

From: [Allison Kirk-Montgomery](#)
To: [Planning and Housing](#)
Cc: [Councillor Saxe](#)
Subject: [External Sender] Palmerston Area Residents' Association comments for 2025.PH25.3 on October 30, 2025
Planning and Housing Committee
Date: October 28, 2025 10:58:28 AM

To the City Clerk:

Please add my comments to the agenda for the October 30, 2025 Planning and Housing Committee meeting on item 2025.PH25.3, Community Within Reach: Expanding Housing Options in Neighbourhoods (EHON) Neighbourhood Retail and Services Study - Phase Three Final Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments

Palmerston Area Residents' Association (PARA) supports the final proposed zoning by-law amendments for Expanding Retail and Services in Neighbourhoods. Our neighbourhood — Bloor to College, Bathurst to Grace — is proud to be walkable now and throughout our history.

We agree that relaxing restrictions on home occupations and expanding local retail and services make for more complete and equitable neighbourhoods as we densify. We also appreciate the proposed measures to minimize adverse impacts: avoiding certain disruptive types of business, keeping retail small-scale, limiting it to ground floors, not permitting warehouses, and adding waste storage requirements.

Our key issues of concern have been satisfied in the final amended version:

1. as-of-right patios will not be allowed within neighbourhoods
2. corner lot permissions for small-scale retail, service and office uses will be limited "Community Streets" within neighbourhoods

We greatly appreciate the City's recent efforts to inform and seek the opinions of residents and residents' associations.

Regards,

Allison Kirk-Montgomery
Convenor, Planning Working Group

Palmerston Area Residents' Association (PARA)