

3838 Bloor St. W.

Tuesday, March 31, 2026

6:00 PM to 7:30 PM

St. Andrew's Presbyterian Church
3819 Bloor St. W.



Client Testimonial

“I am grateful I walked through the doors of Grant House. I arrived lost and broken, carrying grief that felt unbearable.

With the guidance of caring counsellors, I found hope, healing, and the belief that I was worth everything. Today I have stable housing and look forward to having my daughter back in my life. I wholeheartedly recommend Street Haven for anyone struggling with substance use or mental health—their holistic care is truly life-changing.”

- **Tina**, Grant House Client

Welcome

Purpose

- Listen to and respond to questions, concerns, and feedback from community members
- Share information about the proposed shelter at 3838 Bloor St. W., including its purpose, operations, and timeline
- Discuss how the City will support the shelter's integration into the neighbourhood and mitigate impacts

Agenda

1. Welcome and meeting purpose – 2 Minutes
2. Presentation – 30 minutes
3. Table discussions – 30 minutes
4. Table report back – 15 minutes
5. Closing remarks – Councillor Holyday – 3 minutes

➤ Land Acknowledgement

We acknowledge the land we are on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.



➤ African Ancestral Acknowledgement

The City of Toronto acknowledges all Treaty people-including those who came here as settlers as migrants either in this generation or in generations past- and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.



➤ Meeting Code of Conduct

As both **participants** and **panelists**, we will:

- Be respectful in words and action to all in attendance,
- Be patient with the technology,
- Share the air: listen and when needed and ask for clarification,
- Actively participate and speak from your own perspective,
- Respect personal and organizational confidentiality,
- Racist or other forms of prejudicial, derogatory, or discriminatory comments and questions, including name-calling, will not be tolerated. The City of Toronto is an inclusive public organization.

Overview of the City's Shelter System

Lara Danon | Manager, Planning and Engagement
Toronto Shelter & Support Services (TSSS)



Background

Why are shelters opening?

- **Toronto's shelter system is full.** There is an urgent need to address the issue of homelessness.
- **Housing is the ultimate solution to homelessness.** Shelters are necessary to fill gaps while housing solutions are being developed. The HSCIS is focused on the **recovery and stability** of the system.
- **Homelessness is the result of failures across multiple systems.** This includes housing supports, health care, income supports, mental health, and the justice system.
- **The women's shelter at 3838 Bloor St. W. is expected to open in 2028**

The Street Needs Assessment, a point-in-time count, estimated more than 15,000 people were experiencing homelessness in October 2024










