

ONLINE / TELEPHONE INFORMATION SESSION

2950-70 LAKE SHORE BLVD. WEST

Tuesday, October 20, 2020

7:00pm to 9:00pm



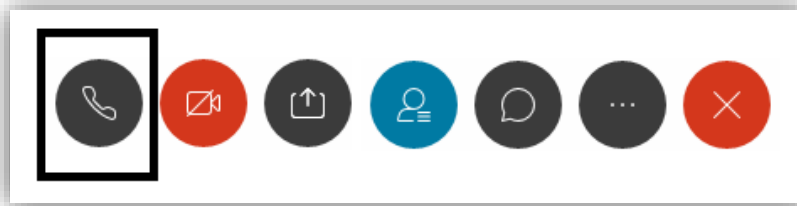
Troubleshooting Tips

Can't hear the Host/Presenter?

Option 1 - *Disconnect the headset & use the PC/laptop speakers*

Option 2 - *Connect to the Audio Conference with landline/mobile*

Step 1. – Click **Audio** button by hovering at the bottom of the screen



Step 2. – Select the “**Call me at**” feature

Step 3. – Enter the 10 digit telephone number you want to use to connect

Step 4. – Click “**Connect Audio**” button next to the phone number

Step 5. – Answer the phone and follow the prompts to join the Audio Conference

Acknowledgement



We acknowledge that the land on which the 2950-70 Lake Shore Boulevard West shelter stands on on the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples.

The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

PURPOSE & AGENDA FOR TODAY'S DISCUSSION



Purpose

- Provide an **overview** of the project at **2950-70 Lake Shore Blvd West** and **next steps** currently planned for the site.
- Provide an **overview** of the early engagement work that has been completed to date and the **community engagement process** that is being planned for 2020
- Respond to **questions and concerns** from members of the community.

Agenda Items

1. Welcome Remarks	35 Mins
2. Presentation on 2950-70 Lake Shore Blvd West	
3. Q&A and Feedback	80 Mins
4. Closing and Wrap Up	5 Mins

Welcome Remarks

Councillor Mark Grimes

Ward 3 Etobicoke-Lakeshore



Code of Conduct



- Participation in an online engagement event is not like participating in an in-person event.
- We want to hear from one voice at a time. Please be direct and frame questions to specific speakers.
- Please be brief and limit yourself to one question or comment at a time. There will be many people who want to ask questions.
- Raise your hand to ask a question and we will do our best to get to as many questions as we can.
- Be respectful. The City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.

Meeting Recording



This meeting is being recorded and will be posted online for future viewing.

Webex + Accessibility



- **For individuals who require an accessibility-related accommodation to participate in the information session, using adaptive technologies may work best with the telephone**
- Panelists will be describing content on the slides during the presentation
- The City is aware of some accessibility limitations within the Webex platform and has escalated these issues to Cisco, the platform developer
- The City is committed to swiftly addressing these accessibility concerns and are currently collaborating with Cisco to mitigate them
- Future updates to Webex will work to enhance access for online engagement participants
- The City will provide updates as they become available

Using the Webex Q&A Function



- Click the “...” button at the bottom of the video window and select “Q&A”
- Type your question in the box to the lower right hand of your screen + click send
- Only staff will be able to see your questions
- Your question will be directed to relevant panelist(s) + answered during Q&A period (after presentation)

