

# 66 Third Street

Zoning By-law Amendment Application  
Community Consultation



# Introduction

## Land Acknowledgment

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.

# Introduction

## Recording Notice



**This meeting is being recorded**



# Introduction

## Meeting Conduct

Representatives from the City are available to respond to questions and concerns. Please note, however, 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.

# Introduction

## Agenda

-  6:00 p.m. **Introductions**
-  6:05 p.m. **Opening Remarks**
-  6:10 p.m. **Presentation of the Proposal**
-  6:40 p.m. **Q&A Discussion**
-  7:20 p.m. **Closing Remarks and Next Steps**



# Introduction

## Panelists

### City Staff

#### **Development Review**

Dennis Braun, Project Director  
Corinna Prior, Manager

### Councillor's Office

Deputy Mayor Morley, Ward 3

#### **Toronto Shelters & Support Services**

Loretta Ramadhin, Director  
Tracy Campbell, Manager



# 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**
- **66 Third St** 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.

Seniors (55+) experiencing homelessness with approx. 50 spaces

Christie Ossington Neighbourhood Centre (CONC) will be the shelter operator

Access to primary health care and mental health care, including Personal Support Workers and referrals to Long-Term Care



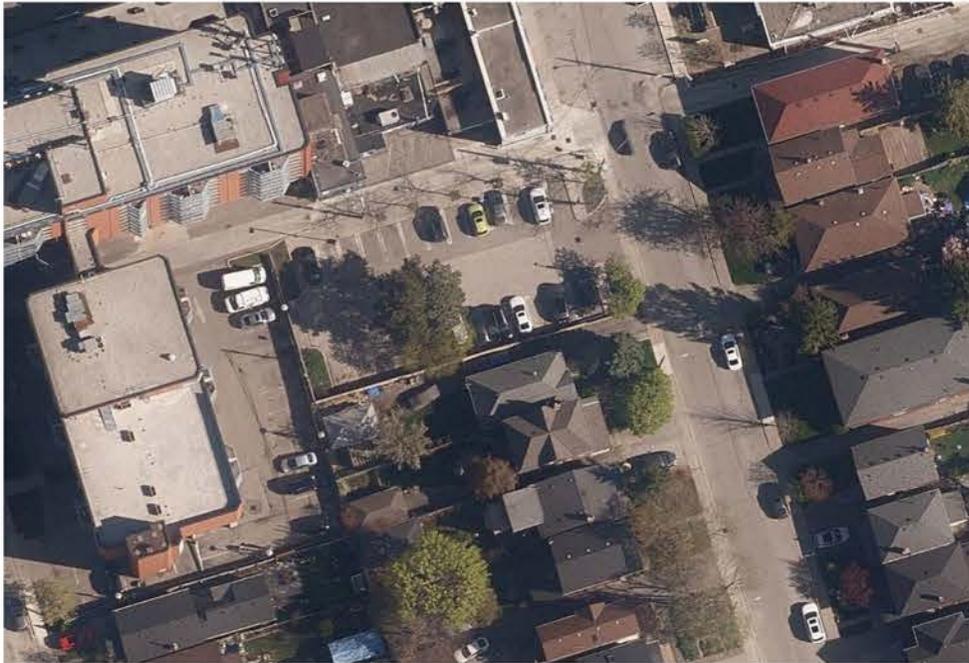
# Community Planning Presentation

# Site Statistics

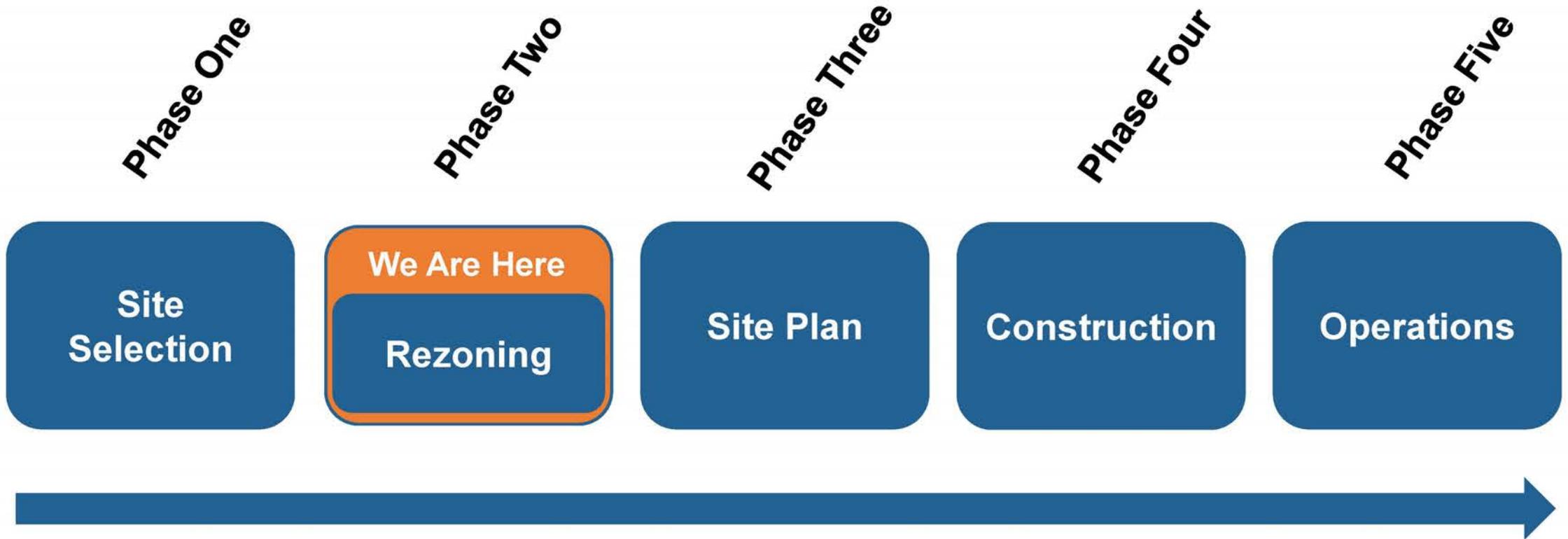
Lot Area: 820 square metres



# Existing Conditions



# Project Phases



# Planning Presentation

## Rezoning Process



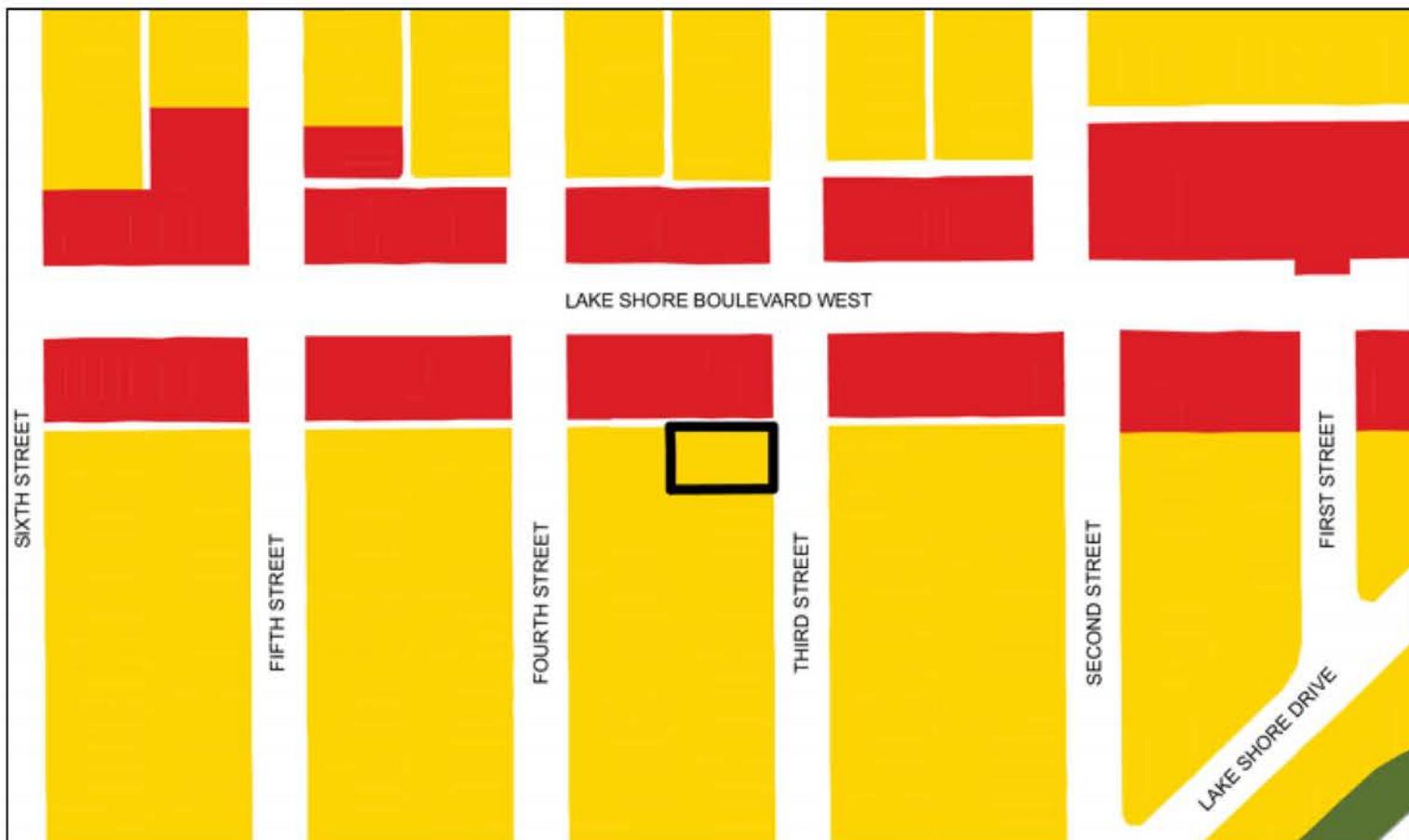
