

2204-2212 Eglinton Avenue West

Zoning By-law Amendment Application
Community Consultation



Land Acknowledgement

The land I am on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples. Toronto is home to many diverse First Nations, Inuit and Métis peoples. I acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

We are all Treaty people. Many of us have come here as settlers, immigrants, newcomers in this generation or generations past. I'd like to also acknowledge and honour those who came here involuntarily, particularly those who are descended from those brought here through enslavement.

Housekeeping








This meeting is being recorded

Meeting Conduct

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.

Participants may be muted or removed from the meeting for failing to adhere to this standard.

Agenda

-  7:30 p.m. **Introductions**
-  7:35 p.m. **Opening Remarks from Staff**
-  7:40 p.m. **Presentation of the Proposal**
-  8:10 p.m. **Q&A Discussion**
-  8:50 p.m. **Closing Remarks and Next Steps**

Introductions

City Staff

Development Review

Chris Pereira, Planner

Shelly Cham, Manager

Rossana Tudo, Project Coordinator

Toronto Shelter and Support Services

Tarik Bacchus, Manager

Kiefer Shields, Manager

Councillor's Office (Ward 8)

Deputy Mayor Mike Colle



Toronto Shelter & Support Services Presentation

Homelessness Services Capital Infrastructure Strategy (HSCIS) – Background

- **Toronto's shelter system is full.** There is an urgent need to address the issue of homelessness.
- Housing is the ultimate solution to homelessness, and **shelters are necessary** to fill gaps with critical services.
- In 2024, **over 4,300 people** were moved from the shelter system into permanent housing.



Homelessness Services Capital Infrastructure Strategy (HSCIS) – Background

- In November 2023, Toronto City Council approved the **Homelessness Services Capital Infrastructure Strategy** to improve shelter stability and address demand.
- In December 2024, **6 new shelters were announced** as part of HSCIS that will be thoughtfully designed to meet the needs of Toronto's diverse homeless population.



Engagement Approach

To promote the success of new shelter locations, support community members, site operators and clients, and ensure local concerns are heard.

TSSS has connected with over **1,600 unique individuals** across six neighbourhoods

- Door-to-door canvassing
- Community events (virtual/in-person)
- Stakeholder meetings
- Community walk
- Emails and phone calls



Shelter Siting Process

- **Toronto Parking Authority (TPA)** deemed this location as surplus, for City-building opportunities aligned with Council priorities
- **2204-2212 Eglinton Ave W** was chosen for shelter use by City staff based on meeting the key shelter site criteria.
- Shelters are **successfully located** in residential areas, often close community amenities.

Key Shelter Site Criteria
1. Site Availability, Fair Market Value
2. Permitted for Shelter Use
3. Site Size
4. Proximity from Existing Shelters
5. Access to Amenities
6. Proximity to Public Transit

Limited availability of sites that meet shelter site criteria

Shelter Operations

All shelters have trained staff **on-site 24/7**, with shelter programming that will be **tailored to the needs of target clientele**. Services are for clients only.

Mixed Adults experiencing homelessness with up to 80 spaces

Fred Victor will be the shelter operator

Partner agencies provide wrap-around supports including access to primary health care, and income support referrals



Site Overview

2204-2212 Eglinton Avenue West

Site Overview

Statistics

Lot Area: 928 square metres

FSI: 2.6

Height: 6 storeys (24.5 metres + MPH)