Shelter System Overview

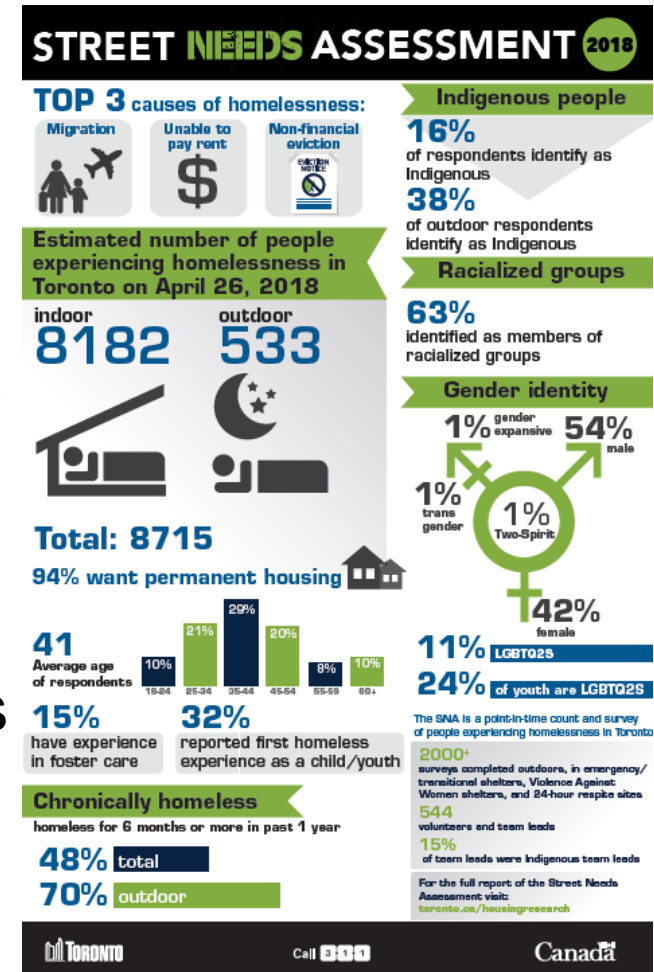
*Loretta Ramadhin, Project Director
Infrastructure Planning and Development
Shelter, Support and Housing Administration*