The Housing Continuum



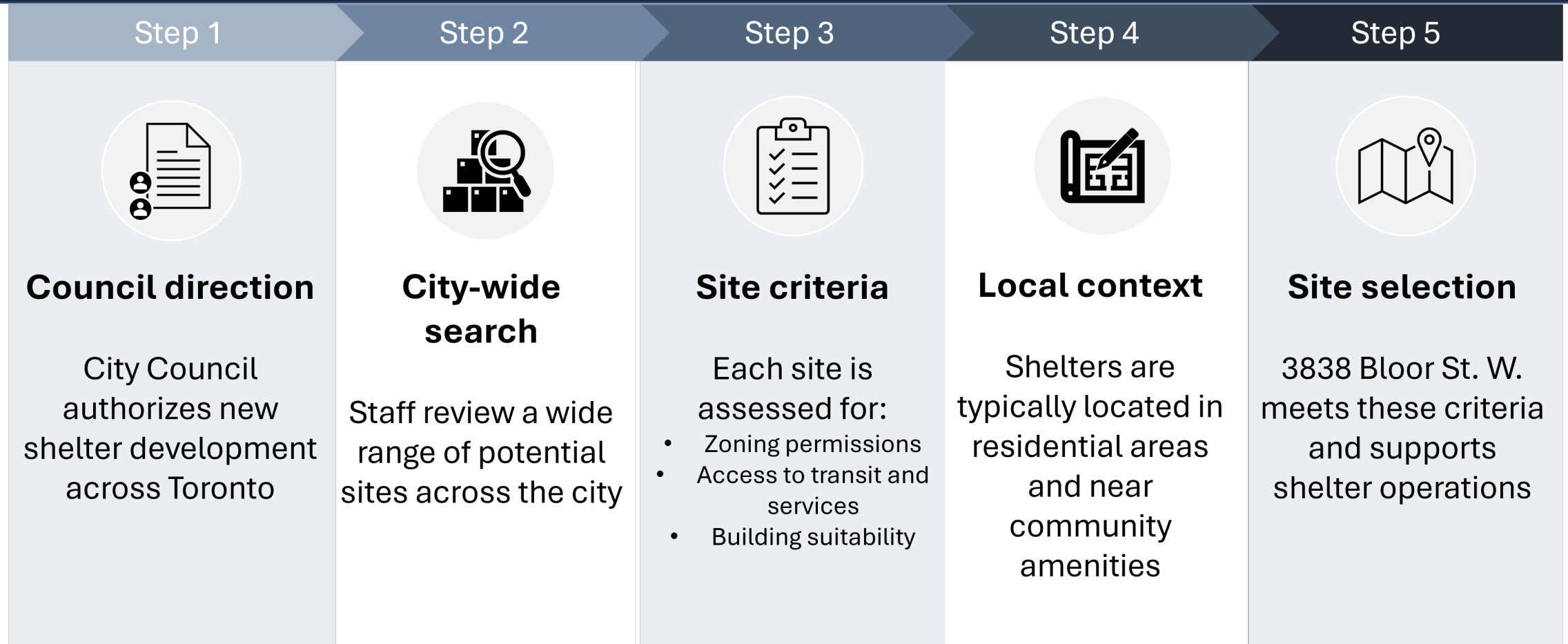


Background

Key milestones and decisions

- 2017  City Council approves CD19.6, a new approach to **community engagement** around the opening of new or relocated shelters
- 2023  Nov - Toronto City Council unanimously approves the **Homelessness Services Capital Infrastructure Strategy**
- 2024  Feb 2024 – **Real Estate Strategy and Lease Extensions** adopted by Council
- 2025  Jun 30 – Close on acquisition of site
-  Jul 17 – Public announcement via flyer drop and website launch
-  Aug 11 – Community Information Session
-  Sep – Ongoing – Stakeholder meetings
- 2026  Mar – Community Consultation Meeting; Community Follow-up Meeting
-  May 7 – **Planning & Housing Committee Meeting** for ZBA and OPA

