

68 Sheppard Avenue West

Official Plan and Zoning By-law Amendment Application
Community Consultation

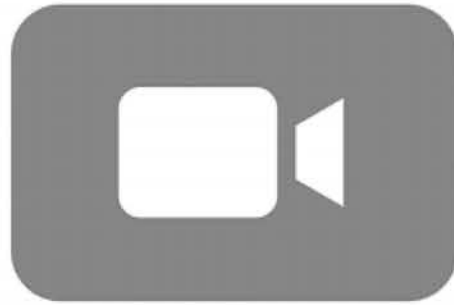


Land Acknowledgement

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

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

Introductions

City Staff

Development Review

Chris Pereira, Planner
Guy Matthew, Manager
Rossana Tudo, Project Coordinator

Toronto Shelter and Support Services

Tarik Bacchus, Manager
Kiefer Shields, Manager

Councillor's Office (Ward 18)

Lu Sun, Constituency Representative



Opening Remarks

Lu Sun



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
- **68 Sheppard Ave W** 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.

Women experiencing homelessness with up to 80 spaces

Shelter Operator has undergone a competitive EOI process
– To Be Announced

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



Community Planning Presentation

68 Sheppard Avenue West

Site Overview

Statistics

Lot Area: 1,093 square metres

FSI: 2.3

Height: 6 storeys (24.5 metres + MPH)