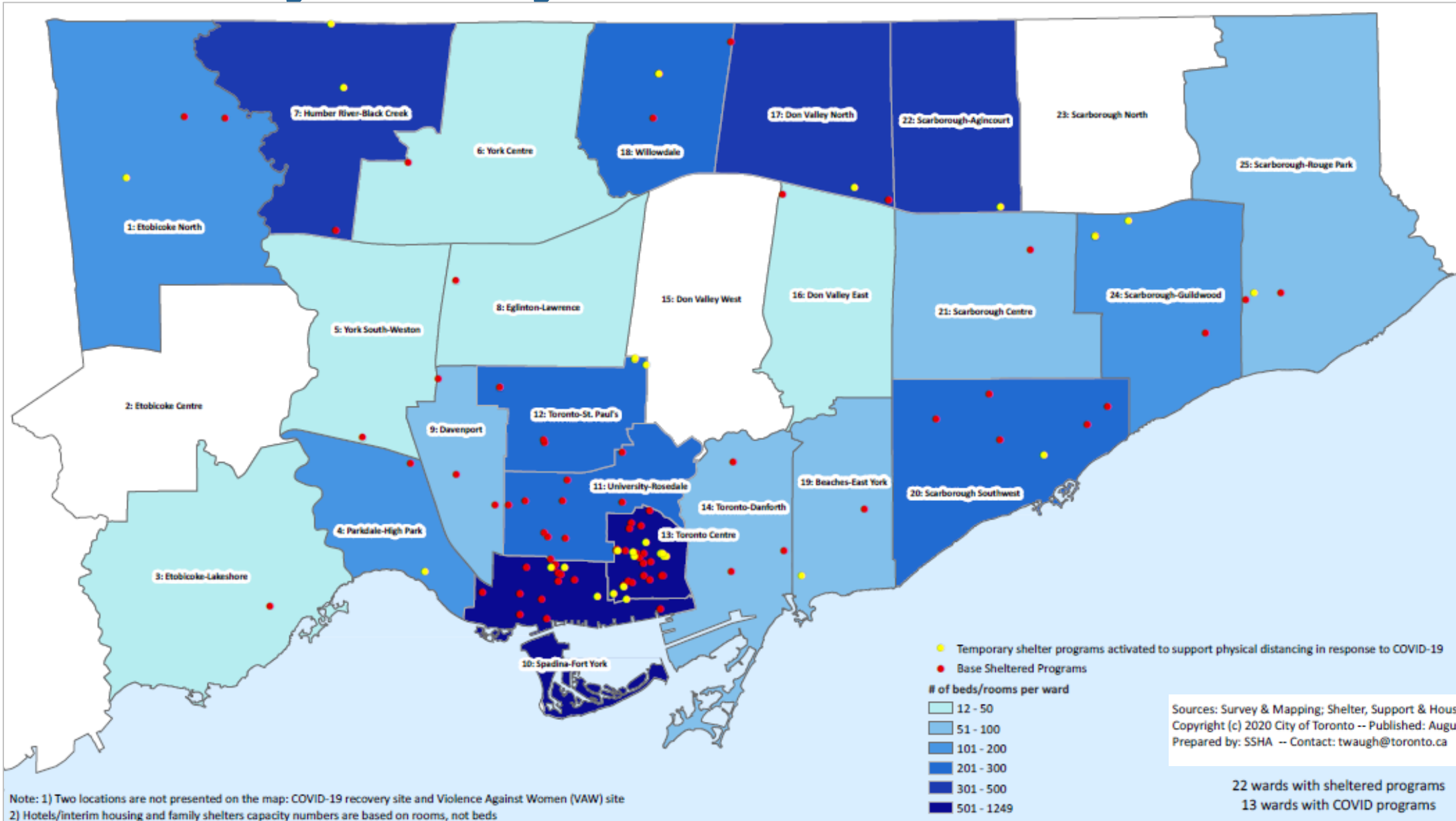
Context of Homelessness in Toronto



- Each night there are an estimated 8,715 people in Toronto who are homeless – 533 sleeping outdoors (2018 Street Needs Assessment).
- Use of the City-funded shelter system is on the rise with more demand and people staying in shelters longer (roughly 48% of total considered chronically homeless (i.e.) homeless for 6 months or more in past 1 year).
- Compounded by opioid crisis with the highest recorded deaths in the month of July and pressures on the shelter system exacerbated due to COVID-19.

