

1615 Dufferin Street

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 Alejandra Bravo**
-  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:

Lawrie Surdon, Community Planner, Development Review

Esha Biddanda Pavan, Community Planner, Development Review

Liliana Da Silva, Senior Planner, Community Planning, Development Review

Suhal Ahmed, Manager, Shelter Planning & Development, TSSS

Danavan Samuels, Project Director, Homelessness Initiative, TSSS

Slavisa Mijatovic, Project Coordinator, Priority Development Review Stream

Gowthami Rao, Manager Capital Construction Projects, Corporate Real Estate Management

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

- Staff assessed 100 sites across Toronto, including 7 in Davenport, to see if they met the City's criteria for shelter use.
- 1615 Dufferin 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.

Youth (16-24) experiencing homelessness with approx. 50 spaces

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

Partner agencies provide wrap-around supports to youth including access to primary health care, referrals for income assistance, and opportunities for continued education



Community Planning Presentation

Site Statistics

Lot Area: 1,022 square metres

FSI: 2.01

Height: 2 storeys (9.4 metres)

GFA: 2,050 square metres

Dwelling Units: Approximately 50 beds

Vehicular Parking: 1 Accessible Space

Bicycle Parking: 2 spaces



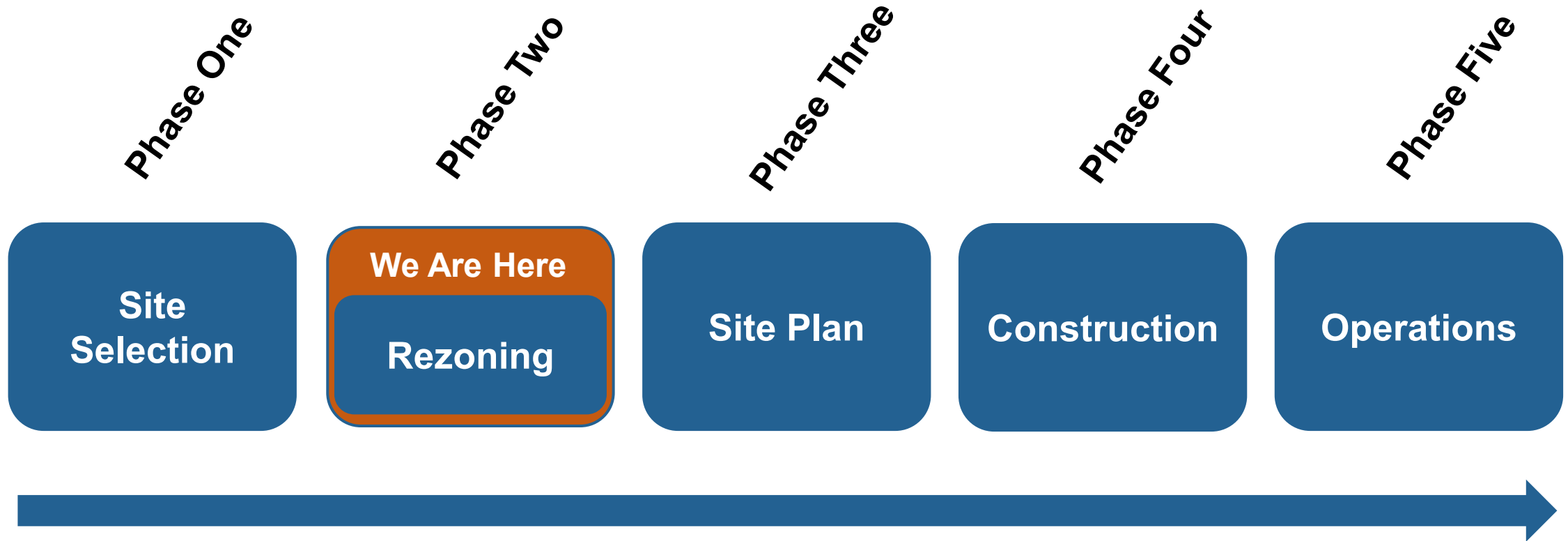
Existing Conditions



Existing Conditions



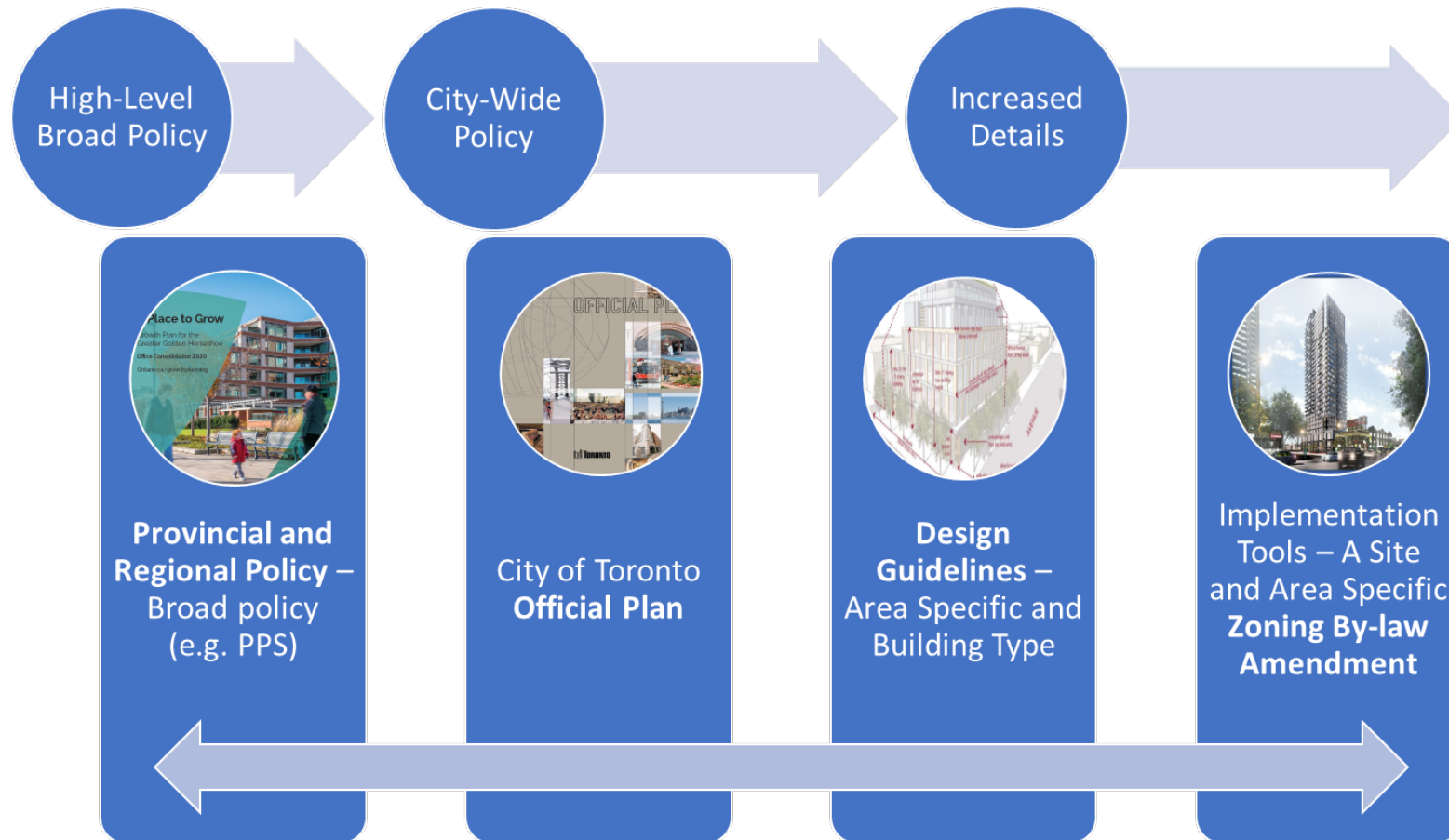
Project Phases



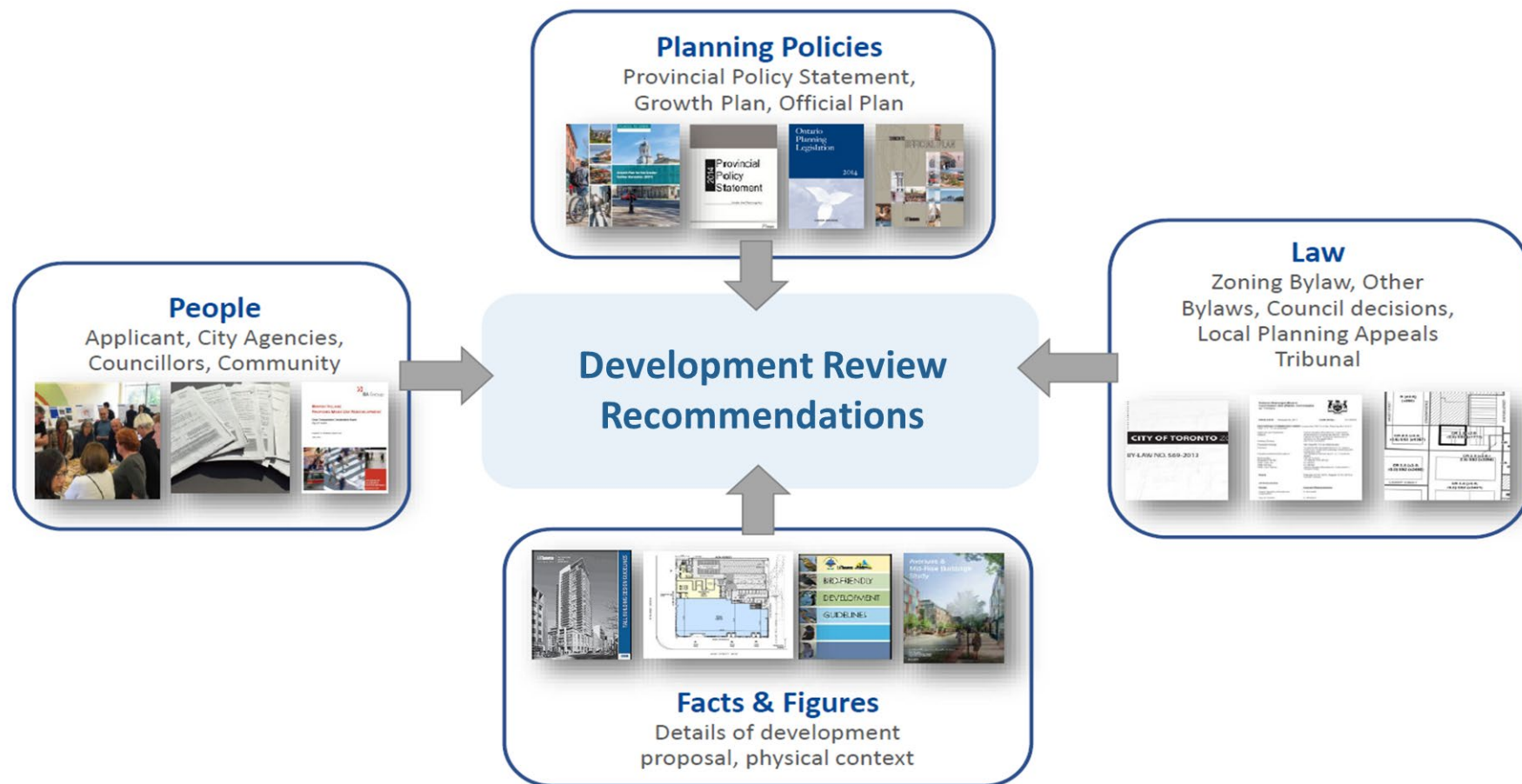
Zoning By-law Amendment Process



Planning Framework



Determining the Public Interest



Official Plan – Land Use

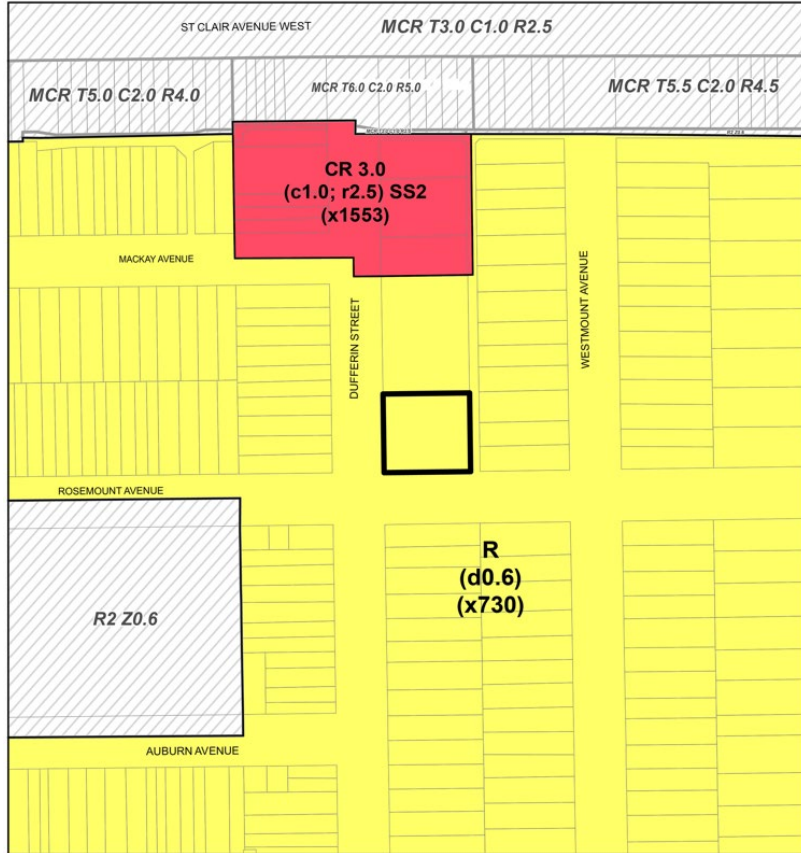


Site designated Neighbourhoods under the City's Official Plan

Neighbourhoods:

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

Zoning



Existing Zoning: R (d0.6)(x730)(Zoning By-law 569-2013)

- A shelter is already permitted under the existing Zoning By-law.

Zoning

A zoning By-law amendment is required to modify the massing and parking requirements.



Municipal Shelter is already a permitted use on this site.
Amendment is required for the below variances:

	Zoning Bylaw requirement	Existing	Proposed
FSI	maximum: 0.6 (1,022 m ²) or match existing	1.79 (1,826 m ²)	2.01 (2,050 m ²)
Rear yard setback	7.5 m or match existing	61 m	0.47 m
Removal of lawfully existing parking spaces	No new spaces are required but Can't remove lawfully existing parking spaces	7 spaces	1 parking space (accessible)