GFA: 2,352

Dwelling Units: Up to 80 beds

Vehicular Parking: 0

Bicycle Parking: 11



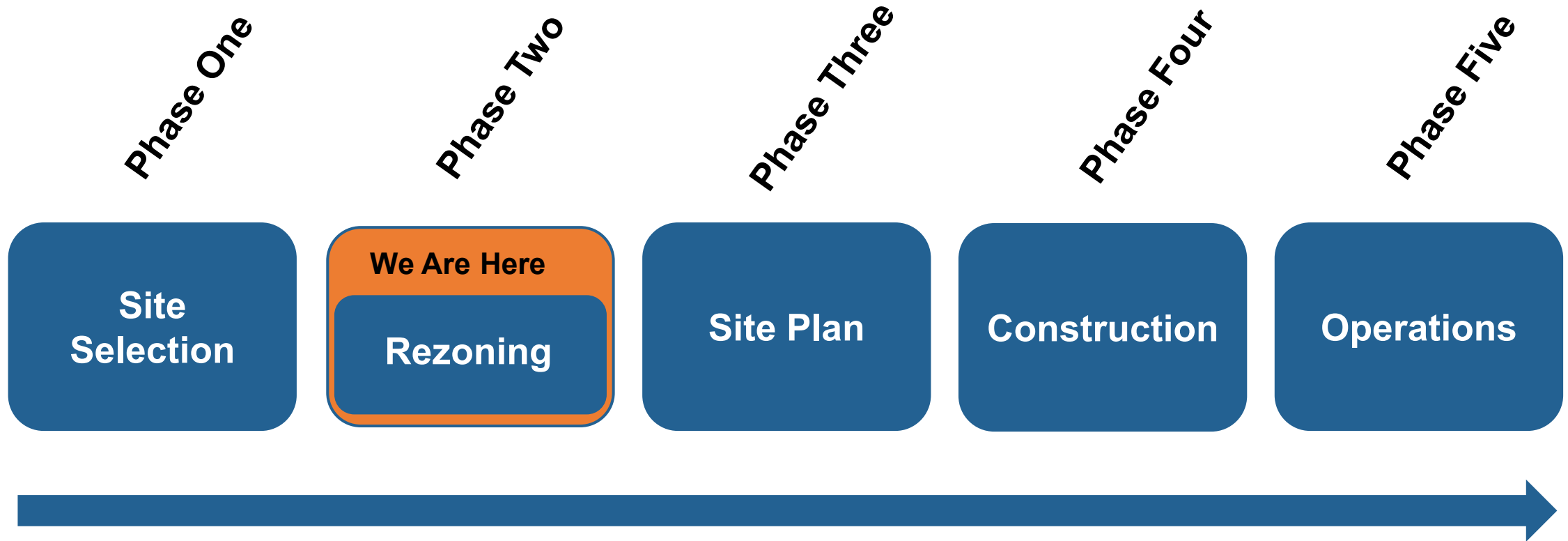
Existing Conditions



Existing Conditions

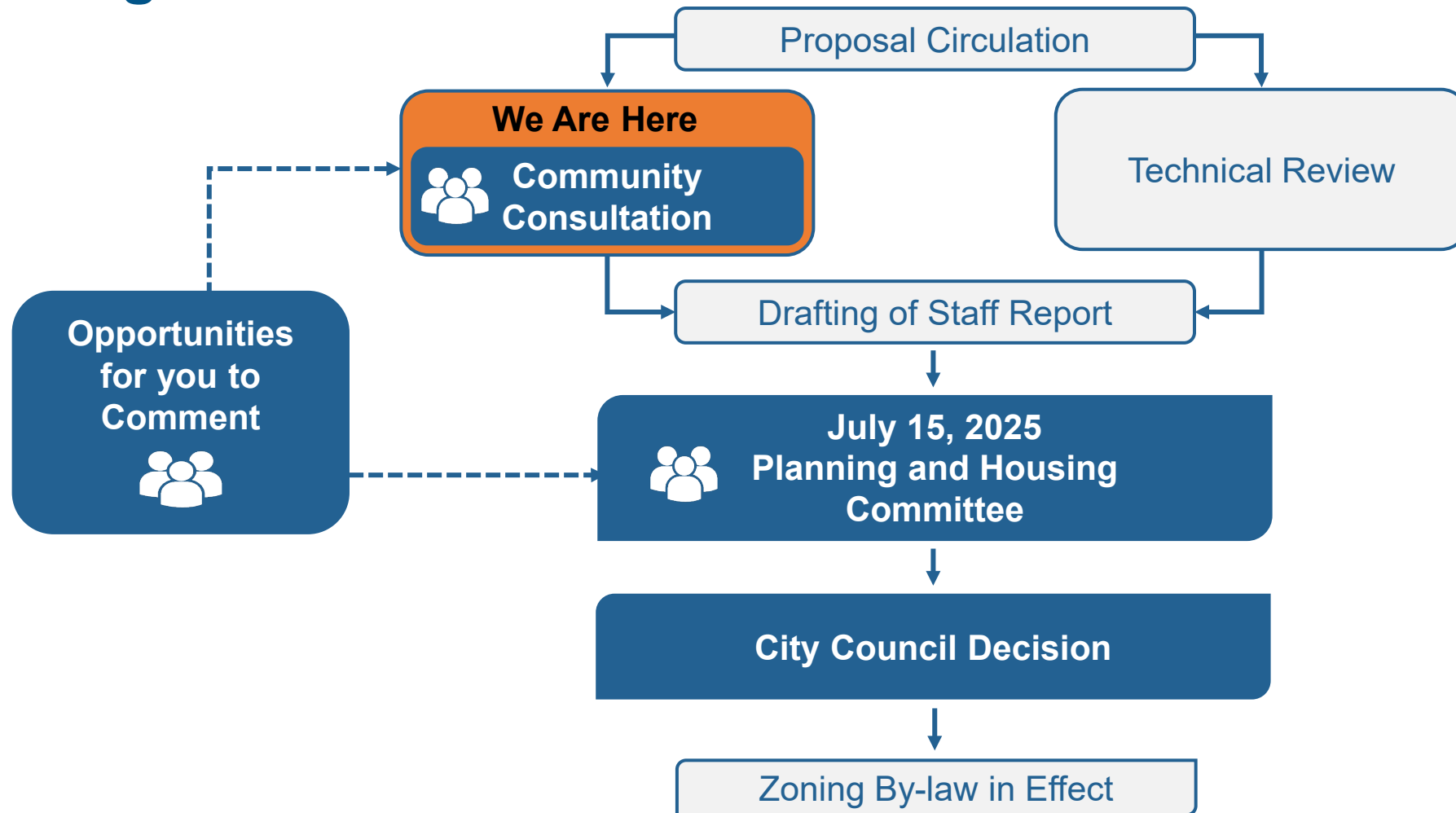


Project Phases

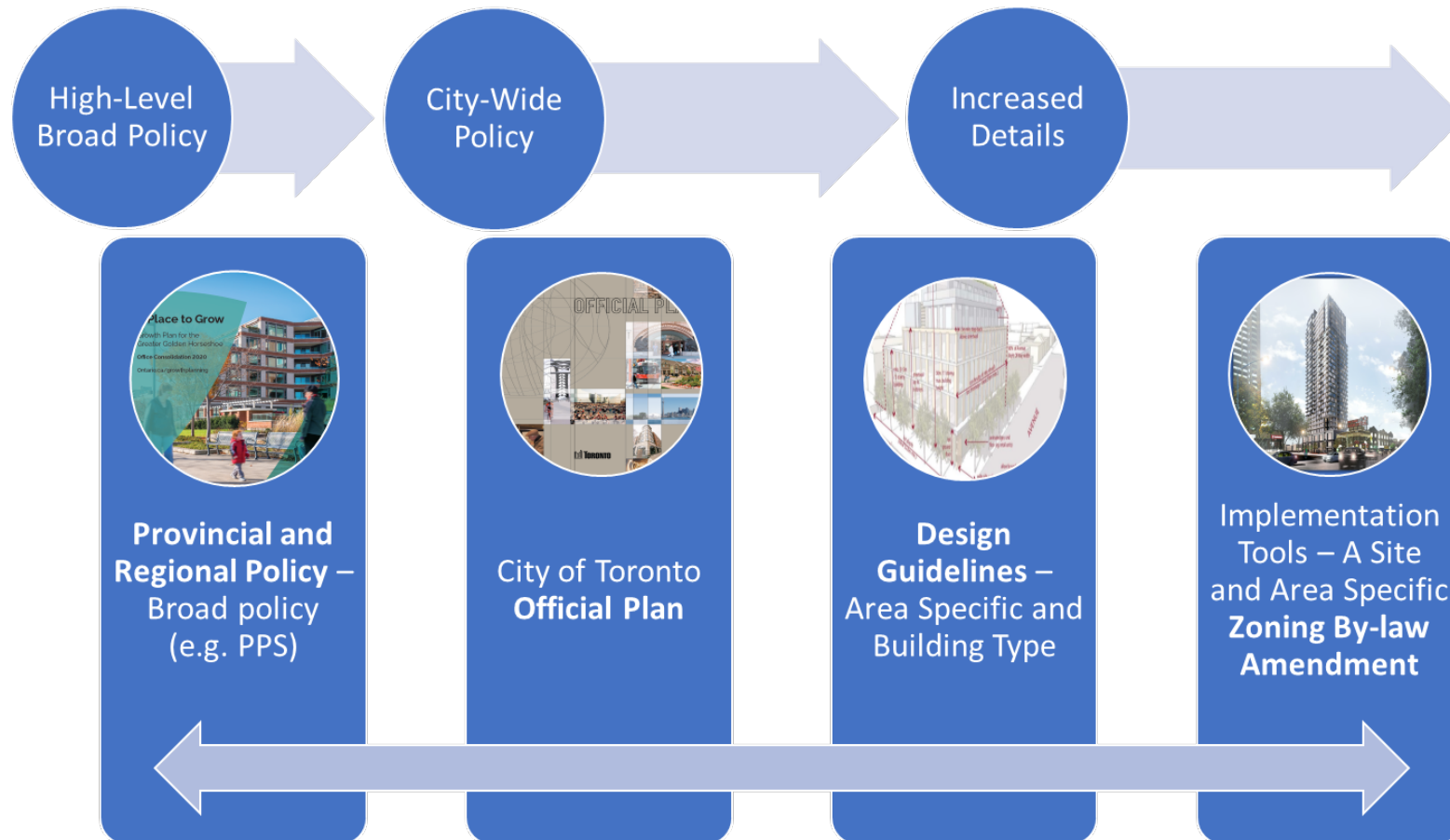


Planning Presentation

Rezoning Process



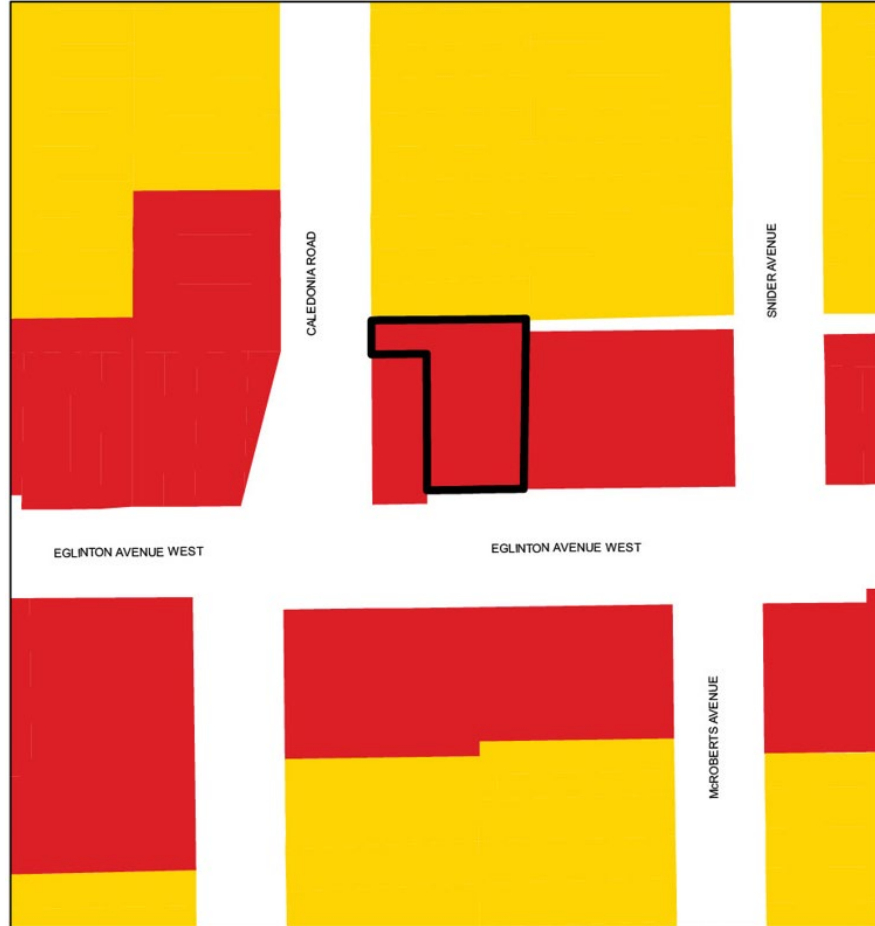
Planning Framework



Determining the Public Interest



Official Plan – Land Use



