

# 2535 Gerrard St. E. Community Information Session

Tuesday, January 21, 2025

6:00 PM to 9:00 PM

Birchcliff Bluffs United Church – 33 East Rd.



# Land Acknowledgement



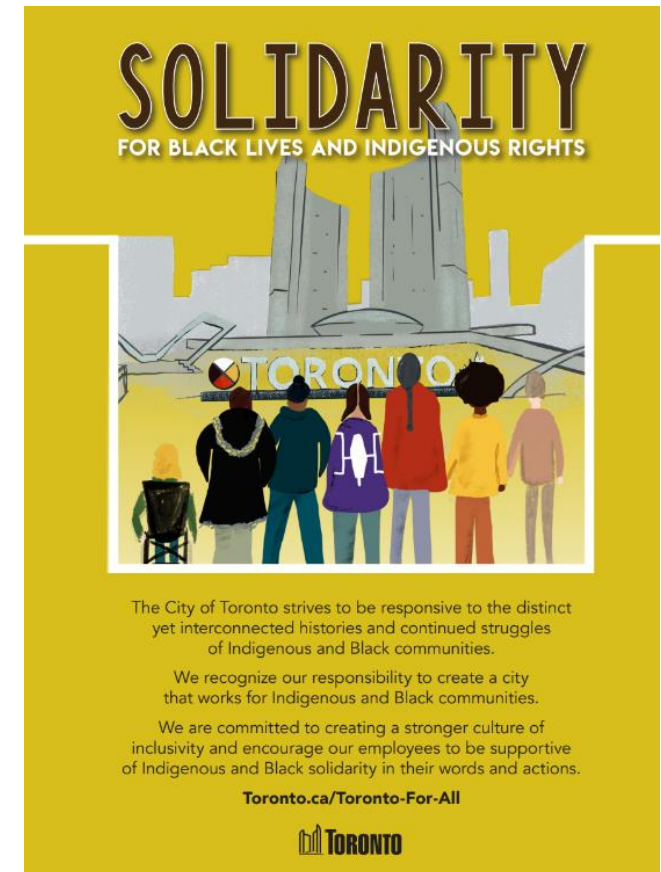
We acknowledge the land we are on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.



# African Ancestral Acknowledgement



The City of Toronto acknowledges all Treaty people—including those who came here as settlers as migrants either in this generation or in generations past- and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.



# City of Toronto Shelter System Overview

**Loretta Ramadhin, Director**

Infrastructure Planning & Development (IPD)

Toronto Shelter & Support Services (TSSS)

City of Toronto



# City of Toronto Shelter System



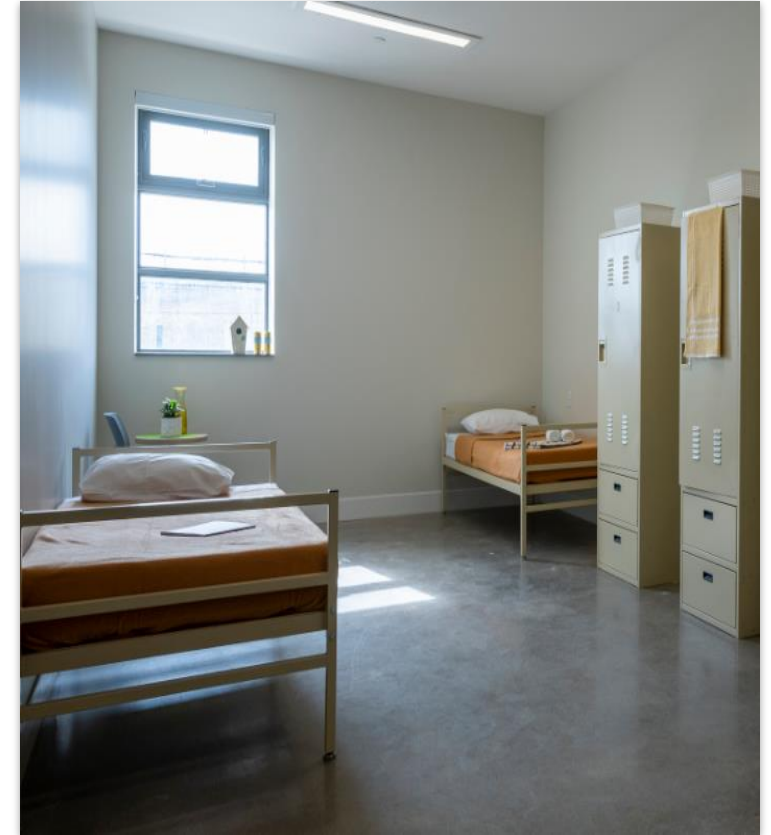
**Currently the largest in Canada, providing shelter and support to about 12,000 people.**

- Makes up over 50% of Ontario's shelter spaces
- In 2024, on average, about 200 callers to Central Intake were not matched to shelter each day.

