



Parthi Kandavel
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Ward 20 – Scarborough Southwest

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Dear Committee Members,

I am writing to express concerns on behalf of my constituents regarding the proposed zoning by-law amendments discussed in item PH25.3 Expanding Housing Options in Neighbourhoods (EHON) Neighbourhood Retail and Services Study – Phase Three Final Report.

From significant feedback received, I know that our communities feel adequate due diligence and consideration has yet to be given to the significant changes these permissions would introduce. This absence of fulsome public consultation means that the proposal to expand retail and commercial uses in residential neighbourhoods continues to be premature at this time.

In addition, the proposed zoning by-law amendments do not sufficiently assess impacts of the changes, both on City resources, including bylaw and parking enforcement, as well as on housing availability and the risk of tenant evictions to convert properties for commercial purposes. The potential loss of residential units and displacement of tenants must be carefully evaluated before any zoning approval, particularly because this initiative is being brought forward under the Expanding Housing Options mandate.

Crucially, the proposal's identification of both Major Streets and Interior/Community streets lacks a thorough assessment of the local context. While some of the arteries identified in the report may be appropriate for enhanced retail uses, others appear to be inappropriate due to lacking local infrastructure like sidewalks or transit connectivity – while on paper they may appear as sound selections, engagement with and through my office would have helped guide a more thorough selection process.

Another particularly sensitive area of concern continues to be that the proposed amendments do not address prohibiting cannabis and alcohol stores, as-of-right, as a result of provincial jurisdiction on these matters. Proceeding with the changes now, in the absence of clarity on this question, risks pitting residents against inappropriate retail uses within neighbourhoods, and tying up City resources in disputes it cannot adequately resolve.

The “one-size-fits-all” approach ignores the diversity of Toronto neighborhoods and risks significant impacts on residential character, safety, and local quality of life.

In light of these issues, I urge additional consultation and enhanced impact assessment on what the proposed changes would mean for communities. A more responsible approach could include an updated

and transparent review of street designations, and a robust, ward-level consultation process involving local councillors and community groups.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Kandavel'.

Parthi Kandavel

City Councillor

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