

2027 Shelter Infrastructure Plan

Date: April 21, 2026

To: Economic and Community Development Committee

From: General Manager, Toronto Shelter and Support Services and Executive Director, Corporate Real Estate Management

Wards: All

SUMMARY

Toronto's shelter system is undergoing a period of transition, with recent reductions in homelessness alongside continued demand for stable shelter solutions that meet the diverse needs of those experiencing homelessness. The City continues to require a more stable, coordinated, and long-term approach for shelter infrastructure and service delivery across the city.

This report provides the annual update on shelter infrastructure planning and delivery, including progress made in shelter development, and key next steps to advance a more sustainable and responsive shelter system.

Over the past year, the City has made measurable progress implementing the Homelessness Services Capital Infrastructure Strategy (HSCIS). This includes advancing 11 new shelter sites that will deliver 1,057 new spaces in Toronto's shelter system. Concurrently, the City has continued to transition out of large, temporary shelter programs, advance capital planning and design for new purpose-built facilities, and strengthen community engagement and interdivisional coordination to support new shelters successfully integrate into neighbourhoods. These achievements represent a critical phase in shifting the shelter system toward greater stability, improved service delivery, and more equitable access to shelter infrastructure across Toronto.

Building on this progress, the report outlines the next phase of HSCIS implementation, including advancing the design and construction of secured sites, continuing site acquisition to meet long-term targets, and supporting the planned transition from temporary programs. It also provides updates on related initiatives, such as the Housing and Shelter Infrastructure Development (HSID) program and the George Street Revitalization (GSR).

Collectively, this work positions the City to deliver on Council's direction to modernize the shelter system, strengthen capacity with cost effective solutions, and improve outcomes for people experiencing homelessness.

RECOMMENDATIONS

The General Manager, Toronto Shelter and Support Services, and the Executive Director, Corporate Real Estate Management recommend that:

1. Economic and Community Development Committee receive this report for information.

FINANCIAL IMPACT

There are no financial implications arising from the adoption of the recommendation in this report.

The Homelessness Services Capital Infrastructure Strategy (HSCIS), approved by City Council, is estimated to cost \$674.5 million over the ten-year capital planning period (2024-2033) for the development of permanent sites to create 1,600 spaces to accommodate growth in specific sectors of the shelter system and support relocation and closure of costly temporary programs.

HSCIS shelters will reduce long-term operating costs and improve financial stability in the system. Through the development of permanent shelter infrastructure, Toronto Shelter and Support Service (TSSS) estimates to realize annualized savings of approximately \$49.5 million once all sites are open. TSSS is committed to realizing and capturing all benefits arising from these capital investments. Operating impacts will be reviewed each year and be considered as part of future year budget processes.

Council has approved funding of \$507.5 million to acquire, design and construct thirteen new shelters. The 2026 Capital Budget and 2027-2035 Capital Plan for TSSS includes a total of \$382.5 million to design and construct the eleven sites acquired in 2024 and 2025 for approximately 1,057 spaces, as well as for two additional sites.

The remaining unfunded balance of \$167.0 million will be required for additional sites and will be submitted through 2027 and future budget processes for consideration along with other City priorities, subject to the City's financial and resource capacity.

The 2026 Capital Budget and 2027-2035 Capital Plan for TSSS also includes the required funding for the Housing and Shelter Infrastructure Development (HSID) and the George Street Revitalization (GSR), Winter Planning, SOGR and AODA.

The Chief Financial Officer and Treasurer has reviewed this report and agree with the information as presented in the Financial Impact Section.

EQUITY IMPACT STATEMENT

Toronto's shelter system serves a range of equity-deserving groups, including people experiencing chronic homelessness, seniors, low-income households, people with disabilities, Indigenous peoples, Black people, refugees and refugee claimants, 2SLGBTQ+ people, women, and youth. The Homelessness Services Capital Infrastructure Strategy supports the stability of Toronto's homelessness services system by expanding new permanent shelter beds that will support equity-deserving groups. Ensuring people experiencing homelessness have access to safe, high-quality emergency shelter is an important determinant of health and supports vulnerable residents to move into permanent housing as quickly as possible.