**Demand for shelter space has increased due to:**

- Housing cost and insufficient affordable supply
- A volatile economy with high inflation
- Low wages and income supports
- Growing demand from refugee claimants

**Demand is expected to continue to rise as it has in recent years.**





# Other City Services



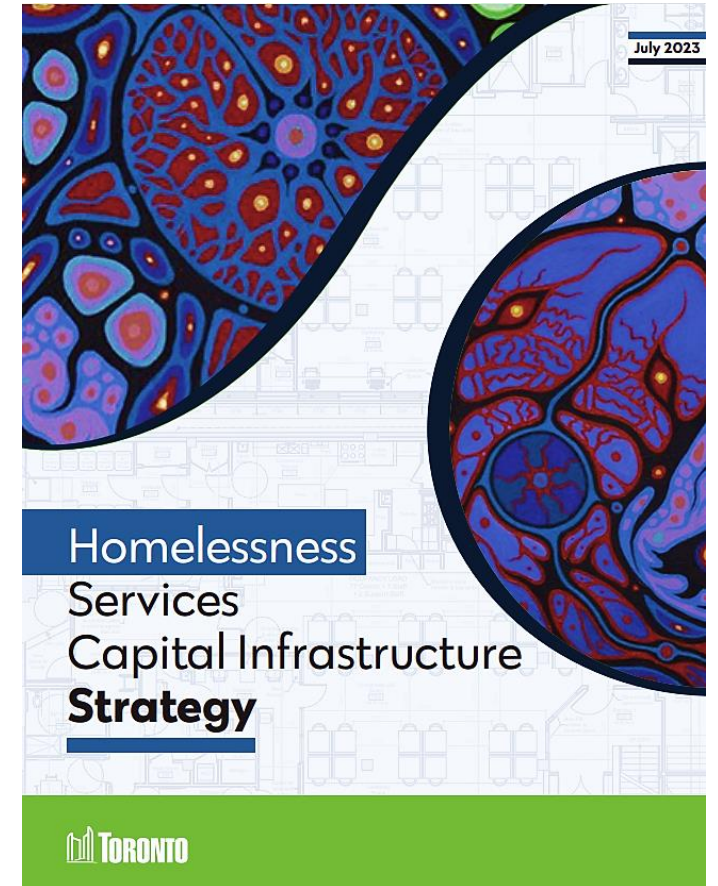
- Daily outreach to those living outside, including in encampments
- Housing support through non-profit agencies, shelters and outreach staff
- Pet services, including food and emergency veterinary care
- Network of public washrooms, showers and drinking fountains
- Drop-ins services people who are homeless or at risk of homelessness
- Crisis response to other vulnerable people



[www.toronto.ca/homelesshelp](http://www.toronto.ca/homelesshelp)

# Homelessness Services Capital Infrastructure Strategy (HSCIS)

- Toronto City Council approved a decade-long **Homelessness Services Capital Infrastructure Strategy (HSCIS)**
- The HSCIS is focused on the recovery and stability of the shelter system
- Up to 20 new shelters by 2033, with approximately 1,600 spaces will be developed
- Purpose-built sites will improve client outcomes by being built to be more accessible, safer, and more responsive to the diverse needs of shelter clients



# Shelter Location Siting

**Alison Folosea, Director**

Transaction Services

Corporate Real Estate Management (CREM)