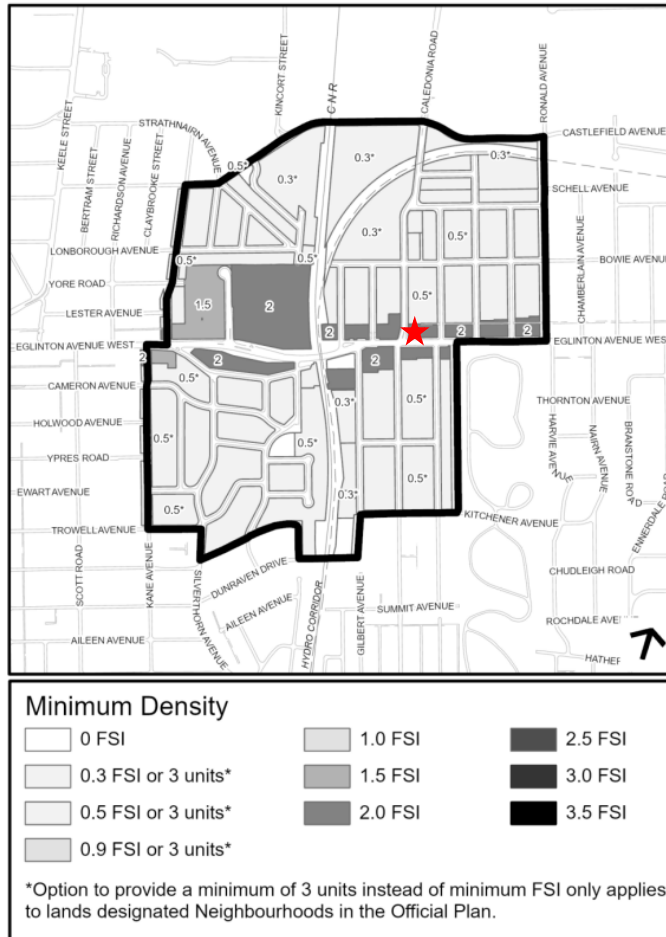
Site designated Mixed-Use under the City's Official Plan

Mixed Use Areas:

- Will absorb a portion of Toronto's growth over time.
- Create of a balance of uses that reduce automobile dependence, meet the needs of the community and provide new jobs and homes.
- New buildings will frame streets, minimize shadow impacts, transition toward lower scale areas and provide an attractive, safe and comfortable pedestrian environment.

PMTSA

