

Coalition of Toronto Resident Associations (COTRA)

City Wide Survey Results

Neighbourhood Retail & Services Study

Expanding Housing Options (EHON) Options in Neighbourhoods - City of Toronto

Analysis of Open Ended Comments

1. Overview

The comments analyzed were drawn from the open-ended responses in the resident survey conducted on the City’s proposed *Expanding Housing Options in Neighbourhoods – Retail and Services Study (EHON)*. This study proposed changes to zoning bylaws to permit certain small businesses within residential neighbourhoods.

Respondents provided written feedback to the following open-ended questions:

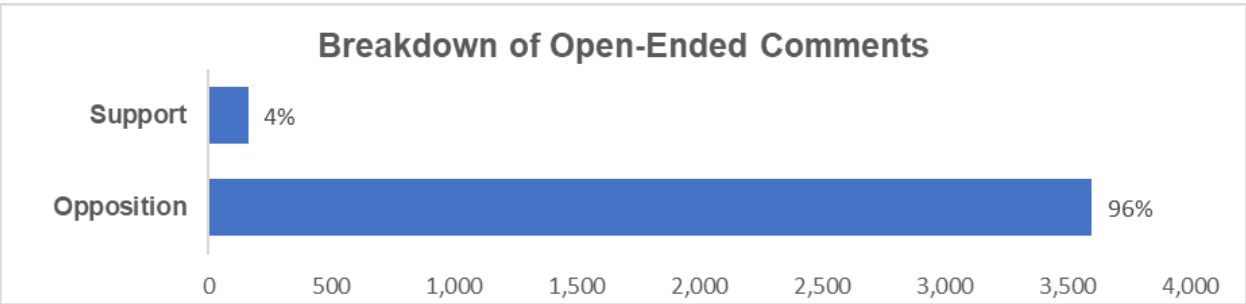
- Other concerns about allowing businesses to open:
 - o Inside interior neighbourhoods?
 - o In every property on major streets?
- Any comments about patios on:
 - o Interior residential streets?
 - o Major streets?
- Do you have any additional comments or concerns you would like to share about the proposed changes?

II. Overall Comment Sentiment

A total of over **3,700 comments** were received, with 96% expressing opposition to the proposal to allow businesses in residential neighbourhoods. The complete set of comments is provided in the Appendix.

While some respondents opposed any form of commercial activity within neighbourhoods, others indicated conditional support but did not agree with the proposed “as-of-right” approach. Many emphasized that such uses should be evaluated on a case-by-case basis, limited to areas with a demonstrated local need, restricted by business type, and/or subject to additional conditions.

Overall, 96% of respondents did not support the proposal as presented.



III. Summary of Key Opposition Areas

The top concerns residents raised focused on quality of life, housing, and neighbourhood character.

Respondents worried about noise, traffic, parking loss, and tenant displacement, and voiced strong opposition to alcohol and cannabis sales in residential areas. Many questioned why the City would pursue new businesses on quiet streets while so many main-street storefronts remain vacant.

While a few supported improved walkability and access to amenities, the overwhelming response was strongly negative.

To better understand these concerns, each comment was categorized under one of the themes below. While some comments touched on more than one theme, each was placed in the category that best reflected its main focus.

Category	Summary
Quality of Life Impact	Residents fear constant noise, traffic congestion, loss of parking, safety risks, and privacy violations.
Loss of Neighbourhood Character	Strong concern that commercial creep would destroy the peaceful, residential feel of their streets.
General Opposition	Many residents reject the proposal, calling it unnecessary and harmful.
Flawed Planning & Site Suitability	Opposition to a blanket, city-wide approach; support for case-by-case review instead.
Prioritize Existing Commercial Areas	Widespread belief that vacant storefronts and existing retail zones should be filled first.
Opposition to Specific Uses	Strong rejection of bars, patios, cannabis, alcohol, and vape shops near homes and the need for restrictions.
Lack of Enforcement & Regulation	Deep distrust in the City’s ability to regulate noise, parking, and bylaw violations.
Housing & Residential Loss	Concern that the plan undermines housing supply by displacing tenants and reducing units.
Communication & Awareness	Anger at poor consultation, misleading information, and lack of transparency from the City.
Other / Technical	Worries about infrastructure capacity, heritage preservation, and City fiscal priorities.
Positive Impacts & Support	Support walkability and small local businesses.

IV. Representative Comments by Theme

The following comments are direct, unedited quotes gathered from the survey, organized by theme. They serve to illustrate the core concerns and sentiments captured within each category. A full list of comments can be found in the Appendix.

1. Quality of Life Impact

Opposition focused on nuisances that would ruin daily life, such as increased noise, heavy traffic, loss of parking, and public health problems like garbage and pests.

- “Late-night disturbances could significantly reduce quality of life for families and long-term residents, and there is also the risk of reducing available rental housing. Businesses should remain on main streets where infrastructure is designed to support them, not pushed into residential areas.”
- “I do not want restaurants, bars and vape shops operating near my house because of the increase in noise, parking, traffic, congestion, garbage and rodents near my house.”
- “Increased food waste leads to vermin, will there be daily garbage pick up to take food Easter away. Noise issues, parking issues. Increased traffic issues at intersections. Disturbances due to noise, safety issues with Increased traffic etc”

Noise Concerns and Lack of Privacy:

- “We moved here for peace and quiet—not to hear patio parties every night.”
- “We lived on such a street, we couldn't move away fast enough. With late night drinking, even later night garage and bottle pick ups (very noisy), drunken screaming, heaven forbids a Toronto team is the playoffs with a western team as it's opponent (late night game ending

after 2am), cars parked everywhere sometimes in our driveway, overnight parking to avoid drinking and driving, and lastly (but the list could continue) special effects (sporting, street festivals, long weekends, contests, etc...) would take over the neighbourhood."

- "I can't sleep with the constant noise from these new businesses."
- "Our street sounds like a festival zone now. It's unbearable."
- "Weekends used to be restful. Now it's just loud voices and clinking glasses."
- "In downtown neighbourhoods, most of us live in semi-detached and row houses with very little separation. A business patio would mean constant noise and disruption..."
- "The side of my house faces the back of a bar which is on Queen St. in a very residential part of the Beaches. It's horrible living that close to a bar. Noise, drunks, loud fights and property destruction just to name a few problems."
- "Noise, delivery trucks, parking for clients, odors eg: from restaurants, clients smoking."
- "We've lost our privacy—people peer into our yards from patios."
- "I have concerns about noise, and too many people hanging around in my neighborhood. Already have one neighbour who regularly and frequently entertains her family and friends in her backyard from late April until late October. We put up with lots of music, loud voices, sometimes late into the night. Can't imagine if a business opened up near me too. I am much less concerned about professional offices if there's adequate parking."

Traffic and Parking:

- "Traffic is already BAD - no parking available. How to manage bikes, scooters, strollers, wheelchairs??"
- "Traffic, noise, more pollution, crime, parking etc"
- "It will cause traffic congestion and parking chaos on streets that are already crowded."
- "Where are all the customers going to park? Our streets are already difficult to navigate."
- "We know of a house up the street that operates a private gym in their basement. The extra cars park in the street, but has the benefit of slowing traffic because of the congestion in the area and navigating around parked cars."
- "Where is the data that supports the need for this encroachment of business establishments into residential communities? Please see the traffic and parking impact of Dr Simone's practice on King Georges Road."

Garbage and Rodents

- "You walk down the streets along the Danforth filled with trash. Do you think people will respect our residential streets even when they don't respect the main streets absolutely not. Think of the noise. People are going to be harassed and bothered at all hours."
- "Since there aren't restrictions on hours of operation, it is not practical in neighbourhoods where people are trying to sleep (children, shift workers etc). Also, the garbage and rats would be just gross!"
- "Safety for children in the neighbourhood, garbage, toilets, parking, congestion, strangers coming and going could lead to increased crime"
- "parking and garbage are big concerns. By-laws need to be enforced and I don't trust that they will be"
- "Patios next to residences are problematic (Knob Hill Plaza) Amplified noise, garbage & open drug use are well documented, long standing problems. Why would anyone want more problems?"
- "I'm most concerned that we will see RATS move from commercial zones to internal residential streets. and private garbage removal after hours"
- "I am mostly opposed to restaurants/food vendors and social clubs due to the noise and garbage that promotes more rats coming into the neighbourhood. I don't want to manage the noise or increased chance of smokers and vapers next door to my home."

Safety and Crime:

- "I've seen drug deals happening right outside my house."

- “Smoking, cannabis use, littering on neighbouring properties. All of this is already a problem for our community to deal with. Bylaw officers are of no use in these matters and police won’t help.”
- “Guns Drugs Gangs are rampant now you want to expand into neighborhoods.”
- “...overloading of police calls from private citizens.”
- “We don’t need to invite more crime into residential areas.”
- “Extra traffic, parking and visitors to Rouge National Park already exist - and all of the concerns listed below - Crime and Safety is a PRIORITY!”
- “The city cannot patrol this - they can’t even handle the businesses we currently have rats infesting our neighborhoods - as well as crime - which is a nightly occurrence- can the city look into why I’ve had to pay my ins deductible 3 times this year for a broken car window”
- “There is too much crime in the city right now! We don’t need other areas to be hit with crime such as fights because of alcohol on a side yard or a Break and enter on a cannabis house.”
- “The scope of this is phenomenal and without any by-law enforcement it leaves too many holes in the justice system where crime and illegal activities can thrive.”
- “Adjoining property value would be affected. Drug sales in a residential stores would create an unsafe location inviting crime”

2. Loss of Neighborhood Character

Focus on protecting the quiet, peaceful nature of residential streets, including fears of commercial creep and businesses just not fitting in.