City of Toronto



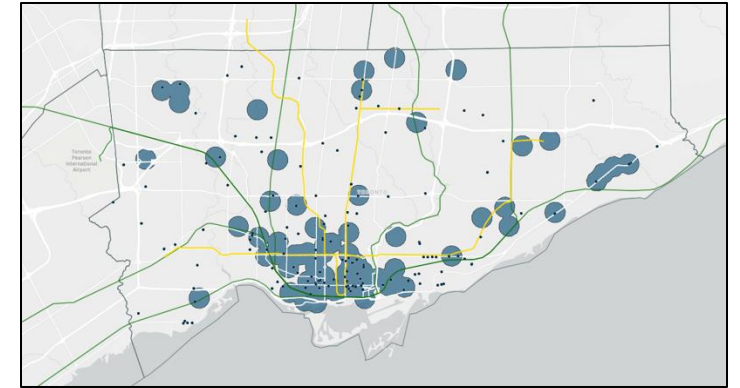


# HSCIS – Real Estate Strategy



**TSSS, CREM, and CreateTO are undertaking a real estate review to identify potential sites for new shelters**

- The search covers both private sites for acquisition, and City-owned sites and lands
- Site search includes hundreds of sites across the city through listings, brokerages, and networks
  - Shelters must be located on properties zoned to allow for municipal shelter use
  - Sites cannot be located on lands zoned for Employment or Industrial use
- In December, the City announced **4 City-owned sites** and **2 privately-owned sites** to meet the City's 2024 objectives



