

**From:** [Tom Knezic](#)  
**To:** [Planning and Housing](#)  
**Subject:** Small Scale Retail, Service, Office and Home Occupation  
**Date:** June 16, 2022 8:20:13 PM

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Hello,

I am writing to express my support for the official plan amendment to permit Small scale retail. Service, office and home occupation within neighbourhoods. I don't need to know about the details to support it as the idea is obviously needed and beneficial. In fact, many of these uses are already happening organically, without consent of the bylaw, and should be encouraged. My only concern is that the initiative is not broad enough and should include small scale professional services businesses. For example, a small architecture firm like my own should be able to operate within a home with employees within the bylaw.

I also strongly encourage you to not to tie this to any form of additional approval, as is currently the case with these uses on main streets, as that would be too onerous as to defeat the purpose. I tried to purchase a home on the west side of Roncesvalles last year, within the R zone, in order to relocate our office there. I found that the zoning bylaw amendment process could cost close to \$50K according to my planning consultant, so I abandoned the idea , which was really a shame. Our firm would have been an ideal use of a residential building on a main street.

I think this initiative should be far more broadly applied to include larger uses and to include accessory structures and dwellings, like laneway houses. I think an additional inducement should be offered to make this type of development attractive, such as a relaxation on density limits, or parking requirement. The more people can do in their own neighbourhoods, the more our city and our environment benefit.

I would be happy to discuss this further and advise based on my own experience.

Regards,

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Principal

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