GFA: 2,525

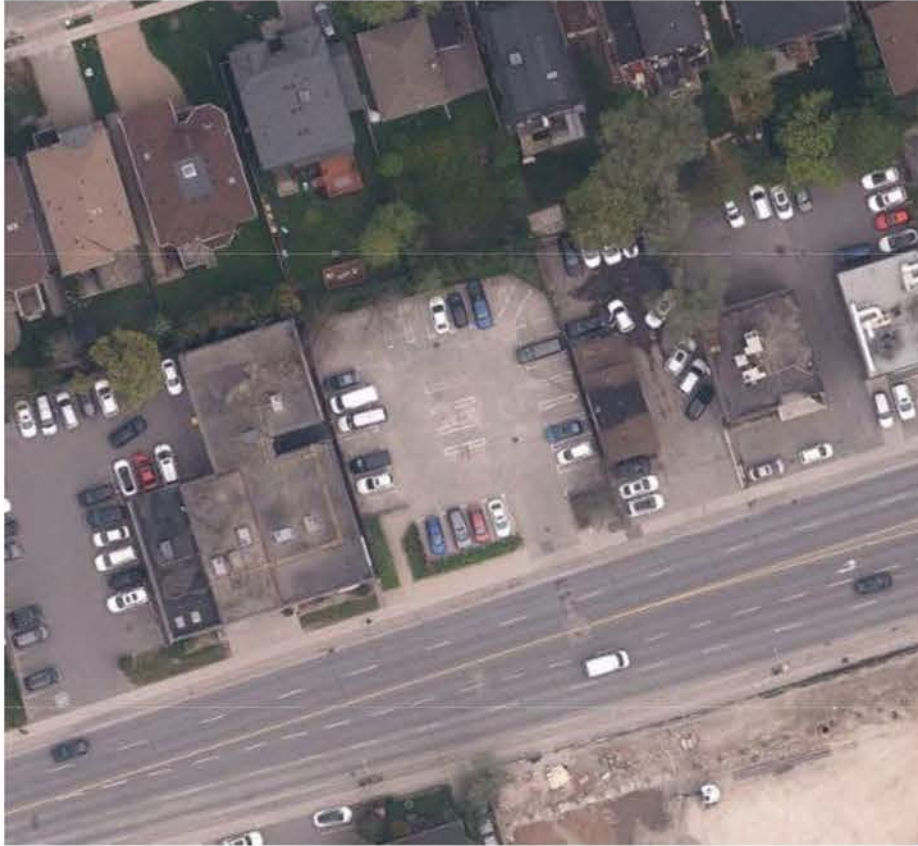
Dwelling Units: Up to 80 beds

Vehicular Parking: 0

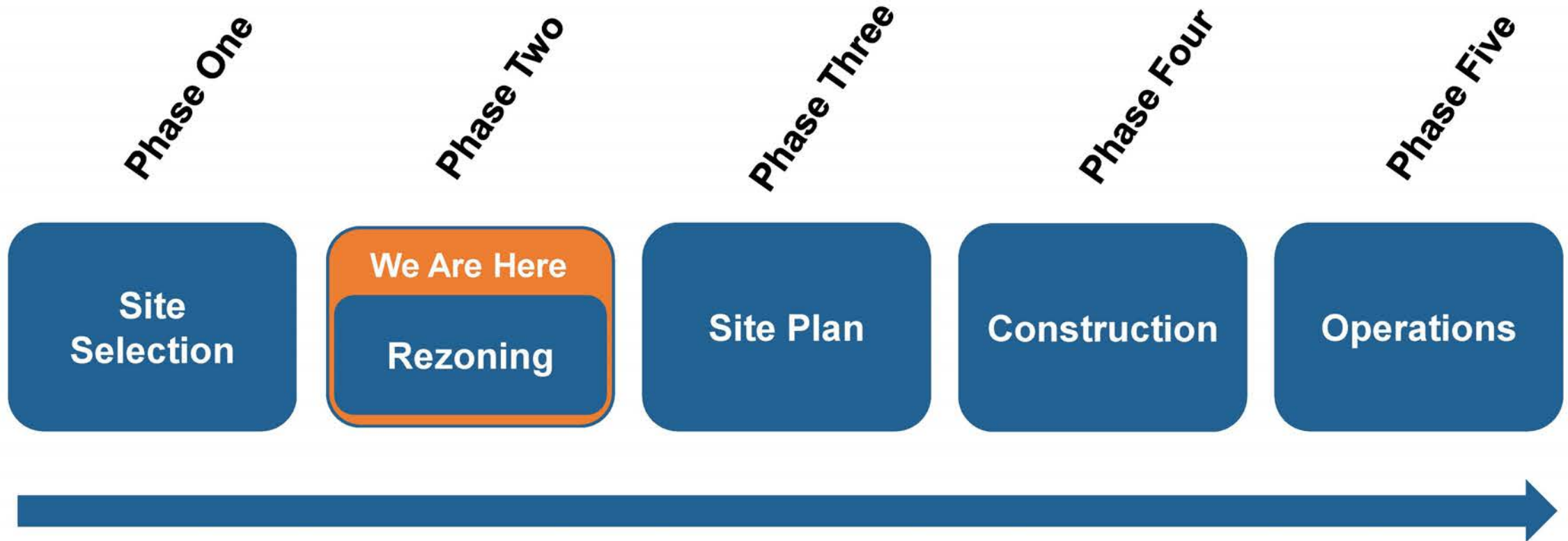
Bicycle Parking: 10



