



SUPPLEMENTARY REPORT FOR WITH CONFIDENTIAL ATTACHMENT

Community Within Reach: EHON Neighbourhood Retail and Services Study - Phase Three Final Report

Date: November 7, 2025

To: City Council

From: City Solicitor

Wards: Wards All

REASON FOR CONFIDENTIAL INFORMATION

This report contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation.

SUMMARY

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 at its meeting on October 30, 2025. The Planning and Housing Committee requested that the City Solicitor report to the November 12, 2025 meeting of City Council on the legal implications of amending Revised Attachment 1 to the report (October 16, 2025) from the Chief Planner and Executive Director, City Planning to provide that the permissions for neighbourhood retail and services on major streets only applies to newly constructed buildings or structures for which a building permit was lawfully issued after the day the by-law comes into force.

This Supplementary Report responds to the request of the Planning and Housing Committee.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council direct that all information contained in Confidential Attachment 1 to this report from the City Solicitor is to remain confidential, as it contains advice which is subject to solicitor-client privilege.

FINANCIAL IMPACT

There is no financial impact arising from the adoption of the Confidential Recommendations beyond what has already been approved in the current year's budget.

DECISION HISTORY

A complete decision history regarding the EHON Retail and Services Study is outlined in the Phase Two Final Report that was brought before Council in December 2024.

<https://www.toronto.ca/legdocs/mmis/2024/ph/bgrd/backgroundfile-250837.pdf>

On December 17, 2024, City Council referred the item back and directed staff to conduct further consultation on the proposed ZBLAs with the public and residents' associations, in concert with coordinating a professional communications campaign through mainstream media channels to continue explaining the proposal and gather additional opinions.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.2>

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 at its meeting on October 30, 2025. City Council will consider this item at its meeting scheduled for November 12, 13 and 14, 2025.

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

COMMENTS

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CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

1. Confidential Attachment 1 - Confidential Information