

2535 Gerrard Street East

Zoning By-law Amendment Application
Community Consultation Meeting



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






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

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

Introduction

Panelists

City Staff

Development Review

Corinna Prior, Manager

Dennis Braun, Project Director

Toronto Shelters & Support Services

Loretta Ramadhin, Director

Tracy Campbell, Manager

Councillor's Office

Councillor Kandavel, Ward 20



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 17 in Scarborough, to see if they met the City's criteria for shelter use.
- 2535 Gerrard Street East 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

Warden Woods Community Centre will be the shelter operator

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



Community Planning Presentation

Planning Presentation

Site Context

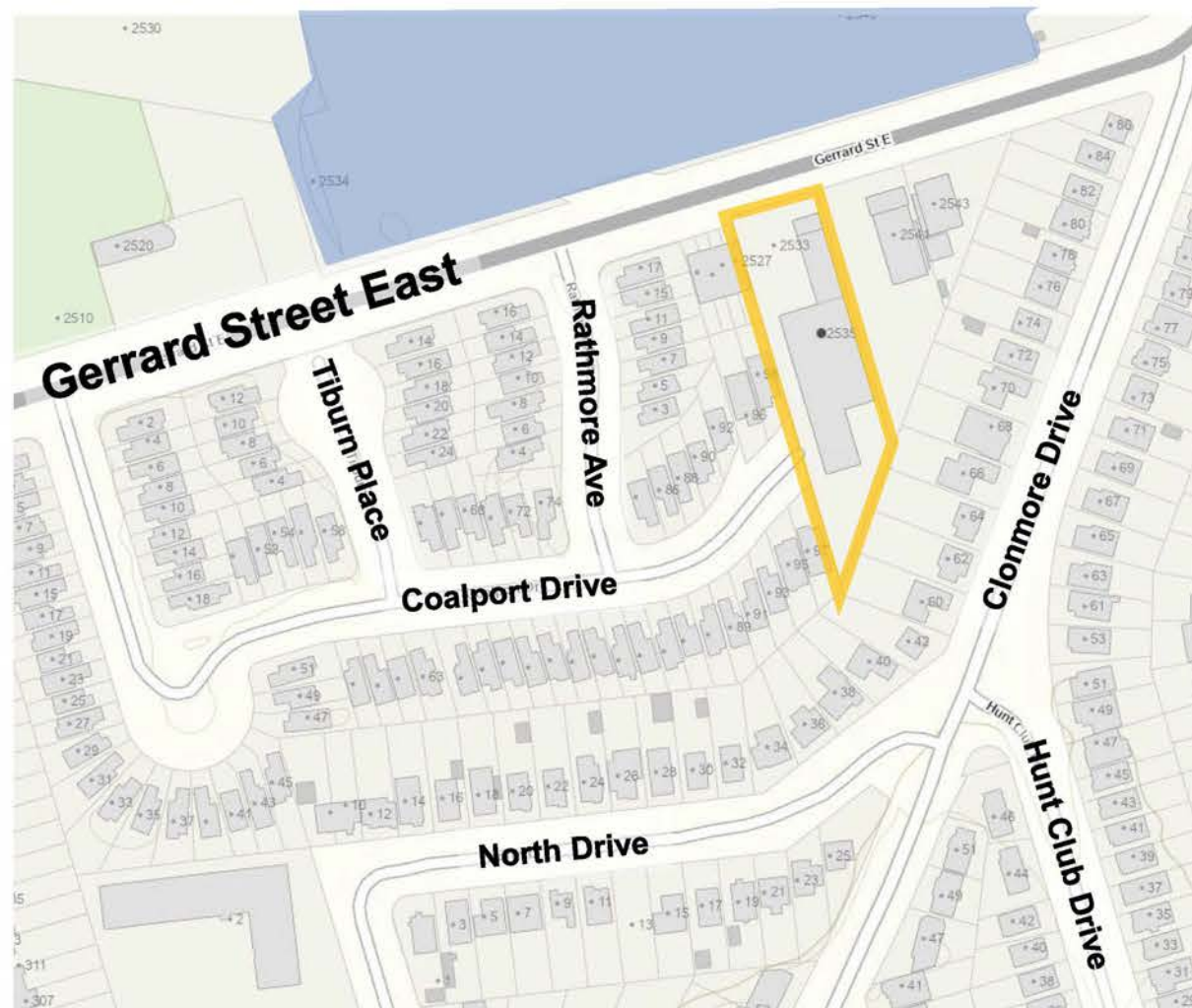
Lot Area: 3,383 square metres



Site



Approved Developments

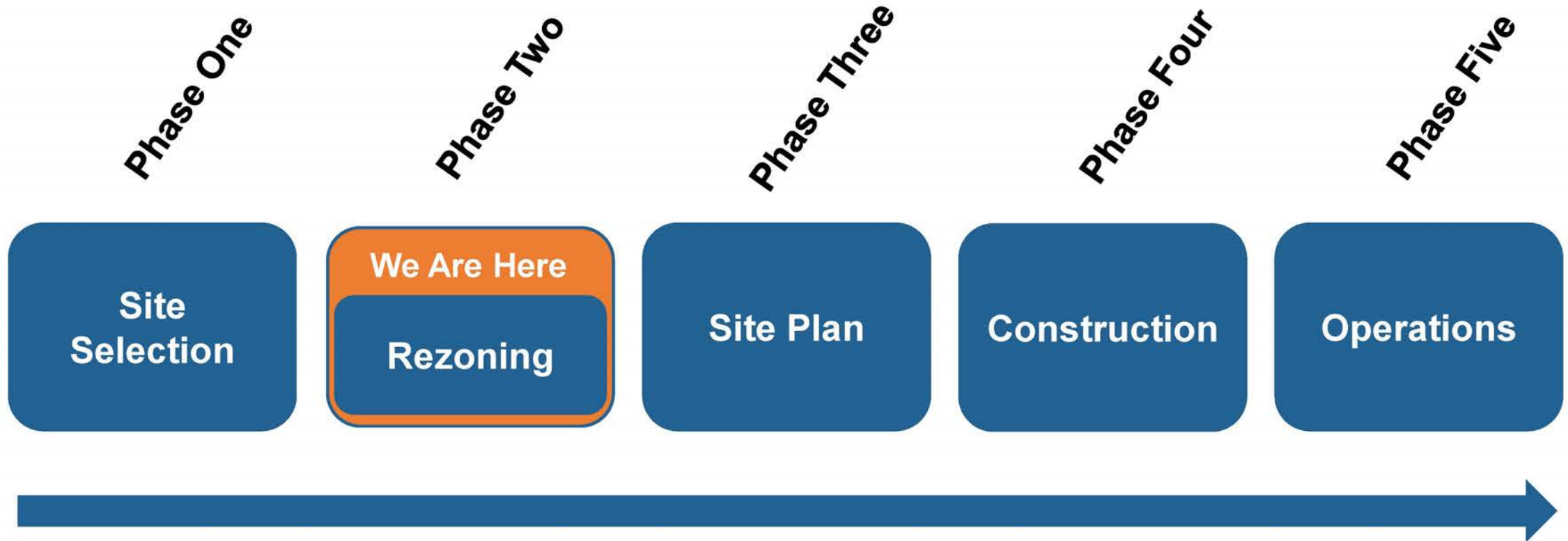


Existing Conditions



Existing 1-2 storey industrial warehouse.

