

Caledonia Fairbank Association

July 11, 2025

To:

City Planning Division / City Clerk

2nd floor West Tower

100 Queen Street W

Toronto, ON M5H 2N2

**Re: Zoning Review Submission and Speaker Delegation – Proposed Shelter at
2204–2212 Eglinton Avenue West & 601 Caledonia Road**

Dear Members of Council and City Planning,

On behalf of the Caledonia Fairbanks Association, please find enclosed our formal zoning review submission concerning the proposed rezoning and redevelopment of 2204–2212 Eglinton Avenue West and 601 Caledonia Road for institutional shelter use.

This submission has been carefully reviewed and informed by professionals with expertise in planning, structural engineering, urban development, and environmental review. It reflects a detailed analysis of the proposed site and raises substantive concerns about planning conformity, land use compatibility, site constraints, procedural transparency, and long-term impacts on the surrounding residential and commercial fabric.

We also confirm our intention to speak at the upcoming Public Meeting on July 15, 2025, and request that the following individuals be registered to speak in the order listed below:

1. Dave Lowenstein – Resident - member
2. Sandra Ferrarese – Resident -member
3. Afshin Ebtekar – Resident-member
4. Mike Smith – member
5. Paul Doukas – President, Caledonia Fairbanks Association-member

We ask that this delegation be recognized under the Caledonia Fairbanks Association, and that our submission be included in the official public record. We respectfully request written confirmation that both the zoning review and speaker list have been received and

circulated to all relevant staff and elected officials involved in this matter.

Thank you for your attention and consideration. Our Association remains committed to constructive dialogue and responsible planning that supports long-term, equitable, and sustainable development in our community.

Sincerely,

Paul Doukas

President, Caledonia Fairbanks Association

cc: Councillor Mike Colle

cc: MPP Michelle Cooper

cc: Office of the City Clerk – Submissions Unit

cc: Planner Chris Perriera

Attachments: Zoning Review Submission (July 2025)

Eglinton West Shelter – Planning Conflict Submission

Prepared by: Community Stakeholder with Technical Support

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Appendix A: Executive Planning Memo

The proposed 80-bed shelter at 2204–2212 Eglinton Avenue West directly contradicts Toronto’s adopted planning policy framework under the Eglinton Connects Study and Official Plan Amendment 253 (OPA 253). This memo outlines serious policy conflicts and long-term urban development risks resulting from the misapplication of the City’s Homelessness Services Capital Infrastructure Strategy.

— Planning Policy Conflict —

- OPA 253 designates this area as a Mixed Use corridor meant for mid-rise intensification.
- This location lies within a Major Transit Station Area (MTSA) slated for residential and commercial density.
- The permanent institutional shelter does not conform to mid-rise guidelines or the MTSA function under the Growth Plan

— Consequences of Strategic Misalignment —

1. Undermines MTSA Integrity:

Approving a shelter use mid-block devalues private investment and contradicts the planning basis of MTSA city-wide.

2. Sterilizes Adjacent Parcels:

The project will prevent surrounding parcels (e.g., 2214, 2190 Eglinton W) from qualifying for mid-rise or land assembly potential.

3. Bypasses Planning Framework:

There has been no secondary plan amendment, urban design framework, or social impact study submitted alongside this project.

— Conclusion —

The City’s Planning Division must uphold the policy intent of the Eglinton Connects framework and protect MTSA designations. This proposal, if approved, will establish a precedent that public capital strategies may override foundational planning policy. Such decisions demand a coordinated planning lens—not siloed infrastructure placement.

Respectfully submitted for urgent consideration.

Appendix B: Zoning Review

Technical Review of Draft Zoning By-law Amendment

Site: 2204–2214 Eglinton Avenue West and 601 Caledonia Road

Presented to: City of Toronto Planning and Housing Committee

Introduction

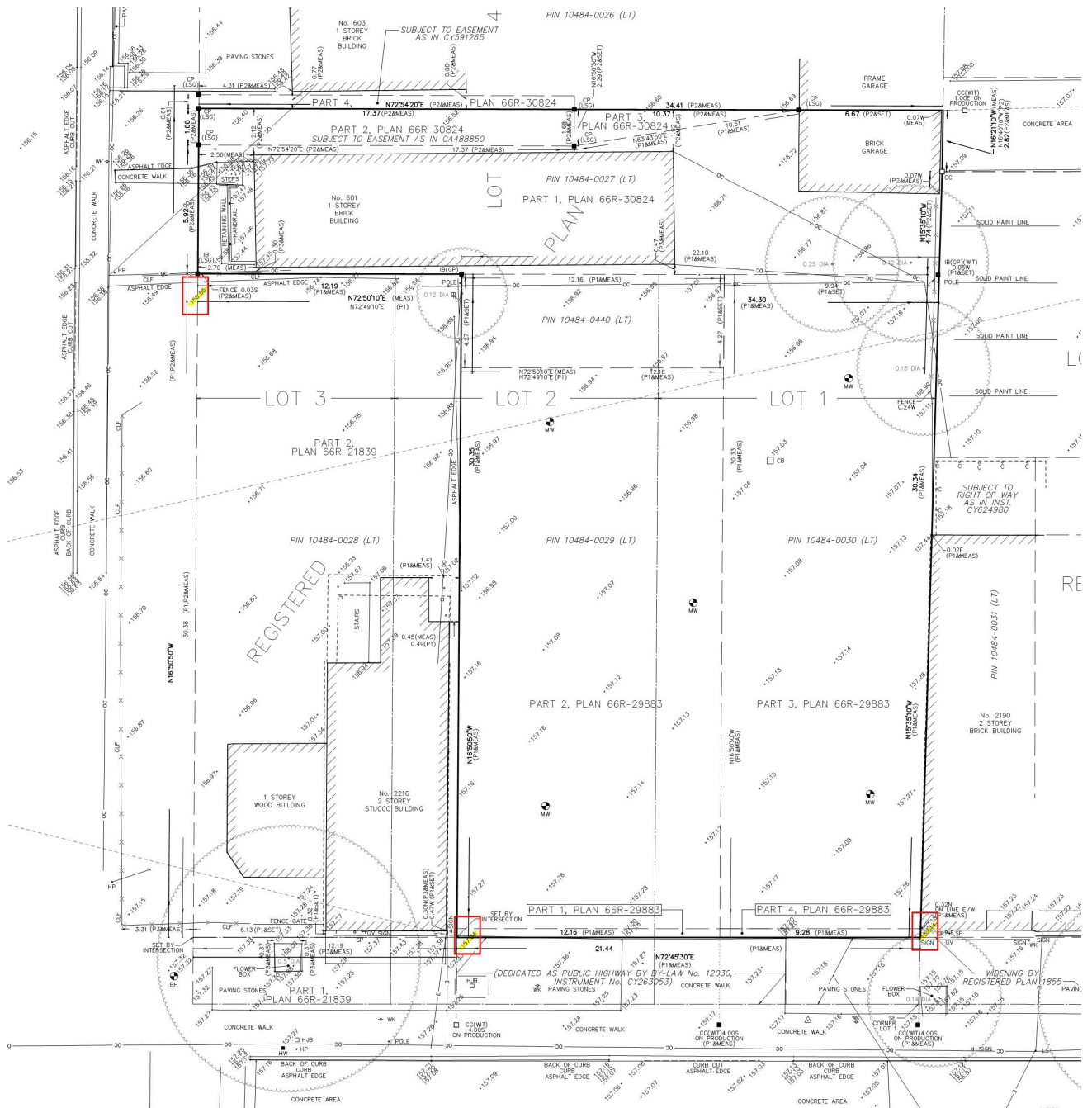
Thank you for the opportunity to present technical planning concerns regarding the proposed Zoning By-law Amendment for 2204–2214 Eglinton Avenue West and 601 Caledonia Road. Upon thorough review, we have identified multiple inconsistencies and deviations from applicable zoning provisions, which, taken together, constitute a substantial overreach and cannot be considered minor in nature.

We present our concerns under five key areas: Building Height, Building Setbacks, Parking and Loading, Landscaping, and Procedural Transparency.

1. Building Height

The proposed By-law changes result in a building significantly taller than what current zoning allows. Clause 4(C) redefines the height datum, increasing the building height by 1.2m without transparent disclosure. Clause 4(D) seeks a further increase from 25.5m to 27m, while actual proposal shows 24.5m. This discrepancy must be clarified.