- "Residential neighbourhoods should be just that - places where people live - not places where businesses operate. This is a betrayal of the trust that we have put into our city councillors."
- "I made the biggest investment of my life in buying my home seeking refuge in the peace and quiet of my residential neighbourhood."
- "We bought and moved to a single family dwelling so we could have our own space and privacy. Please do not destroy our neighborhood."
- "Residential should stay residential with no commercial/business activities allowed."
- "I bought it knowing that it was a residential neighbourhood. I certainly did not expect that this could be eroded 35 years later."
- "It is ABSURD to even to introduce an idea to allow commercial operations in the interior residential street where all of the homeowners or renters who have paid their life savings or are paying a bulk of their wages and savings to enjoy living on a quiet street away from all that commotion and random crowds. It will destroy the neighbourhood character, increase crime rates which are already high, create disturbance and animosity among all residents."
- "Please do not jeopardize the character of our neighbourhoods by bringing in this absolutely nonsensical ridiculous new bylaw. How would you like to suddenly be living next to a patio restaurant or a busy business that is taking up all the street parking bringing in strangers into the neighbourhood and infringing on your privacy?"

3. General Opposition

Strong, immediate opposition that doesn't detail specific reasons, often using emotional or absolute language to reject the idea outright.

- "This is a fundamentally bad decision for the city and its residents."
- "I firmly oppose this proposal in its entirety."
- "The zoning change is unnecessary and ill-advised."
- "This is a mistake and should be withdrawn immediately."
- "Absolutely NOT. You are destroying the city."
- "Hard NO. Keep businesses out of residential areas."

4. Flawed Planning & Site Suitability

Concerns that the "one-size-fits-all" approach is flawed and advocates for case-by-case review or specific restrictions.

- "This is trying to be a blanket solution and it doesn’t work everywhere."

- "Each street is different and needs to be considered on a case by case basis."
- "City planning is focusing on the wrong issues. The most effective way to provide retail space is by having the first, and maybe the second floor, of apartment buildings zoned accordingly."
- "City wide approval makes no sense."
- "If City Planning wants to do away with Residential Zoning they should be up front about it. I think this is a sneaky way of gradually ending zoning and most people in Toronto would be against that."
- "In the downtown area we don't need another coffee shop that will potentially inhibit the movement of traffic, people and cause parking problems."
- "There's no need to put businesses in residential neighbourhoods. I don't want a cannabis shop, or stores beside schools selling vapes, cigarettes, or alcohol. The idea of "bringing back the corner store" is a fantasy — they closed because there wasn't enough business. With online ordering and nearby grocery stores that are much cheaper, the only businesses that will survive are cannabis or alcohol retailers, where profits are higher. Residential areas should stay residential. I didn't buy a home to live next to a business."
- "I don't have a problem with one-off businesses jumping through the hoops and being approved to open after consultation with bylaws, the particular location and with neighbours. I do have a problem with a blanket solution that applies the same broad brush rules across the entire city."
- "I want the local community to have the final say as to whether to allow a business to open within the residential neighbourhood area. It would be awful to suddenly have the noise and traffic opening a business in a former residential building would cause. If no bylaws officers are going to be added to help manage it and no parking is required from the businesses, it is going to take away from the neighbourhood feeling."
- "There is a circular component to this proposal. It would allow commercial premises next to existing commercial premises. A new commercial premise becomes an existing commercial premise of the premises beside it can become commercial premises. And so on. Where does it stop?"

5. Prioritize Existing Commercial Areas

The belief that the City should fill vacant commercial space in established zones before expanding into residential neighborhoods.

- "There is an abundance of empty commercial spaces that could be used for any business wanting space."
- "Given the fact that there are a multitude of vacant retail storefronts all along Bloor Street, proposing to allow businesses to operate out of zoned residential is not only absurd, it's completely irresponsible."
- "Should only be allowed in existing commercial areas."
- "We have a lot of commercial space for rent now that is not being used!"
- "We have significant number of commercial areas. Make it easier for patios etc in existing areas."
- "No need to disrupt residential living space by allowing unnecessary commercial expansion....there is ample available space in existing commercially zoned areas."
- "Businesses in these areas should remain confined to commercial plazas/strip malls."
- "Suggest using all empty retail spaces first before any of this happens."
- "There is already streets designated commercial retail that can accommodate business expansion, why not utilize them?"
- "The most effective way to provide retail space is by having the first, and maybe the second floor, of apartment buildings zoned accordingly. Tenants have no place to walk to and must get in their cars to shop."
- "I think a lot more thought should be given to looking at derelict buildings, and supporting repurposing these buildings for small businesses to flourish. Some of these buildings could be collectives of various small businesses working together, almost like a market area for neighbourhoods something that is more central. What about properties that have gone undeveloped for decades? Why not put pressure on those builders to develop those lands and allow for affordable small business unit units to be included for local neighbourhood businesses."

6. Opposition to Specific Uses

Specific rejection of businesses known for causing problems, such as bars, restaurants/patios, cannabis stores, and liquor/vape shops.

- “There’s no need to put businesses in residential neighbourhoods. I don’t want a cannabis shop, or stores beside schools selling vapes, cigarettes, or alcohol. The idea of “bringing back the corner store” is a fantasy — they closed because there wasn’t enough business. With online ordering and nearby grocery stores that are much cheaper, the only businesses that will survive are cannabis or alcohol retailers, where profits are higher. Residential areas should stay residential. I didn’t buy a home to live next to a business.”
- “No alcohol. No cigarettes. No cannabis”
- “I would not support cannabis or vape shops being allowed to open in residential neighbourhoods”
- “I would not support cannabis or vape shops being allowed to open in residential neighbourhoods. “We have enough vape shops and enough convenience stores selling alcohol--stop ruining our neighborhoods you idiots.”
- “I would not want a bar next door that operates until 2 am with all the associated noise and nuisance.”
- “I definitely don’t want weed stores in residential areas. Total nonsense.”
- “Have the people running the city lost their mind? Have you seen the shootings and arson at muchroom parlours?”
- “The fact that once they are open cannabis stores and alcohol-serving restaurants will be part of the mix is not acceptable. ... Cannabis shop in a residential area could mean beside a home with children. Unacceptable.”
- “Professional services, e.g. doctor, dentist would seem to be fine but restaurants, cannabis/vaping stores, etc. do not seem to be needed and surely there are enough nail salons?”
- “I would not tolerate a cafe selling alcohol into the late hours, let alone a busy pub, fast-food vendor or a 7-11 next door to me. Few sane people would.”

7. Communication & Awareness

Criticism of the City's process, citing a lack of transparency, insufficient notice, and a failure to explain why the change is needed.

- “This is a major expansive change to private residential homeownership in Toronto, with almost no consultation.”
- “I am thankful for the Residents Associations that have brought this impactful initiative to my attention in an honest way. The City continues to push agendas with jargon we don't understand, misleading information, missing information, confusing information. It appears consultations are just a check box, the City has already made up its mind and doesn't care what residents want.”
- “I feel like the City of Toronto is trying to keep these proposals hush-hush. Please, really think long and hard about these extremely broad, apparently unregulated proposals to residential neighbourhoods.”
- “The city planning staff have had many many months to consult on the proposal - don't see ANY changes in their approach, and can spot any changes in the policy - they appear to be using the time to convince residents - no listening involved.”
- “If idea continues then letters should be mailed to all postal codes affected, with ample time to gather in public meetings (plural) for fair discourse.”
- “This really needs to be coordinated with residents as this would be a major issue for pe This survey is the first I have heard of the proposed changes to Neighbourhood Retail and Services.”
- “I only learned about this through a friend who learned about it from another friend. This is so impactful yet I knew nothing about it. The fact that I knew nothing is a big alarm bell that the City is failing in consultations, you need to change what you are doing, it’s not working.”
- “There has to be full public consultations. This is all being rushed.”
- “We are not opposed to the idea in principle but the lack of consultation and transparency is shocking.”

- “This entire re-zoning has been kept hidden from residents of the city. Such a large change should have had far more public exposure, publicity, information given to residents, etc. What is the city trying to hide? When I found out in July that there had already been two years of work done I choked on my coffee. I like to think I keep myself reasonably informed regarding city and ward changes but this one blind-sided me.”
- “When I reviewed and completed the EHON survey (City Planning’s online survey regarding the Neighbourhood Retail and Services proposal) I have to admit, I was struck by how strongly the survey appeared to lean in one direction. ... the way the questions were framed made it difficult to share concerns from the standpoint of residents who are hesitant about introducing retail and service uses into established residential areas.”
- “I only heard about this through the local facebook group. Terrible communications from the city, as usual.”
- “Without the SUN email connection, I wouldn’t have known about this City bylaw change initiative.”
- “It’s 3am right now. I was scrolling through my Facebook feed and a member of a Leslieville/beaches group I belong to shared a link to this survey. If I wasn’t suffering from a bout of insomnia I would never even have known this was being proposed. As an east end resident my whole life I am appalled that this is even being considered as some sort of “solution” for such a minor issue. How about tackling something more important like the housing crisis ???”
- “The city planning staff have had many many months to consult on the proposal - don’t see ANY changes in their approach, and can spot any changes in the policy - they appear to be using the time to convince residents - no listening involved.”
- “These “suggestions” and proposals represent a massive and sweeping change to our neighborhoods and way of life. The fact that the public has not received any consultation or information before this survey is appalling. This proposal and all proposals affecting the residents of Toronto should be advertised through various means. I am against this proposal as I know it will quickly lead to abuses and more people having no place to live.”
- “While at the farmers market, I saw the pop-up and picked up a flyer, which made it seem this was only about cafés and grocery stores. The survey provided more details like bars, restaurants, patios, and cannabis shops could open in people’s homes, potentially evicting tenants. None of this was mentioned at the pop-up — I feel completely misled, and it feels like City Planning is trying to hide the facts rather than be upfront with residents about what is really allowed and the potential downsides. With so many existing businesses nearby and vacant stores sitting empty, this proposal is outrageous and makes no sense”.
- “This is absolutely outrageous. Why were we not informed of this proposal? Probably because Council did not want a backlash. Well, now they’ve got it.”
- “This is being done so underhanded. I was only informed from a friend that works for the city. No one I know has been informed of these proposed changes. I say this is very sneaky and underhanded.”
- “Why is this not on the news, why is this being kept quiet/secret?? Why have I not been informed about this?”