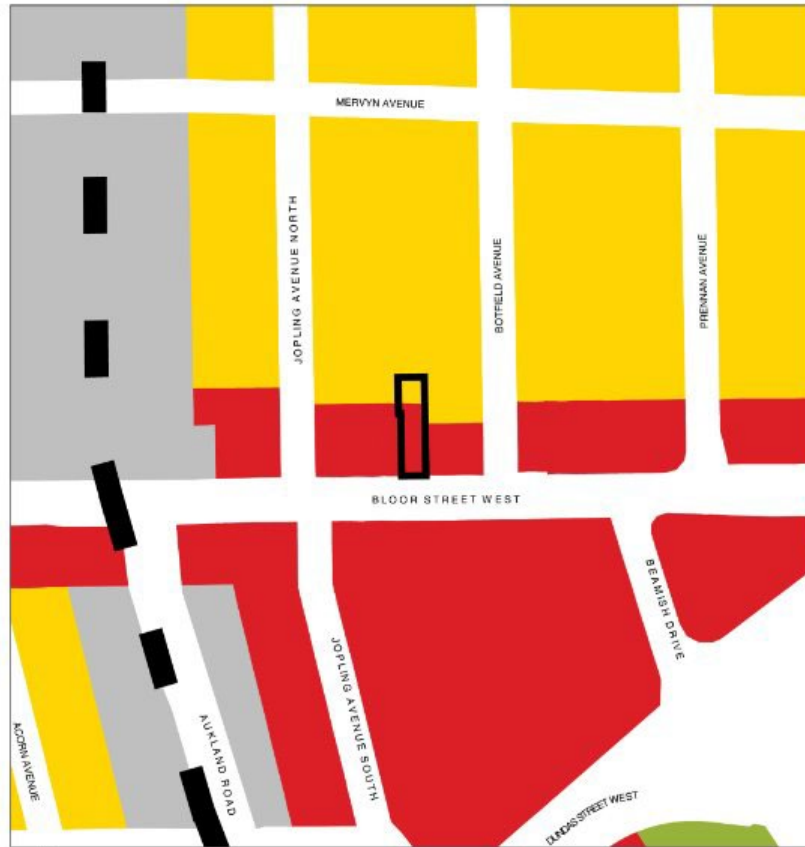
➤ Shelter Siting Process



Planning Process

Corinna Prior | Manager, Community Planning
Development Review

Official Plan & Zoning



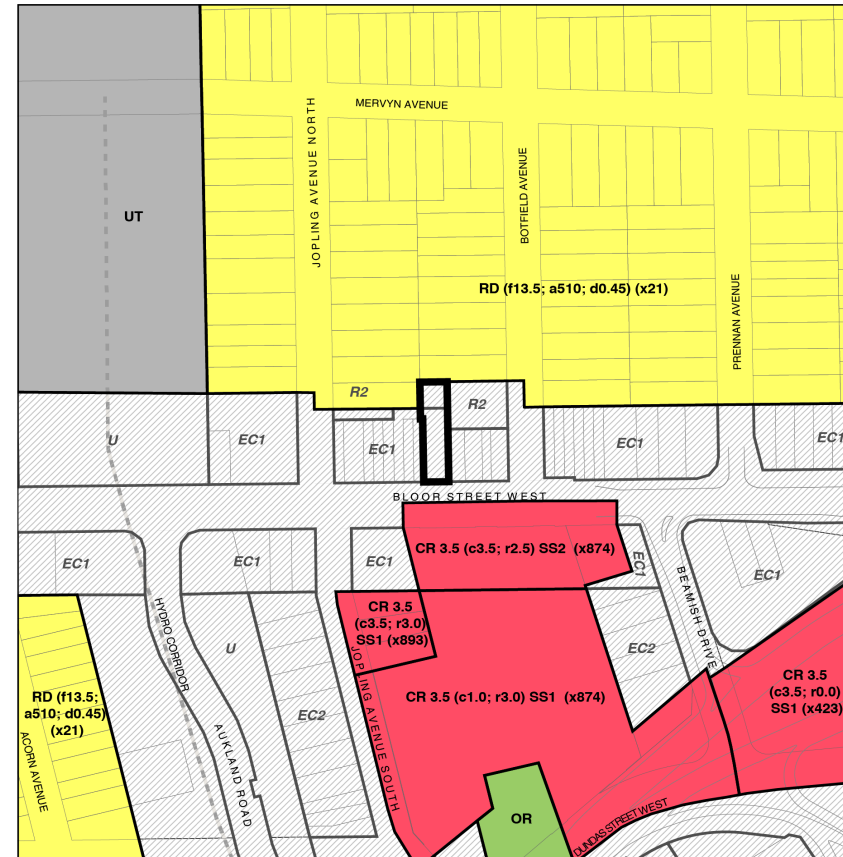
Official Plan Land Use Map #14

3838 Bloor Street West

File # 26 105531 WET 02 0Z

- Location of Application
- Neighbourhoods
- Mixed Use Areas
- Parks
- Utility Corridors

