

Dear Chair and Members of the Planning and Housing Committee,

We are in writing out of concern for the upcoming vote on the Neighbourhood Retail and Services proposal.

For the first time in 70 years, this plan would allow retail businesses to operate out of residential homes without any Committee of Adjustment approval. It affects hundreds of thousands of properties and gives landlords the right to evict tenants if a unit is converted to commercial use.

These new uses could include bars, cannabis stores, restaurants, and delivery-based businesses — often with automatic patio rights. Residents are deeply concerned about noise, traffic, garbage, safety, and the loss of rent-controlled housing.

On residentially zoned Major Streets some stretches might suit small local businesses, while others are not appropriate for commercial use. A one-size-fits-all approach risks bringing disruptive uses into stable neighbourhoods instead of focusing new businesses where they're actually needed.

A more targeted, community-informed approach would make far more sense. Property owners already have a path through the Committee of Adjustment to apply for a change in use from residential to commercial, a process that approves over 90% of applications and allows for local input.

We do not support this proposal and stand with the Coalition of Toronto Residents Associations in asking Council to reject it.

We ask Councillors to:

1. Remove Neighbourhood Interiors from this proposal.
2. Adopt targeted approach to rezone some Major Streets, based on need and in consultation with residents, resident associations, and Councillors.
3. Maintain the COA process for change in residential usage.
4. Better support and protect current commercial and Main Street retail.

Al Nownahal

Aldo Moretti

Alice Goffredo

Alan Burns

Aleks Brkic

Allia Bukhari

Alan Pintaric

Alessandra Morassutti

Alva Smith

Alan Roy

Alex Biancolin

Amy Sevigny

Alastair Currie

Alex Coelho

Angie Hamilton

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Ann Birch	Carolyn Wright	David McCready
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Anna Marchesano	Catherine Marshall	Declan Mungo
Anna Teskey	Catherine McCanse	Delia Schoor
Anne Marie Rodrigue	Catherine Relzler	Della Valaitis
Anne Pietropaolo	Cathy Lenius	Delwar Hossain
Anne Valaitis	Cathy Sobie	Diane Lopes
Anne Wylie	Charles McLeod	Diane Weber
Anthony Campbell	Charles Rance	Diane Woods
Anthony Demacio	Chris Alexander	Don Cooley
Anthony Lombardi	Chris Crosbie	Donald Wilgan
Anthony Valaitis	Chris Kyranis	Donna Rae
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Wendy Williams

Weny Paterson

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William Besharat

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