

1220 Wilson Avenue

Zoning By-law Amendment Application
Community Consultation

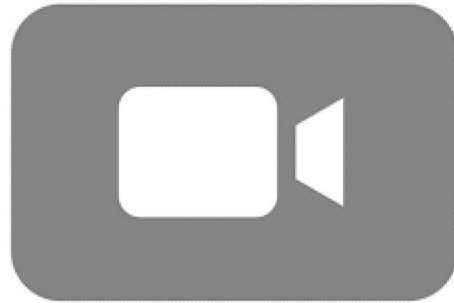


Land Acknowledgement

The land I am on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples. Toronto is home to many diverse First Nations, Inuit and Métis peoples. I acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

We are all Treaty people. Many of us have come here as settlers, immigrants, newcomers in this generation or generations past. I'd like to also acknowledge and honour those who came here involuntarily, particularly those who are descended from those brought here through enslavement.

Housekeeping







This meeting is being recorded

Meeting Conduct

Representatives from the City are available to respond to questions and concerns. However, please note that communications should be respectful. 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.

Participants may be muted or removed from the meeting for failing to adhere to this standard.

Agenda

-  7:30 p.m. Introductions
-  7:35 p.m. Opening Remarks from Staff & Councillor Pasternak
-  7:40 p.m. Presentation of the Proposal
-  8:10 p.m. Q&A Discussion
-  8:50 p.m. Closing Remarks and Next Steps

Introductions

City Staff:

Lawrie Surdon, Community Planner, Development Review

Esha Biddanda Pavan, Community Planner, Development Review

Oren Tamir, Director, Community Planning, Development Review

Shelly Cham, Manager, Community Planning, North York

Danavan Samuels, Project Director, Homelessness Initiative, TSSS

Suhal Ahmed, Manager, Shelter Planning & Development, TSSS

Slavisa Mijatovic, Project Coordinator, Priority Development Review Stream

Councillor's Office

Councillor James Pasternak (Ward 6)

Design Team (Will be introduced during presentation)



Opening Remarks



Toronto Shelter & Support Services Presentation

Homelessness Services Capital Infrastructure Strategy (HSCIS) – Background

- **Toronto's shelter system is full.** There is an urgent need to address the issue of homelessness.
- Housing is the ultimate solution to homelessness, and **shelters are necessary** to fill gaps with critical services.
- In 2024, **over 4,300 people** were moved from the shelter system into permanent housing.



Homelessness Services Capital Infrastructure Strategy (HSCIS) – Background

- In November 2023, Toronto City Council approved the **Homelessness Services Capital Infrastructure Strategy** to improve shelter stability and address demand.
- In December 2024, **6 new shelters were announced** as part of HSCIS that will be thoughtfully designed to meet the needs of Toronto's diverse homeless population.



Engagement Approach

To promote the success of new shelter locations, support community members, site operators and clients, and ensure local concerns are heard.

TSSS has connected with over **1,600 unique individuals** across six neighbourhoods

- Door-to-door canvassing
- Community events (virtual/in-person)
- Stakeholder meetings
- Community walk
- Emails and phone calls



Shelter Siting Process

- **Toronto Parking Authority (TPA)** deemed this location as surplus, for City-building opportunities aligned with Council priorities
- **1220 Wilson Ave** was chosen for shelter use by City staff based on meeting the key shelter site criteria.
- Shelters are **successfully located** in residential areas, often close community amenities.

Key Shelter Site Criteria
1. Site Availability, Fair Market Value
2. Permitted for Shelter Use
3. Site Size
4. Proximity from Existing Shelters
5. Access to Amenities
6. Proximity to Public Transit

Limited availability of sites that meet shelter site criteria

Shelter Operations

All shelters have trained staff **on-site 24/7**, with shelter programming that will be **tailored to the needs of target clientele**. Services are for clients only.