Not to Scale
Extracted: 01/10/2025



Zoning By-law 569-2013

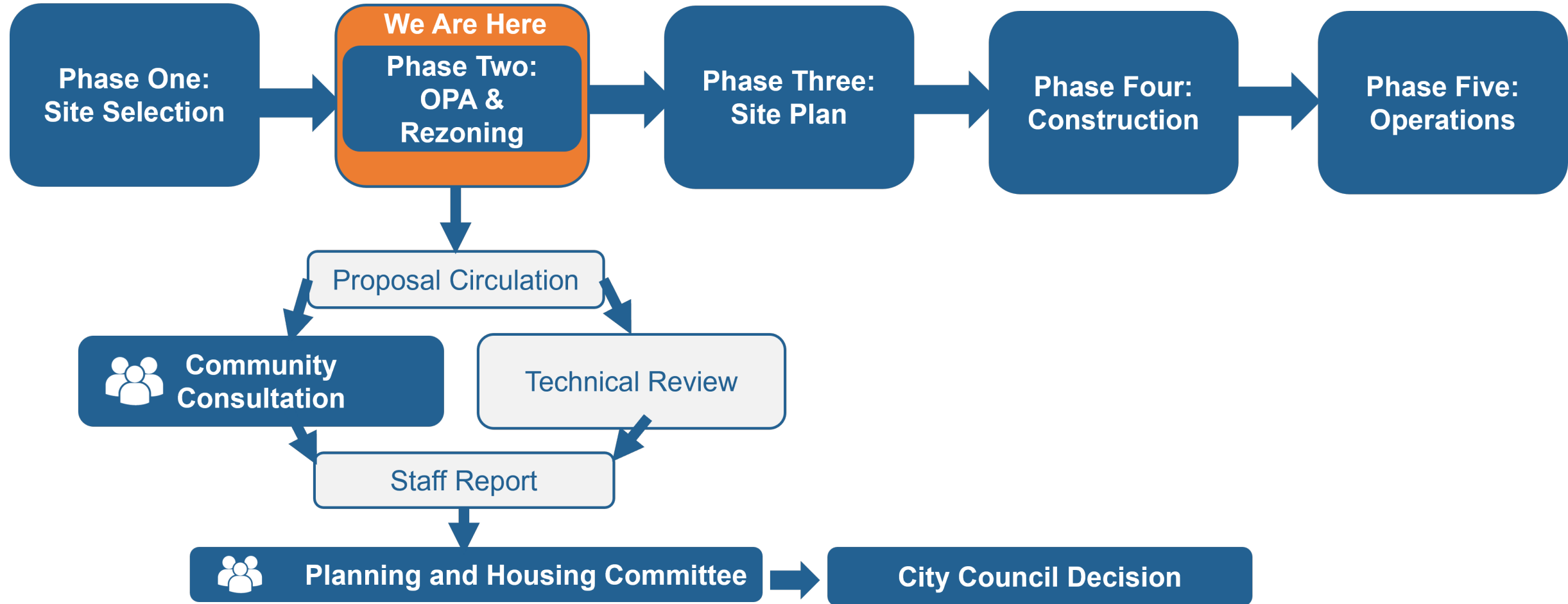
3838 Bloor Street West

File # 26 105531 WET 02 0Z

- Location of Application
- RD Residential Detached
- CR Commercial Residential
- OR Open Space Recreation
- UT Utility and Transportation
- See Former City of Etobicoke By-Law No. 11,737
- R2 Second Density Residential Zone
- EC2 Etobicoke Centre 2
- U Utilities Zone
- OS Public Open Space Zone
- EC1 Etobicoke Centre 1

