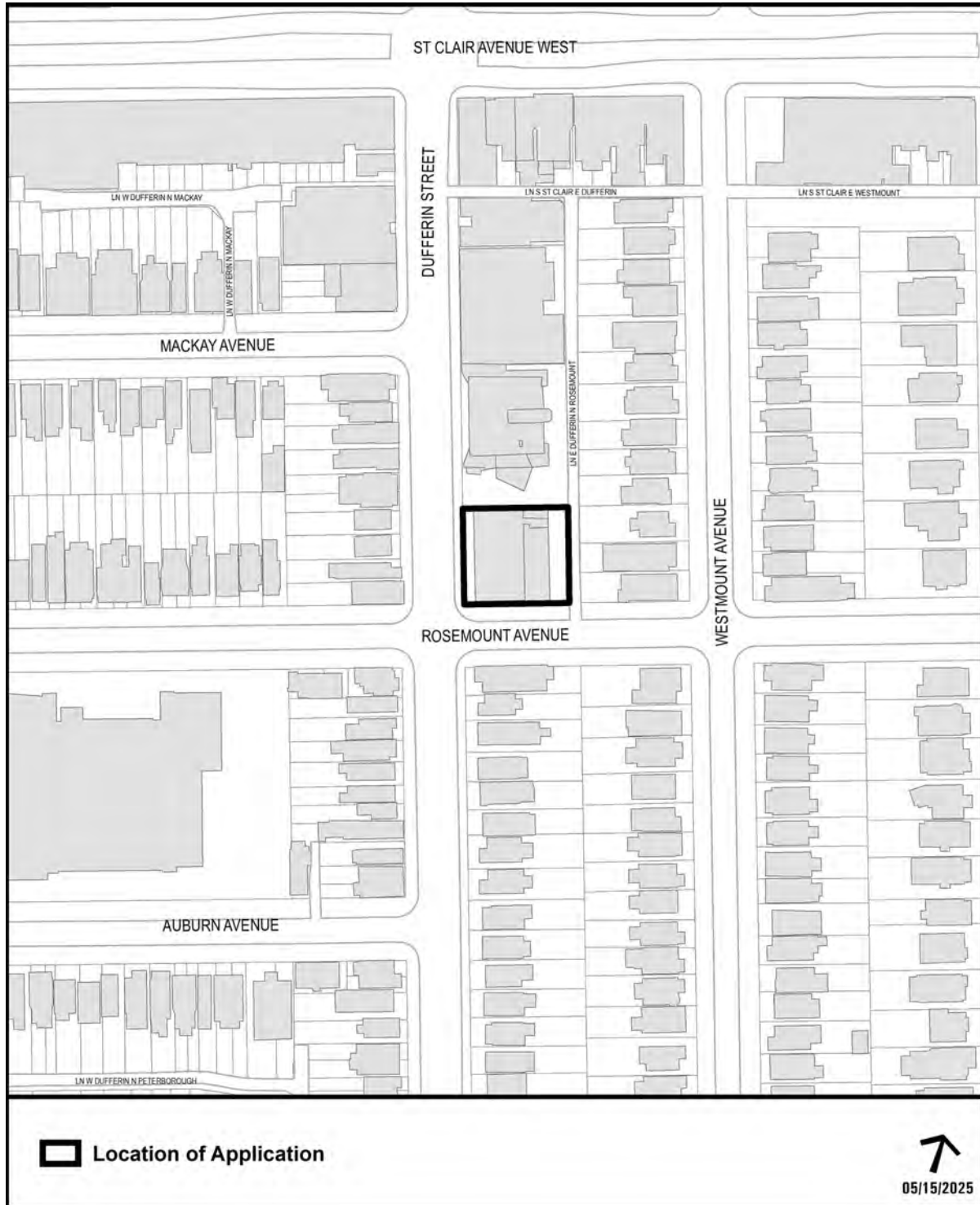
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**Built Form:** Staff are satisfied that the proposal conforms to Official Plan built form policies. The proposed 2-storey height aligns with Neighbourhoods policies which allow for low-rise residential buildings up to 4-storeys in height. The proposed amendments largely maintain the existing structure, respecting and reinforcing the existing physical character of the Neighbourhood. A 1-storey addition is proposed within the 7.5-metre rear yard setback at the north east corner of the building. This addition is similar in form to existing garages fronting the laneway with no setbacks, and will allow for waste to be secured in an enclosed space, reducing noise and visual impact to the adjacent neighbourhood.

**Public Realm:** Staff are satisfied that the proposal conforms to the Official Plan with respect to public realm policies. As the existing building is being retained, the impact to the public realm is minimal. Staff will continue exploring opportunities to enhance the landscaping around the site, specifically along Rosemount Avenue where the removal of the parking pad could provide opportunities to add landscaping and tree plantings.

**Parking and Loading:** Transportation Staff are satisfied with the proposal for one accessible parking space at the north side of the property, accessed from the laneway. An existing asphalt boulevard parking area is being maintained along Rosemount Avenue which can be used for loading, however, staff will continue to explore shared loading opportunities with the Library to the north through the Site Plan review process to allow for additional public realm improvements.

## 1615 Dufferin Street - Location Map



## 1615 Dufferin Street - Application Data Sheet

Municipal Address: 1615 Dufferin Street Date Received: April 28, 2025

Application Number: 25 150427 STE 09 OZ

Application Type: Rezoning

Project Description: Proposed expansion and conversion of existing medical building to accommodate residential uses for municipal shelter.

Applicant	Architect	Owner
City of Toronto	Workshop	City of Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: R (d0.6) (x730) Heritage Designation:

Height Limit (m): 11 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 1,022 Frontage (m): 30 Depth (m): 34

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	716	696	128	824
Residential GFA (sq m):			2,050	2,050
Non-Residential GFA (sq m):	1,826			
Total GFA (sq m):	1,826		2,050	2,050
Height - Storeys:	2	2		2
Height - Metres:	9	9		9

Lot Coverage Ratio (%): 80.63 Floor Space Index: 2.01

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 2,050

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
--------------------------------	----------	----------	----------	-------

Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces:	1	Bicycle Parking Spaces:	2	Loading Docks:
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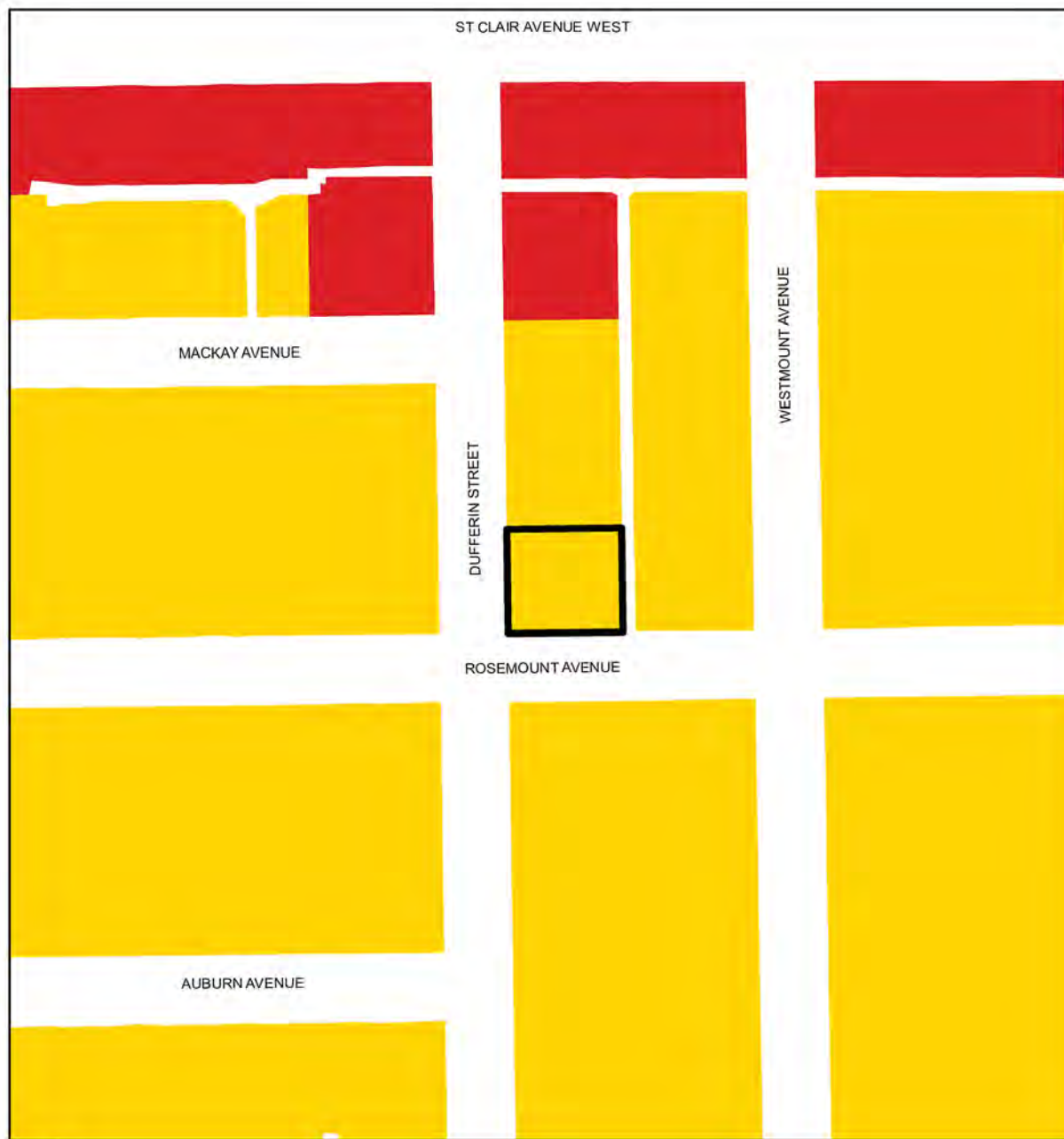
CONTACT:

Chris Pereira, Planner, Community Planning

416-338-7418

Chris.Pereira@toronto.ca

## 1615 Dufferin Street - Official Plan Land Use Map



Official Plan Land Use Map # 17

1615 Dufferin Street

File # 25 150427 STE 09 0Z



Location of Application



Neighbourhoods

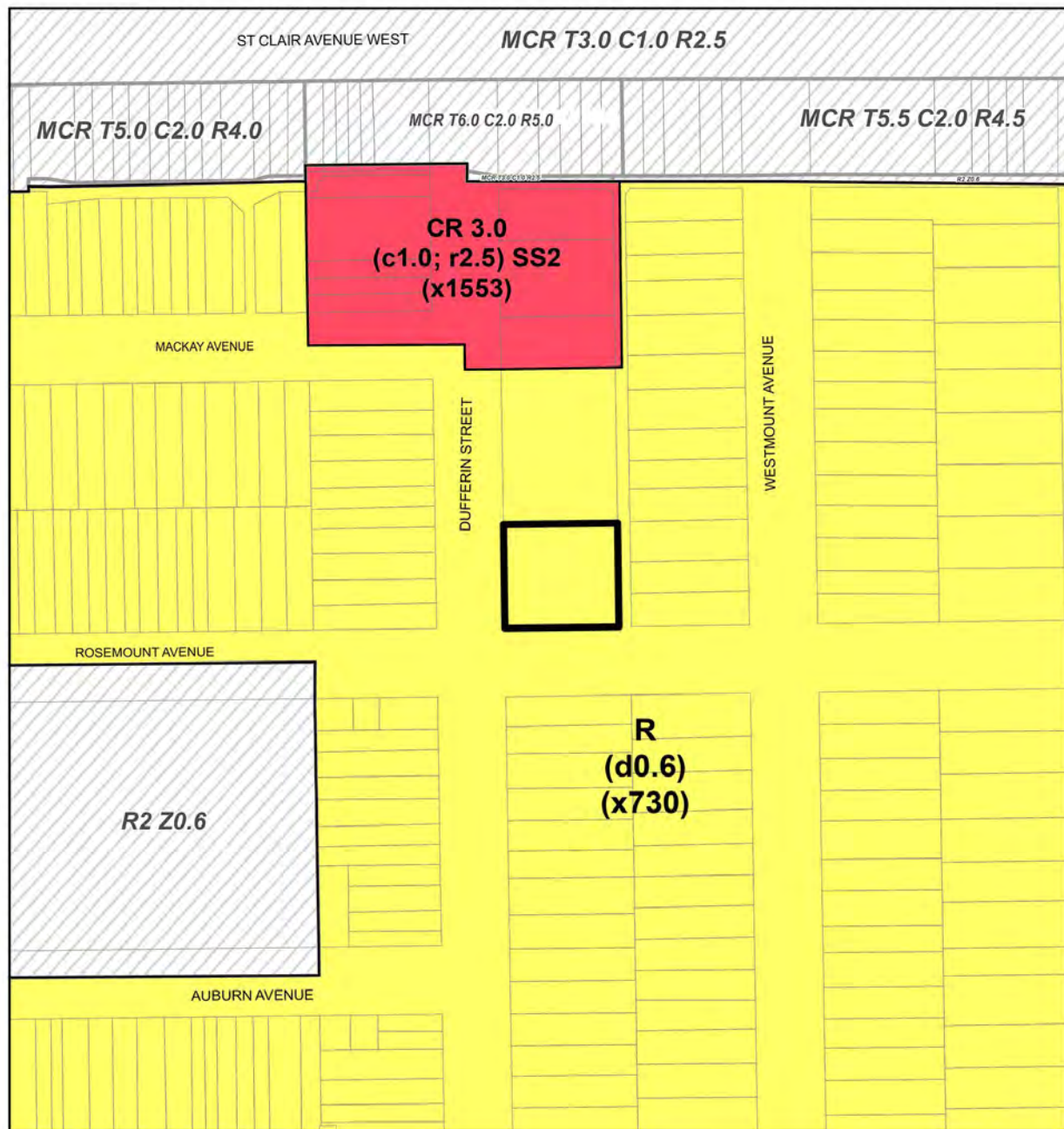


Mixed Use Areas



Not to Scale  
Extracted: 05/15/2025




# 1615 Dufferin Street - Zoning Map




**Zoning By-law 569-2013**

**1615 Dufferin Street**

**File # 25 150427 STE 09 02**

-  Location of Application
-  **R** Residential
-  **CR** Commercial Residential

-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- MCR** Mixed-Use District

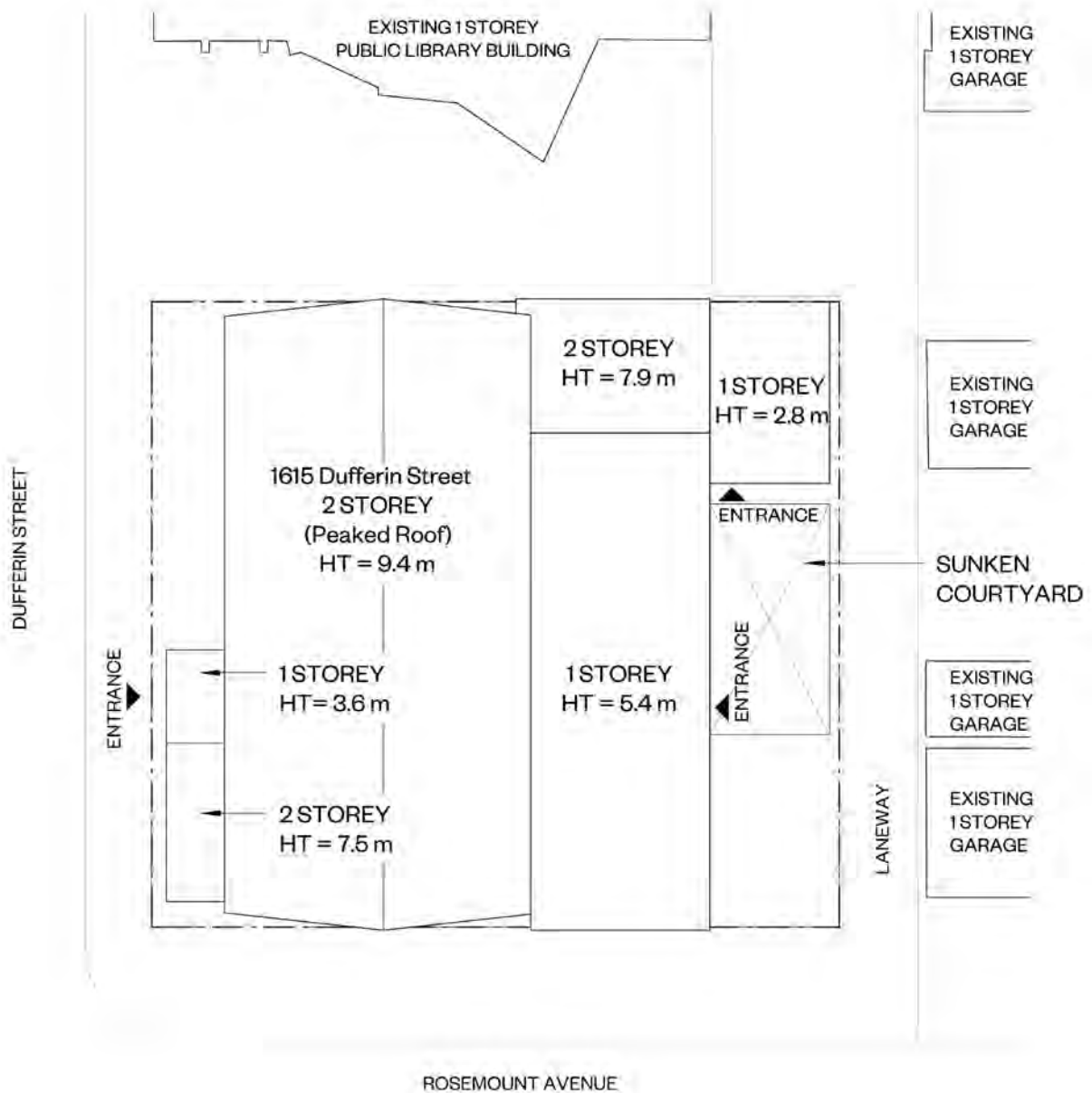


Not to Scale  
Extracted: 05/15/2025

## 1615 Dufferin Street - 3D Massing



## 1615 Dufferin Street - Simplified Site Plan



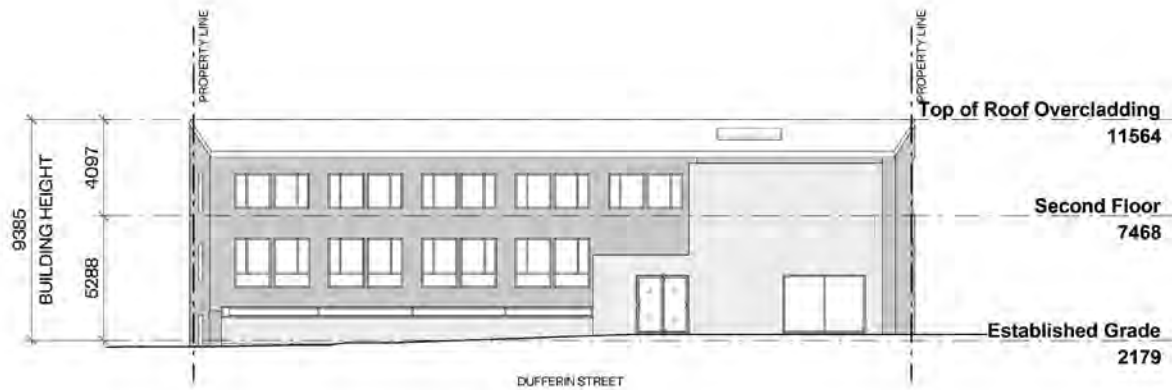
Site Plan



## 1615 Dufferin Street - East and West Elevations

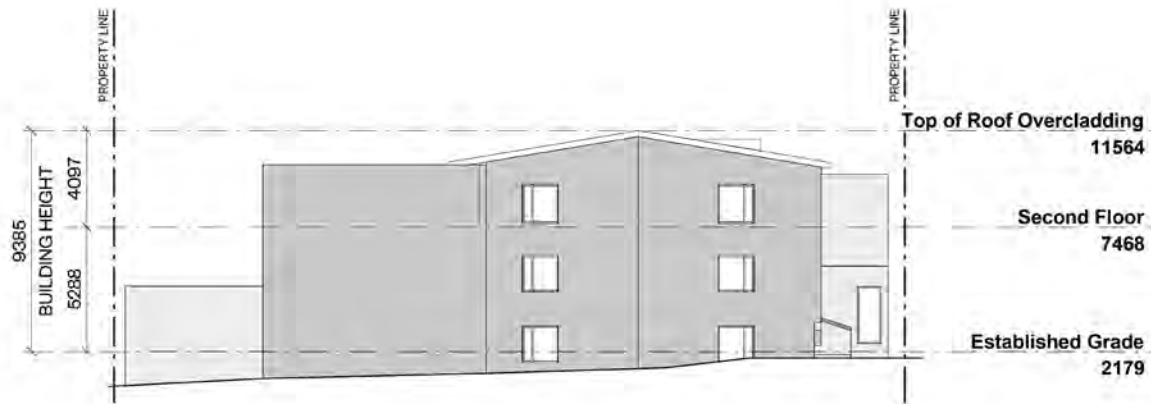


East Elevation - Simplified



West Elevation - Simplified

## 1615 Dufferin Street - North and South Elevations



North Elevation - Simplified



South Elevation - Simplified

## Attachment 3: 2204-2212 Eglinton Avenue West and 601 Caledonia Road Planning Review

### SITE

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**Description:** The site is located northeast of Eglinton Avenue West and Caledonia Road. It is L-shaped and has an area of 928.3 square metres, with a frontage of 21.4 metres along Eglinton Avenue West, and 7.6 metres along Caledonia Road.

**Existing Use and Surrounding Context:** The site is currently a vacant lot with a 1-storey vacant home at the north end. It is adjacent to 2-storey commercial buildings with residential above. The north end of the property is adjacent to 1-storey detached dwellings. An existing garage occupies the northeast corner of the property which is adjoined to the garage for the property immediately to the north at 603 Caledonia Road. A shared easement exists to ensure continued garage access for this property. Two-storey semi-detached residential dwellings line Eglinton Avenue West south of the site.

**Transit:** The site is currently served by the 32 Eglinton West bus, part of the TTC's Ten-Minute Network and the 47 Caledonia bus. Night service is provided by the 332 Eglinton West Blue Night route. Caledonia Station on the Eglinton Crosstown LRT is immediately west of the site with service expected to begin in late 2025. Caledonia Station includes a new GO Station currently under construction by Metrolinx.

### PROPOSAL

---

**Description:** A 6-storey (27-metre, excluding mechanical penthouse) building containing a municipal shelter. The municipal shelter will be operated by Fred Victor.

**Residential Component:** 80 Beds.

**Density:** 2.6 Floor Space Index (FSI).

**Parking:** 0 spaces.

**Loading:** 0 spaces.

**Reason for Application:** A Zoning By-law amendment is required to vary performance standards, including maximum height, maximum density, minimum setbacks, and vehicular parking requirements and bicycle parking space size and location, among other standards.

Detailed project information including all plans submitted as part of the application can be found on the City's project website at: [www.Toronto.ca/2204Eglinton](http://www.Toronto.ca/2204Eglinton)

## POLICY AND REGULATION CONSIDERATIONS

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### Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Avenues and designates it as Mixed Use Areas.

### Site and Area Specific Policy (SASP 674)

The site is located within the City Council-adopted boundaries of SASP 674, Protected Major Transit Station Area - Caledonia Station, and calls for a minimum density of 2.0 FSI, and 160 residents and jobs per hectare. SASP 674 is currently undergoing review by the Ministry of Municipal Affairs and Housing.

### Zoning

The site is zoned CR SS2 (x2645) under Zoning By-law 569-2013. The CR zone permits a maximum building height of 8-storeys, or 24 metres. Eglinton Avenue West and Caledonia Road are identified as Major Streets at this location in Zoning By-law 569-2013.