DECISION HISTORY

At its meeting of July 23 and 24, 2025, City Council approved Zoning By-law amendments for six municipal shelters and directed the Deputy City Manager, Community and Emergency Services, to establish a cross-divisional leadership team responsible for working with local Councillors and communities to develop neighbourhood-specific plans for each of the subject locations that ensure the City takes a responsive approach to integrating and welcoming new shelter services into communities, and offer to establish community-level working groups with any local City Councillor related to the subject sites. <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH23.3>

At its meeting on July 9, 2025, Economic and Community Development Committee adopted 2025.EC22.3 which directed the General Manager, Toronto Shelter and Support Services and the Executive Director, Corporate Real Estate Management, in consultation with the Chief Executive Officer, CreateTO, the Chief Executive Officer, Toronto Transit Commission (TTC) and the Chief Executive Officer, Toronto Parking Authority, to report back to Economic and Community Development Committee on the feasibility of locating city-operated micro-shelters within underutilized TTC parking lots. <https://secure.toronto.ca/council/agenda-item.do?item=2025.EC22.3>

At its meeting of June 26 and 27, 2024, City Council adopted EC.13.8 which directed the General Manager, Toronto Shelter and Support Services to prioritize the development of immediate rapid shelter program models that address the unique needs of people living in encampments through the Homelessness Services Capital Infrastructure Strategy, including exploring the use of micro-shelters and vacant or under-utilized City-owned lands for this purpose in consultation with the Executive Director, Corporate Real Estate Management and Chief Executive Officer, CreateTO. <https://secure.toronto.ca/council/agenda-item.do?item=2024.EC13.8>

At its meeting on June 25, 2024, City Council adopted EX15.3 “Advancing the Homelessness Services Capital Infrastructure Strategy (HSCIS) and the 2025 Shelter Infrastructure Plan”, amending the 2024 Capital Budget and 2025 – 2033 Capital Plan to create a new capital project called the “Homelessness Services Capital Infrastructure Strategy”, and to also launch a City-wide public engagement on the HSCIS. <https://secure.toronto.ca/council/agenda-item.do?item=2024.EX15.3>

At its meeting on February 6, 2024, City Council adopted EC9.4 “Homelessness Services Capital Infrastructure Strategy: Real Estate Strategy and Lease Extensions”, granting authority to expedite the redevelopment of existing City-owned sites or acquiring new sites for permanent, purpose-built shelters. This includes securing at least five new shelter opportunities in 2024 and medium-term lease extensions at temporary shelters. <https://secure.toronto.ca/council/agendaitem.do?item=2024.EC9.4>

At its meeting on November 8, 2023, City Council adopted EC7.7 "Shelter Infrastructure Plan and the Homelessness Services Capital Infrastructure Strategy (HSCIS)", as the guiding Strategy for capital infrastructure spending decisions from 2024 - 2033 across the City of Toronto's shelter system. This plan includes transitioning the shelter system towards increased permanency and expanding shelter capacity to respond to sector specific needs. <https://secure.toronto.ca/council/agenda-item.do?item=2023.EC7.7>

At its meeting on November 9, 2021, City Council adopted EC25.6 “2022 Shelter Infrastructure Plan, Community Engagement Review and Amendments to Contracts and Purchase Orders to Support Shelter Services,” approving the plan which included an improved community engagement process.

<https://secure.toronto.ca/council/agendaitem.do?item=2021.EC25.6>

At its meeting on December 5, 2017, City Council adopted CD24.7 "2018 Shelter Infrastructure Plan and Progress Report." Council approved a property development approach to siting shelters, and authorized the Deputy City Manager, Cluster A, to approve specific sites for shelters, provided certain criteria are met. The report also provided information on the development of a New Shelter Service Model.

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

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.

