

1615 Dufferin St. Virtual Community Information Session

Thursday, March 6, 2025

7:00 PM to 8:30 PM



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.



Meeting Recording



Please be advised that this meeting is being recorded, and your opinions, statements and voice will become part of a public record.

Please do not share any personal information about yourself, such as your name, address or contact information. If you wish to discuss a private matter, please contact us at 1615dufferin@gmail.com.

Zoom and Accessibility



- If you require an accessibility-related accommodation, adaptive technologies on your phone often work best.
- Panelists will describe the content on the slides during the presentation.
- The video recording of this meeting will be close-captioned when it's posted on the project website.
- To turn on captioning during this meeting, please click CC on your Zoom controls.
- To ask a question, click the Raise Hand button on your Zoom controls or type your question into the Q&A box.

Meeting Code of Conduct



As both participants and panelists, we will:

- Be respectful in words and action to all in attendance.
- Be patient with the technology.
- Share the air. Listen and when needed, ask for clarification.
- Actively participate and speak from your own perspective.
- Respect personal and organizational confidentiality.
- The City of Toronto is an inclusive public organization. Racist or other forms of prejudicial, derogatory, or discriminatory comments and questions, including name-calling, will not be tolerated.

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.



PURPOSE & AGENDA FOR TODAY’S DISCUSSION



Purpose

Provide an overview of the **1615 Dufferin St** shelter, including services and supports currently planned for the site.

Respond to **questions, concerns and offers of support** from the community.

Contribute to the **success of the shelter** in the community

1. Welcome Remarks & 1615 Dufferin St Presentation	40 Mins
2. Q&A and Feedback	45 Mins
3. Closing and Wrap Up	5 Mins

Welcome Remarks

Councillor Alejandra Bravo

Councillor, Ward 9, Davenport



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



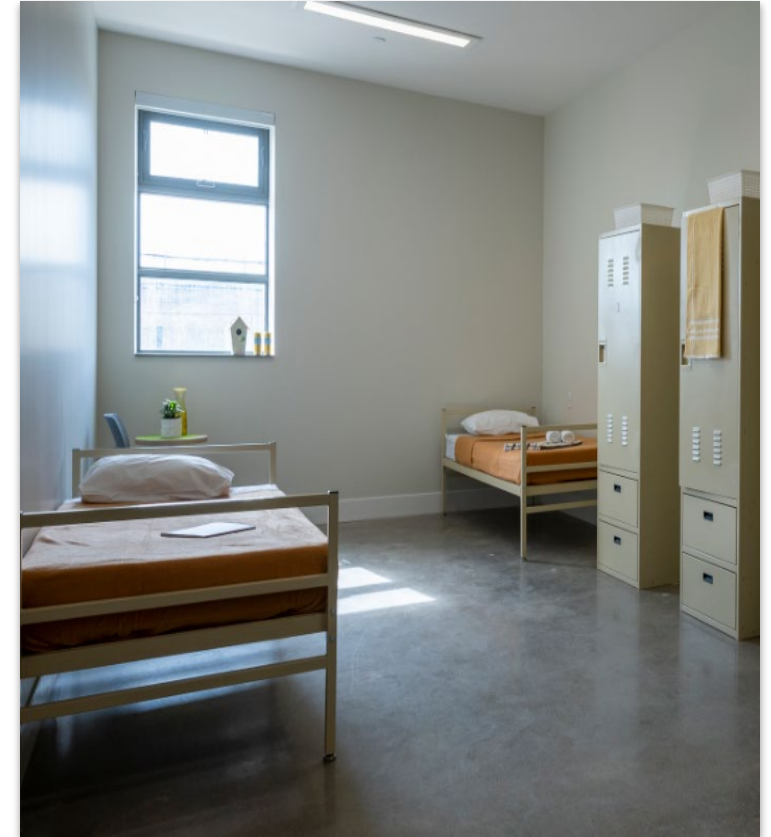
Currently the largest in Canada, providing shelter and support to about 12,000 people.