## PUBLIC ENGAGEMENT

---

In addition to the public engagement summarized in the main body of this report, the following feedback was raised specific to the proposed municipal shelter at 2204-2212 Eglinton Avenue West and 601 Caledonia Road:

- Concerns about the impact of additional pressure on existing transit and the impact of construction in an area that has already experienced years of LRT construction;
- Comments regarding the proximity to existing supportive housing and shelters in the neighbourhood;
- Community safety concerns arising from the addition of a municipal shelter in the area;
- General support for shelters and supports for individuals experiencing homelessness, but concerns with it in this neighbourhood;
- A need for parking in the community, and concern about the lack of a loading area;
- Desire for additional greenspace in the neighbourhood and concerns about adding density in a neighbourhood with minimal open space;
- Concern over the impact of the proposed height on surrounding low-rise areas; and
- Concern about the lack of police presence in the neighbourhood and additional strain a shelter would add on existing services.

## COMMENTS

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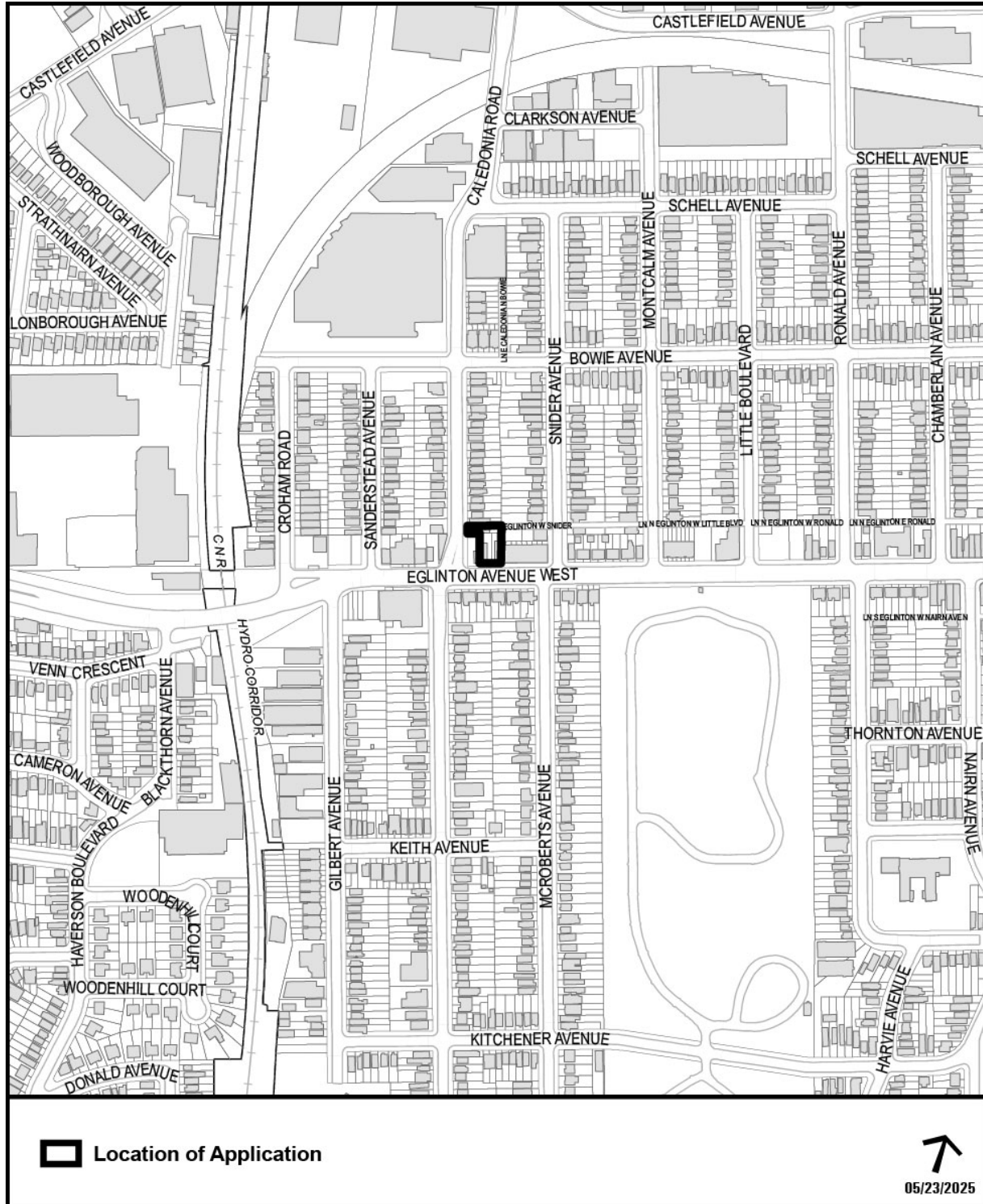
**Built Form:** Staff are satisfied that the proposal conforms to Official Plan built form policies. The proposed height of 6-storeys aligns with the existing site-specific zoning limit of 8-storeys. The proposed height of 27 metres is supported by the City Council approved Mid-Rise Building Design Guidelines which call for heights to reflect the planned right-of-way width. Eglinton Avenue West has a planned right-of-way width

of 27 metres. The required 7.5-metre setback from Neighbourhoods designated lands is achieved through this proposal.

**Public Realm:** Staff are satisfied that the proposal conforms to the Official Plan with respect to public realm policies. The site falls within the boundary of the EglintonTOday Complete Street Project and supports the objectives of this plan with the removal of curb cuts along the Eglinton Avenue West frontage, and the provision of a 6-metre wide sidewalk from curb to building face. The varied building setbacks along the Eglinton Avenue West frontage allow for greening of the site with landscaping, and additional space for bicycle parking which does not impact the pedestrian right of way.

**Parking, Loading, and Access:** Transportation staff are satisfied with the proposal. While no parking is required in the existing Zoning By-law, Staff are assessing the potential of accommodating a parking space on the Caledonia Road frontage to address concerns from the community about the lack of parking and loading areas. Solid Waste Management Services have confirmed that waste collection is currently done on Eglinton Avenue West at night and will continue to do so for this development, minimizing impacts on traffic and residents along Caledonia Road. The EglintonTOday Complete Street Project is also protecting for 6 on-street parking spaces and a dedicated bike lane in front of this property. The proposal supports this plan with the removal of the existing driveway access on Eglinton Avenue West.

## 2204-2212 Eglinton Avenue West and 601 Caledonia Road - Location Map



## 2204-2212 Eglinton Avenue West and 601 Caledonia Road - Application Data Sheet

Municipal Address: 2204 Eglinton Avenue West      Date Received: April 28, 2025

Application Number: 25 150456 NNY 08 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment to permit a 6-storey residential building to accommodate a municipal shelter with approximately 80 beds.

Applicant	Architect	Owner
City of Toronto	Montgomery Sisam Architects	City of Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas      Site Specific Provision:

Zoning: CR SS2 (x2645)      Heritage Designation:

Height Limit (m): 24      Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq m): 928      Frontage (m): 21      Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			2,352	2,352
Non-Residential GFA (sq m):				
Total GFA (sq m):			2,352	2,352
Height - Storeys:			6	6
Height - Metres:			25	25

Lot Coverage Ratio (%): 0      Floor Space Index: 2.53

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,352	
Retail GFA:		
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other: Approx. 70-80  
Municipal  
Shelter Beds

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces:	Bicycle Parking Spaces:	11	Loading Docks:
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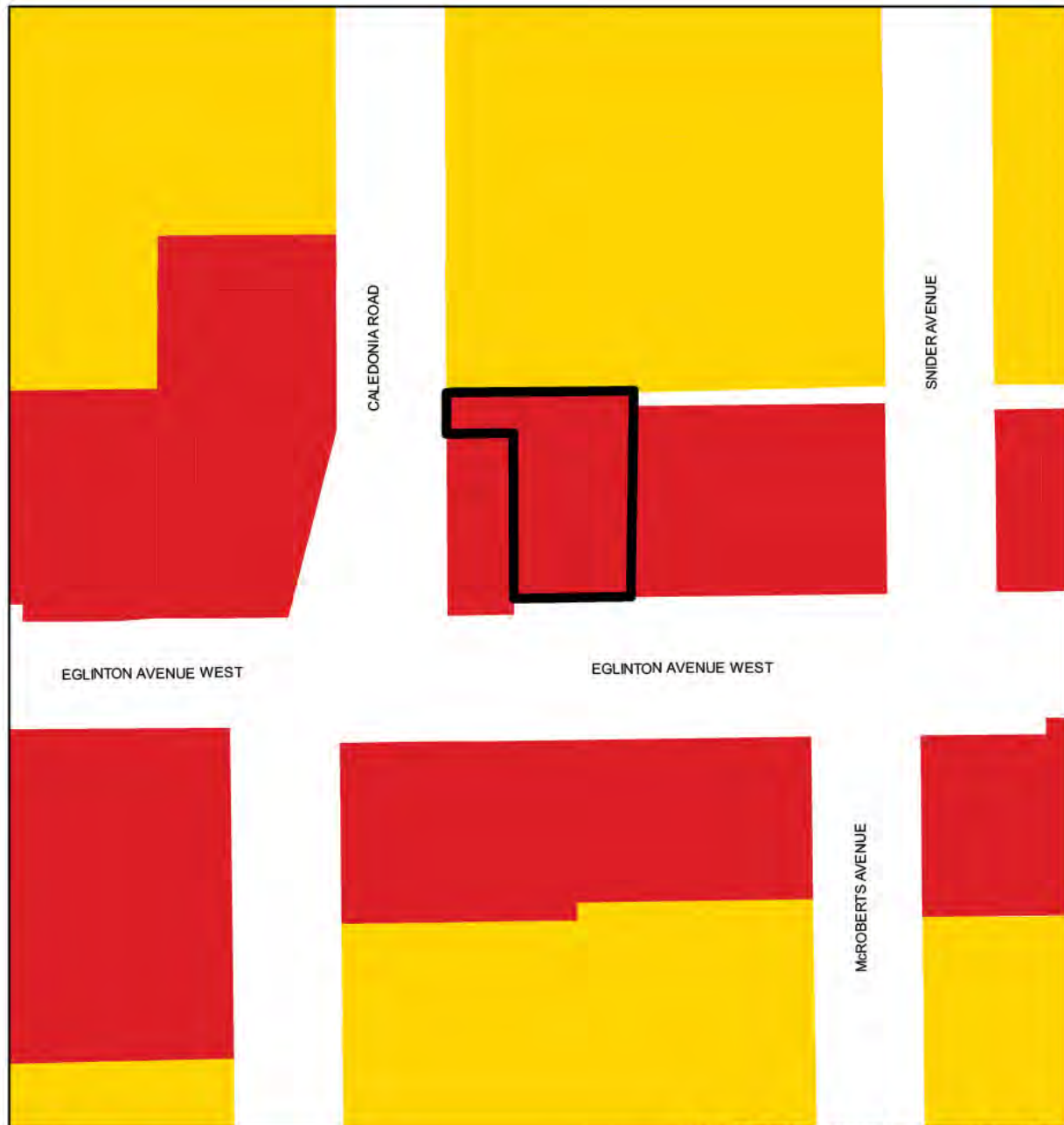
CONTACT:

Chris Pereira, Planner, Community Planning

416-338-7418

Chris.Pereira@toronto.ca

## 2204-2212 Eglinton Avenue West and 601 Caledonia Road - Official Plan Land Use Map



Official Plan Land Use Map # 17

2204 - 2212 Eglinton Ave W.  
601 Caledonia Rd

File # 25 150456 NYC 08 02



Location of Application



Neighbourhoods

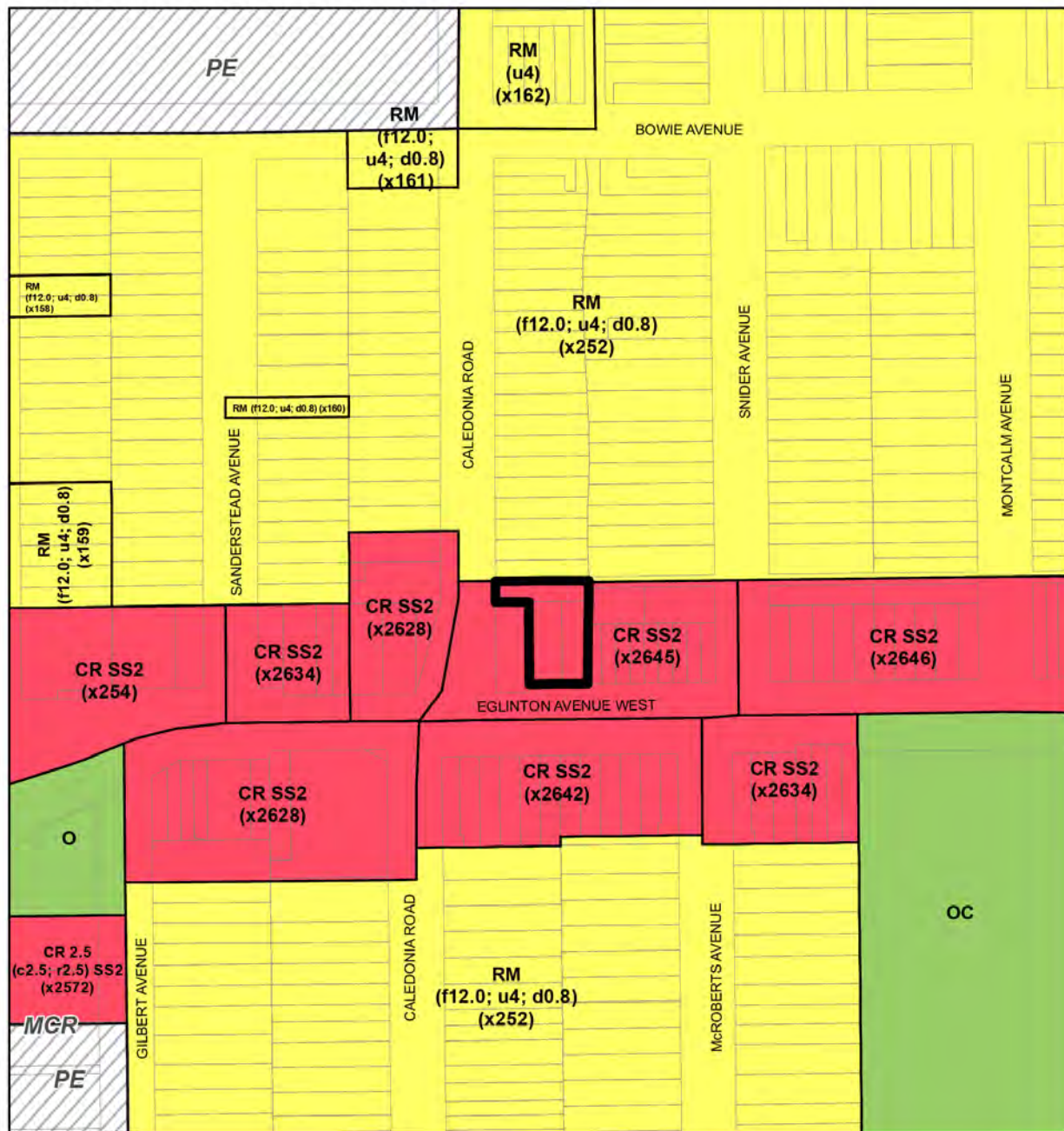


Mixed Use Areas



Not to Scale  
Extracted: 05/23/20

## 2204-2212 Eglinton Avenue West and 601 Caledonia Road - Zoning Map



Zoning By-law 569-2013

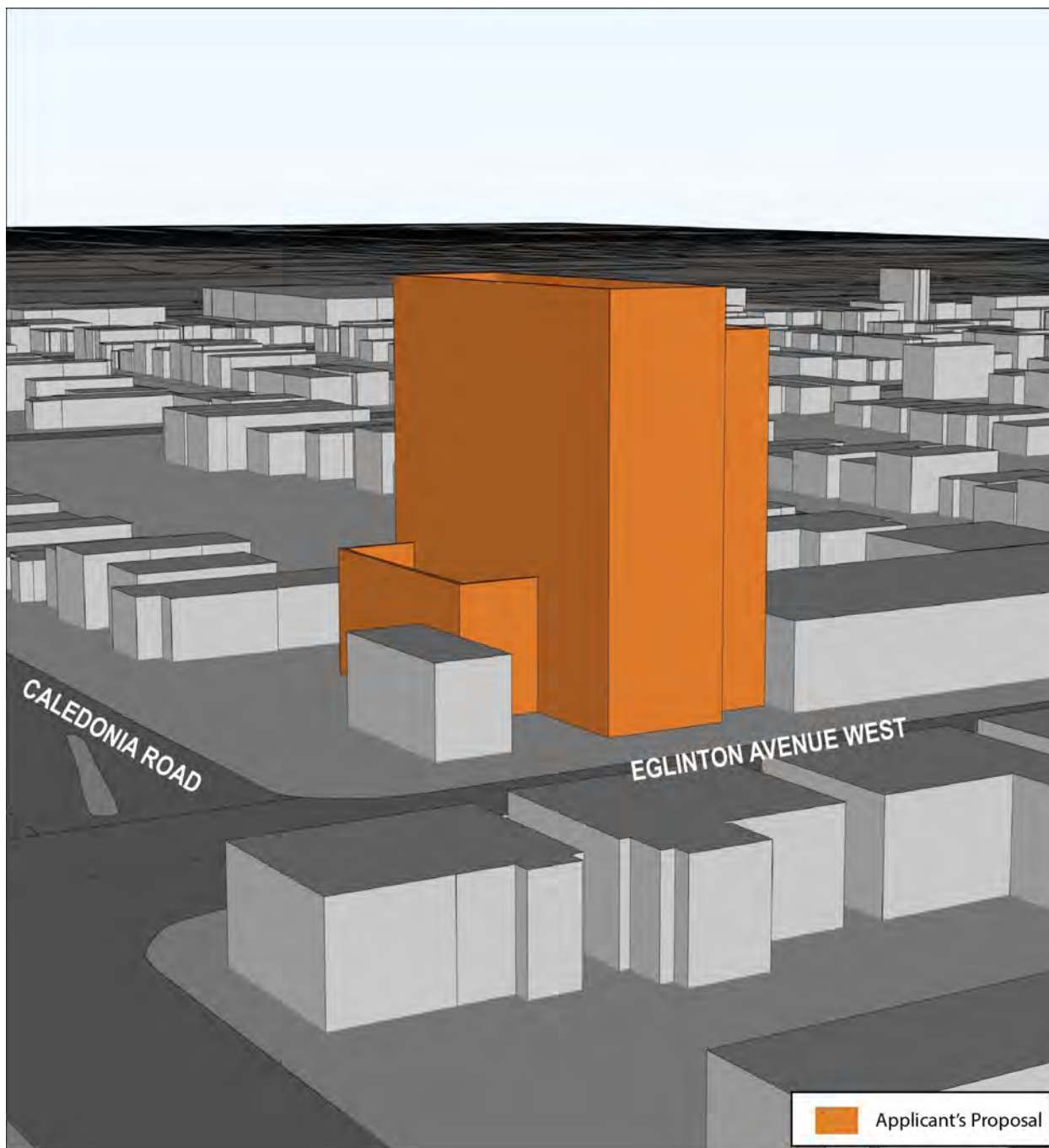
2204 - 2212 Eglinton Ave W.  
601 Caledonia Rd  
File # 25 150456 NYC 08 02

- Location of Application
- RM Residential Multiple
- CR Commercial Residential
- O Open Space
- OC Open Space Cemetery

- See Former City of York By-law No. 1-83
- MCR Mixed Commercial Residential Zone
- PE Prestige Employment Zone