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

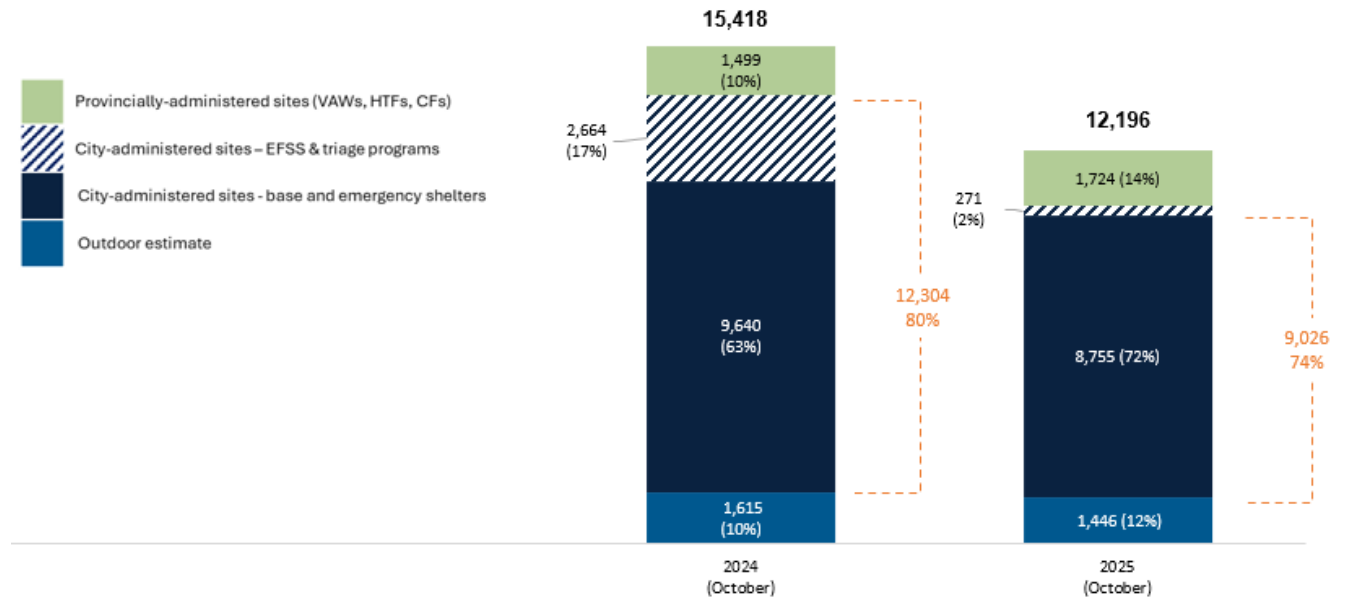
COMMENTS

Shelter System Capacity and Infrastructure Pressures

The City of Toronto's ("City") shelter system is undergoing a period of transition, with recent reductions in homelessness occurring alongside continued demand for stable shelter solutions, which place ongoing pressures on system capacity. Ongoing capacity pressures are driven by high housing costs, limited affordability, and barriers to securing permanent housing. These conditions contribute to longer shelter stays and ongoing strain on available capacity. Although affordable housing availability remains insufficient to meet demand, the City continues to prioritize permanent housing outcomes. In 2025, the City assisted 4,754 individuals to move from the shelter system into permanent housing opportunities.

As of April 1, 2026, the City is accommodating 8,706 individuals nightly, including 8,591 people in the shelter system and 57 families supported through the Emergency Family Shelter Support (EFSS) and Triage Programs while awaiting placement.

Recent data from the 2025 Street Needs Assessment (SNA) Point-in-Time (PiT) Count indicates that 12,196 people were experiencing homelessness in Toronto, including 8,755 individuals in City-administered shelters, 1,446 staying outdoors, and 1,724 in provincially administered settings.



Source: Toronto Street Needs Assessment Count Data, 2024 , and 2025

Demand patterns are also evolving across the city. While overall outdoor homelessness declined in 2025, increases in outdoor homelessness in Etobicoke-York and North York highlight the need for equitable access to services and supports in all areas of the city.

The PiT Count also saw an overall increase in the number of people experiencing homelessness in provincially administered settings since 2024, underscoring the need for stronger coordination across health, justice, and social service systems to prevent inflow into homelessness.

The City has also worked with federal and regional partners to manage demand related to refugee claimants, including referrals to federally operated sites and other jurisdictions. Between January 1 and June 30, 2025, 323 clients were transferred to federally operated hotels, and between April 1 and December 31, 2025, 559 unique clients (or 598 total referrals) were referred to the Peel Reception Centre. These measures, combined with changing arrival patterns, have resulted in a gradual decline in demand across the shelter system. In response, the City is implementing operational measures to transition to a sustainable, dedicated refugee service system with a target capacity of approximately 1,000 spaces by the end of 2026. As of April 2026, the City has reached 60% of the 2026 target.

The City has shifted its focus from emergency expansion toward long-term system sustainability, including improving client flow, advancing permanent housing outcomes, and delivering smaller, purpose-built shelter sites through the HSCIS.