# Planning Framework



# Determining the Public Interest



# Official Plan – Land Use



## Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

# Official Plan – Neighbourhoods

- Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings.
- Development will respect and reinforce the existing character of the neighbourhood, including:
  - Height, massing, scale;
  - Prevailing building type; and
  - Continuation of special landscape or special built form features.

# Zoning



**Existing Zoning:** C (Etobicoke Zoning Code By-law 7625), Site Specific By-law 1987-224.

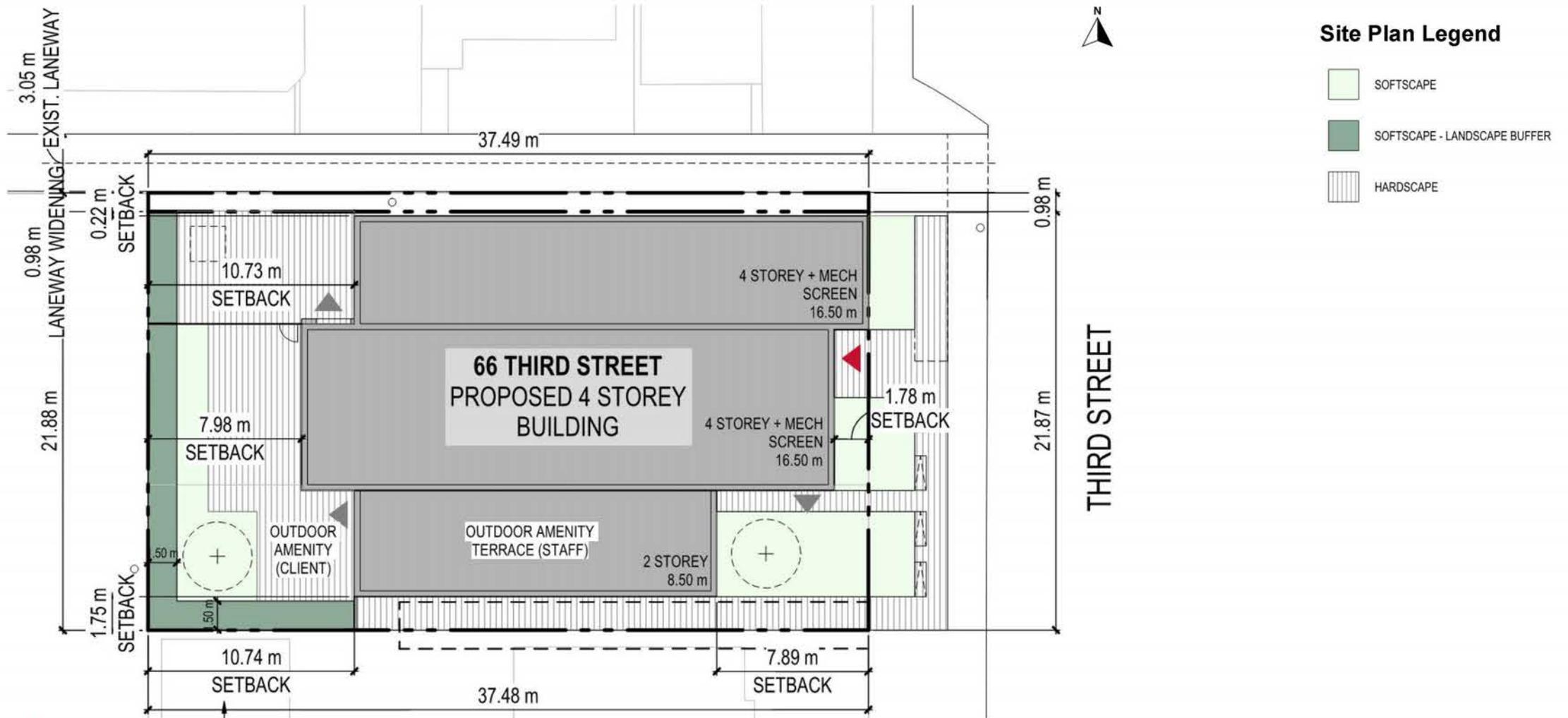
- The proposed municipal shelter use is permitted through the Municipal Shelter By-law 2003-0138.
- The reason for the rezoning application is to permit the proposed massing and performance standards on the site.