Not to Scale  
Extracted: 05/23/2025

## 2204-2212 Eglinton Avenue West and 601 Caledonia Road - 3D Massing

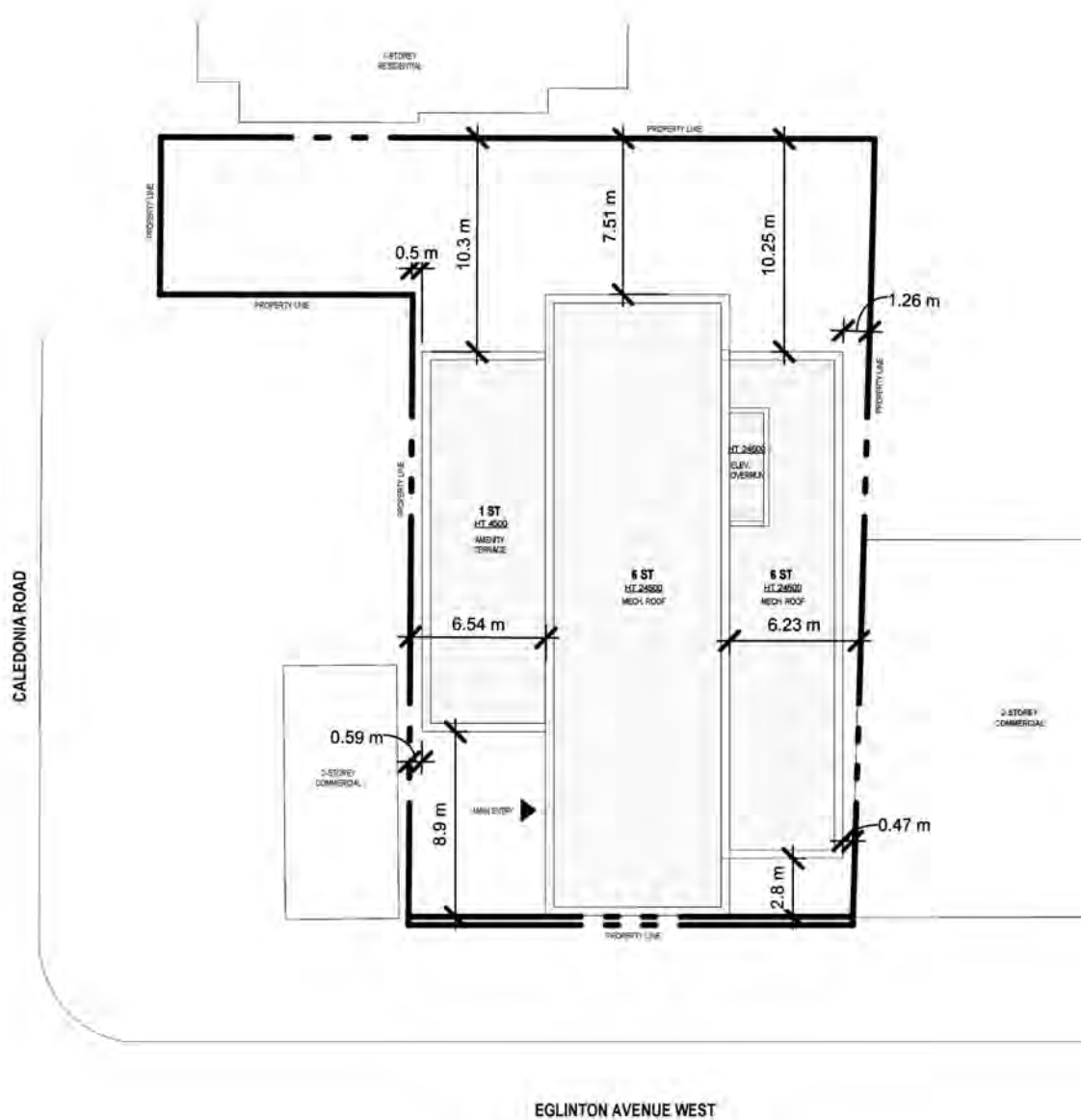


View of Applicant's Proposal Looking Northeast



05/27/2025

## 2204-2212 Eglinton Avenue West and 601 Caledonia Road - Simplified Site Plan

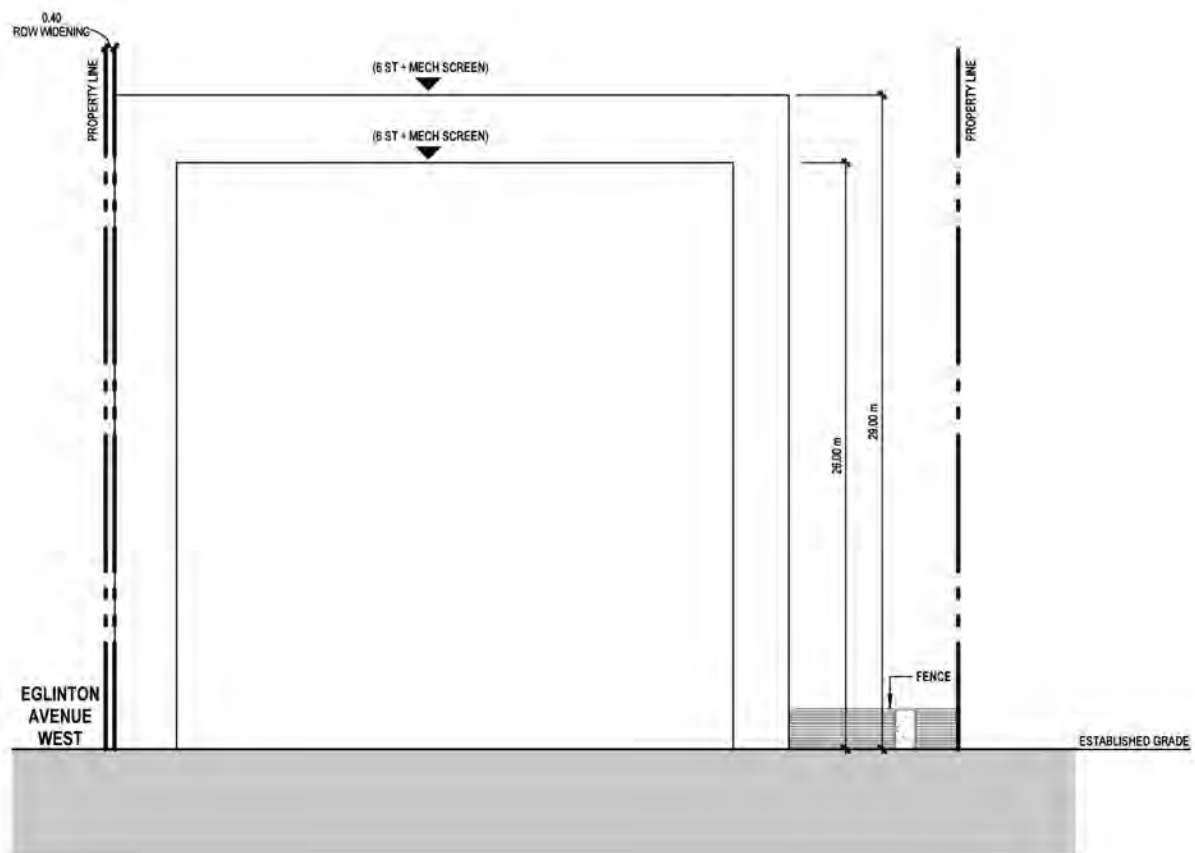


EGLINTON AVENUE WEST

Site Plan

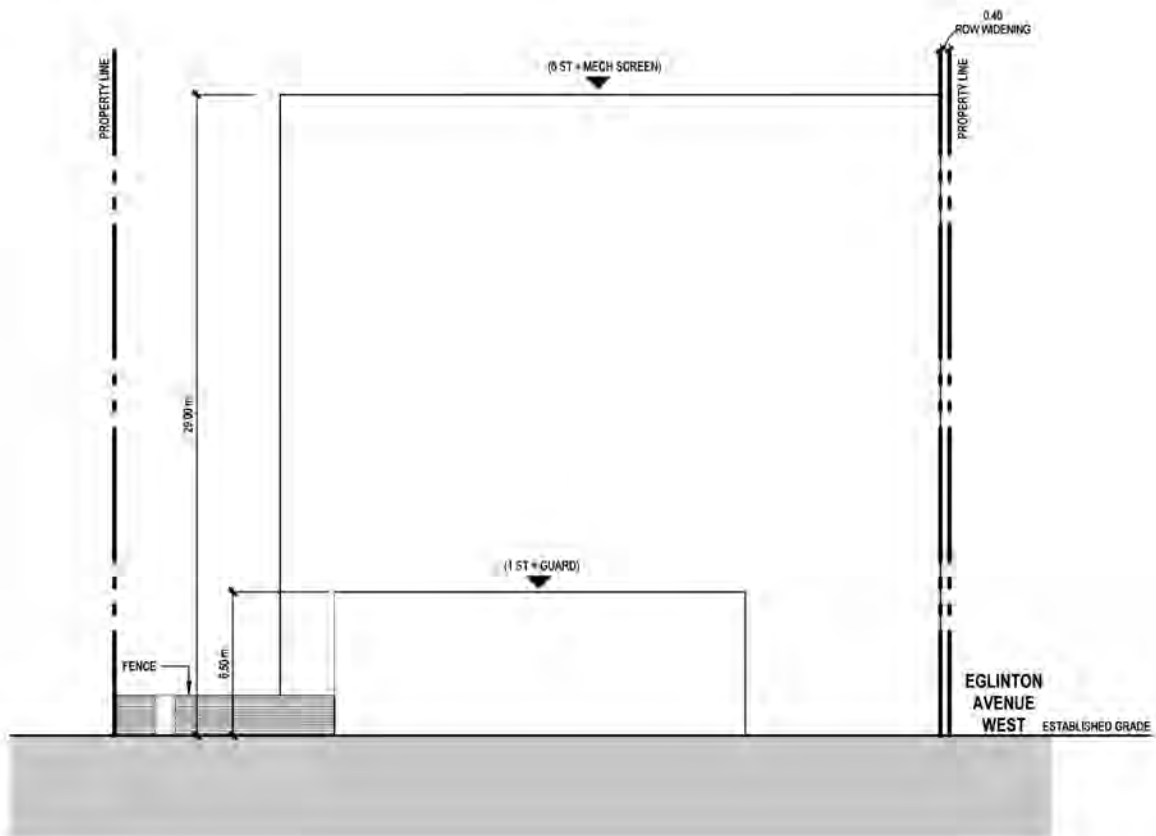


## 2204-2212 Eglinton Avenue West and 601 Caledonia Road - East Elevation



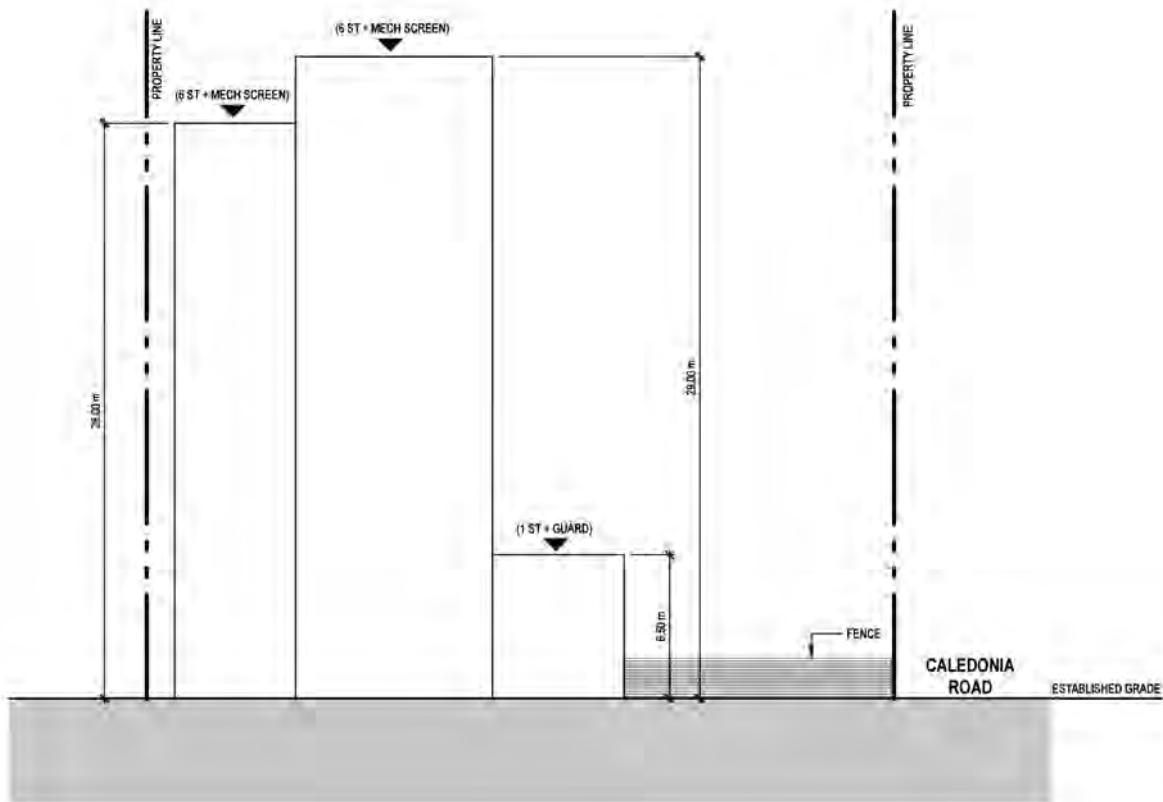
East Elevation

## 2204-2212 Eglinton Avenue West and 601 Caledonia Road - West Elevation



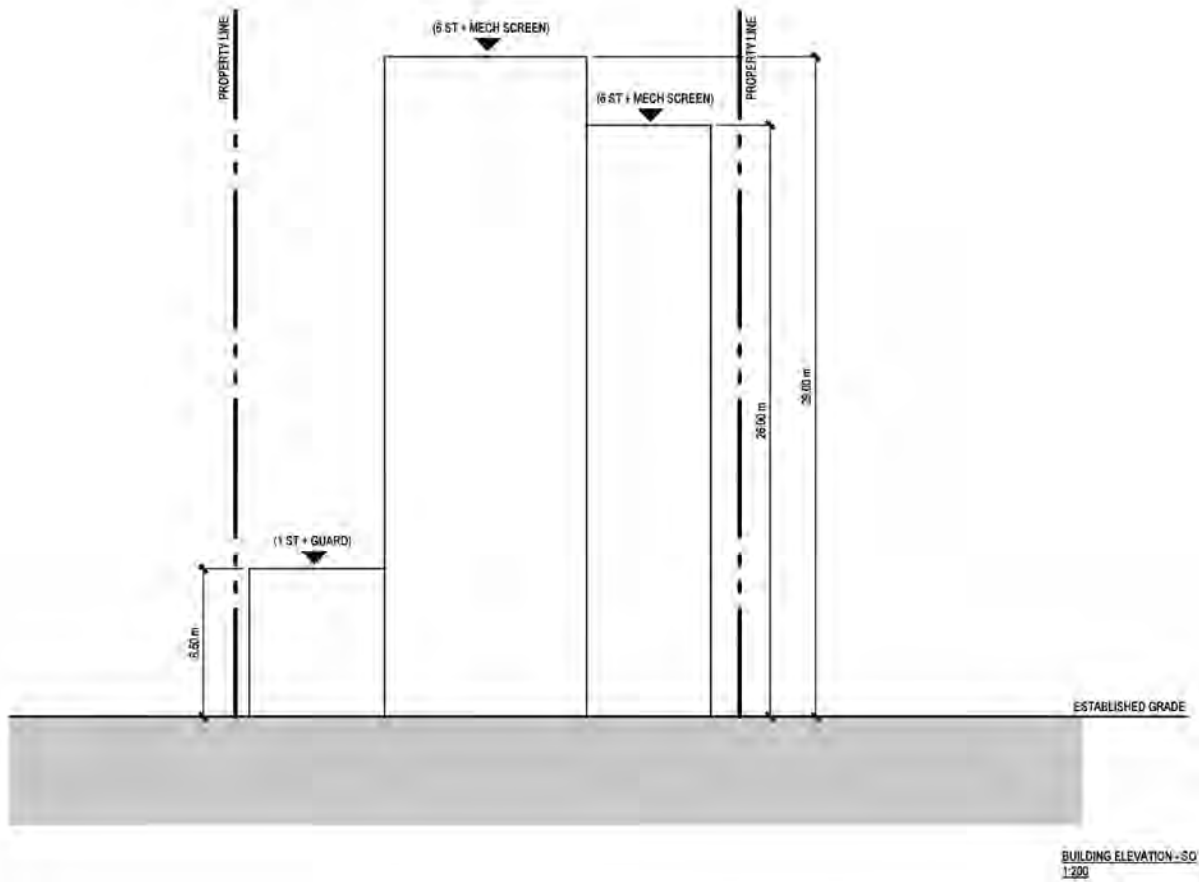
West Elevation

## 2204-2212 Eglinton Avenue West and 601 Caledonia Road - North Elevation



North Elevation

## 2204-2212 Eglinton Avenue West and 601 Caledonia Road - South Elevation



South Elevation

## Attachment 4: 2535 Gerrard Street East Planning Review

### SITE

---

**Description:** The site is located on the south side of Gerrard Street East, east of Victoria Park Avenue and west of Clonmore Drive on an irregularly shaped lot of approximately 3,383 square metres. It has a 30.5-metre frontage on Gerrard Street East and a 24-metre frontage at the eastern terminus of Coalport Drive.

**Existing Use:** A 1-2 storey industrial warehouse (currently vacant) and surface parking lot.

**Transit:** The site is served by the 135 Gerrard Street bus which connects to Main Street and Warden Subway Stations. It is also approximately 1,200 metres from Victoria Park Subway Station.

### PROPOSAL

---

**Description:** A one-storey (10-metre, excluding mechanical penthouse) municipal shelter and six vehicular surface parking spaces. The proposal is to retain 1,080 square metres of the existing building and add a 669 square metre addition to the front of the building. The municipal shelter will be operated by Warden Woods Community Centre.

**Residential Component:** 80 Beds.

**Density:** 0.5 Floor Space Index (FSI).

**Parking:** 6 vehicular spaces (including 1 accessible space), 22 bicycle parking spaces (20 short-term and 2 long-term).

**Loading:** 1 Type G.

**Reasons for Application:** A Zoning By-law amendment is required to vary performance standards, including maximum densities, minimum setbacks, vehicular and bicycle parking requirements, among other standards.

Detailed project information including all plans submitted as part of the application can be found on the City's project website at: [www.toronto.ca/2535Gerrard](http://www.toronto.ca/2535Gerrard)

### PROPOSAL BACKGROUND

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On March 9, 2017, City Council approved an Official Plan and Zoning By-law amendment to permit 37 stacked townhouses in three separate buildings. [Agenda Item History - 2017.SC20.16](#)

### POLICY AND REGULATION CONSIDERATIONS

---

**Official Plan:** Neighbourhoods.

**Site and Area Specific Policy 525:** A Site and Area Specific Policy permitting three blocks of stacked townhouses with a maximum of 37 dwelling units applies to the site.

**Zoning:** RM (f30.0; u37)(x42). Gerrard Street East is identified as a Major Street at this location in Zoning By-law 569-2013.

## **PUBLIC ENGAGEMENT**

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In addition to the public engagement summarized in the main body of this report, the following feedback was received specific to the proposed municipal shelter at 2535 Gerrard Street East:

- Preference for affordable housing over a municipal shelter use;
- Concern that the shelter would not serve the local population experiencing homelessness, but rather bring in clients from other wards;
- Lack of appropriate services in the area to support a municipal shelter;
- Objections to the proposed built form, including lot coverage and setbacks;
- Concerns around health/environmental impacts, including second-hand smoke, safety impacts from the hydro transformer proposed in the front yard, and potential methane impacts because of historic landfill activity in the area;
- Desire for a noise study to understand the impact of trucks reversing next to adjacent residential lots and appropriate mitigation;
- Concern over garbage storage and collection;
- Concern that the introduction of a municipal shelter would have negative impacts on surrounding properties, including the preschool located at 2560 Gerrard Street East;
- Desire to be consulted on the matter of the site operator;
- Community safety concerns, including drug use in local parks, the need for security patrols, and a sense that the shelter would require increased police presence in the area;
- Desire for municipal shelters to be audited to better understand their impacts on local communities; and
- Desire for feedback from the electronic survey to be shared publicly.

## **COMMENTS**

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**Built Form:** Staff are satisfied that the proposal conforms to Official Plan built form policies. The proposed shelter would generally result in a lower height and increased setbacks than that which is currently permitted on the site as a result of the 2017 approval for 37 stacked townhouses. The eastern side yard setback is 0.21 metres less than the Zoning By-law requirement, however, this is considered acceptable as it reflects an existing condition and is not adjacent to a residential lot along that property line.

**Public Realm:** Staff are satisfied that the proposal conforms to the Official Plan with respect to public realm policies. The Gerrard Street East frontage includes a 3.44-metre road widening and will improve the existing condition of the front yard by prioritizing soft landscaping, street tree planting, active at-grade uses, and an expanded 2.1-metre

pedestrian clearway. The pad mounted transformer will be built to Toronto Hydro specifications and screened by planting.

To improve site security, a 2.7-metre tall privacy fence will be constructed along the western property line, including the Coalport Drive frontage, ensuring that access to the shelter is exclusively from the Gerrard Street East frontage.

**Parking, Loading, and Traffic Impacts:** Transportation staff have reviewed the Transportation Brief in support of the proposal that was prepared by R.J. Burnside and dated April 30, 2025, and are satisfied that traffic generated by the development can be accommodated in the existing road network. The proposed vehicular and bicycle parking supply is predicted to exceed demand, and a maneuvering analysis confirms that vehicles, including trucks, will be able to enter and exit the site in a forward-facing manner without hinderance.

## 2535 Gerrard Street East - Location Map



## 2535 Gerrard Street East - Application Data Sheet

Municipal Address: 2535 Gerrard Street East      Date Received: April 28, 2025

Application Number: 25 150915 ECS 20 OZ

Application Type: Rezoning

Project Description: Proposal for a 650-square-metre addition to the existing single-storey building for a municipal shelter with approximately 80 beds.

Applicant

City of Toronto

Architect

SVN

Owner

City of Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods      Site Specific Provision: SASP 525

Zoning: RM (f30.0;  
u37)(x42)

Heritage Designation: N

Height Limit (m): 16.18 m

Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 3,383      Frontage (m): 30.5      Depth (m): 131

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,350	1,080	1,785	1,785
Residential GFA (sq m):			1,785	1,785
Non-Residential GFA (sq m):				
Total GFA (sq m):	1,350	1,080	1,785	1,785
Height - Storeys:	2	1		1
Height - Metres:				10

Lot Coverage Ratio  
(%): 54

Floor Space Index: 0.5

Floor Area Breakdown      Above Grade (sq m)      Below Grade (sq m)

Residential GFA: 1,785

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				0
Freehold:				0
Condominium:				0
Other:				0
Total Units:				0

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:	0	0	0	0	0

#### Parking and Loading

Parking Spaces:	6	Bicycle Parking Spaces:	22	Loading Docks:	1 Type G
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#### CONTACT:

Corinna Prior, Manager (Acting), Community Planning

416-392-5651

Corinna.Prior@toronto.ca

## 2535 Gerrard Street East - Official Plan Land Use Map



Official Plan Land Use Map # 21

2535 Gerrard Street East

File # 25 150915 ESC 20 02



Location of Application



Neighbourhoods



Apartment Neighbourhoods



Mixed Use Areas



Parks

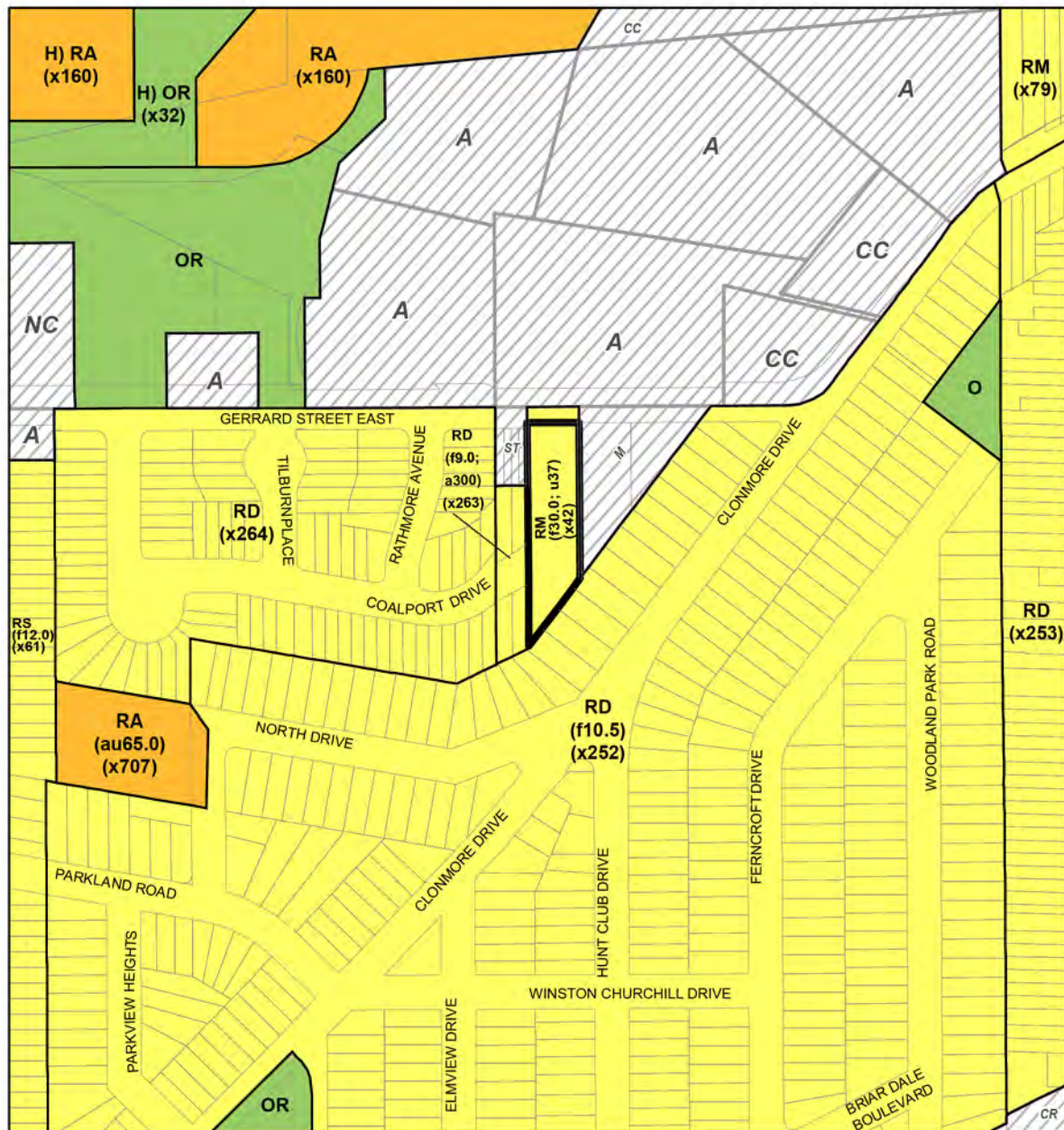


Utility Corridors



Not to Scale  
Extracted: 05/15/2025

## 2535 Gerrard Street East - Zoning Map



Zoning By-law 569-2013

2535 Gerrard Street East

File # 25 150915 ESC 20 02

Location of Application

- RD** Residential Detached
- RS** Residential Semi-Detached
- RM** Residential Multiple
- RA** Residential Apartment
- O** Open Space
- OR** Open Space Recreation



