

**From:** [Liz Miller](#)  
**To:** [Planning and Housing](#)  
**Subject:** [External Sender] Fwd: My Comments for the July 15, 2025 Planning and Housing Committee meeting on item P23.3, Zoning Amendment Application for 66-66Y Third Street  
**Date:** July 12, 2025 1:45:27 PM

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Dear City Clerk:

Please add my comments below to the agenda for the **July 15, 2025 Planning and Housing Committee meeting on item P23.3, Zoning Amendment Application for 66-66Y Third Street.**

I request these comments be publicly visible on-line and understand that these comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

With thanks, Liz Miller

## **Re: Passionate Opposition to Zoning By-law Amendment for 66–66Y Third Street**

Dear Chair and Members of the Planning and Housing Committee,

New Toronto has been my home for over 20 years and I'm passionately opposed to the proposed zoning by-law amendment for 66–66Y Third Street. I'm against the proposed conversion of a much needed and regularly used parking lot into a multi-storey shelter because of:

### **1. It's Unsuitability for Seniors**

The proposed multi-storey building is ill-suited for a seniors' shelter. Its height and density are more characteristic of urban developments with high population density and robust access to public services. New Toronto, by contrast, is a low-rise residential neighbourhood that lacks the infrastructure to support such an intensive development. The scale of the proposal poses particular challenges for seniors, especially those with mobility issues.

### **2. It's Height, Massing, and Disconnect with Neighbourhood Character**

While current zoning permits a maximum height of 11 to 12 metres, the proposal seeks approval for a building up to 25 metres tall, including mechanical structures. This dramatic increase in height would dominate the surrounding area, casting shadows over neighbouring properties—particularly the single-storey homes to the south and the low-rise Woods Manor to the west. The excessive height and massing would erode privacy and disrupt the established residential character, making the development entirely incompatible with its surroundings.

### **3. It's Setbacks and Privacy Issues**

The proposed setbacks are minimal, with the front yard reduced to zero metres and side yard setbacks as narrow as one metre. Such limited

separation would create direct sightlines into adjacent homes, seriously compromising residents' privacy and their enjoyment of their properties. The inclusion of balconies and rooftop amenity spaces would further intensify these intrusions, allowing for direct views into neighbouring yards and living spaces.

#### **4. The Loss of Parking (yet adding the need for more) and Traffic Issues**

The proposal provides no parking for staff, visitors, or residents, a critical omission in a neighbourhood already struggling with limited street parking. This would inevitably worsen congestion on local roads. Furthermore, the absence of designated loading zones or service areas raises serious concerns about traffic flow and the facility's ability to accommodate emergency services, deliveries, and waste collection safely and efficiently.

The proposed zoning by-law amendment for 66–66Y Third Street is radically different from the established character of New Toronto. Its unsuitability for Seniors, inappropriate height, massing, setbacks, privacy and lack of parking are *all very significant and too important to ignore*. I implore the Planning and Housing Committee to reject this proposal and consider alternative sites that can actually meet the needs of unhoused seniors, the intended benefactors, and leave our community's much needed parking lot undisturbed.

With appreciation of your consideration,

Liz Miller,

Third Street, New Toronto