



Dear City Council,

Re: 2024.PH17.2: Expanding Housing Options in Neighbourhoods - Neighbourhood Retail and Services Study Phase Two Final Report

We at the South Etobicoke Community Land Trust are pleased to see retail uses in Neighbourhoods outside of Old Toronto finally be legalized. These permissions will help fulfill our mandate to foster affordable housing, retail and community benefits in South Etobicoke. This is an area with historic examples of neighbourhood retail in older areas such as a surviving grocery store on Park Lawn Road or a defunct general store on Fortieth Street. For many Etobians, this retail evokes the various independent communities and municipalities that once existed in the area and therefore, an opportunity to restore walkable amenities, encourage sustainable commerce and foster an evolving neighbourhood character in a currently suburban place.

I previously wrote in depth about this proposal on behalf of More Neighbours Toronto for motion [2024.PH12.4](#), so I will speak mostly to what has changed since the previous report. We are glad to see new uses added to the proposal (albeit along Major Streets) such as Custom Workshop, Massage Therapy and Wellness Centre and Religious Education; the last of which is prescient considering provincial changes to Employment Lands that will prohibit new place of worship uses and relegate them to residential areas.

A few changes seem baffling, such as the decision to maintain existing limitations on customers visiting Production Studio and Pet Services home occupation uses. That said, we are optimistic for the many other uses added and integration with Night Economy reforms. We are not only excited for new businesses to potentially establish themselves in our communities and become iconic communal landmarks. We also welcome the ability to incorporate more diverse land uses in our portfolio and explore the potential for cross-subsidization of affordable housing, community gardens and other amenities. Lastly, we hope to sustain vibrant, evolving bonds for past, current and future residents and community members of South Etobicoke.

Sincerely,
Thaddeus W. Sherlock
Board of Directors, South Etobicoke Community Land Trust