Existing building
Proposed additions / overcladding



Proposal Presentation

1615 Dufferin St

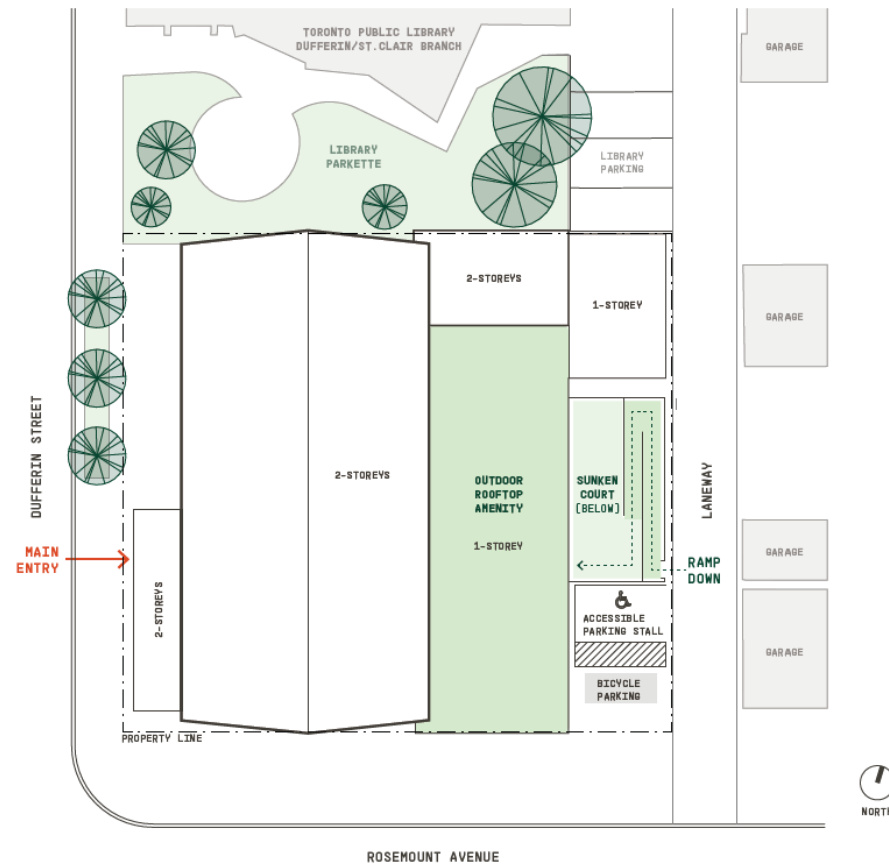
Existing Building



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1615 Dufferin St

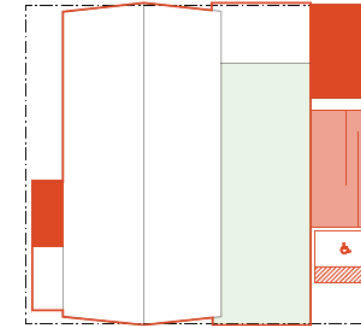
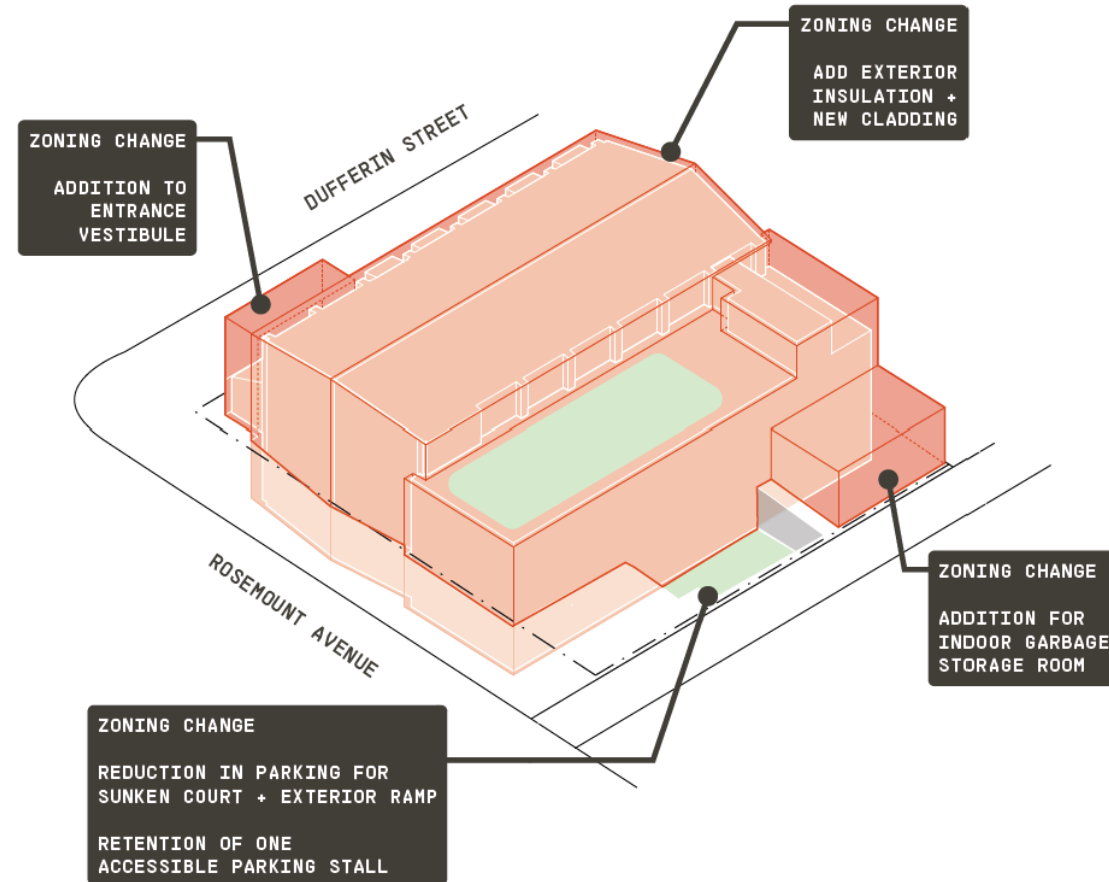
Proposed Site Plan