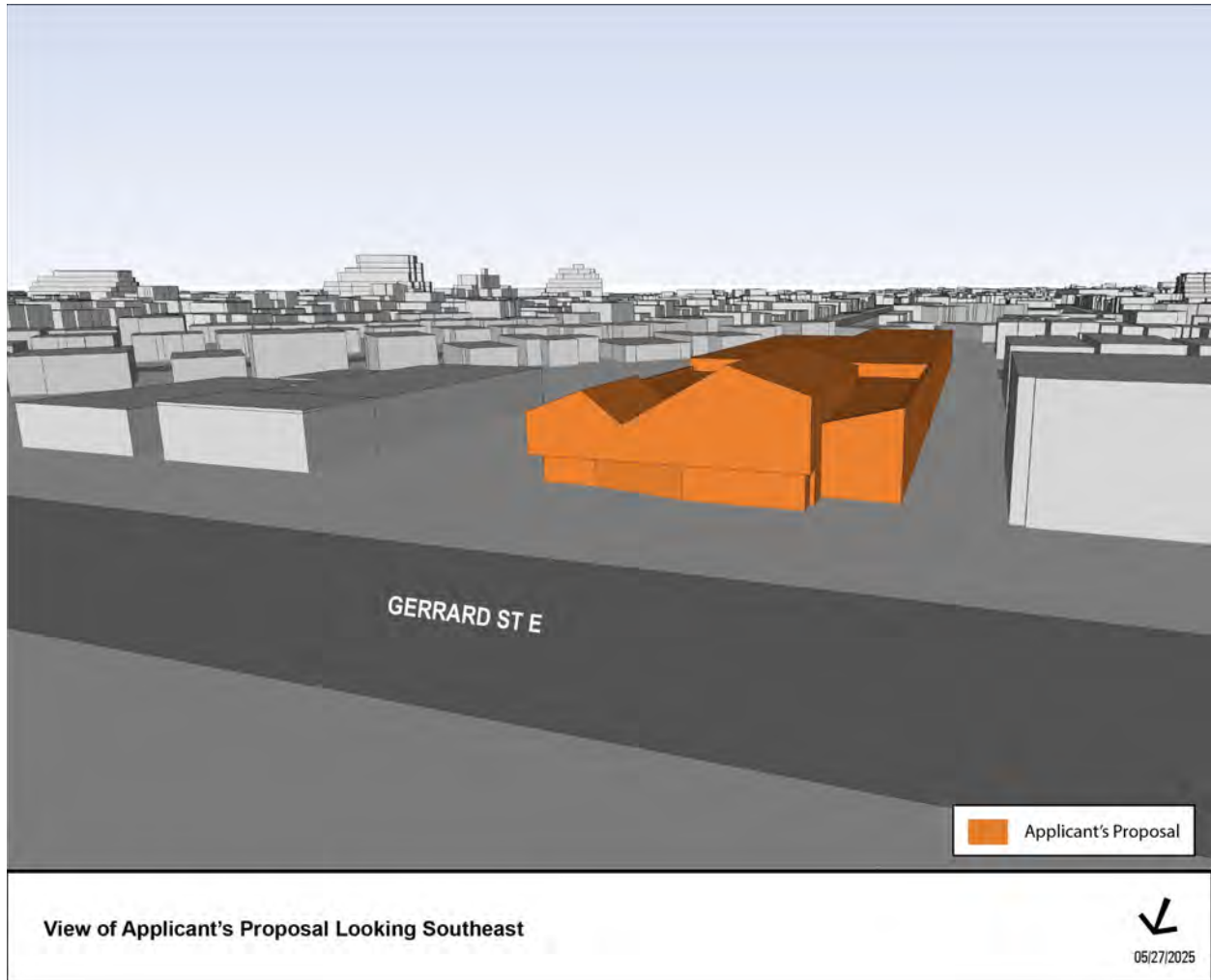
See Former City of Scarborough Birchcliff Community By-law No. 8786

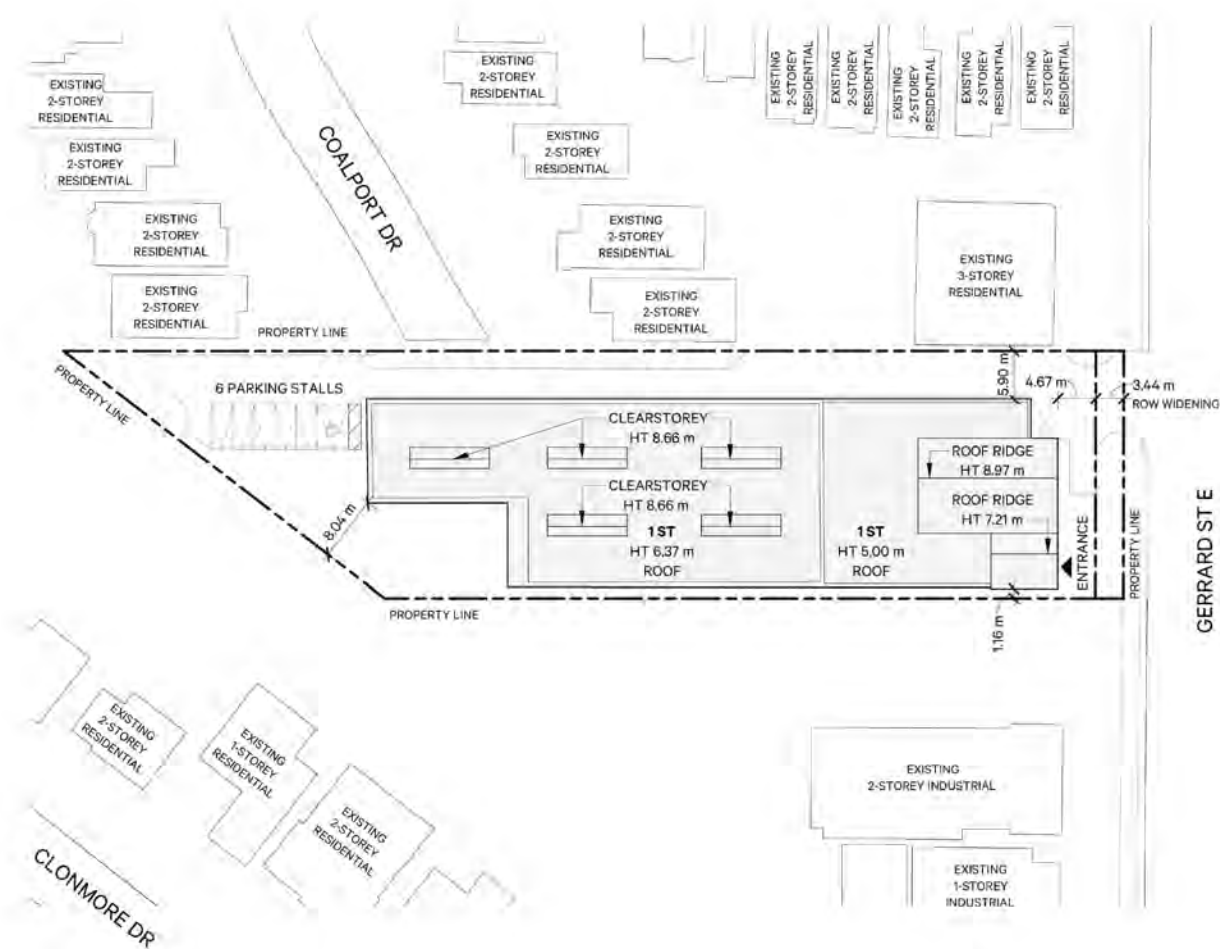
- M** Industrial Zone
- ST** Street Townhouse Residential
- A** Apartment Residential
- CR** Commercial-Residential
- NC** Neighbourhood Commercial
- CC** Community Commercial



Not to Scale  
Extracted: 05/21/2025

## 2535 Gerrard Street East - 3D Massing

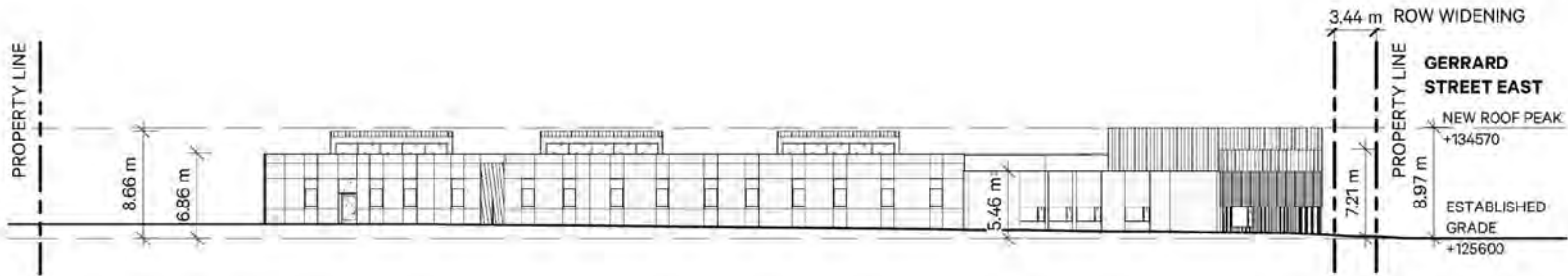




## Site Plan

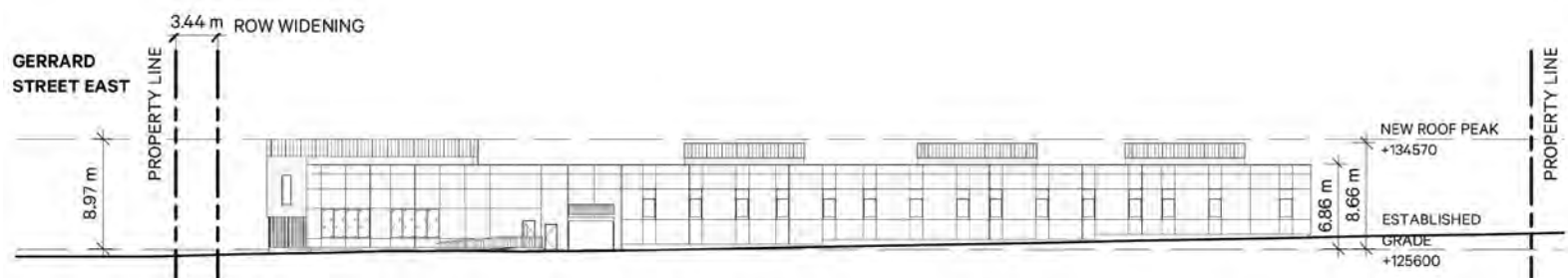


2535 Gerrard Street East - East Elevation



East Elevation

2535 Gerrard Street East - West Elevation



West Elevation

## 2535 Gerrard Street East - North Elevation



North Elevation

## 2535 Gerrard Street East - South Elevation



South Elevation

## Attachment 5: 68 Sheppard Avenue West Planning Review

### SITE

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**Description:** The site is located a block west of Yonge Street and Sheppard Avenue West and is generally rectangular and flat, with a lot area of 11,765 square metres. It is located mid-block with a frontage of approximately 30.5 metres along Sheppard Avenue West and a depth of 35.8 metres.

**Existing Use:** A GreenP surface parking lot containing 34 vehicular parking spaces.

**Archaeology:** The site is identified as having archaeological resource potential.

**Transit:** The site is located less than 150 metres away from Sheppard-Yonge Station, with access to Line 1 and Line 4 of the TTC subway network. The site is also served by the 84 Sheppard West bus, part of the TTC's Ten-Minute Network. The 98 Willowdale-Senlac and 97 Yonge bus also serve the site. Night service along Sheppard is provided by the 384 Sheppard West and 385 Sheppard East Blue Night routes, and along Yonge Street by the 320 Blue Night route.

### PROPOSAL

---

**Description:** A 6-storey (30-metre, excluding mechanical penthouse) building containing a municipal shelter. The municipal shelter will be operated by Native Women's Resource Centre of Toronto.

**Residential Component:** 80 Beds.

**Density:** 2.8 Floor Space Index (FSI).

**Parking:** 0 vehicular spaces, 10 short-term bicycle parking spaces.

**Loading:** 0 spaces.

#### Archaeological Assessment

A Stage 1 Archaeological Assessment was submitted with the application. The report determined that there are no further archaeological concerns regarding the site.

#### Reason for Application

An Official Plan Amendment is required to allow the proposed density and penetration of the 45 degree rear-yard angular plane requirement in the Sheppard-Lansing Secondary Plan.

A Zoning By-law amendment is required to bring the site into Zoning By-law 569-2013, and to vary performance standards, including maximum building heights, maximum

densities, minimum setbacks, vehicular parking requirements, and bicycle parking space dimensions, among other standards.

Detailed project information including all plans submitted as part of the application can be found on the City's project website at: [www.toronto.ca/68sheppard](http://www.toronto.ca/68sheppard)

## **POLICY AND REGULATION CONSIDERATIONS**

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### **Official Plan**

The Official Plan designates the site as Mixed Use Areas. The site falls within the Sheppard-Lansing Secondary Plan (OPA 367), and is designated as Mixed Use Areas B. The maximum density allowed is 2.5 times the lot area. Mid-rise buildings are permitted in apartment forms. A 45 degree angular plane is required for lands adjacent to Neighbourhoods, taken from a point 7.5 metres from the rear lot line and starting from a height of 10.5 metres.

### **Site and Area Specific Policy (SASP 725)**

The site is located within the City Council-adopted boundaries of SASP 725, Protected Major Transit Station Area (PMTSA) – Sheppard-Yonge Station, and calls for a minimum density of 1.5 FSI, and 350 residents and jobs per hectare. SASP 725 is currently undergoing review by the Ministry of Municipal Affairs and Housing.

### **Zoning**

The site is zoned C6 - Special Commercial Area Zone under the former North York Zoning By-law (By-law 7625) and is subject to the Municipal Shelter By-law 2003-0138 which permits a municipal shelter on the site. The maximum permitted building height is 8 metres. Sheppard Avenue West is identified as a Major Street at this location in Zoning By-law 569-2013.

## **PUBLIC ENGAGEMENT**

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In addition to the public engagement summarized in the main body of this report, the following feedback was received specific to the proposed municipal shelter at 68 Sheppard Avenue West:

- Concerns that proposed design does not comply with Shelter Design Guidelines regarding provision of open space;
- Questions regarding the service model, and about the potential operator;
- Public safety concerns regarding spillover effects of a municipal shelter on the neighbourhood;
- Concerns about the shelter selection process and lack of community engagement surrounding the decision to locate a shelter at this location;
- Concerns over the impact on neighbouring properties of allowing a development to penetrate the angular plane;

- Questions surrounding whether only 6-storeys was appropriate in an area targeted for growth;
- Concerns about the impact of the proposed height and built form on residential properties to the north; and
- Concerns over lack of proposed parking and loading area and impacts on traffic.

## COMMENTS

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**Built Form:** An Official Plan Amendment is required to permit the proposed density on the site and to allow for the building's penetration of the 45 degree angular plane. In all other respects, the proposal conforms with Official Plan policies.

The proposed height of 6 storeys aligns with the Sheppard-Lansing Secondary Plan which allows for a height of up to 6-storeys in Mixed Use Area B. The proposed height of 30 metres is supported by the City Council approved Mid-Rise Building Design Guidelines which call for heights to reflect the planned right-of-way width. Sheppard Avenue West has a planned right-of-way width of 36 metres. The required 7.5-metre setback from Neighbourhoods is achieved through this proposal, with a 1.5-metre landscaped buffer included as required by the Sheppard-Lansing Secondary Plan.

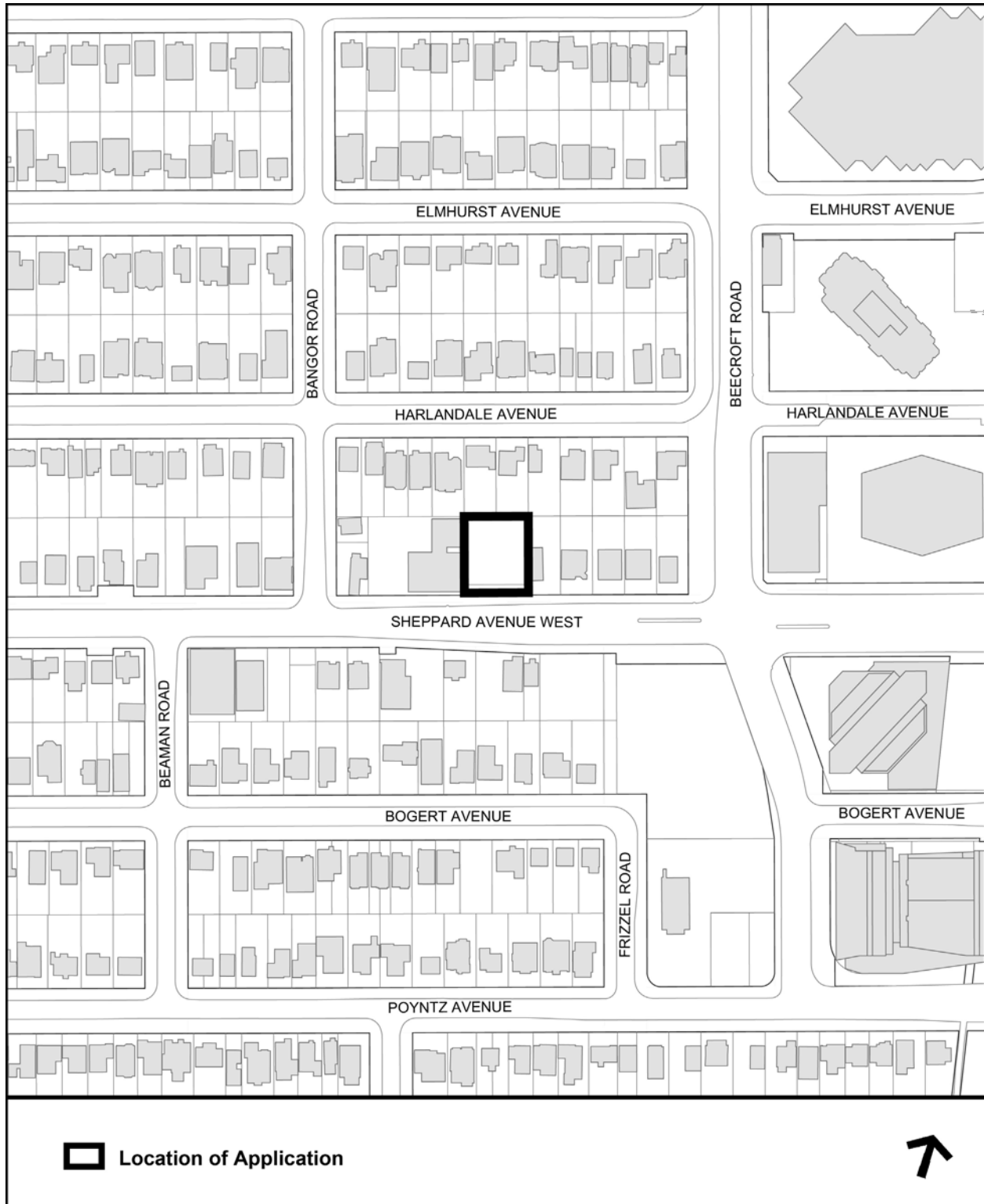
Staff support the proposed Official Plan Amendment to exempt the site from the 45 degree angular plane requirement as the design of the proposed building complies with the Mid-Rise Design Guidelines, updated on December 5, 2024. The application is in keeping with the updated guidelines which call for transition to Neighbourhoods to be achieved through the provision of a 7.5-metre setback up to a height of 6-storeys. The proposal provides appropriate transition to the Neighbourhood to the north. The proposed density of 2.8 FSI is aligned with recent Official Plan amendments in the corridor with 2.97 FSI approved at 120-128 Sheppard Avenue West, a similarly sized lot. It also supports Official Plan and Provincial Planning policy directives to plan for transit-supportive densities around rapid transit stations.

**Public Realm:** A 4.9-metre conveyance of a strip of land along the front property line has been achieved to satisfy the planned right of way width of Sheppard Avenue West. This allows for 10.2-metres of clearance from curb to building face. The space allows for public realm elements of the Sheppard-Lansing Secondary Plan to be implemented, including a widened sidewalk, new landscaping and street trees, and bicycle parking. The removal of the curb cut supports the Secondary Plan goal of maximizing pedestrian and cyclist quality, comfort and safety along Sheppard Avenue West.

**Parking, Loading, and Access:** Transportation staff are satisfied with the proposal for no vehicular residential, visitor, or accessible spaces, as well as no on-site loading spaces. Zoning By-law 569-2013 was amended in December 2021 to eliminate minimum parking requirements city-wide. The Provincial Government has passed legislation eliminating parking requirements for developments within PMTSA's through The Cutting Red Tape to Build More Homes Act, 2024 (Bill 185). The provision of no parking aligns with these policy directives and is supported by staff.

Solid Waste Management Services confirmed waste pickup is accommodated curbside along Sheppard Avenue West and that this development qualifies for municipal waste collection in accordance with Chapter 841 and Chapter 844 of the Toronto Municipal Code. Staff will continue to explore opportunities to accommodate a loading area through the Site Plan Approval process to address feedback received from community consultation.

## 68 Sheppard Avenue West - Location Map



## 68 Sheppard Avenue West - Application Data Sheet

Municipal Address: 68 Sheppard Avenue West      Date Received: April 28, 2025  
Application Number: 25 150448 NNY 18 OZ  
Application Type: OPA & Rezoning  
Project Description: Proposal to amend the Official Plan and Zoning By-law to allow for a 6-storey municipal shelter with approximately 80 beds.

