

## **21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street - Designation of a Municipal Shelter as a Municipal Capital Facility**

Date: September 15, 2025  
To: Planning and Housing Committee  
From: Executive Director, Development Review  
Ward: 3 - Etobicoke-Lakeshore

### **SUMMARY**

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In April 2025, City Council approved a development at 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street, which includes a seven-storey building, containing 36 supportive dwelling units, 32 emergency shelter beds, and 72 shelter beds. This building will replace the existing Elisa House women's shelter located at 60 Newcastle Street, which is owned and operated by the Society of Saint Vincent de Paul (SSVP) and funded by Toronto Shelter and Support Services.

As directed by City Council in July 2025, this report brings forward a recommendation to adopt a by-law to designate the new municipal shelter as a municipal capital facility, and to provide a development charge exemption for the municipal shelter component of the development. The municipal capital facility agreement authorized by the by-law will provide an exemption for approximately 36,000 square feet of social and health services space.

### **RECOMMENDATIONS**

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The Executive Director, Development Review recommends that:

1. City Council pass a by-law pursuant to Section 252 of the City of Toronto Act, 2006, providing authority to enter into a Municipal Capital Facility Agreement and any other agreement that may be required with the Society of Saint Vincent de Paul (the "Operator") together with its agent Dia Dez Inc. with respect to approximately 36,000 square feet of combined space, for the purpose of providing a municipal capital facility related to the provision of facilities used for social and health services, located at the property municipally known as 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street (the "Premise"),

a. for the purposes of:

1. declaring part of the Premise a Municipal Capital Facility used for the provision of social and health services; and

2. exempting the Premise from development charges otherwise owing pursuant to Article I of Toronto Municipal Code Chapter 415 for the purpose of constructing a municipal shelter at the Premise; and

b. on terms satisfactory to the General Manager, Toronto Shelter & Support Services and the City Solicitor including that:

1. the Premise be used primarily for the provision of social and health services; and

2. the City have the right to recover the benefits provided to the Operator should the use of the Premise change.

With the exemption being effective for the purpose of obtaining a building permit from the latest of the by-law being enacted or the date of execution of the Municipal Capital Facility Agreement.

2. City Council direct the City Clerk to give written notice of the by-law to the Minister of Finance.

## **FINANCIAL IMPACT**

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Providing an exemption of development charges for the space to be used as a shelter at the Premise will result in a net reduction in development charge revenue to the City of approximately \$760,524.16. The final amount of the development charge exemption will be determined at the time the applicant submits a building permit.

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

## **DECISION HISTORY**

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On July 23, 2025, City Council directed staff to report back to Planning and Housing Committee on waiving or refunding building permit fees and development charge exemptions for the shelter component of the Society of Saint Vincent de Paul development located at 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street, and 95 Portland Street. [Agenda Item History - 2025.MM32.49](#)

On May 21, 2025, City Council approved an Official Plan Amendment and Zoning By-law Amendment application to permit three buildings on three development blocks at 21-31 Windsor Street, 18 Buckingham Street, 60 Newcastle Street, and 95 Portland Street including:

- A mixed-use building with two tower elements of 36 and 42-storeys (113-134 metres) containing 933 dwelling;

- A 14-storey (46-metre) mixed-use building, containing 184 affordable co-operative dwelling units; and
- A 7-storey (24-metre) shelter, containing a combined 104 shelter beds and 36 supportive dwelling units. The new shelter proposed on site will replace the existing Elisa House shelter along Newcastle Street, operated by the SSVP.

The development also includes an 868 square metre parkland dedication, and a 240 square metre Privately Owned Publicly-Accessible Space (POPS) along Newcastle Street. [Agenda Item History - 2025.EY22.1](#)

## COMMENTS

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The Society of Saint Vincent de Paul owns and operates the Elisa House municipal shelter, which has been serving homeless women since 2001. The current site is located at 60 Newcastle Street and provides 29 emergency shelter beds funded by Toronto Shelter and Support Services. Through the redevelopment, the shelter will be relocated to Portland Street and offer expanded shelter services with plans for 32 emergency shelter beds and 72 transitional beds. While not part of the municipal capital facility, there will also be 36 supportive housing units provided in the building, allowing SSVP to work with clients as they transition along the housing continuum.

### Legislation Regarding Municipal Capital Facilities

Section 252 of the City of Toronto Act, 2006, allows the City to enter into agreements with any person for the provision of municipal capital facilities and allows City Council to exempt land or a portion of land on which municipal capital facilities are or will be located from development charges.

