

## **3838 Bloor Street West – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** April 24, 2026

**To:** Planning and Housing Committee

**From:** Interim Executive Director, Development Review

**Ward:** 2 – Etobicoke Centre

**Planning Application Number:** 26 105531 WET 02 OZ

### **SUMMARY**

---

This report recommends the approval of Official Plan and Zoning By-law amendments to allow for an addition to an existing building, resulting in a four-storey municipal shelter, providing approximately 60 beds. The project is part of the Homelessness Services Capital Infrastructure Strategy (HSCIS).

While a municipal shelter is already permitted on the site, an Official Plan amendment is needed to remove the requirement for retail at-grade along the Bloor Street West frontage. A Zoning By-law amendment is needed to bring the site into Zoning By-law 569-2013 and to facilitate certain elements of the proposed built form.

The amendments have also been drafted to ensure the site could become supportive or affordable housing as community needs evolve in the future.

### **RECOMMENDATIONS**

---

The Interim Executive Director, Development Review recommends that:

1. City Council amend the Official Plan for the lands municipally known as 3838 Bloor Street West substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 3838 Bloor Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.

## **FINANCIAL IMPACT**

---

There are no immediate financial implications resulting from the recommendations 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) EC7.7 Shelter Infrastructure Plan and the HSCIS 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.

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 as well as for two additional sites. The site at 3838 Bloor Street West is one of the initial eleven sites secured.

Toronto Shelter and Support Services provided the financial impact information for this report. The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **EQUITY IMPACT STATEMENT**

---

Toronto's homelessness service 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. In the case of 3838 Bloor Street West, the new municipal shelter will serve women. Ensuring women experiencing homelessness have access to safe, high-quality emergency shelter, and access to permanent housing opportunities is an important determinant of health and improves the social and economic status of an individual.

Council's approval of the recommendations in this report will help to advance the Homelessness Services Capital Infrastructure Strategy by supporting the rapid delivery of approximately 60 new permanent shelter beds for women, thereby stabilizing Toronto's homelessness services system.

## **DECISION HISTORY**

---

On July 24, 2025, City Council adopted PH23.3 "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” approving Official Plan Amendments and Zoning By-law Amendments to permit the construction of 420 beds in six municipal shelters across the city.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH23.3>

On June 25, 2025, City Council adopted DM31.1 "Commencing Public Consultations for Communities Impacted by New Shelter Locations" directing Toronto and Shelter Support Services staff to arrange individual public consultations for each planned new shelter location if requested by the local Councillor and that staff undertake a "reset" of the community engagement process relating to the proposed shelter at 1220 Wilson Avenue before advancing construction at the site.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.DM31.1>

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 also launched a City-wide public engagement on the HSCIS.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EX15.3>

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/agenda-item.do?item=2024.EC9.4>

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>

On December 17, 2019, City Council adopted PH11.5 "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, social and supportive housing, market and affordable rental housing and home ownership.

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

On March 27 and 28, 2019, City Council amended Zoning By-law 569-2013 and Municipal Shelter By-law 2003-0138 to remove separation distance requirements between shelters, and the requirement that they be on or within 80 metres of a major street. <https://secure.toronto.ca/council/agenda-item.do?item=2019.PH3.2>

On December 5, 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, 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 and best practice shelter design guidelines.

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

On 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>

On April 30, 2004, the Ontario Municipal Board issued a final Order respecting the Municipal Shelter By-law No. 2003-0138 (Case No. PL030313), that removed the requirement for municipal shelters to be approved by City Council.

<https://www.toronto.ca/legdocs/refdocs/10851.pdf>

## **HOMELESSNESS SERVICES CAPITAL INFRASTRUCTURE STRATEGY (HSCIS)**

---

Through the HSCIS, City Council is seeking to create 1,600 permanent shelter spaces by 2033 to support people experiencing homelessness. This plan focuses on developing purpose-built shelters, increasing permanency across the shelter system, and a gradual transition out of costly temporary shelter hotels. Permanent shelters will improve the stability of the shelter system and help ensure sites are designed to best respond to the needs of individuals experiencing homelessness.

### **Shelter Design and Technical Guidelines**

The design of municipal shelters is informed by the City of Toronto Shelter Design and Technical Guidelines, which were released in 2021 and updated in July 2023. The proposals have been prepared using the guidelines, which identify the following seven design principles for shelter design:

- Respect and dignity;
- User-centred design;
- Health and wellness;
- Safety and security;
- Integration with communities;
- Sustainability, durability and resilience; and
- Flexibility.

These guidelines are intended to enhance positive outcomes and experiences for all shelter users, staff, visitors, and the surrounding community in new and renovated shelters.

## THE SITE AND SURROUNDING LANDS

---

**Description:** The site is located within a low-rise mixed-use plaza on the north side of Bloor Street West between Botfield Avenue and Jopling Avenue. It is a rectangular property with an approximately 14-metre frontage on Bloor Street West, a 57-metre depth, and a total lot area of 836 square metres.

The front of the property contains vehicular access and parking. The rear of the property is adjacent to the rear yards of residential properties. See Attachment 2 for the Location Map.

**Existing Use:** There is an existing two-storey building on the site, which is currently vacant and was most recently used as a nursing home.

### Surrounding Context

**North:** low-rise residential neighbourhood.

**East:** low-rise, mixed-use buildings fronting Bloor Street West.

**South:** Bloor Street West, on the south of which is Six Points Plaza where there is an approval for a phased multi-tower mixed-use redevelopment consisting of buildings up to 45 storeys.

**West:** low-rise, mixed-use buildings fronting Bloor Street West and a hydro corridor.

**Access:** The primary pedestrian and vehicular access to the site is currently from Bloor Street West. There is also a laneway that provides access to the rear of the building from Jopling Avenue North, a portion of which is public and a portion is privately-owned by an adjacent landowner with a right-of-way easement over it benefitting the subject site.

**Transit:** The site is located within 500 metres of Kipling subway station, representing an approximately 10-minute walk to the nearest entrance. Kipling station provides subway service on TTC Line 2: Bloor-Danforth and several TTC bus routes. The adjoining Kipling Terminal also provides regional GO train and bus services, as well as MiWay (Mississauga public transit) bus service. Additionally, the site is served by bus routes on Kipling Avenue (approximately 280 metres) and Bloor Street West (approximately 170-230 metres), the latter of which provides 24-hour service.

## PROPOSAL

---

### Description

The proposal is for a two-storey addition above, and to the rear of an existing two-storey residential building, resulting in a four-storey municipal shelter. The shelter will have a

capacity of approximately 60 beds as well as shelter support services, which will be operated by Street Haven at the Crossroads. The site is being designed with the flexibility to become supportive housing in the future, should demand for shelter beds decrease.

### **Density**

2.13 times the area of the lot.

### **Land Use**

A municipal shelter, which is a permitted use.