8. Lack of Enforcement & Regulation

Distrust in the City's capacity to manage new businesses, often citing poor enforcement of current bylaws.

- “By-laws need to be enforced and I don’t trust that they will be.”
- “The City says we call 311 when there are problems but enforcement is meaningless — bylaw officers don’t work overnight, and police don’t respond to noise complaints. Residents would be left to deal with it themselves.”
- “Please do not tell me the city will enforce good business practices. The city is obviously overwhelmed by supposed enforcement.”
- “Bylaw Officers and Police are unable to efficiently enforce any by-laws. So who will be monitoring and enforcing bylaw infractions???”
- “The City cannot even police the current bylaws; adding commercial to residential will only worsen things.”
- “Who will enforce the parking and noise rules? Bylaw is already overwhelmed.”
- “Poor enforcement. City Planning wants to allow bars, cafés, and restaurants with patios in residential areas. They say enforcement will handle problem businesses. But here’s the

truth: No new budget for enforcement. Officers are already short-staffed. Noise complaints at night? Nobody comes. Why is the City selling a plan it knows it can't enforce?"

- "There is no visible enforcement on residential streets. Businesses will get away with everything."
- "Side streets will see a major uptick in illegal parking. Enforcement? That's a joke in this town."
- "We already have a huge problem in this neighborhood with people selling cars in their driveway. Cars are being dropped off and picked up at all hours. Traffic is getting dangerous especially in the interior neighborhoods with no sidewalks. Walking your dog is like taking your life in your hands."
- "Insufficient enforcement of bylaws is already a significant issue. There are numerous boarding houses in the area which are operating outside the scope of local laws. We have no confidence that regulations permitting commercial activity in quiet interior streets will be adequately enforced and this could have significant negative impacts on the community & residents."
- "Total disruption to a family neighborhood, will only breed noise, crime, parking issues and garbage on streets. Especially with no bylaw enforcement."
- "There should not be and right approval, an I can see no need for this next to residential homes. What about garbage, parking, noise , who is going to police these sites, 311 is not effective!"

9. Housing & Residential Loss

Fears that the proposal would worsen the housing crisis by leading to the conversion of residential properties into commercial spaces.

- "I live on a Major street, across from the Mt. Pleasant Cemetery. I don't want the noise or the activity of more traffic. This idea of no COA approval smells like an easy approval that would attract a Development which would cause current occupants of rental buildings to lose their homes".
- "Landlords will evict tenants to capitalize on higher commercial rent. This removes much-needed housing stock."
- "The proposal overlooks the fact that tenants on the main and second floor can be evicted legally when a landlord converts the property from residential to commercial use. Why are you killing off much needed housing?"
- "Focus on the housing crisis, not on converting housing into businesses."
- "This is in direct opposition to the City's push for more housing supply."
- "You are taking away housing that is desperately needed."
- "Stop killing housing and neighborhoods"
- "The City is prioritizing commercial use over the dire need for housing."
- "Does this not defeat the purpose of more housing for people!!!"
- "Leave this space for residential housing."
- "The City needs housing units. There are plenty of locations on the Avenues near us and major streets for businesses. This is totally and absolutely unnecessary."
- "With lack of residential housing being a premium concern for the GTA, this shouldn't even be considered!"
- "I thought we had a housing crisis!!!"
- "Not a good idea to convert much needed residential to commercial"
- "...will reduce available housing - is this what we really want in a housing affordability crisis?"
- "We have a housing shortage in Toronto - lets keep residential neighbourhoods for housing."
- "Residential means residential, not commercial or pseudo-commercial. Aren't we in a housing crisis?"
- "There's already a major lack of housing in this city... This idea of turning existing housing into a potential retail or bar type place with no legality as well as the allowance of evictions to make it happen is beyond ludicrous!!!"
- "Why would you allow tenants to be evicted for this purpose when we're lacking in housing?"

10. Other / Miscellaneous / Technical

- The existing sewer and water capacity on these streets is already strained; it cannot handle the commercial demands of restaurants and patios.”
- “We need to see a detailed study on how these changes will impact hydro grid stability and power distribution in older neighborhoods.”
- “The proposal ignores the historic preservation status of many homes in this area, which should not be modified to fit a commercial storefront.”
- “Converting these heritage homes into businesses will destroy the architectural integrity of the entire streetscape.”
- “Re the city’s “consultation” process: posting surveys on social media and other non-probability methods of dissemination should be considered as only a supplement to an actual probability survey of local residents that is stratified to represent the population. non-probability surveys are bad for community consultation because they are prone to selection bias, which means the sample is not representative of the entire community, and noncoverage bias, as they exclude those without internet access. This makes it impossible to accurately generalize findings to the whole community, and the results risk being skewed by bogus respondents or professional survey-takers, leading to unreliable and inaccurate community feedback.”
- “The City is prioritizing **private commercial profit** over the public good of quiet residential communities.”
- “This is a sign of poor fiscal management at the City—they should be supporting existing commercial tax zones, not creating new, messy ones.”

11. Positive Impacts & Support

Favorable views supporting better walkability, local amenities, and small business.

- "This allows for a walkable neighbourhood, therefore parking wouldn't be an issue. It would be great to have access to amenities like a café or corner market without having to drive."
- "Again, we need more vibrant, walkable communities."
- "Major streets are perfect, high profile, and already busy, noisy, and have transit!"
- "The right kind of business, nicely managed, could be a wonderful addition to a neighbourhood."
- "It would be great to have access to amenities like a café or corner market without having to drive."
- "I think there are some positive opportunities, mainly the grocery or cafes as it would allow residents more walkable options to purchase groceries, buy coffee etc."
- "This is an obviously good change and already exists in almost all of the most desirable neighbourhoods in the city."
- "This will support small businesses that cannot afford Bloor Street rents."

Appendix. Full List of Responses to Open-Ended Comments

Open Ended Comments
We already have traffic and parking issues on our street . Additional Businesses in the residential part of on our street would exacerbate these issues. Residential neighbourhoods would disappear. There is a clear problem with allowing next to a commercial property because there would be a gradual creep of commercial properties!
I cannot believe this is even a consideration - Toronto was always called the city of neighbourhoods all this city wants now is tax revenue, no interest in where people live or how their lives are impacted by what is an absolutely insane way to ruin pleasant neighbourhoods.
The increase in traffic is an issue where there are no sidewalks. Even some residents already speed and the alternative routes through the neighbourhood to avoid the slow traffic on Bloor cause additional concerns. We want a safe and walkable neighbourhood.
It would depend on proximity to public spaces such as parks and commercial sectors that already see influx of pedestrians. Areas surrounded by homes may did it to be more intrusive to the residents.
il understand the desire for simple solutions, but this city has developed as a connection of many small villages and this will create large challenges for many currently supportive taxpayers
The suggested changes would completely change the feel and safety of neighborhoods. Parking, noise and certain types of businesses, especially those selling restricted products would not be welcome without restrictions re noise, parking, hours of operation and the number of customers/clients present at any one time.
I don't approve of interior residential street patios. Home owners are entitled to the quiet enjoyment of their home and bought their home knowing it was residential. Will you compensate those home owners that no longer enjoy the peace and quiet that will disappear with a bar in their neighborhood.
Patios on interior residential streets is a receipe for increased crime, theft, parking violations, bodily injury due to fights, and increased traffic hitting other cars and pedestrians. As well, noise bylaws would be harder to enforce causing tax payers the inability to enjoy their property and neighborhoods safety and with proper enjoyment. This poses way too many risks.
This must not be allowed. It goes against all planning principles and would create new problems without solving anything, e.g., a grocery store lost to a condo cannot (and must not) be replicated in the interior of a neighbourhood
Must have approval of 65% of all people in the immediate impacted area. If there is less than a majority same rules as proposed traffic changes happen - no zoning change should be implemented
Depending on type of business : hobby shops, small 'corner' stores as of old could add social life to neighborhoods. But noisy businesses with loud music would disrupt the residential area.
Dear Toronto City Council,I am writing regarding the proposal to permit alcohol-serving restaurants in mixed residential and commercial zones within Toronto. While this may stimulate local commerce, it raises concerns about human rights and potential discrimination, particularly in relation to Toronto's diverse communities and Canadian regulations. Etobicoke is home to many Albanian and Serbian Muslim households and we see this as a racially motivated, ill considered affront directly designed to discourage multi-family home ownership in our neighbourhood. It is surprising that proposals like these are even considered or tabled in 2025. Shame on the city of Toronto!!Under the Canadian Charter of Rights and Freedoms (Section 7), residents are entitled to security of the person, which includes a peaceful living environment. Alcohol-serving establishments increase noise, traffic, and late-night disturbances, disproportionately impacting families, the elderly, and those with health conditions. This could undermine the right to a healthy standard of living, as recognized in international frameworks like the Universal Declaration of Human Rights (Article 25).Additionally, Toronto's diverse population includes Muslim residents, many of whom are prohibited from consuming alcohol due to religious beliefs. Placing alcohol-serving restaurants in close proximity to residential areas with significant Muslim populations may create cultural and religious tensions, potentially infringing on their freedom of religion under the Charter (Section 2(a)). It could also lead to feelings of exclusion or discomfort in their own neighborhoods, raising concerns about equitable treatment under Ontario's Human Rights Code, which prohibits discrimination based on religion or ethnicity.If such establishments are located in minority home ownership neighborhoods, including those with Muslim residents communities, it risks exacerbating systemic inequities, potentially constituting indirect discrimination. The City of Toronto's Official Plan emphasizes inclusive and equitable community planning, and this proposal must align with those principles.I urge the Council to conduct comprehensive community consultations, particularly with Muslim and other affected residents, and to assess impacts through the lens of the Charter and Ontario's Human Rights Code to ensure fair and inclusive implementation.
Don't allow
Please do not proceed with this idea in residential areas. We live here in peace and quiet. Toronto has many empty spots to allow businesses. Businesses do not belong in residential areas. Our children and seniors are always out and safety has to come first. People will take advantage of this and nothing but trouble will come out of this.