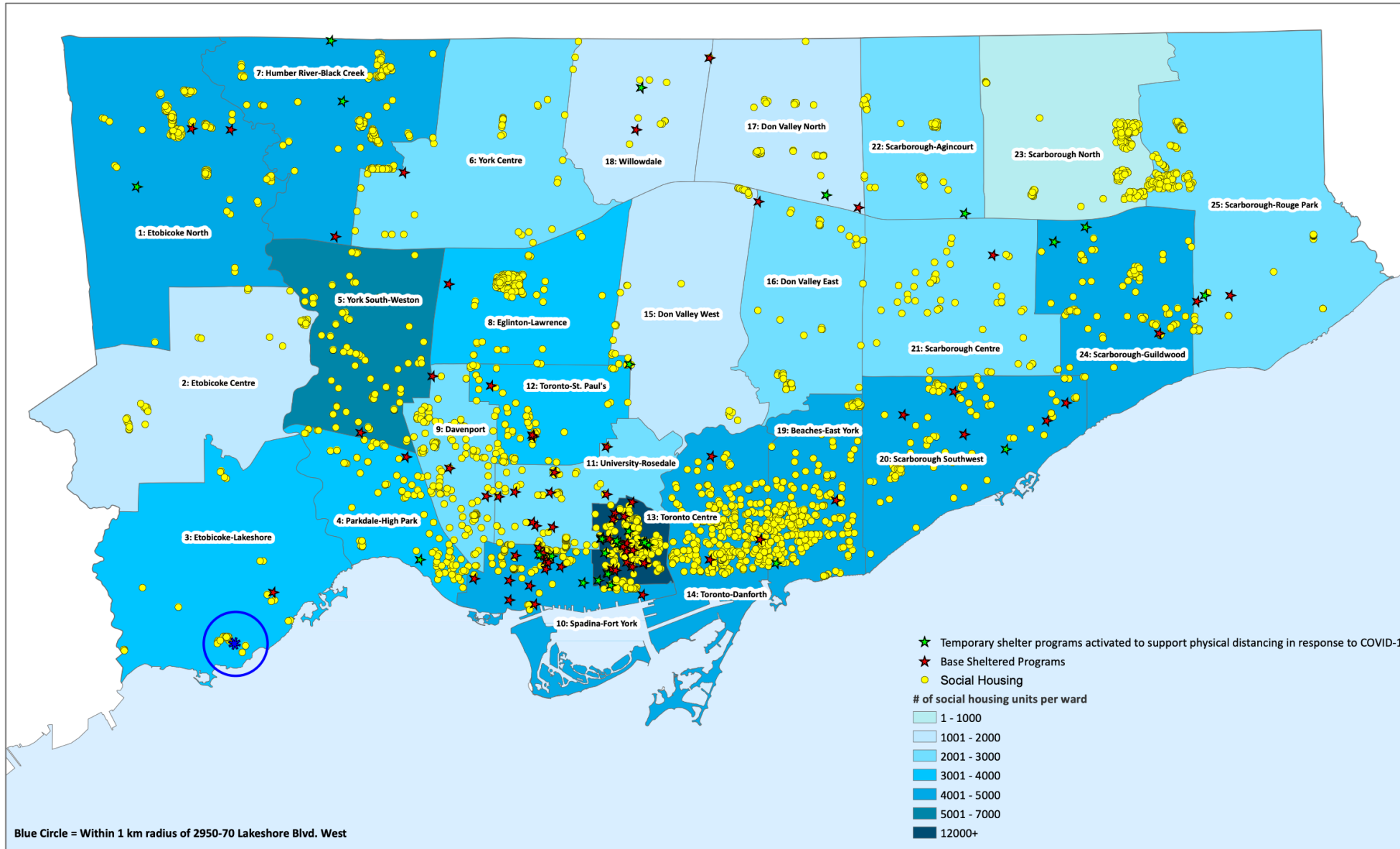


Shelter System by Ward



Social Housing by Ward

Toronto Shelter, Support & Housing Administration 2020 Shelter System Map with Social Housing/Unit Density by Ward



Criteria for Selecting a Shelter Location



The City's goal is to open new shelters in neighbourhoods across Toronto so that people can stay within their communities. In 2017, City Council delegated the authority to open new sites to staff.

When siting new **shelters**, staff:



- Site shelters in locations that meet City by-laws (in locations that allow shelters as an as-of-right use)
- Support Toronto's Housing Charter – Opportunity for All (2017)
- Work with Real Estate Services Division to find feasible buildings and locations that are accessible and will provide adequate space
- Seek out sites that are in close proximity to community services (such as libraries, public parks, pharmacies, and health care services) and public transit



Potential for shelter + affordable housing



Two reports going to City Council in late October that may impact the project

GL16.6 Co-location of Housing and Service Integration at 2950 and 2970 Lake Shore Boulevard West

- Provides update on early engagement for 2950 and 2970 Lake Shore Boulevard West
- Provides updates on direction to consider co-locating permanent housing at 2950 and 2970 Lake Shore Boulevard West

EC16.1 Interim Shelter Recovery and Infrastructure Implementation Plan (Ward All)

- This report prioritizes developing a property acquisition strategy and shifting investments from emergency shelter to more permanent housing solutions, and the purchase of 2950 and 2970 Lake Shore Boulevard West may be included in this acquisition strategy
- In advance of any approvals of this report, the City has begun preliminary investigations into the feasibility of locating permanent affordable or supportive housing at the site
- The Lake Shore Blvd West project is still in development and neither a housing program or service provider has been identified
- If housing co-location is approved by City Council in late October, SSHA will work closely with the Housing Secretariat to determine the appropriate mix of services as part of this redevelopment

Project timeline



- **Purchase of Site Closing Date:** December 2020 (Anticipated)
- **Service Operator:** To Be Determined
- **Client Group:** To Be Determined
- **Community Liaison Committee:** To Be Determined
- **Construction to begin:** 2021 (Anticipated)
- **Opening Date:** 2023 (Anticipated)

