

SURVEY ON PROPOSED ZONING CHANGES



Sunday, July 7, 2025. 8:30 pm. The usual crowds gather outside a popular pizza restaurant on a residential street. This restaurant draws patrons into the neighbourhood from all over the city and beyond

Hi All

Our city-wide survey on the proposed zoning changes to allow businesses to open in residential neighbourhoods is now live.

The survey is anonymous and takes about 6 minutes to complete. It will be used to help residents understand the changes, gather feedback, and share results with City Planning, Councillors, and other stakeholders.

For more information about the proposed changes, see below.

Please share it with your members so their voices are included.

The direct survey link is <https://www.smartsurvey.co.uk/s/MAJORSTREETS/>

Why this survey matters:

This survey is important because it gives residents across Toronto a chance to share their perspectives and provide feedback. This will help Councillors understand city-wide views before any decisions are made.

Thank you for sharing this with your members and helping ensure residents' voices are heard.

Best regards,
Residents Committee on Neighbourhood Retail & Services (NRS)

More Information

What's being proposed:

City Planning is proposing the biggest change to residential zoning in 70 years. Under the new rules, houses and apartment units across Toronto could be converted into businesses with patios. No application to the Committee of Adjustment would be needed as is the case now.

Last year, City Council voted 18-1 against the same proposal because Councillors said there was a lack of guardrails and enforcement mechanism to protect residents from increased traffic, parking pressures, noise, alcohol sales, cannabis stores, and other potential disruptions to residential neighbourhoods.

City Planning has brought back the same proposal with the potential for one or two minor changes. It will appear before Council this fall for another vote.

We are a group of residents and residents' associations from across the city that have come together ensure that this renewed attempt to change the residential zoning by-laws address residents' needs and perspectives.

What this could mean for neighbourhoods:

Under this proposal, businesses with patios could open right next door to homes, with customers, deliveries, and other outdoor activity throughout the day and night. There are no restrictions on operating hours as the city doesn't have the legal authority to govern that. Nor can the City restrict any business from applying to the province for a cannabis license or a liquor license to serve alcohol.

We want to emphasize that we strongly support local businesses and believe that vibrant, thriving neighbourhoods benefit everyone. In many areas, residents already live within walking distance of shops, cafés, and services, and allowing competing businesses to open in residential homes could make it harder to maintain stable, successful local commercial streets. In other areas, there may be a real need for additional retail services, but Planning's one-size-fits-all approach does not reflect those differences.

This initiative is the final phase of the City's EHON program — Expanding Housing Options in Neighbourhoods. Earlier phases focused on increasing housing density, but this proposal could potentially reduce the housing supply. It would allow property owners to convert housing units into commercial businesses, and landlords could legally evict tenants to make those conversions.

To learn more visit the City's EHON webpage here: [Neighbourhood Retail & Services](#)

Contact us at communications@to-rez.org if you need assistance.