

**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 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.

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

Dear Chair and Members of the Planning and Housing Committee,

My name is Courtney Bull and I live at Third Street and Lake Shore Drive in New Toronto. While I own a small business outside of the area, I understand firsthand how critical a vibrant and accessible retail presence is to the health of a community. My husband, Afrim Pristine, is the co-owner of a 55 year old business in the west end of the city and also understands how crucial it is to have a walkable retail sector as part of our neighborhood.

I am writing 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 several 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.

## **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.

## **4. Lack of Parking and Traffic Concerns**

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 and garbage collection to the facility.

## **5. Impact on Local Retail**

Removing one of the few community parking lots and replacing it with a shelter, without supporting infrastructure or plans to revitalize the commercial strip, would only worsen the economic challenges already faced by local businesses. As someone who understands the delicate balance needed to sustain retail vitality, I can say with confidence that this development would further erode the commercial appeal of the area.

## **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, suitability for seniors, lack of parking, and the negative impact on local retail 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,

**Courtney Bull**

Resident, Third Street, New Toronto  
Small Business Owner