### **Access, Parking and Loading**

Vehicular access from Bloor Street West will be removed and provided instead from the rear laneway off Jopling Avenue North. A new accessible ramp will be added to improve pedestrian access from Bloor Street to the existing entrance.

There are three vehicular parking spaces (two standard, one accessible) as well as one Type “C” loading space proposed under the addition at the rear of the property.

### **Additional Information**

See the attachments of this report for the Application Data Sheet, location map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/3838BloorStW](http://www.toronto.ca/3838BloorStW)

### **Reasons for Application**

An Official Plan Amendment to the Etobicoke Centre Secondary Plan is needed to remove the requirement for grade-related retail uses along the Bloor Street West frontage.

A Zoning By-law Amendment application is required to bring the site from the Etobicoke Zoning Code into Zoning By-law 569-2013. A Zoning By-law Amendment is also required to vary certain performance standards including for maximum building height, minimum setback, lot coverage, and landscaping requirements.

## **APPLICATION BACKGROUND**

---

A pre-application consultation meeting was held on October 15, 2025.

The current application for an Official Plan and Zoning By-law Amendment was submitted on January 19, 2026, and was deemed complete on January 28, 2026, satisfying the City's minimum application requirements.

## Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate an appropriate Official Plan amendment and Zoning By-law standards.

## POLICY CONSIDERATIONS

---

### Provincial Land Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

### Official Plan

The Official Plan sets out a vision for how Toronto will grow and should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

It includes policies that support the development of a full range of housing across all neighbourhoods. It identifies addressing housing demand as a planning priority and adopts a human rights-based approach to housing. The Official Plan calls for enabling a wider range of housing options for all, including seeking opportunities for new housing supply in all neighbourhoods and the inclusion of a mix of housing types and affordability (Policy 1.2). It further emphasizes the principle that Toronto is an inclusive, safe, caring, and equitable city, in which all neighbourhoods are welcoming of everyone by offering a range of housing forms, tenures and affordability, including dignified supportive housing for vulnerable populations (Policy 1.4). This range of housing includes emergency and transitional housing for people experiencing homelessness and at-risk groups (Policy 3.2.1.1).

The Official Plan also reinforces and supports the objectives of the HousingTO 2020-2030 Action Plan, which sets out the City's strategy to meet the housing needs of Toronto's most vulnerable residents, including the delivery of new shelter and supportive housing options. Specifically, the Plan emphasizes the need to ensure an effective and housing-focused emergency response to homelessness that provides access to overnight accommodation that offers a safe, temperature controlled indoor space and connections to other supports (Action 10).

The site has a split land use designation, with the portion fronting onto Bloor Street West designated *Mixed Use Areas*, and the rear portion north of the adjacent lane designated *Neighbourhoods* (refer to Attachment 3).

The Official Plan identifies Bloor Street West as an *Avenue* within the Urban Structure. *Avenues* are targeted for growth and intensification where development will be up to the height and scale of mid-rise buildings in *Mixed Use Areas* (Policy 2.2.3.3.a). Further,

development along *Avenues* may go beyond the height and scale of a mid-rise building in *Mixed Use Areas* when located within a 500 to 800-metre walking distance of an existing or planned subway station.

Bloor Street West is also identified as a major street in the Official Plan. Sites designated *Neighbourhoods* may be up to six storeys in height when located along a major street (Policy 4.1).

The planned right-of-way width for Bloor Street West at the site is 27 metres.

### **Protected Major Transit Station Area (PMTSA)**

The site is within a delineated Protected Major Transit Station Area. Specifically, the majority of the site is within the 500-metre radius of Kipling Station which is a delineated PMTSA associated with SASP 626 in Chapter 8 of the Official Plan. According to Map 2, the site has a minimum 2.0 FSI requirement and the area is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

Sites designated *Mixed Use Areas* located between 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6.0 or more. Site-specific applications are not required to meet or exceed the permitted FSIs of Chapter 8. Appropriate density for the site will be determined by reading the Official Plan as a whole.

Multiplexes and apartment buildings with heights up to six storeys are permitted on sites designated *Neighbourhoods* with frontage on a major street shown on Map 3 of the Official Plan or when located within 200 metres of an existing or planned transit station.

### **Secondary Plan**

The site is subject to the Etobicoke Centre Secondary Plan. The site is designated *Mixed Use Areas B* and is located within the Islington Village area. Section 3.13.1(c) of the Secondary Plan provides policies for lands designated *Mixed Use Areas B*. Policy 3.13.1(c)(i)(4) identifies a requirement that sites within *Mixed Use Areas B* should “provide a continuous pedestrian-oriented retail shopping strip.”

The Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/9a29-cp-official-plan-SP-12-EtobicokeCentre.pdf>

### **Zoning**

The site is currently subject to the former Etobicoke Zoning Code as amended by Etobicoke Centre Zoning By-law 1088-2002. The southern portion of the site (fronting Bloor Street West) is zoned Etobicoke Centre 1 (EC1), which permits a variety of residential and non-residential uses. The rear portion of the site is zoned R2, permitting single family detached residential uses.

In 1999, Toronto City Council stated its intention to permit emergency shelters in all parts of the City and subsequently adopted By-law 2003-0138, also known as the Municipal Shelter By-law. This By-law was amended and approved by the Ontario

Municipal Board in March 2004. The intent of the By-law is to allow municipal shelters in all zones or districts in the City, including sites subject to the Etobicoke Zoning Code. These broad permissions were also incorporated into Zoning By-law 569-2013.

As per By-law 2003-0138, a municipal shelter is a permitted use under the existing zoning on the subject site and is compatible with surrounding commercial and residential uses.

The permitted maximum height of the EC1-zoned portion is 15 metres, and the permitted maximum height of the R2-zoned portion is 11 metres. The permitted density is 3.5 times the area of the lot, across the entirety of the lot.

Zoning By-law 569-2013 identifies Bloor Street West as a major street. Properties fronting on major streets that are subject to Zoning By-law 569-2013 have additional zoning permissions, including allowing apartment buildings up to six storeys (19 metres) in height within residential zones.

Refer to Attachment 5 for the Zoning By-law map.

### **Zoning for Major Transit Station Areas**

The City of Toronto is required to update its zoning by-laws to allow the new heights and densities mandated by the Province in Protected Major Transit Station Areas. Staff are working on these zoning updates and anticipate bringing forward draft implementation amendments to the June Planning and Housing Committee meeting. These draft amendments will permit a density of 6 times the area of the lot, with a permitted height of approximately 20 storeys (65 metres) for the portion of the site that is designated *Mixed Use Areas*. Other performance standards, such as minimum setbacks would continue to apply.

### **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Townhouse and Low-Rise Apartments Guidelines; and
- Toronto Accessibility Design Guidelines.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision, and Site Plan Control for City-owned properties are required to meet and demonstrate compliance with Tier 2 of the TGS.

