

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 as a concerned resident 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 fully support the need for equitable housing across our city, New Toronto is already carrying a disproportionate burden in this regard. With over **64% of all Rent-Geared-to-Income (RGI) housing in South Etobicoke** located in our neighbourhood—and not yet accounting for the upcoming **Helen Keller Centre**—more than **27% of New Toronto's housing stock is already subsidized**. This far exceeds the citywide average and the levels found in neighbouring 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 local businesses and community accessibility. These parking lots are vital to the economic viability of our neighbourhood—they support:

- **Local restaurants and cafés**, many of which rely on out-of-area patrons;
- **Grocery stores and hair salons** serving residents and seniors who require vehicle access;
- **Public parks and waterfront spaces**, which draw families and tourists from across the city.

Removing parking will damage our 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 Blvd W and nearby area. 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.

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 urgent matter. I trust that you will act in the best interest of our diverse and hardworking community.

Sincerely,

Joanna Maria Kajda
Resident, New Toronto