Update on Homelessness Services Capital Infrastructure Strategy (HSCIS)

Overview of HSCIS

In November 2023, City Council adopted [EC7.7](#), approving the Homelessness Services Capital Infrastructure Strategy (HSCIS), establishing a long-term approach to modernizing Toronto's shelter system through the development of permanent, purpose-built infrastructure.

HSCIS sets out a 10-year plan to deliver 1,600 new shelter spaces in up to 20 sites by 2033, with a focus on reducing reliance on temporary shelter programs and creating a more stable, predictable, and cost-effective system. Since its approval, the City has made significant progress in advancing HSCIS implementation. To date, 11 of the planned sites have been secured, (refer to Attachment 1, Table 1 for site details), representing 1,057 new spaces once completed. These sites form the foundation of the next phase of system transformation, with work underway to advance design, construction, and community integration.

Through HSCIS, the City is transitioning from a reliance on large, temporary and leased facilities toward smaller, purpose-built shelters that are better aligned with client needs and are more effectively integrated into communities. This approach supports improved service delivery and enhances client outcomes, while also contributing to improved cost efficiency and long-term financial sustainability.

HSCIS aligns shelter development with key City equity and inclusion strategies, including the [Reconciliation Action Plan \(RAP\)](#), [Toronto's Action Plan to Confront Anti-Black Racism](#), the [Disability Inclusion Action Plan \(DIAP\)](#). This includes collaboration with Indigenous organizations to create Indigenous-led solutions to support Indigenous peoples experiencing homelessness, prioritizing the development of a Black-mandated shelter program, and improving accessibility across the shelter system.

Each new HSCIS shelter will be designed in alignment with the [Shelter Design and Technical Guidelines](#) to support safety, dignity, and accessibility. These purpose-built facilities also provide flexibility for potential future conversion to supportive housing as system needs evolve over time.

Operator Selection for HSCIS Shelters

Securing experienced shelter operators is critical to the successful implementation of new HSCIS sites. To support this, TSSS developed the Toronto Shelter Expression of Interest ("EOI") process to ensure operators are well-positioned to deliver client-centred programs that meet the requirements of the [Toronto Shelter Standards](#).

To date, eight community operators have been selected to operate the first 11 HSCIS sites, (refer to Attachment 1, Table 1).

The EOI process includes three streams; General, Indigenous, and Black-Mandated to support a range of shelter program types and align with Council priorities related to equity and service delivery.

The General Stream is used to select operators for a range of shelter programs, including single adult, youth, family, and senior sites. Through the 2024–2025 EOI, six operators have been selected, with a subsequent EOI planned to launch in 2026 to support future HSCIS sites.

The Indigenous Stream supports the development of Indigenous-led shelters and was co-designed with the Toronto Indigenous Community Advisory Board (TICAB), in alignment with the Reconciliation Action Plan and the Meeting in the Middle Engagement Strategy. To date, two Indigenous operators have been selected, including for the first municipal shelter serving Indigenous women and children. The City continues to work with selected proponents on advancing site development and land-transfer considerations.

The Black-Mandated Stream supports the development of a B3 (Black-led, Black-focused, Black-serving) shelter. The EOI for this stream was launched in 2025 and is currently under evaluation.

HSCIS Property Strategy and Site Development

To support the implementation of HSCIS, the City, applies a coordinated, city-wide approach to identifying and securing sites for new shelter development.

TSSS, in partnership with Corporate Real Estate Management (CREM) and CreateTO, applies a consistent, criteria-based process to assess potential properties across Toronto. This includes evaluating sites based on site suitability, operational feasibility and planning permissions to ensure they can support long-term shelter use.

Between January 2024 and December 2025, staff assessed more than 300 properties, resulting in the identification and acquisition of 11 sites to date. These sites are currently advancing through various stages of design, approvals, and construction.

In 2026, the project team will focus on advancing the design, development, construction and community engagement of the initial 11 HSCIS sites. Attachment 1, Table 3 provides details on the properties acquired, including the purchase price.

HSCIS sites are being delivered using a Construction Management model, where the construction manager is engaged during the design phase to provide input on constructability, scheduling, and cost estimation. Project costs are based on actual incurred costs and may evolve as design is refined. As scope is finalized, a maximum guaranteed price is established to support cost certainty and mitigate the risk of construction-stage cost escalations.