Map 2 – Minimum Densities, Caledonia Protected Major Transit Station Area

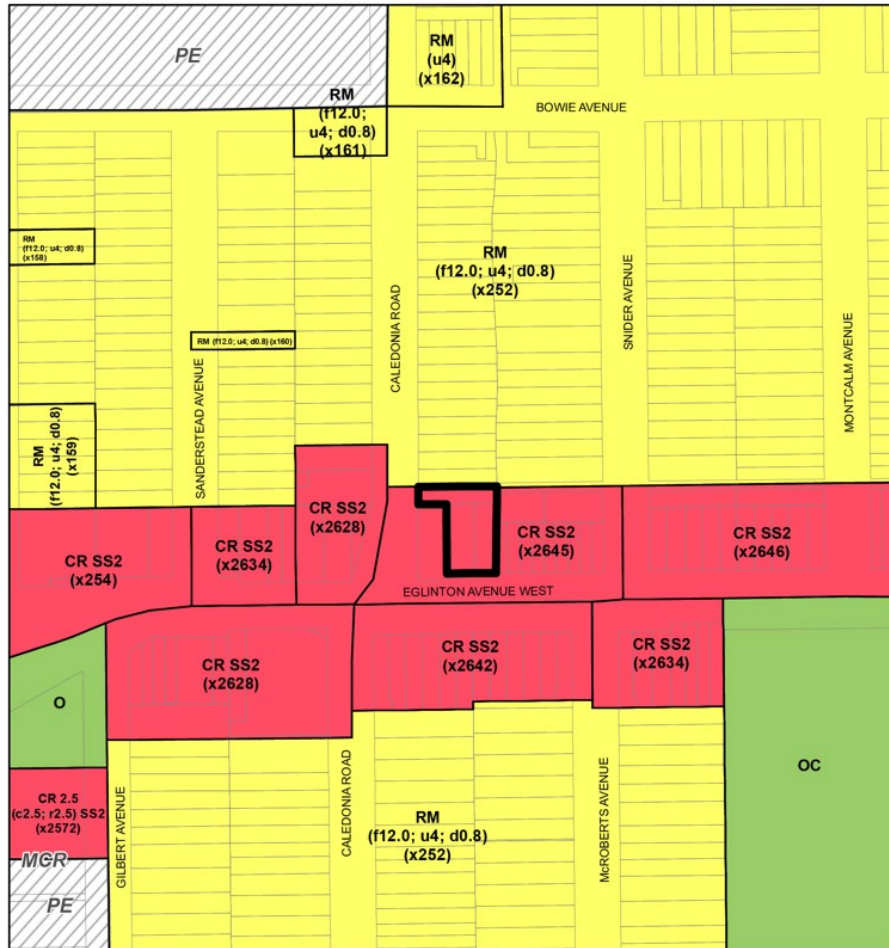


Site designated a Protected Major Transit Station Area (PMTSA)

The Province's Growth Plan defines a MTSA as the areas generally within 500 to 800 metre radius of a transit station, representing about a 10-minute walk. A PMTSA designation prioritizes the creation of affordable housing units in these areas, through the use of inclusionary zoning.