Applicant	Architect	Owner
City of Toronto	Montgomery Sisam Architects	City of Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	Former City of North York By-Law No.7625	Heritage Designation:
Height Limit (m):	8	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq m):	1,093	Frontage (m):	31	Depth (m):	29
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			530	530
Residential GFA (sq m):			2,525	2,525
Non-Residential GFA (sq m):				
Total GFA (sq m):			2,525	2,525
Height - Storeys:			6	6
Height - Metres:			24	24

Lot Coverage Ratio (%)	48.51	Floor Space Index:	2.31
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:		
Retail GFA:		
Office GFA:		

Industrial GFA:

Institutional/Other GFA: 2,525

Residential Units by Tenure	Existing	Retained	Proposed	Total
--------------------------------	----------	----------	----------	-------

Rental:

Freehold:

Condominium:

Other: Approx. 70-80  
Municipal  
Shelter Beds

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces:	Bicycle Parking Spaces: 10	Loading Docks:
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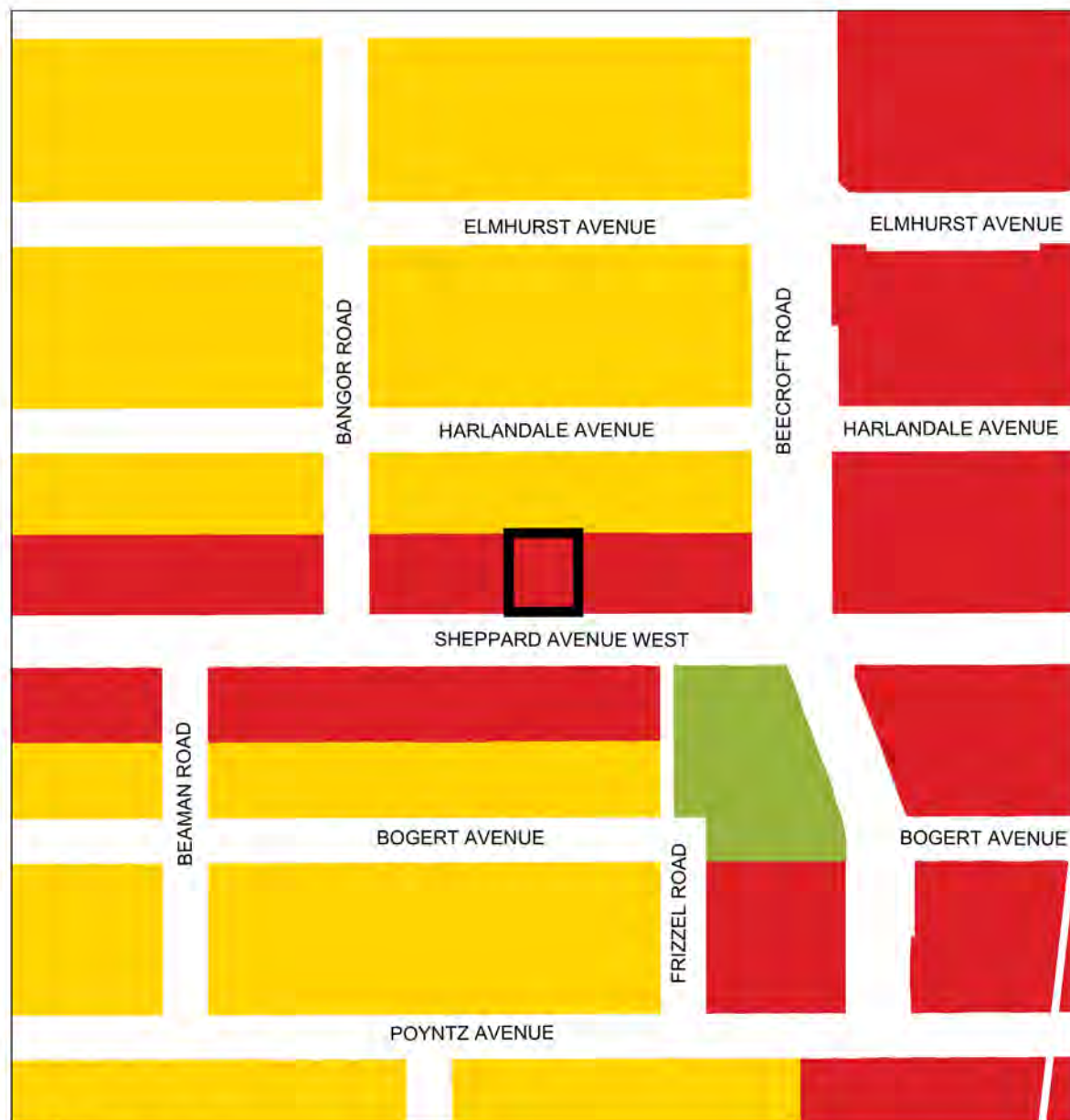
CONTACT:

Chris Pereira, Planner, Community Planning

416-338-7418

Chris.Pereira@toronto.ca

## 68 Sheppard Avenue West - Official Plan Land Use Map



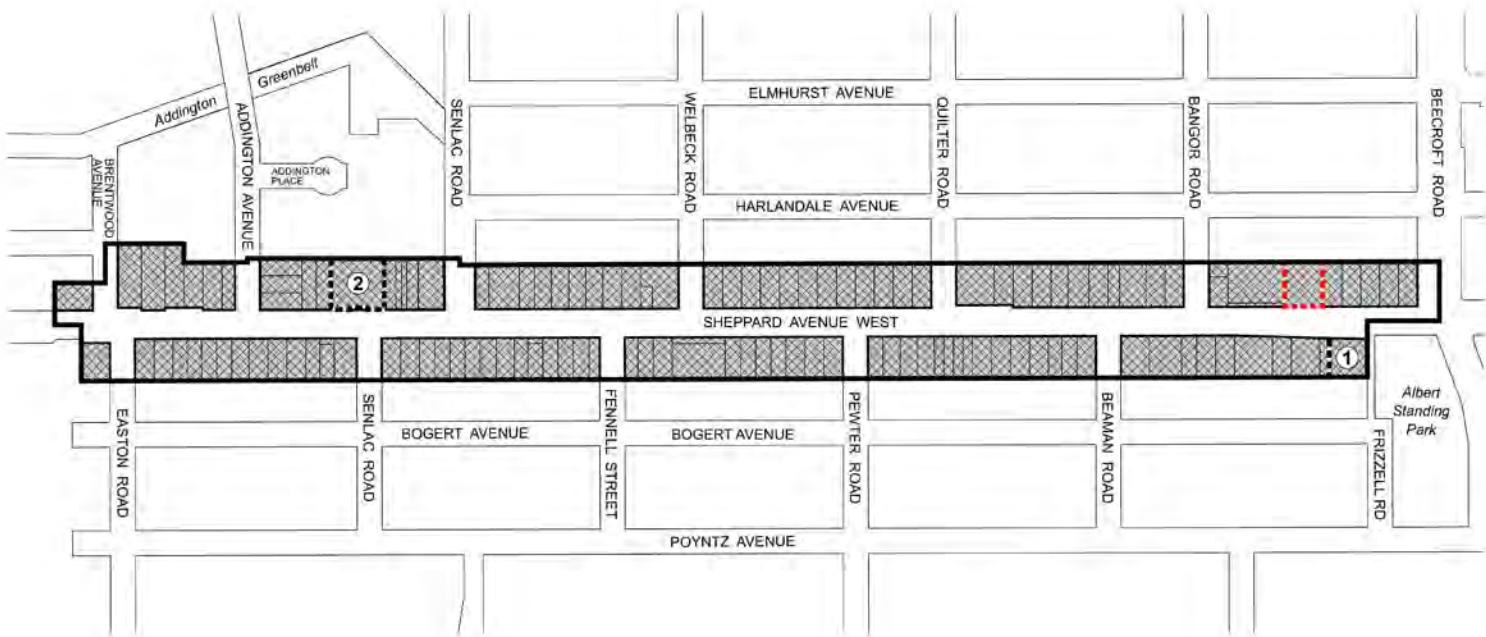
Official Plan Land Use Map #16

68 Sheppard Avenue West


File # 25 150448 NNY 18 02



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Extracted: 05/09/2025



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**Toronto**  
City Planning

**Sheppard Lansing**  
MAP 37-5 Site & Area Specific Policies

— Secondary Plan Boundary

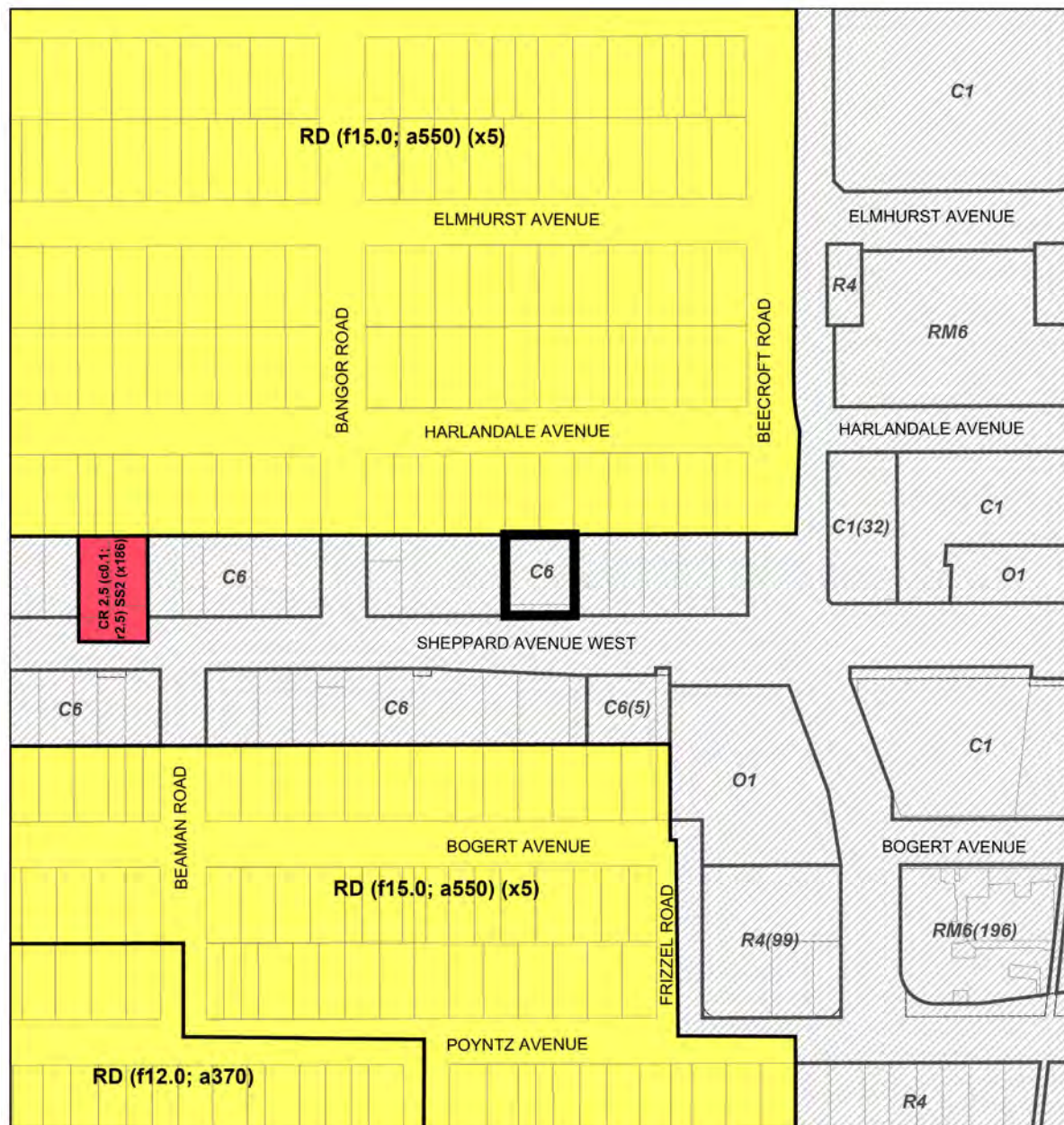
 Mixed Use Areas

 Site and Area Specific Policy Areas

 Subject Site - 68 Sheppard Avenue West

November 2016




## 68 Sheppard Avenue West - Zoning Map




Zoning By-law 569-2013

68 Sheppard Avenue West

File # 25 150448 NNY 18 02

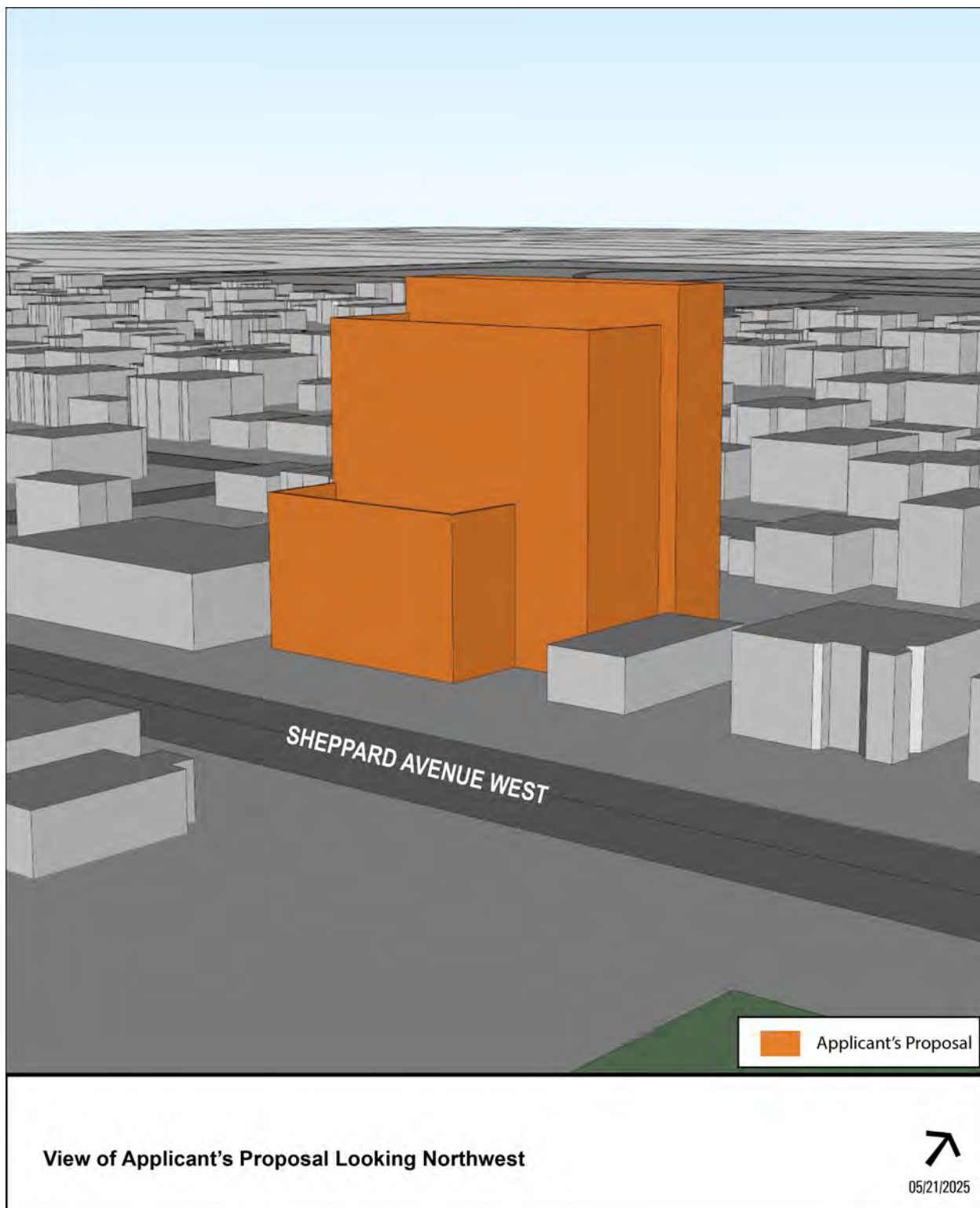
-  Location of Application
-  RD Residential Detached
-  CR Commercial Residential

-  See Former City of North York By-law No. 7625
- R4** One-Family Detached Dwelling Fourth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C1** General Commercial Zone
- C6** Special Commercial Area Zone
- O1** Open Space Zone

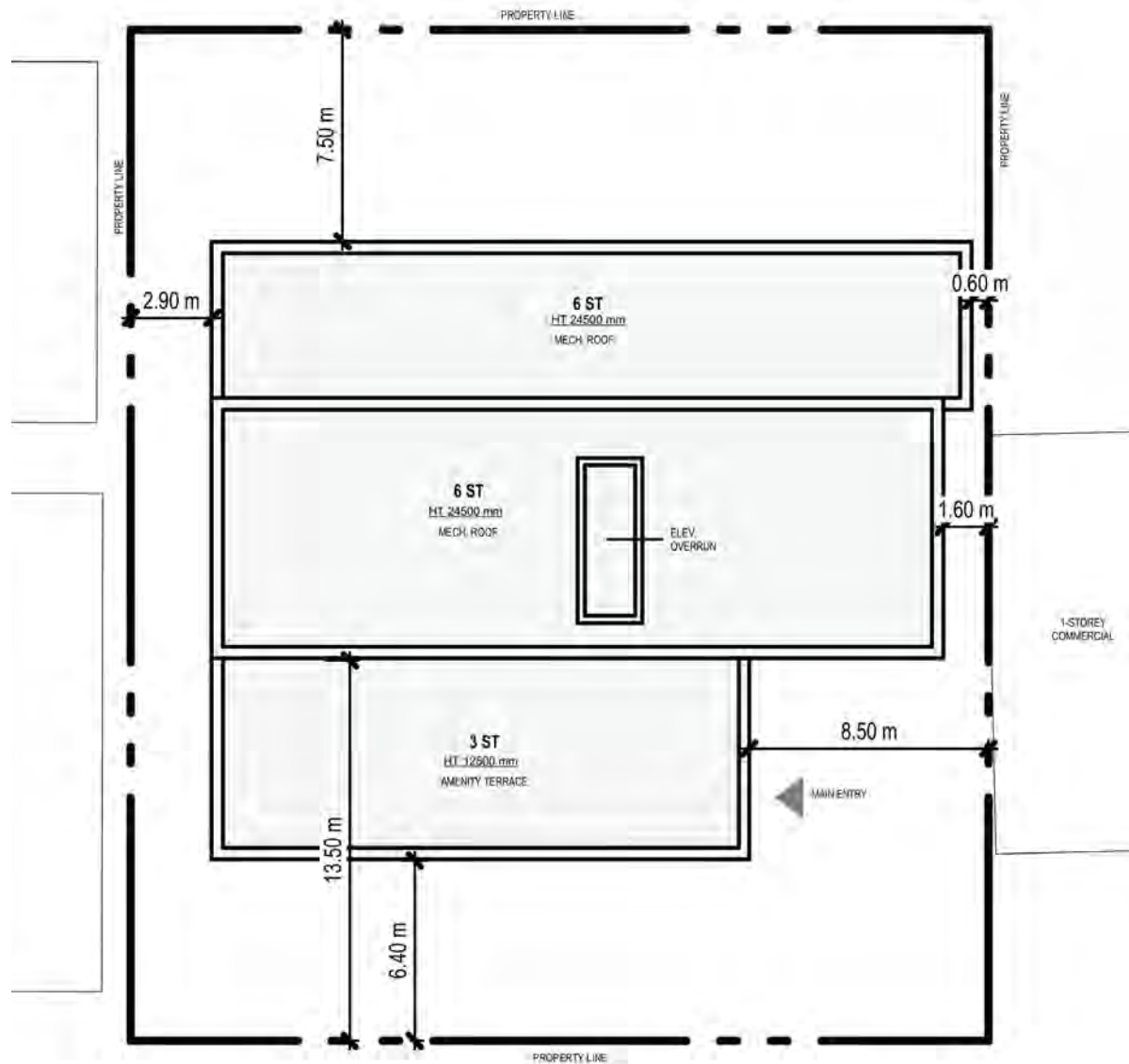


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## 68 Sheppard Avenue West - 3D Massing



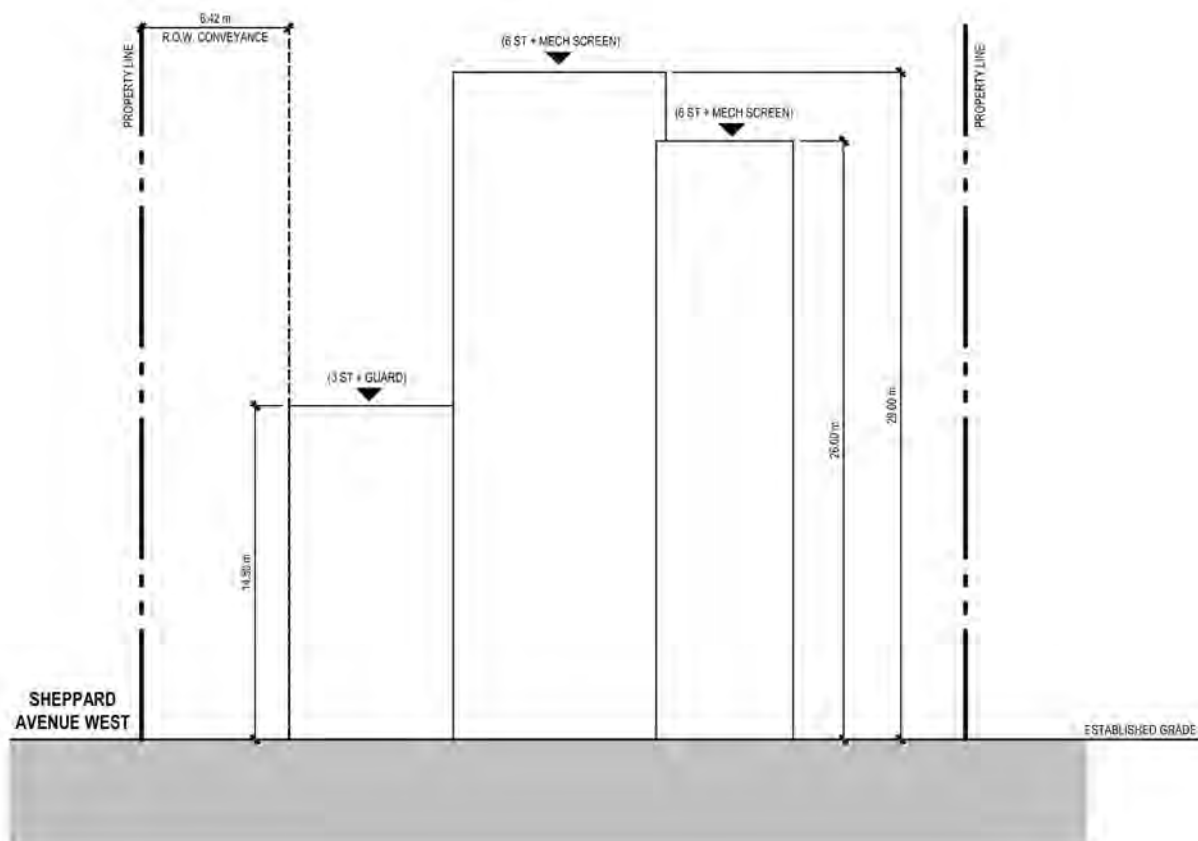
## 68 Sheppard Avenue West - Simplified Site Plan