George Street Revitalization

The George Street Revitalization (GSR) project will replace Seaton House, an aging emergency shelter facility, with a modern, integrated facility designed to meet the complex needs of individuals experiencing homelessness, housing instability, health challenges, and aging-related vulnerabilities in Toronto's Downtown East. The project is a key initiative under the [Downtown East Action Plan](#) and advances a continuum of care model that integrates shelter, housing, and community supports within a coordinated environment.

As part of the Seaton House Transition Plan, the City continues to relocate existing shelter programs to new and enhanced facilities across Toronto. To date, four programs have successfully transitioned to new sites. Construction remains underway for the final replacement program at 2299 Dundas Street West. The site is anticipated to open in Q3 2026 with approximately 80 shelter spaces.

In addition to shelter relocation, the GSR Transition Plan prioritizes housing outcomes through partnerships with community housing and health providers. These partnerships have created 147 housing opportunities for Seaton House clients.

The Dixon Hall Schoolhouse emergency shelter program at 349 George Street closed Q3 2025 as part of site preparation for the GSR. Following its closure, the site was temporarily used as part of the City's Winter Services Plan for the 2025 - 2026 Winter Season.

Clients from the Schoolhouse program were supported to transition to housing through the Dixon Hall Rooming House Project, delivered in partnership with Dixon Hall and the Housing Secretariat. This initiative supported the broader GSR objective of improving housing outcomes for clients.

Housing Shelter Infrastructure Development (HSID)

In 2018, City Council directed TSSS ([EX31.2](#)) to expand the number of permanent new shelter beds across the system by 1,000 beds. This was in response to the increased demand for shelter spaces. In 2020, this funding stream was expanded to include both shelter and housing development, with a transfer of some of the funding to advance supportive housing developments, as aligned with [HousingTO 2020-2030](#). As a result, the 1,000 Beds Project was renamed the Housing and Shelter Infrastructure Development (HSID) Project.

Through HSID, seven new shelter sites with 680 beds have opened. HSID funding was also used to create 300 spaces through three (3) 24-hour Respite in Sprung Structures. Additionally, one planned shelter site through HSID was transitioned into a 33-room supportive housing project. Upcoming HSID sites include The Adelaide Resource Centre, a 24/7 Women's Drop-In Program, moving from 67 Adelaide Street East to 233 Carlton Street. The new facility at 233 Carlton Street is currently under construction. Following unanticipated site conditions resulting in delays to delivery, the site is planned for completion and occupancy Q4 2026. The final HSID site is a 75-bed Indigenous men's shelter planned for development at 67 Adelaide Street East. Construction at this site will begin once 233 Carlton Street opens. Refer to Attachment 2, Table 1 for HSID and GSR Transition sites under development.

Commitment to TransformTO Net Zero Strategy

TSSS is committed to reducing its environmental footprint through sustainable practices and working to ensure existing shelter infrastructure is well-designed, efficiently managed, resilient, and in a state of good repair. In alignment with the [TransformTO Net Zero Strategy](#), all new shelters are being designed to meet Net Zero requirements upon completion, and the shelter system is targeted to achieve Net Zero by 2040.

Micro Shelters

Feasibility Assessment on City Owned Land

In response to City Council direction, TSSS, in consultation with CREM, CreateTO, City Planning, Toronto Building, and Toronto Fire Services, analyzed the feasibility of micro shelters as a rapid shelter program model. Forty-four (44) City-owned sites were assessed for suitability for micro shelter usage. The analysis considered site requirements, planning considerations, design, and program model needs. A cost-benefit comparison between micro shelters and traditional emergency shelters was also conducted ([EC22.3](#)). The assessment, undertaken collaboratively by TSSS and Corporate Real Estate Management (CREM) and CreateTO, in consultation with the Toronto Parking Authority (TPA), and Toronto Transit Commission (TTC), found that no available City-owned parcel of land satisfied the necessary criteria for a viable micro-shelter program without conflicting with other planned municipal uses.

In July 2025, Economic and Community Development Committee directed TSSS and CREM, in consultation with CreateTO, TTC and TPA to report on the feasibility of locating micro shelters within underutilized TTC parking lots ([2025.EC.22.3](#)). Staff collaboratively reviewed all 23 sites in TTC's Parking Portfolio, assessing ownership and use permissions, lots size and configuration, site availability, parking utilization levels and other site-specific constraints.