- Minimum density requirement is 2.0 Floor Space Index.
- Existing and permitted development within the PMTSA is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

Zoning



Existing Zoning: CR (Zoning By-law 569-2013)

- Shelter use is permitted.

*Zoning By-law amendment required to modify the massing and loading requirements

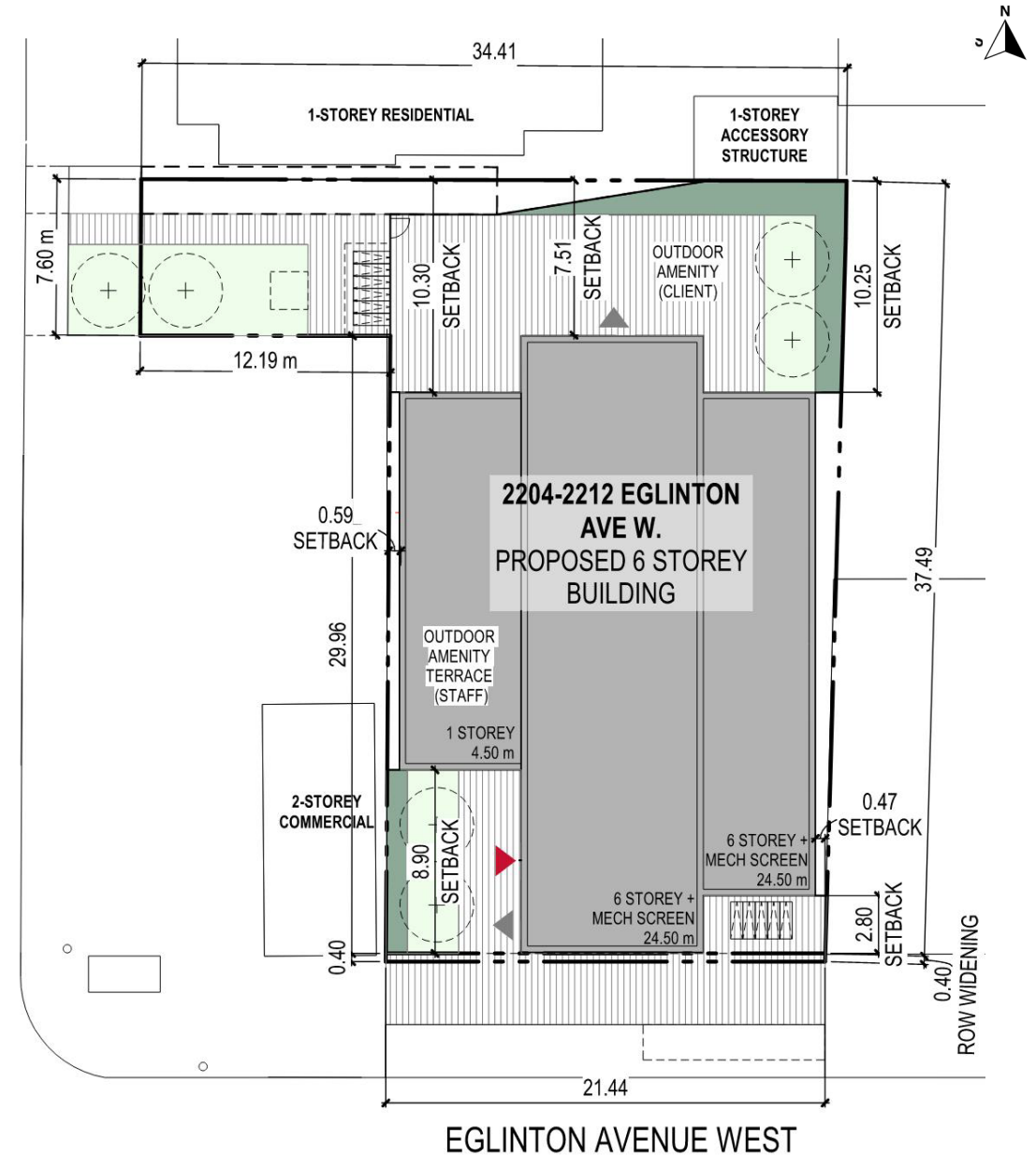


Proposal Presentation