Moreover, Clause 4(E) effectively removes floor height limitations, granting unrestricted vertical buildability. The rooftop screen enclosure—occupying nearly 100% of the roof area—effectively adds another storey to the building mass. The addition of antennas in Clause 4(F)(vi) raises concerns about future commercial leasing (e.g., telecom equipment), which is inconsistent with residential or shelter use.



2. Building Setbacks

The proposed By-law removes essential setbacks required for residential compatibility, particularly along the rear laneway. The removal of window-based setback protections (Clauses 4(H)(iii) and (iv)) and the reduction from the required 7.5m rear yard setback (Clause 40.10.20.70(2)(B)) undermines privacy, overlook protection, and sunlight access for adjacent low-rise properties.

3- Parking Spots and Bicycle Facilities:

Clauses 4(H)(K)(L) and (M) eliminate all the requirements of parking even under current requirements for Municipal Shelter which requires a minimum of 5 parking spots. dimensions for access driveway.

In clause 4(O) all the requirements for parking eliminated Not even for emergency vehicles, handicap pick up and drop off, garbage pick up, any spot has been considered.

In clause 4(Q), requirement for one loading space type B has been dropped.

In new Clauses 4(R), 4(S), 4(T), 4(U) and 4(V), majority of dimensions of bicycle parking spaces and storing space for bicycles has been reduced or neglected. Storing requirements has been deviated from the zoning bylaw and requirements of bicycle maintenance facilities are eliminated. Basically, City for City owned place not following any of their own zoning bylaws.

This site has no parking spaces. This will result in staff and visitor's car will be parked in the neighborhood and adds to shortage of parking in the area. While the original plan by parking authorities would have eased the shortage of parking for retail stores in the area.

Also, this type of use requires more visits of emergency vehicles, especially ambulances and all these goes against billion dollars expenditure of LRT construction on Eglinton to ease the traffic on Eglinton. This is a major variance in zoning by laws.



RUSH HOUR TRAFFIC ON EGLINTON EXTENDS FOR FEW BLOCKS EVERYDAY

4. Landscaping and Soft Surface Requirements

Less than %50 of the lot is under landscaping and less than half of that is soft landscaping. Basically, does not meet the zoning by-law requirements.

Considering that number of people who are working or going to school in a shelter is less than number of residential buildings, the need for landscaping is really more than a regular residential building.

With proposed changes in Clause 4(j), the soft landscaping buffer to other lots will be eliminated. This will cause water runoff to neighboring lots specially because of lack of soft landscaping. Adequate landscaping is required otherwise; the clients will use the close by prospect cemetery, Bert Robinson park on Caledonia or York belt Line trail to skip congestion.

This is a reflection that City does not follow their own zoning by-law.

When proper planning get neglected, experience has shown that we attempt to resolve a crisis with causing a larger crisis.

Conclusion:

The cumulative effect of these proposed zoning variances represents a fundamental departure from existing planning frameworks, including those that govern height, massing, setbacks, vehicle access, and environmental performance. This application, as submitted, exceeds the scope of a minor variance and fails to demonstrate compliance with the Provincial Policy Statement (2020), the City of Toronto's Official Plan, or principles of good land use planning.

We urge the Committee to reject the proposed By-law amendment unless and until:

- A full zoning impact assessment is completed;
- And a revised plan is submitted that reflects appropriate built form and community integration.

Appendix C: Legal Precedent Summary

Subject: Planning Policy Conflicts and Land Use Precedent Cases

1. Giampaolo Investments Ltd. v. Toronto (City)

Citation: [2006] O.M.B.D. No. 146

The OMB found that a rezoning decision by the City effectively sterilized adjacent lands, rendering them undevelopable and inconsistent with the Provincial Policy Statement (PPS) and the Official Plan. The decision reinforced that planning authorities must avoid decisions that diminish adjacent land's highest and best use within intensification areas.

2. 1272330 Ontario Inc. v. Toronto (City)

Citation: 2019 CanLII 41002 (ON LPAT)

The Tribunal confirmed that development decisions must conform with Growth Plan policies on intensification, particularly within Major Transit Station Areas (MTSAs). The City's decision to restrict a project was reversed due to inconsistency with intensification objectives and failure to demonstrate good planning rationale.

3. Elia Corp. v. Toronto (City)

Citation: 2005 CarswellOnt 2712 (OMB)

The OMB found that Toronto's zoning approach restricted reasonable urban growth and contradicted policies intended to promote intensification. The decision warned against planning instruments that fail to implement growth-supportive frameworks.

4. Loblaw's Properties Limited v. Toronto (City)

Citation: [2005] O.M.B.D. No. 888

This case established that municipalities cannot disregard their Official Plan to pursue politically convenient planning goals. Consistency with the Official Plan is a legal obligation, not a guideline.

5. Mady Development Corp. v. Toronto (City)

Citation: [2008] O.M.B.D. No. 1017

The Board ruled against the City for failing to consider broader land use impact when approving a conflicting zoning amendment. It emphasized the need for an integrated, context-sensitive planning approach.

Golden Mile Precinct Delays (2018–2022)

Summary:

The City delayed intensification in the Golden Mile (Eglinton East) due to incomplete block context plans. Yet, institutional uses like shelters have been advanced without similar due diligence elsewhere on the corridor.

Relevance to Current Submission:

Raises questions about process integrity: why are context studies required in some MTSA areas but waived for others?

Appendix D: Precedent Inconsistencies – Eglinton West Corridor

Between 2015 and 2019, multiple applications for stacked townhomes and mid-rise developments in the Fairbank and Caledonia segment of Eglinton West were refused or withdrawn. These decisions were largely based on strict enforcement of Eglinton Connects guidelines, particularly:

- Minimum lot depth and width requirements
- Rear yard transition and angular plane limitations
- Mid-rise height constraints
- Lack of block context plans
- Requirements for comprehensive urban design reviews

These standards have been applied rigorously to private applicants, making it difficult or impossible to proceed with small-scale infill or intensification projects, even when aligned with the Growth Plan and the City's housing objectives.

⚠ However, the current City-led proposal for a permanent institutional shelter at 2204–2212 Eglinton Avenue West:

- Does not meet mid-rise development criteria
- Is proposed without a Secondary Plan or Block Study
- Was not subject to the same angular plane, massing, or transition analysis
- Occupies a strategic MTSA-designated site that would disqualify adjacent parcels from future assembly

This raises a serious issue of inconsistent policy application. The Eglinton Connects framework must be applied consistently to both public and private sector projects. Failure to do so undermines credibility, deters investment, and contradicts the City's stated vision for corridor intensification

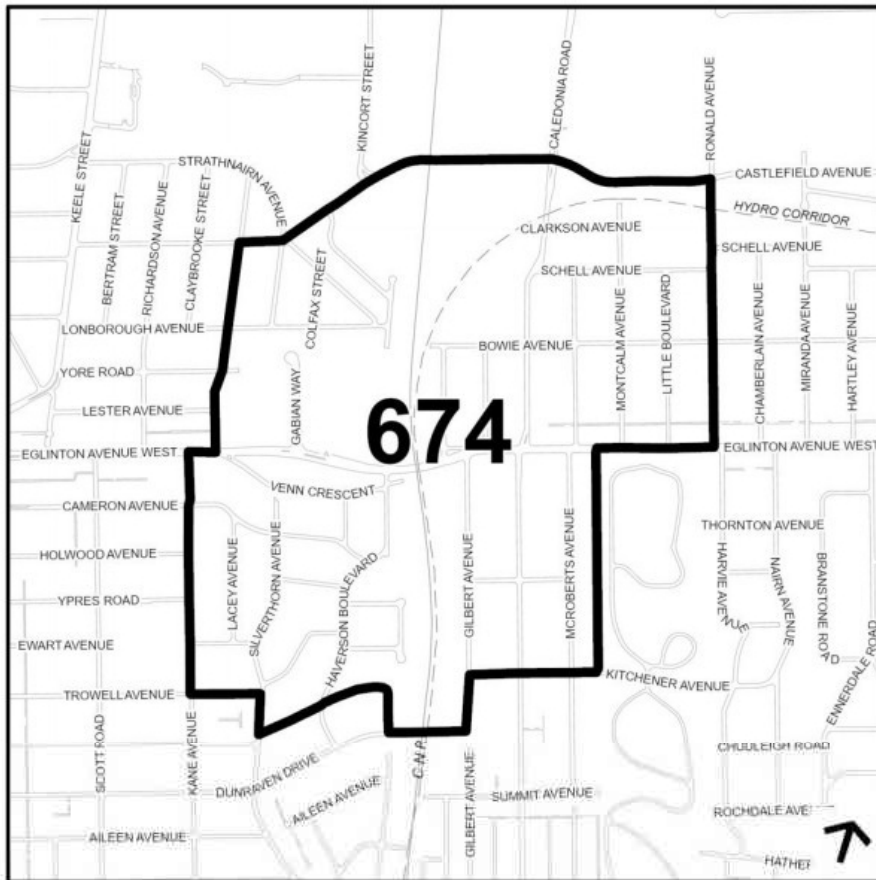
As per municipal shelter by-law 138-2003 and amendment to municipal shelter by-law 138-2003 clause 2(i):

