

**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.

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

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 the following reasons:

- proposed zoning changes allowing excessive height and massing are entirely out of character with the surrounding area and in relation to the RM (u4:d0.6) zoning that is typical for adjacent properties
- proposed zoning changes conflict with Toronto's Official Plan because the zoning would not allow for compatible development and respect for existing neighbourhood character
- proposed zoning allowance for height has overlook and privacy issues for neighbouring properties
- proposed removal of FSI requirements for RM zoning would not be allowed by the City or the community for any other development

- proposed 0.0m front yard setback is not appropriate and is out of character for the street
- City of Toronto Community Planning would take issue with height, massing, unrestricted FSI, zero setbacks, and 7.5% soft landscaping if this were any other development proposal in a residential neighbourhood with RM zoning
- Urban Forestry would take issue with the required removal of the mature trees for any other development
- removal of the parking provided by the lot will impact the local business community
- access for emergency services is restricted and the vehicles could potentially block the entire street
- garbage collection has not been well thought out

I urge the Planning and Housing Committee to reject this proposal and consider alternative sites that are better suited to such a development. A site that allows the proposed built form to fit within existing zoning requirements is the best solution. Changing zoning on a whim to allow the shoehorning of an oversized building onto an inappropriate lot is not.

In the name of fairness and equity, the City should have to abide by its own zoning rules and building standards. By not doing so is disrespectful to all constituents, hypocritical and undemocratic. It further exposes communities to developmental harm, which is one thing that zoning rules are in place to prevent. As such, I respectfully request that the Zoning Amendment for 66-66Y Third St be rejected.

Thank you for considering my concerns.

Sincerely,

Peter Maes  
Resident, New Toronto