Proposal Presentation

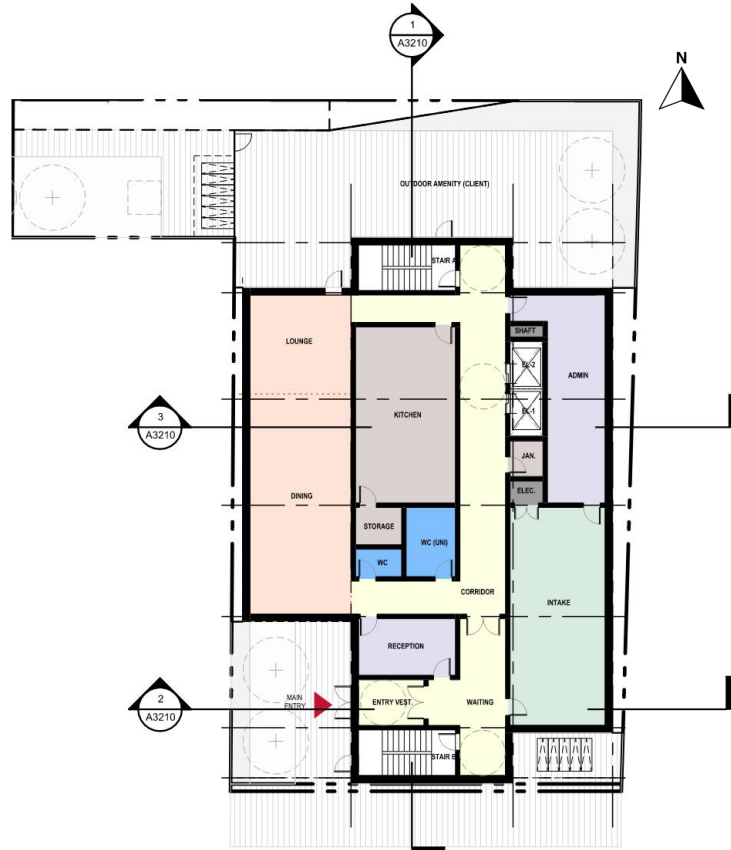
2204-2212 Eglinton Ave – Site Plan

Site Plan Legend

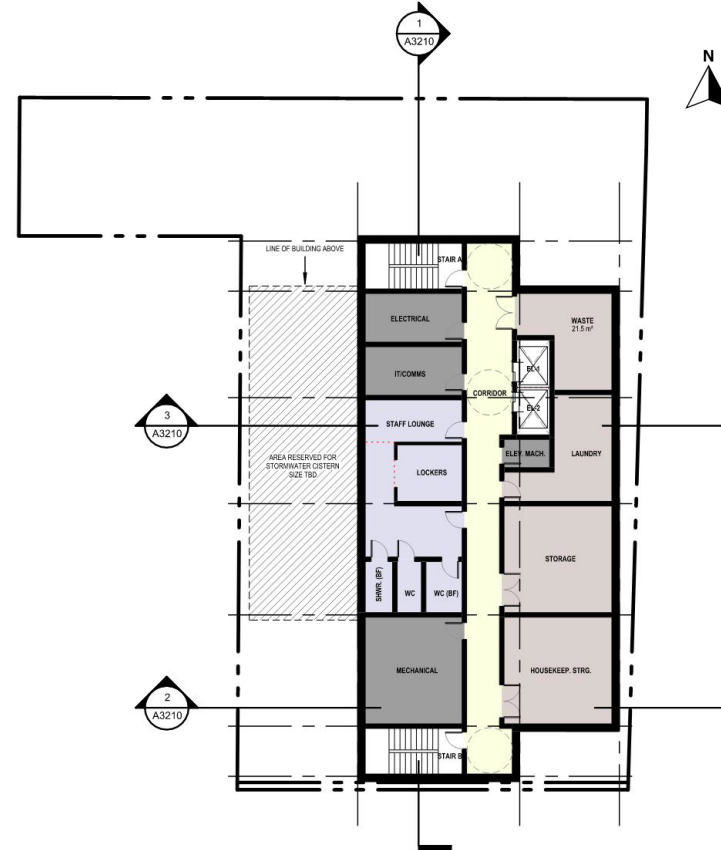


Proposal Presentation

2204-2212 Eglinton Ave – Floor Plans



Level 1 Floor Plan



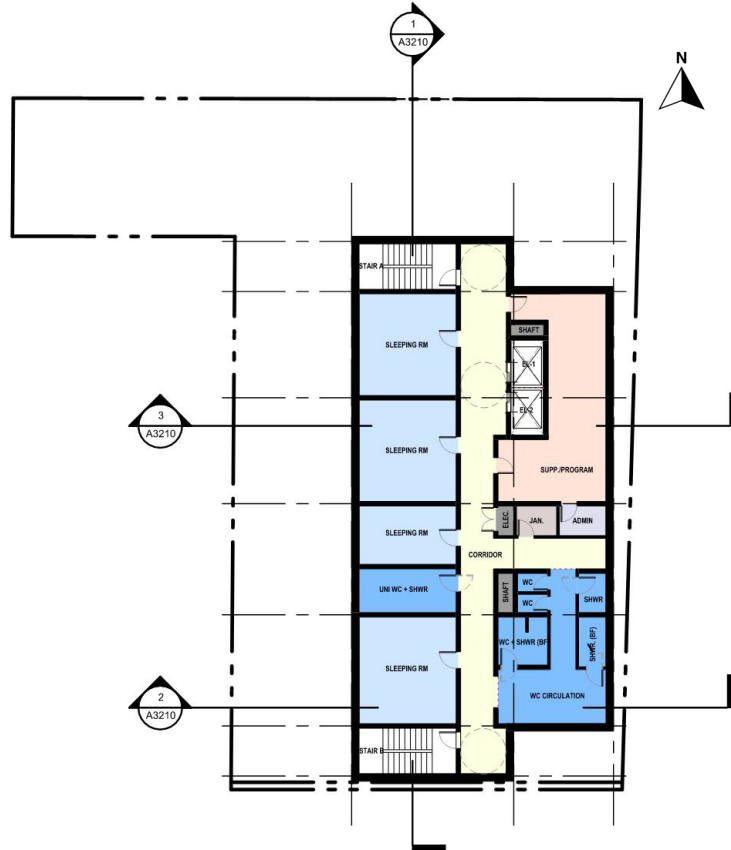
Level B1 Floor Plan

Department Legend

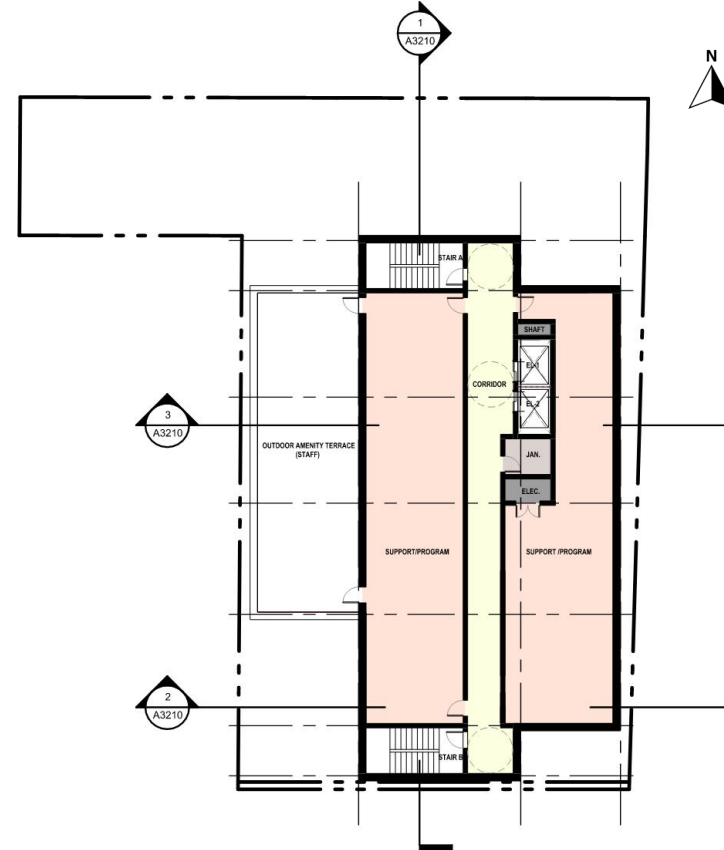
- ADMIN
- CIRCULATION