Not to Scale
Extracted: 01/10/2025

➤ Development Process



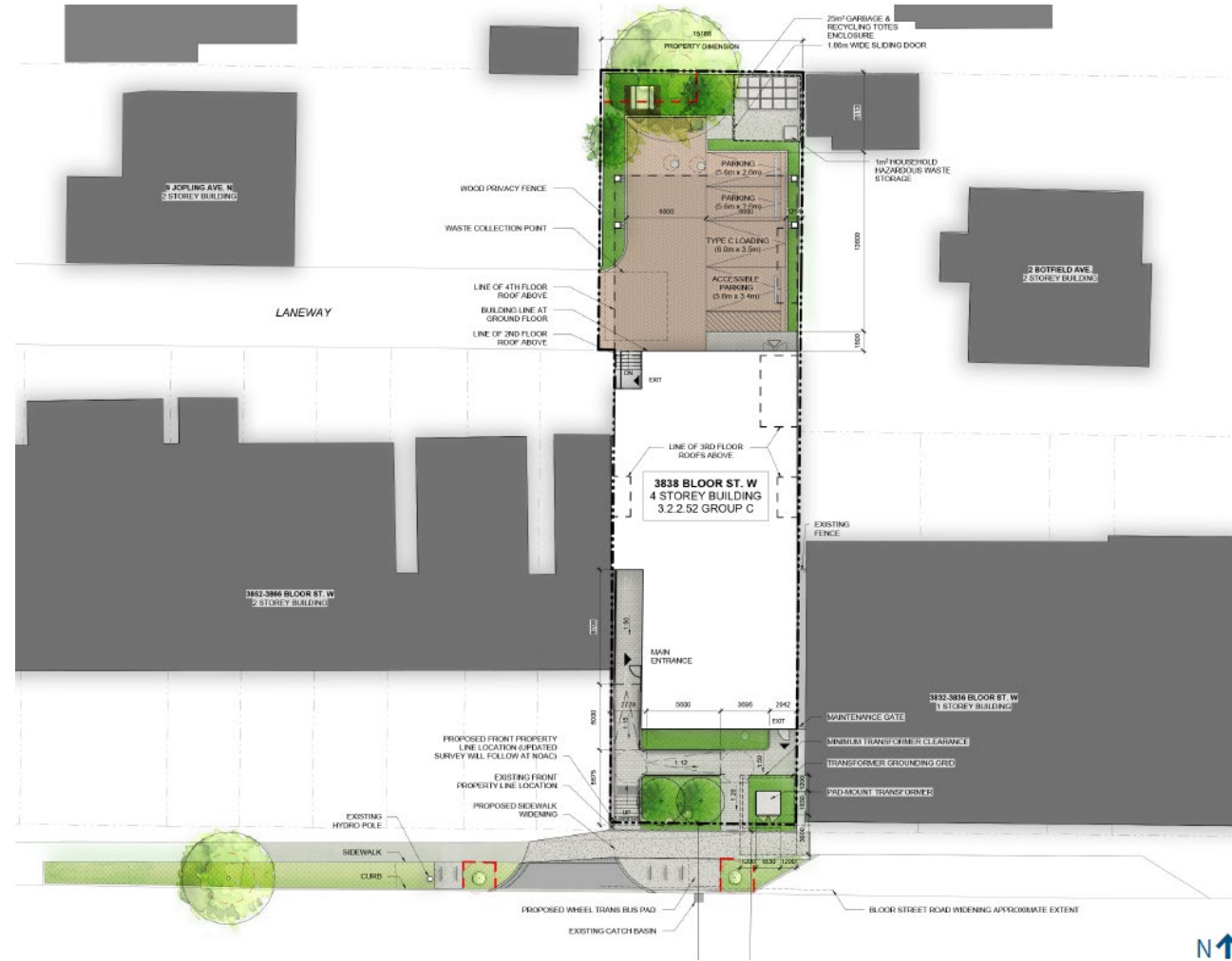
➤ Proposed Development – Concept Sketch



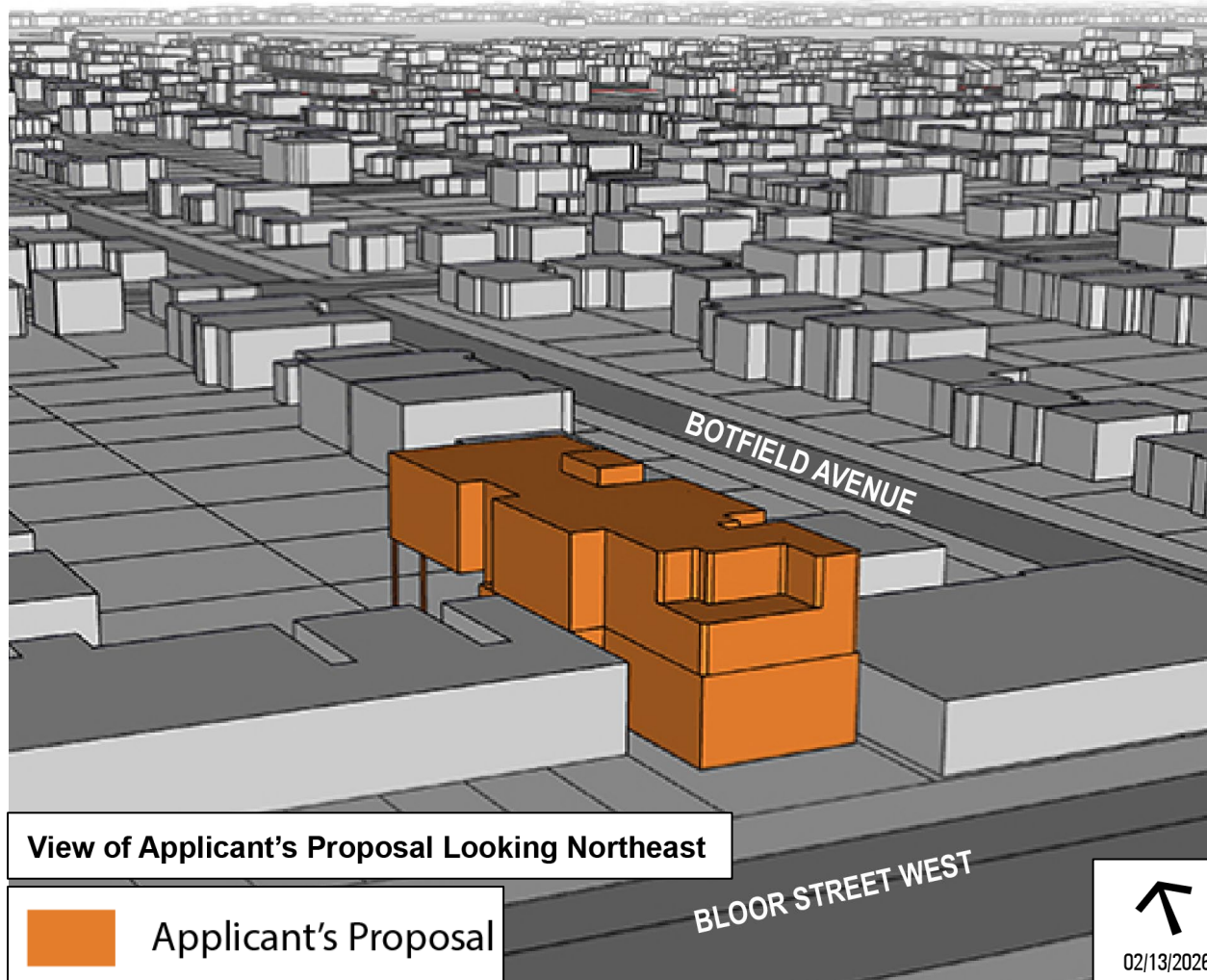
➤ Proposed Development – Perspective



➤ Proposed Development – Site Plan



➤ Proposed Development In Context



➤ Questions and Feedback from the Community

How many women will be staying at this shelter?

Approximately 60 women.

This neighbourhood is experiencing a lot of development. How can you mitigate the impacts that this shelter will have on local businesses and neighbours?

All contractors will comply with City of Toronto applicable bylaws and implement measures to manage noise, dust, and vibration throughout construction.

How can I get involved or support the shelter?

Please ensure you're added to our stakeholder list. We will reach out with more information.

Will this be a supervised injection site?

No, this is not a supervised injection or consumption site. The shelter will apply a harm reduction approach to offering services. This means that while substance use is not encouraged, all shelter residents, including those who use substances, can access shelter services and are supported to exit homelessness into stable housing.