## **PUBLIC ENGAGEMENT**

---

Public Engagement for this proposal began on June 27, 2025, when the site was announced as part of the HSCIS. Since that time, City staff have undertaken a multi-channel process to inform and engage residents about the proposals. This has included launching a project website, an electronic survey, on-site signage, telephone and email correspondence, as well as in-person community events and meetings.

To date, staff and community engagement facilitators have received feedback and engaged in correspondence with community members through more than 200 emails, 43 survey responses, phone calls, three public meetings and dedicated stakeholder meetings with local businesses, resident associations, parent groups, religious organizations and other key stakeholders.

Community Planning staff hosted an in-person community consultation on March 4, 2026, at St. Andrew's Presbyterian Church at 3819 Bloor Street West, where approximately 150 people were in attendance. In addition, a follow-up meeting with community groups, including local residents and businesses, faith groups, and representatives of residents' associations, was held on March 31, 2026, and attended by approximately 22 individuals.

Key issues raised through all channels include:

- Dissatisfaction with site selection process, including lack of consultation on site selection, and transparency surrounding site evaluation criteria;
- Support for more dignified shelter space and supportive affordable housing in the context of the current housing crisis;
- Community safety, including potential impacts on local schools and daycares;
- Safety of shelter residents and staff;
- Concern over shelter operations and compatibility with surrounding land uses;
- Overall scale and massing of the proposal in relation to adjacent low-rise buildings;
- Adequacy of proposed parking provision and concern of spillover onto local streets and adjacent sites;
- Proposed loading, servicing, and waste collection arrangements;
- Traffic impacts and congestion;
- Condition and maintenance of the rear access lane including poor paving, lack of lighting, inadequate snow removal, and illegal parking; and
- Inadequate community engagement and lack of transparency.

All comments have been considered through the review of the proposal and are commented on as necessary in the body of this report. The draft amendments are written to provide flexibility during the design stage so as to be able to incorporate the needs of operators and the community.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Planning and Housing Committee for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

---

Municipal shelters are an essential residential use within the City's housing system, providing accommodation and supports for individuals experiencing homelessness. The proposed amendments would facilitate the delivery of approximately 60 permanent shelter beds through the HSCIS in the Etobicoke Centre area. The recommended zoning framework also enables the building to transition to supportive or affordable housing in the future, should the demand for shelter services decline.

### **Provincial Policy Statement (PPS) 2024**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal and find it consistent with the PPS 2024.

The proposed development would contribute to a range and mix of housing options (policy 2.1.4) and would facilitate the development of complete communities by providing for a mix of housing types (policy 2.3.1.3).

### **Housing**

Staff are satisfied that the proposal conforms to the Official Plan with respect to Housing policies. The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in an approximate total of 60 municipal shelter beds, which is in keeping with previous City Council direction for shelters to be smaller in scale with fewer than 100 beds.

### **Official Plan Amendment**

Staff are recommending an Official Plan Amendment out of an abundance of caution to remove the requirement for grade-related retail along Bloor Street West. The site has most recently been used as a nursing home. The intent of the policy is being met, however, through an approximately 12 square metre community space proposed at grade along the Bloor Street West frontage. This community space, which is proposed to be available for broader public use, is intended to contribute to the pedestrian-oriented streetscape envisioned by the Secondary Plan.

Refer to Attachment 6 for the Draft Official Plan Amendment.

## **Built Form**

Staff are satisfied that the proposal conforms to the Official Plan and the Etobicoke Centre Secondary Plan with respect to its proposed built form.

The proposed height of the building is four storeys or approximately 13.9 metres, however, the draft Zoning By-law provides permissions up to 19 metres in height across the site. As Bloor Street West is identified as an *Avenue*, the Official Plan supports a height up to 27 metres for the *Mixed Use Areas* portion of the site, equivalent to the width of the adjacent right-of-way. For the *Neighbourhoods* portion of the site, the proposed 19-metre maximum height is consistent with permitted heights for apartment buildings under the recent major streets zoning by-law amendment (By-law 1062-2025(OLT)).

The proposal maintains the existing 7.6-metre setback to the front lot line, reflecting the position of the existing building relative to the property line following the road widening. As the Etobicoke Centre Secondary Plan encourages buildings to be built to the street, the draft Zoning By-law Amendment enables a front yard setback of 1.0 metres to achieve a 6-metre curb to building face dimension.

The proposal includes a rear yard setback of 7.5 metres, which is consistent with the surrounding zoning requirements in the residential detached neighbourhood to the north of the site.

No setback is proposed to the side lot lines within the commercial residential (south) portion of the site, which is consistent with the requirements within that zone.

In the residential (north) portion, a 0.9-metre setback is proposed along the western lot line to provide separation to the adjacent residential property, which is consistent with side yard setback requirements in the residential detached zone ranging between 0.6 and 3.0 metres. To the east, no setback is proposed for the rear 7 metres of the building adjacent to 2 Botfield Avenue. To mitigate any potential impacts, no windows are proposed on the east or west side elevations. This will limit overlook and maintain appropriate privacy conditions for adjacent properties. Instead, lightwells are proposed to be provided with inset window openings oriented to the north and south to allow for access to light without direct overlook.

## **Public Realm**

Staff are satisfied that the proposal conforms to the Official Plan and the Etobicoke Centre Secondary Plan with respect to public realm policies, and that it is in keeping with the design guidelines described in the Policy Considerations section of this report.

The proposal will improve the public realm along Bloor Street West by removing a curb cut and encouraging a pedestrian-oriented form of development as contemplated in the Secondary Plan and along Avenues in the Official Plan.

The front-yard parking will be replaced with new landscaping, tree planting, and an accessible building entrance. The existing sidewalk will be widened to 2.1 metres and

the proposed grade-related community space will activate the ground floor and provide an amenity to the surrounding community.

### **Traffic, Parking, Loading and Waste Collection**

Transportation Review staff considered the proposal and find it to be acceptable.

Vehicular access to the building will be provided from the laneway off Jopling Avenue. Having responded to parking concerns from the community, the proposal includes 3 parking spaces (including one accessible space) and a Type "C" loading space at grade underneath the upper levels of the building. Staff note that the site is located within the Kipling Station PMTSA where parking minimums cannot be applied.

In order to avoid negative impacts to the public realm through waste storage in the front yard, the proposal contemplates private garbage collection from the laneway. Precise waste collection arrangements will be finalized through the Site Plan Control process.

In regard to traffic impacts, a Traffic Impact Study was not requested given the scale and low-intensity land use, proximity to public transit infrastructure, and limited parking. Transportation Review staff reviewed the proposal at Pre-Application Consultation stage and were satisfied that the proposal would not result in significant traffic impacts.