Project Phases

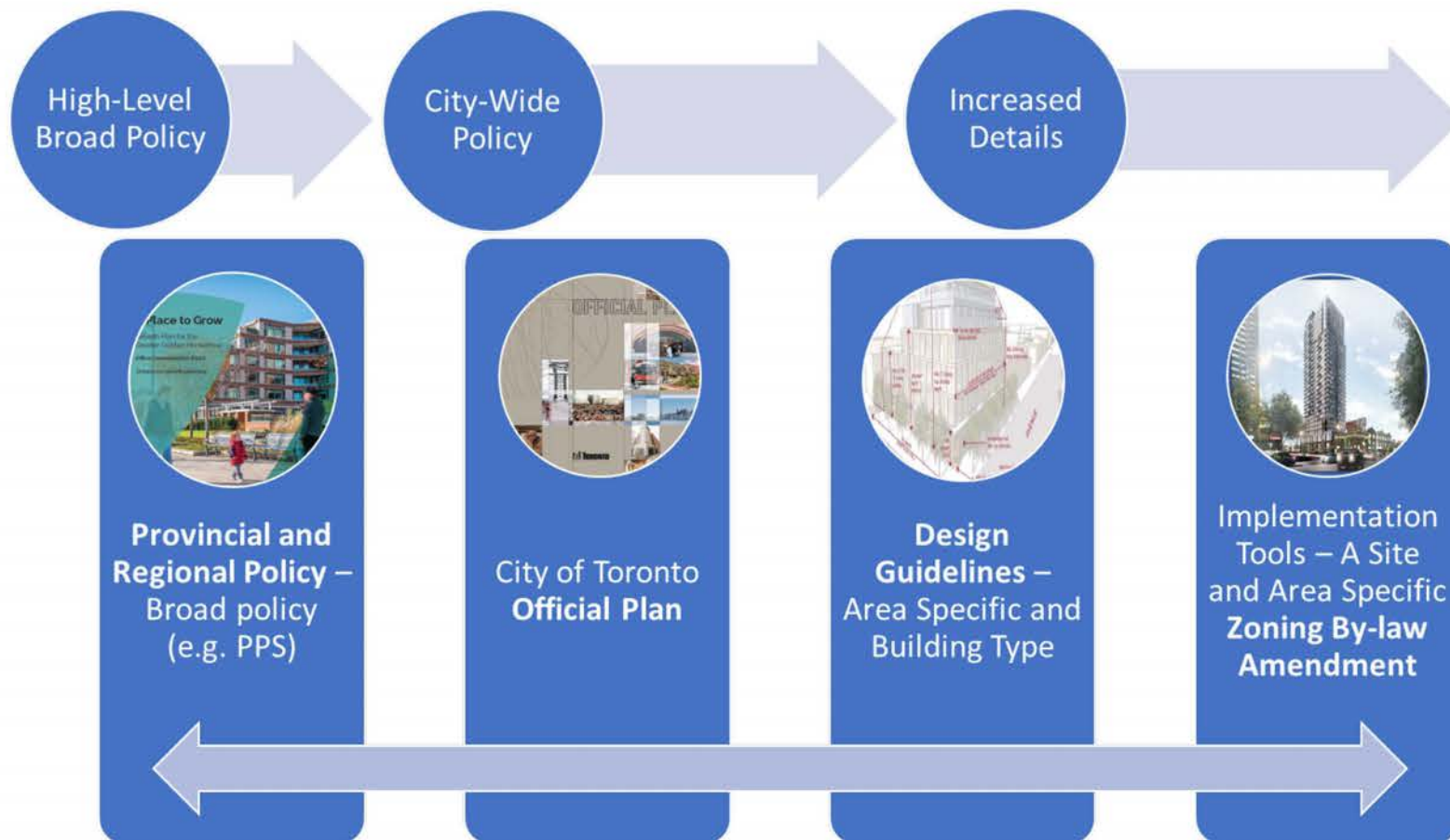


Planning Presentation

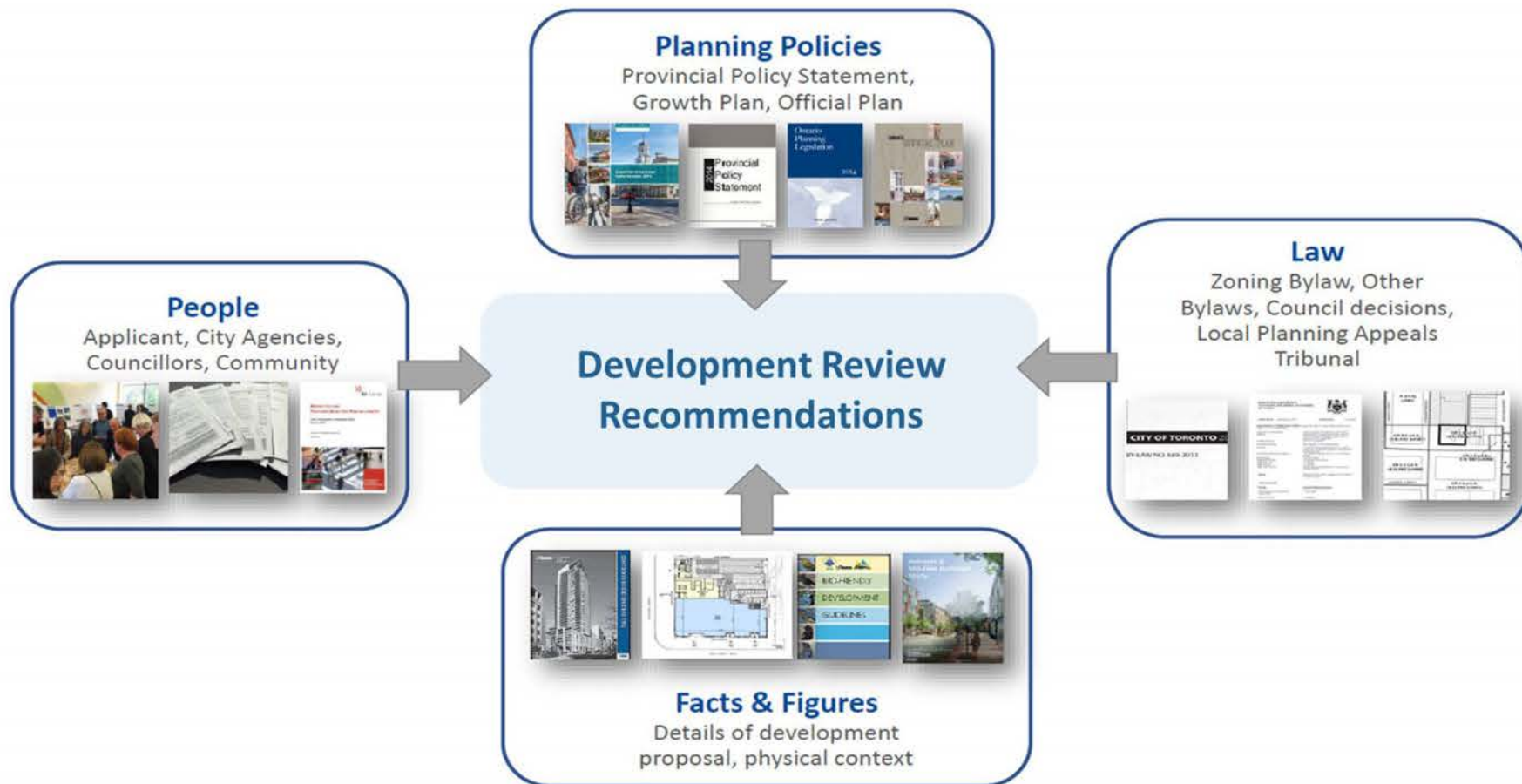
Rezoning Process



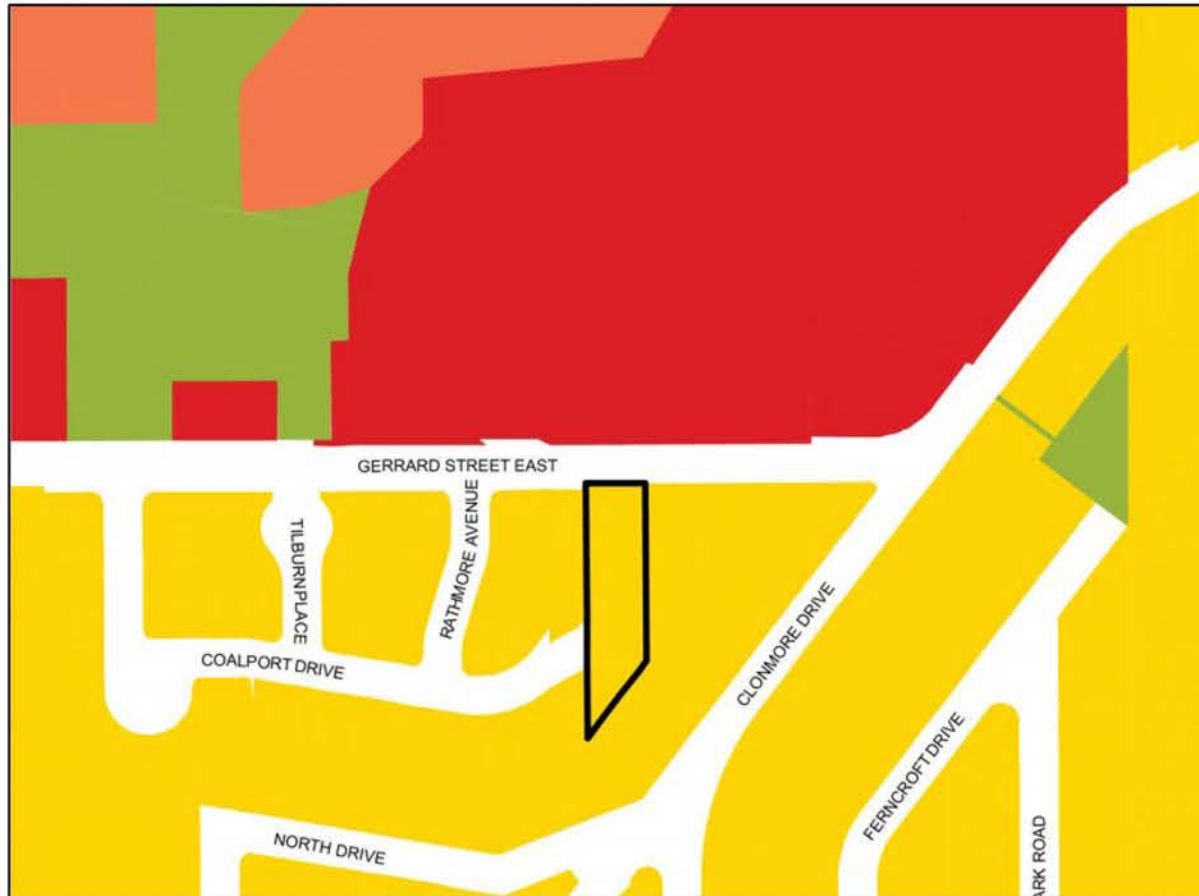
Planning Framework