2. Notwithstanding any other general or specific provision in any by-law of the City of Toronto or of its former municipalities, municipal shelters shall be a permitted use in all zones or districts of the City of Toronto, provided:

(i) any new buildings or additions comply with all other applicable zoning provisions of the zone or district.

Appendix E: MTSA Map – Eglinton & Caledonia

Map 1 – Caledonia Protected Major Transit Station Area



Appendix F: Inconsistencies with Provincial and Regional Planning Policy Frameworks

This appendix outlines key inconsistencies between the proposed institutional shelter development at 2204–2212 Eglinton Avenue West and 601 Caledonia Road and the applicable provincial and regional planning frameworks. As the Eglinton Connects framework is no longer in effect due to recent provincial planning changes, this submission focuses exclusively on conformity with the Provincial Policy Statement (PPS 2020), the Growth Plan for the Greater Golden Horseshoe (2020, as amended), and Major Transit Station Area (MTSA) intensification policies.

1. Inconsistency with the Provincial Policy Statement (PPS 2020)

- Section 1.1.1 requires efficient development patterns that optimize land use and avoid land use conflicts. The proposal fails to demonstrate compatibility with adjacent mixed-use and residential parcels designated for future intensification.
- Section 1.1.3.2 directs that land use patterns in settlement areas be based on a mix of uses and densities that efficiently use land and resources. A permanent shelter use, while supportive in nature, does not optimize the site's development potential.
- Section 1.2.6.1 states that major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered, and separated from each other. The shelter is proposed without a transition zone between it and MTSA-designated parcels, creating potential long-term land use conflicts.

2. Non-Conformity with the Growth Plan for the Greater Golden Horseshoe

- Policy 2.2.1.4 requires that municipalities support the achievement of complete communities that provide a diverse range of housing options and employment opportunities, integrated with transit. The subject proposal reduces the capacity of the site to support long-term density targets.
- Policy 2.2.4.2 requires that MTSA be planned to accommodate a minimum density target. The shelter provides neither significant population growth nor job creation, and lacks a long-term intensification strategy aligned with provincial objectives for the neighborhood.

3. MTSA Intensification Requirements

- The site is located within the catchment area of a Major Transit Station Area (Caledonia Station – Eglinton Crosstown and GO Expansion). Under current Growth Plan and City-adopted MTSA frameworks, these areas are to be prioritized for mid- to high-density residential or mixed-use intensification.
- The proposal anchors a static, institutional use within a growth-designated corridor. This undermines the province's mandate to deliver transit-supportive densities in MTSA zones and risks sterilizing future development opportunities on adjacent parcels.

4. Planning Process and Site Optimization Concerns

- There is no evidence of a comparative site analysis being conducted to determine whether the proposed shelter location is optimal in terms of planning function or alignment with MTSA objectives.
- The proposal bypasses standard planning rigor, including shadow studies, loading bay assessments, and site plan evaluations that would be expected for private development in similar contexts.

Appendix G: Environmental Risk Summary – 601 Caledonia Road

Designated Substances Survey and Environmental Hazard Analysis

Executive Summary

This appendix summarizes key findings from the Designated Substances Survey conducted by Toronto Inspection Ltd. for the building at 601 Caledonia Road, Toronto, Ontario. The findings were obtained through a Freedom of Information (FOI) request, and they highlight several significant environmental hazards present on the site.

Environmental Hazards Identified

Asbestos-Containing Materials (ACMs)

- Vinyl floor tiles in the basement laundry area contain 2.14% chrysotile asbestos.
- Mastic beneath these tiles contains 1.36% chrysotile asbestos.
- Removal must comply with Type I abatement protocols under Ontario Regulation 278/05.

Lead-Based Paint

- Interior ceiling paint (ground floor bedroom): 1,680 µg/g lead content.
- Exterior basement window frames: 4,280 µg/g lead content.
- Both exceed Health Canada's 90 µg/g threshold and require lead-safe work protocols under O. Reg. 490/09.

Silica

- Building contains brick, mortar, and concrete which include free crystalline silica.
- Silica dust poses respiratory hazards and must be controlled during demolition/renovation.

Mercury

- Mercury-containing thermostat observed on ground floor.
- Fluorescent and CFL lighting present, containing mercury vapor.
- Subject to hazardous waste regulations under O. Reg. 347/90.

Vinyl Chloride

- Likely present in older pipes and conduits.

Strategic Planning Implications

The environmental data for 601 Caledonia Road raises serious concerns about its proposed use as an institutional homeless shelter:

- The site contains multiple designated hazardous substances, unsuitable for vulnerable populations with health risks.

- There is no public record of full remediation or post-demolition environmental clearance.
- Using this contaminated site for emergency housing contradicts provincial goals for MTSA intensification and public health policy.

Appendix H: Comparative Analysis of 2485 Eglinton Avenue West and Proposed Shelter Site

This appendix compares the approved 45-storey mixed-use development at 2485 Eglinton Avenue West with the proposed institutional homeless shelter at 2204–2212 Eglinton Avenue West and 601 Caledonia Road. The comparison reveals critical planning disparities, underscoring the shelter's deviation from established urban development protocols along the Eglinton West Corridor.

Criteria	2485 Eglinton Avenue West (Approved Development)	2204–2212 Eglinton Ave W / 601 Caledonia Rd (Shelter Proposal)
Planning Framework	Comprehensive ZBA application with residential tower design and impact studies	No coordinated zoning or development study
Height and Density	45-storey mixed-use tower, 500 units, 31,327 m ² residential GFA	6 storey institutional shelter, no long-term intensification plan
Transit Integration	Designed for TOD within MTSA, supports PMTSA density goals	Fails to meet TOD or MTSA targets, suppresses local density potential
Public Consultation	Application submitted through full City process including community consultations	Limited public engagement and opaque decision process
Urban Design & Compatibility	Follows tall building guidelines with appropriate transition and massing	No height transition or integration with surrounding land uses
Servicing and Infrastructure	Supported by infrastructure, transit, and engineering assessments	No infrastructure or shadow/servicing studies disclosed
Economic Contribution	Adds long-term market housing and retail vitality	Displaces existing economic activity and impedes investment
Policy Alignment	Aligned with Growth Plan and Official Plan for intensification	Fails to demonstrate alignment with applicable intensification goals

Appendix J: Community Engagement Deficiency Evidence

Formal Response to the City of Toronto – Engagement Process and Planning Concerns

To: City of Toronto Planning and Housing Committee

Re: Zoning Amendment Application – Shelter at 2204–2212 Eglinton Avenue West & 601 Caledonia Road

Dear Members,

This addendum is submitted on behalf of concerned stakeholders in the Eglinton–Caledonia corridor regarding the proposed 80-bed municipal shelter. The analysis presented herein focuses specifically on zoning compliance, municipal by-law interpretation, and conflicts with current provincial and regional planning policies.

We respectfully request that these findings be considered as part of the Planning and Housing Committee's formal review of the rezoning application. The inconsistencies raised herein directly impact long-term planning objectives, investment potential, and transit-oriented development goals.

