

**From:** [AVCA Agincourt Village Community Association](#)  
**To:** [Planning and Housing](#)  
**Cc:** [Councillor Mantas](#)  
**Subject:** [External Sender] Comments for 2025.PH25.3 on October 30, 2025 Planning and Housing Committee  
**Date:** October 29, 2025 10:29:36 AM

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Dear Chair and Members of the Planning and Housing Committee

Agincourt Village Community Association is writing out of concern for the upcoming vote on the Neighbourhood Retail and Services proposal.

It is apparent that the need for housing is dire in Toronto - yet this proposal would take away from residential housing that already exists on "community streets" in the forms of multi-tenant housing, gardens suites, four-plexes, semi-detached and single family homes - by using the residential space for retail and services.

It would allow retail businesses to operate out of residential homes where if there were concerns the City's few by-law officers are stretched to enforce by-laws. Our community already experiences poor by-law enforcement regarding illegal and unsafe multi-tenant housing.

It would increase the noise, traffic, garbage, and illicit safety concerns on pre-planned residential streets that former City planners established.

It would deter from the established and struggling businesses that already exist on major streets.

A one-size-fits-all approach is poor planning. Areas such as Scarborough that desperately lacks higher order transit where residents use vehicles to frequent businesses, restaurants, coffee shops, and professional services cannot be compared to other parts of Toronto where a person can hop off public transit, enter the retail establishment and then hop back on higher order transit.

A more targeted, community-informed approach would make far more sense.

Agincourt Village Community Association does not support this proposal and stands 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

Sincerely,  
Rhoda Potter  
President  
Agincourt Village Community Association