



**Agincourt Village Community Association**  
avcatoronto@gmail.com  
www.avcatoronto.ca  
Twitter: @avcatoronto Instagram: /avcatoronto



8 November 2025

The following comments are from Agincourt Village Community Association relating to 2025.PH25.3 on the November 12, 2025 City Council Agenda.

AVCA opposes the blanket rezoning currently proposed under the Neighbourhood Retail & Services (NRS) plan. It was very apparent at our October 22, 2025 Annual General Meeting at which there were 70 attendees that most - if not all were unaware of this proposal. It appears that communication with residents and more study of individual neighbourhoods is paramount before implementation of a sweeping rezoning across the entire City.

This is a proposal which will impact residents without giving them prior knowledge or opportunity for discussion. More consultation and study of residential communities is needed.

Our neighbourhoods in Toronto are unique. Some communities have strip malls on major streets where residents can access local restaurants and business while other communities have corner stores that are grandfathered. Some communities have access to direct rapid transit while other communities depend on the car due to the design of streets on crescents, squares, etc with the challenged logistics of using more than one bus to reach a destination. Many communities who are experiencing the growth of multiple high- rise apartments and condominiums notice the vacant commercial space on the ground floors.

Before rezoning ALL neighbourhoods for retail and business services let's support the businesses we already have and study individual community needs with input from councillors, residents' associations and residents. Gaining real neighbourhood information before issuing an "one size fits all" approach will ensure changes that enhance communities based on their need.

AVCA suggests the following:

- **Remove Neighbourhood Interiors from the NRS proposal.**  
AVCA opposes permitting commercial uses inside homes on quiet residential streets.
- **Adopt a targeted approach for rezoning Major Streets, based on demonstrated need and developed in consultation with residents, resident associations, and local Councillors.** AVCA supports a more measured approach.
- **Maintain the Committee of Adjustment process for any proposed change from residential to commercial use.**  
AVCA supports public notice and an opportunity to comment before a business opens on a residential street.
- **Prioritize revitalization of existing commercial areas.** AVCA supports focusing investment and small-business support on established retail corridors rather than converting homes. Let' support the existing local businesses that are struggling and already exist on major streets.

Thank you for making an informed and thoughtful decision.

Rhoda Potter  
President  
Agincourt Village Community Association