

**From:** [Phil Pothen](#)  
**To:** [Planning and Housing](#)  
**Subject:** [External Sender] Fwd: Environmental Defence Supports PH25.3 EHON Neighbourhood Retail Amendments  
**Date:** October 30, 2025 11:34:45 AM

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Attention Toronto Planning and Housing Committee,

I am writing to reiterate that Environmental Defence is asking you all to vote to approve the staff-recommended amendments (dated October 28) to the Major Streets Zoning Bylaw, the Neighbourhood Interiors Zoning Bylaw and the Home Occupations Zoning Bylaw.

Adopting these amendments - and actually introducing significant additional retail uses to currently "residential" streets - is very important both to unlocking housing in Toronto and to meeting Toronto's climate targets. Neighbourhood retail and employment is essential to making it practical for families to live in neighbourhoods without having to own or otherwise rely extensively upon private automobiles. This in turn is critical to the viability of actually building many of the new, "as of right" mid-rise and multiplex homes, without the on-site parking, that the City of Toronto has approved as of right in recent year. Building without parking is critical to building these projects at all because parking accounts for much of the cost and complexity of construction and it is critical to lowering construction emissions because parking, and the shift it incentivizes towards concrete construction, accounts for a large share of construction-related GHG emissions.

We've informed our supporters that these Neighbourhood Retail Amendments are the right thing to do for the environment, and asked them to pay attention to how you vote.

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**Phil Pothen**  
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*Pronouns: he/him*



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**Our work would not be possible without you. Please [donate](#) today.**

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