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1615 Dufferin St

Zoning Summary



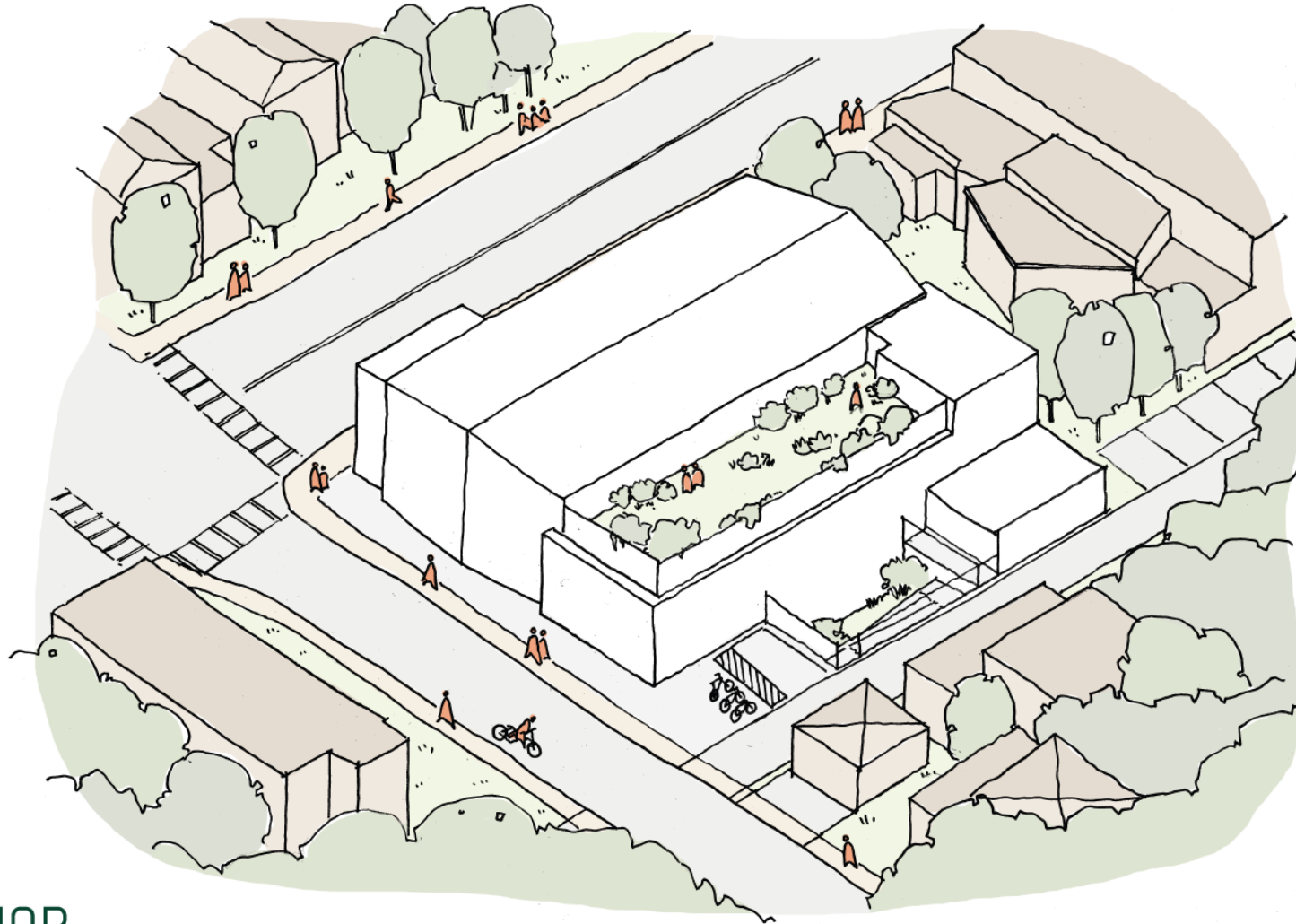
Key Plan

Existing building
Proposed additions / overcladding

