

From: [Elyse Budziakowski](#)
To: [Planning and Housing](#)
Subject: [External Sender] P23.3 - Objecting Zoning Amendment Application for 66-66Y Third Street ~
Date: July 14, 2025 10:34:33 AM

To the City Clerk,

Please add my comments and make them publicly visible online in the agenda for the **July 15, 2025 Planning and Housing Committee meeting**, regarding item **2025.PH23.3 – Advancing Six Sites for the Homelessness Services Capital Infrastructure Strategy (HSCIS): City-Initiated Official Plan Amendment and Six Zoning By-law Amendments – Decision Report – Approval**.

I understand that my comments and the personal information included in this email will form part of the public record, and that my name will be listed as a correspondent on the agendas and minutes of City Council or its committees. I also acknowledge that agendas and minutes are posted online, and my name may be indexed by search engines such as Google.

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07/14/2025

To: The Planning and Housing Committee
City of Toronto
Toronto City Hall, 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.

Subject: Opposition to Proposed Zoning By-law Amendment for 66-66Y Third

Street

Dear Members of the Planning and Housing Committee,

I am writing as a concerned resident of New Toronto to express my strong opposition to the proposed zoning by-law amendment for the property at 66-66Y Third Street. Transforming a small community parking lot into a large, multi-storey shelter is not appropriate for this location and poses significant challenges for our neighbourhood.

1. Height and Scale of the Building

The proposed building—at 20 to 25 meters tall—would dramatically exceed the current zoning limits of approximately 11–12 meters. On a street characterized by 1- and 2-storey homes, this structure would be entirely out of scale, fundamentally altering the character and visual harmony of our community.

2. Setbacks and Privacy Concerns

The design encroaches significantly on surrounding homes, with setbacks that are far below what is typically required. This would directly impact privacy for nearby residents, especially for those living to the south and across the street. The rooftop green space, positioned directly beside balconies at Woods Manor, would be intrusive and disruptive to senior residents who value peace and privacy.

3. Lack of Parking and Service Access

The complete absence of parking for staff, visitors, or residents is deeply concerning—especially for a 24/7 facility. This will inevitably lead to increased congestion, strain on local parking, and frequent traffic from deliveries and emergency services. The lack of a designated garbage facility at the rear of the site raises additional concerns about cleanliness and safety on our street.

4. Unsuitability for Vulnerable Populations

This development, as proposed, is not well-suited for the vulnerable populations it aims to support—particularly seniors. A multi-storey facility of this scale offers limited accessibility, crowded conditions, and insufficient quiet or green spaces that are essential for seniors' wellbeing. A smaller, thoughtfully designed space would be far more appropriate.

5. Loss of Community Function and Fit

Beyond the technical concerns, this development simply does not align with the fabric of our neighbourhood. It would eliminate a well-used parking lot that currently supports families, seniors, and small businesses. Introducing a building of this height and intensity would significantly impact the livability and comfort of our community.

In summary, I urge the Planning and Housing Committee to reject the proposed zoning by-law amendment for 66-66Y Third Street. This location is not suitable for a development of this size or purpose. I encourage the City to seek an alternative site that better supports the needs of vulnerable residents while respecting the character and infrastructure of the surrounding community.

Thank you for your time and consideration.

Elyse Budziakowski
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