

COMMUNITY UPDATE

2535 Gerrard Street East Shelter



A new municipal shelter is coming to [2535 Gerrard St. E.](#), offering essential supports for roughly 80 adults experiencing homelessness. The shelter will provide a stable environment and connections to health, social and housing services to help residents move toward long-term housing.

As part of this project, the City is engaging with local residents, community organizations and the Councillor's office to support thoughtful planning and community partnerships.

Meet the Operator – Event Update

On October 29, 2025, local residents gathered at Birchmount Collegiate Institute to attend the City of Toronto's *Meet the Operator Drop-In* event for the new shelter at 2535 Gerrard St. E.

The session was co-hosted with [Warden Woods Community Centre](#), Councillor Kandavel and Third Party Public, with staff from Toronto Shelter & Support Services, Corporate Security and Toronto Police Service. Invitations were emailed to more than 500 community members who follow project updates.

The event provided an opportunity for residents to meet the Warden Woods team and ask questions at topic stations focused on shelter operations, shelter construction, community safety, engagement and the Homelessness Services Capital Infrastructure Strategy. Warden Woods also provided a kids' activity area for families.

Key themes and questions raised by participants included community safety and well-being, supporting future residents, how people access shelter, shelter design and community liaison models.

The City and Warden Woods will continue to share updates and engage with the community as construction progresses.

Methane Gas Study Update

The methane gas study, required as part of the planning application, has been completed. Following the Phase II Environmental Site Assessment (ESA) and geotechnical investigations conducted in 2025, including soil gas monitoring, the study concluded that **no combustible or methane gas were detected and no mitigation or further monitoring is required at this time.**

Planning and Building Approvals

Key milestones in the approvals process for the project at 2535 Gerrard St. E. have been reached:

Site Plan Approval

The Notice of Pre-Approval Conditions (NOAC) and the Statement of Approval for the Site Plan Control Application have been issued, confirming that the project meets the required planning and design standards.

Building Permit

A full Building Permit has also been granted, allowing construction to proceed in accordance with the approved plans and municipal regulations.

Construction Updates

Construction on the site has begun. The existing front 2-storey structure along Gerrard St. E has been successfully demolished, including non-structural elements and façade components, marking a key milestone in preparing the site for the new municipal shelter.

Construction is expected to take approximately **18 months**, with the new space targeted for completion in 2027.

All construction activities are conducted in accordance with the City of Toronto Municipal Code and Noise Bylaw to minimize impacts on the surrounding community.

Expected Work Hours

Construction noise is permitted during the following hours under the City of Toronto Noise Bylaw:

- **Monday to Friday:** 7 a.m. to 7 p.m.
- **Saturdays:** 9 a.m. to 7 p.m.

Any construction activity that may occur outside of these hours would only be undertaken with an approved Noise Exemption Permit issued by the City.

What Residents May Notice on Site

Residents may observe standard construction activity within these permitted hours, including:

- Presence of workers and construction vehicles
- Equipment operation and material deliveries
- Intermittent noise typical of active work sites

How Construction Impacts Will Be Managed

Vibration monitoring and mitigation measures are in place to reduce disruptions, including:

- Adherence to municipal noise regulations
- On-site supervision to manage noise levels
- Use of appropriate shielding and equipment to minimize off-site impacts

The City remains committed to complying with all municipal requirements and reducing disruption to the surrounding community.

Project Timeline

Milestone	Time Frame
Site Preparation	Q4 2025 - Q1 2026
Demolition	Q1 2026
Under-slab Utilities & Structural Work	Q1 2026 – Q3 2026
Exterior Building Construction	Q2 2026 – Q1 2027
Site Servicing and Gas	Q2 2026 – Q4 2026
Interior Construction	Q3 2026 – Q2 2027
Landscaping & Site Grading	Q3 2026 – Q1 2027
Testing & Building Inspections	Q4 2026 – Q2 2027
Occupancy	Q2 2027
Note: All timelines are preliminary estimates and subject to change based on site conditions and construction requirements.	

Staying Connected

You are receiving this update because you previously expressed interest in receiving information about the shelter at 2535 Gerrard St. E.

If you have questions or would like to stop receiving future updates, please contact us at 2535Gerrard@toronto.ca.

The City will continue to share updates as the project progresses through community bulletins, ongoing coordination with Councillor Kandavel's office and upcoming engagement opportunities.

For more information or to subscribe to project updates, please visit toronto.ca/2535Gerrard or email 2535Gerrard@toronto.ca.