Of the 23 sites assessed, 11 were not City-owned and are located in areas where a micro shelter use would not be permitted, including within utility corridors. The remaining 12 City owned TTC sites were further evaluated for suitability. Six (6) sites were previously committed by City Council and/or the TTC Board for other uses, including affordable housing. Four (4) sites were too small or had a configuration that was unsuitable for micro shelter development. The remaining two sites are highly utilized and present infrastructure constraints that would significantly limit development potential. Based on this coordinated technical review by CREM, TSSS, TTC, CreateTO, TPA, and subject matter experts, none of the 23 lots were deemed suitable for micro shelter development.

Expression of Interest

In December 2025, TSSS released an Expression of Interest (EOI) for a community partner-led micro shelter. The EOI invited proponents to submit proposals with a comprehensive service and support model, identify land for usage, and an optional

construction partner to deliver a two (2) year pilot program. The EOI closed in February 2026, and evaluation of the three submissions received is currently underway.

Community Engagement for New Shelter Sites

Overview of HSCIS Engagement

In response to City Council direction ([2025.PH23.3](#)), TSSS has strengthened its approach to community engagement to support a more coordinated, transparent, and consistent process for advancing new shelter sites.

This includes enhancing interdivisional collaboration, improving engagement tools and approaches, and strengthening relationships with Councillors, community partners, and local stakeholders. TSSS has established an Interdivisional Engagement Unit (IEU), increased coordination across City divisions and agencies, and the continued work with Community Engagement Facilitators (CEFs) to support local, neighbourhood-specific engagement. To-date, enhancement to community engagement processes have resulted in thousands of engagement touchpoints through community meetings, stakeholder discussions, direct outreach activities, and timely information sharing and responses to community inquiries.

Strengthening Interdivisional Engagement and External Partnerships

TSSS established the Interdivisional Engagement Unit (IEU) to support a consistent, “All-of-City” approach to shelter planning with an emphasis on transparency, engagement, and neighbourhood integration.

The IEU brings together staff with experience across TSSS, the City Manager’s Office, Social Development, and Economic Development and Culture. This integrated structure is strengthening coordination across City divisions and agencies, and supporting more aligned, responsive engagement with communities.

As part of this work, TSSS has established a new Interdivisional and Agency Shelter Committee and is strengthening connections with existing local working groups. These mechanisms are improving coordination of City services and increasing interdivisional participation in local engagement activities, while supporting more consistent communication with Councillors, residents, and community partners.

This approach also enables earlier and more proactive partnership development with community organizations and local businesses, helping to support more effective neighbourhood integration of new shelter sites.

To-date, IEU has increased inter-divisional participation across shelter engagement initiatives and community events, engaged with Economic Development and Culture to increase engagement with BIAs, coordinated with Social Development to increase connections and develop new partnerships through Community Cluster and SafeTO Working Groups, and advanced planning for access and eligibility for shelter and encampment residents for the 2026 municipal election.

Increasing Local Engagement with Communities

TSSS will prioritize early and proactive collaboration with local partners as it continues to evolve its approach to shelter planning and engagement. This includes refreshing the current Community Liaison Committee (CLC) model based on experience and feedback to date, with a focus on strengthening local engagement, connecting with existing community working groups, and advancing neighbourhood specific solutions. This approach is also aligned with Council direction to develop Neighbourhood-Specific Plans and establish community working groups for each new HSCIS site ([2025.PH23.3](#)).

TSSS will also continue to highlight existing accountability mechanisms and refine its information sharing and consultation approaches to reflect community and Councillor input. This includes expanding the use of digital participation tools, developing new community-level working groups, deepening relationships with existing local advisory tables, and highlighting current processes that provide stakeholders clear avenues to contribute to problem-solving or submit compliments or complaints. These efforts will guide a more transparent, consistent and community-responsive engagement process.

To help nearby communities better understand new shelter sites, the City has run geo-targeted public education campaigns that share lived-experience perspectives from people who have used shelters and highlight the positive role shelters play in people's lives.

Neighbourhood Response Focused Engagement

TSSS remains committed to ensuring that individuals experiencing homelessness have access to safe, reliable, and dignified supports, while also supporting well-managed shelter operations that integrate positively within surrounding communities.

