

Co-location of Housing and Service Integration at 2950 and 2970 Lake Shore Boulevard West

Date: September 21, 2020

To: General Government and Licensing Committee

From: General Manager, Shelter, Support and Housing Administration

Wards: Ward 3

SUMMARY

On July 28, 2020, through Item No. GL14.11, City Council approved the acquisition of 2950 and 2970 Lake Shore Boulevard West for use as a municipal shelter. Council also requested that the General Manager, Shelter, Support, Housing and Administration consider co-locating permanent housing on the site and report back to the General Government and Licensing Committee.

This report is for information purposes, and responds to Council's request to report back to General Government and Licensing Committee. This report includes information of preliminary results of a feasibility study on co-locating permanent housing on-site with the approved shelter service, and provides an overview of an accelerated community engagement process to work with the local community, Ward Councillor and other stakeholders to ensure the success of the future development. Additionally, the report highlights the range of community services near the properties and outlines how the Shelter, Support, Housing and Administration division will work with local service providers.

RECOMMENDATIONS

The General Manager, Shelter, Support and Housing Administration (SSHA) recommends that:

1. City Council receive this report for information

FINANCIAL IMPACT

There are no new or additional financial impacts arising from the recommendations contained in this report. Capital funding for the redevelopment of 2950-2970 Lake Shore

Boulevard West is included in the 2020 - 2029 Capital Budget and Plan for SSHA. Future year commitments and operating impacts are however subject to approval through the annual budget process.

Increasing housing supply and affordability in Toronto is a priority initiative for the City. The co-location of permanent housing and a shelter at 2950-2970 Lake Shore Boulevard West contributes to the implementation of the HousingTO 2020 - 2030 which is the City's overarching plan to increasing housing supply and affordability in Toronto. Implementation of the plan is however highly dependent on partnership and co-investment with the federal and provincial governments.

The Chief Financial Officer and Treasurer has been advised of the associated financial impacts of this initiative to be considered along with other priorities through the 2021 Budget Process.

DECISION HISTORY

At its meeting of July 28, 2020, City Council authorized the City of Toronto to accept the offer to sell and enter into an agreement of purchase and sale with 2970 Lake Shore GP Inc. to acquire the adjoining properties municipally known as 2950 and 2970 Lake Shore Boulevard West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.GL14.11>

At its meeting of December 17 and 18, 2019, City Council, adopted with amendments, "HousingTO 2020-2030 Action Plan" as the framework to address Toronto's housing and homelessness challenges by 2030. This Plan includes a number of actions and targets to address critical needs across the housing spectrum including emergency shelters and transitional housing, social and supportive housing, market and affordable rental housing and homeownership. The City Council Decision can be found here:

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

At its meeting of June 11, 2019, The Economic and Community Development Committee received the report, 2020 Shelter Infrastructure Plan and System Update Report, from the General Manager, Shelter, Support and Housing Administration for information.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EC6.9>

At its meeting of March 27 and 28, 2019, City Council adopted PH3.2 "Zoning Revisions for Municipal Shelters", amending City of Toronto Zoning By-law 569-2013 and Municipal Shelter By-law 138-2003, deleting the 250-metre separation distance requirement between shelters, and deleting the requirement to be on or within 80 metres of a major street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH3.2>

At its meeting of June 26, 27, 28 and 29, 2018, City Council adopted CD29.8 "2019 Shelter Infrastructure Plan and System Update", approving the 2019 Shelter Infrastructure Plan and 2018/19 Winter Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CD29.8>

On February 12, 2018, City Council adopted EX31.2 "2018 Capital and Operating Budgets" and requested the General Manager of SSHA to expand the number of permanent new shelter beds by 1,000 over three years.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX31.2>

At its meeting of December 5, 6, 7 and 8, 2017, City Council adopted CD24.7 "2018 Shelter Infrastructure Plan and Progress Report." Council approved the 2018 Shelter Infrastructure Plan and a new property development approach to siting shelters. Council authorized the Deputy City Manager, Cluster A, to approve specific sites for shelters, provided certain criteria are met. The report also provided an update on the development of the new shelter service model and its implementation in pilot projects.

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

At its meeting on October 2, 3 and 4, 2017, City Council adopted Item EX27.12, which provided delegated authority pertaining to certain real estate matters. This delegated authority was amended by Item GM27.12, adopted by City Council on May 22, 23 and 24, 2018 or, where applicable, by Item EX28.8, adopted by City Council on November 7, 8 and 9, 2017

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX27.12>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.GM27.12>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX28.8>

At its meeting of April 26, 27 and 28, 2017, City Council adopted CD19.6 "Proposed New Engagement and Planning Process for Emergency Shelters," which provided recommendations to improve the community engagement process for opening new emergency shelters. It also described the further steps needed to change the model for emergency shelters and change the conversation about homelessness in Toronto.

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

COMMENTS

This report responds to City Council's motions to report back to the General Government and Licensing Committee on a number of initiatives related to the acquisition of 2950 and 2970 Lake Shore Boulevard West for use as municipal shelter. This includes updates on the City's plans for community engagement and local service integration prior to closing on the purchase and sale of the properties. It also provides an informational summary of a preliminary investigation into including permanent housing as part of the property redevelopment.