Sincerely,

Paul Doukas
Caledonia Fairbank Association
6/29/2025

Zoning Compliance and Policy Inconsistencies

1. Zoning Classification and Permitted Uses

The subject site is zoned CR SS2 (x2645) under Zoning By-law 569-2013, which allows for a mix of commercial and residential uses. The City claims a municipal shelter qualifies as a residential use and is therefore permitted as-of-right. However, this interpretation oversimplifies the matter. Municipal shelters are not equivalent to standard residential dwellings; they are institutional in nature, operating 24/7, publicly funded, and often with centralized services. Therefore, their compatibility with surrounding residential and commercial uses requires careful scrutiny and should not be assumed as-of-right without further analysis.

2. Municipal Shelter By-law 2003-0138 – Outdated Justification

The City references By-law 2003-0138, which permits municipal shelters in most zoning categories, excluding Employment Lands. However, this by-law predates the introduction of By-law 569-2013 and the City's MTSA and PMTSA frameworks. It does not override current height, massing, density, parking, and loading requirements under modern zoning controls.

3. Zoning Amendment Confirms Non-Conformance

The City has acknowledged that a zoning amendment is required to accommodate the proposed height, massing, density, parking reductions, and loading exemptions. This admission confirms the project does not conform to existing zoning standards. Therefore, the shelter cannot proceed as-of-right and requires full public consultation and discretionary review.

4. Conflict with PMTSA and Provincial Planning Statement 2024

The site lies within a Protected Major Transit Station Area (PMTSA), where the objective is to promote high-density housing and mixed-use intensification. A permanent municipal shelter occupying key frontage on Eglinton Avenue West is counterproductive to these goals.

5. Rebuttal Summary

The proposal is not compliant with the intent of the zoning by-law or current provincial and municipal planning policies. The City's reliance on a 2003 by-law ignores contemporary planning realities. The proposed amendments indicate significant incompatibility with the surrounding area and with Eglinton's role as a growth corridor.

Rebuttal to MTSA Land Use Interpretation – Shelter Proposal

1. Overview of City's MTSA Claim

The City argues that MTSA policy does not dictate specific land uses but merely requires a minimum Floor Space Index (FSI) of 2.0 and 160 residents and jobs per hectare.

2. Clarification of MTSA Planning Intent

The purpose of MTSA designation is to promote intensification, maximize housing and employment density near transit, and support mixed-use development.

3. Misapplication of Mixed-Use Designation

A permanent institutional shelter, offering no housing units or economic intensification, is functionally incompatible with the goals of intensification and transit optimization.

4. Density Misrepresentation and Policy Misalignment

The City's use of a 2.6 FSI figure includes institutional space, which does not contribute to MTSA targets for residents or jobs.

5. Conclusion

This proposal is inconsistent with the broader planning intent of the MTSA framework, the Provincial Policy Statement 2023, and Ontario's Housing Supply Action Plan.

Rebuttal to Use of New York City Study in Shelter Justification

1. Inappropriate Jurisdictional Comparison

New York City operates under an entirely different legal, zoning, and urban development framework. Using it as a benchmark for Toronto is misleading.

2. Outdated Evidence Undermines Relevance

The cited study is reportedly over 20 years old and not aligned with Toronto's current planning frameworks or PPS 2023.

3. Misapplication of Study Scope

The NYC study focuses on short-term emergency shelters, not long-term institutional shelters on protected transit corridors.

4. Lack of Local Planning Evidence

The City has provided no Toronto-based land use impact assessment to support its shelter proposal.

5. Conclusion

Using an outdated foreign study undermines the credibility of the planning justification and should be rejected.

Rebuttal on Procedural Fairness and Community Engagement Standards

1. Delegated Authority Does Not Override Procedural Fairness

Delegated authority is not an exemption from the Planning Act or community rights to consultation, especially in PMTSA areas.

2. Engagement Post-Site Selection Is Not True Consultation

Community participation limited to post-siting 'integration' is not consultation but notification. This undermines trust and public process.

3. Conflict with the Planning Act and PPS 2023

Because the project requires a zoning amendment, it is subject to statutory public engagement rules.

4. MTSA Designation Demands Higher Engagement, Not Less

Land within an MTSA should be subject to heightened—not diminished—public scrutiny due to its strategic importance.

5. Conclusion

The current engagement model is structurally flawed and fails to meet democratic planning expectations. We request a formal review of the City's engagement framework.

Dear Sir or Madam,

Thank you for your response. However, referencing New York City as a comparison does not reflect the local planning realities, zoning constraints, or transit priorities specific to Toronto — particularly in the Eglinton-Caledonia corridor.

We remain concerned that key urban planning, density, and economic impact issues have yet to be properly addressed. I would welcome a more detailed and locally grounded response that comes from a reliable source.

We are submitting this attached document as part of the engagement, in our formal submission for upcoming public meeting which clearly shows not enough studies have been conducted on this matter.

Sincerely,

Paul Doukas

On behalf of Caledonia Fairbank Association

From: Homeless Support <Homeless.Support@toronto.ca>

Sent: June 27, 2025 6:26 PM

To: Paul Doukas <doukasp@hotmail.com>

Cc: Lucas Granger <Lucas.Granger4@toronto.ca>; Andy Stein <Andy.Stein@toronto.ca>; 2204 Eglinton Ave W <2204eglinton@gmail.com>

Subject: RE: 2204-2212 Eglinton Shelter - Petition Response Request clarification and facts.

Hello Paul,

Thank you for your continued engagement regarding the upcoming shelter at 2204–2212 Eglinton Avenue West. We appreciate the time and effort the Eglinton West Community Group has taken to articulate their concerns and review our previous correspondence.

We acknowledge your request for greater clarity and more site-specific information. The responses below aim to provide the requested information and updates to address the issues you have raised.

- *Zoning Compliance and Delegated Authority: Please provide the specific zoning classification of the subject site and a clear explanation of how an 80-bed institutional shelter conforms to the zoning permissions for all parcels involved, including 601 Caledonia Road. Why is zoning amendment required?*

The site is zoned CR SS2 (x2645) under Zoning By-law 569-2013, which allows for a variety of land uses including commercial and residential. A municipal shelter is a residential land use and is therefore allowed as of right in the CR zone. Further, By-law 2003-0138 – The Municipal Shelter By-law also permits a municipal shelter in all zoning categories, except for Employment Lands. The zoning amendment is required to allow the proposed height, massing, density, parking amendments and loading amendments. City Planning Staff support these amendments as they comply with updated city-wide policies including Major Streets and Avenues policies in relation to the massing and height permissions, Protected Major Transit Station Area policies in respect to the proposed density, and the Provincial Planning Statement in respect to the limited parking in areas adjacent to new transit lines. More information on this review will be included in the staff report going to Planning and Housing Committee.

- *MTSA Planning Alignment: The site lies within a designated Major Transit Station Area (MTSA). Please explain how the proposed institutional use aligns with provincial MTSA density and land use objectives under PPS 2023 and the Ontario Housing Supply Action Plan. No such analysis was included in your response.*

The MTSA policy requires a minimum density for the site of 2.0 FSI (Floor Space Index), and 160 residents and jobs per hectare. The MTSA policy does not dictate land uses, and instead defers to the Official Plan designation that currently exists on site. In this case, the designation is Mixed-Use, which permits a municipal shelter. The proposed density (2.6 FSI) meets the intent of the MTSA policy as it is greater than the required minimum.

- *Economic Impact and Property Values: Your response stated there is no research indicating a shelter negatively impacts local businesses or property values, but also acknowledged the City has not collected relevant data. We request that you provide*

any impact assessments conducted—or, if none exist, an explanation of how the City can proceed with permanent institutional projects without first assessing market impact.

The Planning Act regulates what can/cannot be considered through the planning process. While the Planning Act does ensure that municipalities avoid placing sensitive land uses next to residential areas, this strictly relates to land use. There is no provision to allow the city to refuse projects based on impacts to property values when the proposed use already aligns with existing permissions. A municipal shelter is considered residential, and is already permitted in Mixed-Use areas, and in residential neighbourhoods. Even if the shelter was considered institutional, it would still be allowed on this site as Mixed-Use Areas also allow for institutional uses.

