

From: [Alicia Goodman](#)
To: [Planning and Housing](#)
Subject: [External Sender] Opposition to Zoning By-law Amendment Application – 66 & 66Y Third Street
Date: July 14, 2025 10:14:53 PM

To the City Clerk:

Please add my comments and make them publicly visible online 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 Chair and Members of the Planning and Housing Committee,

I am a long-time resident of New Toronto, and I write to register my strong opposition to the requested zoning by-law amendment for 66 & 66Y Third Street. Transforming the existing municipal parking lot into a large, multi-storey emergency shelter would create significant planning, operational, and livability challenges for both future occupants and the surrounding neighbourhood.

1. Height, Massing, and Character

- Out-of-scale built form. The site is zoned for buildings of roughly 11–12 m, yet the proposal seeks 20–25 m—double the prevailing height. On a street lined almost entirely with one- and two-storey homes, such massing would dominate the streetscape and erode the low-rise

character that defines New Toronto.

2. Setbacks, Privacy, and Noise

- Inadequate yards. Minimal side and rear setbacks would place the building uncomfortably close to adjacent houses, damaging privacy and increasing noise.
- Overlook onto seniors' balconies. Woods Manor residents would face a rooftop amenity area directly overlooking their private outdoor space—an unnecessary intrusion into a vulnerable population's quiet enjoyment of their homes.

3. Parking, Servicing, and Traffic

- Zero on-site parking. No spaces are allocated for staff, visitors, deliveries, or emergency vehicles—even though the shelter would operate 24/7. Given existing parking shortfalls, this will intensify congestion and impede emergency access.
- Lack of servicing facilities. The absence of a rear garbage and loading area risks persistent waste and service-truck activity spilling onto Third Street.

4. Suitability for Intended Residents

- Misaligned building typology. Best-practice guidelines for seniors and other vulnerable groups emphasize barrier-free, low-rise environments with easy grade-level access to outdoor space. A high-rise, high-intensity facility does not meet those standards and could hinder residents' mobility, safety, and well-being.

5. Loss of a Community Asset

- Removal of public parking. The current lot supports nearby small businesses, visitors to Lake Shore Boulevard West, and residents without private driveways. Eliminating it would have tangible economic and social repercussions for the broader community.

For these reasons, I respectfully urge the Committee to refuse the requested amendment for 66 & 66Y Third Street and instead direct staff to identify a more suitable location—one that meets City shelter guidelines without undermining the established fabric of New Toronto.

Thank you for considering my submission.

Sincerely,

Alicia Goodman

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Sent from my iPhone