The development charge exemption for the Premise will only apply if City Council agrees to provide a development charge exemption, by way of municipal capital facility agreement under Section 252 of the City of Toronto Act, 2006. Ontario Regulation 598/06 prescribes facilities used for the provision of social and health services as eligible municipal capital facilities for the purpose of Section 252. Municipal shelters fall into the category of social and health services and are eligible municipal capital facilities for the purpose of Section 252.

Upon the passing of this by-law, the City Clerk must give written notice of the by-law to the Minister of Finance.

## CONTACT

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## **SIGNATURE**

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Valesa Faria, Executive Director  
Development Review

## **ATTACHMENTS**

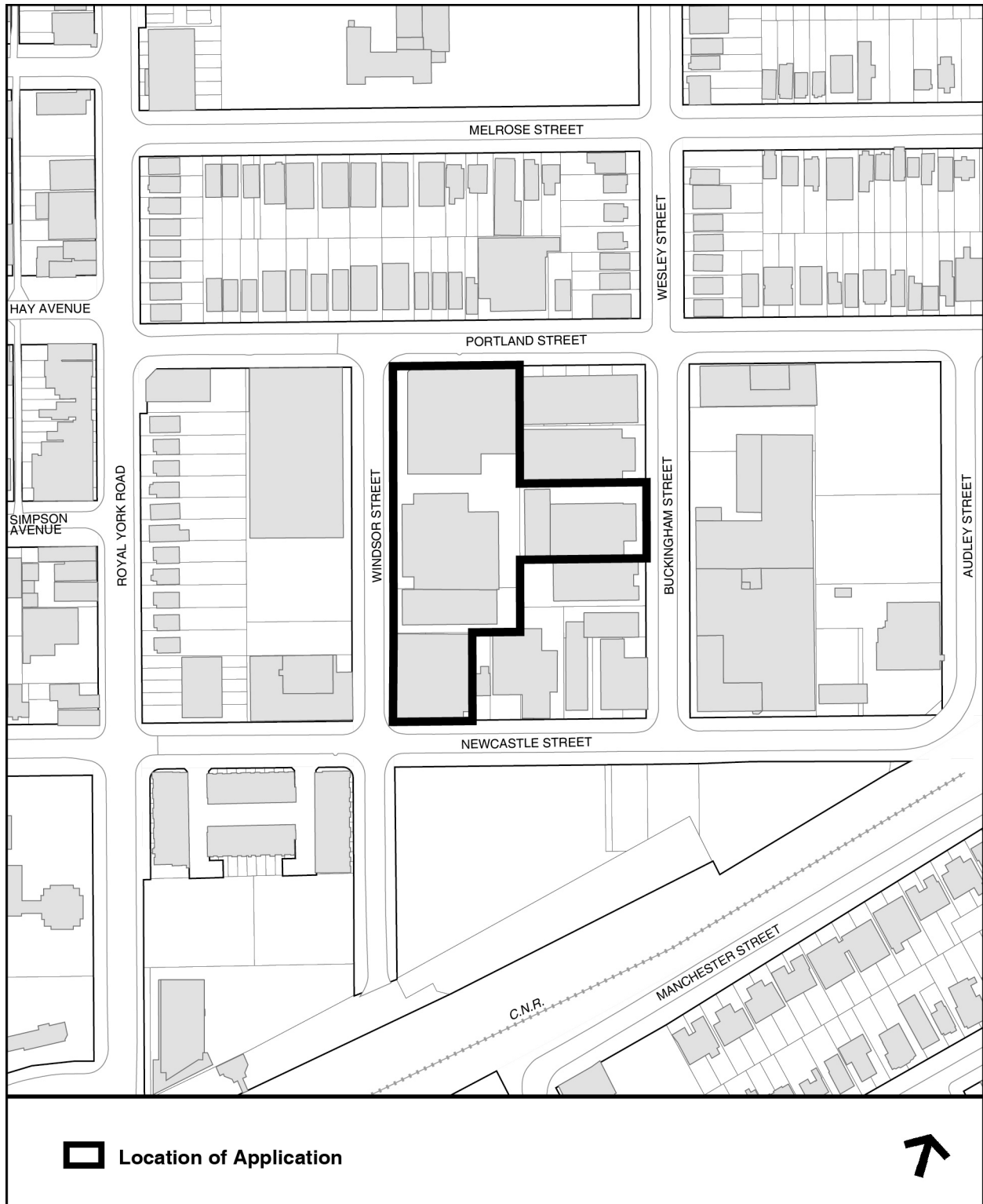
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### **City of Toronto Data/Drawings**

Attachment 1: Location Map

Attachment 2: Simplified Site Plan

## Attachment 1: Location Map



## PORTLAND STREET