Research in other Cities has shown that the presence of supportive housing and including shelters, does not negatively affect adjacent property values. A New York University study of 7,500 supportive units over three decades found no statistically significant decrease in property values within 500 feet of these developments; in fact, post-construction values often increased relative to the wider neighbourhood. Similarly, a BC Housing analysis of 13 non-market housing sites (some included shelter beds) discovered that property values near supportive and affordable housing either matched or exceeded trends seen elsewhere in the municipality. Property values in Toronto are driven by much larger factors such as market demand, housing supply, interest rates, and neighborhood amenities—not the introduction of supportive homes or shelters.

- *Safety Standards and CAMH Report: We request an explanation of how the City has incorporated findings from the April 2024 CAMH Shelter Safety Report, which documents significant systemic safety risks across Toronto's shelter system. Please identify any enhanced safety measures specific to this site and how performance will be independently audited.*

Developing smaller and more purpose-built shelters aligns with recommendations in the CAMH Shelter Safety Report. The City is committed to the safety and security of clients, staff and the broader community, and working together to ensure the success of the site. Shelters are located and successfully operated in residential neighbourhoods throughout the city of Toronto which include community services such as schools, libraries, community centres, and health care services. The site is anticipated to open between 2028-2030 and in that time, City is working closely with Fred Victor to develop ongoing community safety measures for this site. We will work closely with community stakeholders to discuss issues of community safety, including work with Toronto Police Service. The building will be equipped with access control and video surveillance systems. The site will be staffed 24/7 by individuals who are trained in de-escalation, conflict resolution, crisis prevention, intervention and management and support services. All team members are trained to respond to immediate non-police or non-EMS-related matters at the site when made aware by the community. A Community Liaison Committee will be created, which will provide a forum where representatives from the local community (e.g., condo boards, residence associations, businesses, or local community organizations) can meet regularly with Fred Victor and City representatives to share information, ask questions, and work together to problem solve community concerns.

- *Community Engagement Standards: While your letter affirms that community input begins after site selection, we must reiterate that this process excludes community voices from the most consequential stage of planning. Please clarify how this practice aligns with procedural fairness and what legal or regulatory authority permits bypassing pre-consultation on permanent shelter siting in MTSA corridors.*

We appreciate your feedback on the current engagement process.

City staff have delegated authority from Council to cite new shelter locations ([2017.CD24.7](#)), which serves to expedite and depoliticize the shelter development process. TSSS conducts site-specific engagement as directed by City Council through [CD19.6 Proposed New Engagement and Planning Process for Emergency Shelters](#).

The new community engagement and planning process for shelters refocused engagement from discussions focused on location, to how communities can provide feedback and improve the successful integrations of the new service into the community. This process emphasizes communicating project information clearly and encouraging solution-focused discussion in smaller meeting formats after locations have been secured.

It is important to the City that we continue to share relevant information that will have best outcomes both for the clients but also the community. City staff will be happy to schedule a meeting with you to discuss this project further.

Best Regards,

Toronto Shelter & Support Services Staff
City of Toronto

Representatives from the City are available to respond to questions and concerns. However, please note that communications should be respectful. The City of Toronto is an inclusive public organization. Racist or other forms of prejudicial, derogatory, or discriminatory comments and questions, including name calling, will not be tolerated.



From: Paul Doukas <doukasp@hotmail.com>

Sent: June 18, 2025 1:03 PM

To: Homeless Support <Homeless.Support@toronto.ca>; Lucas Granger <Lucas.Granger4@toronto.ca>; Andy Stein <Andy.Stein@toronto.ca>; 2204 Eglinton Ave W <2204eglinton@gmail.com>; eglintonwestcommunitygroup@gmail.com

Subject: [External Sender] Re: 2204-2212 Eglinton Shelter - Petition Response Request clarification and facts.

To: Toronto Shelter & Support Services Staff
City of Toronto

Dear Shelter and Support Services Staff,

Thank you for your response to the petitions submitted by the Eglinton-Caledonia community and for outlining the City's general position on the proposed shelter development at 2204–2212 Eglinton Avenue West and 601 Caledonia Road.

After reviewing your letter, we regret to note that many of the specific concerns raised by the community remain unaddressed or were answered with generalized statements that lack site-specific data or measurable evidence. As a result, we are formally requesting additional clarification and detailed supporting documentation on the following issues:

- - Zoning Compliance and Delegated Authority: Please provide the specific zoning classification of the subject site and a clear explanation of how an 80-bed institutional shelter conforms to the zoning permissions for all parcels involved, including 601 Caledonia Road. Why is zoning amendment required?
- - MTSA Planning Alignment: The site lies within a designated Major Transit Station Area (MTSA). Please explain how the proposed institutional use aligns with provincial MTSA density and land use objectives under PPS 2023 and the Ontario Housing Supply Action Plan. No such analysis was included in your response.
- - Economic Impact and Property Values: Your response stated there is no research indicating a shelter negatively impacts local businesses or property values, but also acknowledged the City has not collected relevant data. We request that you provide any impact assessments conducted—or, if none exist, an explanation of how the City can proceed with permanent institutional projects without first assessing market impact.
- - Safety Standards and CAMH Report: We request an explanation of how the City has incorporated findings from the April 2024 CAMH Shelter Safety Report, which documents significant systemic safety risks across Toronto's shelter system. Please identify any enhanced safety measures specific to this site and how performance will be independently audited.
- - Community Engagement Standards: While your letter affirms that community input begins after site selection, we must reiterate that this process excludes community voices from the most consequential stage of planning. Please clarify how this practice aligns with procedural fairness and what legal or regulatory authority permits bypassing pre-consultation on permanent shelter siting in MTSA corridors.

Given the complexity and long-term implications of this proposal, we ask that you provide specific planning reports, legal assessments, and any internal memos or briefing notes that support the City's position. Our community remains committed to collaborative engagement, but we cannot meaningfully participate without access to the underlying rationale and data that guide this proposal.

We appreciate your attention to these concerns and look forward to a more detailed and evidence-based reply.

Sincerely,

Paul Doukas
on behalf of Eglinton West Community Group

From: Homeless Support <Homeless.Support@toronto.ca>

Sent: June 9, 2025 2:18 PM

To: doukasp@hotmail.com <doukasp@hotmail.com>

Subject: 2204-2212 Eglinton Shelter - Petition Response

Hello Paul,

Following up on your conversation with Third Party Public on May 26, 2025 regarding the petitions submitted by the Eglinton-Caledonia community, we are writing to provide a formal response to the concerns raised.

Thank you for your message and for sharing the concerns of both yourself and the Eglinton-Caledonia community. We are encouraged to hear that your community supports the City's efforts to provide shelters and essential services for marginalized individuals in Toronto.

We have received and reviewed the petitions submitted on February 8, 2025, and March 25, 2025, outlining the community's concerns regarding the planned shelter at 2204-2212 Eglinton Ave. W.

Please find our response to those concerns below:

1. Perceived Increase in Crime or Disorderly Behavior/ Children's Safety

The City is committed to the safety and security of clients, staff and the broader community, and working together to ensure the success of each site. Shelters are located and successfully operated in residential neighbourhoods throughout the city of Toronto, which include community services such as schools, libraries, community centres, and health care services. For each new site, the City will work closely with shelter operators and community stakeholders, including Toronto Police, to share information, discuss issues, and develop ongoing safety measures. Sites will be staffed 24/7 by individuals who are trained in de-escalation, conflict resolution, crisis prevention, intervention and management, and how to respond to immediate non-police or non-EMS-related matters. Buildings will also be equipped with access control and video surveillance systems.

Each site will also have a Community Liaison Committee, created to provide a forum where representatives of the local community (e.g., condo boards, resident associations, businesses or local community organizations) can meet regularly with the City and service provider to share information, ask questions, and work together to problem solve community concerns.

2. Waste, Sanitation and Discarded Needle Issues

All City-funded shelters are required to maintain the outdoor space around the shelter, removing debris, waste and snow and ice in the winter. Contact information that community members can use to discuss shelter-specific concerns will be provided closer to each site opening.

Additionally, City Divisions work with community partners, including shelter operators, to ensure clean-up and safe disposal of harm reduction supplies at shelter sites and in the surrounding neighbourhood

3. Property Value Concerns

Property values in Toronto are driven by several factors such as market demand, housing supply, interest rates, and neighborhood amenities. City is not aware of any research in Toronto or other cities has shown a link between the presence of a homeless shelter and declining property values. As part of our commitment to the successful integration of shelters in the surrounding neighborhoods, we emphasize shelter management and programming aligned with the Toronto Shelter Standards, community engagement with open communication and addressing concerns, and the long-term community benefits of combating homelessness and providing essential services.

