



# 100 Vaughan Road Tenants Association

December 3, 2024

Planning and Housing Committee  
10th Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**SUBJECT: Item 2024.PH17.2 - Expanding Housing Options in Neighbourhoods - Neighbourhood Retail and Services Study Phase Two Final Report - Request to Amend the Zoning By-law to facilitate small-scale retail, service, office, and house occupation users within Neighbourhoods**

Dear members of the Planning and Housing Committee,

The following comments are being submitted on behalf of the 100 Vaughan Road Tenants Association, representing a group of 21 tenants in a 33-unit residential building at 100 Vaughan Road. These comments are representative of views shared by members in an Association meeting held on November 21, 2024.

In regards to the zoning bylaw amendment to facilitate small-scale retail, service, office and home occupation uses within neighbourhoods, our Tenants Association would like to express strong support for the changes outlined in the proposed amendment.

Our members feel that the proposed changes are reasonable and will contribute to the overall vitality of neighbourhoods, providing individuals with increased access to a more diverse range of local services. We particularly appreciate the opportunity for more small-scale, locally owned businesses to open up.

While our members are overall in support of this amendment, one area we would like to suggest for additional consideration would be whether there can be any measures or

guidelines to encourage businesses that have ties to the local community and some consideration as to the community's needs.

Our members expressed some concerns about the potential for larger corporations with access to more resources to take more advantage of this zoning change, to the detriment of individual "mom and pop" business owners. We feel that whatever guidelines may be possible to implement to prioritize locally-owned businesses appear to our members to be in the spirit of the proposed amendment.

Sincerely,  
Erin Taylor, Co-Chair,  
100 Vaughan Road Tenants' Association