### **Road Widening**

To satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Bloor Street West, a 0.4-metre road widening dedication along the Bloor Street West frontage of the subject site is required.

### **Servicing**

A Functional Servicing and Stormwater Report was submitted in support of the application. Staff have reviewed the report and note that, while the proposed development will add nominal flows to the sanitary sewer system, there are existing capacity constraints in the system, downstream of the proposed site. The recommended draft Zoning By-law includes a holding provision under Section 36 of the Planning Act to ensure these issues are resolved. The holding provision would restrict the proposed use of the lands until the conditions for lifting the holding provision, as set out in the Zoning By-law, are satisfied.

### **Holding Provision**

The draft Zoning By-law includes a holding provision with the following conditions:

- i. The applicant submit a revised Functional Servicing and Stormwater Management Report, ("Engineering Reports"), and supporting plans, to the satisfaction of the Director, Engineering Review, Development Review; and

- ii. If the satisfactory and accepted Functional Servicing and Stormwater Management Report requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
  - (a) satisfactory arrangements have been made with the Director, Engineering Review, Development Review to secure the design and construction for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Servicing Report to support the development; or
  - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development have been constructed and are operational, all to the satisfaction of the Director, Engineering Review, Development Review.

### **Parkland**

The proposal is exempt from the parkland dedication requirement under Chapter 415, Article III, Section 415-30. A. (9) of the Toronto Municipal Code.

### **CONTACTS**

---

Dominik Matusik, Senior Planner, Community Planning, Phone No: (416) 397-2530,  
Email: [dominik.matusik@toronto.ca](mailto:dominik.matusik@toronto.ca)

Corinna Prior, Manager (Acting), Community Planning, Phone No.: (416) 392-5651,  
Email: [corinna.prior@toronto.ca](mailto:corinna.prior@toronto.ca)

### **SIGNATURE**

---

Oren Tamir  
Interim Executive Director  
Development Review

### **ATTACHMENTS**

---

#### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Etobicoke Centre Secondary Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

**Applicant Submitted Drawings**

Attachment 8: Site Plan

Attachment 9: North Elevation

Attachment 10: East Elevation

Attachment 11: South Elevation

Attachment 12: West Elevation

Attachment 13: 3D Massing Model – Northeast View

## Attachment 1: Application Data Sheet

**Municipal Address:** 3838 Bloor Street West      **Date Received:** January 19, 2026  
**Application Number:** 26 105531 WET 02 OZ  
**Application Type:** OPA and Rezoning  
**Project Description:** Proposed municipal shelter with a capacity of up to 60 beds.  
**Applicant:** ERA Architects Inc.      **Architect:** ERA Architects Inc.      **Owner:** City of Toronto

### EXISTING PLANNING CONTROLS

**Official Plan Designation:** Mixed Use Areas & Neighbourhoods EC1 and R2 (former Etobicoke)      **Site Specific Provision:** N/A  
**Zoning:** (former Etobicoke)      **Heritage Designation:** No  
**Height Limit (m):** 15      **Site Plan Control Area:** Yes

### PROJECT INFORMATION

**Site Area (sq m):** 836      **Frontage (m):** 14      **Depth (m):** 57

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	287	287	75	<b>362</b>
Residential GFA (sq m):	543	543	1,238	<b>1,781</b>
Non-Residential GFA (sq m):	0	0	0	<b>0</b>
<b>Total GFA (sq m):</b>	<b>543</b>	<b>0</b>	<b>1,238</b>	<b>1,781</b>
Height - Storeys:	2	2	2	<b>4</b>
Height - Metres:	7	7	7	<b>14</b>

**Lot Coverage Ratio (%):** 68      **Floor Space Index:** 2.13

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	1,781	
Retail GFA:	0	
Office GFA:	0	
Industrial GFA:	0	
Institutional/Other GFA:	0	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	0	0	0	0
Freehold:	0	0	0	0
Condominium:	0	0	0	0
Other:	0	0	0	0
<b>Total Units:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:					
<b>Total Units:</b>			<b>0</b>	<b>0</b>	<b>0</b>

#### **Parking and Loading**

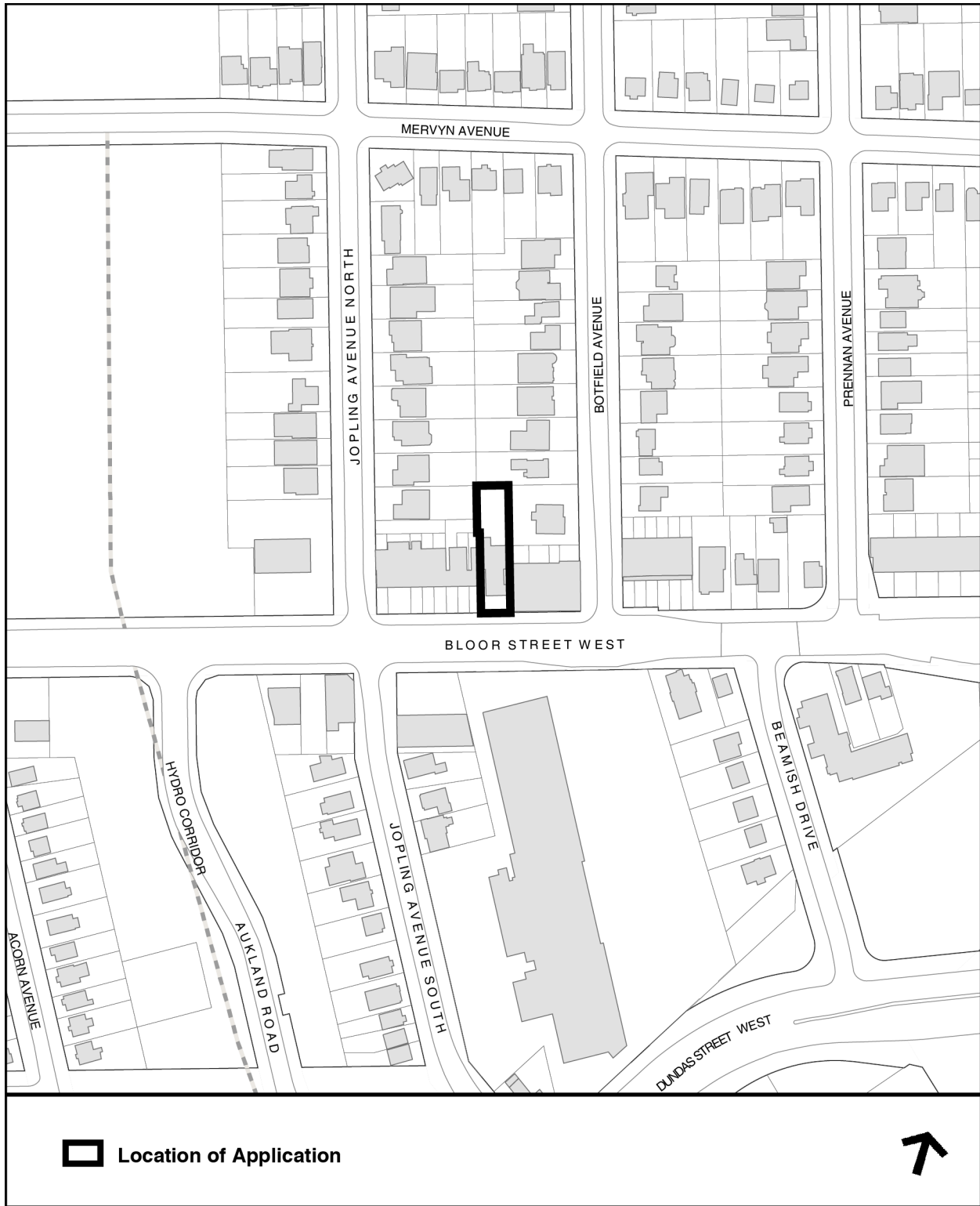
Parking Spaces: 3	Bicycle Parking Spaces: 12	Loading Docks: 1 (Type C)
-------------------	----------------------------	------------------------------