4. Impact on Local Business

The City does not have data to indicate impact on local businesses as part of the opening of new purpose-built shelters. The City and shelter operator will meet regularly with the local BIA to support businesses and address any issues that may occur. The City also invites residents and businesses to take an active role through Community Liaison Committees.

5. Lack of Community Input

City staff have Delegated Authority from Council to site new shelters in locations that meet zoning by-laws. These steps have been taken to help speed up and depoliticize the shelter development process, which is consistent with a human rights-based approach to housing and related services for vulnerable residents. This approach ensures the City can open or relocate shelter programs quickly to respond to shelter system pressures and ensure as many people as possible can access critical shelter services and support.

Once a location is secured, community engagement focuses on working with the community to support the successful integration of the shelter into the neighbourhood. This is done by providing information about the shelter development process and ongoing updates, responding to community inquiries, and working together to address community concerns.

While site selection is not subject to community consultation, the City of Toronto knows that successful shelters have strong community engagement and are a good neighbor. City staff are keen to work together with local communities to support the successful integration of the shelter into the neighborhood.

6. Social Services Strain

Shelter programs offer a wide range of services to help people experiencing homelessness improve their well-being and find and keep stable housing as quickly as possible.

Shelters are staffed 24 hours a day, seven days a week, and provide emergency accommodation, meals, laundry and case managers to help individuals develop housing plans. Sites also feature important wrap-around supports, such as employment supports, physical and mental health care supports and referrals, and recreational and social programming. Operators often add programming and bring in additional partners based on the needs of shelter residents. All of these supports and services are offered onsite at the shelter, reducing the strain on services offered in the community.

We are committed to continued engagement and information sharing with the community throughout the shelter development in the Eglinton-Caledonia neighbourhood. You can visit the project website at www.toronto.ca/2204eglington for updates and significant developments along the way. Please continue to share your questions, concerns and support for the program through the site email - 2204eglington@gmail.com.

Best Regards,

Toronto Shelter & Support Services Staff
City of Toronto

Representatives from the City are available to respond to questions and concerns. However, please note that communications should be respectful. The City of Toronto is an inclusive public organization. Racist or other forms of prejudicial, derogatory, or discriminatory comments and questions, including name calling, will not be tolerated.



Response to City of Toronto Community Drop-In Session Summary

Proposed Shelter at 2204–2212 Eglinton Avenue West and 601 Caledonia Road

We are writing in response to the Community Information Drop-In Session Summary dated May 13, 2025, regarding the proposed 80-bed institutional shelter at 2204–2212 Eglinton Avenue West and 601 Caledonia Road.

While we appreciate the City's attempt at engagement, this process appears to have been designed for procedural compliance rather than genuine consultation. The feedback summary confirms deep community dissatisfaction and raises further questions that were either left unanswered or insufficiently addressed.

Key Concerns and Strategic Counterpoints

1. Flawed Site Selection & Mischaracterized Local Capacity

The City continues to assert that only one shelter exists in the Ward. This is misleading. There are at least five facilities offering comparable services within a short radius, and the area already carries a disproportionate social services load. This undermines both the equity principles of citywide service distribution and the Planning Act's call for balanced development.

2. Violation of Planning and Zoning Intent

The subject property is in an area designated for intensification under the Eglinton Connects Plan and OP 253. Repurposing it into an institutional use directly contradicts MTSA goals, which prioritize housing density, mixed-use, and transit-oriented development. The shelter sterilizes high-potential land that could otherwise support hundreds of long-term affordable or market rental units.

3. Lack of Transparency and Advance Notice

City responses confirm that no consultation occurred prior to site selection, and that the community was notified after the fact through a 120m flyer drop, which excluded many stakeholders and fails to meet the spirit of inclusive engagement. **(We would like to thank Mike Colle's office for extending the flyer drop off to 400-500 meters radius of the site)**

4. Unresolved Safety, Infrastructure, and Operational Oversight

Residents repeatedly flagged crime, garbage, noise, and mental health distress incidents in the area. The City's reliance on generalized training, unverified oversight mechanisms, and a yet-to-be-determined contact sheet for complaints is reactive and insufficient. We request a binding Community Impact Agreement and clear accountability terms with public reporting.



Photo: Fred Victor-operated facility at Queen Street East, Toronto – visible garbage and neglected sidewalk conditions directly contradict the City’s claim that operators reliably maintain cleanliness and act as “good neighbours.”

5. Property Devaluation and Investor Distrust

Contrary to the City’s claim that shelters do not impact property value, several new investors—including small landlords and business operators—have already paused or withdrawn plans due to this decision. This erodes public confidence and undermines ongoing efforts to rejuvenate the corridor.

– Photo Evidence of Long-Term City Neglect (601 Caledonia Road)

This image documents the derelict garage structure located at 601 Caledonia Road, part of the City-owned parcel now proposed for shelter redevelopment.

Despite multiple complaints spanning more than ten years, neither the Toronto Parking Authority nor Shelter Support & Housing Services has acted in this unsafe and dangerous structure.

The image exemplifies the serious oversight concerns that undermine public trust in this project.



Photo: City-owned garage at 601 Caledonia Road — visibly neglected for over a decade despite repeated community complaints. The structure, now proposed as part of the new shelter site, raises serious concerns about the City’s ability to manage and maintain this critical parcel.

Our Strategic Requests

We respectfully ask that the City:

- Disclose the full site selection matrix, including why other locations were eliminated.
- Commission a third-party planning review of the MTSA impact of this shelter.
- Pause rezoning and construction permits until a full Environmental and Community Impact Assessment is completed.
- Convene a formal Community Liaison Committee (CLC) with meaningful decision-making authority—not just advisory input.
- Consider alternate land uses, including seniors housing or mixed-income rental housing more aligned with current planning goals.


We remain committed to working collaboratively with the City but urge decision-makers to recalibrate this proposal in light of substantial evidence that the current site selection and process are incompatible with smart planning, fairness, and long-term community wellbeing.

Sincerely,

Concerned Stakeholders and Residents – Eglinton/Caledonia Area

Support Our Petition

We encourage all concerned residents, stakeholders, and city officials to review and support our petition calling for a pause on the Eglinton-Caledonia homeless shelter proposal until a full planning review can be completed. Your support helps ensure that community voices are heard and that planning decisions reflect long-term, sustainable development goals.

 Petition Link: https://www.change.org/p/pause-the-eglinton-caledonia-homeless-shelter-plan-demand-a-proper-planning-review?recruiter=1182683079&recruited_by_id=6e8812b0-76e2-11eb-b369-d9942d66d259&utm_source=share_petition&utm_campaign=petition_dashboard&utm_medium=copylink

Neglect and Lack of Local Representation

We also wish to highlight a critical structural issue affecting this stretch of Eglinton Avenue West: there is currently no Business Improvement Area (BIA) association representing the businesses or stakeholders located between Kane Avenue and Ronald Avenue. This corridor is situated between two BIAs but is itself unrepresented — leaving it uniquely vulnerable to being overlooked in key planning and consultation processes.

The absence of BIA representation has led to a lack of formal advocacy, diminished investment in streetscape improvements, and an increased risk of neglect. It is deeply concerning that the City appears to be taking advantage of this vacuum in local representation by pushing forward an institutional rezoning without adequate consultation or safeguards.

This is not only inequitable — it is disrespectful to local stakeholders, including small businesses and property owners who have invested in this area with a belief in its long-term growth potential.

Regards,

Paul Doukas

On behalf of Eglinton West Community

Appendix L: Business and Building Owners Opposition Letters

Formal Objection Letter – 2190 Eglinton Avenue West

Antonio Ferrarese
2190 Eglinton Avenue West
Toronto, Ontario
M6E 2L1
Email: antonioferrarese17@gmail.com

To:
City of Toronto Planning Division
100 Queen Street West
Toronto, ON M5H 2N2
Email: cityplanning@toronto.ca

June 23, 2025

Re: Formal Objection to Proposed Shelter at 2204–2212 Eglinton Avenue West and 601 Caledonia Road

To Whom It May Concern,

I am the property owner of 2190 Eglinton Avenue West, directly adjacent to the proposed institutional shelter development at 2204–2212 Eglinton Avenue West and 601 Caledonia Road. I am writing to express my strong objection to this proposal and to formally request that the City of Toronto reconsider the suitability of this site.