Existing Conditions



Project Phases

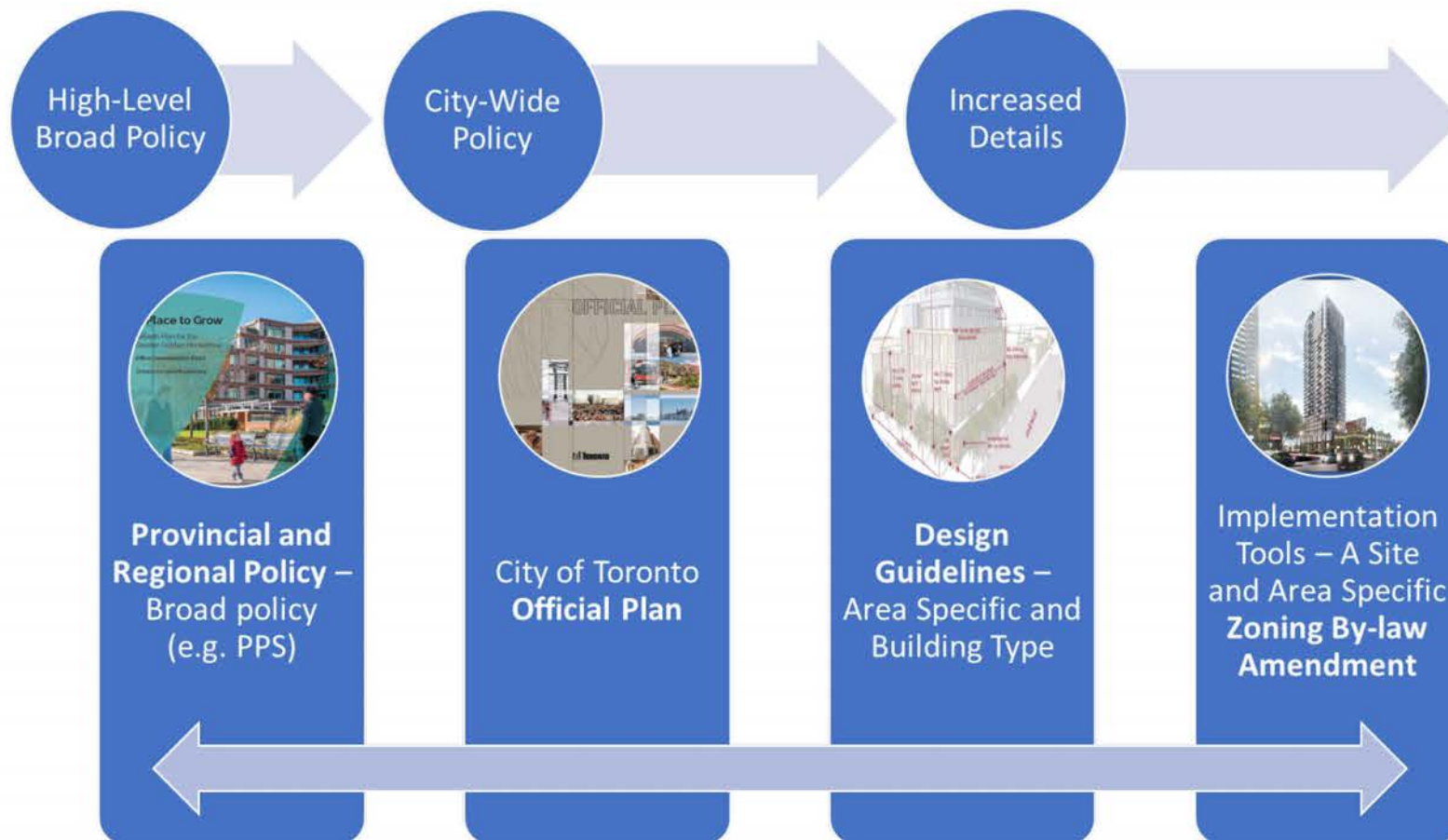


Planning Presentation

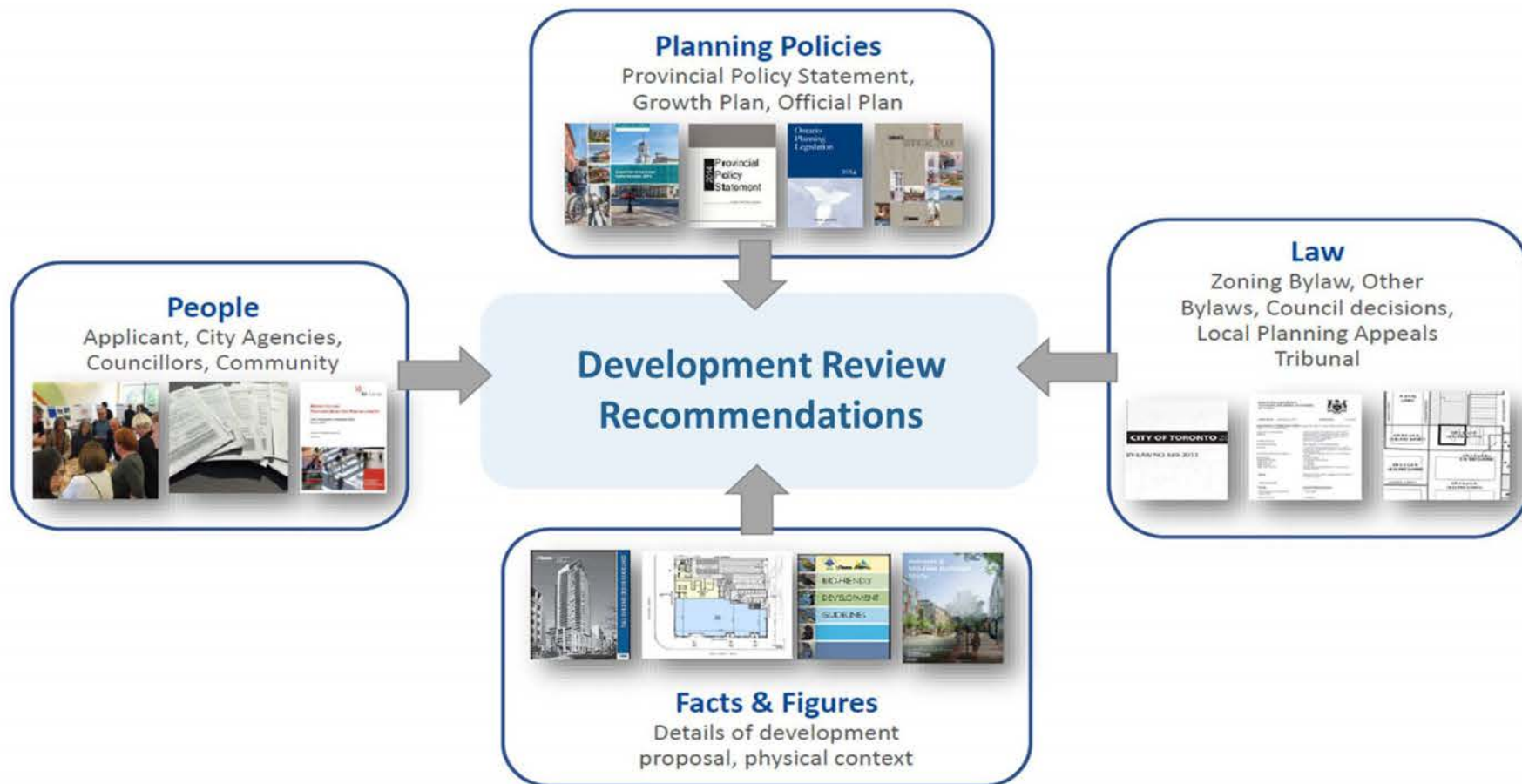
Rezoning Process



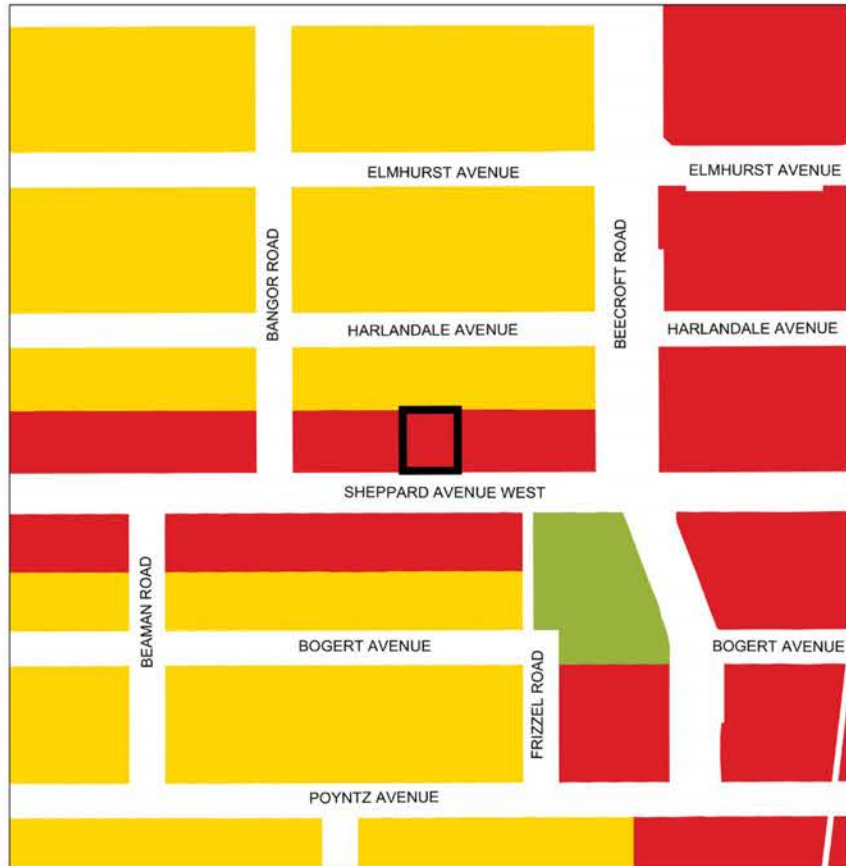