Mixed Adults experiencing homelessness with up to 80 spaces

City of Toronto will be the shelter operator

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



Community Planning Presentation

Site Statistics

Lot Area: 1,946 square metres

FSI: 2.3

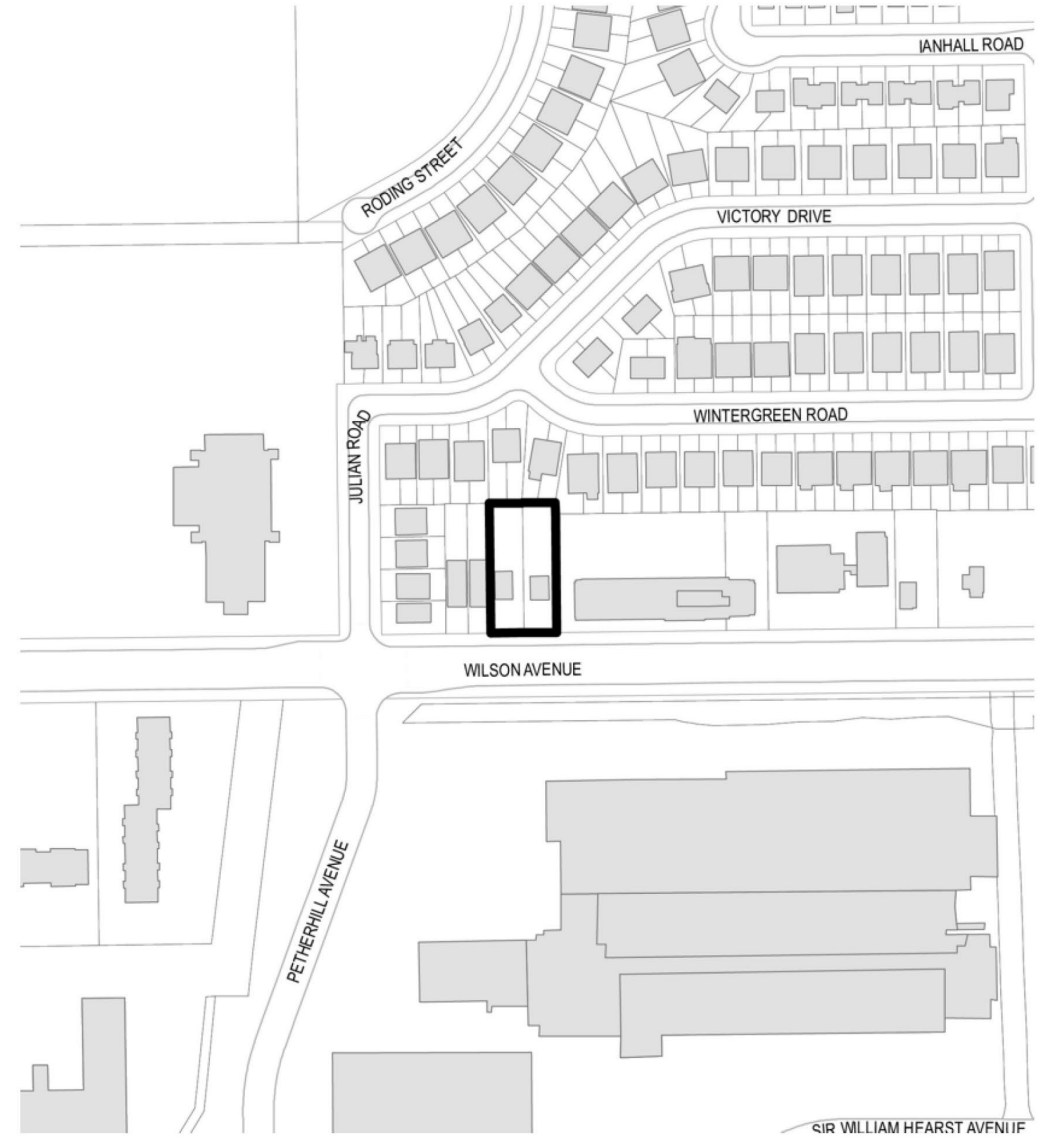
Height: 6 storeys (24.5 metres + MPH)

GFA: 4,111.7 square metres

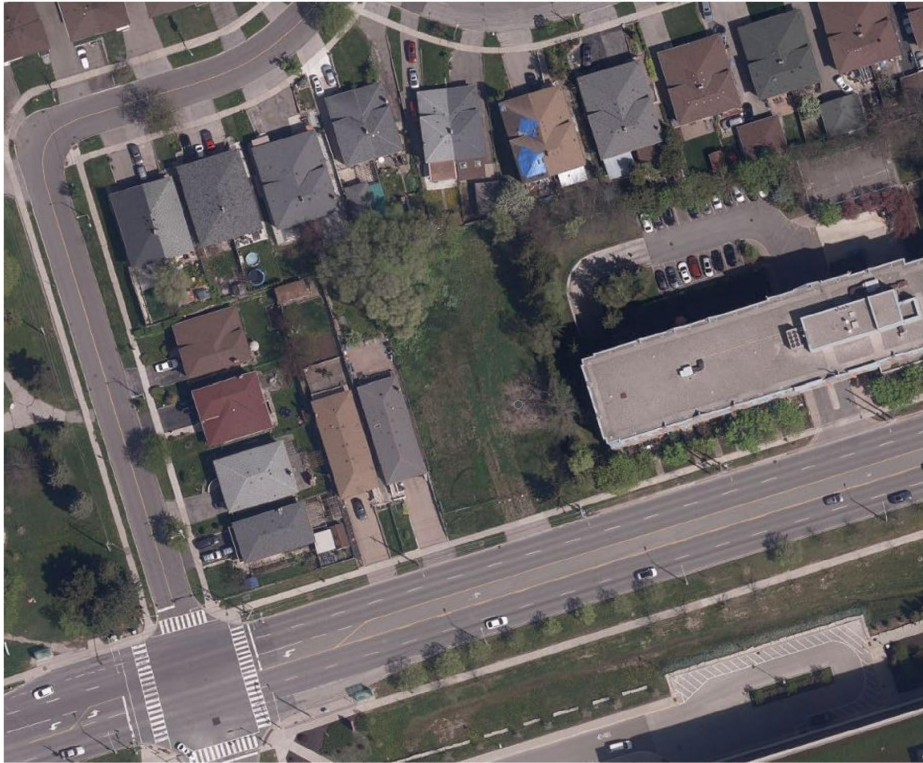
Dwelling Units: Approximately 100 beds

Vehicular Parking: 5 (rear yard)