#### **CONTACT:**

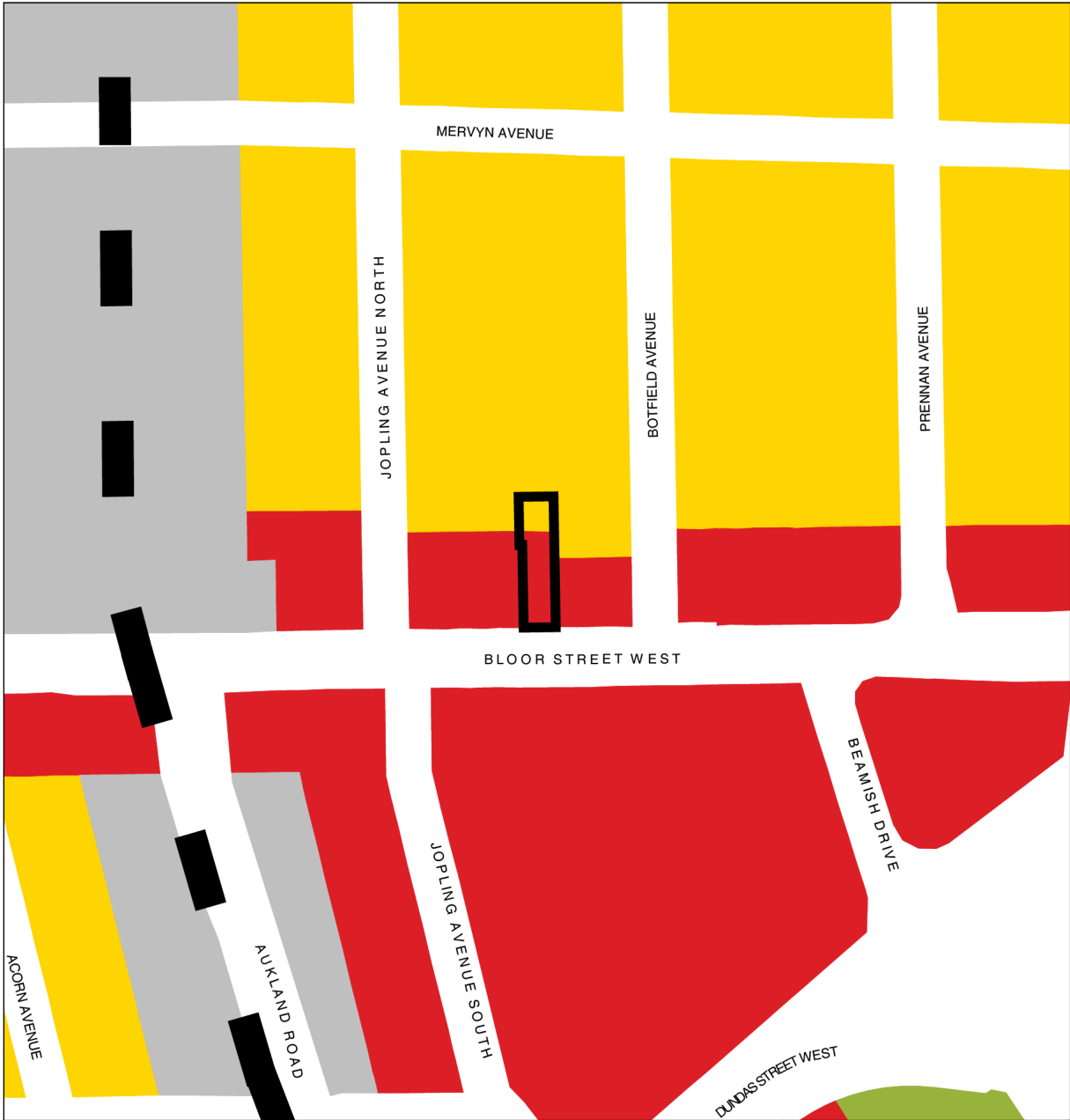
Dominik Matusik, Planner  
416-397-2530

[Dominik.Matusik@toronto.ca](mailto:Dominik.Matusik@toronto.ca)