Planning Framework



Determining the Public Interest



Official Plan – Land Use

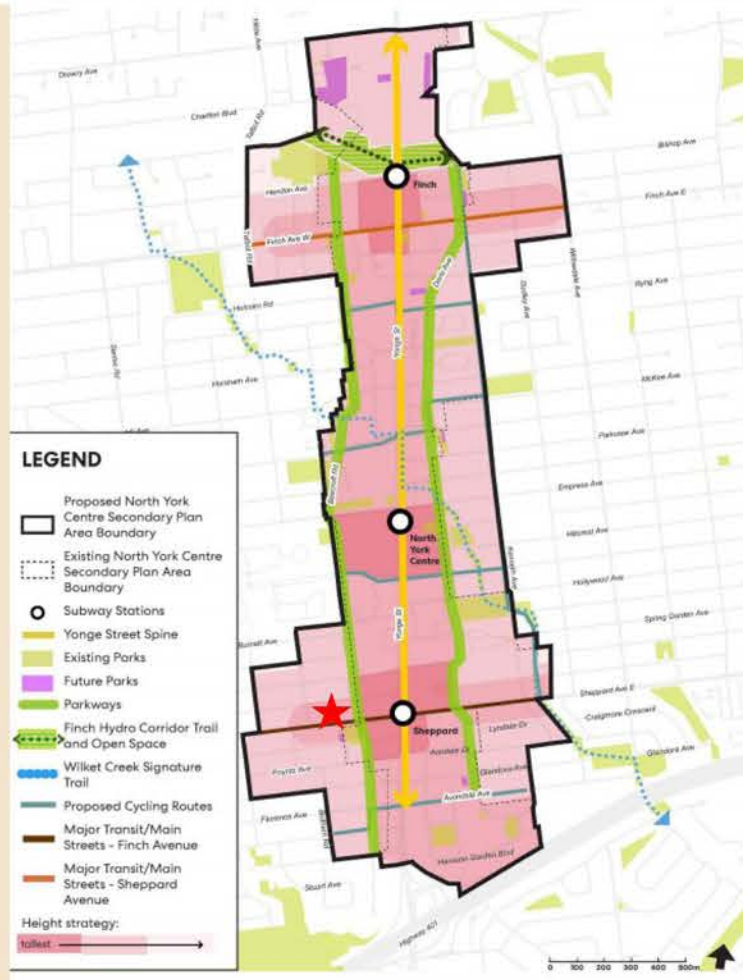
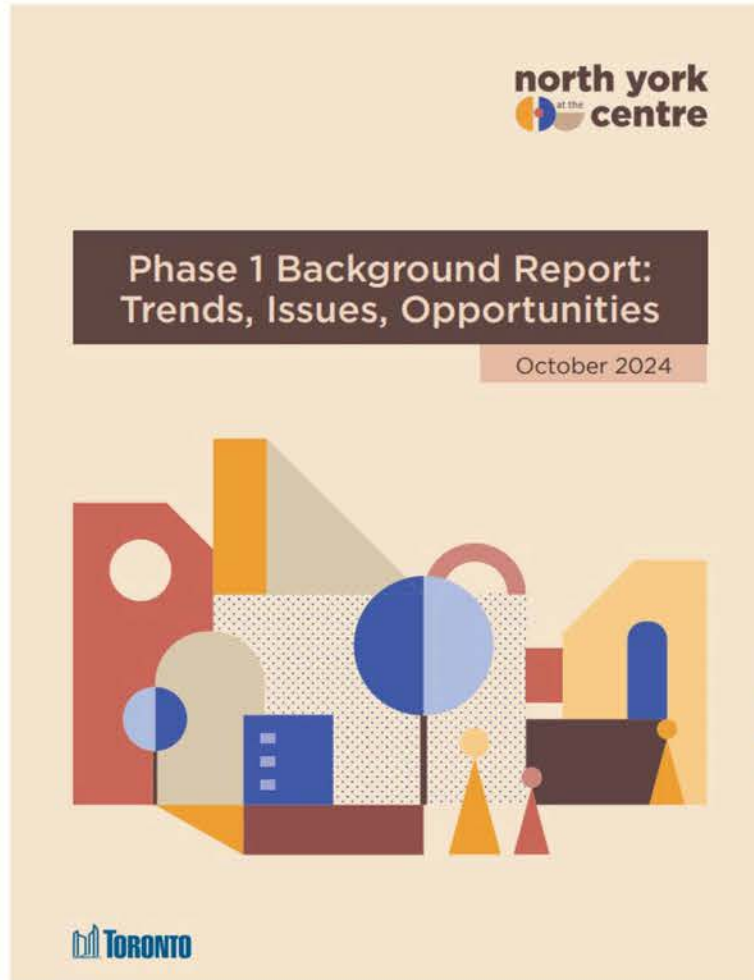