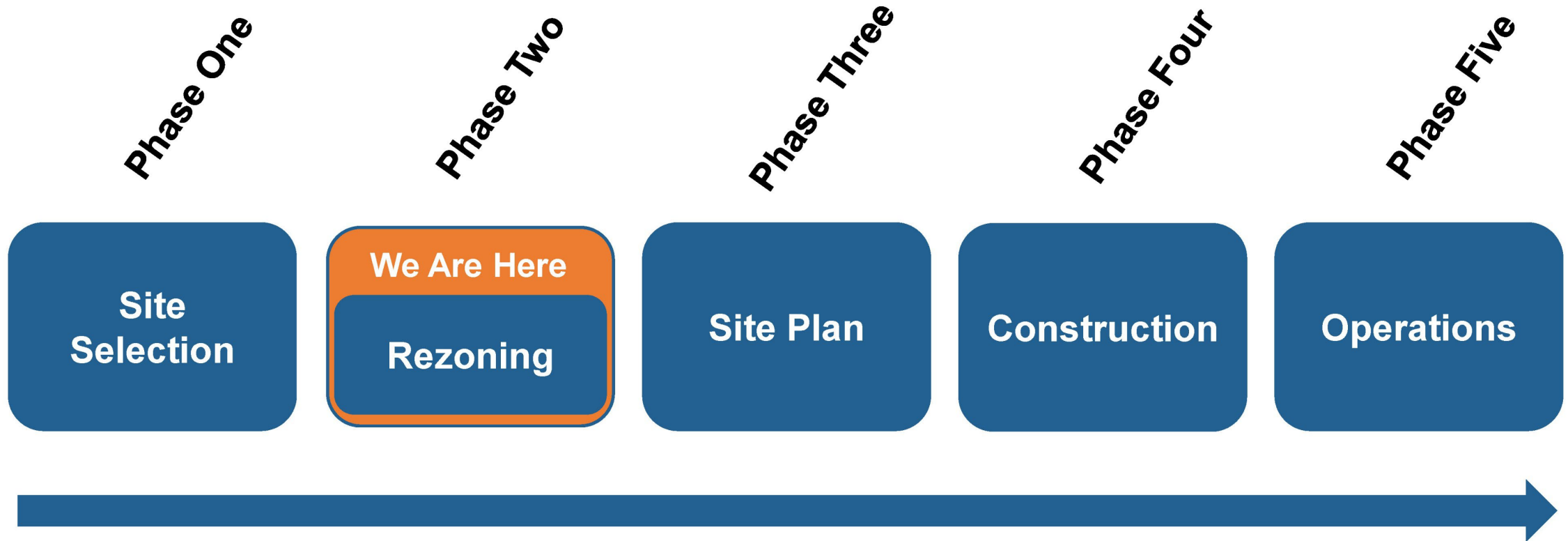
Bicycle Parking: 5 (front yard)