Open Ended Comments
Why are we turning houses into restaurants and shops? It's ridiculous. They need to remain separate. People want peace and quiet when they are home. Maybe this might work downtown but not in the suburbs. We moved to the suburbs for quiet.
Planning should identify where businesses are actually needed rather than using a one-size-fits-all approach. The list of Major Streets is shocking ' many are 100% residential, and treating all Major Streets the same is unrealistic and inappropriate. Do residents even know this is being proposed for their neighbourhood?
It's 3am right now. I was scrolling through my Facebook feed and a member of A Leslieville/beaches group I belong to shared a link to this survey. If I wasn't suffering from a bout of insomnia I would never even have known this was being proposed. As an east end resident my whole life I am appalled that this is even being considered as some sort of 'solution' for such a minor issue. How about tackling something more important like the housing crisis ???
A few people walking on each street makes more safety than empty streets. Getting to know neighbors is a key feature of belonging in any neighborhood and this happens in cafes convenient shops repair shops. Being anonymous is dangerous. Driving is dangerous.
Depends on the nature of the major street. Is it a "major street" with only residential homes? (ie. Kipling, Islington, Martin Grove etc etc etc") Then no. Is it a "major street" like Scarlett Rd with very few residential homes and already has a commercial presence? Then yes.
We do not want them
Don't add a new Zoning category. The residential neighbourhoods need to be protected, just like a conservation area. For example, the infrastructure isn't there, and people need to have spaces which are peaceful, and quieter. There needs to be a variety of types of spaces, (commercial etc), yes, but let's preserve the neighbourhood.
These changes represent the most sweeping overhaul of residential zoning in decades, yet most residents have not been adequately informed. Public consultation has been minimal, leaving neighbourhoods vulnerable to irreversible changes that displace tenants, reduce housing supply, and introduce incompatible commercial uses without safeguards. The City should focus on revitalizing existing commercial streets rather than destabilizing residential areas. Residents deserve transparency, fair process, and policies that protect housing and community character.
Consultation with locals is essential I order for the city to hear how dissatisfied people will be with these proposals. What looks good on paper is not always the best for the actual areas and people who live there. When you buy into an area it should remain as it is -Residential
Privacy!
will attract additional traffic, both car and foot. Increase of garbage, litter and noise in residential areas. Decrease in local security and opportunity for increase in petty crime, break and enter.
The city has an obligation to mitigate the existing problems where retail meets residential. It is ill advised to create more friction when existing problems can't be resolved (Knob Hill Plaza)
Given the fact that there are a multitude of vacant retail storefronts all along Bloor Street, proposing to allow businesses to operate out of zoned residential is not only absurd, it's completely irresponsible.
Will Parking also change on these main streets? Will the houses on the main streets restrict their businesses to their own property? What impact will this change have on the TTC on these routes? What inspection checks and inspections be in place? What legislative or Bylaw teeth will be in place? Any additional parkland going to be created to enhance the walkability in the communities? (For example, a bar, restaurant and ice cream parlor are all within one block, where do the families take their kids to play or have their dogs relieve themselves?)
Ridiculous idea.
Please respect the concept of residential communities. No enforcement re noise or nuisances! We can't get city officials out for current bylaw infractions now. No review process. Why is this being forced thru like this? Councillors will be held accountable if this moves ahead.
I think they'd make neighbourhoods more lively. Toronto already has rules around how much of front and side yards have to be greenery or natural landscaping and Urban Forestry ultimately still has say over how a patio might affect trees.
Not to be allowed!!!
My concern is that currently there's hundreds of people operating virtual and home based businesses and NOT paying their part of commercial property taxes. A fair system should allow empty main street commercial businesses to convert to residential 'without' city permission just like this survey is proposing for commercial in residential neighbourhoods.
If it concerns, homeowners or renters, you need to get control of this stuff no more residence who own homes in the area should have absolute 100% say! it's like you wanna take every single spot that a child can ride their bike safely away. So things houses that people have spent fortunes on are gonna decrease down to zero because no one's gonna live in that area. No one wants bars next-door to their homes playing music until late hours of the night. It's bad enough if you live near a major intersection. It's bad enough if you live near a major street you still have to deal with the noise and crowds and violence!

Open Ended Comments
R'sidents are family homes with children and elderly. Patios on residential streets create noise, illegal parking and garbage. There are many main roads with open vacancies everywhere.
With no enforcement of noise that could emanate from patrons, residents are at the mercy of business owners who would be compromised because they have a financial stake in serving customers whether or not they are causing a disturbance or are just noisy
don't want any
Creating walkable neighborhoods will ease traffic and congestion, give small businesses more chances to thrive, and make our communities stronger by supporting a wider variety of shops and services that residents can reach on foot.
Same as above. Great proposal idea! This is exactly what Toronto needs and it was exactly what Toronto had in the past. We desperately need this back. Especially with commercial rent prices.
BUsiness should remain in bsuiness designated areas. Keep the zoning as it is. Residential properties are already being subjected to too many radical changes and this is not needed.
Safety issues as it will bring transient people into neighborhoods as opposed to current traffic tends to be residents and their company/guests. It will change the whole dynamics of a suburb neighborhood.
drugs
There should be STRICTLY no businesses on interior residential streets which cause any of the changes itemized in Question 6 of this survey. The streets should be child-friendly and pet-friendly streets
We already have issues with multiplexes going in to neighborhoods, we don't need more weed ships or tiny bars opening now that will cause even more friction between neighbors and bring in such small revenue. This seems like such short term Vision; build things for long term growth and build communities that are content.
We need to create more vibrant cities - in many beautiful European cities you can have a cafe on a residential street - how wonderful! lets stop this NIMBY approach to planning. As big condos go up in places formerly occupied by local shops and restaurants, there is nothing to replac them - leading to dead zones. This is a good idea. Needs some noise control. We also have to expand parking on residential streets - seriously - right now we have in Etobicoke that no one can park in front of your house -- absolutely silly
Approval @ committee of adjustment is unnecessary if a policy is passed. I'd like to see mandatory filing of the business with notice to neighbours as FYI only. I am open for 'if there is a need' but don't want to see this used as another layer of bureaucratic red tape that stalls progress and development. There are many small businesses already operating under the radar across the city; and I would argue that the buy and sell groups, mlm marketing, etc that goes on in our communities is already a business presence. I'd prefer to see these legitimized and operated out in the open vs under the radar.
Wish it would be explained why this is being asked. The objective of the city should be shared. And if it is entirely attached to revenue stream, which it appears to be, then shame on the politicians suggesting and/or supporting this nonsense.
No regulation
this type of businesses should be located only in commercial areas. Its something else if people work from home or have home office. However this crazy proposal will create ,extra traffic, noise, crime and garbage !!! Don't see any need of this type of business to be open in the residential areas. We are not a third world country yet!! With this type of proposals we are heading there. Pease stand up and fight this absurd proposal. Thank you !
Any proposal must be consulted with local residents and subject to their majority consent at all times as any such change will dramatically change the character and state of the residential neighbourhood and the livelihood of all residents.
It is going to destroy neighborhoods, increase noise, crime, disorderly conducts, traffic and parking constraints. It is wrong and illegal in that it is depriving home owners/occupants of quiet enjoyment, a legal property right
NO NO NO NO
This is a ridiculous and shameful exercise. What is the city after? More tax revenue? Enough, already, leave residential alone and allow families to enjoy some personal time away from business.
A terrible idea.
A targeted approach ensures that commercial uses are introduced only where appropriate, supported by infrastructure and community input. Blanket permissions are reckless and harmful.Citywide blanket permissions are too broad, erode residential protections, and displace tenants. If changes are to be made, they must be done through careful consultation, targeted zoning categories, and mandatory approvals that respect community voices.
Easing of restrictions to allow new business on Major residential streets must be done in a step-wise manner, allowing a gradual transition that respects the character of a neighbourhood and allows for residents to have input. Zoning categories with graduated criteria and restrictions might be a solution.
There are enough main roads for businesses and interior neighbourhood streets should be for residents, families, children to be able to safely spend time in their neighbourhood yards and streets without traffic from businesses.