Site designated Mixed-Use under the City's Official Plan

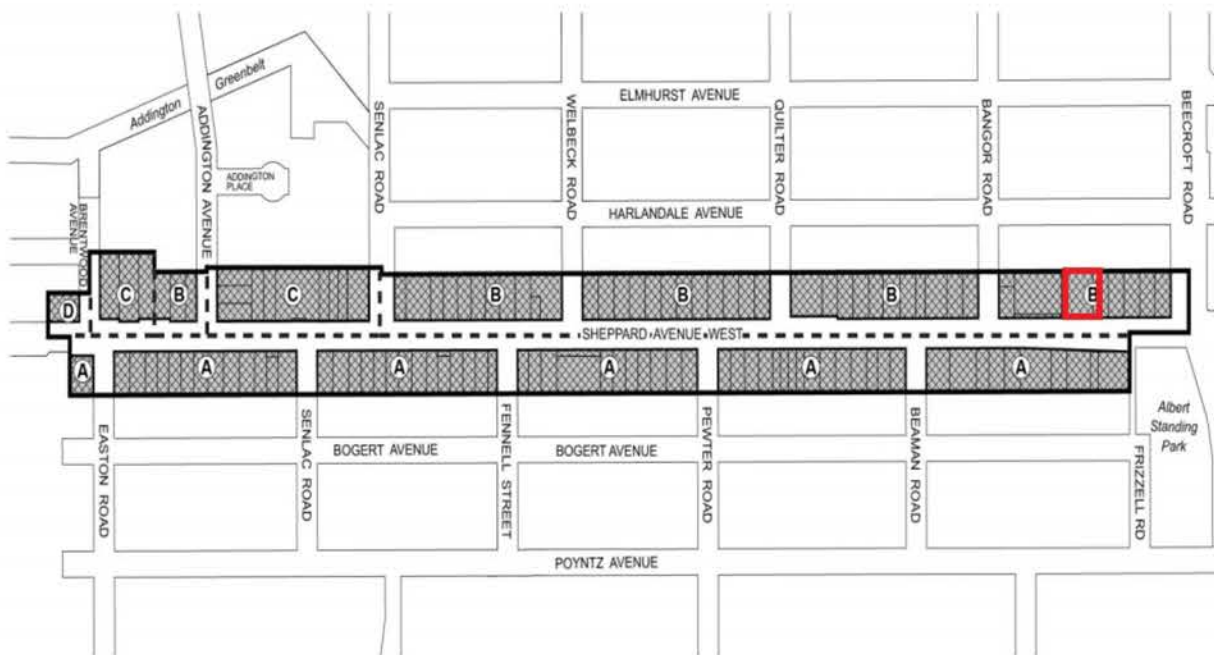
Mixed Use Areas:

- Will absorb a portion of Toronto's growth over time.
- Create of a balance of uses that reduce automobile dependence, meet the needs of the community and provide new jobs and homes.
- New buildings will frame streets, minimize shadow impacts, transition toward lower scale areas and provide an attractive, safe and comfortable pedestrian environment.

