



Update City's Meeting on Planning Matters at 3838 Bloor Street West

March 13, 2026

On Wednesday March 4th, 2026, the City's Community Planning department hosted a public meeting regarding the City's own application to re-develop the building at 3838 Bloor Street West, near Six-Points. The changes to the building include adding two stories (to make a total of four), and extending the building toward the back of the lot.

3838 Bloor, a former senior's retirement residence, has been identified as the site of a future municipal women's shelter to be operated by an agency. More information on the City's project may be found here: toronto.ca/3838bloor

Although the purpose of this meeting was to consult with the community regarding the application to physically change the building, many local residents expressed concerns or opposition with the plans for a shelter, and asked several important questions which went beyond the subject of the construction proposal.

The questions asked at the meeting highlighted missing information on the shelter plans, and the need to identify the events that led to the meeting. Below is a summary that I hope is helpful.

The City has for some time maintained various annual plans to shape the physical form of the municipal shelter system, and to provide a mechanism for the government to execute on these plans. Council approved 20 individual smaller-scale shelter sites, approximately 80 beds each, to be newly built across the City. However the initial approval did not specify the precise locations. In June 2024, I moved an amending motion to require that the City include public consultation in the engagement and planning process for new emergency shelters prior to finalizing acquisitions, commitments and contracts. That motion was defeated in a vote of 8 to 16. This is an important signal about Council's intention to implement shelters without a public consultation process despite the concerns of myself and 7 other Councillors. The full Council item is here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EX15.3>

On May 29th, 2025 I was provided confidential information by the City's public service that they intended to purchase land and open a new shelter location at Six-Points. On May 30th I received written confirmation. Because of the City's confidentiality rules which placed restrictions on my ability to take action, I took the following steps with urgency:

On May 30th I sent a detailed letter to the public service objecting to the new shelter proposal, and asking them not to move forward with the acquisition of the property before consulting with the public. I provided several concerns:

- The absence of public consultation would erode confidence in the government
- Lack of rationale explaining the location or its suitability
- Conflicting roles of the City as both the developer and approver
- The loss of an assisted living facility for seniors
- Adequacy of site parking and limited capacity in the area
- Limited essential local shops and daily amenities
- Security concerns and the importance of involving neighbours in planning

Despite my advice and objection, the public service advanced the shelter plans.

I brought a letter and a motion to the June 25-26th 2025 City Council meeting requesting a pause on the shelter acquisition, to release the details to the public, and for consultation with the community. Debate on the motion was suppressed by Council through a vote of 6 to 12, and referred to the Economic and Community Development Committee for consideration at a future meeting. By the time it was debated by the next scheduled Committee meeting in September, the land purchase transaction was completed, and the shelter site was announced to the public. The Committee referred the item to staff for consideration, and did not take substantive action.

My June 18, 2025 Letter to City Council is here:

<https://www.toronto.ca/legdocs/mmis/2025/mm/bqrd/backgroundfile-256558.pdf>

Notice of Motion: <https://secure.toronto.ca/council/agenda-item.do?item=2025.MM31.10>

Economic and Community Development Committee Meeting Agenda Item:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EC23.7>

At the same June 25-26th, 2025, City Council Meeting, the following motion was adopted under a separate Council agenda [item](#) concerning shelters:

1. City Council direct the General Manager, Toronto Shelter and Support Services to arrange individual public consultations for each planned new shelter location and work with the local Councillor to coordinate dates and select the desired public consultation format (in-person or virtual), if requested by the local Councillor.

On the same day, I provided a letter to the City's public service asking for a public consultation for the 3838 Bloor proposal pursuant to the adopted motion. Despite the direction, the public service moved ahead with their existing plans and publicly announced the 3838 Bloor shelter on June 27th 2025, immediately following the close of the real estate transaction to acquire the site.

Through my direction, the City's public service arranged for distribution of approximately 10,000 flyers through Canada Post in the area between Kipling and the East Mall, and Dundas and Burnhamthorpe, to announce the shelter plans and to invite residents to an open house meeting on Monday August 11, 2025. They have also maintained a project website.

In the months following, the City's public service and contracted facilitator have met with several local stakeholder groups, residents, businesses, resident associations, schools, and local institutions to provide information about the proposed shelter and answer questions. This work continues.

The City's Shelter and Support Services department maintains oversight of the development and operation of shelter locations. They have confirmed their intention to redevelop the existing retirement residence building at 3838 Bloor to add additional beds and improve the amenities onsite. In order to go ahead, specific planning permissions must be applied for in the same manner as would any real estate developer, and City Council may grant permission as it sees fit. The City's Community Planning department leads the independent development review process, and has been seeking public input on the building alteration proposal to expand the building size.

Most residential areas in the City already have the legal permissions to operate a shelter without further approval. However, the size and configuration of buildings are controlled, and special permission is required to go beyond the maximum limits. This is the specific stage of the shelter plans at 3838 Bloor Street at this time.

Details on all development applications, including the City's own development proposal for the building at 3838 Bloor, are found on the City's website in the Application Information Centre. The specific application link is [here](#). This website will continue to update with detailed materials and also provide contact information should any member of the public wish to make an independent submission to the Community Planning department or ask a question of the specifics of the development application.

Questions and comments about the overall shelter project and its operations should continue to go the Shelter and Support Services department through their website: toronto.ca/3838bloor

The City's Community Planning department will prepare an independent report concerning its analysis of the application to develop and modify the building at 3838 Bloor by the City's Shelter and Support Services department. The Community Planning report will provide advice on the merits of application to expand the building in size and height, and provide recommendations to Council to assist in the decision. The report will contain various details, including a summary of community input, within the limits of application to modify and expand the physical building.

The development application, including the Community Planning staff report, will be considered by the City's Planning and Housing Committee. This committee will make recommendations on the application which will be forwarded to City Council for final approval. The agenda for the Planning and Housing Committee is found [here](#) as it is posted and becomes available. The date for this item has not yet been determined, however it could be posted as early as April 30, 2026, and considered by the Committee on May 7, 2026. Members of the public may make written submissions or speak to the Committee on this matter while it is under consideration. If you would like more information on this process, please let me know.

Although predominantly in opposition, I have heard many different opinions about the shelter proposal. Residents who would like to express their opinion on the shelter have a number of options:

- Making a submission to the Community Planning department, the Planning and Housing Committee, and City Council relating to the development application.
- Contacting your local residents' association or active local group to support their position. These groups are geographically specific; please contact me if you need assistance.
- Providing input to the Shelter and Support Services department; contact information is on their website toronto.ca/3838bloor

At any time, you may contact me directly at councillor_holyday@toronto.ca or 416-392-4002 because this input will help me make a full representation of the needs and wishes of our community at the intervention points available to me as a Councillor. As well, I am also available to you to get answers to your questions.

This matter remains a top priority for me. I continue to connect with several concerned residents and resident associations to provide guidance and assistance as this proposal develops.