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1615 Dufferin St

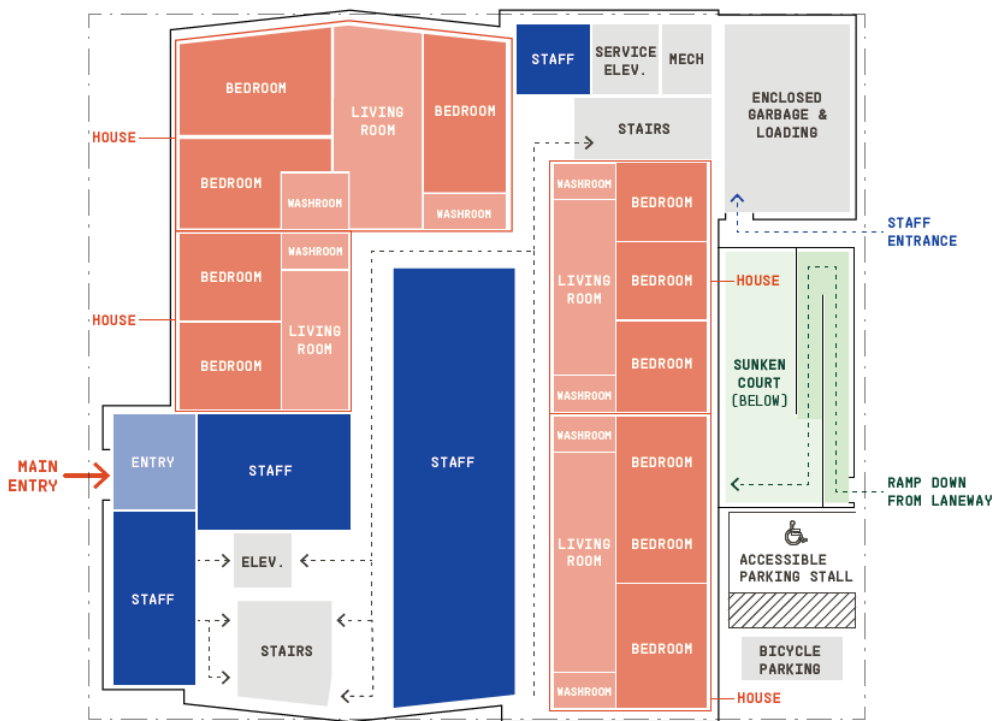
Bird's Eye Perspective View from South-East Corner