Secondary Plan – North York Centre



Secondary Plan – Sheppard-Lansing



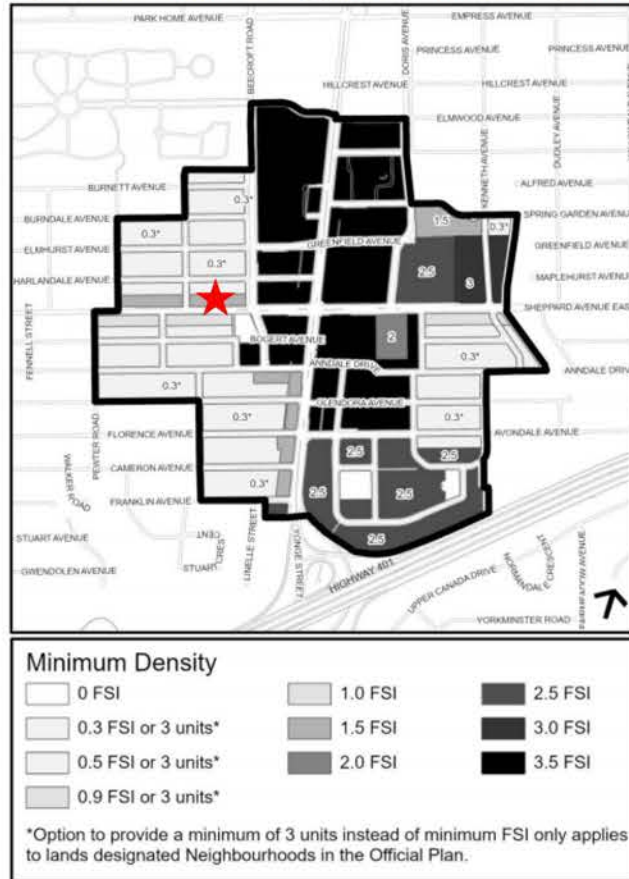
Site falls within the **Sheppard-Lansing Secondary Plan** area, and is classified as Mixed Use Area B.

Mixed Use Area B:

- Maximum Permitted Height – 6-storeys.
- Mid-rise buildings are permitted in apartment, commercial and mixed commercial-apartment forms.
- Minimum 7.5m rear yard setback required adjacent to Neighbourhoods designated land.
- 45% angular plane required adjacent to Neighbourhoods

PMTSA

Map 2 – Minimum Densities, Sheppard-Yonge Protected Major Transit Station Area



Site delineated as a Protected Major Transit Station Area (PMTSA)
PMTSA policy awaiting minister approval (take from report)

The Province's Growth Plan defines a MTSA as the areas generally within 500 to 800 metre radius of a transit station, representing about a 10-minute walk. A PMTSA designation prioritizes the creation of affordable housing units in these areas, through the use of inclusionary zoning.

- Minimum density requirement is 1.5 Floor Space Index.
- Existing and permitted development within the PMTSA is planned for a minimum population and employment target of 350 residents and jobs combined per hectare.

Zoning



Existing Zoning: C6 (**former City of North York Zoning By-law 7625**)

- Shelter use is permitted through the Municipal Shelter By-law 2003-0138.
- Site is located on a Major Street.

