

66 Third Street Seniors Shelter Information Session Summary

Meeting Details

- **Date:** Wednesday, March 11, 2026
- **Time:** 1:00 – 3:00 p.m.
- **Location:** Woods Manor Seniors Housing, 2835 Lakeshore Blvd W., Community Room
- **Attendees:** 18

Meeting Overview

On Wednesday, March 11, 2026, an information session on the shelter development at 66 Third Street was held at the Woods Manor Seniors Housing apartment building. The session's purpose was to provide an update on the 66 Third Street shelter and introduce the operators of the site, the Christie Ossington Neighbourhood Centre (CONC), and their programming. The new Community Engagement Facilitators (CEF), LURA Consulting, was introduced and facilitated the meeting. Councillor Amber Morley and her staff, along with staff from the City of Toronto's project team at the Toronto Shelter and Support Services (TSSS) department provided remarks and responses to questions during the meeting discussion. 18 attendees (including residents, caregivers, family members and building staff) attended the session. A Polish language translator, arranged by the project team, joined the meeting to reduce language barriers for residents.

The meeting format included opening remarks from the project team and Councillor's office, followed by a presentation led by CONC, followed by a discussion session where residents could provide feedback and questions to the project team, the Councillor, and CONC.

The questions, feedback, advice, and considerations by participants at the meeting are captured in this summary, which was prepared by LURA Consulting and reviewed by TSSS. It reflects the main points shared by participants during the meeting and is not intended to be a verbatim transcript. Most residents in the meeting were supportive and/or neutral of the shelter opening next to Woods Manor.

Summary of Feedback

Shelter Operations and Programming

- Residents inquired about the typical “lifecycle” of a shelter user, starting from the intake process, to residing at the shelter, to moving into permanent housing.
- Residents asked about day-to-day operations, such as the use of a curfew, what programs are available to help residents find housing, what on-site supports and services are available, and if guests or outsiders are welcomed.
- A few residents asked about opportunities for the community at large to be involved in programming, such as food services or volunteering. CONC is committed to being an integrated part of the community with engagement and partnership events such as an open house or community room/events.
- Many residents expressed concern about the safety implications of the shelter and what measures are in place, including the involvement of police officers, to ensure the safety of staff, shelter users, and the surrounding community.
- Many safety concerns of the shelter were associated with existing and current issues with Woods Manor itself. Management and local police are aware of these issues and will continue to support the community.
- Relatedly, a few residents asked about drug use and what measures and programs are in place to assist shelter users who are experiencing addiction issues.

Shelter Design and Construction

- Residents inquired about the height and layout of the shelter, with regards to how the building will interact with neighbouring buildings and resident views.
- A few residents expressed concerns with HVAC systems, cell towers, and lighting and emphasized the need to mitigate noise and light impacts through construction and operation.
- A few residents expressed concern about the impacts of construction on the surrounding buildings, including noise, dust, lights and vibration. Residents inquired about mitigation measures and construction timelines and highlighted the importance of early notification.
- One resident inquired about the removal of existing trees on the property and the tree replacement plan.
- Another resident inquired about accessibility of the shelter and emphasized the need to go above and beyond accessibility requirements.

Questions and Comments

Q: Is there a curfew enforced? What happens if someone misses the curfew?

A: Yes, there will be a curfew similar to existing sites. Clients are not required to leave during the day. Many clients work and may work late hours. Clients are required to check-in with staff when those hours are outside curfew. This helps ensure that only known clients are accessing and leaving the shelter. When a

client misses their curfew, meaning they did not inform the shelter ahead of time, CONC staff will work with them to figure out what happened, such as transit being late. Each case is treated individually, and it does not mean that they will not be allowed into the building.

Q: How is safety maintained, and the use of drugs managed?

A: Addiction is treated as a health care issue. A lot of resources are brought on site, and support is available to shelter residents 24/7. All shelter users need to agree to be a good neighbour and action will be taken if behaviour does not meet the agreement. Staff create a relationship with people and look out for how they act within the community. Clients will be moved to a different shelter if they cannot comply – they are never released onto the surrounding community.

Q: How many clients will stay at the shelter? How long do clients stay at the shelter and how are they moved out?

A: There are typically 2-3 beds in a room, with a total of about 50 clients residing in the shelter. Outside guests will not be allowed inside the rooms. The shelter operator will work with clients to stabilize them and work with them to move them out into an appropriate housing situation as quickly as possible. Staff take a broad look at all housing options, which may include private housing and not always rent geared to income (RGI) housing.

Ideally, clients stay at the shelter for about 3 months, but the process can sometimes take about 6 months to a year. In rare cases, seniors who require supports but can not afford long term care, may stay at the shelter for up to a year.

Q: How tall will the building be and how are the surrounding buildings taken into account?

A: The shelter building will be 4 storeys tall. There is no basement level. The design takes into account the constraints of the smaller size of the site and the adjacent buildings.

The placement of windows is staggered with the windows on Woods Manor to ensure there is no direct view into neighbouring apartments. Site lighting will be faced away from residences to minimize light pollution. The design team and the City are aware of concerns of sound emitted by the HVAC system and are considering mitigations in the design stages.

Q: When is construction expected to start? What are the hours of work? What are the expected noise, dust, light and vibration impacts, and what mitigation measures will be taken?

A: Overnight construction work is currently not expected to take place and will comply with all provincial and municipal construction regulations. The project is still in the design stage and a construction management plan that takes into account community feedback will be developed later as the project progresses. All construction permits, including for overnight work, must be approved by the

City and the Councillor's office prior to any work starting. The potential impact of construction on surrounding residents is important and being taken into consideration by the project team, the City and the Councillor's office.

A construction timeline is still being determined. No construction permits have been issued. The current parking lot will be closed at the end of March 2026, after which construction hoarding and fencing will be immediately installed. Early works will take place, which includes taking samples of the soil to design the foundation and other site preparation activities.