Attachment 2: Location Map








Attachment 3: Official Plan Land Use Map




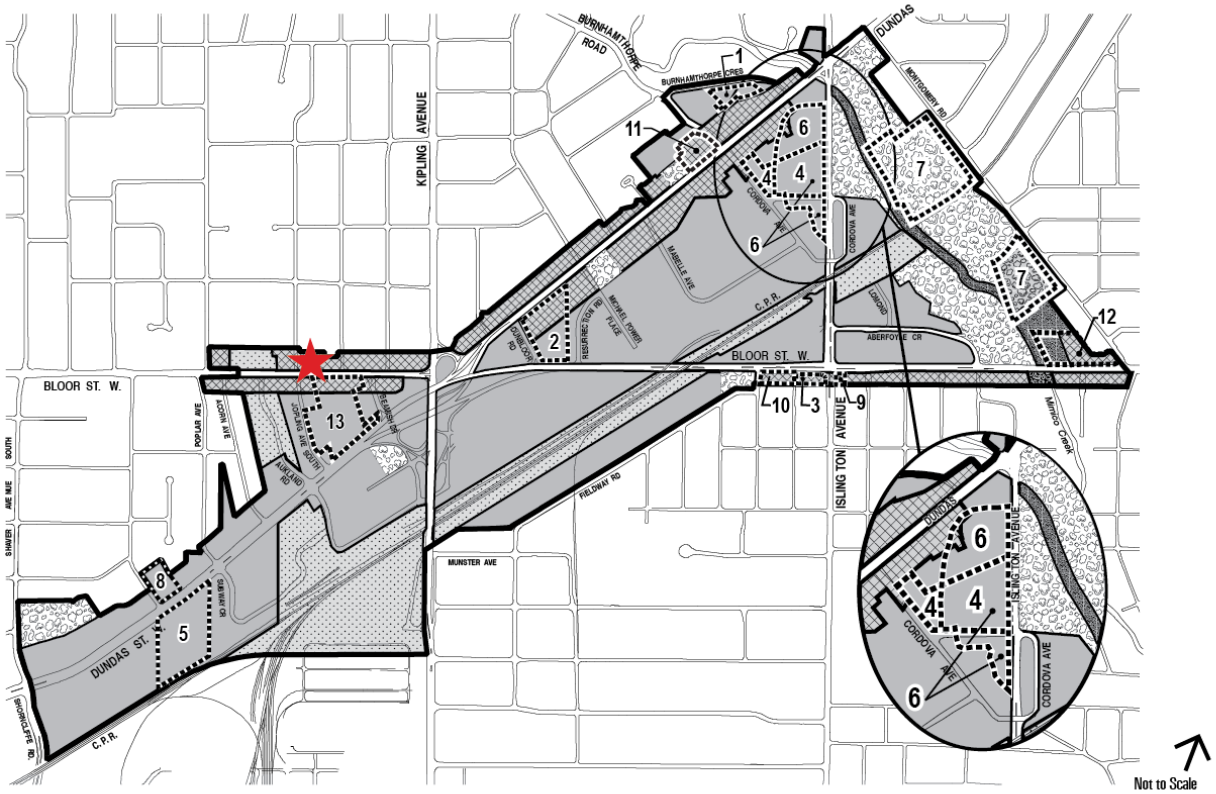
Official Plan Land Use Map #14

3838 Bloor Street West

File # 26 105531 WET 02 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Utility Corridors

  
 Not to Scale  
 Extracted: 01/19/2026



Not to Scale

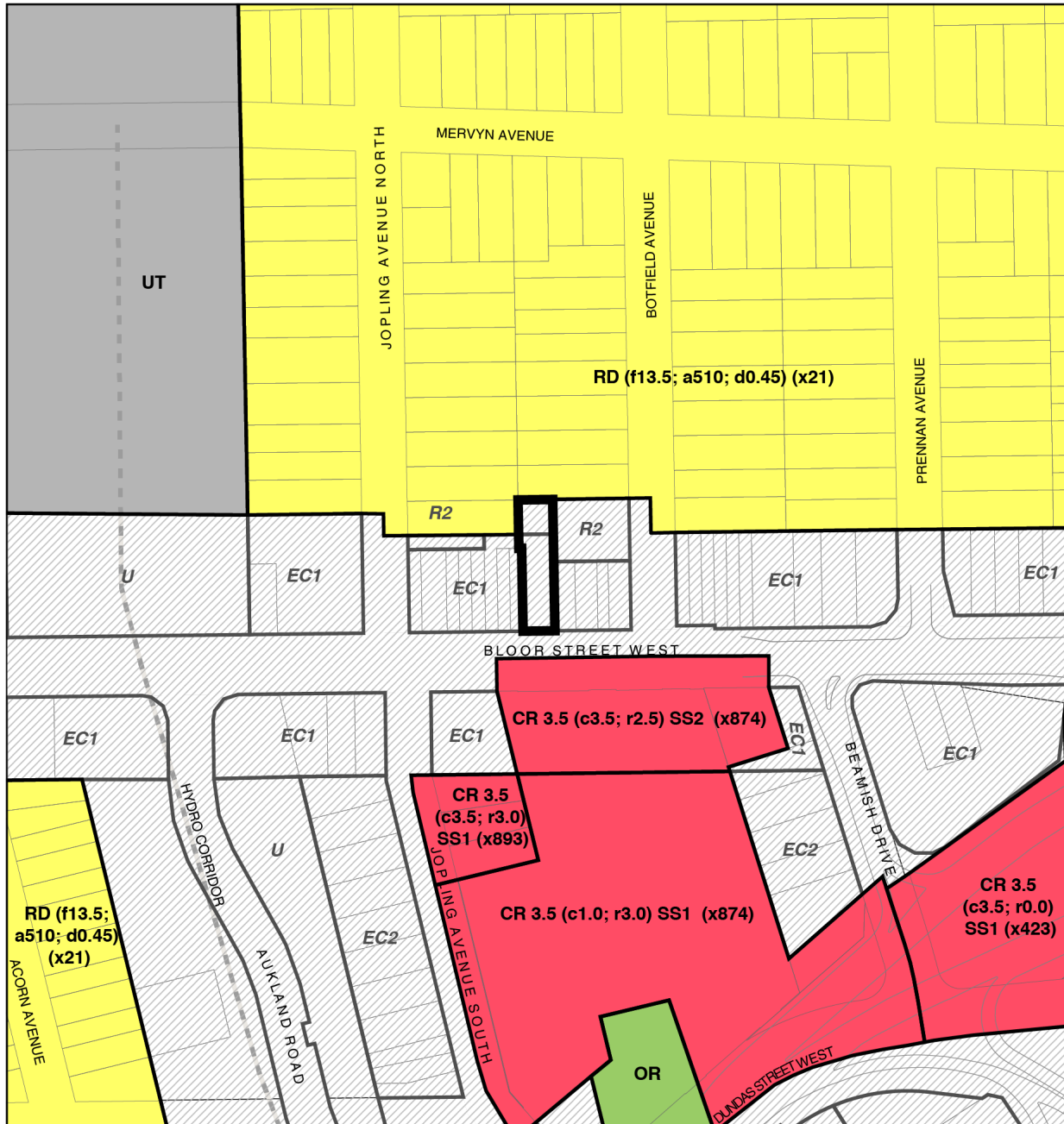


Etobicoke Centre Secondary Plan  
MAP 12-5 Land Use Plan

- Secondary Plan Boundary
- Mixed Use Area A
- Mixed Use Area B
- Utility Corridors
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Spaces Areas (including Golf Courses, Cemeteries, Public Utilities)
- Site and Area Specific Policies
- 3838 Bloor Street West

August 2022






Attachment 5: Existing Zoning By-law Map










Zoning By-law 569-2013

3838 Bloor Street West

File # 26 105531 WET 02 0Z

-  Location of Application
-  RD Residential Detached
-  CR Commercial Residential
-  OR Open Space Recreation
-  UT Utility and Transportation

-  See Former City of Etobicoke By-Law No. 11,737
-  R2 Second Density Residential Zone
-  EC2 Etobicoke Centre 2
-  U Utilities Zone
-  OS Public Open Space Zone
-  EC1 Etobicoke Centre 1

  
Not to Scale  
Extracted: 01/19/2026

Attachment 6: Draft Official Plan Amendment

Authority: Planning and Housing Committee Item ~ as adopted by City of Toronto Council  
on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill XXX**