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

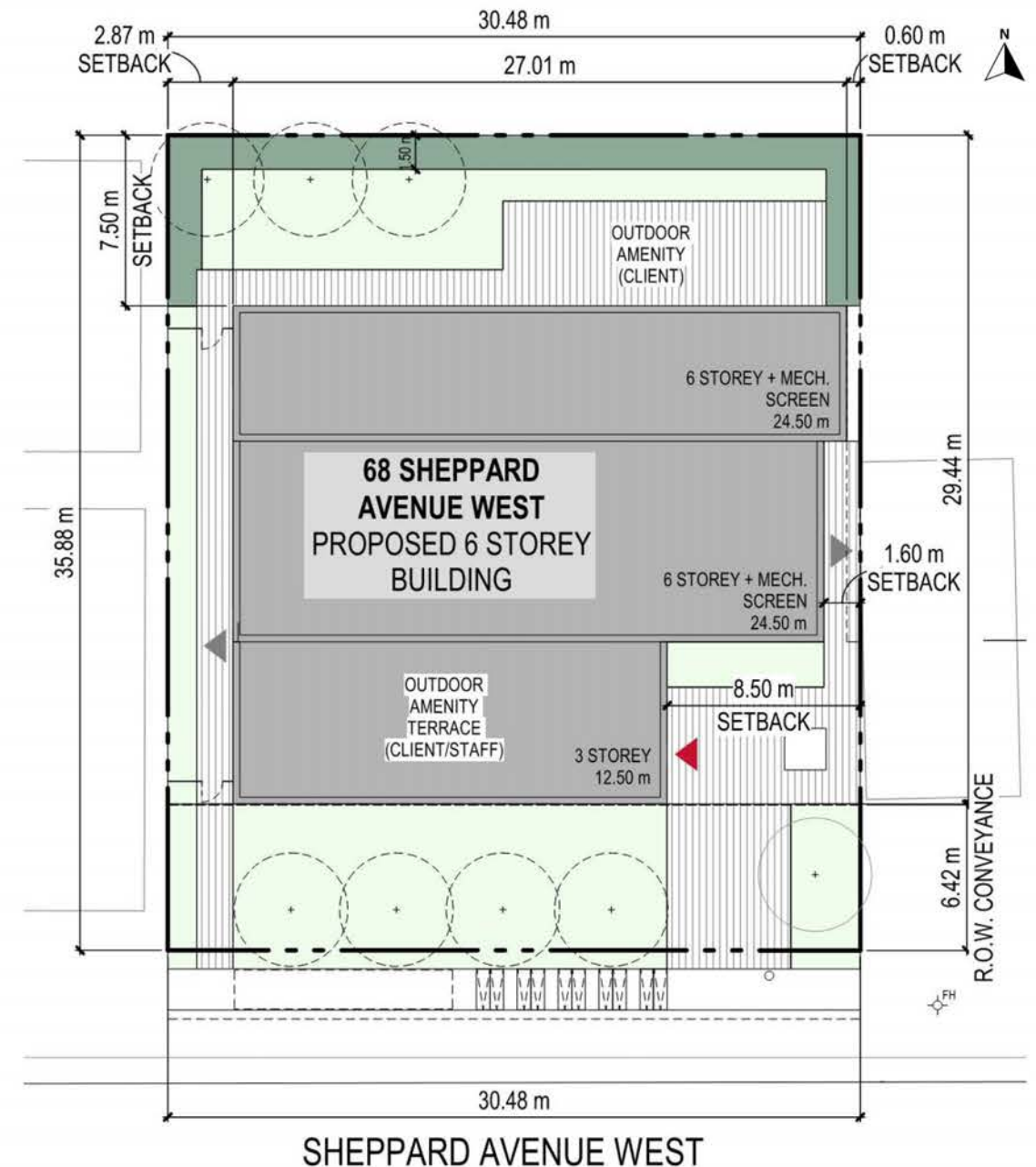
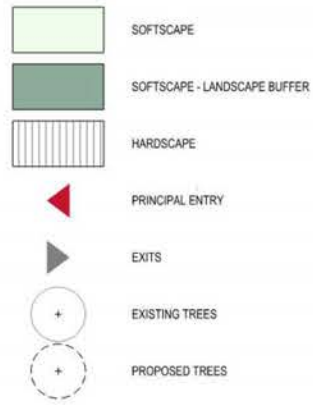