Existing Conditions



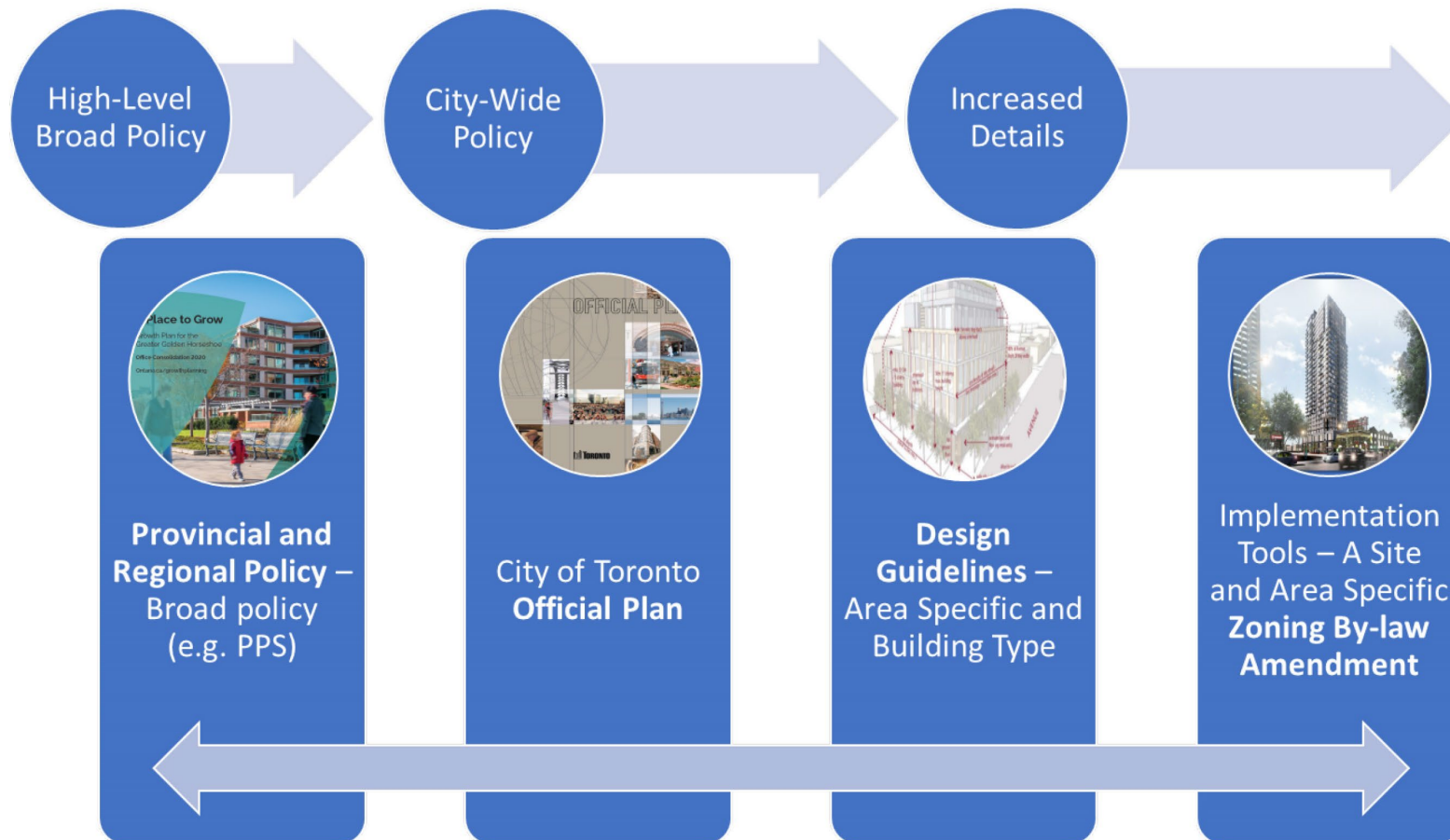
Project Phases



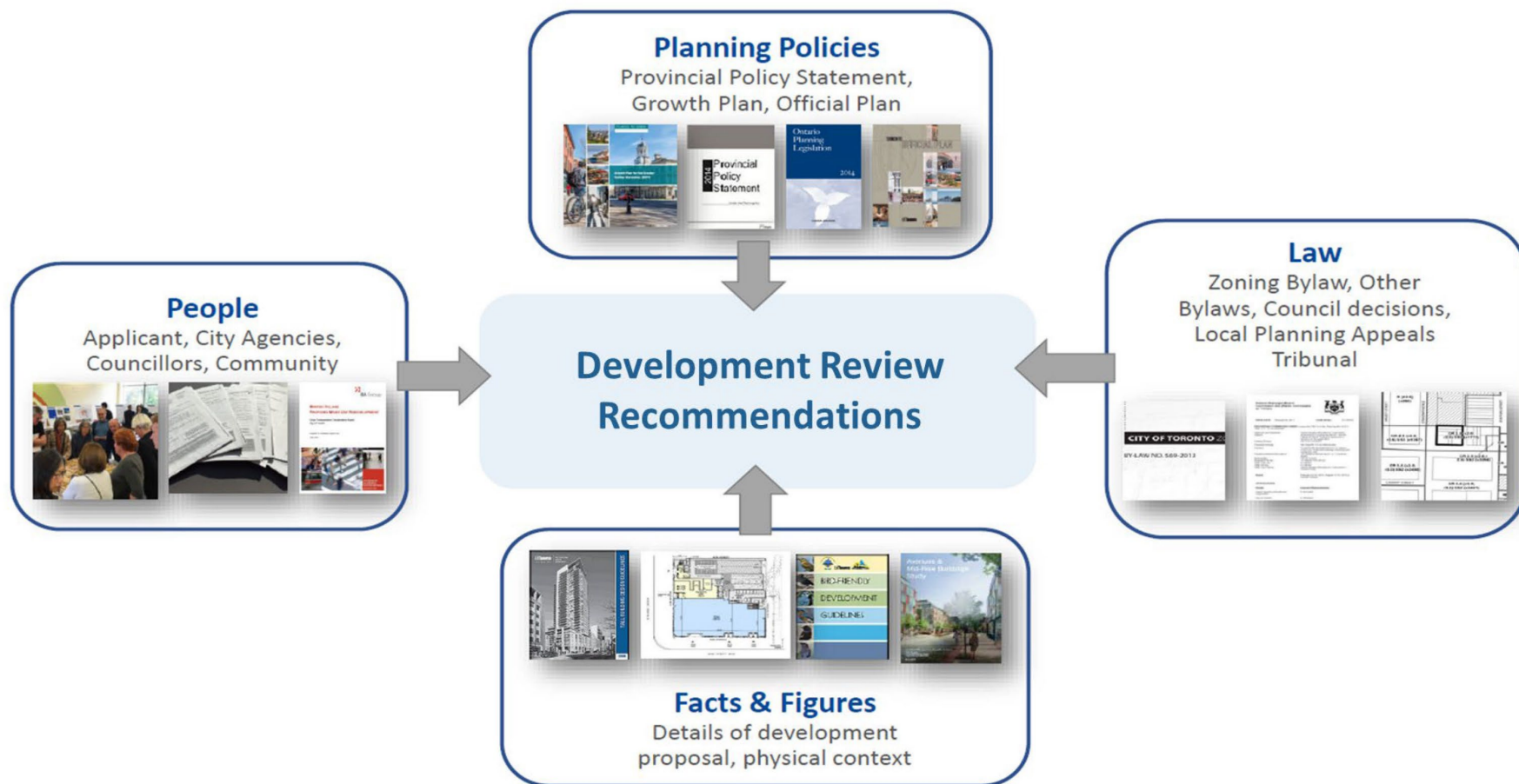
Zoning By-law Amendment Process



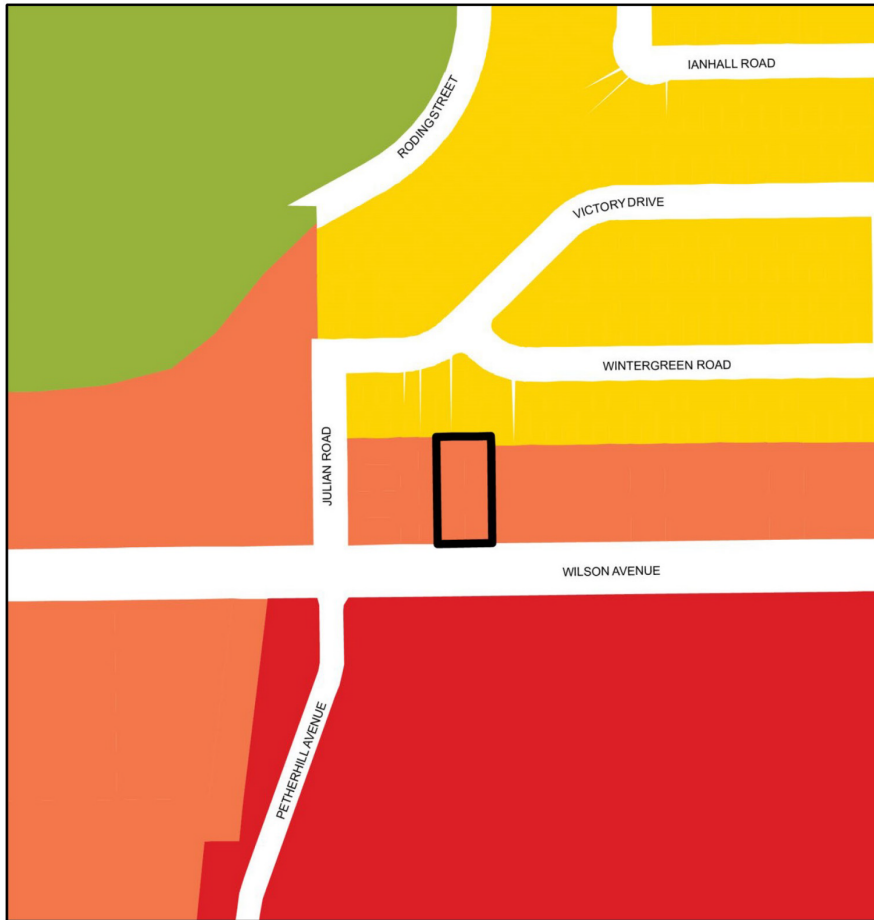
Planning Framework



Determining the Public Interest



Official Plan – Land Use

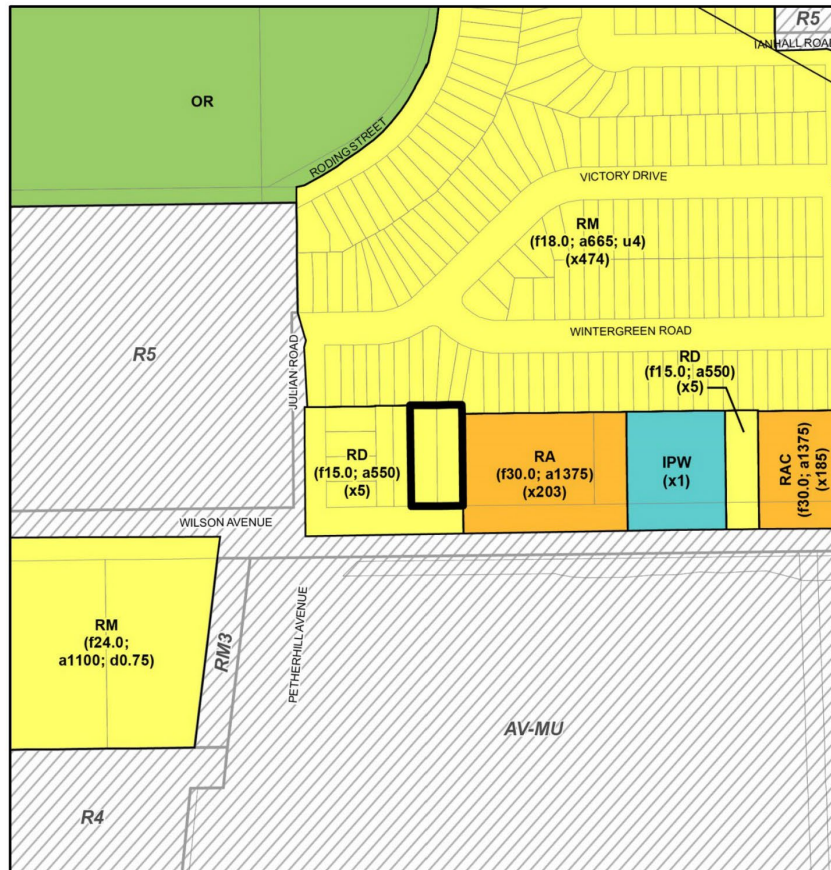


Site designated Apartment Neighbourhoods under the City's Official Plan

Apartment Neighbourhoods:

- All land uses provided for in the Neighbourhoods designation are also permitted in Apartment Neighbourhoods.
- Greater scale of buildings is permitted.
- New buildings will provide a transition between areas of different development intensity and scale, minimize shadow impacts and transition toward lower scale areas.
- Wilson Avenue is designated as an Avenue in the Official Plan, directing gradual growth and intensification along the corridor.

Zoning



Existing Zoning: RD (F15.; A550)(x5) (Zoning By-law 569-2013)

- A shelter is permitted.

*Zoning By-law amendment required to modify the massing and loading requirements.