- 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

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



Shelter Services & Outcomes



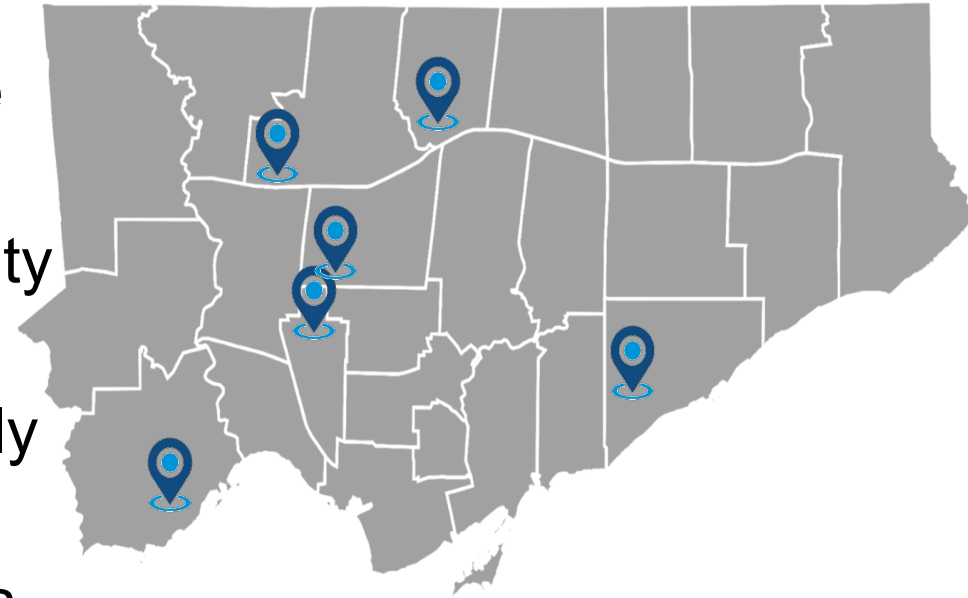
- Daily outreach to those living outside, including in encampments & Drop-ins services people who are homeless or at risk of homelessness
- In 2024 Toronto Shelters supported 4,344 individuals secure and move into permanent housing
- 2024 also saw the resolution of 155 encampments throughout Ward 9 on Parks and Recreation properties



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
- The cost difference of renting a temporary hotel is double the cost of operating a purpose built shelter



www.toronto.ca/newshelters

Shelter Location Siting Process

Alison Folosea, Director

Transaction Services

Corporate Real Estate Management (CREM)

City of Toronto

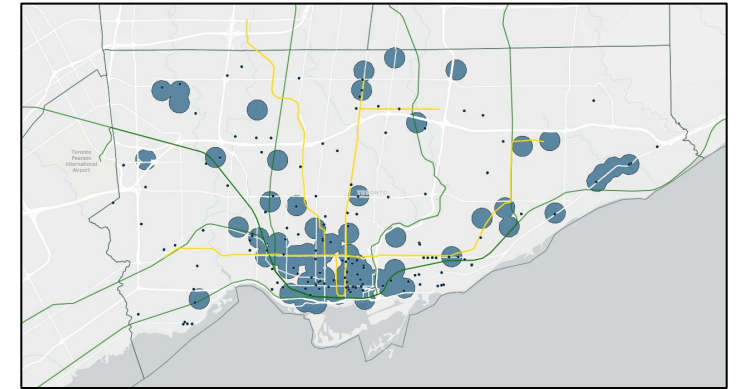


HSCIS – Real Estate Strategy



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
 - There have been a limited number of sites available as a shelter that have also met requirements for location and size.
- In December, the City announced **4 City-owned sites** and **2 privately-owned sites** to meet the City's 2024 objectives including 1615 Dufferin St



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

- 156 privately owned sites assessed
- 40 City-owned sites assessed

Process

Follows a two-stage process to ensure optimal site selection

Key Site Criteria

1. Site availability and fair market value
2. Permitted Use
3. Site Size
4. Proximity from existing shelters
5. Amenities access

SITE SELECTION PROCESS	
STAGE 1 - DESKTOP ANALYSIS	
Site Availability	Vacant on possession and/or available for Shelter Use
Planning Policy	Compliance with Official Plan Land Use Designation (i.e.. Shelter is permitted use)
Building Size	Potential to renovate existing building and/or construct new building to accommodate approximately ~80 Beds
Location	City-wide, with preferences for areas where shelter gaps exist (i.e.. not located within 1km to existing shelter)
Transit Access	Site supported by various public transit options (i.e.. Transit Score from walkscore.com)
Amenity Access	Site supported by various public amenities
STAGE 2 - DILIGENCE	
Fair market value	The City's appraiser determines fair market value by evaluating market trends, property attributes and recent sales of comparable properties.
Site assessment report	A site assessment report includes an evaluation of the property's physical condition, environmental factors and compliance with zoning regulations.
Building code review	A building code review involves assessing the property to ensure it complies with local building codes and regulations.
Renovation costs determination	This involves estimating the expenses needed to upgrade or restore a property to meet desired standards or comply with building regulations.

