

## councilmeeting

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**From:** Anne Anderson <anne.legris.anderson@gmail.com>  
**Sent:** November 6, 2025 3:54 PM  
**To:** councilmeeting; Mayor Chow; Councillor Crisanti; Councillor Holyday; Councillor Morley; Councillor Perks; Councillor Nunziata; Councillor Pasternak; Councillor Perruzza; Councillor Colle8; Councillor Bravo; Councillor Malik; Councillor Saxe; Councillor Matlow; Councillor Moise; Councillor Fletcher; Councillor Chernos Lin; Councillor Burnside; Councillor Carroll; Councillor Cheng; Councillor Bradford; Councillor Kandavel; Councillor Thompson; Councillor Mantas; Councillor Myers; Councillor Ainslie; Councillor Shan  
**Cc:** Andrea Pearson; Paul Dalglish; George Kostiuik; David Cox; Kathryn Minialoff; Sue Harrison; Joanne Pickard; Gerry Connelly  
**Subject:** [External Sender] 2025.PH25.3 Neighbourhood Retail and Services  
**Categories:** Communication (Supp)

On behalf of the residents of the Humber Valley Village Residents' Association (and founding member of CERA and COTRA) in Ward 2, I am writing to ask Council not to move ahead with this proposal.

The blanket recommendations that Planning proposes will impact anyone living on Major Streets and in Interior Neighbourhoods. In my view, they inflate the benefits of neighbourhood retail anywhere in the city while underestimating, at time ignoring the potential consequences. More importantly, the recommended changes in zoning simply are not supported by residents.

As an association, the HVVRA worked diligently to share accurately the details of Planning's proposal with our community and city-wide through a coalition of nearly 200 other residents and community associations.

We conducted a thoughtful, unbiased survey which received 3400+ respondents and 3700+ comments in two weeks, nearly double the number of respondents to Planning's survey which ran two months.

Our survey showed:

- 90% opposed the idea of small-scale retail in residential neighbourhoods. Based on written comments, residents said any potential benefits were overshadowed by their legitimate concerns for late night disruptions, safety, traffic, and garbage in predominantly quiet neighbourhoods.
- 77% opposed the idea of retail on Major Streets in areas zoned residential. Based on comments, the majority of opposition was due to skepticism and/or opposition that the Major Streets they use in their areas had been classified as "Major" — they saw streets with speed limits of 30, 40 and 50 kph, often 2 lanes, traversing totally residential neighbourhoods.

- Only 9% of respondents (barely 300 city-wide) had even *heard* of the proposal prior to receiving the COTRA survey. Written comments showed negligible understanding of the scope and ramifications of the proposed changes.

It is clear to us that despite Planning's best efforts, this proposal is not seen as good planning, nor does it have the support it *should* have city-wide for it to move forward city-wide.

I ask Council to Vote No to PH 25.3 next week.

Sincerely

Anne Legris Anderson/President HVVRA

Leadership team CERA, COTRA