Determining the Public Interest



Official Plan – Land Use



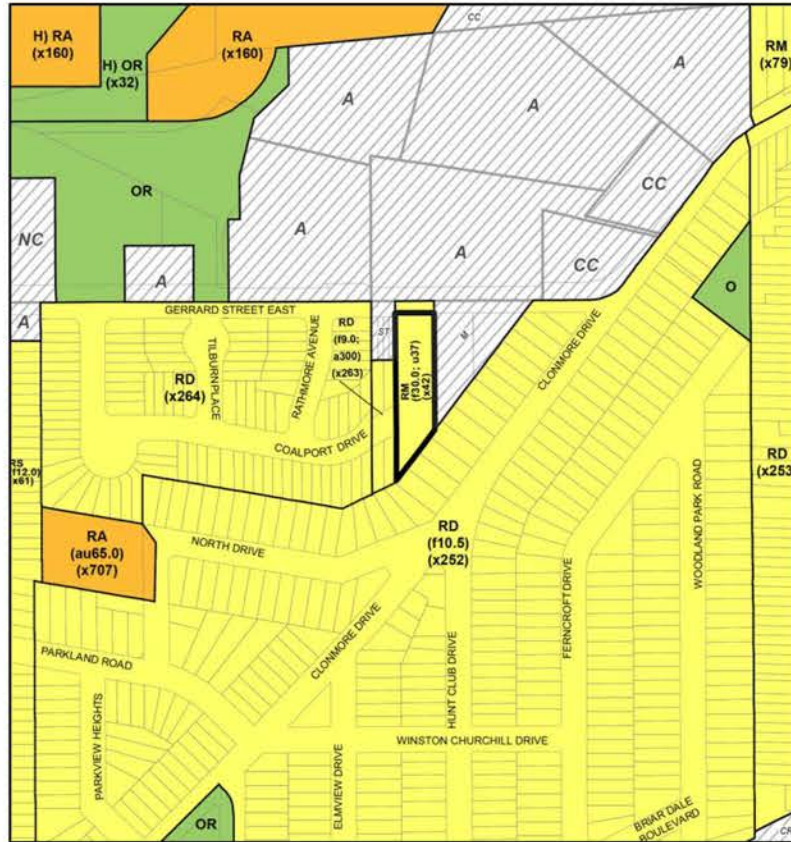
Land Use Designations

- 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



