



Re: 2026.PH30.3 - 3838 Bloor Street West - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

Dear City Council,

We urge Council to approve the Zoning By-Law Amendment and necessary variances for the proposed shelter at 3838 Bloor Street West. If approved now, the shelter can be built and completed in time to synchronize with other nearby apartment housing complex completions in Six Points so that shelter residents can integrate into the wider community around the same time as many more people are moving in. Furthermore, our membership includes people who live in south Etobicoke or serve people living in the area, including the southern portion of Ward 2, Etobicoke Centre. In that vein, we will lay out our arguments in support in two parts.

Planning & Zoning

The site currently falls under the former City of Etobicoke by-law #11,737 and bisects two areas zoned as CL and R2, the latter of which only permits single-detached homes, limits dwellings to two storeys and enforces a lot coverage ratio of 33%. The area zoned R2 has since been brought under the amalgamated City of Toronto's Zoning By-Law 569-2013, but permits dwellings of up to four units. As well, multi-tenant houses may have up to six rooms across all zones in Etobicoke. The area zoned CL under the pre-amalgamation by-law already permits institutional uses on that portion of the site.

The proposal conforms to the Etobicoke Centre Secondary Plan, under Chapter 6 of the Official Plan, as well as the Provincial Planning Statement. Specifically, the site falls under Mixed Use Area B in the Secondary Plan, which permits "a broad range of commercial, residential and institutional uses in single use or mixed-use buildings" and has "buildings that are developed at a pedestrian-scale height". However, the site will have no proposed retail. Since the site is near the former Six Points Interchange, the site would have no strict height limit under the Secondary Plan, as the lands near Kipling Station are envisioned as "a high-density mixed-use neighbourhood that can reap the benefits of the nearby transit facilities".

In fact, the site lies within the boundaries of SASP 626, the Kipling Protected Major Transit Station Area, in which residents have convenient access to Kipling Station (TTC), Kipling GO and Kipling Transit Hub (MiWay) and which connects Etobicoke,

Toronto and the broader region. While no transit routes directly serve the site, it is close to transit stops at seven different intersections, with the closest ones located along Bloor Street between Acorn Avenue and Aukland Road and then at Bloor Street and Kipling Avenue. These stops are cumulatively served by the TTC's 49 Bloor West, 300 Bloor-Danforth, 45 Kipling, 46 Martin Grove and 40 Junction-Dundas West buses and then by MiWay's 3 Bloor, 307 Philip Pocock and 26 Burnhamthorpe buses. A Toronto Bike Share dock also exists at Bloor and Dundas. These broadly serve the Milton GO line, TTC Bloor-Danforth Subway (Line 2) and future Dundas BRT; among other higher-order transit.

As demonstrated above, the site is well-connected to public and multi-modal transit, with no stop being more than 600 metres away. As the site's proposed use is a shelter, serving women survivors of gender-based violence, under the HSCIS program, we urge City Council to bring the site into conformity with the City of Toronto's Official Plan and carry the proposed exemption for 3838 Bloor Street West from the retail requirements under the Secondary Plan.

Social Impacts

It is essential that this shelter be built; the [Toronto Shelter System Flow](#) Open Data file on homelessness shows that homelessness among women has been precipitously rising since 2020. While this has slightly fallen from April 2025 to April 2026, it still sits at a higher rate than male and gender-diverse homelessness. This rise has especially been driven by women refugees, but Indigenous and racialized women also disproportionately experience homelessness. Furthermore, the share of all unhoused women in Toronto experiencing chronic homelessness has starkly increased from 38.05% of the population during April 2018-April 2019 to 69.62% during April 2025-April 2026. It is clear that neither the market nor the City has built enough housing or shelter spaces to move people out of homelessness; building 60 units here is a vital first step.

While the TSSS data does not explicitly track whether people possess Special Priority Program status (either through the Survivors of Domestic Violence or Human Trafficking streams), women experiencing abuse and gender-based violence and who are accessing rent-geared-to-income housing or the Canada-Ontario Housing Benefit face disproportionate difficulty applying for any of these systems. And when they do apply, women gender-based violence survivors face a significant shortfall in municipal staff support throughout the process, including but not limited to incorrect processing of SPP applications. A November 2025 report from Nellie's, [Breaking Barriers: Centering the Voices of Women and Gender-Diverse People in Accessing the Affordable Housing System](#), highlights the various structural issues that women surviving intimate partner violence and human trafficking face. Namely, it takes more than a year to match SPP applicants with a unit under the RGI system, increasing the risk of further violence and

traumatization. This further underscores the need to build new shelters and reduce waitlist lengths for permanent housing.

A Toronto Public Health report in early 2025, now puts the average age of death for unhoused women at 36, less than half the life expectancy for women in Toronto. Furthermore; Housing, Infrastructure and Communities Canada's [2024 Shelter Capacity Report](#) puts the number of women's shelter beds in Ontario at just 988, with none of those being in Etobicoke Centre.

In closing, we urge City Council to act now and approve the rezoning proposal at 3838 Bloor Street West and combat the structural misogyny and sexism that unhoused women face in Toronto, rather than perpetuate it. It is crucial that we allow people, much like our communities, to redefine their lives, rather than keep them frozen in amber.

Sincerely,

Thaddeus W. Sherlock
South Etobicoke Shelter Support Network
(formerly Etobicoke-Lakeshore Shelter Support Coalition)