

October 30, 2025

Members of the Planning and Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Re: PH25.3 – Community Within Reach: Expanding Housing Options in Neighbourhoods (EHON)  
Neighbourhood Retail and Services Study – Phase Three Final Report**

Dear Members of the Planning and Housing Committee,

The Toronto Regional Real Estate Board (TRREB) supports the revised Neighbourhood Retail and Services proposal and commends City staff and Council for their efforts to balance community feedback with a forward-looking approach to neighbourhood planning.

The updated proposal makes key adjustments in response to resident concerns while preserving the core objective: enabling small-scale, local retail and service uses that contribute to more complete, walkable, and liveable neighbourhoods. TRREB believes this initiative will strengthen Toronto's neighbourhoods by increasing access to local amenities, reducing car dependency, and enhancing neighbourhood appeal and liveability for current and future residents.

This aligns with TRREB's broader goal of supporting policies that unlock commercial real estate opportunities for small businesses while advancing liveability and sustainability across the city.

Over time, Toronto has lost many small retail locations within its neighbourhoods due to natural attrition after being established under previous zoning bylaws that permitted them. Bringing retail options back into Toronto's neighbourhood zoning framework is a smart step in the right direction.

As the City finalizes the new by-law, TRREB advises the Committee and Council to ensure that the requirements are not so onerous that they unintentionally limit the feasibility of small-scale retail and service uses operating successfully in neighbourhood settings. Flexibility and practicality in implementation will be essential to achieving the policy's intended benefits.

With thoughtful implementation guided by the principle of building vibrant communities, this policy can play a key role in creating resilient, inclusive, and liveable neighbourhoods that meet Torontonians' evolving needs.

Sincerely,



Elechia Barry-Sproule  
President