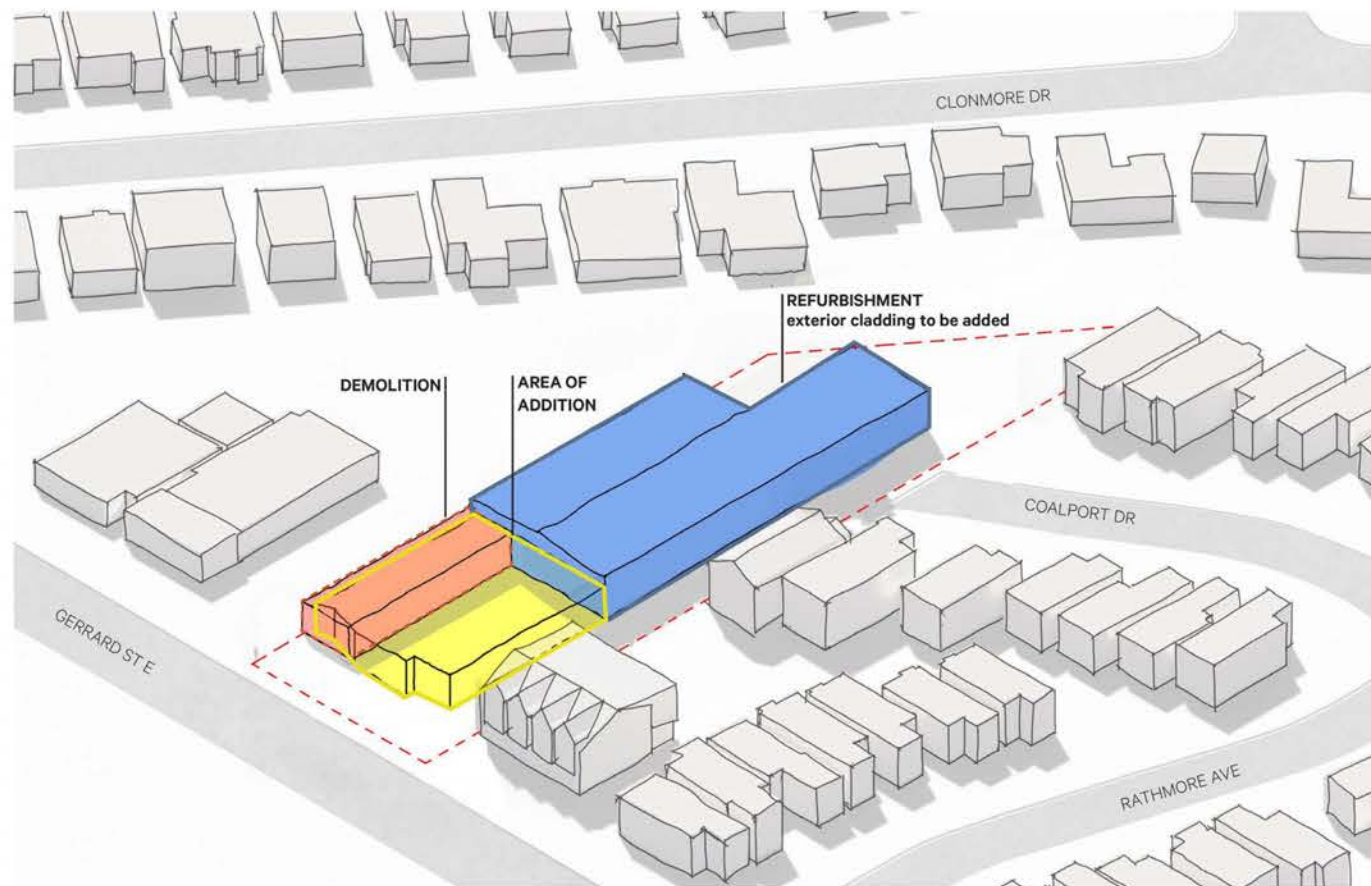
Existing Zoning: **RM (f30.0; u37) (x42)**

- A shelter use is permitted in the existing Zoning By-law.
- The site is located on a major street.
- Subject to a site-specific exception (By-law 2017-0244) that anticipates 37 stacked townhouses in three buildings.

Zoning

Reason for the Application

- An amendment to the Zoning By-law is required to permit the addition shown in yellow.