SHEPPARD AVENUE WEST

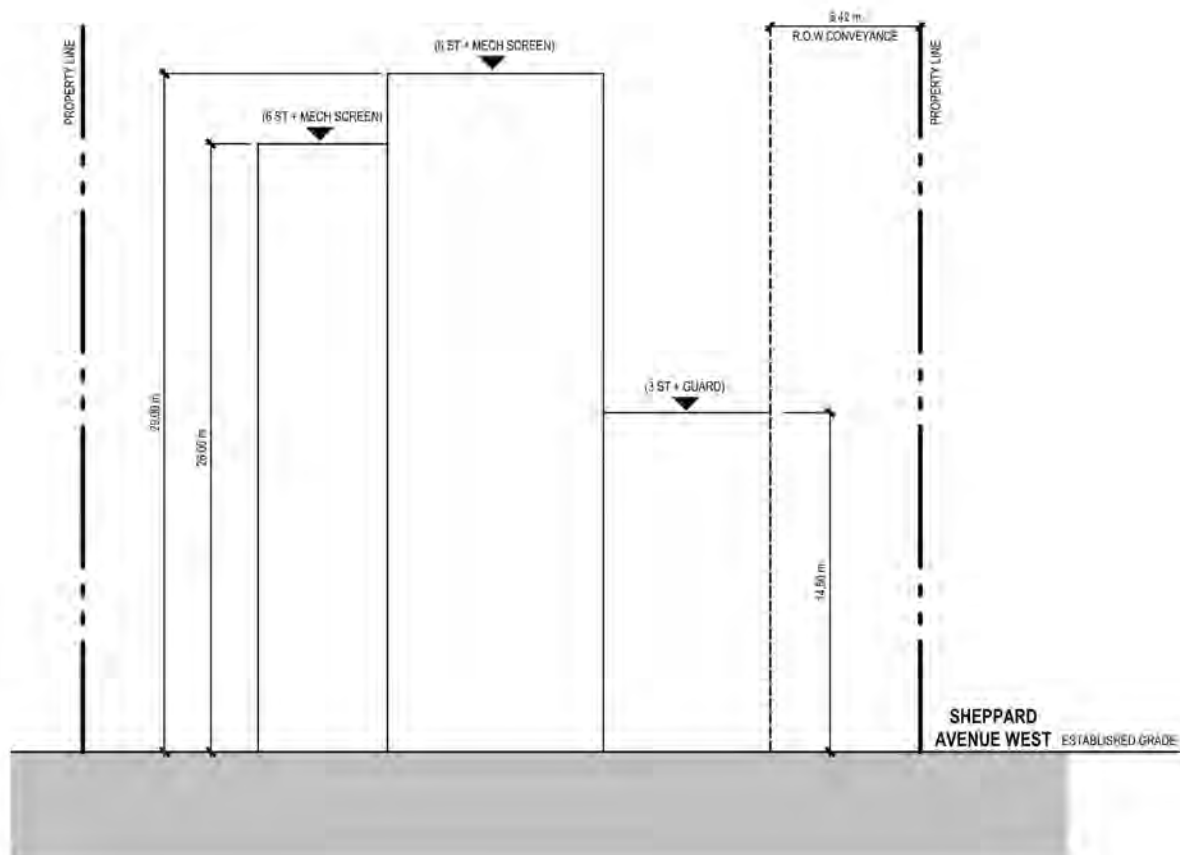
Site Plan 

## 68 Sheppard Avenue West - East Elevation



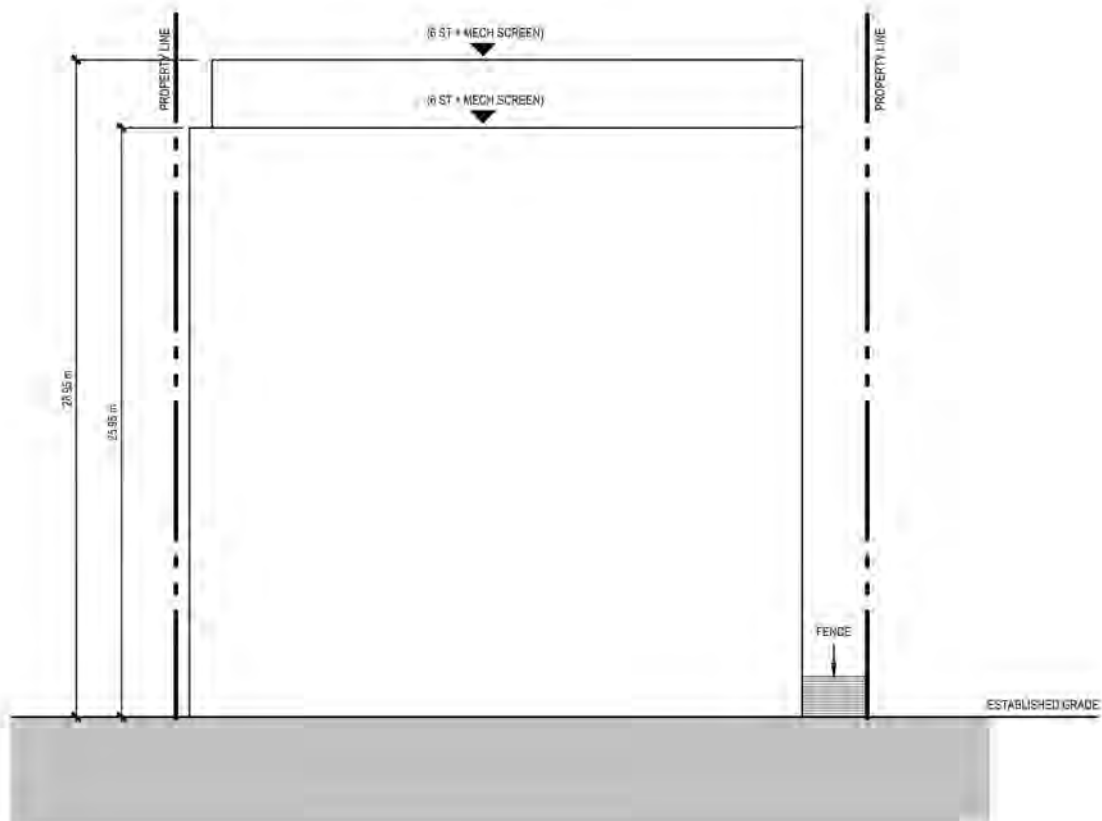
East Elevation

## 68 Sheppard Avenue West - West Elevation



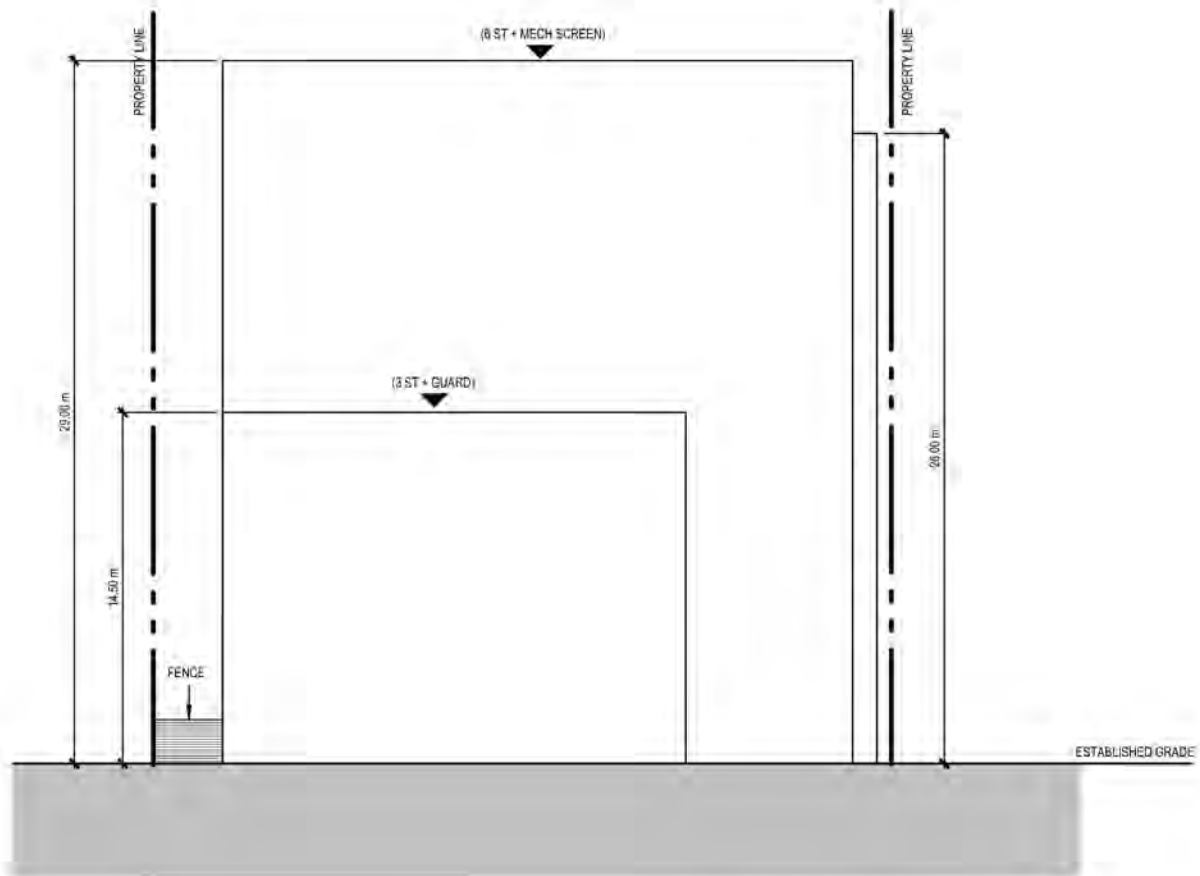
West Elevation

## 68 Sheppard Avenue West - North Elevation



North Elevation

## 68 Sheppard Avenue West - South Elevation



South Elevation

## Attachment 6: 66-66Y Third Street Planning Review

### SITE

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**Description:** The site is located in the New Toronto neighbourhood, south of Lake Shore Boulevard West between Royal York Road and Islington Avenue. The site is generally rectangular and flat, with a lot area of 857 square metres. The site is a corner lot with frontages of approximately 22 metres along Third Street and 37.5 metres along a public laneway to the north of the site.

**Existing Use and Surrounding Context:** A GreenP surface parking lot containing 24 vehicular parking spaces. A shared right-of-way easement exists with the adjacent property to the south.

To the west of the site is a Toronto Seniors Housing Corporation (TSHC) senior's supportive housing facility, Woods Manor, located at 2835 Lake Shore Boulevard West and 105 Fourth Street. To the north are mixed-use buildings fronting onto Lake Shore Boulevard West, which is designated Avenues in the Official Plan. To the south and east are 1- to 4-storey residential buildings.

**Transit:** The site is served by the 501 Long Branch Streetcar route, part of the TTC's Ten-Minute Network. The 507 and 508 streetcar provide additional limited service along this route. The 110 Islington bus also serves the site with regular service. Night service is provided by the 301 Blue Night route.

### PROPOSAL

---

**Description:** A 4-storey (20 metre, excluding mechanical penthouse) building containing a municipal shelter. The municipal shelter will be operated by Christie Ossington Neighbourhood Centre.

**Residential Component:** 50 Beds.

**Density:** 2.1 Floor Space Index (FSI).

**Parking:** 0 vehicular spaces, 4 short-term bicycle parking spaces.

**Loading:** 0 spaces.

**Reason for Application:**

A Zoning By-law amendment is required to bring the site into Zoning By-law 569-2013, and to vary performance standards, including maximum building heights, maximum densities, minimum setbacks, and vehicular parking spaces among other standards.

Detailed project information including all plans submitted as part of the application can be found on the City's project website at: [www.toronto.ca/66Third](http://www.toronto.ca/66Third)

### POLICY AND REGULATION CONSIDERATIONS

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**Official Plan:** Neighbourhoods.

**Zoning:** The site is zoned Commercial under the former Etobicoke Zoning Code and is subject to site specific by-law 1987-224 and the Municipal Shelter By-law 2003-0138. A municipal shelter is a permitted use on the site.

## **PUBLIC ENGAGEMENT**

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In addition to the public engagement summarized in the main body of this report, the following feedback was provided specific to the proposed municipal shelter at 66-66Y Third Street:

- Inadequate site size to accommodate the proposed built form and poor fit within the existing residential context of Third Street;
- Desire for more information on the proposed operators of the site and operator selection process;
- Objections to the proposed location of outdoor amenity on a rooftop patio adjacent to residential lots and the introduction of noise and privacy impacts;
- Concern that a shelter would have a negative impact on the businesses on Lakeshore Boulevard West;
- Need for parking in the area and general discontent that the proposal would remove GreenP spaces;
- Perception that New Toronto has a disproportionate number of shelters, supportive housing, and safe injection sites;
- Community safety concerns, including concerns over drug use, loitering, and discarded needles, particularly in local parks, at the rear of the site, and along the adjacent laneway;
- Inadequate loading and parking, and in particular concerns around emergency vehicle access to the site; and
- Concerns around traffic and parking, including a need for off-street pick up and drop-off and negative impacts on nearby streets.

## **COMMENTS**

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**Built Form:** Staff are satisfied that the proposal conforms to Official Plan built form policies and is in keeping with the existing and planned context of the area, which includes a mix of 3- and 4-storey residential apartment buildings.

The height and setbacks of the proposed building are consistent with the massing and scale of the four-storey TSHC building immediately to the west. In order to provide some transition to the south, the proposal steps down to a 2-storey element on the southern side of the site.

Similar to the TSHC building, the proposal includes a zero-lot line condition along the public laneway to the north. The front yard setback transitions from a zero-lot line condition on the north side of the site to a 7-metre setback on the southern side, which is generally consistent with the front yard setbacks of properties to the south.

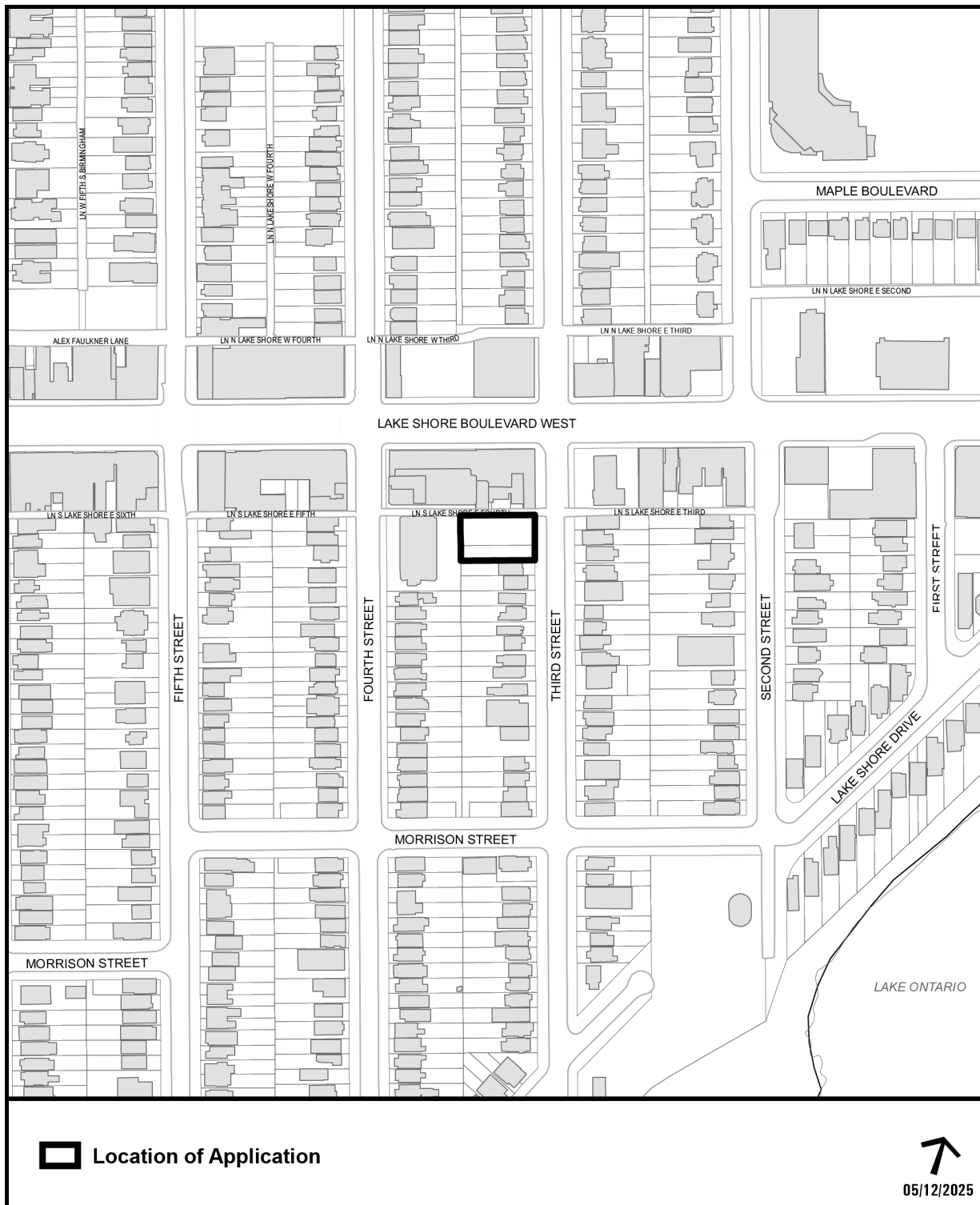
The 1.5 metre southern side yard setback accounts for a shared right-of-way easement and there will be no south facing windows or openings on the two-storey portion of the building to ensure adequate privacy for adjacent lots. An outdoor amenity terrace is proposed on the roof of the two-storey element and will include high parapet walls to screen views. Finally, the rear yard setback is a minimum of 7.5 metres, which is consistent with the current zoning requirements, however, this setback increases to 10 metres on the southern side to provide additional relief and transition to the property to the south.

**Public Realm:** Staff are satisfied that the proposal conforms to the Official Plan with respect to public realm policies. The Third Street frontage will be improved by a widened 2.1-metre sidewalk, soft landscaping and bicycle parking. The proposal will prioritize active at-grade uses along the Third Street frontage and along the public laneway to the north. The existing condition of the public laneway will be improved by a 1-metre widening.

**Parking, Loading, and Access:** Transportation staff are satisfied with the proposal for no vehicular residential, visitor, or accessible spaces, as well as no on-site loading spaces. While shelter clients using this building are not anticipated to have vehicles, the draft Zoning By-law amendment does not preclude some vehicular parking being added on the site for staff through the detailed design of the building.

Staff are also exploring opportunities for shared parking and loading with the TSHC building to the west, so as to further reduce any on-street impacts.

## 66-66Y Third Street - Location Map



## 66-66Y Third Street - Application Data Sheet

Municipal Address: 66-66Y Third Street Date Received: April 28, 2025

Application Number: 25 151028 WET 03 OZ

Application Type: Rezoning

Project Description: Proposal to amend the Zoning By-law to allow for a new 4-storey municipal shelter with approximately 50 beds

Applicant

City of Toronto

Architect

Montgomery Sisam Architects

Owner

City of Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: C (Etobicoke Zoning Code)

Heritage Designation: N

Height Limit (m):

Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 857

Frontage (m):

Depth (m):

Building Data

Existing

Retained

Proposed

Total

Ground Floor Area (sq m):

446.6

446.6

Residential GFA (sq m):

1,741

1,741

Non-Residential GFA (sq m):

Total GFA (sq m):

1,741

1,741

Height - Storeys:

4

Height - Metres:

20

Lot Coverage Ratio (%)

52

Floor Space Index: 2.1

Floor Area Breakdown

Above Grade (sq m)

Below Grade (sq m)

Residential GFA:

1,566

174.8

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				0
Freehold:				0
Condominium:				0
Other:				0
Total Units:				0

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:	0	0	0	0	0

#### Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	4	Loading Docks:	0
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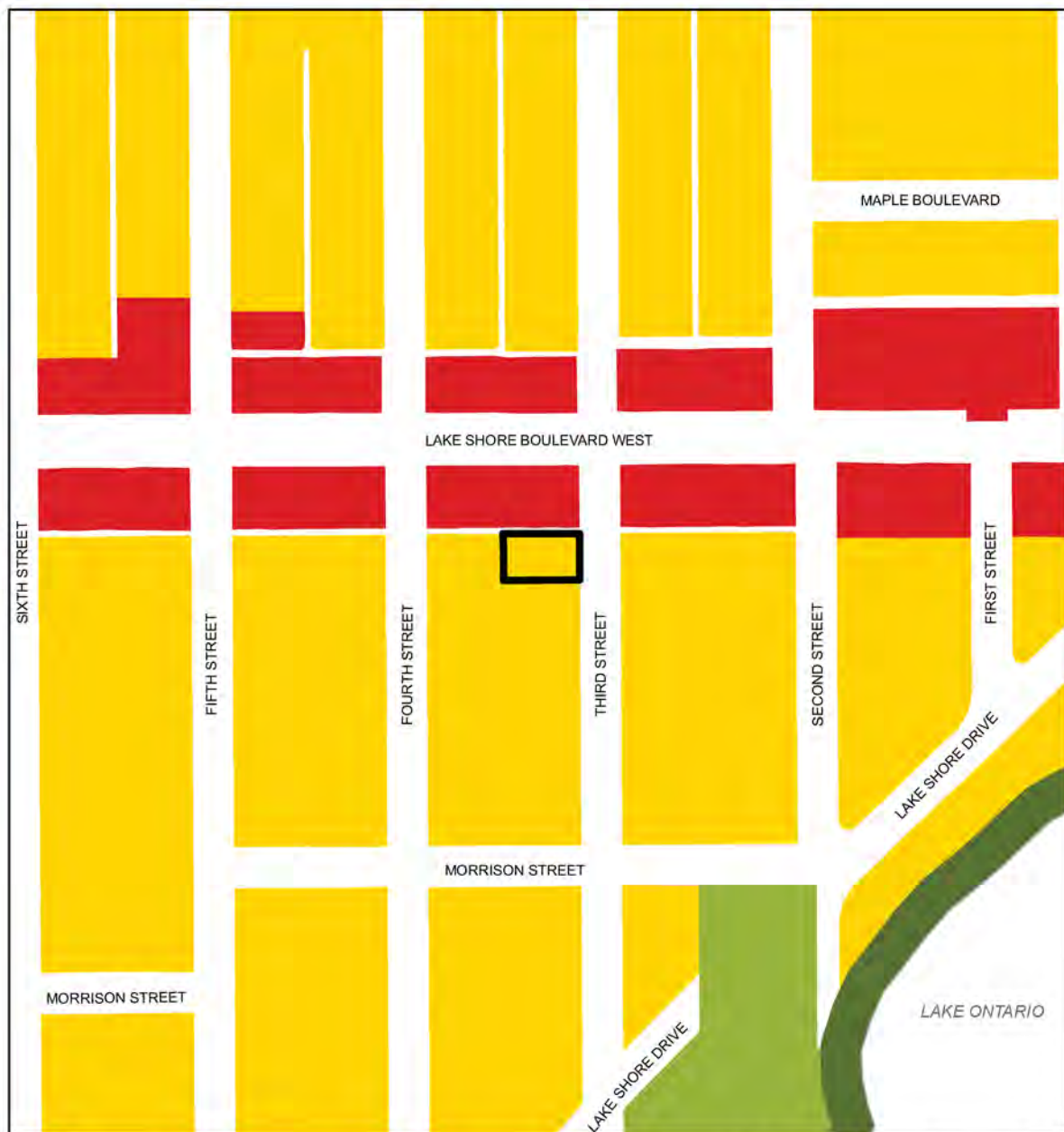
#### CONTACT:

Corinna Prior, Manager (Acting), Community Planning

416-392-5651

Corinna.Prior@toronto.ca

## 66-66Y Third Street - Official Plan Land Use Map



Official Plan Land Use Map # 15

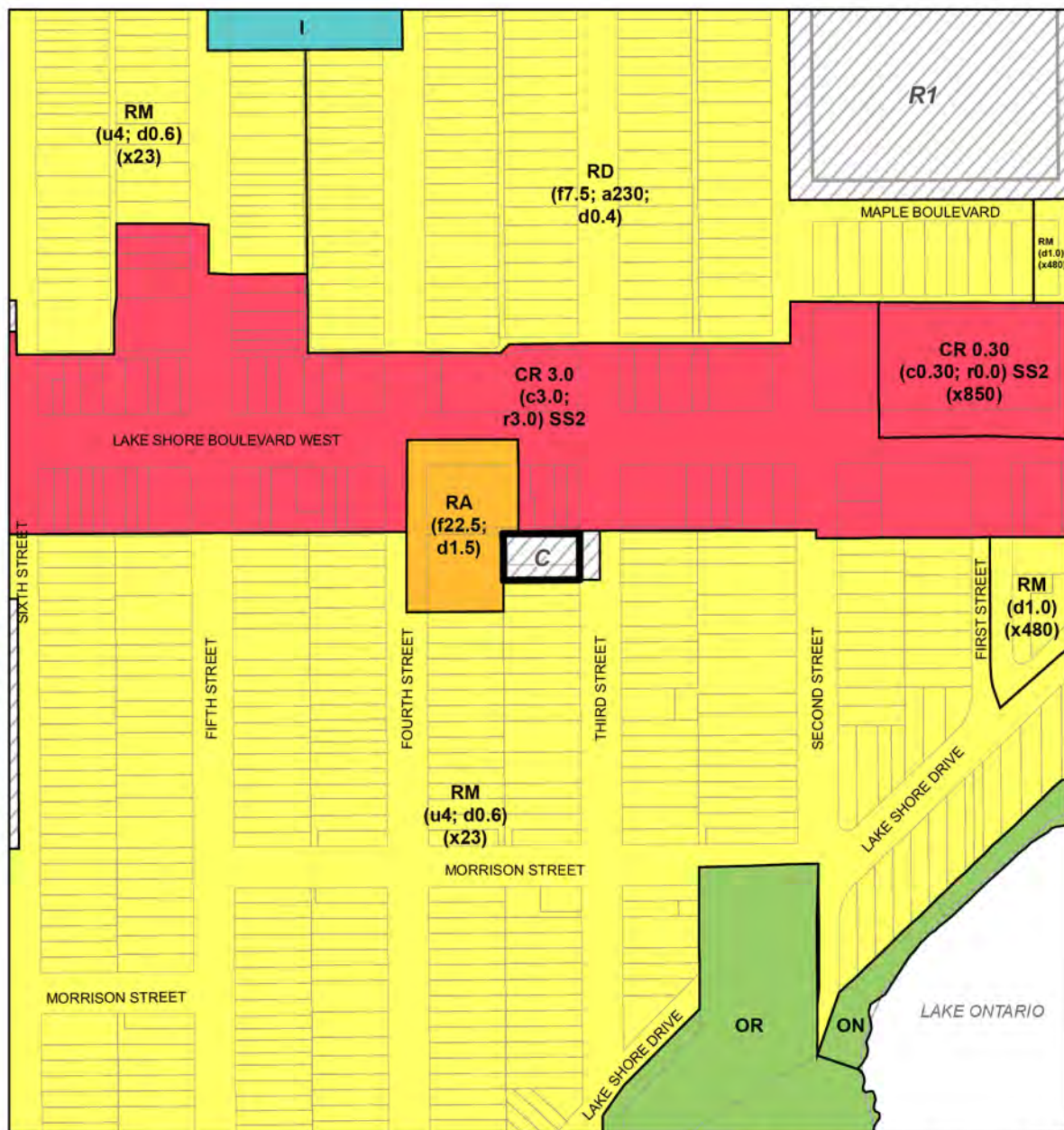
66 & 66Y THIRD STREET

File # 25 151028 WET 03 0Z



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 Extracted: 05/12/2025

## 66-66Y Third Street - Zoning Map



Zoning By-law 569-2013

66 & 66Y THIRD STREET

File # 25 151028 WET 03 0Z

Location of Application

- RD Residential Detached
- RM Residential Multiple
- RA Residential Apartment
- CR Commercial Residential
- I Institutional
- ON Open Space Natural
- OR Open Space Recreation



