



Community Bulletin #3

New Shelter at 2204 Eglinton Avenue West

The City of Toronto is continuing its work to create new, modern shelter spaces that meet the needs of residents and communities alike. At **2204 Eglinton Ave W**, a new municipal shelter will provide essential supports to approximately 80 mixed-gender adults (18 and older) who are experiencing homelessness. This new shelter will offer a safe, stable, and welcoming environment where residents can rebuild their lives, access health and social supports, and move toward permanent housing.

Engagement Updates

The City of Toronto continues to engage closely with local residents, businesses, and stakeholders as planning for 2204 Eglinton Ave W. moves forward. Since May 2025, the following engagement activities took place:

May 28: Virtual public meeting for Zoning By-Law Amendment for new shelter sites.

July 15: Statutory public meeting for Zoning By-Law Amendment for new shelter sites at the City's Planning and Housing Committee

September 25: Community Walk

October 6: Local Stakeholders Design Meeting

In addition to the meetings above, the City and the Community Engagement Facilitation team from Third Party Public have continued engaging with community members via email and phone calls.

Community Walk

On September 25, 2025, the City hosted a community walk with immediate neighbours and

nearby businesses surrounding the planned shelter at 2204 Eglinton Avenue West. The purpose of the walk was to introduce City staff and representatives from Fred Victor, the selected shelter operator, to local residents and business owners, and to discuss site-specific considerations as planning moves forward.

Participants included staff from Toronto Shelter and Support Services (TSSS), Fred Victor, and the Office of Deputy Mayor Mike Colle.

Discussion focused on property conditions at 601 Caledonia Road, community safety and the role of shelter operations, supports available for shelter clients, design considerations, and opportunities for continued community engagement.

Working Together with the Community – Design Roundtable

On October 6, 2025, the City hosted a design roundtable meeting with immediate neighbours and other local residents, business owners, and members of local community organizations.

Participants reviewed updated site drawings and shared feedback on exterior design features such as the rear loading area, on-site waste management and increased foot and vehicle traffic.

Feedback from this session is being reviewed by the project and design teams to determine what can be incorporated as plans progress. More information about the shelter design and the zoning by-law amendments are available on the [City's project website](#).

Planning and Construction Updates

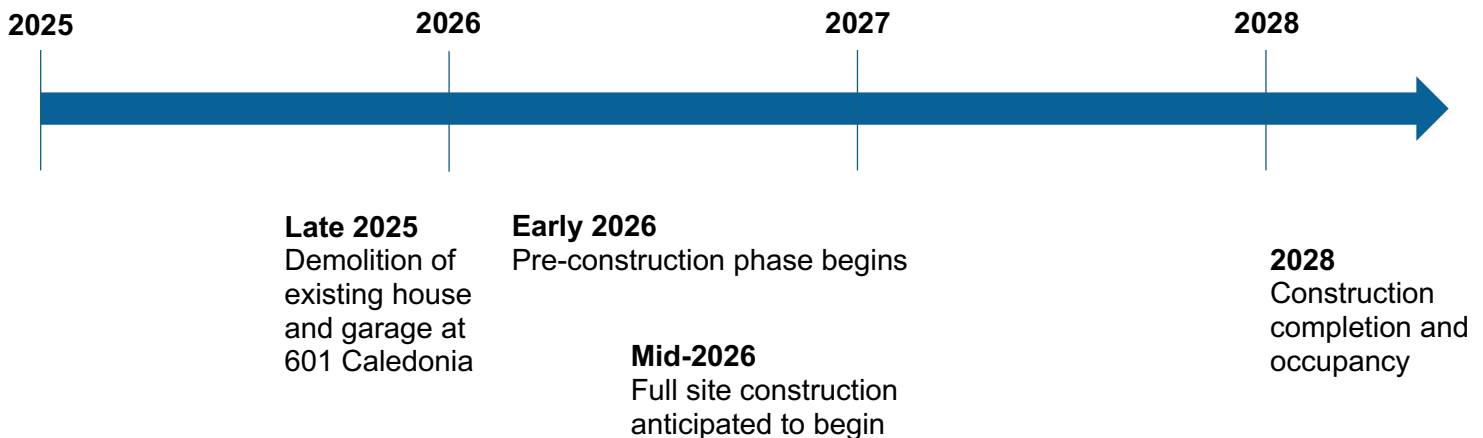
Notice of Passing of Zoning By-Laws

On July 24, 2025, following the community engagement on the zoning by-law amendment for new shelter sites, Toronto City Council adopted [Official Plan Amendment 833](#) and passed Zoning