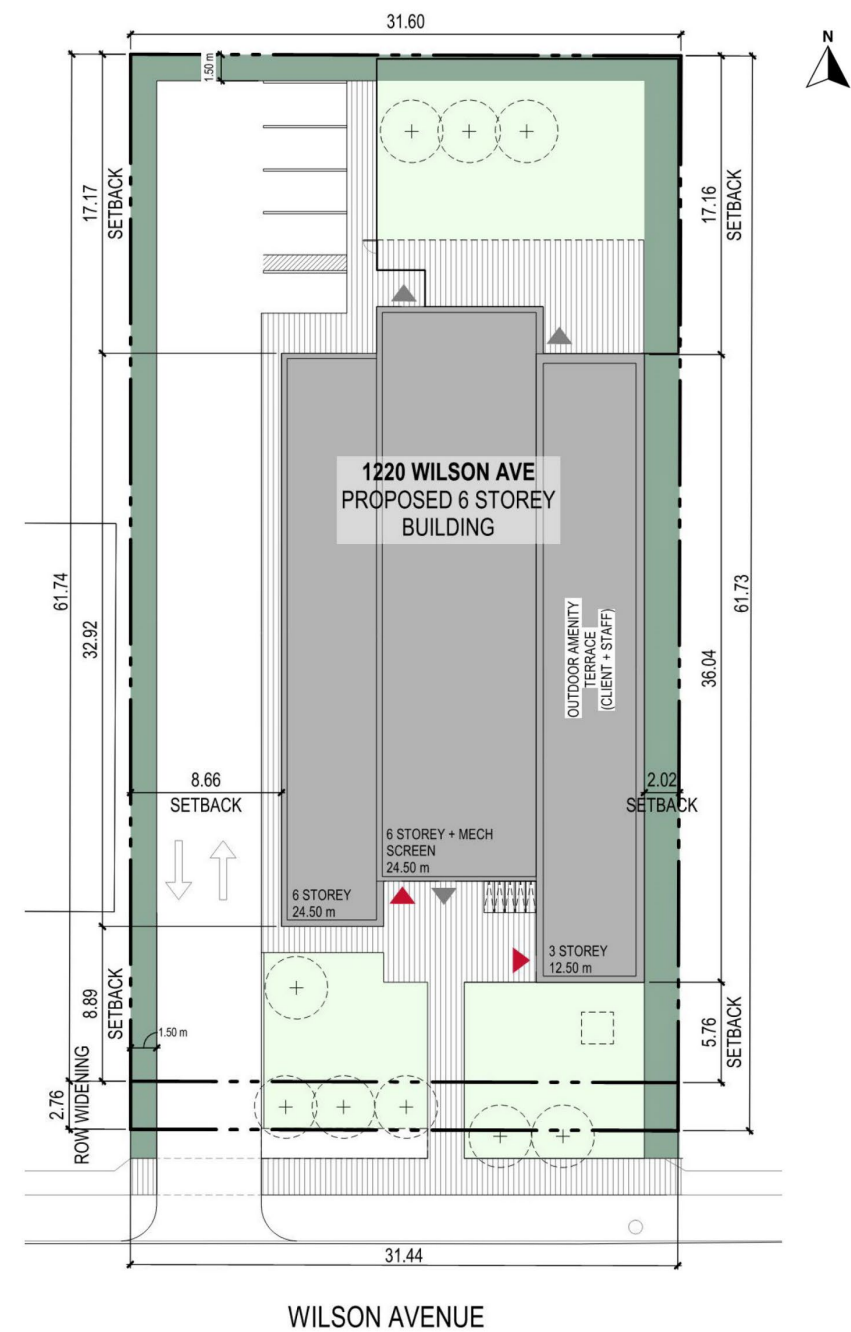
Proposal Presentation

Proposal Presentation

1220 Wilson Ave – Site Plan

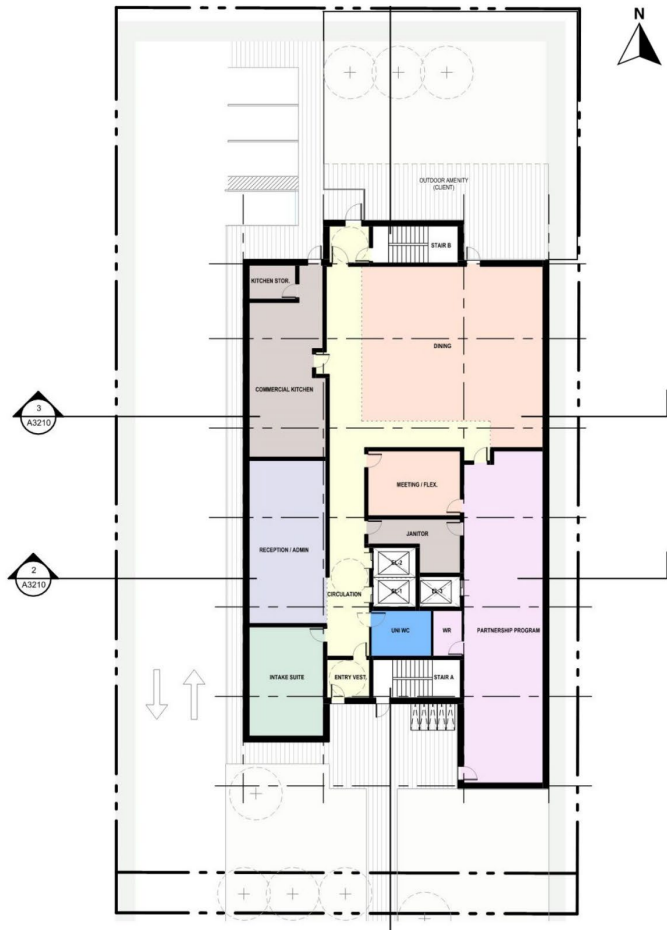
Site Plan Legend

-  SOFTSCAPE
-  SOFTSCAPE - LANDSCAPE BUFFER
-  HARDSCAPE
-  BARRIER FREE PARKING AISLE



Proposal Presentation

1220 Wilson Ave – Floor Plans