Early Community Engagement

Violetta Ilkiw

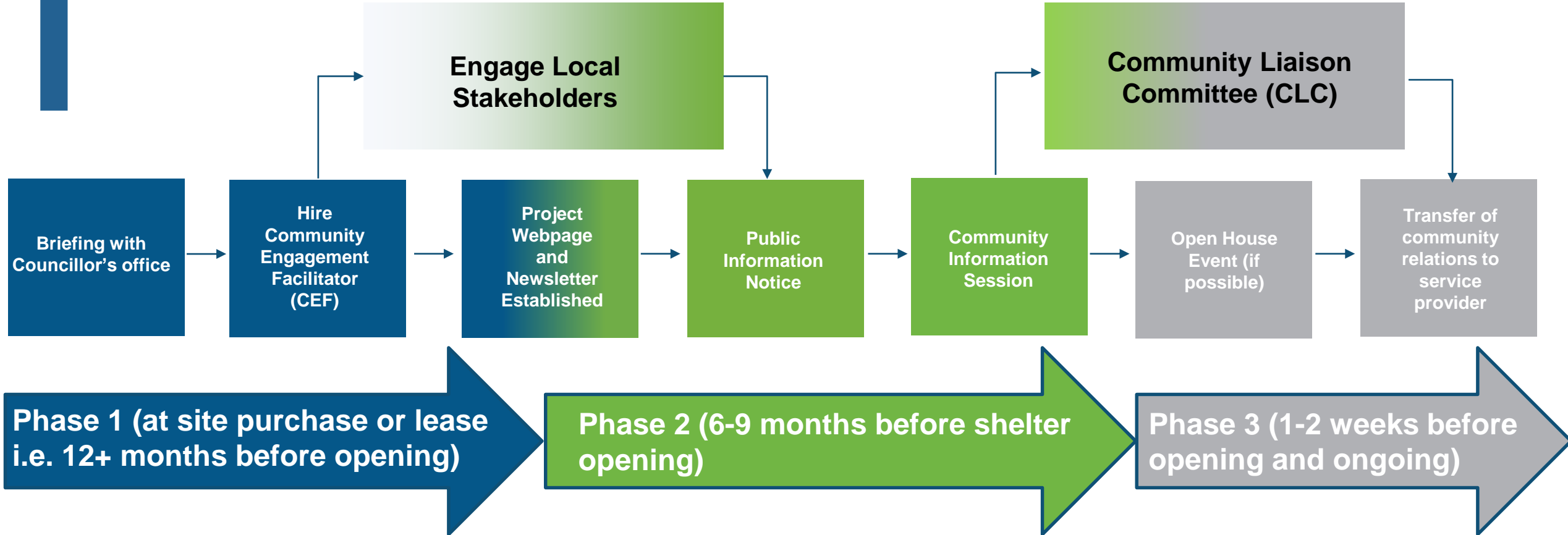
Community Engagement Facilitator for Lake Shore Blvd West

Barnes Management Group



Typical Engagement Process: Building a Welcoming Community

*The process below is a guideline and is subject to modifications based on interdependent factors and site-specific circumstances