Proposal Presentation

Design Principles



SITE LAYOUT & VISIBILITY

SDG Principle: Site and Building Design for Safety and Security

- Building footprint remains setback from residential uses
- Windows are strategically designed and located to avoid overlook onto residential uses
- Existing and proposed trees create a sense of privacy while allowing for natural surveillance



PRIVACY

SDG Principle: Building Orientation and Landscaping

SDG Principle: Noise Mitigation

- Privacy fence, existing and proposed trees/ vegetation limit views to and from neighbouring properties
- Resident outdoor amenity area is located away from neighbouring housing and buffered by trees to mitigate noise



SECURITY & ACCESS

SDG Principle: Access Control

- The site design prevents access from Coalport Drive to ensure there is no unauthorized entry or exits onto the street
- The front of the building accommodates visible entry for large emergency and servicing vehicles minimizing the impacts on the neighbouring sites



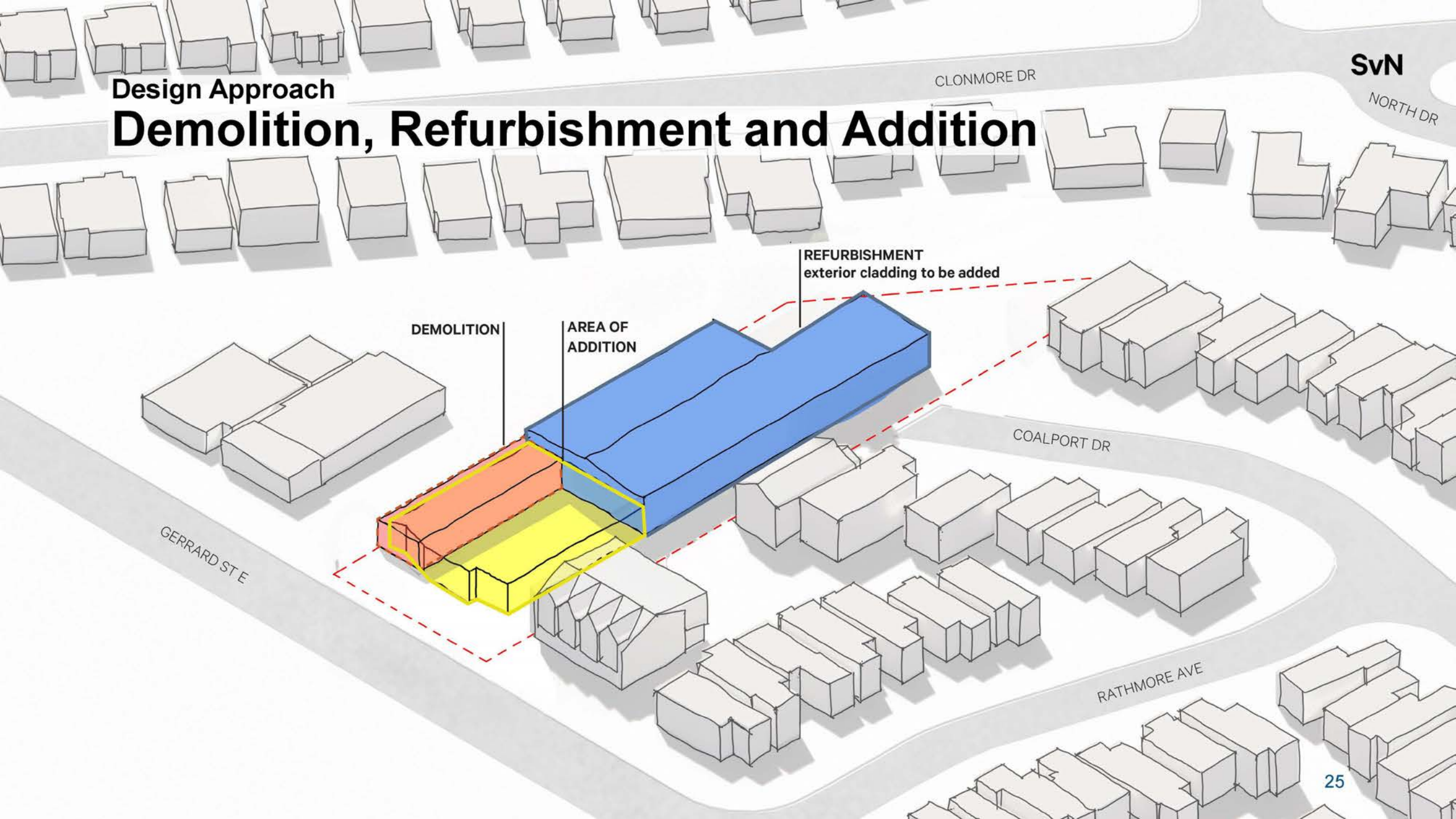
COMMUNITY INTEGRATION

SDG Principle: Integration with Communities

- The building design is residential in scale and, materials to match the fit and feel of the surrounding residential community
- The landscape design provides new green edges on the street and perimeter of the site to create a welcoming public face

Design Approach

Demolition, Refurbishment and Addition



Design Approach

Architecture & Landscape

1 Proposed building heights and massing mimic the scale and character of surrounding buildings to fit seamlessly within the neighbourhood

2 Vehicular access for servicing and emergency vehicles is clearly located off of Gerrard St.W

3 Setbacks are provided to neighbouring residential properties in order to maintain privacy and limit opportunities for overlook

4 Existing trees are maintained where possible; new trees are strategically located to create a privacy buffer to the neighbouring properties