- CLIENT WASHROOMS
- FACILITIES SUPPORT
- INTAKE
- NEIGHBOURHOOD - SLEEPING AREAS
- SERVICES
- SHARED USE / AMENITY

Proposal Presentation

2204-2212 Eglinton Ave – Floor Plans



Level 3 Floor Plan



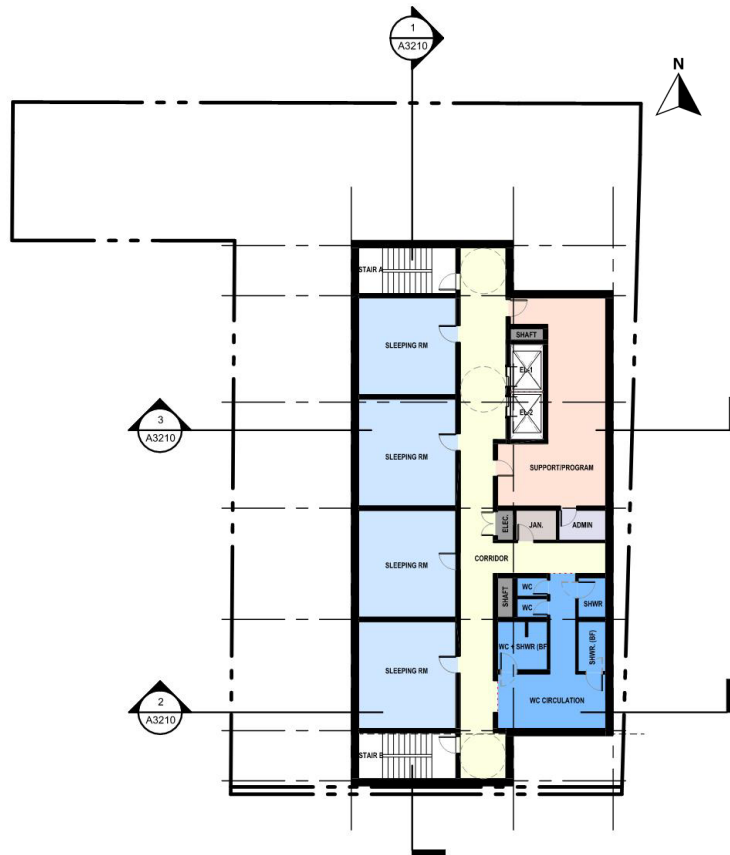
Level 2 Floor Plan

Department Legend

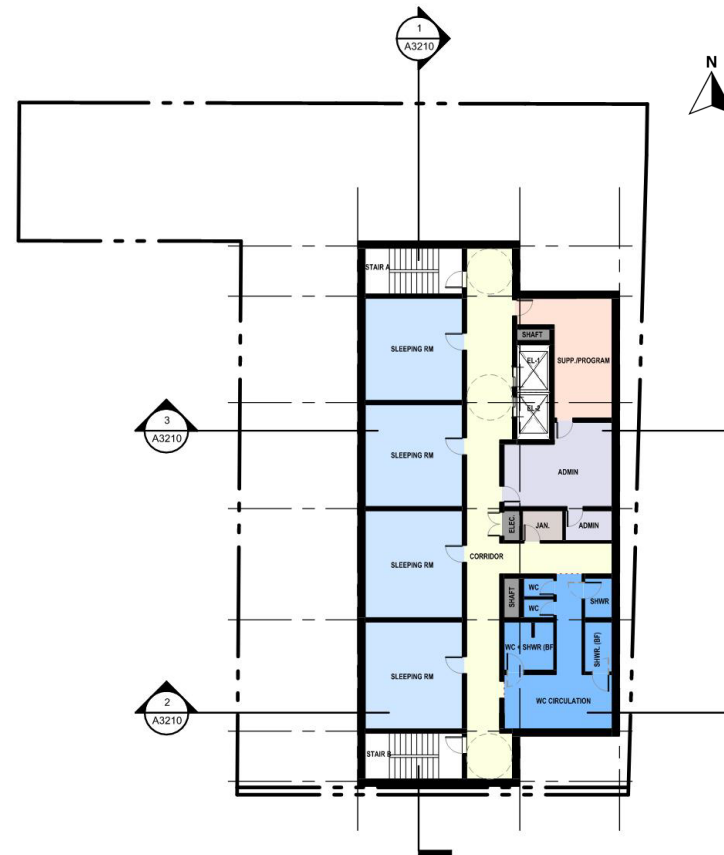
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Proposal Presentation