Open Ended Comments
Absolutely ridiculous idea! There's already a major lack of housing in this city and what is available albeit rent has come down still most people can't afford!!! Why not instead change the zoning on commercial buildings that, let's face it will never be rented or leased again thanks to manufacturing etc never returning to Ontario and make those into homes??? This idea of turning existing housing into a potential retail or bar type place with no legality as well as the allowance of evictions to make it happen is beyond ludicrous!!! Just asking for trouble and I'd love to know whose brainless idea this was?!?! Bad enough when you made it so rooming houses are allowed again because I don't know one single place that hasn't been some sort of issue.
What is the purpose of this proposal? If it's to improve the economy, then it's a foolish initiative. Why wouldn't you support all the businesses and small businesses that are already out there and that have been asking for assistance? I can't imagine it's to make it easier for people to afford or find housing. This proposal has the exact opposite effect in that regard and would make it harder for anyone to find housing which is already a trial. This proposal is also poor city planning. Many residential neighbourhoods are already within a short distance of shops, cafes, services, etc. and there are neighbourhoods that are not then it's better to build designated streets and plazas that have these businesses near the neighbourhoods that need them. Who does this proposal benefit? It's certainly not the regular residents of the city.
Loss of green space. Loss of housing space - as we have a housing crisis it seems more appropriate to focus on increasing housing stock. Lack of enforcement/accountability for compliance with existing bylaws. Lack of sidewalks to ensure pedestrian safety. Residential streets are already accommodating additional and often speeding traffic created by increase in home delivery. Once the businesses are established it would be difficult to remove them.
Ask yourself whether you would want a business (e.g. hospitality) next to your front lawn. My home was purchased in a residential neighborhood for a reason and at a premium. If I wanted to buy in mixed use areas, I would have.
I love having central hubs to shop in and send tourists to. Look at some of Ontario's successful tourist town like Niagara-on-the-Lake. Even Birchcliff has some innovator's to draw people to the main (high) street. As mall shopping dies, we need central hubs for people to meet each other and shop. On-line shopping is a challenge for retailers, many countries, like the U.K. have been trying to address this. Let's lead the way and bring life back to the main street by finding a way to reduce commercial area rents so retailers can compete and not by taking them into residential areas where no one can find them.
This information sent out to inform residents is required under current regulations - should this new zoning go through there will be no notification of changes. Residents will lose their voice which is undemocratic. Let's put common sense forward so all interest may be served.
Stop. And hold whoever put this proposal forward to account for this waste of tax funds. Is that person even from Toronto? This makes no sense in this city. You also failed to explain what benefit this brings to the City in this survey and your communication, which suggests none, as I see it also, and makes me wonder why this was put forward at all.
I don't know too many people that would want a cannabis store beside them, there is always a smell not good for me or children. Leads to homeless setting up in parks, noise control and issue
Should not be allowed where there are residential homes. What happens to our rights to live in peace and quiet? This is why we bought and moved to a single family dwelling so we could have our own space and privacy. There's plenty of space for businesses /commercial in other areas on Bloor east of Kipling. Please do not destroy our neighborhood.
We already have an idiot going against laws and uses his 'residential' home as a construction "junk" dump for over 7 yrs now..all hours, everyday, what the heck are you thinking. A bordering house here is a parking stand for multi electric delivery bikes and one was cooking and delivering meals out of it. The rotting garbage in their yard, and all bins, not specific for food are overloading. You've lost your minds if you allow this. I can't move for a g.d. pot shop and stink as it is. We barely know who our neighbours are now. Too dangerous for even a thought!!!
The City is not informing the public enough about these changes and should be concerned about class action and very angry public response should they go ahead with this. This is not a welcome change to our City.
No doubt there are residential areas that are spread out and would like to have a service or two closer to their homes such as a convenience store or a coffee shop. I can understand the need but I think people in the community should be consulted and together agree that it is a good idea. And if it doesn't work out, there should be a way to shut it down. It can be there forever once installed.
I do not support!
Insufficient enforcement of bylaws is already a significant issue. There are numerous boarding houses in the area which are operating outside the scope of local laws. We have no confidence that regulations permitting commercial activity in quiet interior streets will be adequately enforced and this could have significant negative impacts on the community & residents. Simply put this is a bad idea and we would actively avoid living in a neighbourhood that permits such activity.
Not needed
City Planning is an UNELECTED STAFF GROUP and should not have POWER OVER HOME OWNERS OR THREATEN THEM with Commercial Businesses (SAFETY GUNS GANGS DRUGS NOISE POLLUTION) in RESIDENTIAL AREAS!

Open Ended Comments
Why Residential Neighborhoods Must Be Protected from Sweeping Zoning Changes 1. Preserving the Core Purpose of Residential Zoning Residential zoning is designed to provide stability, safety, and predictability for families and individuals. It ensures that people who choose to live in residential areas can expect a quiet environment, consistent land use, and protection from incompatible activities. Removing this safeguard undermines the very principle of planning: that land use should be orderly, predictable, and in the public interest. 2. Protecting Public Safety and Well-Being Allowing liquor-licensed establishments, cannabis shops, and other high-traffic commercial operations in houses and garages introduces risks not suited for residential zones: 'Increased traffic, noise, and late-night activity that disrupts families, seniors, and children. 'Safety concerns from impaired driving and late-night disturbances near homes, schools, and parks. 'Strain on narrow residential streets never designed for commercial parking or deliveries. 3. Fairness and Equity in Consultation The proposal removes consultation, notice, and approval processes, effectively silencing residents who will be directly impacted. This erodes public trust in planning and governance. For 70 years, residents have relied on fair processes to voice concerns about land-use compatibility. Stripping away this right is fundamentally unfair and undemocratic. 4. Permanent Consequences of Irreversible Conversions Once a home is converted to a commercial use, it cannot be easily returned to residential. The character of entire streets can change permanently, with ripple effects on community cohesion, property values, and livability. Residents should not bear the long-term cost of a short-term policy shift. 5. Unintended Consequences on Housing Supply Ontario is in a housing crisis, yet these zoning changes may have the opposite effect: reducing available housing by converting homes into businesses. In the name of expanding choice, the policy could shrink the very supply of homes families need. 6. Balanced Development Already Exists Toronto's Official Plan already identifies appropriate mixed-use corridors, major streets, and nodes where commercial and residential uses coexist by design. These areas are supported by transit, infrastructure, and design guidelines. Expanding commercial permissions indiscriminately into every neighborhood is unnecessary when planned, mixed-use areas already serve this purpose.
There are significant traffic issues already on the streets that have been designated as Major Streets. Allowing businesses to set up on Major Streets without ensuring adequate parking and loading zones will aggravate these traffic problems, making the City more unlivable.
The City's consultation process is often a total sham, with their policies already decided upon. eg: Recent "Scarborough Roads Initiative". They tried valiantly to get comments from anyone who might have a complaint while ignoring those who thought things were OK as is. And, despite their pledge to ask for comments before implementing any proposed changes, our speed limits were reduced from 40 to 30 km/hr with no notice. Surprise! (Turns out that this had been decided upon, city-wide, without asking us.)
This is a bad idea
Walkable services can be a positive but assessment needs to be on a case by case basis not one-size-fits-all. Expansion of existing commercial space where parking is available and infringement on residential neighbourhood safety and character is minimal.
They are called "residential streets" for a reason. There are enough "main streets" that have ample commercial space available for that use. There are enough empty storefronts right now to accommodate these activities.
Dine TO takes up a full lane on Mount Pleasant Rd and there are rarely diners sitting in the boxed in areas. I have a concern that patios will block sidewalks too much for people who use assistive devices (e.g. wheel chairs).
This should NOT be allowed. Why is it that the City of Toronto continues to propose courses of action that destroy the character of our residential neighbourhoods? Residential neighbourhoods should be just that - places where people live - not places where businesses operate. Will there be nowhere in the City of Toronto where huge rental and condominium units are built and people are running businesses out of their homes in quiet residential neighbourhoods? This is a betrayal of the trust that we have put into our city councillors. We made the biggest investment of our lives in buying our homes seeking refuge in the peace and quiet of our residential neighbourhoods. The councillors at the City of Toronto keep trying to undo that peace and quiet by approving huge developments, allowing 4 and 6 places in certain areas, and now seeking to allow people to operate businesses in homes in residential neighbourhoods. Is the plan to turn Toronto into an overcrowded third world city like Mumbai or Karachi? If so, please let us know so we can sell our homes and moved out of this city. I am dead against this proposal in all respects.
This entire re-zoning has been kept hidden from residents of the city. Such a large change should have had far more public exposure, publicity, information given to residents, etc. What is the city trying to hide? When I found out in July that there had already been two years of work done I choked on my coffee. I like to think I keep myself reasonably informed regarding city and ward changes but this one blind-sided me. When I reviewed and completed the EHON survey (City Planning's online survey regarding the Neighbourhood Retail and Services proposal) I have to admit, I was struck by how strongly the survey appeared to lean in one direction. While I value the effort City Planning is making to gather community perspectives, the way the questions were framed made it difficult to share concerns from the standpoint of residents who are hesitant