**BY-LAW [Clerks to insert By-law number]**

**To adopt Official Plan Amendment 909  
for the City of Toronto  
respecting the lands known municipally in the year 2025, as  
3838 Bloor Street West**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended,  
to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has  
held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 909 to the Official Plan is hereby adopted pursuant to the  
*Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 909 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS  
3838 BLOOR STREET WEST**

---

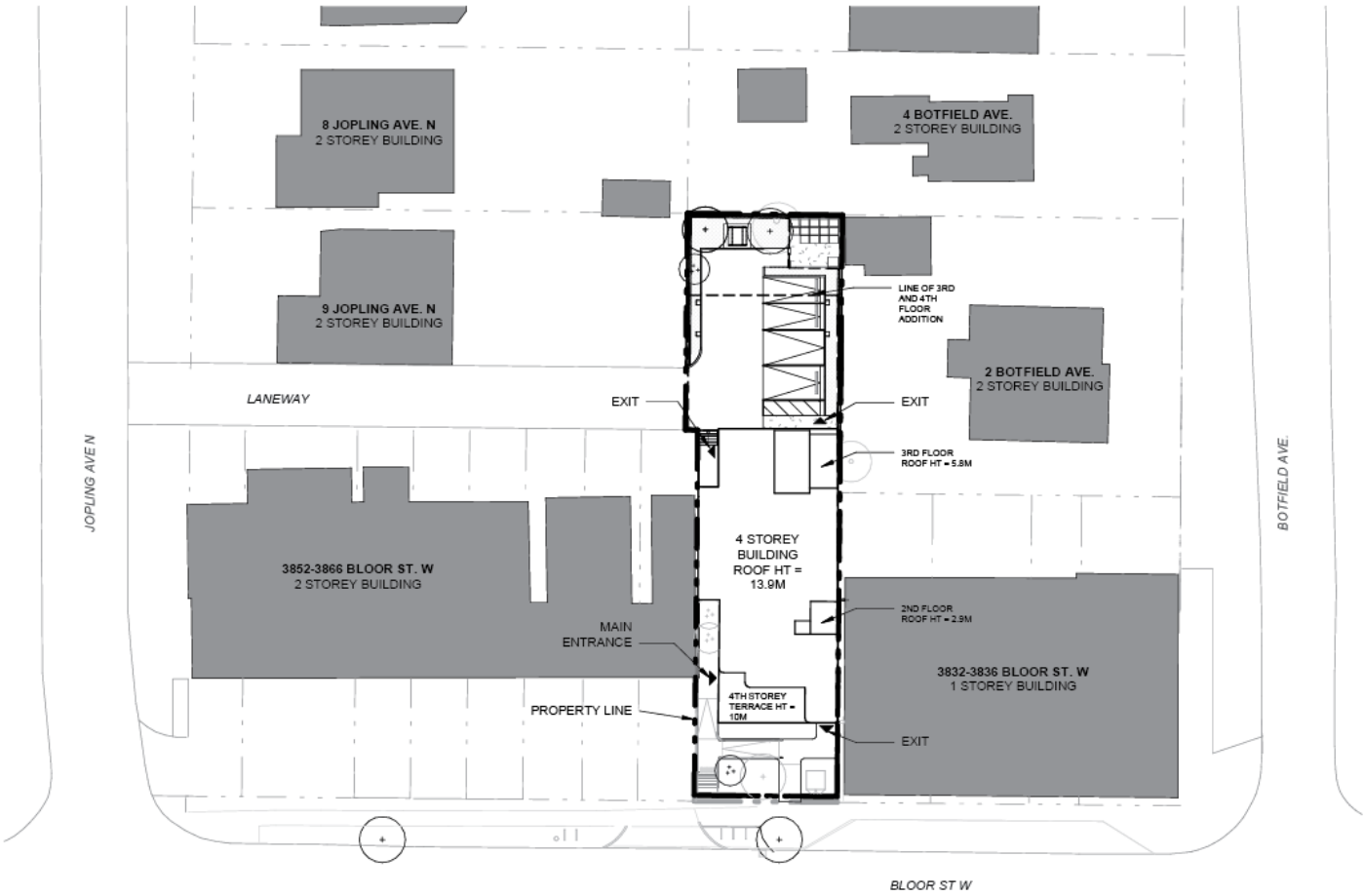
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 12, Etobicoke Centre Secondary Plan, is amended by adding the following subsection to Section 4, Site and Area Specific Policies:

**“4.13. 3838 Bloor Street West**

Notwithstanding the policies of the Etobicoke Centre Secondary Plan regarding at grade uses within *Mixed Use Areas B*, on the lands known municipally as 3838 Bloor Street West, no non-residential uses are required at grade.”

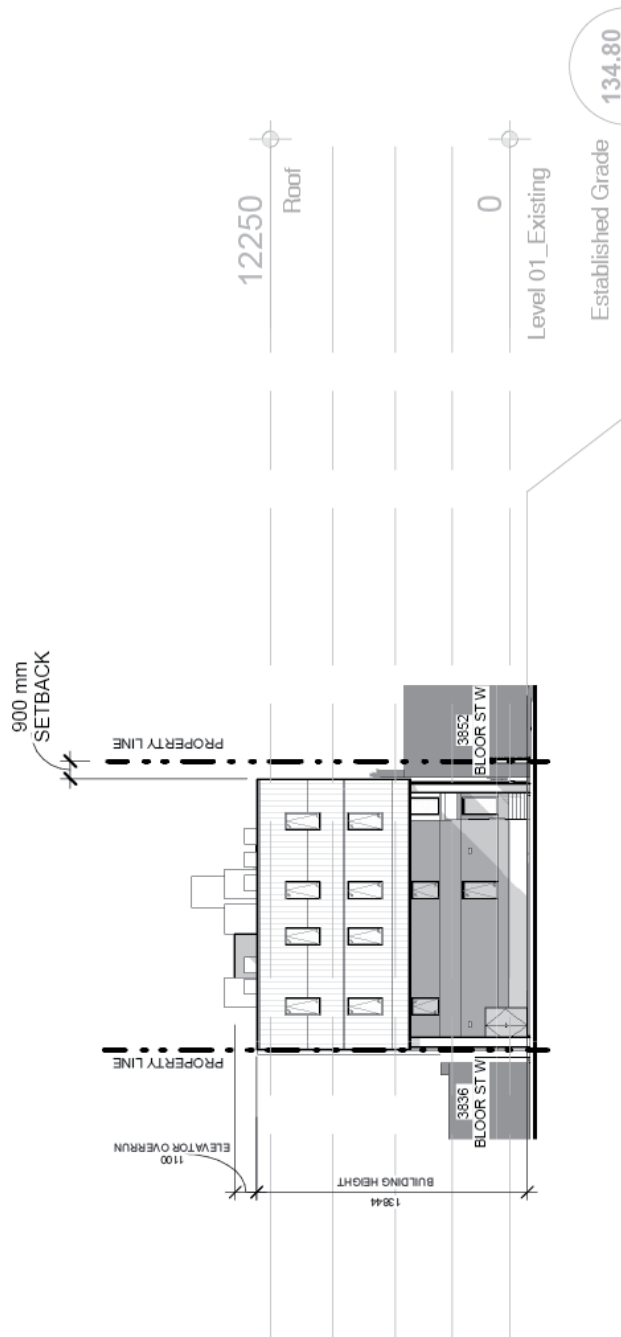
Attachment 7: Draft Zoning By-law Amendment  
(Attached separately as a PDF).



