

Jodi Richardson

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July 14th, 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 Mimico, steps away from New Toronto – with my son and daughter attending the local public school and YMCA daycare in New Toronto, to express my strong opposition to the proposed zoning by-law amendment for the property at 66-66Y Third Street. This proposal, to turn a small community parking lot into a large, multi-storey shelter, is simply not right for this location and will negatively impact our neighborhood in many ways.

The proposed building is far too tall for this area. Currently, the zoning allows for buildings that are about 11-12 meters high, but this proposal calls for a building that is 20-25 meters tall. This is out of scale for a street that mainly has 1- and 2-story homes.

It would stick out like a sore thumb and drastically change the character of our community.

The size and height of the building also create serious problems with the setbacks. The building is proposed to be so close to neighboring homes that it will invade the privacy of the houses to the south and across the street. Specifically, the proposed setbacks are way smaller than what's required, and that's going to lead to more noise, less privacy, and potentially higher traffic in a residential area that's just not built for it. In particular, Woods Manor's seniors' balconies will overlook the proposed green space on the rooftop, which feels intrusive and disruptive to the residents there.

There's also a big issue with the lack of parking. There is no parking proposed for staff, visitors, or residents. This is a big concern since this is a 24/7 shelter, and we can expect a lot of traffic, deliveries, and emergency services. With already limited parking in the area, this will only make congestion worse. With no rear of site garbage facilities, trash will be constantly spilling over onto our street.

Beyond these issues, this development is not suitable for the vulnerable populations it's intended to serve, especially seniors. A multi-storey building of this scale is not appropriate for seniors, who typically require easy access to services and accommodations that a large, crowded building simply can't provide. The building's proposed height and intensity make it an ill-suited environment for seniors who might need mobility assistance, quiet spaces, or easy access to outdoor areas. A smaller, more accessible space is necessary for seniors, not a 25-meter-high building with crowded conditions and minimal setbacks.

The proposed development simply does not fit with the neighborhood. A building of this height and intensity does not belong in a residential area like ours. It will make our community feel crowded and uncomfortable, and we will lose important amenities like the parking lot that currently serves local families, seniors, and businesses.

I strongly urge the Planning and Housing Committee to reject this zoning by-law amendment for 66-66Y Third Street. The site is just not suitable for a development of this size, especially one that's supposed to serve vulnerable populations. The City should look for a better location that follows the guidelines and respects the character of our community.

Thank you for considering my concerns.

Sincerely,
Jodi Richardson
172 Symons St
Etobicoke, ON M8V 1V2