Open Ended Comments
about introducing retail and service uses into established residential areas. For example, many of the prompts assumed agreement with the idea of retail expansion, focusing instead on which types of businesses would be preferred. What was missing was the chance to say that retail may not be appropriate in some locations at all. In addition, options such as 'none of the above' were not consistently offered, and the 'other' response was sometimes tucked away behind dropdowns, making it harder to give meaningful input outside the predefined choices. Surveys that steer participants toward a particular outcome risk undermining confidence in the consultation process. I recognize this is a complicated file, but I believe genuine engagement depends on ensuring every viewpoint can be represented fairly. I welcome the Resident's Associations and the effort they are putting into asking residents for their input. Once again because Major Streets are primarily my concern, I ask that the city carefully review this idea that all major streets should be open to have as much business as possible. This does not fit all major streets.
We do not need more congestion in this neighbourhood. There are a number of towers going up along Eglinton. That's enough. We DO NOT have the infrastructure to even support this. My house and neighbours houses keep getting flooded. The city has done nothing to rectify this. I'm disgusted also with the lack of transparency and the seemingly intentional attempt to pass this through quietly. These are significant changes. How dare they take thousands a year in property tax money and then try to pull a fast one like this. Shame on this city!
I believe you need to look at Guildwood Parkway again. The other streets seem 'major', but this one does not. There needs to be noise restrictions here too. Some businesses should be allowed, offices for example, but that particular road doesn't seem wide enough to support busy businesses.
Absolutely not! If someone wants to visit a patio, they should do so on those streets currently designated to support patios. Warden avenue between Clonemore Avenue and Kingston Road is a residential area and should never be included as allowing commerical cafes/businesses/restaurants.
The proposed changes destroy the nature of a residential neighborhood and deprives residents of quiet enjoyment , a fundamental right of property ownership. It is absurd, unnecessary and arbitrary in inflicting pain and damages to other wise well balanced neighborhoods. Is this a desperate attempt to increase tax revenue at the expense of interior residents?
We already have a housing crisis in Toronto we should not be decreasing the amount of livable properties by converting them into businesses. This city does not need more businesses it needs more livable units.
NO FUCKING WAY!!!
It will create congestion and a breakdown of Toronto residential communities. Residential should stay residential This will make for a lot of safety concerns if this plan goes ahead
The Government can not control this area - they have already proven that with the significant amount of "Business" areas that have all this issues above - why does this / should this continue ?
City planning should not be encroaching on residential zoning when there is a housing crisis in the city. Instead they should be requiring new condo or subdivision developers to include more commercial/retail footage at the application approval stage. Most of the major streets have seen and will see significant new development that could easily accommodate this need instead of infringing on the housing stock or on the rights of property owners. This survey also has not provided the city's justification for considering this idea.
We should have decent peace and quiet where we live if we c choose to live on an interior road instead of a busy street. This keeps it safer for our children, walking back-and-forth to school and lack of larger vehicles on the road roads in our communities.
Disallow.
We already have designated areas set a side for business. Many of these areas are under used. The city should focus on supporting and developing these under used areas and not disrupt residential neighbourhoods. When I am home I want to relax and have quiet. When I want to go shopping, or out to eat, I will go to a business area when thoes business are located.
Not to be allowed!!!
I thought this was a joke e-mail when I first read it. This idea is not well thought out and seems to ignore the very pressing need for additional housing resources and initiatives. We have a surplus of retail - we simply lack good transit to access all of it without recourse to our cars.
Residential streets are for residents to enjoy their neighbourhood with their family and friends. We accept that neighbours will occasionally have friends/family over and be noisy as we too will entertain outdoors occasionally. However, allowing anyone to operate a commercial patio on a residential street without obtaining approval and having to adhere to strict rules that respect the residential character of a neighbourhood is absurd.
However the Committee of Adjustment ("CoA") has proven through many decisions that they are not fit for purpose as their decisions do not respect precedent and I do not think that they are the body that represents neighbours interests. Case in point, the more money that you have can sway the CoA so the CoA really represents a body that is not in the interests of residents.
A completely ridiculous recommendation. Hire some competent staff, who live in the city of Toronto, and make reasonable recommendations. Not just young staffers who make such out of touch recommendations. What a waste of time and effort to put these recommendations forward for residents of Toronto.

Open Ended Comments
I'm hesitant to agree when opening hours, alcohol, cannibas, etc. you have no control over. Also, the city is not offering any resources or enforcement enforcement. Citizens can just complain, complain ' not a very positive approach to a major change coming to a neighbourhood.
Traffic
The ONLY businesses that should be permitted in residential areas are:Personal & Pet Services, Arts & Culture, Professional / Office, Health Services/Other, Some recreational uses (personal training studios, yoga, etc)
Do not allow it.
WHAT ABOUT LIGHT POLLUTION?, FLASHY SIGNS? GARBAGE STORAGE? PRODUCT STORAGE? IS THIS A FREE FOR ALL? NO NOISE CONTROL OR BY-LAW ENFORCEMENT?THE CITY SHOULD KNOW THAT THESE ARE ISSUES. you ARE IGNORING THE FACT THAT RESIDENTS HAVE TO SLEEP BECAUSE THEY HAVE TO GET UP FOR WORK. WILL THE NEIGHBOURS HAVE TO PICK UP THE RESTASURANTS GARBAGE. HOW ABOUT THE RESTAURANT STORING THEIR THINGS ON A NEIGHBOUR'S PROPERTY??? HAS ANYONE BOTHERED TO LOOK AT THE POSSIBLE ISSUES AROUND SOME OF THESE RETAIL VENTURES??? IF THIS POLICY IS ADOPTED ASM IS YOU MAY FIND THAT IT WILL CREATE PUSHBACK FROM RESIDENTS AND CREATE ANIMOSITY AND CHAOS BECAUSE NOT ESTABLISHED OWNERS ARE RESPECTFUL AND AWARE AND RESIDENTS WILL FEEL DISRESPECTED BY THE CITY.
there are many commertial spaces that are not being utilised or redesigned to fit new business or more units in the same space - primarely due to very high commercial taxes, NO city services included inthe taxes, charged and absolutly no concern from the city for the current business owners struggling to maintain their property - only concern is to taxe more. I feel that this will happen to the new locations as well i a very short time, since I am sure that the prop tax will increase to ciommercial rates.
Poor enforcement. City Planning wants to allow bars, caf's, and restaurants with patios in residential areas. They say enforcement will handle problem businesses. But here's the truth: 'No new budget for enforcement. 'Officers are already short-staffed. 'Noise complaints at night? Nobody comes. Residents will be left to fend for themselves. Why is the City selling a plan it knows it can't enforce?
No patios at all
This should NOT be allowed. Why is it that the City of Toronto continues to propose courses of action that destroy the character of our residential neighbourhoods? Residential neighbourhoods should be just that - places where people live - not places where businesses operate. Will there be nowhere in the City of Toronto where huge rental and condominium units are built and people are running businesses out of their homes in quiet residential neighbourhoods? This is a betrayal of the trust that we have put into our city councillors. We made the biggest investment of our lives in buying our homes seeking refuge in the peace and quiet of our residential neighbourhoods. The counsellors at the City of Toronto keep trying to undo that peace and quiet by approving huge developments, allowing 4 and 6 places in certain areas, and now seeking to allow people to operate businesses in homes in residential neighborhoods. Is the plan to turn Toronto into an overcrowded third world city like Mumbai or Karachi? If so, please let us know so we can sell our homes and moved out of this city. I am dead against this proposal in all respects.
I have lived on a main street for over 35 years. I bought it knowing that it was a residential neighbourhood. I certainly did not expect that this could be eroded 35 years later. Call me a nimby but i would not want a canibas store next door, nor a cafe or retail establishment. Kipling is already a busy street. Traffic, parking and congestion are a concern and this makes NO sense
This may be something new to certain parts of Toronto. But when you go into older parts of Toronto, isn't this the case. All parts of Toronto have stores on the lower levels and residence on the top levels and those are some of the more expensive walkable areas in Toronto. There are also parts of the world like Japan that has very loose is only Laws when it comes to where you can put businesses, the only businesses or that cannot be placed beside a school are hard industrial type industries and something like a strip club next to a school for example. It would be great to have a neighborhood pub, and unique affordable retail spaces.
Residential streets are not set up for the extra parking, it is hard enough to find parking, the infrastructure is not up to date. The damage to other people's property. the added traffic. It is bad enough having to watch cars speeding on side streets without getting more
Strongly opposed
Why do we have residential streets. Answer because people want to live in neighborhoods. Business belongs in commercial areas. The residential street is where people have time to relax after a long workday. To suggest otherwise is not civilized and I cannot imagine why anyone would consider any commercial enterprise would be a suitable acceptable option for residential homes or neighborhoods.
I am in favour of proving s reasonable # of essential services within walking distance. Eg. pharmacy, grocery store, coffee shop, veterinarian, dry cleaner, fitness studio but it has to make sense for the neighbourhood needs and available parking.
There is quite a difference between the communities in suburbs and certain communities in the core. Many already have mixed communities downtown. This should not be a black and white proposition. There should be some nuance. overarching proposal.
A definitive NO! Many Major Streets', such as those in my area, are highly residential and this ludicrous proposal would radically change our neighbourhoods in a very negative manner.