2204-2212 Eglinton Ave – Floor Plans



Level 5&6 Floor Plan



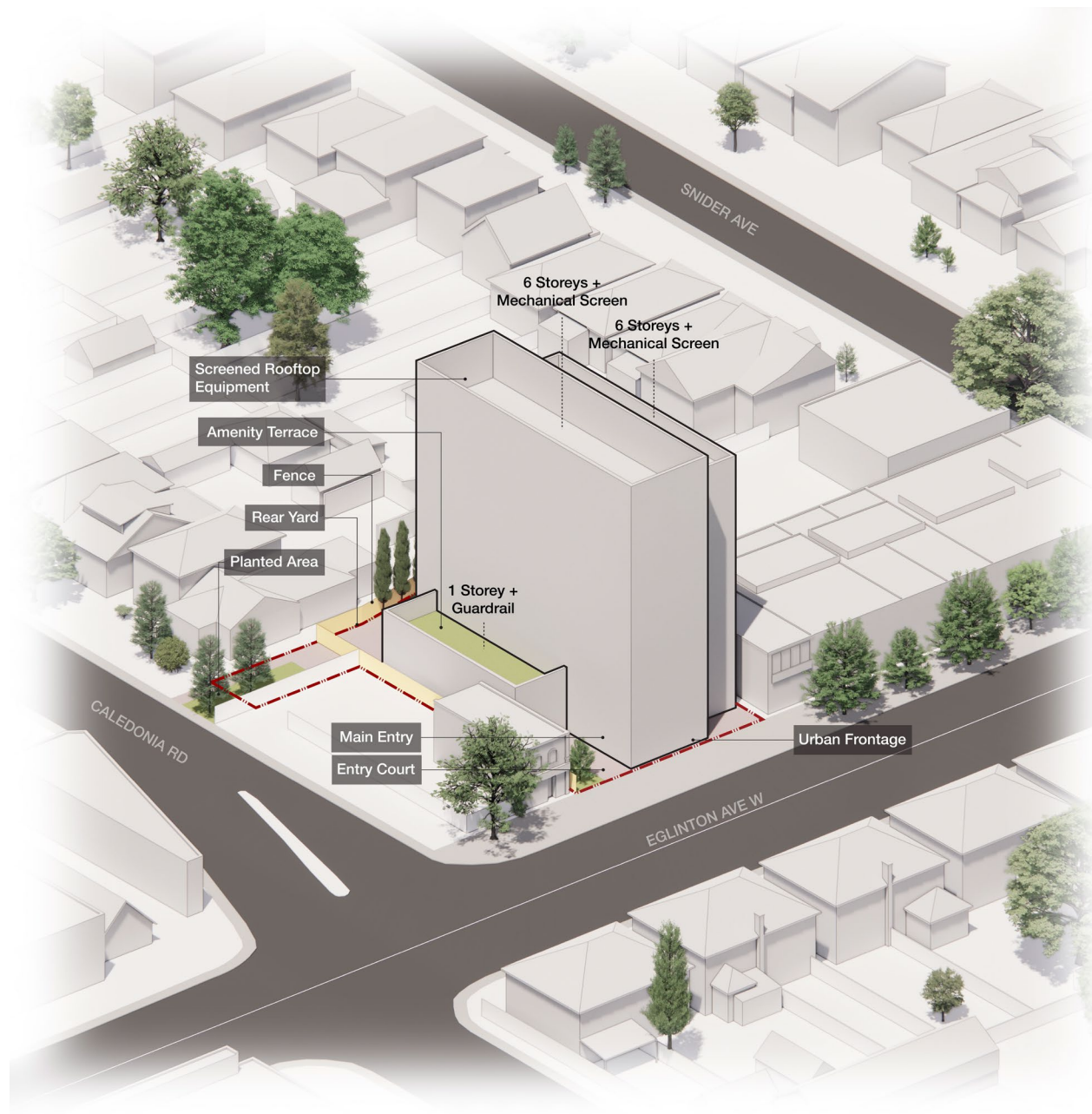
Level 4 Floor Plan

Department Legend

- ADMIN
- CIRCULATION
- CLIENT WASHROOMS
- FACILITIES SUPPORT
- INTAKE
- NEIGHBOURHOOD - SLEEPING AREAS
- SERVICES
- SHARED USE / AMENITY

Proposal Presentation

2204-2212 Eglinton Ave – Axonometric View





Facilitated Discussion

Q&A



Raised Hand:

Raised Hand is found in the bottom right corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio.

Participants Calling-in can dial *3 to raise hand.

Q&A:

The Q&A feature is accessed by clicking on the circle with dots at the bottom of your screen. Address your question to all the panelists, using the drop down menu, on the top.



Closing Remarks

Next Steps

- All feedback received throughout the consultation process will be shared with design team and will inform staff's review of the proposal.
- Updates on the proposal, including upcoming opportunities to participate in consultation, will be posted on the project website:
www.toronto.ca/2204Eglinton
- On July 15, 2025, Planning and Housing Committee will hold a statutory public meeting on all six shelter sites, where the public will have an opportunity to depute. To register for the Committee meeting, please contact the Clerk's Office at RegistrarCCO@toronto.ca.

Thank You!



Contact Us

Email:

HSCIS.Planning@Toronto.ca