

**From:** [Nadine Strople](#)  
**To:** [Planning and Housing](#)  
**Subject:** [External Sender] July 15, 2025 PH23.3  
**Date:** July 14, 2025 10:57:56 AM

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Attention: City Clerk

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

Please add my comments and make them **publicly visible on line** to the agenda for the July 15, 2025 Planning and Housing Committee meeting on 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 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.

Dear Members of the Planning and Housing Committee,

My name is Nadine Strople, and I am a resident of Woods Manor, just steps away from the proposed shelter at 66 Third Street. Woods Manor is a Toronto Senior Housing Corporation building, home to many vulnerable seniors, most of us living on low, fixed incomes, and many with significant health and mobility challenges. I am speaking up today because I am deeply worried about the very real and serious impacts this enormous 20-metre-tall building will have on all of us who call Woods Manor home, and planned to do so for our remaining years.

First, I want you to understand what this building will take from us. First of all the proposed construction of this huge facility on a residential street that faces several of our balconies, including my own, will not be tolerable due to noise, dust, trucks, drilling etc.

My small balcony is my sanctuary. It's the one place I can sit for fresh air, a bit of sun, and a view of the trees and sky that have brought me comfort for years. If this shelter is built as planned, not only will my view be completely blocked, but I will lose sunlight and the natural

airflow that keeps my apartment healthy and bright. Instead of open sky, I'll be looking directly into the windows and rooftop patio of a massive building, right at my eye level.

There will be no privacy left, my balcony and living room will be shaded all day and in turn I will be exposed to strangers just a few feet away, turning my safe space into a fishbowl. For seniors like me, who are already vulnerable, this is deeply unsettling and unfair.

I am also extremely concerned about what we will be exposed to. The rooftop patio and windows of the shelter will be at the same height as our balconies, meaning any activities including drug use or other disregulated behaviours will be visible to us every day. Many residents here are already anxious and fearful to speak up, knowing our housing is subsidized by the city and that moving elsewhere simply isn't an option. We're not allowed to transfer to a different building. We don't deserve to have our sense of safety and dignity stripped away in our own homes.

The building will also have large mechanical structures on the roof, like HVAC units and exhaust vents, right outside our balconies. I worry deeply about the noise and vibration these will create, and I am especially concerned about exhaust fumes and poor air quality being vented directly toward our homes. These systems can produce unpleasant and sometimes hazardous odours, ranging from musty, moldy smells to chemical or exhaust-like odours that can aggravate respiratory conditions and make it difficult to enjoy even the small comfort of sitting outside. For seniors with respiratory issues, this is not just a nuisance, it's a health hazard.

Odours and air quality won't just come from the mechanical systems. The shelter's lack of proper waste facilities means garbage bins will end up blocking the sidewalks and sitting close to our building. In the summer, the smell from overflowing garbage can be overwhelming, and in all seasons, it attracts pests and creates an unsanitary environment. Navigating around these bins will be nearly impossible for those of us with mobility aids such as walkers, scooters, or wheelchairs. For some, it could mean being trapped inside, unable to get out for fresh air, groceries, or even medical appointments. Winters are already hard enough with snow and ice and adding garbage bins and extra clutter will make it even more dangerous and isolating.

Parking and traffic are also huge concerns. Third St. is already small and crowded. There is no parking planned for staff or visitors at the shelter, and the lot that is being taken away is used by people who come to care for us at Woods Manor such as nurses, PSW's, Meals on Wheels, and family members. Without that parking, more cars will clog the street, and those who help us will have nowhere to park. For seniors who cannot walk far, this isn't just an inconvenience, it threatens our ability to live independently.

Ambulances are a regular sight at Woods Manor because so many of us have health emergencies. We depend on emergency vehicles being able to reach our doors quickly. With the street blocked by extra traffic and additional parked cars, I worry that ambulances simply won't be able to get through in time. For some of us, that could be a matter of life and death.

This proposal does not respect the needs or dignity of the vulnerable seniors who already live here. It will take away our privacy, our sunlight, our fresh air, and our ability to move freely and safely in our own neighbourhood. I urge you to think about the real people who will be affected, seniors who have worked hard, raised families, and contributed to this city for decades, and who now deserve to live with dignity, safety, and peace. Our building sits 9

metres from the proposed shelter. This is unacceptable to us!!

Please, do not approve this zoning amendment for 66 Third Street. Find a better location that will not harm the most vulnerable members of our community. Thank you for listening.

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