During the COVID-19 response, large temporary shelter programs required additional supports to address the scale and urgency of those operations. During this period, additional supports, including Community Safety Teams (CSTs), were engaged to support select locations. As the City transitions towards smaller, purpose-built shelters under HSCIS, the approach to neighbourhood response continues to evolve with decreased reliance on CSTs.

New HSCIS sites are designed to support safe and effective operations through built-in design features, trained on-site staff, and strong partnerships with community organizations, Toronto Police Service, Streets to Homes, and the Encampment Office. This integrated approach supports ongoing outreach, coordinated responses to community concerns, and the successful integration of shelter programs within neighbourhoods.

Progress on Shelter Transition and Relocation Plan from Temporary Sites

The Shelter Transition and Relocation Plan ("Transition Plan") supports the City's shift from temporary emergency shelter responses to a more sustainable, long-term

approach to shelter infrastructure planning. As a key component of the HSCIS, the Transition Plan guides the phased closure of large shelter programs.

The Plan prioritizes transitioning clients to permanent housing opportunities where possible, while also connecting individuals to appropriate shelter spaces within the existing system. As new HSCIS sites come online, clients will be referred to these purpose-built locations, where appropriate, to better align service delivery with client needs.

2026 Closures

As shelter demand stabilizes, the City will continue to transition away from temporary shelters. In 2026, planned closure of programs include City leased sites at 545 Lakeshore Blvd W and 5800 Yonge St, Community Partner leased site at 640 Dixon Rd, and the planned redevelopment at 339 George St, necessitating temporary program closure.

2027 Closures

TSSS is planning for additional program closures in 2027. Once confirmed, closure plans will be shared publicly following notification to shelter clients and staff. At this time, TSSS anticipates the closure of 2180 Islington Ave by December 31, 2027.

Decisions regarding the timing and approach to closing temporary sites are informed by a range of factors, including the site's ongoing suitability for shelter operations, the property owner's willingness to extend or maintain lease arrangements, and the terms of existing lease agreements.

Advancing Accessibility Compliance Across City Shelters

In 2025, an Infrastructure Accessibility Inventory ('Inventory') was completed for 71 City-operated and City-funded shelters. The Inventory assessed compliance with municipal, provincial and federal legislation and accessibility standards, including the Accessibility for Ontarians with Disabilities Act (AODA), the Ontario Building Code, and CSA/ASC Accessibility Standards (Accessibility Standards Canada and CSA Group).

The Inventory evaluated exterior and interior shelter infrastructure, technical systems and controls, and the availability of accessible units. Fifty-eight percent (58%) of sites reviewed were deemed generally accessible, with varying scores of accessibility compliance for site entrances, ramps, interior circulation routes, universal or multi-stall washrooms, and accessible or modified units.

Following the findings identified through this review, remedial work plans have been developed to guide short-term upgrades and long-term planning to increase accessible infrastructure across shelter sites. Aligned with HSCIS commitments to address accessibility needs across the shelter system, TSSS' long-term strategy to improve shelter accessibility will ensure at least 20% of new purpose-built shelter spaces are accessible, and where feasible, additional barrier-free spaces will be created within existing shelters. TSSS is committed to engaging with community and those with lived

experiences on continual improvement of accessibility in shelters. This is aligned with the [City's Disability Inclusion Action Plan \(DIAP\)](#) and [Toronto Accessibility Design Guidelines](#).

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ATTACHMENTS

Attachment 1 - 2026 Shelter Infrastructure Plan for HSCIS 10-Year Plan

Attachment 2 - 2026 Shelter Infrastructure Plan for the Housing and Shelter Infrastructure Development (HSID), Shelter Relocation Sites and George Street Revitalization (GSR) Project

