

From: [Allison Petch](#)
To: [Planning and Housing](#)
Subject: [External Sender] Strong Opposition to Zoning By-law Amendment for 66–66Y Third Street
Date: July 14, 2025 10:53:02 AM

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 online 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.

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. This proposal, which seeks to convert a small community parking lot into a multi-storey shelter, is deeply concerning for numerous reasons including:

1. Height The proposed height and massing of this building are out of context with this residential side street. This proposal is not on Lake Shore Blvd, it is on a low density, strictly residential side street directly adjacent to 1 and 2-storey single family homes.

Single family homes in this RM district can only be a maximum of 9.5m high as per the site specific exemption (x23). The proposed shelter is asking for 20m in height, plus an extra 5m for rooftop guards. That means this proposal will tower over the neighbouring homes. It will greatly reduce privacy, access to light and fresh air for the adjacent properties. To the north, the apartments and balconies of Wood's Manor will lose their privacy, access to light and view and instead they will be cast into shadow and left to suffer from the noise of 50+ unhouse people and their pets using the rooftop amenities since the site is far too small to provide adequate ground level green space. This proposal will negatively impact the character and quality of life not only on Third Street.

2. Setbacks The proposed setbacks are deeply concerning. A request for 0.0m setbacks to the east and north is unacceptable, especially when residential properties on this street are required to adhere to significantly larger setbacks. It is only fair and reasonable that any new development be held to the same standards. Narrow spaces surrounding a shelter, particularly those with obstructed or nonexistent sightlines, pose serious safety risks. According to principles of Crime Prevention Through Environmental Design (CPTED), clear sightlines in high-traffic areas are essential for creating safer environments. Positioning a shelter on a property that backs onto an alley in a quiet residential area without appropriate setbacks is not only irresponsible - it is dangerous.

3. Parking, Traffic and Transit Concerns This proposal has zero parking. Not only will it be removing a well-used, often 80%+ full Green P that the community uses. This proposal is providing zero parking for staff, services, those providing wrap-around services and the shelter users themselves. As mentioned at City Council the other day, it is important to locate shelters in the suburbs because of the parking. There are shelter users who rely on their cars, it's the only thing they have left. Many need those cars to keep their jobs and without it, the last elements of normalcy will be gone from their lives. Anyone living in New Toronto can tell you, it is very difficult to live without a car here. While we have transit, it is infrequent and takes far too long to travel within the city. We also don't have the basic infrastructure within walking distance here. New Toronto residents are heavily reliant on their cars.

Conclusion 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, 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,

Allison Petch *Resident, New Toronto*