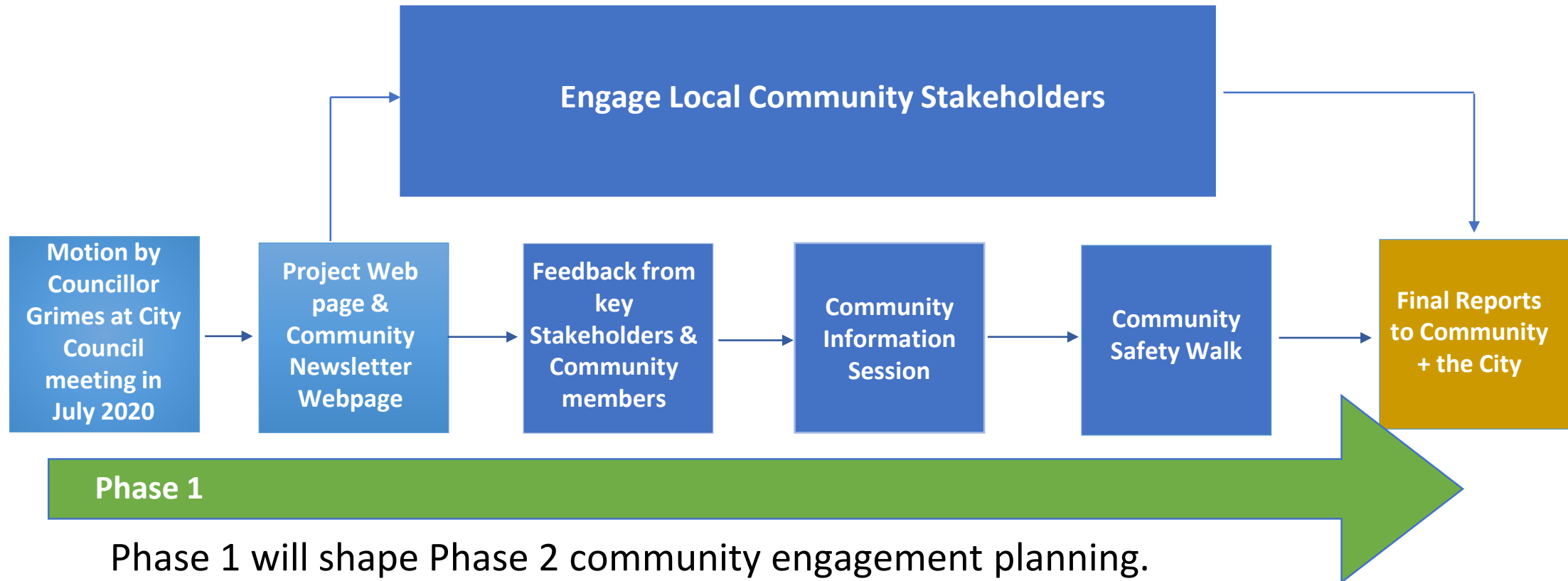
- After the City has selected a location for a new shelter, we would usually begin our community engagement process with the community 6-9 months before shelter opening with the goal of supporting the integration of the service in the neighbourhood.

Early Engagement Process for 2950-70 Lake Shore Blvd West



- In July, a motion made by Councillor Grimes called for early community engagement for 2950-70 Lake Shore Blvd. West and was unanimously supported by Council
- This early engagement will provide an opportunity to
 - share preliminary information with community members
 - engage with and hear from different community members and key stakeholders
- Allows the City to receive early ideas and suggestions to
 - inform service planning by identifying potential service gaps
 - understand opportunities to mitigate any arising issues
 - identify potential partners and opportunities to collaborate
- Promotes service success - both for the clients who stay there and surrounding community

Early Engagement Activities



Early Engagement Activities



**WE WANT TO
HEAR FROM
YOU!**

- Go to the 2950-70 Lake Shore Blvd West project site to let us know how you want to be informed and engaged
- Click on the form on the site to answer a few brief questions about how you would like to receive information and be involved as this project moves forward
- Live now on project web page!

Early Key Stakeholder Meetings (to date)



- New Toronto - Lakeshore Village Resident's Association
- New Toronto Ratepayers Association
- Lakeshore Village BIA
- CAPREIT Apartments Inc
- Akin Collective & Lakeshore Arts
- The South Etobicoke Cluster Steering Committee
- LAMP
- Lakeshore Affordable Housing Action and Advocacy Group (LAHAAG)
- Jean Tweed Centre
- Women's Habitat
- Haven on the Queensway
- Jean Augustine Centre for Young Women's Empowerment
- Local area School Trustees and Principals
- Frontline workers in South Etobicoke
- People experiencing precarious housing in South Etobicoke

What We Have Heard So Far



- Concern about a possible adverse impact on businesses nearby given the service is located on a small commercial strip
- Concern about the proximity to a shelter for women fleeing violence
- Concern about increasing community needs leading to high need for shelters & transitional housing in the area
- Some residents expressed support for a shelter and/or affordable housing
- Community members voiced desire to work with the City to improve the community, to collaborate to achieve success
- Recommend long-term solutions, such as more affordable housing, rather than short-term shelters