**Target opportunities include:**

**Vacant City-owned properties**

**Properties owned by other levels of government and public agencies**

**Privately-owned lands with buildings with strong potential for conversion**

# HSCIS – Site Identification

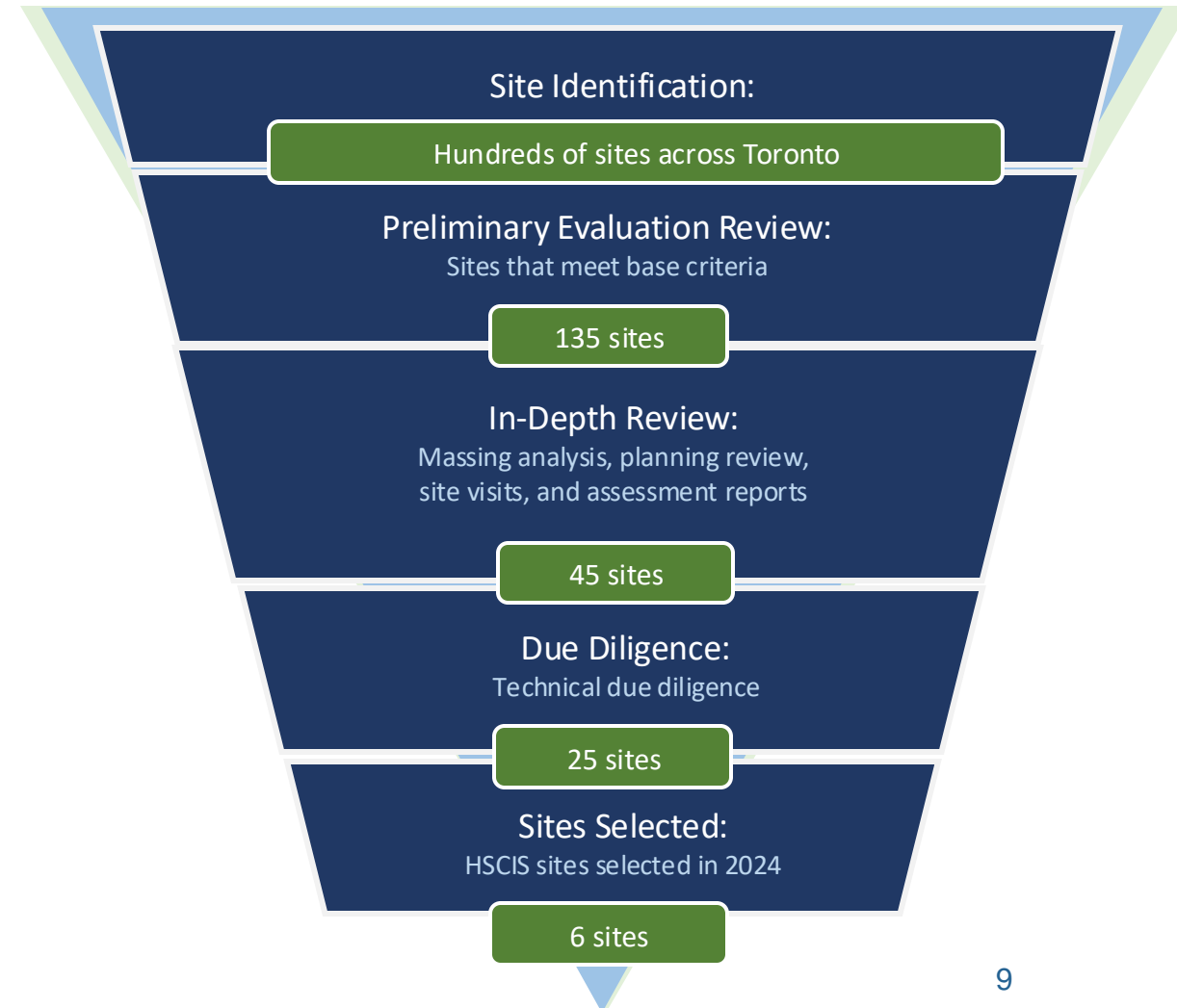
## Sites Assessed

- 100 privately owned sites assessed
- 37 City-owned sites assessed

## Key Site Criteria

1. Site availability
2. Permitted Use (compliance with zoning/planning policy)
3. Site Size (existing building size, vacant lot size)
4. Proximity from existing shelters
5. Proximity to amenities

## Site Search Summary (as of October 2024)



# Due Diligence at 2535 Gerrard St. E.

Requirement	Functional Criteria	2535 Gerrard St. E.
<b>Zoning &amp; Planning Permissions</b>	Not located within lands zoned for Employment or Industrial use. Meet zoning by- laws and Official Plan requirements	<ul style="list-style-type: none"> <li>✓ Zoned as Residential Multiple (RM)</li> <li>✓ A municipal shelter is permitted use</li> </ul>
<b>Building Requirements</b>	<p><b>Size Range:</b> approximately 15,000 – 30,000 square feet for clients, supporting programming, and operating space &amp; staff</p> <p><b>Height Limit:</b> Up to 6 stories tall, with serviceable elevators for buildings &gt;3 stories</p> <p><b>Property Availability:</b> Vacant upon possession</p>	<ul style="list-style-type: none"> <li>✓ The building is ~15,598 Sq. ft., lot area: 36,503.28</li> <li>✓ Single-storey with existing 2-storey front structure</li> <li>✓ Vacant upon possession</li> </ul>
<b>Location</b>	Located in an accessible area with proximity to public transportation, with a preference for under-served areas	<ul style="list-style-type: none"> <li>✓ On the Gerrard St TTC bus line</li> <li>✓ Close to Danforth GO, Main, and Victoria Park Subway Stations</li> </ul>
<b>Accessibility</b>	Accessible infrastructure to adhere to the Accessibility for Ontarians with Disabilities Act (AODA) or ability to upgrade in the future	<ul style="list-style-type: none"> <li>✓ The project design considers a single-storey, accessible building with barrier-free entrances and ramps where needed</li> </ul>
<b>Agreement Term</b>	Availability for purchase	<ul style="list-style-type: none"> <li>✓ Purchased by City of Toronto</li> </ul>
<b>Activation</b>	Long-term site, available for use year-round	<ul style="list-style-type: none"> <li>✓ The site is acquired by the City of Toronto, and will be operated year-around</li> </ul>
<b>Timing and Site Readiness</b>	Demonstrate ability to convert to shelter use	<ul style="list-style-type: none"> <li>✓ Blank slate for construction and fit-up</li> </ul>

# Shelter Design and Technical Guidelines

**Kiefer Shields, Manager, Capital Development**

Infrastructure Planning & Development (IPD)

Toronto Shelter & Support Services (TSSS)



The design team will use the **Design Principles** outlined in the **Shelter Design and Technical Guidelines Version 2 (SDG)** prepared by the City of Toronto to guide design decisions and ensure that the design meets the needs of shelter users, staff and operators as well as aligned with objectives of related City Divisions.