Level 1 Floor Plan



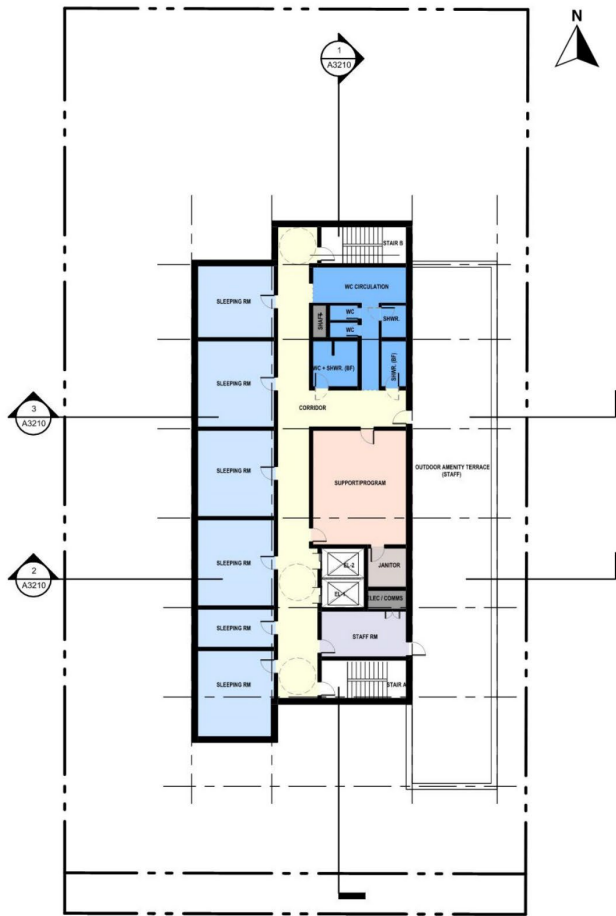
Level B1 Floor Plan

Department Legend

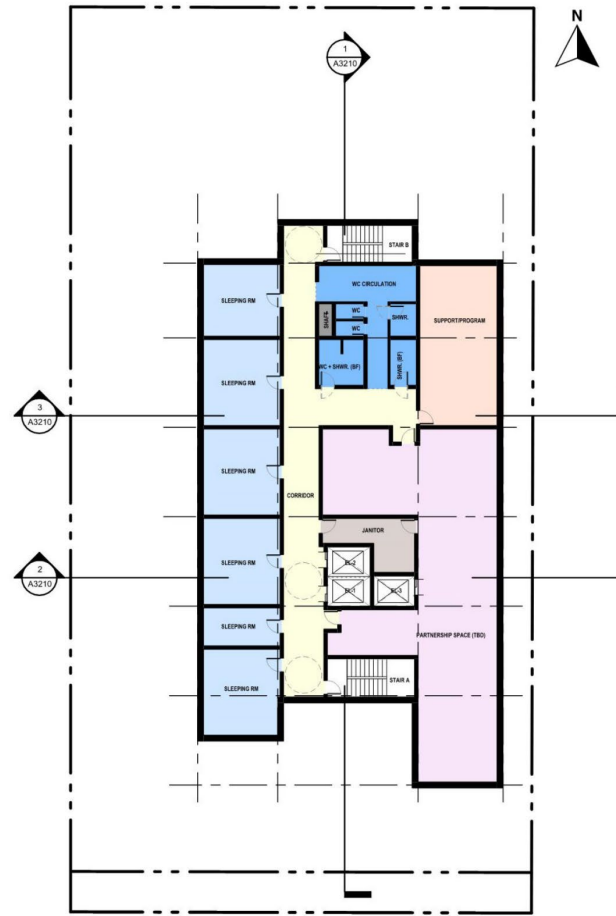
- ADMIN
- CIRCULATION
- CLIENT WASHROOMS
- FACILITIES SUPPORT
- INTAKE
- NEIGHBOURHOOD - SLEEPING AREAS
- OTHER PROGRAM
- PARTNERSHIP SPACE
- SERVICES
- SHARED USE / AMENITY

Proposal Presentation

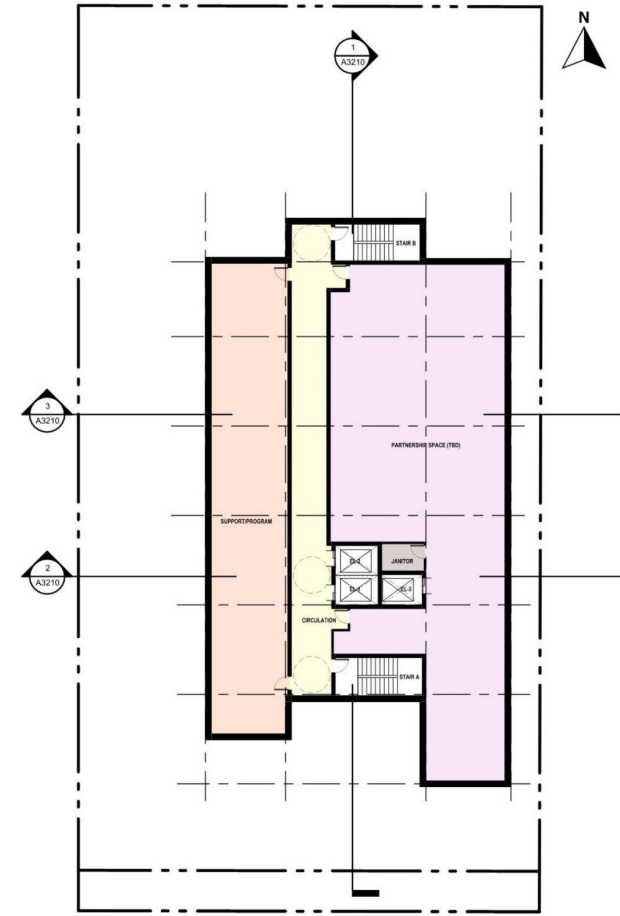
1220 Wilson Ave – Floor Plans



Levels 4-5 Floor Plan



Level 3 Floor Plan



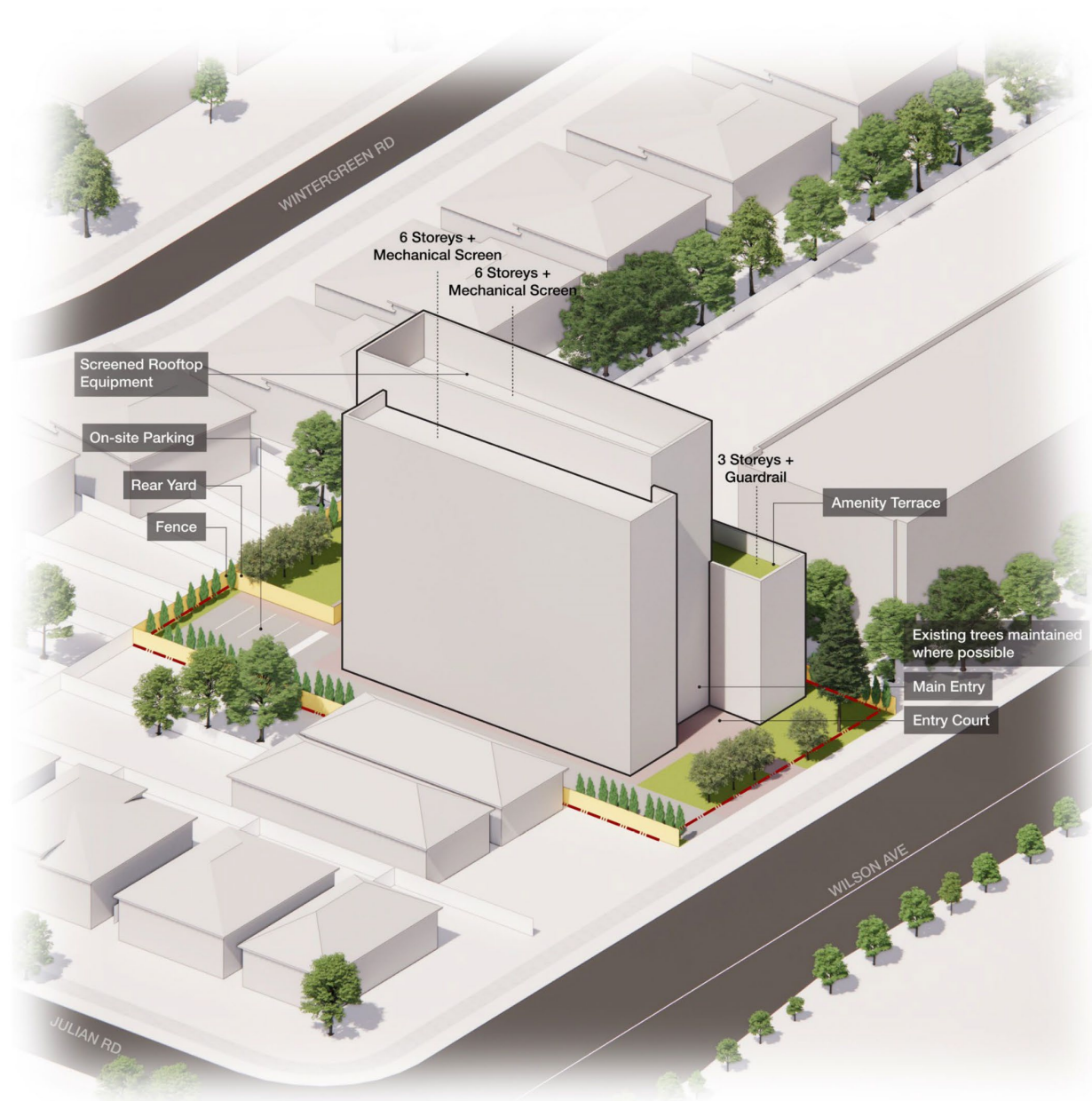
Level 2 Floor Plan

Department Legend

-  ADMIN
-  CIRCULATION
-  CLIENT WASHROOMS
-  FACILITIES SUPPORT
-  INTAKE
-  NEIGHBOURHOOD - SLEEPING AREAS
-  OTHER PROGRAM
-  PARTNERSHIP SPACE
-  SERVICES
-  SHARED USE / AMENITY

Proposal Presentation

1220 Wilson Ave – Axonometric View





Facilitated Discussion

Q&A



Raised Hand:

Raised Hand is found in the bottom right corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio.

Participants Calling-in can dial *3 to raise hand.

Q&A:

The Q&A feature is accessed by clicking on the circle with dots at the bottom of your screen. Address your question to all the panelists, using the drop down menu, on the top.

***Please mention the address of the shelter to which your question pertains.**

Thank You!

Next Steps

- Feedback received tonight and from correspondence after tonight's meeting will be shared with the design team.
- Staff report will go to July 15th, 2025 Planning and Housing Committee meeting, the statutory public meeting where the public will have another opportunity to speak.
- Updates on the proposal, including upcoming opportunities to participate in consultation, will be posted on the project website: www.toronto.ca/1220Wilson



Contact Us

Email:

HSCIS.Planning@toronto.ca