

Advancing Six Sites for the Homelessness Services Capital Infrastructure Strategy (HSCIS) – City-Initiated Official Plan Amendment and Six Zoning By-law Amendments – Supplementary Report

Date: July 14, 2025

To: Planning and Housing Committee

From: Executive Director, Development Review

Wards: 3 Etobicoke-Lakeshore, 6 York Centre, 8 Eglinton-Lawrence, 9 Davenport, 18 Willowdale, 20 Scarborough Southwest

Planning Application Numbers:

25 151028 WET 03 OZ, 66-66Y Third Street

25 150999 NNY 06 OZ, 1220-1222 Wilson Avenue

25 150456 NNY 08 OZ, 2204-2212 Eglinton Avenue West and 601 Caledonia Road

25 150427 STE 09 OZ, 1615 Dufferin Street

25 150448 NNY 18 OZ, 68 Sheppard Avenue West

25 150915 ESC 20 OZ, 2535 Gerrard Street East

SUMMARY

This supplementary report provides an update to the report titled Advancing Six Sites for the Homelessness Services Capital Infrastructure Strategy (HSCIS) – City-Initiated Official Plan Amendment and Six Zoning By-law Amendments - Decision Report - Approval, dated June 30, 2025, from the Executive Director, Development Review (Item PH23.3).

Since that report was finalized, staff have received and reviewed additional public feedback provided from online surveys which were conducted between June 13, 2025 and July 14, 2025. This supplementary report summarizes the results of those surveys.

Table 1 - List of online surveys and number of responses

Survey Address	Date	Number of Responses
1615 Dufferin Street	June 13-July 14, 2025	6
2204-2212 Eglinton Avenue West and 601 Caledonia Road	June 13-June 25, 2025	27
2535 Gerrard Street East	June 13-June 25, 2025	36

Survey Address	Date	Number of Responses
68 Sheppard Avenue West	June 13-July 10, 2025	34
66-66Y Third Street	June 13-June 25, 2025	15
1220-1222 Wilson Avenue	June 13-July 9, 2025	92

This supplementary report also provides additional details about the site at 66-66Y Third Street, which is partially dedicated as a public lane though currently used as a parking lot. Staff are recommending City Council direct Transportation Services to initiate the process to permanently close the public lane. The closure of the public lane will have no impact on the existing lane to the north of the site which is still proposed to be widened through this development.

RECOMMENDATIONS

The Executive Director, Development Review recommends that:

1. City Council direct the General Manager, Transportation Services and any other appropriate staff to initiate the process to permanently close the public lane on a portion of 66-66Y Third Street.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

COMMENTS

Online Survey Results

City staff have undertaken a multi-channel process to inform and engage residents about the proposals. This included launching project websites for each site, an electronic survey, on-site signage, telephone and email correspondence. It also included staff and community facilitator led engagement including 2000+ emails, 100+ phone calls, 30+ dedicated stakeholder meetings, community walks and door-to-door canvassing.

The City also held a series of virtual and in-person public community consultation meetings, drop-in events and information sessions.

The electronic surveys consisted of three open-ended questions related to the proposals. The three questions were:

- Are there any parts of the proposal that you like? If so, what are they?
- Are there any parts of the proposal that you would change? If so, what are they?
- Do you have any comments regarding how the neighbourhood and local community can help to ensure the success of the project?

Staff maintained access to the electronic surveys beyond the date of the report to allow communities additional time to provide feedback on the six shelter sites. The surveys were accessible from the project webpage for each shelter site.

Out of a total of 210 survey responses, approximately 16 comments relate directly to the Official Plan and Zoning By-law amendment applications. The remainder of the comments are similar in theme to those outlined in the June 30, 2025 report, focused on the site selection process, community safety concerns, and concerns over the impact on property values.

A summary of the survey feedback for each site is provided in the table below:

Table 32 - Summary of survey feedback

Address	Feedback
1615 Dufferin Street	<ul style="list-style-type: none">• Concerns about neighbourhood safety• Concern about proximity to schools and daycare
2204-2212 Eglinton Avenue West and 601 Caledonia Road	<ul style="list-style-type: none">• Concern over location of shelter in neighbourhood• Concern over the size of the shelter and number of beds• Concern over impact to property values• Concern over lack of community input in site selection• General support for the intent of the HCSIS program• Request for the establishment of a local oversight committee• Desire for more green space in neighbourhood• Concern over loading, parking, emergency access to the site• Concern over low density proposed within a Major Transit Station Area• Concern that this proposal is too dense for the neighbourhood• Desire for green space for shelter residents

Address	Feedback
2535 Gerrard Street East	<ul style="list-style-type: none"> • Concern over location of a shelter in a residential neighbourhood • Dissatisfaction with lack of consultation during site selection • Concern over safety and impact to property values • Concern over proximity to a daycare and schools • Concern over impact to existing TTC service • Concern over drug use and security in the vicinity • Support for wraparound services being proposed • Recognition of the need for new shelter spaces • Desire to see the site become permanent affordable housing • Desire for additional fencing and relocation of entrance • Support for the design of the proposed building • Support for maintaining existing height
68 Sheppard Avenue West	<ul style="list-style-type: none"> • Concern over location of shelter in a residential neighbourhood • Dissatisfaction with lack of consultation during site selection • Concern over proximity to parks and schools • Support for services targeted to Indigenous women • Support for shelter design and location • Concern over lack of parking and delivery space • Concern over proposed height and setbacks from property lines • Desire for more outdoor space
66-66Y Third Street	<ul style="list-style-type: none"> • Concern over location of shelter in a residential neighbourhood • Dissatisfaction with lack of consultation during site selection • Concern over proximity to parks and schools • Concern over crime and drug use • Desire for permanent housing as opposed to shelters • Concern over impact of losing parking spaces • General support for providing housing to people in need • Concern over the scale of the proposed building on a residential street
1220-1222 Wilson Avenue	<ul style="list-style-type: none"> • Concern over location of shelter in a residential neighbourhood • Dissatisfaction with lack of consultation during site selection • Concern over proximity to daycare, parks and schools • Support for location, across from a hospital • General support for housing and recognition of the need for shelters • Concern over drug use and crime in neighbourhood

Staff have reviewed the survey responses and the recommendations related to the Official Plan and Zoning By-law Amendments are unchanged.

Public Lane Closure for 66-66Y Third Street

The northern portion of the existing parking lot at 66-66Y Third Street is dedicated as a public lane through By-law 1991-0017. Community Planning staff are recommending that the process to permanently close the public lane be initiated in order to allow for the construction of the proposed municipal shelter.

There is an existing public lane immediately north of the site. The closure of the portion of the public lane within the parking lot will have no impact on the existing lane to the north of the site, which is still proposed to be widened by approximately 1 metre through this development.

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SIGNATURE

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