

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 Removal of Green P Parking Lots at 66 Third Street, 120 Sixth Street, and 140 Fifth Street in New Toronto

I am writing as a 25-year New Toronto resident to express strong opposition to the proposed redevelopment of the Green P parking lots at 66 Third Street, 120 Sixth Street, and 140 Fifth Street. While I support the City's broader commitment to equitable housing, I believe that these specific proposals, if enacted, would have deeply damaging and disproportionate impacts on our neighbourhood.

New Toronto has already shown a strong commitment to supporting Rent-Geared-to-Income (RGI) and supportive housing. Proportionally, New Toronto supports subsidized and RGI housing at levels well above the citywide average. The introduction of further density without fair and equitable citywide distribution places a foreseeable unsustainable burden on our community.

Additionally, the removal of these parking lots represents a substantial reduction in Green P parking spaces in New Toronto. These utilized lots are essential for the vitality of our local economy and for business owners whose bottom line relies on the availability of parking. Removing these parking lots without mitigating the impact of their loss will weaken small businesses, deter investment, and reduce the accessibility of our neighbourhood.

Equally troubling is the lack of a clearly articulated plan for the infrastructure and services required to support the increased density. There are no commitments for added childcare, school capacity, public safety, green space preservation, or traffic mitigation. Without such support, these developments threaten to strain already limited community resources.

To be clear: New Toronto is not opposed to growth. But growth must be balanced, strategic, and fair. Concentrating further subsidized and RGI housing in a single neighbourhood without adequate planning or equitable distribution undermines long-term sustainability and community cohesion.

The city's approach to urban planning has raised concerns regarding its foresight. The Lake Shore Boulevard West Avenue Study, which I support, proposes a significant increase in local density. Many of the developments outlined in the study will not be required to include parking, potentially placing additional strain on existing Green P lots. These lots are considered essential infrastructure. Much of South Etobicoke, including New Toronto, remains car-dependent due to the area's lack of a robust transit network and concentration of essential shops and services that would facilitate living without regular vehicle use.

I respectfully urge the Executive Committee to remove 66 Third Street, 120 Sixth Street, and 140 Fifth Street from the list of proposed development sites. Instead, I call on the City to pursue a more thoughtful, citywide approach to housing equity, one that supports communities while ensuring all neighbourhoods share responsibility in addressing Toronto's housing challenges.

Thank you for your attention to this critical issue. I trust you will act in the best interests of New Toronto's residents, businesses, and families.

Sincerely,
Peter Maes
Resident, New Toronto