By-laws (767-2025, 769-2025, 770-2025, 771-2025, and 772-2025). These planning changes support the City's Homelessness Services Capital Infrastructure Strategy (HSCIS), which aims to create 1,600 new long-term and permanent shelter spaces across Toronto by 2033. While municipal shelters are already permitted at all six sites, including 2204 Eglinton Ave. W., amendments were required to allow for the proposed building forms. These approvals give the City flexibility to refine the design of the building in partnership with the shelter operator and local community, while allowing construction timelines to move forward efficiently. This ensures that critical services can open sooner, while still providing room to incorporate thoughtful design feedback around features such as setbacks, landscaping, outdoor space, parking and building finishes.

Construction Updates

Demolition of the existing house and garage at 601 Caledonia Road has already taken place, as scheduled. Full site construction is scheduled to commence in 2026. Construction is expected to take about 18 months, with completion targeted for 2028.



FAQs

Third Party Public has consolidated the questions below based on those most asked through email, voicemail, and conversations since May 2025. Frequently asked questions prior to May are summarized in the previous Community Bulletins and updates, available at toronto.ca/2204eglington. The City of Toronto provided answers. The questions have been numbered for ease of reference only and are not intended to reflect an order of priority.

Regular Community Bulletins and e-Updates will continue to share community questions and City responses, along with any other updates.

1. How is the City incorporating findings from the April 2024 CAMH Shelter Safety Report, which documents significant systemic safety risks across Toronto's shelter system?

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.

2. Why isn't the city considering retrofitting other properties (like some of the other shelters)? Given that this shelter will be in a new building, what is the cost to build it?

The City explored a range of options before deciding to build new purpose-built shelters. While retrofitting older buildings can work in some cases, it often comes with challenges such as accessibility limitations, structural constraints, and higher maintenance costs. Building the new shelters through HSCIS will allow the City to move out of the more costly temporary shelter hotels established during the COVID-19 pandemic. For each month that a new 80 bed shelter is delayed, the cost to the City is \$280,000 in forgone operating efficiencies. Over a 10-year period, cost savings realized by HSCIS are \$33.6 million when compared to leased shelter hotels.

3. The City has acknowledged that a zoning amendment is required to accommodate the proposed height, massing, density, parking reductions, and loading exemptions. Why is the shelter permitted if the project does not conform to existing zoning standards?

The property at 2204 Eglinton Ave. W. is zoned to allow a municipal shelter as a permitted residential use. However, a zoning amendment is needed to approve certain design details—like the building's height, massing, parking layout, and loading areas to ensure the site design works well within the neighbourhood and

meets updated City planning policies. City Planning Staff support these amendments as they comply with updated city-wide policies. More information on this review is available [in the City staff report](#).

4. How does the proposed use align with provincial Major Transit Station Area (MTSA) density and land use objectives under Provincial Policy Statement 2023 and the Ontario Housing Supply Action Plan.

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.

5. What is the Community Liaison Committee and what decision-making ability will it have?

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. While the CLC is not a decision-making body, it will provide a forum to share information, ask questions, and work together to problem solve community concerns. Committees are formed closer to the time of the shelter opening (2-3 months prior) and will meet semi-regularly, as agreed upon by committee members.

You are receiving this bulletin because you previously indicated an interest in receiving project updates. If you have any questions about the shelter or no longer wish to receive these updates, please email 2204eglinton@gmail.com.

To learn more about the City's plans to develop new shelter sites, visit toronto.ca/NewShelters.