As a long-standing property owner and investor in this corridor, I have worked to maintain and improve my building in anticipation of broader revitalization along Eglinton West, particularly with the arrival of the Eglinton Crosstown LRT and planned GO Transit expansion. The designation of this area as a Major Transit Station Area (MTSA) was supposed to support mixed-use intensification and attract vibrant commercial and residential tenants.

Unfortunately, the sudden announcement of an 80-bed institutional shelter has already caused serious economic disruption to my property. The current retail tenant, who had expressed strong interest in a long-term lease for the ground-floor space at 2190 Eglinton, has recently withdrawn from negotiations citing the shelter proposal and associated concerns about long-

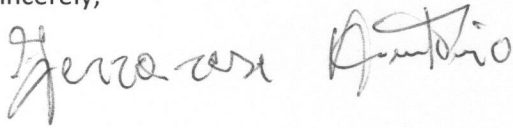
term foot traffic, safety, and business viability. This is not speculative — this was a real opportunity lost due to a lack of transparency and proper planning engagement by the City.

No outreach was made to me or my tenants prior to the announcement. There has been no impact assessment provided to adjacent property owners, no disclosure of planning rationales, and no effort to mitigate the risks now posed to our investments and community fabric. The City's actions appear to prioritize emergency shelter rollout without regard for existing landowners, infrastructure limitations, or economic vitality.

I want to make it absolutely clear: this objection is not rooted in opposition to helping vulnerable individuals. It is a protest against poor site selection, rushed implementation, and the failure to properly assess downstream consequences for neighbouring properties. The shelter proposal contradicts both the spirit and intent of the MTSA planning framework and discourages the very mixed-use investment the City claims to support.

This is a formal letter of objection to be included on the public record. I request that I am kept informed of all decisions, meetings, and developments related to this proposal going forward.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ferrarese Antonio". The signature is fluid and cursive, with the first name "Ferrarese" written in a larger, more prominent script than the last name "Antonio".

Antonio Ferrarese
Owner, 2190 Eglinton Avenue West

6/3/2025

Lavrador BBQ
2188 Eglinton Ave W, York, ON M6E 2L1

Objection to Zoning Amendment – Additional Burden on Business Already Impacted by LRT Construction (Labrador BBQ)

To:
Chris Pereira - Planner
Councillor Mike Colle

Dear City Officials,

I am writing from Labrador B.B.Q. - a local restaurant business located near 2204–2212 Eglinton Avenue West, to express our strong objection to the proposed Zoning By-law Amendment that would permit the development of a homeless shelter or supportive housing facility at that site.

Our business has already faced extremely severe challenges in recent years due to prolonged construction of the Eglinton Crosstown LRT, and the 2020 pandemic, including:

- Disruption of foot traffic and road access
- Noise, dust, and reduced visibility
- Decline in customer visits and sales

We have worked hard to stay afloat under those conditions. Introducing a high-needs facility next door — without clear mitigation, consultation, or safeguards — threatens to push us past the breaking point.

Key Concerns

1. No Recovery Time from LRT Construction

We are still in the midst of recovering from nearly a decade of LRT disruption. To introduce a shelter in this environment, before the corridor has a chance to stabilize, risks permanent closure for small businesses like ours.

2. No Consultation with Local Business Owners

At no point were we contacted or consulted about this proposal, despite being part of the

immediately affected business community. Decisions with such direct local impacts must include local voices.

3. On-Site Parking Omission Will Disrupt Local Parking Supply

The proposed development includes no on-site parking. This will inevitably spill over into nearby public parking, making it harder for our customers to find space. Reduced parking availability could directly translate into further sales loss — something we cannot afford in our recovery period.

4. Safety, Security, and Customer Perception

Without on-site security, clear operational policies, and community accountability, there is a real risk of negative customer perception, especially for family-oriented businesses.

5. Lack of Loading and Outdoor Space Planning

There appears to be no dedicated outdoor gathering space or service/loading zone, which means residents and service traffic may spill onto already congested sidewalk space — shared with commercial storefronts.

Our Requests

We respectfully urge The City to:

- Refuse or defer the zoning amendment until a full commercial impact assessment is completed, including recognition of losses sustained due to LRT construction
- Require a Good Neighbour Agreement with clear rules, security presence, and communication protocols
- Commit to economic support or compensation mechanisms for small businesses impacted by this and other public projects
- Ensure ongoing consultation with local businesses and BIAs

We support housing solutions — but not at the expense of the very businesses that have held this neighborhood together through construction and economic strain. Labrador BBQ and businesses like ours deserve consideration, stability, and a chance to recover and thrive.

Please include this letter in the public record and inform us of all future meetings or decisions regarding this proposal.

Sincerely,
Clarinda Martinho
Owner, Labrador BBQ

June 2, 2025

**The Fairbank
9 Croham Road**

Toronto, ON M6E 0B3

Objection to Zoning Amendment – Risk to New Rental Housing Development Adjacent to Proposed Shelter Site

To:

Chris Pereira – Community Planner

Councillor Mike Colle

Dear City Officials,

I am writing on behalf of the owners of The Fairbank, a newly constructed 8-storey purpose-built rental apartment complex located in the immediate vicinity of the proposed supportive housing site at 2204–2212 Eglinton Avenue West. We are submitting this letter to express serious concerns regarding the proposed Zoning By-law Amendment (ZBA) that would permit the development of a homeless shelter at that location.

Our project represents a multi-million dollar private investment in high-quality rental housing, architectural design, and urban revitalization — aligned with the City of Toronto's goals to increase rental supply and support mid-rise intensification in transit corridors. The proposed shelter, however, poses a significant risk to the viability of our development.

Key Concerns

1. Tenant Retention Risk

Tenants have already expressed concern about the shelter proposal, and we fear that once it becomes operational, resident turnover will increase. This is particularly troubling for a new building still in lease-up phase. We are deeply concerned about losing current tenants who may feel uneasy about the change in the surrounding environment.

2. Market Rent Viability

The ability to secure and maintain market rents is essential to the financial sustainability of our project. The proximity of a high-needs shelter — without buffers, without service transparency, and without a clear community management plan — will make it significantly

harder to attract long-term renters at sustainable rates. This undermines the economic foundation of purpose-built rental housing in the area.

3. Lack of Compatibility with Urban Investment

The Fairbank was developed with the intention of enhancing the neighbourhood — not only through housing supply but also through design quality, pedestrian activity, and commercial renewal. A high-support facility directly next door runs counter to this vision and creates a perceived imbalance in the area's development mix.

4. No Engagement with Key Property Stakeholders

Despite being a direct neighbour and long-term stakeholder, we were not consulted about this project. There has been no meaningful outreach to those most impacted from a financial and operational perspective.

Our Request

We respectfully request that City Council:

- Defer or refuse the Zoning By-law Amendment until a complete residential impact and market viability assessment is completed
- Require a Good Neighbour Agreement and clear, binding operational commitments (security, hours, capacity, services)
- Ensure there is meaningful engagement with private developers and property owners whose investments and tenants will be directly affected
- Consider relocation to a site that better balances the needs of housing the vulnerable with protecting existing investment and residential stability

Toronto's housing future depends not only on new supply, but on creating neighbourhoods where diverse housing can coexist with public confidence. Our project was approved, financed, and built in good faith under one planning context — to now introduce a use that may fundamentally change the local rental dynamic places our project at unacceptable risk.

Please add this letter to the public record and ensure we are notified of all future meetings and decisions concerning this proposal.

Sincerely,



Dina Sheak
On behalf of The Fairbank
416-816-6754

Objection to Zoning Amendment for 2204–2212 Eglinton Avenue West

To:

City Planning Division – Chris Pereira
Toronto Consular Ward 8 Mike Cole

Dear City Officials,

I am writing to express my strong objection to the proposed Zoning By-law Amendment (ZBA) and the planned homeless shelter or supportive housing facility at 2204–2212 Eglinton Avenue West. I am the owner of Babos Donerpoint restaurant that has operated successfully at this location for over 25 years, located immediately next door to the proposed development site.