The report includes the following sections:

1. Accelerated Engagement Processes for Etobicoke-Lakeshore
2. Service Integration for Proposed Shelter
3. Co-location of Permanent Housing on the Site

1. Accelerated Engagement Processes for Etobicoke-Lakeshore

In 2017, City Council approved a new approach to engage the public around new or relocated municipal shelters through CD19.6 "Proposed New Engagement and Planning Process for Emergency Shelters Report". The goals of the new process include communicating details about the shelter development process, responding to community inquiries, improving public understanding of shelter development, and providing ongoing shelter updates. The process emphasizes communicating project information clearly and encouraging solution-focused discussion in smaller meeting formats once locations have been secured.

As a result of community interest and council direction, Shelter, Support and Housing Administration will be accelerating community engagement plans for the proposed redevelopment of 2950 and 2970 Lake Shore Boulevard West. A third-party Community Engagement Facilitator will be hired to lead early engagement with the community, through to the end of 2020. They will host an online community organization information session in the second week of October, so that organizations within the vicinity of the site may have a chance to share community context and service gaps. In addition, an online community information session in the third week of October so that local residents will have the opportunity to hear from City representatives about plans for the site, ask questions, and provide input into opportunities for future engagement. The engagement facilitator will also work with City staff and leaders from the local Business Improvement Area to schedule a community walk to support the assessment of service gaps in the community, future service needs, and partnership opportunities. A dedicated webpage on the City's website has been added with preliminary project details, an email address for information or meeting inquiries, and information about future community engagement opportunities.

Long-term engagement planning will begin once the building's sale is complete and will focus on sharing information about plans for the new service, addressing ongoing community concerns, identifying opportunities for support and ensuring the successful integration of future services into the community.

2. Service Integration for Proposed Shelter

In December 2017, City Council adopted CD24.7 "2018 Shelter Infrastructure Plan and Progress Report" which included a new process of securing shelter locations and community engagement processes. As part of this process, all sites identified for potential shelter use are assessed for a number of criteria including access to transit and appropriate local services to meet client needs; staff also prepare and analyze ward specific maps and service listings for the community. The service assessment of 2950 and 2970 Lake Shore Blvd West demonstrated that the site met all recommended criteria for shelter operation (See attachment 1).

As part of the accelerated community engagement process, Shelter, Support and Housing Administration will work with the local Councillor and community to identify organizations that can support the proposed shelter and/or housing project. Outreach to community organizations will include: Lakeshore Village Business Improvement Area, Humber College Aboriginal Resource Centre, Jean Tweed Centre, Women's Habitat,

Jean Augustine Centre, John Howard Society of Toronto, LAMP Community Health Centre and any other identified local services. The third-party facilitator will share information about the proposed redevelopment with local organizations and explore potential partnerships.

3. Co-location of Permanent Housing on the Site

In 2019, City Council approved the HousingTO 2020-2030 Action Plan that provided the blueprint to address critical needs across the housing spectrum including prioritizing the development of new affordable and supportive housing. Recognizing the need to provide permanent housing with supports to effectively reduce homelessness, the HousingTO 2020-2030 Action Plan established an approval target of 18,000 supportive housing opportunities over the next decade.

The Interim Shelter Recovery Strategy, developed by a Task Force of stakeholders convened in partnership between SSHA and the United Way, included a priority on developing a property acquisition strategy and shifting investments from emergency shelter to more permanent housing solutions. Pending approval of recommendations in the Interim Shelter Recovery and Infrastructure Implementation Plan report being presented at the October 14th meeting of Economic and Community Development Committee, the purchase of 2950 and 2970 Lakeshore Boulevard could be included in this acquisition strategy.

In advance of this approval and as a result of council direction, the City has begun preliminary investigations into the feasibility of locating permanent affordable or supportive housing at the site. The review is being conducted by third party Consultant, Hilditch Architect Inc.

4. Next Steps

SSHA will bring forward an Interim Shelter Recovery and Infrastructure Implementation Plan report that will recommend a property acquisition strategy and shifting investments from emergency shelter to more permanent housing solutions. If approved, SSHA will work closely with the Housing Secretariat to determine the appropriate mix of services as part of this redevelopment.

SSHA will continue planned engagement activities with the local community with the support of a third party engagement facilitator as outlined earlier in this report.

CONTACT

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SIGNATURE

Mary-Anne Bédard
General Manager
Shelter, Support and Housing Administration

ATTACHMENTS

Attachment 1: Access to Transit and Services Checklist and Rating

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Meets Criteria	Core Services
<input checked="" type="checkbox"/>	Is the shelter within 1 kilometer of a public transit station or bus stop?
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometer of a grocery store?
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometer of a neighborhood park?
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometers of a pharmacy?
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometers of a community centre?
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometers of a public library?
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometers of health care services or a hospital?
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometers of an area with job opportunities (e .g . business district, commercial strip, industrial site) or employment supports (TESS)?
Meets Criteria	Sector Specific Services
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometers of a publically funded elementary school? (family sector)
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometers of a child care centre? (family sector)
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometers of seniors services? (seniors sector)
<input checked="" type="checkbox"/>	Is the shelter within 3 kilometers of Indigenous services? (Indigenous sector)
<input type="checkbox"/>	Is the shelter within 3 kilometers of newcomer services?

Summary: 2950-2970 Lakeshore Blvd West has a high shelter service rating (6+ Core Services within a 3km radius)