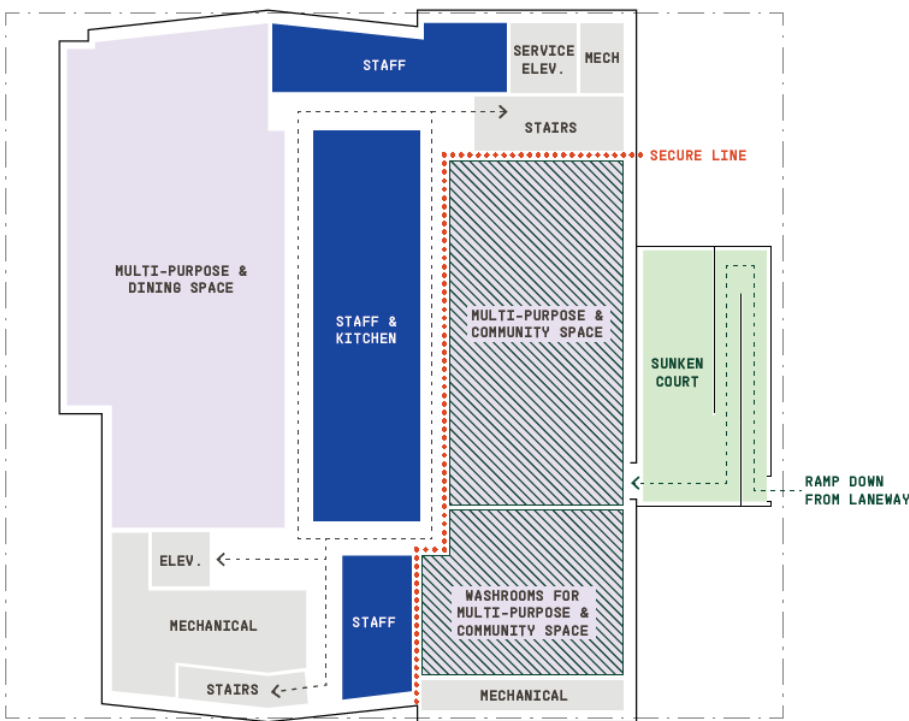
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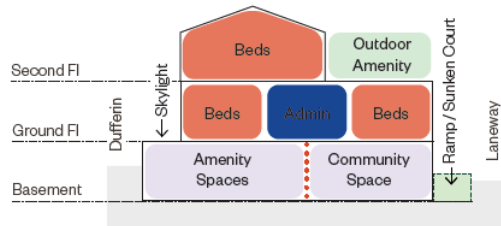
Proposed Ground Floor Plan + Basement Plan



Ground Floor



Basement



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Floor plans are high level schematics and are subject to change.

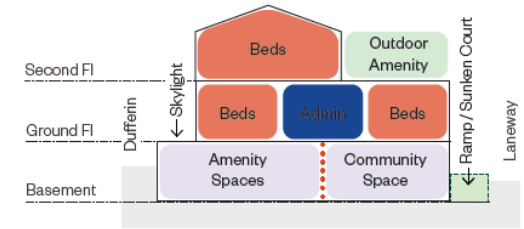
1615 Dufferin St

Proposed Second Floor Plan



Second Floor

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Floor plans are high level schematics and are subject to change.



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

- All feedback received throughout the consultation process will be shared with design team and will inform staff's review of the proposal.
- 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/1615Dufferin



Contact Us

Email:

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