Shelter Operations

Lorraine Clarke, Manager, Operations & Support Services

Homelessness Initiative Prevention Services

Toronto Shelter & Support Services (TSSS)

City of Toronto



1615 Dufferin St. Shelter Operations



Tentative Opening Date

- 2027

Shelter Details

- Approximately **50 spaces** for youth ages 16-24
- Shelter operator and programming to be determined

24/7 Staffing and Support

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



Shelter Operations



Key Questions We've Received	Shelter Service Model (1615 Dufferin St.)	Older Shelter Service Models
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 to youth including access to primary health care, referrals for income assistance, and opportunities for continued education

Specialized Training for Staff

- Conflict resolution and crisis management
- Immediate response to non-police or non-EMS-related matters

Shelter Operations (continued)



Comprehensive wrap-around support includes:

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

Comprehensive Supports and Partnerships

- Case management with personalized housing plans
- Health and mental health support
- Recreational, social, employment, and academic programming

Services are for clients only. This site will not provide supervised consumption services.



Community Engagement

Suhail 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 1615 Dufferin St. webpage: www.toronto.ca/1615Dufferin
- Learn more about shelter development: www.toronto.ca/newshelters
- To engage further, contact Public Progress at: 1615dufferin@gmail.com.
- For general questions about City services to support those experiencing homelessness please email Homeless.Support@toronto.ca

Engagement Team:



Question & Answer Period

Community Engagement Facilitator, Bruce



Question Answer Period

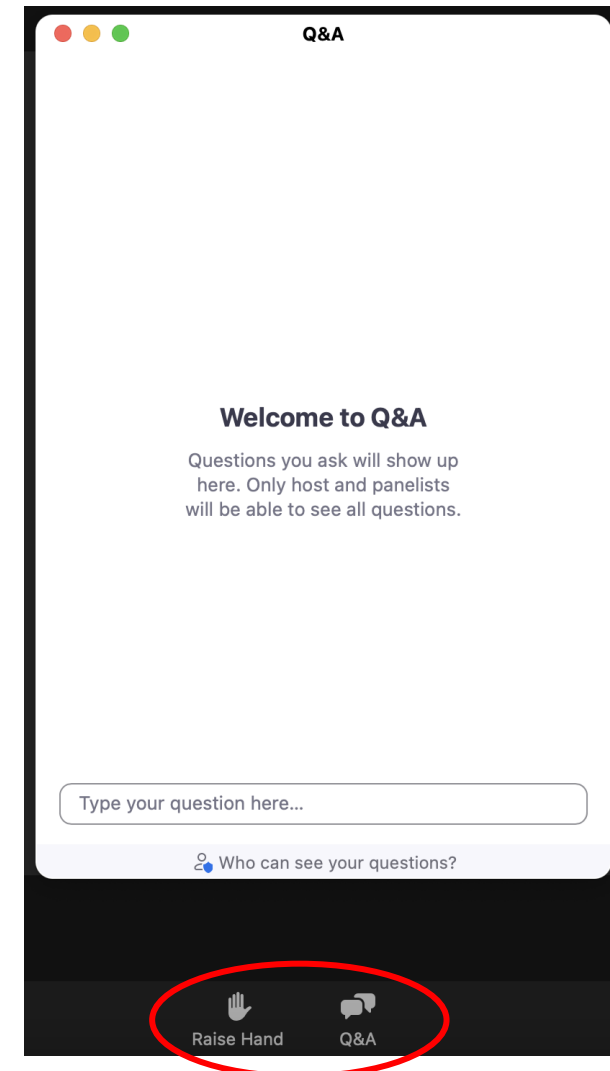


- We will do our best to answer as many questions as possible during the session.
- Staff will monitor and review the Q&A to ensure the most common issues are addressed in tonight's meeting.
- We will try to answer all your questions in the allotted time. For questions not answered, please reach out to 1615dufferin@gmail.com.
- We remind you that the session is being recorded and please do not identify yourself by name, address or other information.
- The recording and summary notes of this meeting will be available on the City's website.

2 WAYS TO ASK QUESTIONS



1. Type your question in the **Q&A BOX** in your Zoom control panel
 - Questions will put into the queue to be answered as time permits
2. Click **RAISE HAND** to verbally ask your question
 - The host will unmute your line and you will be prompted to ask your question to the panelists
 - If you have joined the webinar by phone, **DIAL *9** to raise and lower your hand



Next Steps



- A summary of this meeting will be posted on the website.
- A recording of the event will be posted to the City's YouTube channel and shared on the 1615 Dufferin St. website.
- To engage further, contact us at: 1615dufferin@gmail.com
- Learn more and for program updates at the 1615 Dufferin St. website www.toronto.ca/1615dufferin
- For general questions about City services to support those experiencing homelessness please email ssha.homeless@toronto.ca

Community Feedback Survey



Please take a few minutes to complete this confidential community survey.