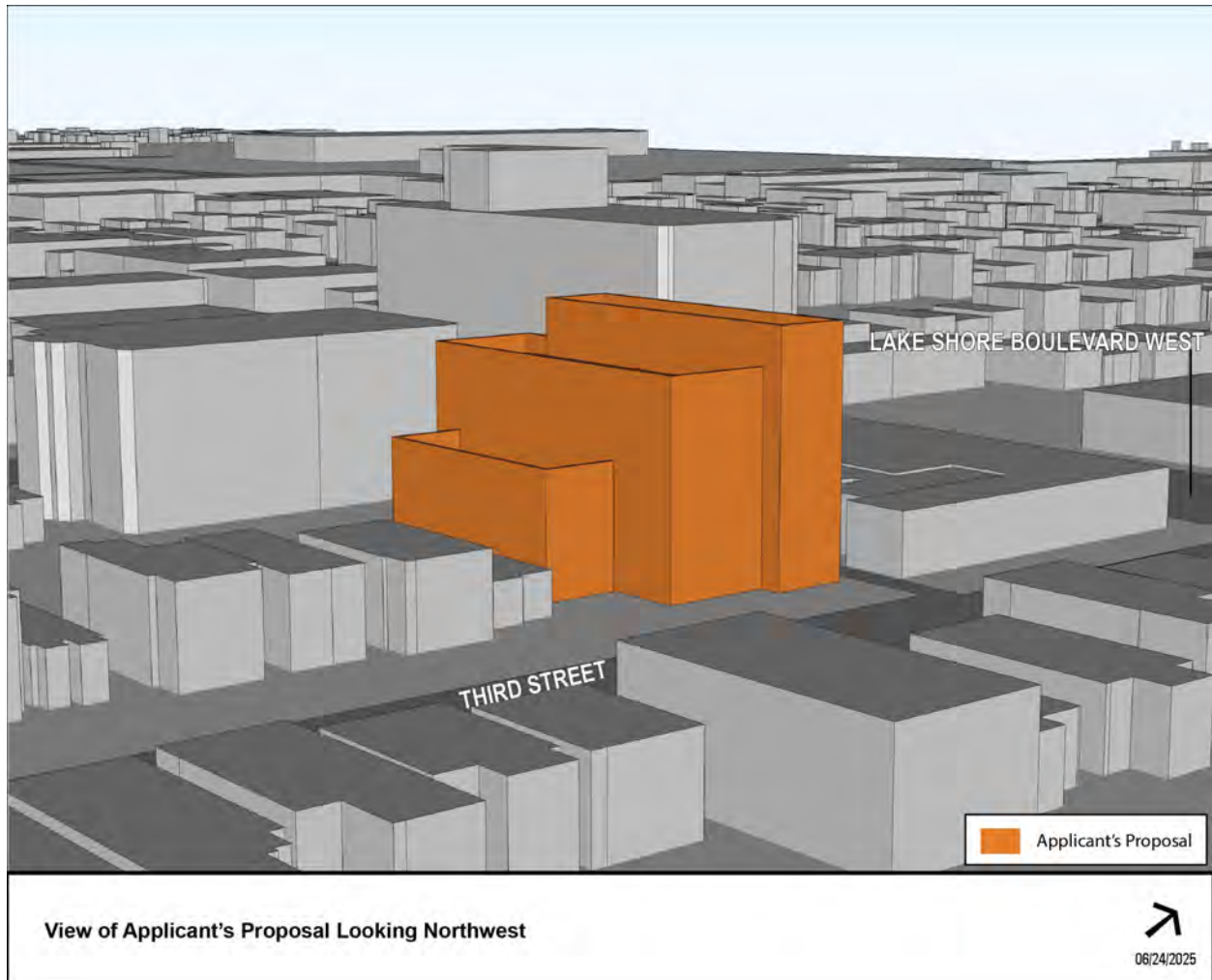
See Former City of Etobicoke (New Toronto) By-law No. 2215

- R1 First Density Residential
- C Commercial

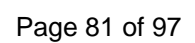


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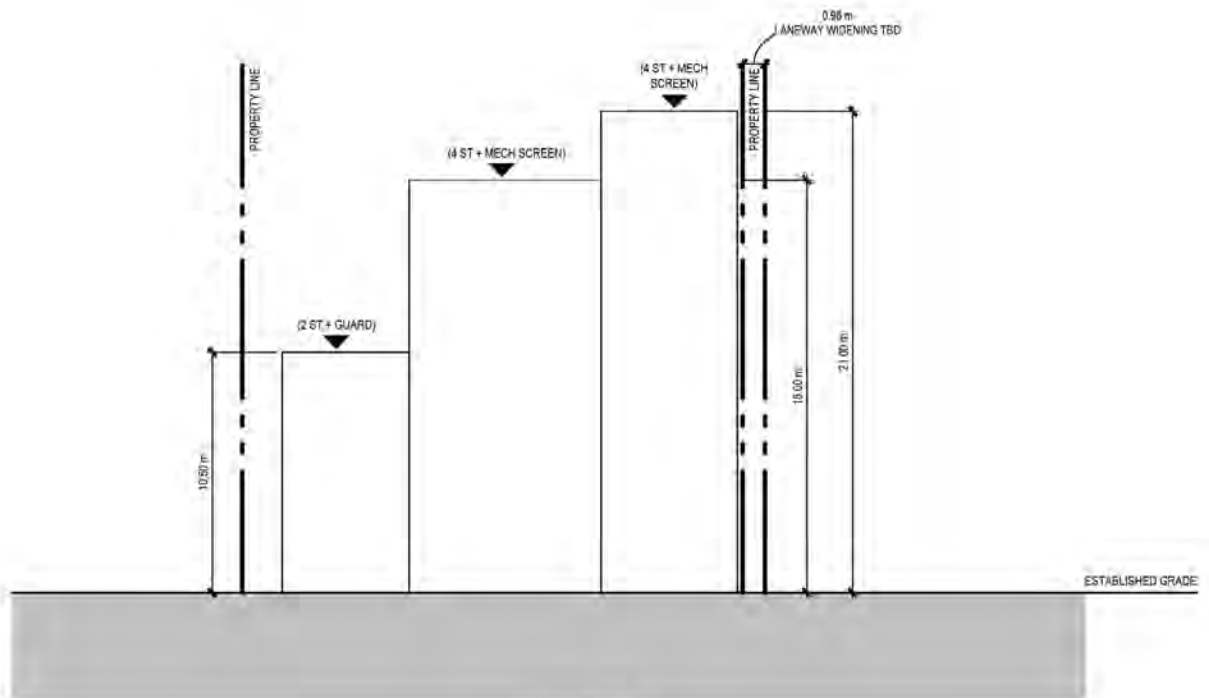
## 66-66Y Third Street - 3D Massing



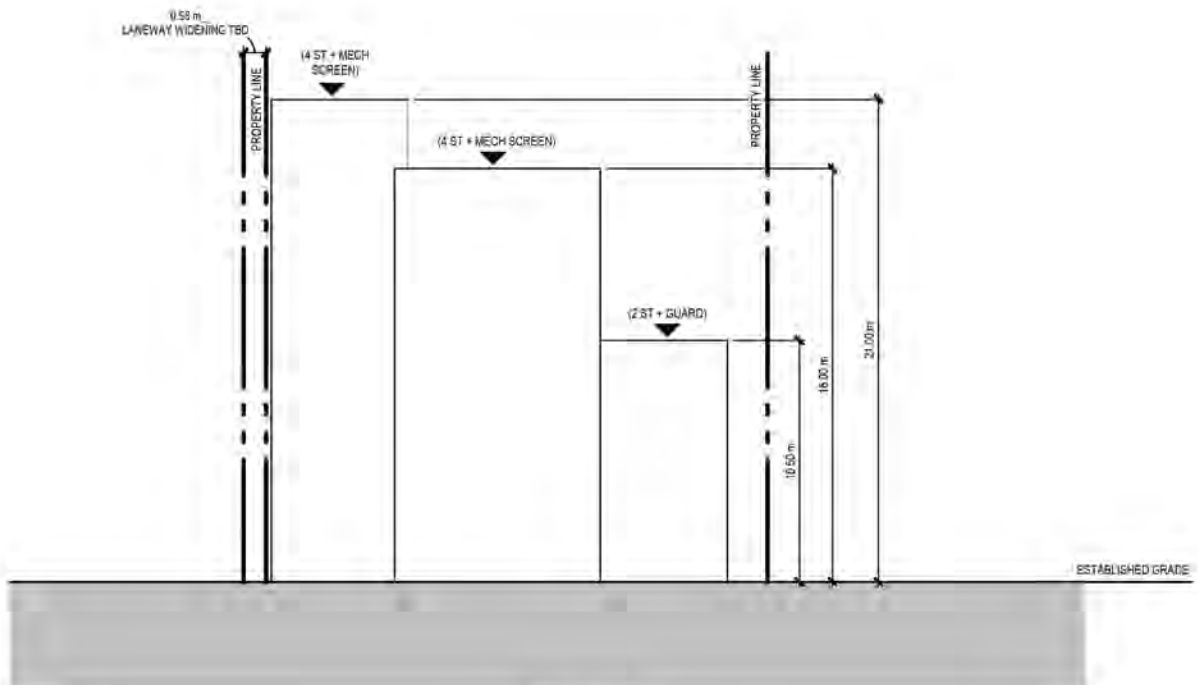
## Decision Report - Approval - Advancing HSCIS



## 66-66Y Third Street - East an West Elevations

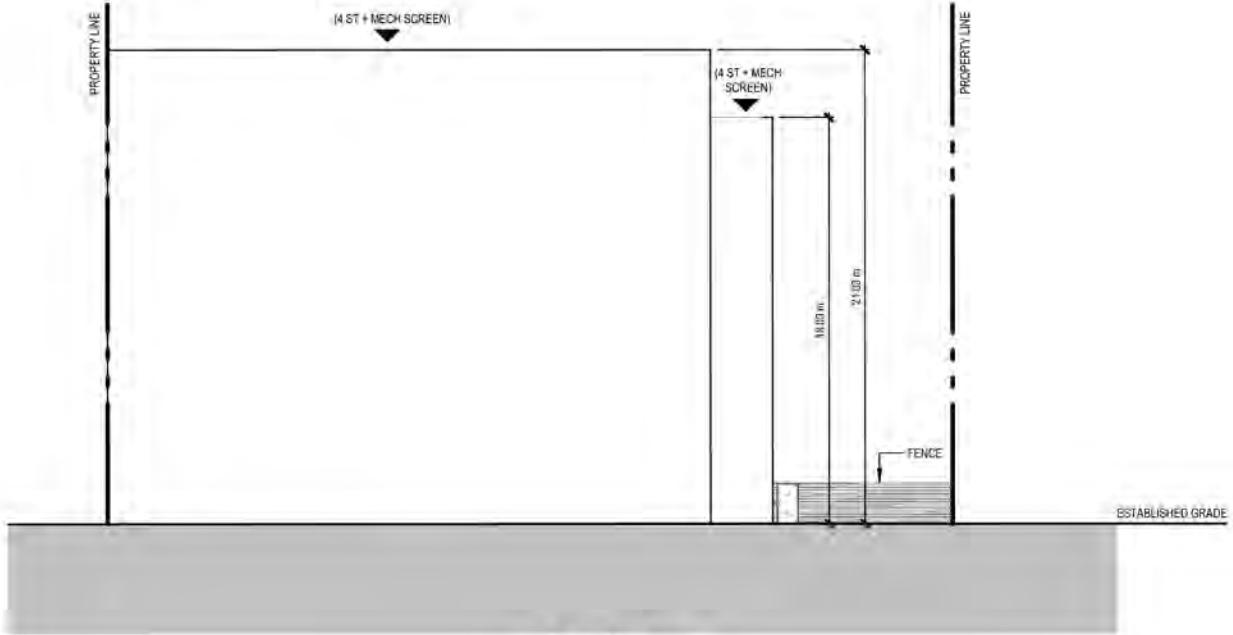


East Elevation

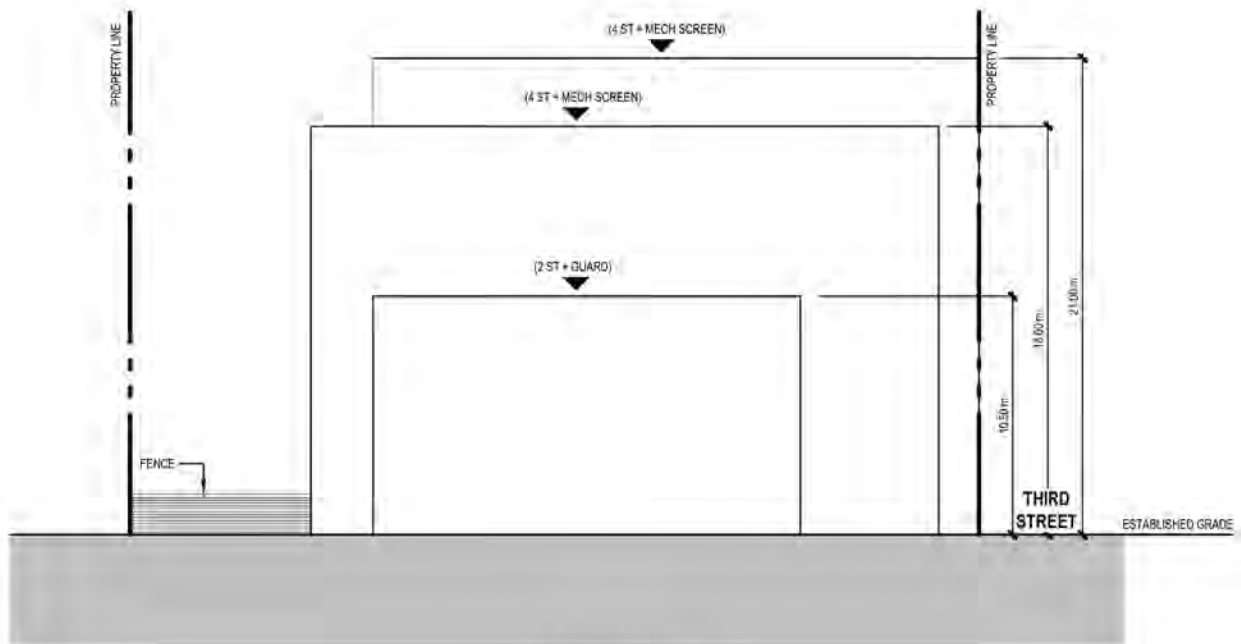


West Elevation

## 66-66Y Third Street - North and South Elevations



North Elevation



South Elevation

## Attachment 7: 1220-1222 Wilson Avenue Planning Review

### SITE

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**Description:** The site is located on the north side of Wilson Avenue between Jane Street and Keele Street, immediately opposite Humber River Hospital. The lot has an area of 1,946 square metres and is generally rectangular in shape, with a frontage along Wilson Avenue of 31.5 metres. The planned right-of-way width for Wilson Avenue is 36 metres.

To the east is a five-storey residential apartment building and a daycare centre at 1196 Wilson Avenue. To the immediate west and north is a low-rise residential neighbourhood, including St. Raphael Catholic Elementary School. Further to the west, on the opposite side of Julian Road, is Pierre Laporte Middle School, and north of the school and the low-rise neighbourhood is Roding Park and Roding Community Centre. To the south is the Humber River Hospital and Downsview Child Care Centre.

**Existing Use:** The site is a vacant lot, which previously contained two single detached houses.

**Transit:** The site is served by the 96 Wilson bus route which operates between York Mills Station and the Humber College Bus Terminal and the 165 Wilson bus route which operates between York Mills Station and the area around Steeles Avenue West and Weston Road. The 400 Lawrence Manor Community Bus route also provides service between Lawrence Avenue West Station and the Humber River Hospital.

### PROPOSAL

---

**Description:** The proposal is for a 6-storey (30 metre, excluding mechanical penthouse) building containing a municipal shelter. The municipal shelter will be operated by the City of Toronto.

**Residential Component:** 80 Beds.

**Density:** 2.3 Floor Space Index (FSI).

**Parking:** 5 vehicular spaces and 5 short-term bicycle parking spaces accommodated.

**Loading:** 0 spaces.

**Reasons for Application:** A Zoning By-law amendment is required to vary performance standards, including maximum building heights, maximum densities, minimum setbacks, and vehicular parking requirements, among other standards.

Detailed project information including all plans submitted as part of the application can be found on the City's project website at: [www.toronto.ca/1220Wilson](http://www.toronto.ca/1220Wilson)

### POLICY AND REGULATION CONSIDERATIONS

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**Official Plan:** The Official Plan Urban Structure Map 2 identifies the site as Avenues and designates the site as Apartment Neighbourhoods.

**Zoning:** RD (f15.0; a550)(x5). The permitted maximum building height on the site is 10 metres. Wilson Avenue is identified as a Major Street at this location in Zoning By-law 569-2013.

## **PUBLIC ENGAGEMENT**

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In addition to the public engagement summarized in the main body of this report, the following feedback was received specific to the proposed municipal shelter at 1220-1222 Wilson Avenue:

- Objections to the proposed 6-storey height of the shelter;
- Community safety concerns particularly with regard to crime, drug use, especially due to the proximity of the proposed shelter to schools, daycares, and parks;
- Concerns about the temporary hotel shelter at 1677 Wilson Avenue and a sense that an additional shelter would compound current safety issues and negatively impact surrounding properties and local businesses;
- Request for clear security plans, on-site staff at all times and coordination with Toronto Police Services;
- Desire to understand if the shelter at 1677 Wilson Avenue is to be closed and whether clients will be relocated to this site;
- Desire for more community consultation and ongoing communication even after the shelter opens; and
- Concern that the proposed amendment would negatively impact the development of the area, in particular with regard to neighbourhood character and infrastructure capacity.

## **COMMENTS**

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**Built Form:** Staff are satisfied that the proposal conforms to Official Plan built form policies and is in keeping with the existing and planned context of the area.

The proposed 6-storeys (30 metres) height aligns with the Official Plan's vision for intensification along Avenues and is in keeping with the City's new Mid-Rise Building Guidelines. The proposal does not exceed the 1:1 height-to-street width ratio representing an appropriate mid-rise built form.

The proposed front yard setback varies from 5 to 8 metres, generally in line with the frontages of the buildings to the east and west of the site. The rear yard setback is a minimum of 7.5 metres, however, the current design offers additional separation up to 14 metres.

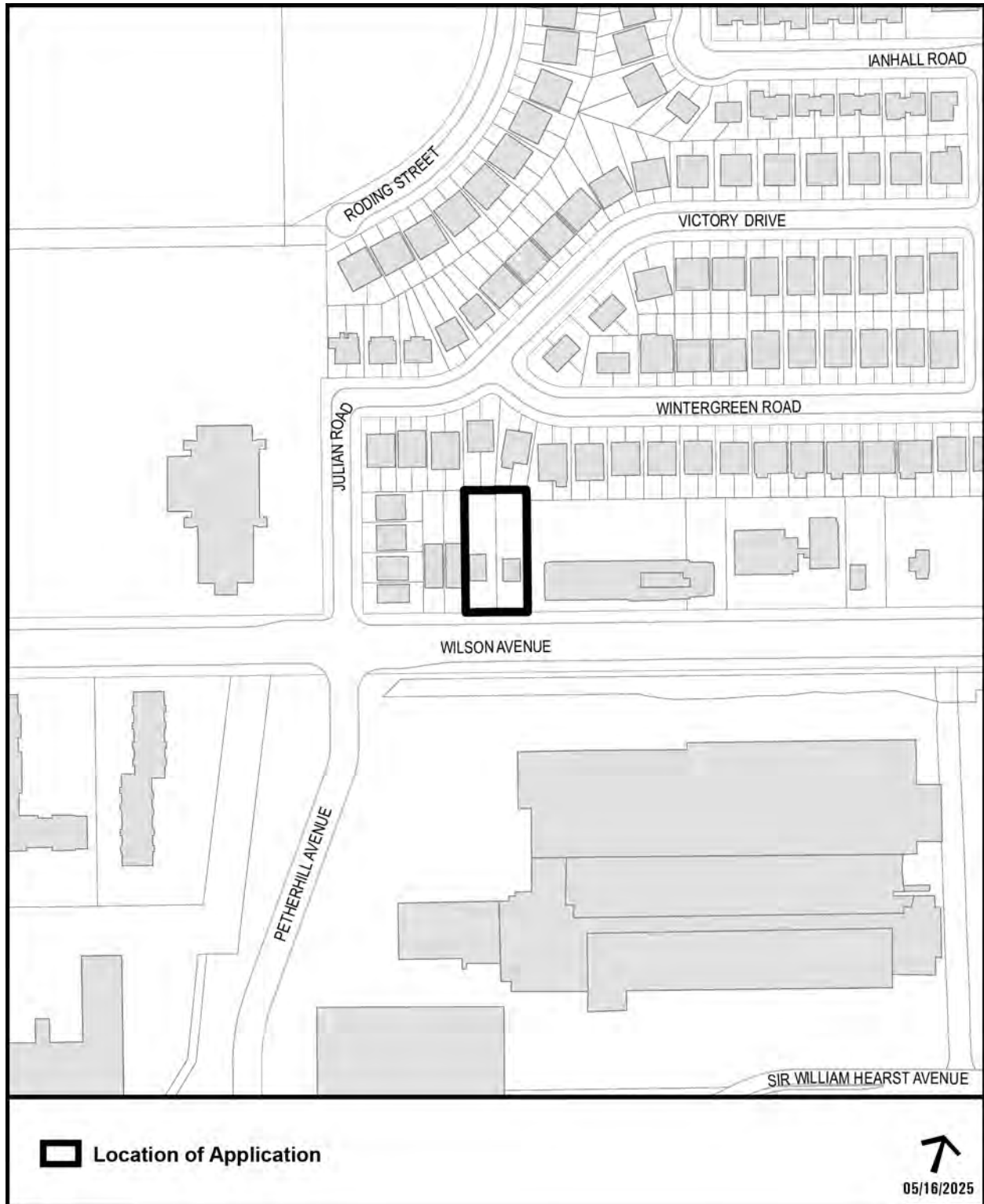
Side yard setbacks are a minimum of 1.5 metres, however, no openings are permitted on any portion of the building that is less than 5.5 metres from a side property line. To address this, the proposed design incorporates a 3-storey element on the east side of

the building, allowing the upper levels to step back approximately 7 metres from the eastern property line. This approach generally mirrors the existing condition of the adjacent 5-storey residential building located at 1206 Wilson Avenue. An outdoor amenity terrace is proposed on top of the 3-storey element and will be screened by a tall parapet wall to ensure privacy for clients and adjacent properties.

**Public Realm:** Staff are satisfied that the proposal conforms to the Official Plan with respect to public realm policies. The design of the public realm seeks to improve upon the existing site condition by lowering the grade of the site to be flush with the existing sidewalk on Wilson Avenue and providing a 2.76 metre right-of-way widening. A 14- to 17-metre curb to building face setback will ensure that there is adequate room to provide a 2.1-metre expanded sidewalk and soft landscaping, including six street trees along the Wilson Avenue frontage.

**Parking, Loading, and Access:** Transportation Staff are satisfied with the proposal. While no parking will be required in the Zoning By-law amendment, the design accommodates 5 vehicular parking spaces at the rear of the site. As shelter clients are not anticipated to have vehicles, the proposed parking spaces will primarily be used by staff. Solid Waste Management Services have also confirmed that curbside waste collection is supported for this proposal.

## 1220-1222 Wilson Avenue - Location Map



## 1220-1222 Wilson Avenue - Application Data Sheet

Municipal Address: 1220-1222 Wilson Avenue Date Received: April 28, 2025

Application Number: 25 150999 NNY 06 OZ

Application Type: Rezoning

Project Description: Proposal to amend the Zoning By-law to allow for a new 6-storey municipal shelter with approximately 80 beds.

Applicant  
City of Toronto

Architect  
Montgomery Sisam Architects

Owner  
City of Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods RD (f15.0; a550)(x5)	Site Specific Provision:	
Zoning:		Heritage Designation:	N
Height Limit (m):	10	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	1,946	Frontage (m):		Depth (m):	
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			708.3	708.3
Residential GFA (sq m):			4,111.7	4,111.7
Non-Residential GFA (sq m):				
Total GFA (sq m):			4,111.7	4,111.7
Height - Storeys:				6
Height - Metres:				30

Lot Coverage Ratio (%)	36	Floor Space Index:	2.3
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	3,403.4	496.4
Retail GFA:		
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				0
Freehold:				0
Condominium:				0
Other:				0
Total Units:				0

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:	0	0	0	0	0

#### Parking and Loading

Parking Spaces:	5	Bicycle Parking Spaces:	5	Loading Docks:	0
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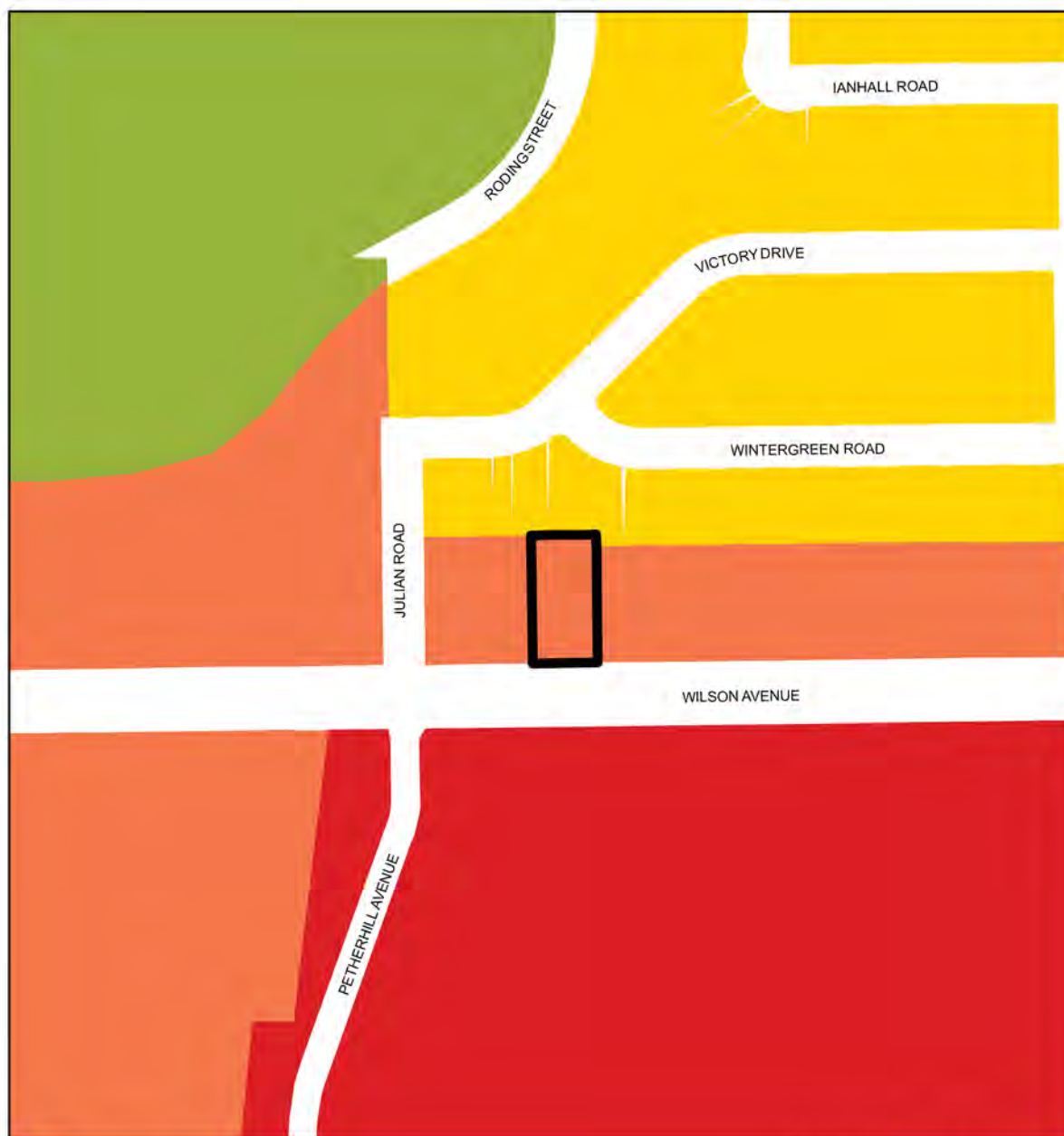
#### CONTACT:

Corinna Prior, Manager (Acting), Community Planning

416-392-5651

Corinna.Prior@toronto.ca

## 1220-1222 Wilson Avenue - Official Plan Land Use Map



Official Plan Land Use Map # 16

1220 Wilson Avenue

File # 25 150999 NYC 06 0Z



Location of Application



Neighbourhoods



Apartment Neighbourhoods



Mixed Use Areas

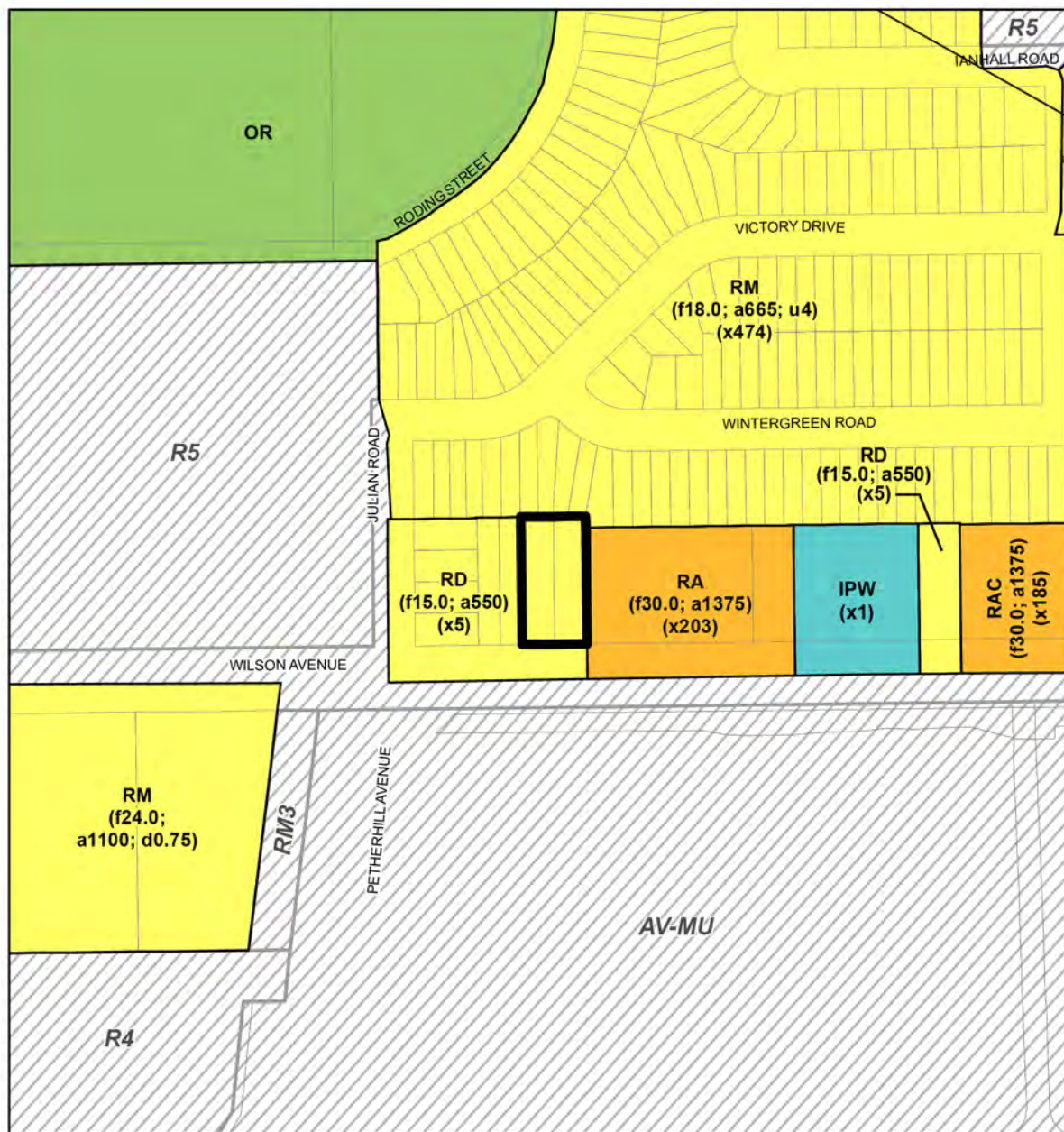


Parks



Not to Scale  
Extracted: 05/18/2025

# 1220-1222 Wilson Avenue - Zoning Map



Zoning By-law 569-2013

1220 Wilson Avenue

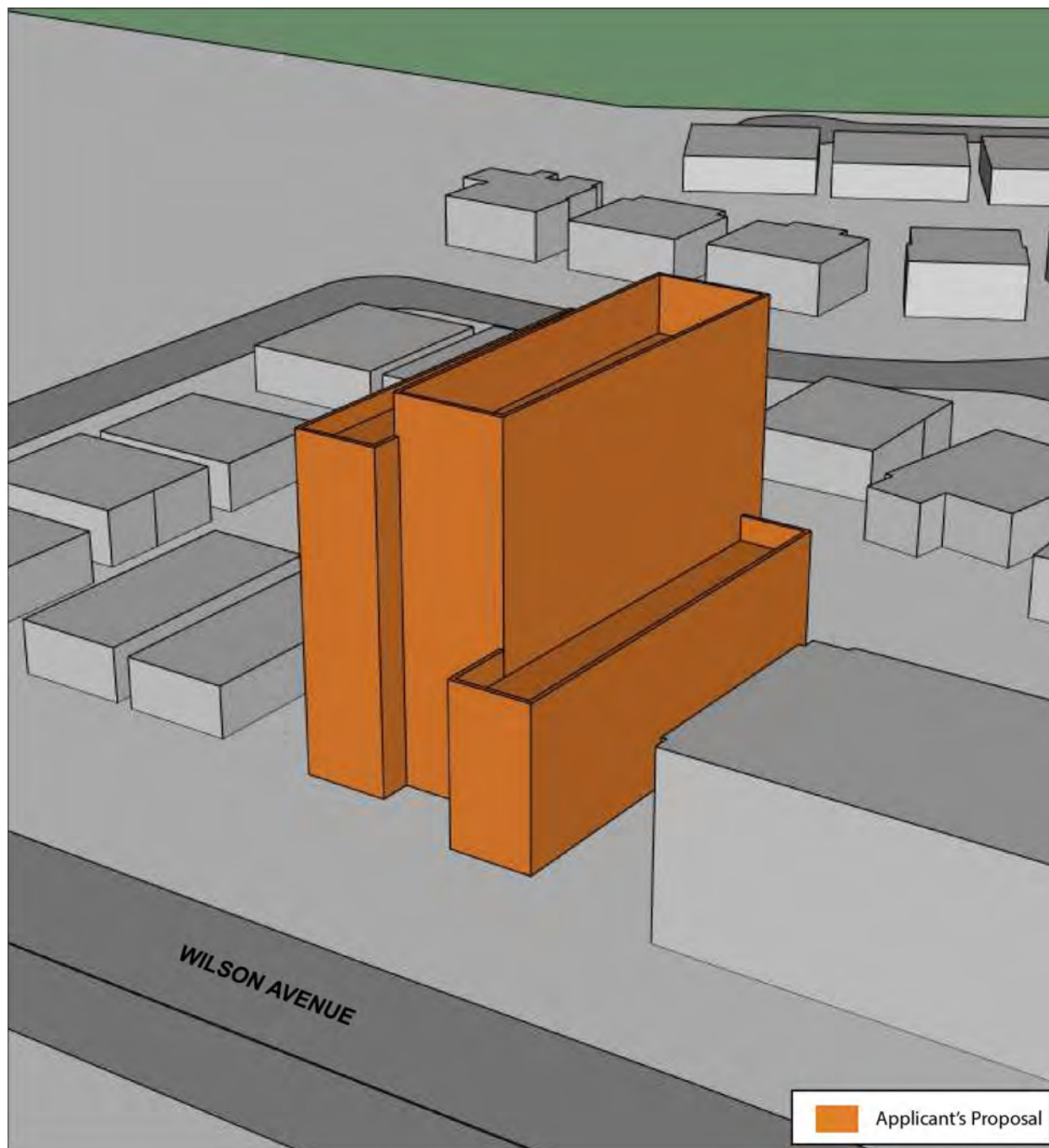
File # 25 150999 NYC 06 02

	Location of Application
	RD Residential Detached
	RM Residential Multiple
	RA Residential Apartment
	RAC Residential Apartment Commercial
	IPW Institutional Place of Worship
	OR Open Space Recreation

	See Former City of North York By-law No. 7625
	R4 One-Family Detached Dwelling Fourth Density Zone
	R5 One-Family Detached Dwelling Fifth Density Zone
	RM3 Multiple-Family Dwellings Third Density Zone
	AV-MU Avenue Mixed Use

Not to Scale  
Extracted: 05/16/2025

## 1220-1222 Wilson Avenue - 3D Massing

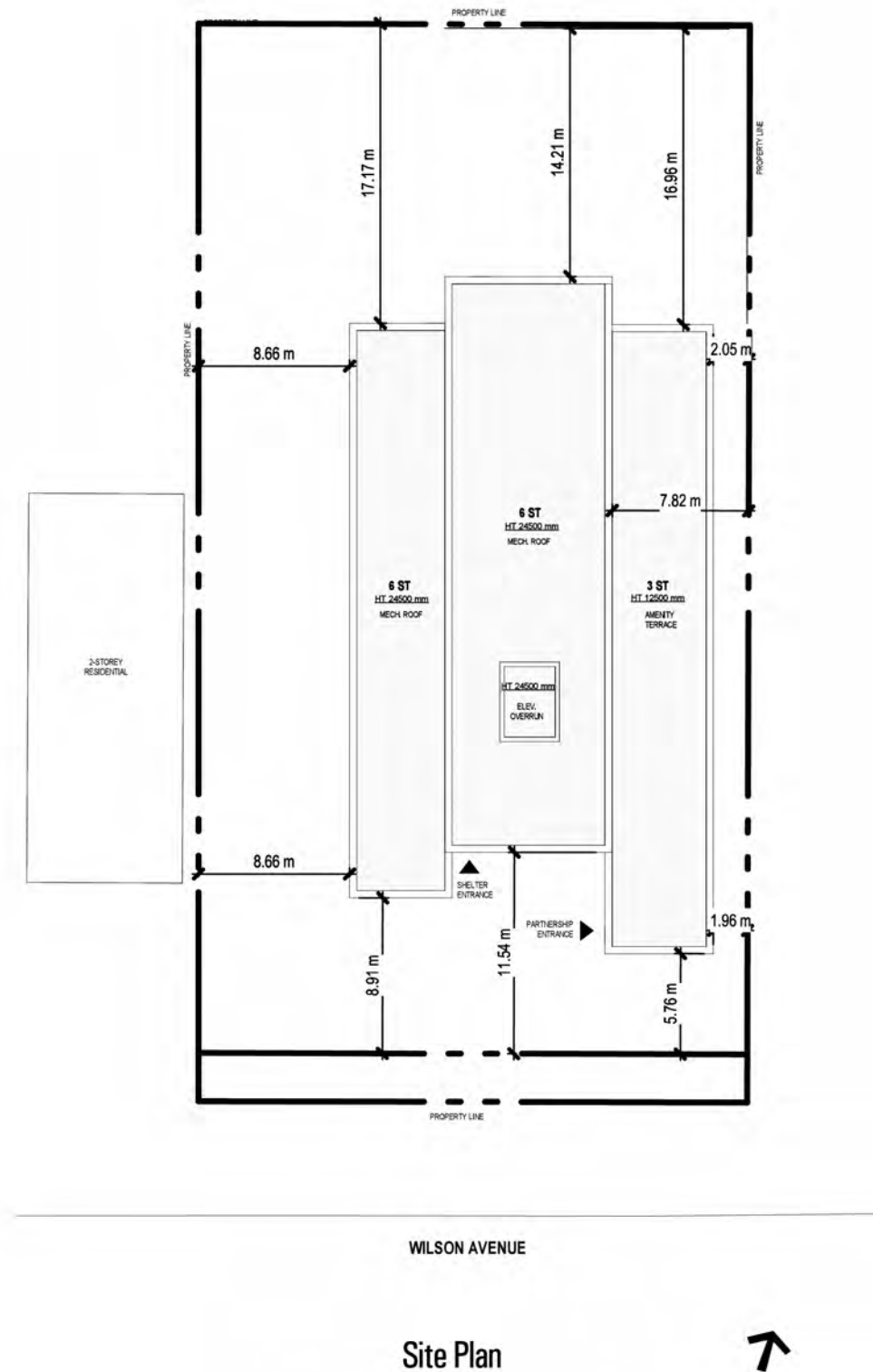


**View of Applicant's Proposal Looking Northwest**

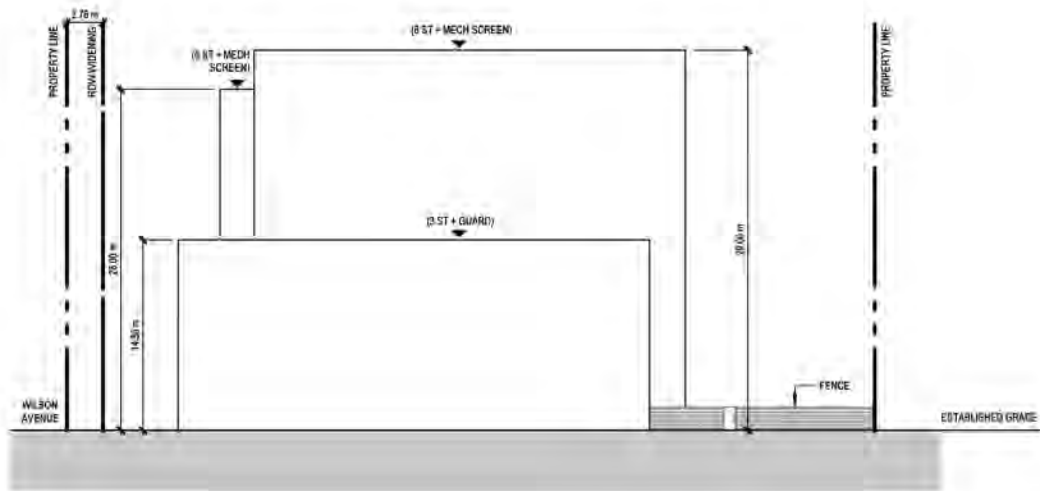


05/23/2025

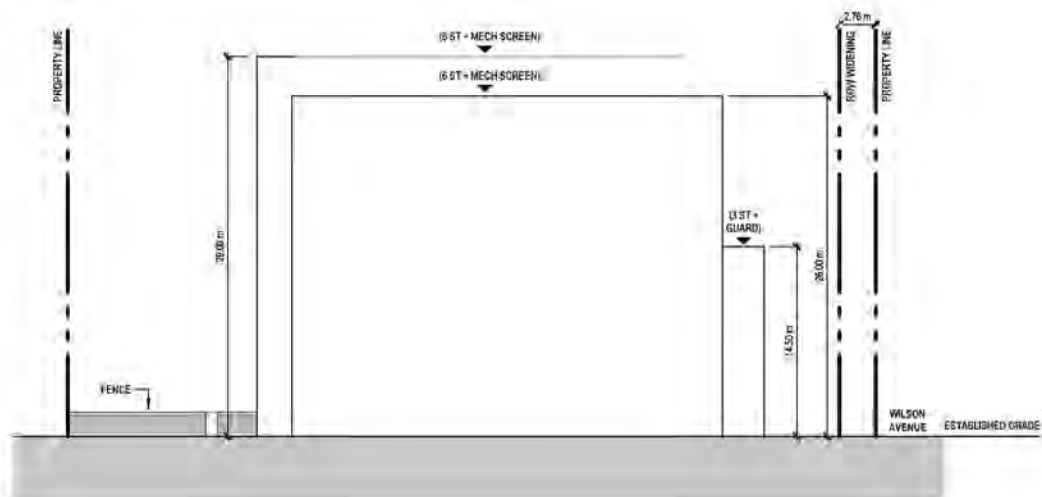
## 1220-1222 Wilson Avenue - Simplified Site Plan



## 1220-1222 Wilson Avenue - East and West Elevations

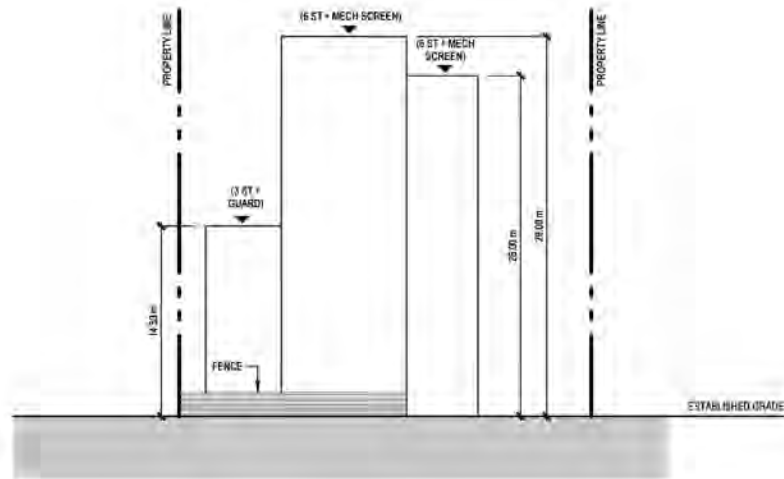


East Elevation

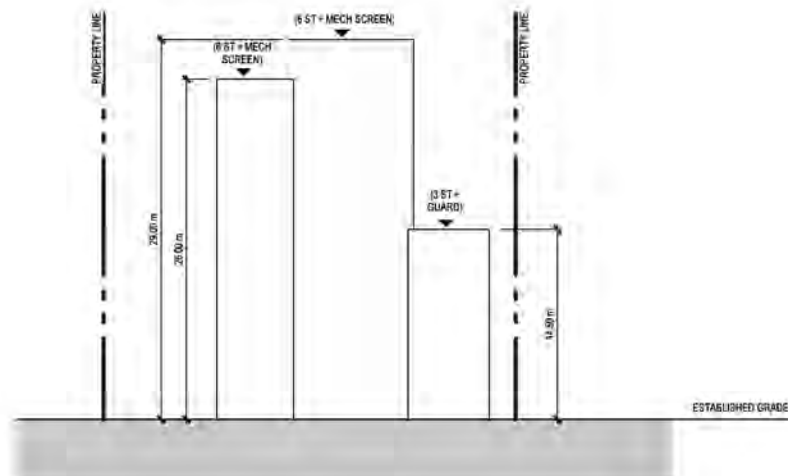


West Elevation

## 1220-1222 Wilson Avenue - North and South Elevations



North Elevation



South Elevation

## **Attachments 8: Draft Official Plan Amendment - 68 Sheppard Avenue West**

The draft Official Plan Amendment is attached separately to this report.

## **Attachments 9-14: Draft Zoning By-law Amendments**

The draft by-law amendments will be made available on or before the July 15, 2025, Planning and Housing Committee meeting.