What We Have Heard So Far



Gaps and emerging needs in the Lake Shore West community

- There are very few shelters in the area, and none for single men, women, families and seniors, so people must be referred out of area (sometimes travelling very far)
- Increase in precarious housing, couch surfing and increasing homelessness especially during COVID — rents are unaffordable
- Increase in food security issues, hygiene (access to showers, toilets), shelter and supportive housing needs
- Out of the Cold program closed due to COVID - few interim solutions for increasing emergency housing need
- Shelter should be designed with wrap-around and stable services for the clientele who will be served
- Opportunities for a “model shelter” that integrates well into community

Community Safety Walk(s)



A Community Safety Walk is being organized to:

- gather information from the community
- hear directly from community members regarding the specific concerns they have
- The Community Safety Walk is planned for October 24th
- Due to COVID restrictions by public health currently in place, participation is limited to approximately 15 people representing various community resident groups and organizations
- A Community Safety Walk report will be completed & shared with the community, with input from participating community members

Site Transaction

Alison Folosea

Director, Transaction Services

Corporate Real Estate Management



Site Selection



- The City looked at a total of 49 property sites between 2018 and 2020 that are in the current Ward 3 boundaries:
- 2018 - 39 sites in the former Wards 5 and 6
- 2019 – 8 sites in current Ward 3
- 2020 – 2 Sites in current Ward 3
- This includes properties that were available for sale, lease, vacant land and City owned.



Site purchase and valuation



Financial details of the transaction, including the purchase price, are currently confidential and cannot be made public until after closing

The City relied on an independent external third party appraiser

The appraisal is based on the highest and best use of the combined properties

The transaction is scheduled to close in early December, unless any issues arise during due diligence

Site Design

Steve Hilditch

Hilditch Architect Inc.



Design of Shelters



- Over the last few decades, shelters have evolved in the way in which they are designed
- The City has new **Shelter Design Guidelines** that provide best practices for the planning and design of shelters to produce positive outcomes and experiences for the community, all shelter-users, staff, and visitors to facilitate designs that promote dignity, comfort, and choice to support shelter users in moving to permanent housing
- The new shelter will be designed to those best practices



2970 Lake Shore Blvd. W.



- As the end use for this building has not yet been determined, here are some general design comments:
 - being on a commercial street, it is important to place uses that support public activity along the street front. Since the first floor of this building is several steps above grade, this increases the challenge of access
 - it is likely that the exterior skin of the building will be updated to provide better energy efficiency, reduce greenhouse gas emissions, and to freshen its appearance
- One of the considerations in shelter design is how can a building can be repurposed for more permanent housing should it begin its life as a shelter. This building is well suited to serve either purpose.



2950 Lake Shore Blvd. W.



- The existing two storey building, formerly a Biway, is built close to the property line on all sides:
 - with its commercial street frontage at grade, it is well suited to support public activity on the street
 - the existing building lacks windows on most of the rest of its perimeter. This results in adjoining spaces that lack overview. If redeveloped as affordable housing, potentially as a new four storey building, views from new windows would enhance security in the large surrounding parking lot
- Once a determination is made by the City on how to proceed with development, opportunities for community input in the outcome of the design may be possible



Questions & Comments

*Barnes Management Group
Community Engagement Facilitator*



Questions and Comments



Webex Users

- Click the “...” button at the bottom of the video window and select “**Q&A**”.
- Type your question in the box to the lower right hand of your screen + click send.

Phone Users

- Press *3 (the star then the number 3)
- This will raise your hand
- You will be notified when you are unmuted

1. Once your hand icon is “raised” (selected), your name will be placed into a queue based on the order of who raised their hand first.
2. The Host will select and individually unmute participants with their hand raised icon by announcing their name or the digits of their telephone number.
3. When you are selected and unmuted, you will hear two beeps. This means you can ask the City staff and team your question.
4. Community members will be given 2 minutes to ask a question or to comment



Feedback and Questions

Send questions + sign up for ongoing updates:
clc.2950.70lakeshoreblvdwest@gmail.com

Website: www.toronto.ca/ShelterExpansionSites

Closing Remarks

Councillor Mark Grimes

Ward 3 Etobicoke-Lakeshore



**Thank you for
participating tonight!**

