

Trevor Edwards  
Resident, New Toronto

June 16, 2025

Mayor Olivia Chow  
Chair, Executive Committee  
City of Toronto  
Toronto City Hall, 100 Queen Street West, Suite C48  
Toronto, ON M5H 2N2

Re: Public Input Regarding EX24.4 "Leveraging City-Owned Real Estate" & Housing Now Sites in New Toronto

**Request: Remove 66 Third, 120 Sixth, and 140 Fifth Streets from current Housing Now and Shelter Proposals**

Dear Mayor Chow and Executive Committee Members,

I write to you today as a long-time resident of New Toronto to express deep concern over the inclusion of three local Green P parking lots, 66 Third Street, 120 Sixth Street, and 140 Fifth Street, in the City's plans for rapid shelter and subsidized housing development, as referenced in Executive Committee Item EX24.4.

**1. A Neighbourhood Already Challenged**

New Toronto is not averse to inclusive and affordable housing. However, New Toronto has 27% Rent-Geared-to-Income (RGI) housing units, figure far exceeding both the Toronto average and the levels in neighbouring areas such as Kingsway South or Stonegate-Queensway neighbourhood.

These numbers exclude the upcoming Helen Keller Centre for the Deafblind, a supportive housing facility under construction, which brings additional density not reflected in the City's current data.

This overconcentration runs counter to Toronto's own HousingTO and Complete Communities principles, which call for equitable distribution of affordable housing and mixed-income integration.

There is a development boom currently underway on The Queensway, and the City is missing the opportunity to partner with developers to integrate this additional capacity for subsidized housing, supportive housing and shelter housing. Some of these developments are on existing commercial lands, and perfect opportunities to site a shelter or RGI units without radically disrupting existing residential neighbourhoods.

**2. The Loss of 62 Percent of Local Green P Parking**

The proposed conversion of Green P lots at Third, Fifth, and Sixth Streets would eliminate 131 of 209 existing public parking spots in New Toronto, a 62.7 percent loss, with no proposed replacements.

The 66 Third Street lot regularly operates at over 80 percent capacity, serving local businesses, parks, schools, and seniors. Local businesses on Lake Shore Boulevard rely on this parking to survive, particularly as many customers drive from outside the neighbourhood. I hope that the Committee has learned the lessons of Regent Park and the concentration of subsidized housing and however well intentioned it may be, the distribution of supportive housing, subsidized housing and shelters needs to be done thoughtfully and not heaped onto neighbourhoods least able to have their voices heard by this committee.

The removal of these lots would cripple the economic viability of restaurants, retailers, salons, and independent service providers in the area. If the City's goal is to decimate the local economy for decades, then this is the path to follow.

Without a parking replacement strategy such as underground or structured public lots, this plan will devalue the main street economy and disincentivize further investment in New Toronto.

### **3. Safety and Public Service Gaps**

While the City's shelter plans aim to provide vital services, they fail to acknowledge the real safety and service capacity issues in our neighbourhood.

Toronto shelter system data show over 10,000 violent incidents between 2016 and early 2021, including months with more than 300 violent incidents, raising concerns about the safety of placing a shelter near elementary schools, daycares, seniors' residences, and residential homes without a mitigation strategy.

No public safety plan, community liaison team, or dedicated policing resource has been announced for the Third Street site.

Infrastructure gaps exist. There is no public commitment to increase school funding, policing, health services, or green space alongside this sudden increase in density.

### **4. A Better Path: Equitable, Planned Growth**

We support Toronto's goals for affordable housing and shelter but demand they be implemented with fairness, transparency, and long-term planning.

We respectfully request:

- That 66 Third, 120 Sixth, and 140 Fifth Street be removed from the current list of proposed shelter and subsidized housing sites under EX24.4
- That Council redistribute development equitably across all Toronto wards, especially those that have not yet met their HousingTO targets
- That any future parking lot redevelopments include mandatory 1:1 public parking replacement to preserve local commerce
- That community consultations under EX24.4 include local data disclosure, cumulative impact reviews, and risk mitigation measures before approvals proceed

New Toronto is a strong, diverse community. We want to contribute to solutions, but not at the cost of economic survival, public safety, and planning equity. Please do not allow our neighbourhood to become a dumping ground for short-sighted fixes. Let us instead model what responsible, distributed, and inclusive growth can look like together.

Sincerely,

Trevor Edwards

Resident, New Toronto