What parking /transportation analysis was conducted?

Due to the scale of the proposal, the City's Transportation Review department determined that a Transportation Impact Study was not required. On parking, please note that the Province has removed the City's ability to require any parking on sites within Major Transit Station Areas.

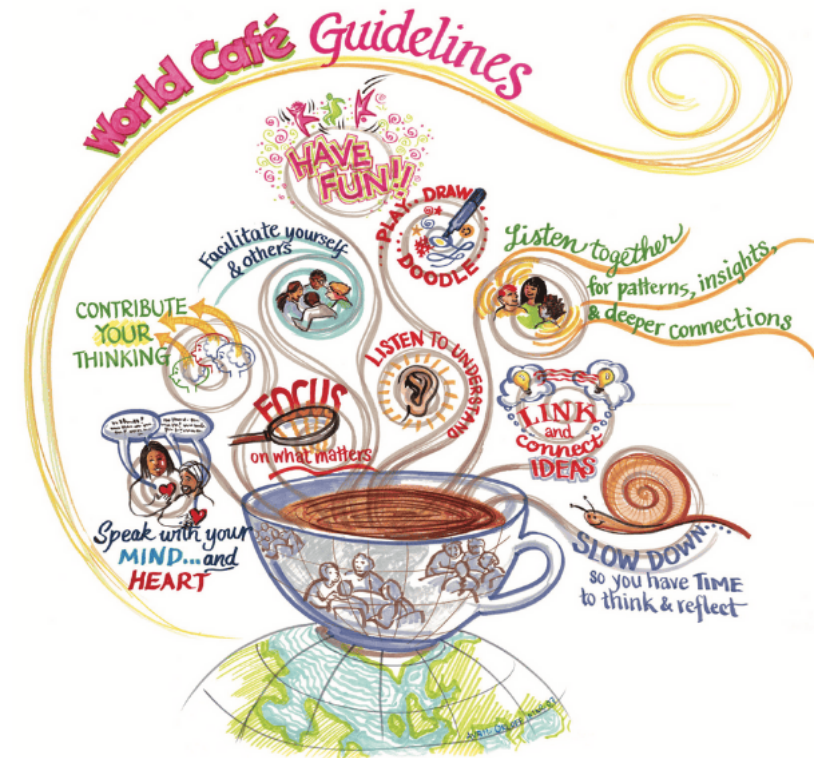
Table Discussion



➤ Table Discussions

Tables reflect themes that are based on frequently asked questions.

- Record points raised in your discussion using the worksheets provided
- After discussion, each table will share 2 key questions, ideas, or concerns as well as 2 recommendations (large flip chart sheet)
- Attach the flip chart sheet to the front of your table



Visual by Avril Orloff, theworldcafe.com

Report Back



➤ Wrap Up

- To engage further, contact us at:
3838Bloor@toronto.ca
- Learn more and for program updates at the 3838 Bloor St. W. webpage:
toronto.ca/3838Bloor
- For general questions about City services to support those experiencing homelessness please email
homeless.support@toronto.ca



www.toronto.ca/newshelters

Closing Remarks

Councillor Stephen Holyday
Ward 2, Etobicoke Centre