My restaurant is a trusted, long-standing business in the community. We have served the Eglinton West neighbourhood with pride, employed local residents, and contributed to the local economy. This proposal poses a direct threat to our viability, safety, and ability to serve our customers.

Key Concerns

1. Entrances in Direct Conflict – No Buffer Space

The current site design places the main entrance to the shelter immediately beside my restaurant's front door, with virtually no physical or visual buffer. This will result in unavoidable:

- Congregation and foot traffic overlap
- Customer discomfort and loss of business
- Staff concerns, especially during evening shifts

2. No Green Space or Outdoor Amenity Area

The proposal includes no green space, no outdoor courtyard, and no designated social area for shelter residents. This raises a serious question: Where are residents expected to gather, relax, or spend time outdoors? The answer appears to be: the sidewalk, in front of my restaurant. This is poor planning and unfair to adjacent businesses.

3. No Loading or Service Zone

There is no designated loading/unloading area for deliveries, support service vehicles, or EMS. This creates logistical concerns for both the shelter and neighbouring businesses. Will curb space be taken from my patrons or delivery access? The lack of infrastructure to support the shelter use is glaring.

4. Business Viability in Jeopardy

A restaurant's success depends on customers feeling comfortable and safe. This proposal risks:

- Scaring away long-time customers
- Creating disorder in the public realm
- Destroying a business that has been stable and profitable for two decades

5. No Consultation with Impacted Businesses

I was not notified or consulted as a directly adjacent business owner. For a proposal that will have daily, high-impact consequences on my operations, this is unacceptable.

My Requests

I respectfully urge City Planning and City Council to:

- Refuse or defer the zoning amendment until a commercial and operational impact study is conducted
- Provide a revised site plan that includes:
 - A setback or visual buffer between the shelter and neighbouring storefronts
 - Outdoor green space or gathering area not shared with commercial sidewalks
 - A designated loading/service zone

If the proposal is approved, I request:

- A formal Good Neighbour Agreement with businesses
- Clearly defined security and service protocols
- Direct City oversight and accountability mechanisms
- Economic support or assistance for impacted businesses

I understand the importance of providing shelter for vulnerable people. But placing a facility like this with no buffer, no green space, and no logistical planning next to a 24 year-old restaurant is not responsible for urban development. It is unfair to those who have built businesses here and invested in this community.

Please add this letter to the public record and ensure I am notified of all future meetings, consultations, and decisions related to this site.

Sincerely,

Ersun Aytac 

Babos Donerpoint
2216 Eglinton Ave W, York, ON M6E 2L1

Objection Letter – Northeast Corner Parcel (Babos Doner Site)

To: City of Toronto Planning and Housing Committee
c/o City Clerk's Office – PHC
100 Queen Street West, Toronto, ON M5H 2N2
Email: phc@toronto.ca

Date: June 25, 2025

Re: Formal Objection to Zoning By-law Amendment – Combined Parcel at 2204–2212 Eglinton Avenue West, 601 Caledonia Road, and the Northeast Corner Lot at Eglinton & Caledonia

Dear Members of the Planning and Housing Committee,

I am writing as the owner of the northeast corner parcel located at the intersection of Eglinton Avenue West and Caledonia Road—commonly known as 2216 Eglinton Avenue West. This property includes a fully leased commercial building currently occupied by Babos Doner Restaurant, a longstanding and popular food establishment that serves both local residents and commuters along the Eglinton corridor.

This corner lot directly abuts the proposed permanent shelter site—which now includes 2204–2212 Eglinton Avenue West and 601 Caledonia Road—placing my commercial property at immediate adjacency to institutional use on both the east and north sides.

The impact of this proposal extends far beyond tenant concerns. My property is now boxed in on two sides by non-market institutional use, effectively eliminating the full future development potential of the site. The ability to participate in a land assembly, attract viable mixed-use partners, or meaningfully contribute to the intensification vision under MTSA policy and Official Plan Amendment 253 is now severely undermined.

From a business perspective, this means:

- Reduced long-term lease security and tenant retention
- Increased difficulty attracting commercial financing or development partners
- Reputational impacts that degrade the economic value of the site

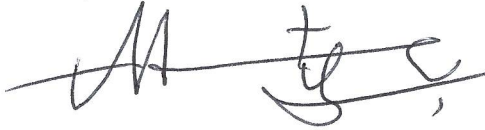
The Planning and Housing Committee must recognize that this rezoning application impacts not only abstract planning goals, but real businesses, real tenancies, and real investments. Decisions made here have tangible consequences on cornerstones of community vitality and future economic growth.

I strongly urge the Committee to defer or refuse this application and initiate a proper land use review and community consultation process before moving forward.

To this date, no one from the City or any related agency has formally contacted me to provide transparency, disclosure, or engage with me as an affected adjacent landowner.

Please accept this letter as my formal objection to the proposed zoning amendment and as a request for notice of any decision regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aytac Memet', written over a horizontal line.

Aytac Memet

Property Owner, 2216 Eglinton Avenue West (Northeast Corner Parcel)
416 - 654-7256

July, 11, 2025

Addendum

Formal Objection – Little Jamaica Cultural District & Minor Variance

Criteria

To: City Clerk and Members of the Planning and Housing Committee

Subject: Zoning Amendment Objection – 2204–2212 Eglinton Ave W and 601 Caledonia Rd

I am writing to formally oppose the proposed zoning amendments for the institutional shelter development at 2204–2212 Eglinton Avenue West and 601 Caledonia Road. This objection is grounded in part on planning and built form concerns — but more critically, it invokes the recently adopted 'Little Jamaica Cultural District Plan,' Toronto's first Cultural District policy and planning framework.

This objection also asserts that the application fails to meet the four statutory tests under Section 45 of the Planning Act for a minor variance.

1. The Variance is Not Minor in Nature

The shelter's introduction at this sensitive location within a designated Cultural District is not a minor change. It results in significant cultural, spatial, and social disruption. The lack of setbacks, absence of retail frontage, and institutional scale are materially incompatible with the surrounding context and cultural character. These are not negligible effects; they are permanent and substantial.

2. The Variance is Not Desirable for the Appropriate Development of the Land

This application undermines the goals of the Cultural District Plan, which include preserving community retail, supporting micro-enterprise, and enabling culturally relevant placemaking. The shelter, as proposed, does not incorporate any strategies to support or integrate existing heritage-based businesses. Without proactive planning to protect and sustain these culturally rooted enterprises, the area risks long-term commercial erosion and economic failure. This is not a desirable or appropriate use in the context of Little Jamaica's revitalization efforts.

3. The Proposal Fails to Maintain the General Intent and Purpose of the Official Plan

The Toronto Official Plan, particularly Chapter 3.1.5, calls for the conservation of cultural heritage landscapes and context-sensitive redevelopment. The Official Plan also recognizes the importance of cultural identity and economic resilience in diverse neighbourhoods.

4. The Proposal Fails to Maintain the General Intent and Purpose of the Zoning By-law

The current zoning supports commercial and mixed-use functions that foster street-level vibrancy and compatible built form. This proposal introduces an institutional use without meeting fundamental zoning criteria related to height, massing, loading, or retail frontage. It fails to respect the intent of the Zoning By-law to create a balanced, pedestrian-oriented main street environment.

Beyond the four statutory tests, I emphasize the following:

- The Little Jamaica Cultural District Plan, supported by City Council, identifies over 200 points of cultural significance and constitutes cultural heritage under the Ontario Heritage Act.
- Section 1.7.1(e) of the Provincial Policy Statement (PPS) mandates municipalities to promote cultural planning and conserve features that help define character. This application fails that test.
- The shelter's design and land use introduce long-term cultural harm, economic displacement, and irreversible character loss.
- A Cultural Heritage Impact Assessment (CHIA) must be completed in accordance with Chapter 3.1.5 of the Official Plan.
- The use of delegated authority and lack of community-led review violate principles of procedural fairness and public trust.

For the above reasons, I respectfully request that the Planning and Housing Committee:

- Reject the proposed zoning amendments;
- Or, defer the application until a CHIA is completed and reviewed by the Cultural Districts Interdivisional Team;
- And formally acknowledge that the proposal does not meet the four statutory tests under the Planning Act.

Thank you for your attention to this urgent matter of cultural planning, fairness, and legal compliance.