Attachment 1: 2026 Shelter Infrastructure Plan for (HSCIS) 10-Year Plan

Table 1: Secured HSCIS Shelter Sites, 2024-2025

Site Address	Site Secured	Sector	Projected Opening	Potential Spaces	Operator	Ward
2535 Gerrard St. E	2024	Mixed Adult	2027	~80	Warden Woods Community Centre	Scarborough Southwest
1615 Dufferin St.	2024	Youth	2027	~50	Covenant House	Davenport
2204-2212 Eglinton Ave. W.	2024	Mixed Adult	2028-2030	~80	Fred Victor	Eglinton-Lawrence
68 Sheppard Ave. W.	2024	Indigenous Women	2028-2030	~80	Native Women's Resource Centre	Willowdale
1220 Wilson Ave.	2024	Mixed Adult, Illness Recovery	2028-2030	~80	City Operated	York Centre
66 Third St.	2024	Seniors	2028-2030	~50	Christie Ossington Neighbourhood Centre	Etobicoke-Lakeshore
2 Buttonwood Ave.	2025	Family	2026 - 2027 (Phased Opening)	~290	City Operated	York South-Weston
3838 Bloor St. W.	2025	Single Adults, Women	2029	~60	Street Haven	Etobicoke-Centre
108 Harrison Ave	2025	Family	2029	~127	Red Door Family Shelter	Davenport

Site Address	Site Secured	Sector	Projected Opening	Potential Spaces	Operator	Ward
720 Bathurst St.	2025	Indigenous Men	2029	~80	Na-Me-Res (Native Men's Residence)	University-Rosedale
4674 Kingston Road	2025	TBD	2026	~80	City of Toronto	Scarborough-Rouge Park
Total Estimated Bed Count for Secured Sites:				~1057		

Table 2: Forecast of Remaining HSCIS Sites Openings

Site	Anticipated Date Secured	Projected Opening Date
HSCIS Site #12	2027	2030-2032
HSCIS Site #13	2027	2030-2032
HSCIS Site #14	2027	2030-2032
HSCIS Site #15	2027	2030-2032
HSCIS Site #16	2028	2030-2032
HSCIS Site #17	2028	2033
HSCIS Site #18	2028	2033
HSCIS Site #19	2029	2033
HSCIS Site #20	2029	2033

*Note: * The anticipated date of sites #14 to 20 secured will be subject to confirmation of additional funding of \$167 million through 2027 and future year budget process.*

Table 3: Purchased Price for Secured HSCIS Sites

Site Address	Site Type	Purchase Price (\$ Million)	Planned Building Size (Approximate, sq ft rounded to nearest '000)
2535 Gerrard St.	Purchase	\$6.90	1748 m ² (~19k sq ft)
1615 Dufferin St.	Purchase	\$9.10	2131 m ² (~23k sq ft)
2204-2212 Eglinton Ave. W.	City Lands: Surplus TPA Property	N/A	2009 m ² (~21k sq ft)
68 Sheppard Ave. W.	City Lands: Surplus TPA Property	N/A	3368 m ² (~36k sq ft)
1220 Wilson Ave.	City Lands: Surplus TPA Property	N/A	3268 m ² (~35k sq ft)
66 Third St.	City Lands: Surplus TPA Property	N/A	1901 m ² (~27k sq ft)
2 Buttonwood Ave.	Purchase	\$43.21*	5800 m ² (~62k sq ft)
3838 Bloor S.t W.	Purchase	\$5.35	1749 m ² (~19k sq ft)
108 Harrison	Purchase	\$12.80	2682 m ² (~29k sq ft)
720 Bathurst	Purchase	\$16.00	3069 m ² (~33k sq ft)
4674 Kingston Road	Purchase	\$19.70	TBD

*Note: *\$40 Million in funding was received from the Federal Government to support the acquisition of 2 Buttonwood.*

Attachment 2: 2026 Shelter Infrastructure Plan for the Housing and Shelter Infrastructure Development (HSID) and George Street Revitalization (GSR) Projects

Table 1 provides an update on upcoming sites and number of beds included in the Housing and Shelter Infrastructure Development (HSID) and George Street Revitalization (GSR) projects between 2026 and 2028. There is also one service relocation as part of the HSID project at 233 Carlton Street and developments being led by Purchase of Service Operators at 21-31 Windsor Street and 723 Queen Street East.

Table 1: Update on Remaining HSID and GSR Transition Sites, and POS Developments by Address, 2026 –2028

Opening Year	Address	Project	Spaces	Program	Lease/Own
2026	233 Carlton St.	HSID	32*	Women’s 24/7 Drop In	City Leased
2026	2299 Dundas St. W.	GSR	80	Men	City Owned
2028	67 Adelaide St. E.	HSID	75	Indigenous Men	City Owned

*Note: * 32 drop-in spaces represent maximum potential overnight resting spaces at the 24/7 Women's Drop-In program.*