### SITE LAYOUT & VISIBILITY

*SDG Principle: Site and Building Design for Safety and Security*

- Building footprint remains setback from residential uses
- Windows are strategically designed and located to avoid overlook onto residential uses
- Existing and proposed trees create a sense of privacy while allowing for natural surveillance



### PRIVACY

*SDG Principle: Building Orientation and Landscaping*

*SDG Principle: Noise Mitigation*

- Privacy fence, existing and proposed trees/ vegetation limit views to and from neighbouring properties
- Resident outdoor amenity area is located away from neighbouring housing and buffered by trees to mitigate noise



### SECURITY & ACCESS

*SDG Principle: Access Control*

- The site design prevents access from Coalport Drive to ensure there is no unauthorized entry or exits onto the street
- The front of the building accommodates visible entry for large emergency and servicing vehicles minimizing the impacts on the neighbouring sites



### COMMUNITY INTEGRATION

*SDG Principle: Integration with Communities*

- The building design is residential in scale and, materials to match the fit and feel of the surrounding residential community
- The landscape design provides new green edges on the street and perimeter of the site to create a welcoming public face



# Shelter Operations

**Lorraine Clarke, Manager, Operations & Support Services**

Homelessness Initiative Prevention Services

Toronto Shelter & Support Services (TSSS)

City of Toronto



# 2535 Gerrard St. E. Shelter Operations



## Tentative Opening Date

- Q1 2027

## Shelter Details

- Approximately **80 spaces** for a mixed adult population
- Shelter operator and programming to be determined

## 24/7 Staffing and Support

- All locations are staffed 24 hours a day, seven days a week



# 2535 Gerrard St. E. Shelter Operations



Key Questions We've Received	Shelter Service Model (2535 Gerrard)	Historical Shelters
Are clients required to leave every morning?	No, clients are not required to leave or "kicked out"	Previously, yes this did take place at select sites.
How long do clients typically stay?	Clients stay in a shelter approximately six months	At many sites, clients move from shelter to shelter very often
Are in-house services provided?	Yes, many services are provided in house (housing supports, on-site programming, health care, counselling)	Little or no supports were provided on-site
Is food provided at the shelter?	3 meals are provided daily	1 meal per day, or no meals provided

## Collaborative Partnerships

- Partner agencies provide wrap-around supports including access to primary health care, and income support referrals

## Specialized Training for Staff

- Harm reduction and overdose prevention (including naloxone use)
- Conflict resolution and crisis management
- Immediate response to non-police or non-EMS-related matters

# 2535 Gerrard St. E. Shelter Operations

## Comprehensive wrap-around support includes:

- Day programs such as budgeting, housing workshops, and life skills training
- On-site community services, which may include:
  - Health-related services
  - Childcare
  - Education and skills training
  - Pet care support

## Comprehensive Supports and Partnerships – On-Site Services

- Case management with personalized housing plans
- Health and mental health support
- Trauma-informed care and harm reduction interventions
- Recreational, social, employment, and academic programming



# Shelter Operators Goals



Goal	Description
<b>Provide a Safe and Stabilizing Environment</b>	Offer a secure and supportive space for individuals currently living outdoors.
<b>Facilitate Housing Transitions</b>	Assist shelter guests in finding and sustaining permanent housing solutions.
<b>Promote Life Skills and Wellness</b>	Develop programs focused on enhancing life skills and supporting mental and physical well-being.
<b>Foster Community Connections</b>	Cultivate a strong sense of community both within the shelter and with the broader community.
<b>Encourage Collaborative Engagement</b>	Create opportunities for programming that brings together shelter residents and members of the surrounding community.
<b>Advance Equity and Inclusion</b>	Ensure all programs and services are accessible, inclusive, and equitable, addressing the diverse needs of all shelter users.



# Community Engagement

**Sahal Ahmed, Manager, Planning & Engagement**

Infrastructure Planning & Development (IPD)

Toronto Shelter & Support Services (TSSS)

City of Toronto



# Community Engagement



- The City is committed to working with neighbours to support the success of new shelters
  - Share accurate information about the service
  - Foster meaningful communication, collaboration and partnership with local stakeholders
  - Ensure local concerns are heard and priorities are proactively addressed
  - Emphasis on the success of the homelessness service in the community, not the service location
- Community Engagement Facilitators (CEF) are hired to lead community engagement and have expertise in managing complex engagement projects.



# Next Steps



- For program updates visit the 2535 Gerrard St. E. webpage: [www.toronto.ca/2535Gerrard](http://www.toronto.ca/2535Gerrard)
- Learn more about shelter development: [www.toronto.ca/newshelters](http://www.toronto.ca/newshelters)
- To engage further, contact 3PP at: [2535Gerrard@Gmail.com](mailto:2535Gerrard@Gmail.com)
- For general questions about City services to support those experiencing homelessness please email [Homeless.Support@toronto.ca](mailto:Homeless.Support@toronto.ca)

## Engagement Team:

