

## Community Within Reach: Expanding Housing Options in Neighbourhoods (EHON) Neighbourhood Retail and Services Study - Supplementary Report

Date: November 10, 2025

To: City Council

From: Chief Planner and Executive Director, City Planning

Ward: All

### SUMMARY

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On October 30, 2025, the Planning and Housing Committee considered item PH25.3 - Community Within Reach: Expanding Housing Options in Neighbourhoods (EHON) Neighbourhood Retail and Services Study - Phase Three Final Report. The report addresses work undertaken in Phase Three of the EHON Neighbourhood Retail and Services Study, responds to City Council direction on a consultation and communication, and recommends approval of three city-wide Zoning By-laws.

The Planning and Housing Committee directed that further consideration be given to the zoning by-law amendment (Revised Attachment 2 to the Final Report dated October 16, 2025 from the Chief Planner and Executive Director City Planning) to enable permissions for small-scale retail stores with an option for ancillary eating establishments in certain locations interior to *Neighbourhoods* (including Community Streets). As a result of this direction, the amendment for neighborhood interiors will not be before City Council at its meeting of November 12-14, 2025.

As recommended by the Planning and Housing Committee, City Council will consider zoning by-law amendments with respect to neighbourhood retail and services on major streets (Recommendation 1 regarding revised Attachment 1 to the Final Report dated October 16, 2025 from the Chief Planner and Executive Director City Planning), and with respect to home occupations (Recommendation 2 regarding revised Attachment 3 to the Final Report dated October 16, 2025 from the Chief Planner and Executive Director City Planning).

The purpose of this Supplementary Report is to provide, for ease of reference, ward-based maps to illustrate the locations where the proposed major streets retail permissions would apply (Attachment 1 to this report). These maps were also made available on the [study page](#) and displayed as part of the Phase 3 engagement and consultation in 2025. In addition, the maps were shared with local councillors in advance of the Council meeting.

## RECOMMENDATIONS

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council receive this report for information.

## FINANCIAL IMPACT

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## DECISION HISTORY

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On October 30, 2025, the Planning and Housing Committee directed that further consideration be given to the draft zoning by-law amendment to enable permissions for small-scale retail stores with an option for ancillary eating establishments in certain locations interior to *Neighbourhoods* (including Community Streets). The Committee recommended adoption of zoning by-law amendments with respect to neighbourhood retail and services on major streets, and with respect to home occupations.

In addition, the Committee also made recommendations on: consultation with the Province on restrictions for cannabis and alcohol in Neighbourhoods, additional local engagement in consultation with ward councillors, revisions to the monitoring program, and requested the City Solicitor to report to Council on limiting the Major Streets permissions to new buildings.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH25.3>

## COMMENTS

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The ward-based maps in Attachment 1 to this report, are provided for information purposes, and for ease of reference, to illustrate the locations where the proposed major streets retail permissions would apply (shown in yellow on the map). The map also illustrates where commercial permissions already exist including mixed uses areas, main street retail, malls, and plazas (red and pink on the map).

These maps were also made available on the [study page](#) and displayed as part of the Phase 3 engagement and consultation in 2025. The legend of the maps in Attachment 1 was updated to provide some additional clarity, but no other changes were made to the version of the maps that had been previously available. In addition, a ward-specific map was shared with each respective councillor in advance of the Council meeting. The maps are provided for information purposes only. The locations of applicable major streets and residentially zoned sites are defined in Zoning By-law 569-2013, as amended.

## **CONTACT**

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## **SIGNATURE**

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Jason Thorne  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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Attachment 1: Ward Maps for Proposed EHON Retail and Services on Major Streets