

July 15, 2025

By Email to
Planning and Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

To the City Clerk:

Please add these comments 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.

We request that 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 our name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, we understand that agendas and minutes are posted online and our name may be indexed by search engines like Google.

Re: Strong Opposition to Zoning By-law Amendment for 66–66Y Third Street

Dear Chair and Members of the Planning and Housing Committee,

I am writing as a resident of New Toronto to express my strong opposition to the proposed zoning by-law amendment for 66–66Y Third Street. My family has lived at 57 Third Street since 1973 and my parents, currently in their eighties desire to age in place.

This proposal, which seeks to convert a small community parking lot into a Multi storey dwelling that will be four times the height of the modest, residential homes on Third street will irrevocably alter the original character and design of this street, and Cause changes to the street which will provide safety challenges to the existing residents.

This is deeply concerning for many reasons:

1. Height and Massing Incompatibility

The proposed building's height and massing are entirely out of character with the surrounding area. The current zoning allows for a maximum height of 11 to 12 metres, yet the proposal suggests a building height of up to 25 metres, including mechanical structures. This significant increase in height would overshadow neighbouring properties, particularly the single-storey homes to the south and the low-rise Woods Manor to the west, leading to a loss of privacy and a negative impact on the residential character of the street. As there are mechanical units, likely air conditioning etc – these pieces of equipment are likely going to be at balcony level to many of the seniors apartments of Wood's Manor and the constant hum and noise of these will also likely cause increased noise and uncomfortable vibrations to any of the units affected at Wood's Manor.

2. Setbacks and Privacy Concerns

The proposed setbacks are minimal, with the front yard reduced to zero metres and side yard setbacks as low as one metre. This lack of space between the building and neighbouring properties would result in direct sightlines into private homes, compromising residents' privacy and enjoyment of their properties. The design also includes balconies and rooftop amenity spaces that would overlook adjacent homes, further exacerbating these concerns.

3. Unsuitability for Seniors.

The proposed multi-storey design is not suitable for a seniors' shelter. The building's height and density are more appropriate for urban areas with higher population densities and better access to services. New Toronto, with its low-rise residential character, is not equipped to support such an intensive development, especially one intended for seniors who may have mobility challenges. Looking at the plans, these are shared rooms that do not have private or even semi private washrooms . For a senior with mobility and incontinence issues, having to navigate to use communal bathrooms located outside of their living space is neither practical or affords dignity. Looking at the plans, any need for an emergency evacuation of this building would be from a constrained area to the rear of the building, as a layperson simply looking at it, I do not see how it would even be possible to properly evacuate this building in the event of An emergency .

4. Lack of Parking and Traffic Concerns

Unlike all size other proposed shelter sites, 66 Third Street is on a SINGLE lane residential Street. All other locations are on 4 lane arterial roads. Third Street has street parking for Approximately 32 cars from lakeshore to Morrison. The residents on third street do not all Have private drives. Some have no driveway, others have mutual , private, useable parking Garages are rare. As a result, the street parking for residents is essential. Especially in the Winter, when snow and snow removal will reduce the ability for residents cars to even find Parking, the lot becomes the only option for nearby parking.

The proposal includes no parking for staff, visitors, or residents. This omission would likely lead to an increase of on-street parking in an area already experiencing congestion.

Additionally, the

lack of designated loading zones and service areas raises concerns about traffic flow and the safe delivery of services, especially emergency services which are often more necessary for a shelter statistically and for a "seniors shelter", I would imagine even more so. Under the current shelter plans, there is no room for proper large industrial garbage containers often used by larger residences such as this proposal. When I have asked, the plan for garbage is regular large bins with possible collection several times weekly. The thought of having 10+ large bins blocking an already very small sidewalk several Times each week seems like a further danger to residents, especially the children Who walk to and from school and the seniors who require access with their mobility aids. Again, in the winter, when snow collects and sidewalks are not fully cleared, how are all These bins and multi day collection schedules realistically going to work?

5. Removal of established trees: While it might seem trivial, this current parking lot is home To many established trees. When the lot was originally was created in 1987, the neighbourhood Was promised by the city that these trees would remain a feature of this property, that they Would not be removed. The city has a desire to maintain the existing tree canopy and we ask That the city honour it's promise to this community and not destroy these precious trees.

In conclusion, I have visited each of the other six sites proposed by the City of Toronto and While each has their own specific challenges and many do not meet some of the basic site Selection guidelines created by Toronto Shelter Support Services , 66 Third Street in particular Is simply different from the others. It is among the smallest lots at 9, 246 square feet (when Toronto Shelter Support Services requires 15,000 square feet minimum and frequently references 4117 Lawrence Ave East as a success model, which is on a 39,633 square foot lot) .

It is the only location NOT on a main, arterial road. All other locations have at least four lanes Of busy traffic in front of the shelter, Third Street has only one useable lane in front of the shelter, The other "lane" is the street parking.

Unlike the other locations, this structure is surrounded by single and two storey homes, other Locations have mostly commercial businesses or mixed use structures as their neighbours.

This location will change the character and functionality of the street as it was intended. The city , prompted by the local BIA in the 1980's purchased (with the financial help of the BIA) this land for the sole purpose of creation of a parking lot to service their businesses And the area. The Bylaw amendment at that time, in 1987 said that once created, this land Can only ever be used for a parking lot. Now, the city has gone back on their own word to to change intended use, disrupt the neighbourhood with creation of a large institutional Structure . The actual floor plans have numerous citable errors currently, and if this were a Private development, there is no way the city would ever approve this project as it is currently Shown. So, regardless of the need or reason, they city should still be following their own Best practice with the creation and build of this structure.

The creation of a shelter that will effectively double the population of Third Street , effectively remove half half of all available and necessary street parking needs to have a full parking audit prior to any change to zoning

An impact study on the needs of local residents, particularly on the seniors of Woods Manor should be conducted. Due to a 7-10 year wait list for Toronto Seniors Public Housing , these residents do not have the ability to simply move if this shelter negatively impacts their lives. To date, not a single proper in person meeting has been provided

These seniors are low income, they do have access to, nor have the ability to use zoom zoom format meetings that have been granted to other local residents. They were given a tea and cookies meeting in their lobby in January 2025 that was not Well published to the residents, was a drop in on your way out the door set up and not An actual meeting. Only a handful of residents even managed to visit and only by accident.

The proposed zoning by-law amendment for 66–66Y Third Street represents a significant departure from the established character of New Toronto. The issues of height, massing, setbacks, privacy, suitability for seniors, and lack of parking are substantial and cannot be overlooked. I urge the Planning and Housing Committee to reject this proposal and consider alternative sites that are better suited to such a development.
Thank you for considering my concerns.

Sincerely,
Karina Lemke,
57 Third Street
Toronto, M8V-2X7