

Executive Committee  
Toronto City Hall  
100 Queen Street West, Suite C48  
Toronto, ON M5H 2N2

City of Toronto Agenda Item

## **2025.EX24.4 - Leveraging City-Owned Real Estate to Support City Council Objectives - Long-Term Financial Plan Update**

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EX24.4>

Dear Mayor Chow, and Executive Committee Members,

### **Re: Opposition to the Inclusion of 120 Sixth Street and 140 Fifth Street in Toronto's "Housing Now" Program**

I am writing to you as an extremely concerned resident, business owner and community advocate in New Toronto to strongly oppose the appropriation of City-owned Green P parking lots at **120 Sixth Street and 140 Fifth Street** for the development of affordable housing under the **Toronto Builds Policy Framework**.

While I firmly support the goal of equitable housing citywide, New Toronto has already shouldered more than its fair share. Our neighbourhood contains over **64% of all Rent-Geared-to-Income (RGI) units in South Etobicoke**—and that's without factoring in the soon-to-open Helen Keller Centre. As a result, more than 27% of New Toronto's housing is already subsidized, far surpassing both the citywide average and the levels found in surrounding communities.

The proposed developments, including the recent shelter announced for the Green P lot at **66 Third Street**, would remove three critical Green P lots, including those at **120 Sixth Street, 140 Fifth Street** directly undermining current local businesses and community accessibility.

**Removing parking will damage our existing local economy: The City plans to eliminate 131 of New Toronto's 209 Green P parking spots—a 62.7% loss—by converting lots on Third, Fifth, and Sixth Streets into a shelter and subsidized housing.** These lots are heavily used (80–90% capacity in the case of 66 Third Street) and essential to the survival of small businesses along Lake Shore Boulevard West and nearby areas. Unlike larger urban centres with strong transit access, our local shops, restaurants, and services rely on convenient, affordable parking to attract customers—especially seniors, families with young children, and those with mobility challenges. Eliminating these parking facilities without guaranteed replacement infrastructure—such as underground public parking—will cripple small businesses, deter economic investment, and create long-term issues for urban access and mobility in our mixed-use community and reduce accessibility for seniors, families and mobility challenged residents.

***I am also deeply concerned by the city's lack of foresight in its urban planning approach. The Lake Shore Boulevard West Avenue Study—which I fully support—proposes a substantial increase in local density. However, many (if not all) of the as-of-right developments outlined in the study will not be required to include parking, placing even greater strain on our already limited Green P***

***lots. These lots are not optional amenities—they are essential infrastructure. Much of South Etobicoke, including New Toronto, remains heavily car-dependent. Our area lacks the robust transit network and concentration of essential shops and services that would allow residents to live without regular vehicle use.***

Further, no clear strategy has been communicated regarding how the neighbourhood will be supported in handling additional density. *There is no mention of increased funding for schools, public safety, traffic management, or green space preservation. Housing density must be balanced with infrastructure and socio-economic diversity.*

Adding more low-income and RGI units to a neighbourhood that already houses a significant share of the city's subsidized housing stock—without equitable distribution across other Toronto communities—raises questions of fairness, long-term planning, and sustainability. Concentrated low income supportive housing, even with the best intentions, can lead to negative outcomes for both residents and the community at large.

**I urge you to advocate for the removal of 66 Third Street, 120 Sixth Street and 140 Fifth Street from the list of proposed development sites, and to instead promote a policy of equitable distribution of affordable, supportive and shelter housing across all of Toronto, particularly in wards that have not yet met their fair share.**

Thank you for your attention to this pressing matter. I trust you will think deeply about this to stand for the best interest of New Toronto - and “fair and equitable” city planning.

Regards,

Allison Petch  
Resident of New Toronto