5 Shelter residents and staff outdoor amenity space is nestled at rear of property

6 +/- 2.7 m (9 ft) Privacy fence limits views to/from neighbouring properties

7 New landscaping at front entrance creates welcoming entry point for residents and staff

SvN

NORTH DR

CLONMORE DR

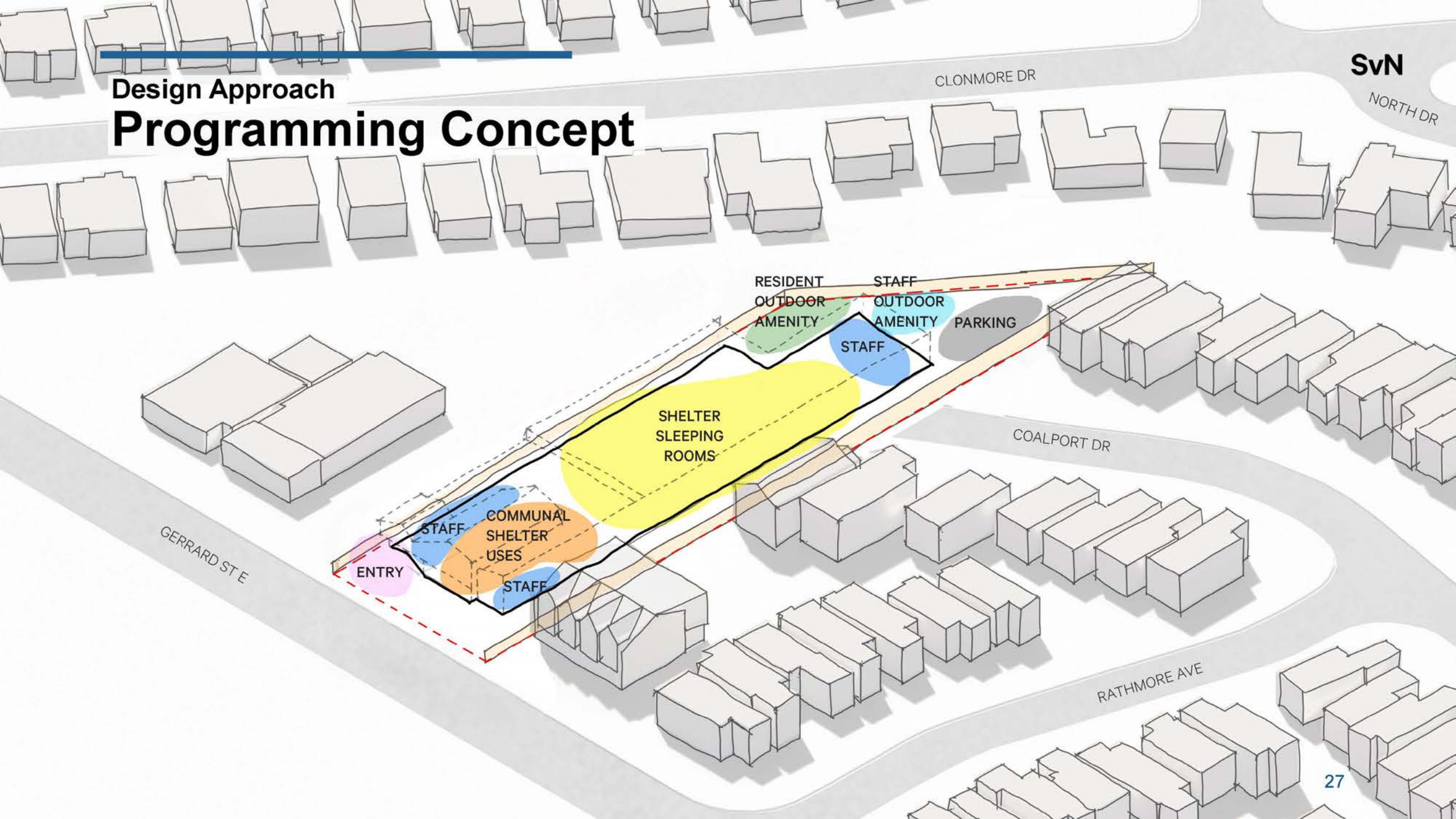
COALPORT DR

GERRARD ST E

RATHMORE AVE

Design Approach

Programming Concept



SvN

NORTH DR

CLONMORE DR

RESIDENT
OUTDOOR
AMENITY

STAFF
OUTDOOR
AMENITY

PARKING

STAFF

SHELTER
SLEEPING
ROOMS

COALPORT DR

COMMUNAL
SHELTER
USES

STAFF

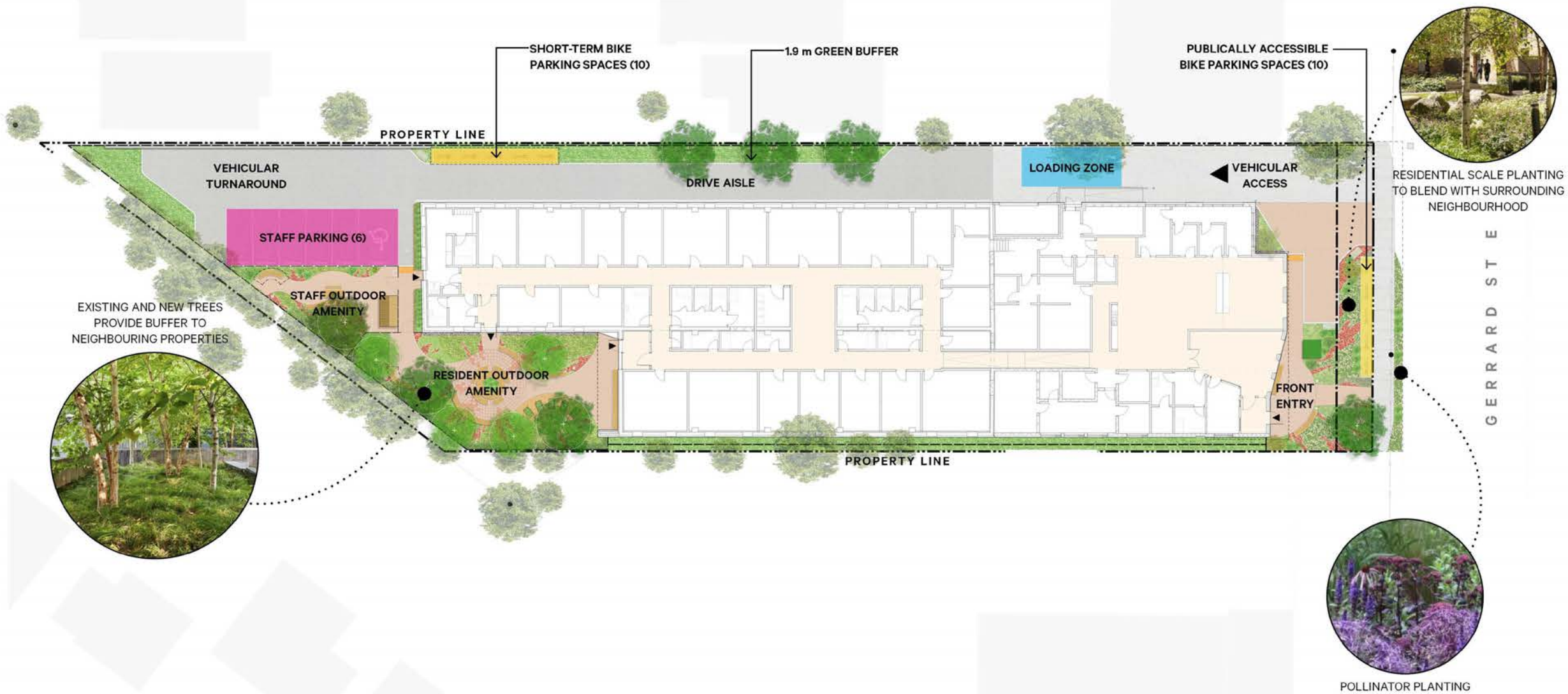
ENTRY

STAFF

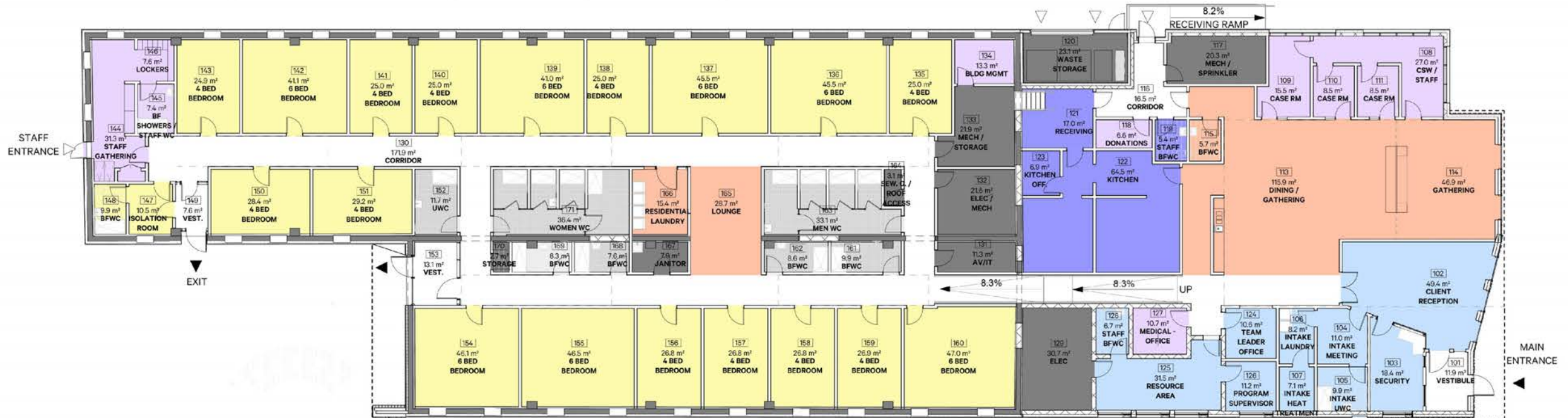
GERRARD ST E

RATHMORE AVE









Site Plan



Interior Plan



Program Summary

- | | |
|--|--|
|  Circulation |  Service area |
|  Client bedrooms |  Shared-use area |
|  Client washrooms / laundry |  Staff |
|  Kitchen |  Welcome / intake |

Concept Rendering
Gerrard Street View



Concept Rendering

Resident Outdoor Amenity view



Thank you!



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 will be taking place on June 16th at 6:00 p.m. to 8 p.m. at Birchcliff Bluffs United Church.
- Updates on the proposal, including upcoming opportunities to participate in consultation, will be posted on the project website: www.toronto.ca/2535Gerrard.
- 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

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