Proposal Presentation

Proposal Presentation

68 Sheppard Ave W – Site Plan

Site Plan Legend



Proposal Presentation

68 Sheppard Ave W – Floor Plans



Level 1 Floor Plan



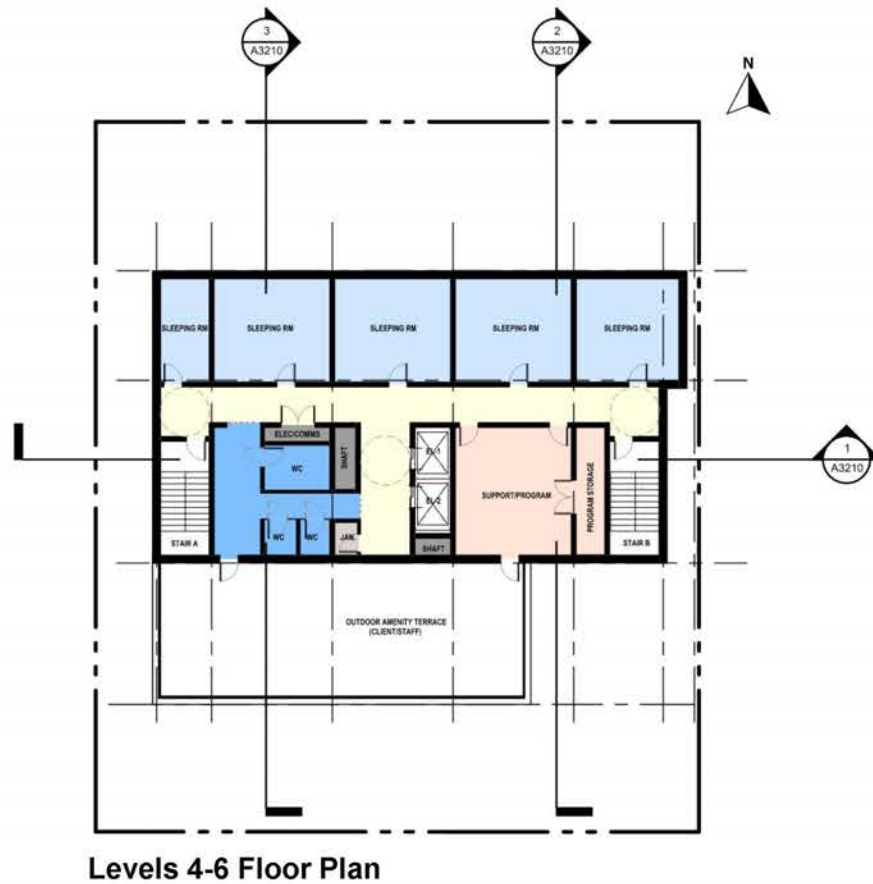
Level B1 Floor Plan

Department Legend

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

Proposal Presentation

68 Sheppard Ave W – Floor Plans

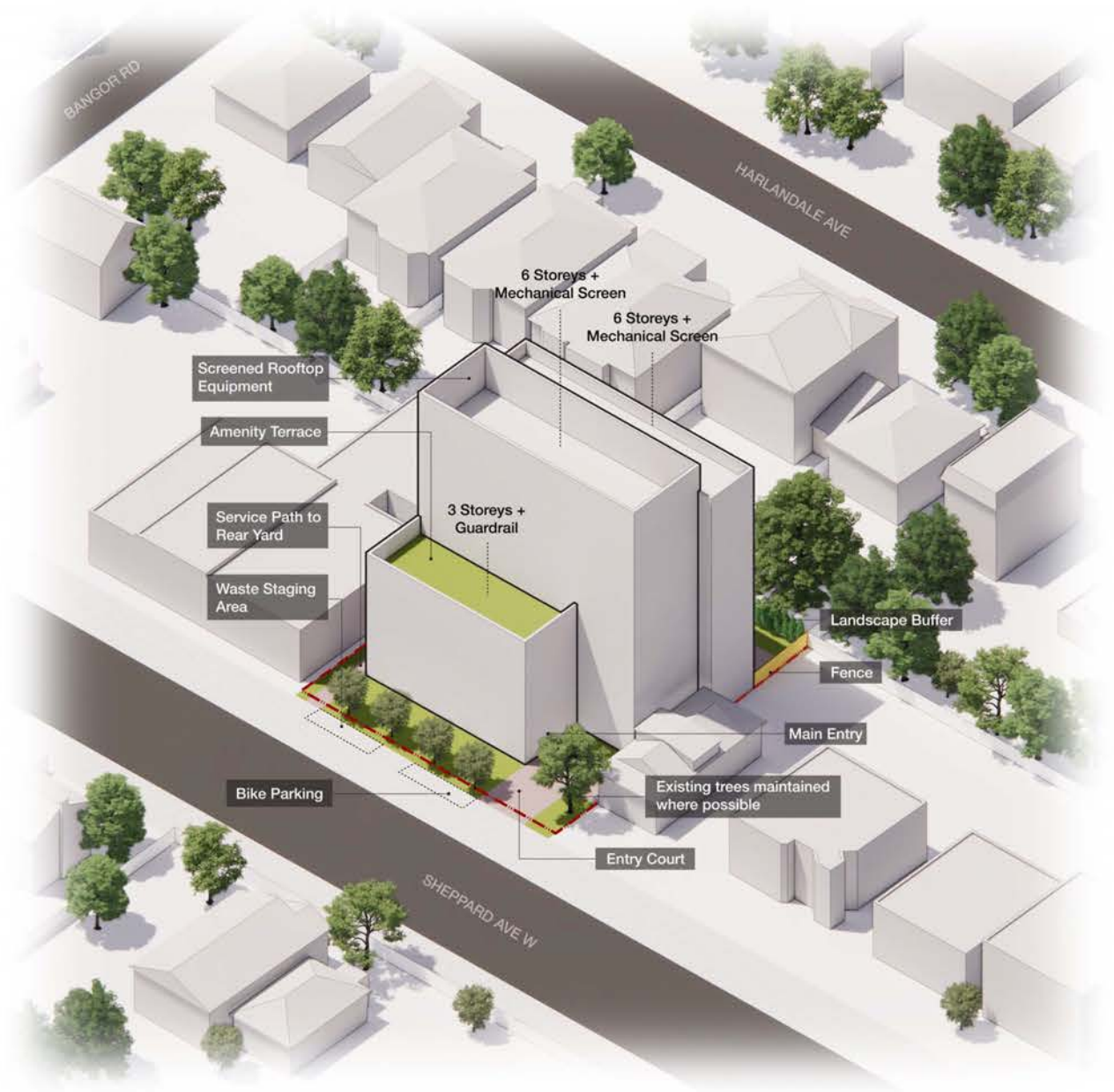


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Proposal Presentation

68 Sheppard Ave W – 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 start your question with the address of the shelter you are asking about if using the Q&A Feature *****



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 will be taking place in mid-June. More information will be posted at the link provided below.
- Updates on the proposal, including upcoming opportunities to participate in consultation, will be posted on the project website: www.toronto.ca/68Sheppard
- 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.

Thank You!



Contact Us

Email:

Community Planner:
HSCIS.Planning@Toronto.ca