Open Ended Comments
Impact on quality of life for those residing in the residential portions of the street. I am not clear why we are considering expanding areas that can be used for commercial purposes when we already have extensive commercial areas and we are in a housing crisis.
Please City of Toronto, use your heads! This is not a priority especially when housing is so limited. Please focus on sooooo many neglected areas the City has responsibility for. Please don't waste money on surveys and random enquiries when the maintenance of so many other City 'ideas' rate a failing grade.
We pay high taxes to live in Etobicoke, if we wanted to live near restaurants, businesses we would live downtown. This is outrageous proposal to have businesses pop up in residential neighbourhoods.
Toronto has many older commercial strips, small plazas, and industrial lands that feel underused or partly abandoned. Do not change the zone regulation unless there is no space to support these businesses. We don't have enough space for housing, not business or retailers.
On our main streets, SHEPPARD, FINCH - we have empty store fronts...more condos are being built with retail promised on the bottom - love to see them open - with bistros, cafes, cheese stores, bakeries, jewelers, etc - instead the city looks at cannabis retail beside a school - can't support this - the policy is designed for vertical/horizontal streets downtown, not the loopy, curvey communities of Don Mills, Etobicoke, and Scarborough.
Sewer backups
Neighbourhoods, are for many people, their only sanctuary for their families from the hustle and noise of the city. Many, many residents from urban settings, stroll and cycle through residential streets for an escape from commercial noise.
There should be controls on the type of business permitted, and hours of operation. Recognizing that there is an established history of the residential/ commercial typology on some streets in Toronto, there are some uses that are not supportive of residential character (vehicle repair, smoke shops, chain retail/food, etc).
I like the idea of requiring new businesses to option C of A approval however C of A approval has recently seemed to favour development. How to make it more neutral and/or protective is a challenge that should be tackled. As a for instance, a property adjoining mine required C of A approval due to coverage. My neighbour and I attended the committee meeting virtually to disagree with the high coverage and were not allowed to address the architects cases of precedents.
Major streets near us have no street parking available and side streets do no have sidewalks. It would be unsafe for kids to walk to school. In addition, family neighbourhood means noise needs restricted hours. Side street parking should be banned if business opens on major street. Business hours/delivery-other noise should be restricted to 9:30 am to 8 pm.
Noise, garbage, line ups, parking issues need to be taken into consideration with this type of conversion. Housing is a huge problem in the city and converting residential homes is moving backwards. Fix Coffee and Bikes is a good example of what can go wrong as is Badiali's pizza. Both had legal actions to stem the problems mentioned above . Home owners have a right to be consulted before changes to zoning in a nearby location is allowed
It seems that there has been little forethought given to the consequences of your proposals. We already have many homeless and disturbed persons wandering our streets - surely other parts of Toronto have more available space. If there are too many businesss, besides the negative social impact on current residents - to much of anything is bound to lead to an overkill and failure.
I think there are some positive opportunities, mainly the grocery or cafes as it would allow residents more walkable options to purchase groceries, buy coffee etc. It must be done in a way that improves quality of life not negatively impacts it.
This is the most inane idea city planning has ever come up with. Do they not have any respect for taxpaying homeowners. Whomever is responsible for this waste of taxpayers money idea should be fired.
I'd probably be okay with something quiet that doesn't attract a lot of people or constant big delivery trucks, like a dry cleaner. I am NOT ok with current tenants being evicted for the space
Extremely bad idea!
PATIOS WILL MAKE LOUD NOISES AND DISTURB RESIDENTS, CREATE GARBAGE FOR RATS, DRAW IN CRIME AND BAR FIGHTS SPILLING ONTO THE STREET. HOW IS THIS GOING TO HELP THE HOUSING SHORTAGE??????????????????
This is crazy. Of all the issues that Toronto has - policing, safety, lousy public transit, congestion, wild wild west on city sidewalks with proliferation of illegal scooters - why would the city even contemplate this?
Quality of life impacted by Noise and activity - privacy loss and visual clutter traffic and safety issues - increases traffic - parking problems and safety risksProperty and community impact - lower property values - community conflicts - loss of residential character - health and environmental concerns - waste amangement - air quality and green space lossRegulator and governance challenges zoning violations - unregulated operations and difficulty i in enforcement
Allowing patios into residential neighborhoods affects the integrity of the neighborhood. Noise, garbage, no limit on operational hours' not the neighborhoodI moved into and will affect my investment.

Open Ended Comments
I don't have a problem with one-off businesses jumping through the hoops and being approved to open after consultation with bylaws, the particular location and with neighbours. I do have a problem with a blanket solution that applies the same broad brush rules across the entire city.
We have already had issues with AirBnB's being in our neighbourhood. Renters renting out to young adult partiers with no respect for property ... garbage, liquor bottles and food spread all around the perimeter of the house and into other yards. Doorbells being rung at all hours ... 2 , 3 o'clock in the morning.
leave as is
I AM SHOCKED THAT SUCH A PROPOSAL IS EVEN BEING CONSIDERED. IF THE CITY IS LOOKING TO DESTROY QUIET NEIGHBOURHOODS THIS AN EXCELLENT PLACE TO START, I DOUBT THAT THIS WILL NEVER BE CONSIDERED IN FOREST HILLS OR OTHER RICH AREAS OF THE CITY.
Interior neighbourhoods should remain residential to protect the quality of life for families. Introducing businesses would increase noise, traffic, and parking issues, along with late-night disturbances that disrupt children's sleep and family routines. Commercial activity belongs on main streets, not in the middle of residential areas where families live and raise their kids.
It should not be allowed to begin with as you purchase/decide to reside in a residential area but it then becomes commercial-I would be consider selling my house and moving out of TORONTO
New businesses should never be permitted to displace residential housing units without a specific application and approval process and very close scrutiny. We always hear about how many new units are being built but we don't hear about all the housing units destroyed by demovictions or purchase by developers/speculators (such as Lenmore Court, which had the radiators ripped out so it can no longer be habitable, and the other houses boarded up for the Altree development, which have all sat vacant and deteriorating for more than 18 months when they could have been providing good housing for those facing homelessness).
The housing shortage is bad enough and now the city wants to reduce the stock of residential even further? There is no shortage of (currently vacant) retail properties and store fronts now. This is a misguided idea.
Any changes must require approval by the Committee of Adjustment. Overbuilding is now a problem already, without these further drastic plans. This is not acceptable and our neighbourhoods should be protected.
Patios next to residences are problematic (Knob Hill Plaza) Amplified noise, garbage & open drug use are well documented, long standing problems. Why would anyone want more problems?
The City should stop the increased rental costs of commercial spaces. How about that idea. I HAVE heard of established, cherished businesses, closing, because they simply could not afford the steep increase in "market" price. So, stop this. It's no solution to go into the residential neighbourhoods. That could also have an affect on "market" price of real estate. It's just not a well thought out plan, coming from City Planning Department. History has the evidence to show that there are some spaces in neighbourhoods that would be negatively affected. Hope my comments help. Thank you .
A lot of residential neighborhoods are depopulating and have a lot of businesses along main streets, but property values and the lack of new housing make them expensive to operate. I think businesses on residential streets would be cheaper to run and help lower prices for Torontonians, especially for things like groceries, clothes, coffee and tea and child care.
Don't want them
there is a complete lack of thought as to Elderly pedestrians with rollators and wheelchairs --- would they be able to get passed this establishments or have to go onto the road to get around a patio?
Adding a layer of bureaucracy doesn't improve outcomes or create critical, strategic plans... There needs to be a holistic approach to thinking through fostering healthy, pedestrian-focused, safe, walkable neighbourhoods.
Noise enforcement
Yes, I do. Our taxes are too high, our streets are filthy dirty at Danforth and Woodbine Avenues, the city continues to accept homeless from Markham, Vaughn and other locations because we have the Blue Book of services which allows those areas to send them all down to our home and cause havoc. We need to clean house at city hall with representatives that will actually see what is happening and give these people that are not from here a one-way ticket home.
Residential neighborhoods are safe spaces for people to grow. Everything has a place. Businesses within the community belong in small plazas not within the living spaces of the neighborhoods.
By approval only
we chose this neighbourhood because we like the outdoor spaces. We feel that our children can bicycle and play road hockey and do other activities outside of the home on our street without major concerns. Allowing businesses to open on interior residential streets could drastically change this and impact our day-to-day lives. businesses mean, increase in traffic which could lead to danger for our kids.
I've said enough.
We are losing our main streets to condos and now or neighbourhoods to patios? This is ridiculous. Also this is an exageratrd response to solving a problem that didnt exist except for one small existing convenience store turned coffee shop
There are several vacant storefronts along Bloor Street and several condo towers with ground floor retail uses. More than enough retail to serve local community. Keep retail uses on busy arterial roads not within interior residential areas for families.