# Proposal Presentation

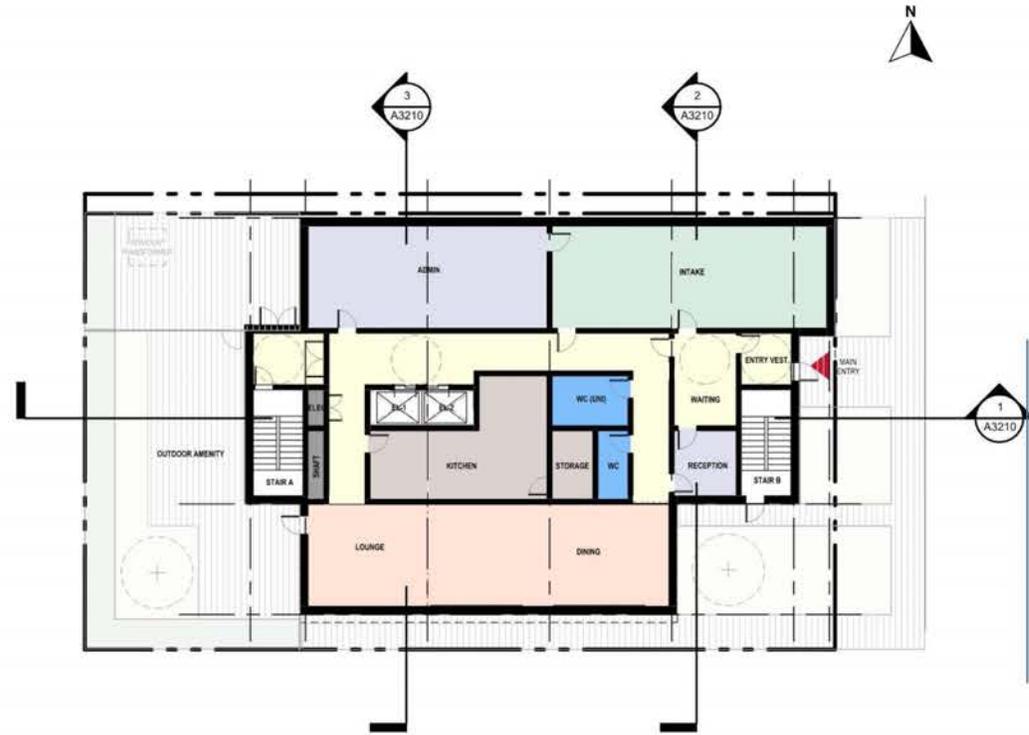
# Proposal Presentation

## 66 Third St – Site Plan

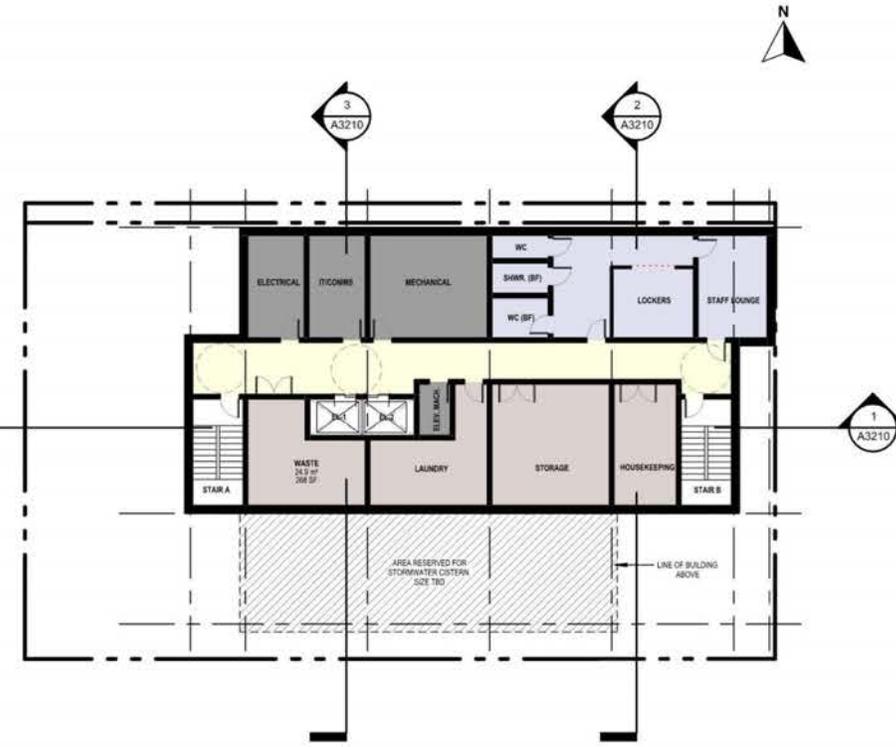


# Proposal Presentation

## 66 Third St – Floor Plans



Level 1 Floor Plan



Level B1 Floor Plan

### Department Legend

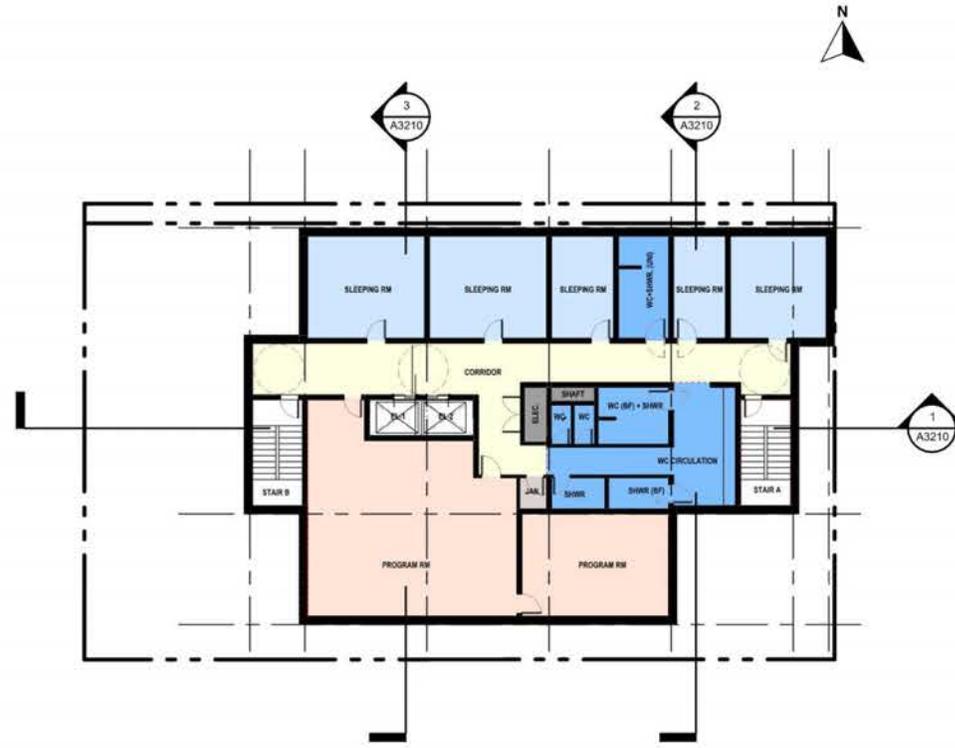
- ADMIN
- CIRCULATION
- CLIENT WASHROOMS
- FACILITIES SUPPORT
- INTAKE
- NEIGHBOURHOOD - SLEEPING AREAS
- SERVICES
- SHARED USE / AMENITY

# Proposal Presentation

## 66 Third St – Floor Plans



Levels 3-4 Floor Plan



Level 2 Floor Plan

### Department Legend

- ADMIN
- CIRCULATION
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- FACILITIES SUPPORT
- INTAKE
- NEIGHBOURHOOD - SLEEPING AREAS
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# Proposal Presentation 66 Third St – 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.**



# Closing Remarks

# Next Steps

- All feedback received throughout the consultation process will be shared with design team and will inform staff's review of the proposal.
- An in-person consultation meeting is being coordinated with Deputy Mayor Morley's Office for later in June.
- Updates on the proposal, including upcoming opportunities to participate in consultation, will be posted on the project website: [www.toronto.ca/66Third](http://www.toronto.ca/66Third)
- On July 15, 2025, Planning and Housing Committee will hold a statutory public meeting on all six shelter sites, where the public will have an opportunity to depute. To register for the Committee meeting, please contact the Clerk's Office at [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca).

# Thank You!



## Contact Us

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