Site Plan



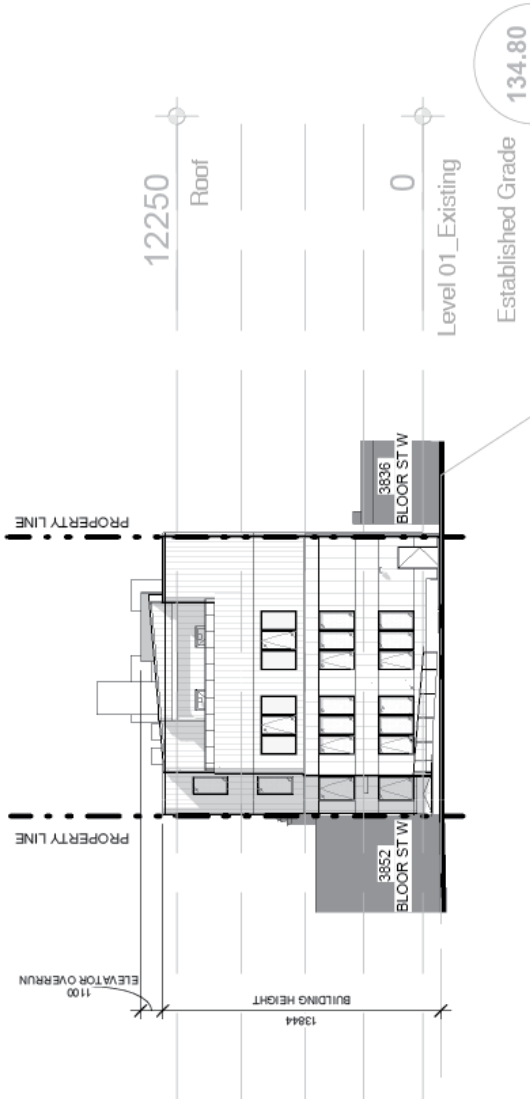
Attachment 9: North Elevation



North Elevation



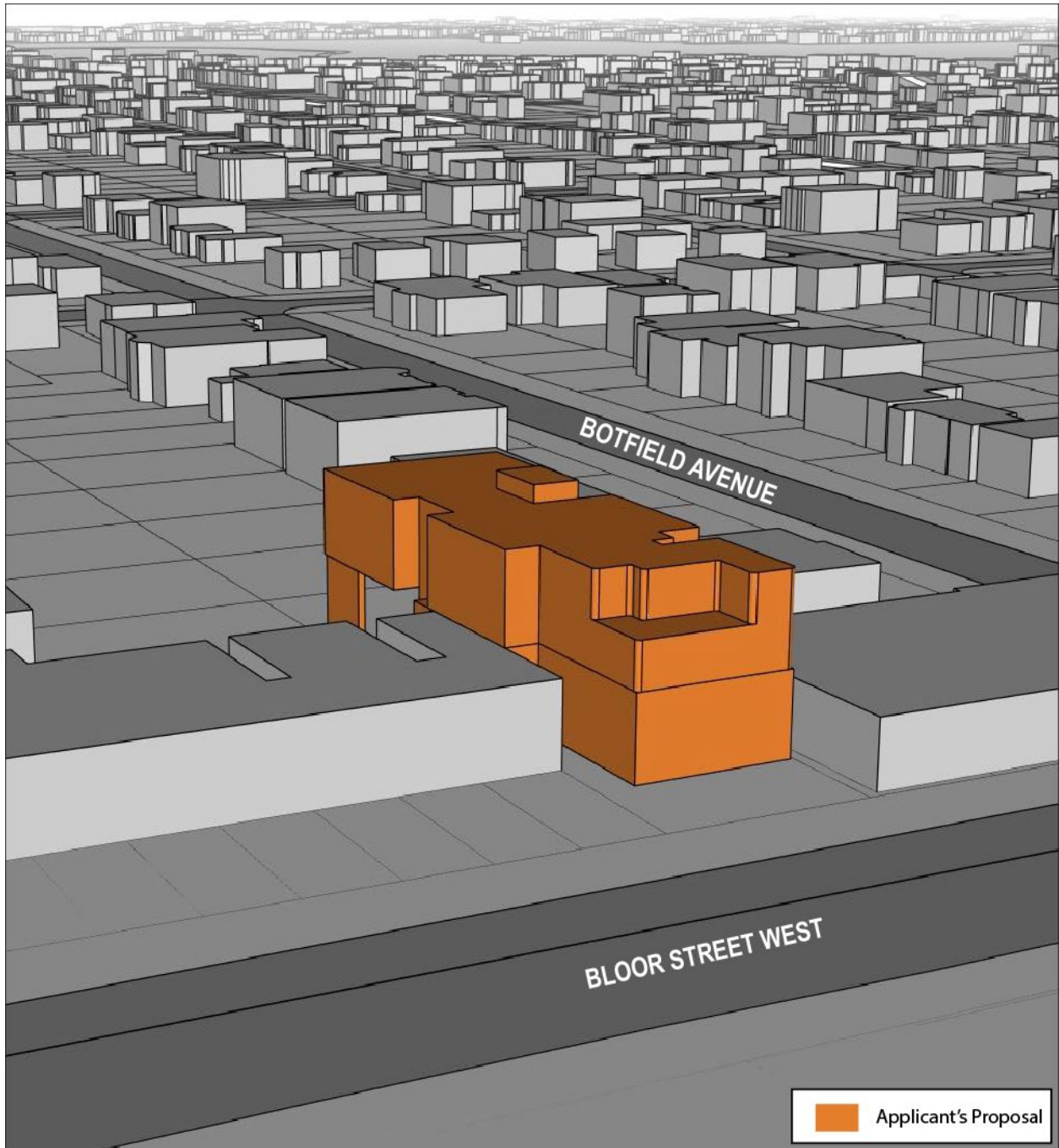
Attachment 11: South Elevation



South Elevation



Attachment 13: 3D Massing Model – Northeast View



**View of Applicant's Proposal Looking Northeast**

↑  
02/13/2026