Open Ended Comments
Absolutely against!!
This would create way too much of a nuisance. We already have issues of noise that does not get addressed. Like I want to live next door to a cannabis or a coffee shop. We need peace and quiet at our homes
Please see comments regarding patios (above). An even larger potential problem is the de-valuing of property values in areas with businesses on residential streets. Would the City of Toronto reduce property taxes in these areas. Would these businesses pay business taxes and who will police this.
This proposal to consider permitting businesses in residential neighbourhoods would significantly alter the character of our communities by potentially increasing noise levels through the night, along with added traffic and garbage. The focus should be on finding ways to encourage business landlords to charge fair rents.
Do not support
My neighbourhood is already extremely noisy due to proximity to the beach and parks. Traffic is already a huge problem and there is limited street parking. Adding retail on our residential streets would be a disaster.
Parking would be outrageous! Disrespect of next door neighbours property I have issues already with stores and nursing homes where people smoke and throw their cigarette butts everywhere cups garbage and park on the grass I keep even though it is city we have no sidewalks there is disrespect of property if alcohol is consumed and the dangers of driving
This is crazy. Of all the issues that Toronto has - policing, safety, lousy public transit, congestion, wild wild west on city sidewalks with proliferation of illegal scooters - why would the city even contemplate this?
Stop
To allow businesses in interior residential streets, there definitely must be consultation with the community and city to ascertain that it would be viable in the surroundings. It should not be simply mandated as appropriate as each scenario may have differing needs.
Etobicoke is not Scarborough. Major streets in central Etobicoke, e.g. Kipling and Islington, were developed for housing not businesses. It would seriously change the nature and culture of the area should businesses be allowed and again unsupported by infrastructure.
Not to be allowed!!!
I feel that it should go through the Committee of Adjustment. The community should have some say as to whether they feel a particular business is too disruptive for the neighborhood,
New businesses should go through planning and approval process as not all residential areas in the city are the same. Some areas may benefit from the businesses while others would not.
It's so frustrating to see our City turned upside down by proposals of this nature. Residential streets are for families and individuals to live, rest, and have recreation. They're not business zones. Why have zoning at all at this point, and similarly, what precisely are we paying for when having a planning department that doesn't actually do anything? There's no rules anymore.
Will a list of approved business types be approved by City Council? Any Health and Safety factors related to these businesses that will be inspected regularly and breaches communicated to the community? Any additional Garbage/Rodent services or requirements being applied to these businesses.
Operating hours restrictions should apply, I don't want noise from a neighbour's patio late at night. It should not be legal to evict tenants in order to rent a commercial property, we already have a housing crisis.
Keep businesses on main streets- allowing these changes to existing streets is not considerate of existing residents who chose to locate on a residential street. If you want to build this sort of allowances into new, yet to be developed areas then fine, but not into existing residential neighborhoods
This is the meanest, stupid idea and will bring the degradation of the city and quiet streets of Etobicoke. Olivia Chow and whoever made up this idea clearly doesn't have kids or care about safe quiet places. This is going to bring high traffic, druggies, theft, crime.
Not to be allowed!!!
Traffic is already horrible on all of these streets, and now you want to add more traffic? And the inevitable illegal parking causing worse traffic in these areas? Which will no doubt add to worse traffic on side streets that will lead to community safety issues and speeding. This is a horrible idea.
Residential streets are for residents to enjoy their neighbourhood with their family and friends. We accept that neighbours will occasionally have friends/family over and be noisy as we too will entertain outdoors occasionally. However, allowing anyone to operate a commercial patio on a residential street without obtaining approval and having to adhere to strict rules that respect the residential character of a neighbourhood is absurd.
Noise, parking for clients, garbage, odors, clients smoking in groups outside of patio area, traffic, safety of pedestrians from users while they look for parking or wait to pick up food/patrons
People choose to live in residential areas to live a peaceful existence. They sacrifice earnings to afford it, paying their whole life to pay a mortgage off. These changes are not what people made their financial sacrifice for and they are not what residential homeowners want to live next to. If government doubts this, then have a citizen vote, instead of sneaking this dramatic change through with most citizens unaware of it happening. I don't count potential business owners in residential zones to be "stakeholders" - they should have no say in areas they don't own, and should have no right to drastically alter zoning for their own benefit.

Open Ended Comments
Do not allow it. We need more low-rise housing options and places for people to live in our communities, not less! Do not sacrifice housing for businesses! Businesses belong in commercially zoned areas only, NOT in areas zoned for residential!!! In addition, there are already too many delivery trucks and speeding cars using residential streets to bypass traffic on busy major streets, and we have limited street parking and no sidewalks in our neighbourhood - adding businesses in interior residential streets will only compound these problems and make it unsafe and undesirable for us residents who LIVE HERE and WALK AROUND HERE and for kids who play here and walk to the schools around here.
Please re-examine Guildwood Property. Businesses like: dentists, law offices, artists, with hours that are typical business hours, should be allowed there. Maybe even a multi-level medical facility. Needs oversight.
The permissions and adding a new zoning category should not be a priority for city council. There are more important issues needing addressing. Allowing commercial businesses to open and evict tenants of residential buildings to convert them into a business is foolish when we have a major housing crisis in the city.
Residential streets that presently serve that purpose exclusively should limited to that purpose. City citizens made the decision to purchase those properties based on the existing premise. Further, changing these rules decreases potential interest of future purchasers and reduces the potential value that owners have based on those decision made in purchasing the property. Any changes WITHIN the residential areas would be a municipal slap in the face to existing property owners that purchased their properties in good faith!
If there are patios on major streets they really need to be integrated with bike lanes; pedestrian safety is woefully inadequate in our Ward and our Councillor is ridiculously anti SME business with his continued stubborn opposition to making this a liveable, walkable neighbourhood.
DON'T ALLOW
Residential was never built for any other use and people bought there for that reason and will effect the value of the houses. We already have plazas close enough for the originally planed neighbor hoods. The balance is already good and should not be changed everywhere. We should be allowed to vote if we want change in our neighborhoods.
the consultations and current proposal does not know what problem it is trying to solve, and does not meaningfully or at all address the consequences related to garbage, pests, smells, noise, hour of operation, alcohol, cannabis, vapes, and safety/crime. This proposal needs guiderails and either targeted zoning or licensing.
Patios don't belong in residential areas. The City can't prevent liquor licenses, so alcohol could be served in front and side yards ' right under someone's bedroom window or directly beside their home. The City says a fence will solve it, but let's be real: a fence doesn't block noise or light. The City says we call 311 when there are problems but enforcement is meaningless ' bylaw officers don't work overnight, and police don't respond to noise complaints. Residents would be left to deal with it themselves. Why does the City think this is acceptable?
Don't do it
Patios on interior residential streets should not be allowed as these are residential, you are affecting the lives of people in their homes. City planning when building on main streets should be focused on proper planning if amenities, rather than pushing services into interior residential streets. You cannot have multiple condo buildings built without ensuring spaces for parks, school considerations, grocery and amenities. Now trying to push some retail to residential streets is a product of poor city planning. Ex- I don't want a cannabis store in the main floor of my neighbour's house. Do you?
When new Canadians come here there are no courses that teach what Canadian culture is! No one tells them there is no spitting, or randomly sitting on someone's lawn or keeping to the right on sidewalks! People bring with what they have learned and assume it's ok! It makes things difficult!
residential is for residents and they also keep the city clean as they maintain city property because it is part of their property. Patios often merge onto city land and sidewalks thus reducing space for pedestrians. Signs etc also block sidewalks by these patio cafes. Expect more parking on these streets as people stop to get a coffee etc thus casing more congestion.
There are too many to express in this mini survey. It is a genuinely STUPID idea, and equally criminal. We residents own our properties and renters pay their rent. We won't allow our living experience to be destroyed by the City politicians, developers, and opportunists without even having a chance to object to it. Everyone in Toronto knows that whatever is produced by this survey will be ignored by those same persons for their own purposes!
We know of a house up the street that operates a private gym in their basement. The extra cars park in the street, but has the benefit of slowing traffic because of the congestion in the area and navigating around parked cars.
It is completely unacceptable. With the masses of building, renovating, commercial filming, it is already a busy messy disaster. It will simply debris , mess and danger to areas without sidewalks. You are turning a walking neighbourhood into a drive through zone.
The term 'major' street seems to ignore the fact that many of the listed streets are only two lanes. It seems wholly incongruous to increase traffic, and more importantly stop 'n go traffic, on roadways that are already congested. Bike lanes on Bloor and now corner stores on Royal York? Who makes this stuff up? Seriously, who?

Open Ended Comments
Hours of operation must be restricted to close by 8pm. If the area is surrounded by commercial use already in operation by permit then the cafe/restaurant may operate where appropriate.
I don't believe patios belong on interior residential street. The noise, the garbage, the people hanging around. It will disrupt the feel of a neighbourhood a safe place for children to play for families to go walking.
We find it disheartening after so many surveys, town halls , community meetings, etc., etc. over 50 years of executing or attending them community needs and contributions get so little attention. All of that miss-management together with other aspects of City behaviour have left Toronto in the mess it finds itself in today. Unfortunately the slide continues"e.g. the Eglinton LRT"..?
Disband city planning why are there planners if there is no more zoning. This will destroy any neighbourhoods. I could literally open a bar and have people come use it on my residential street this is madness.
There should be strict control over noise, waste, capacity, and that the patio blends into the character of the neighbourhood. Neighbours already argue over noise and disruption from birthday parties, now we want to add patios?
Don't do this.
I do not have faith in the majority of councilors in city council I do not believe they have the Toronto homeowners best interests at heart. Therefore I do not believe they should be trusted to change bylaws given their poor track record the last few years .
There is more than enough proper commercial space available that there is no need to erode the privacy, safety and peace on interior residential streets. No homeowner wants a business to pop up in the house next door and there is no logical reason why the city should allow it given that ample space is available elsewhere for commercial use.
Hard no
Encouraging commercial densification at or near existing malls would be a great first step. My main concerns for the overall proposal are that we shouldn't see vape/alcohol stores on residential streets. Also, residential areas should still see some noise restrictions as well as late night restrictions.
Without control over what type of business is allowed I do not support this. Also what is considered a major street? Some existing convenience stores in interior neighbourhoods make sense but sounds like there won't be control.
Don't allow them
This is ridiculous and these idea must be coming from young people or downtown Toronto people who know nothing or care nothing about residential quiet neighbourhoods and our preference to keep that More people will leave Toronto due to this but maybe that is the plan
the noise, traffic, parking, lack of control- no one would be overseeing issues - this makes it an unsafe and dangerous proposal especially for children who are infamous for running across streets suddenly-unattended or who play together in the neighbourhood- a wonderful thing for maintaining and promoting good social interaction, cohesiveness, overall healthy and supportive neighbourhoods- that decision would destroy all of this- I think it would be a nightmare.
Patios are not compatible with interior neighborhoods which currently, by their nature, are residential areas which, ideally, provide some respite from the noise and congestion of commercial areas. Main thoroughfares such as Eglinton and Kingston Road have sufficient space to accommodate patios without encroaching on residential areas.
I think the permissions should be broad as possible; our small business owners are suffering in this economy and I don't think more red tape like a zoning category to assess need for certain types of businesses, according to local residents, will help them at all.
You need to stop ruining our city. Its enough that there are no property standards and that you have allowed legislation that is anti-landlord and pro-tenant when there are so many horrific renters who absolutely do not respect the properties they rent. As as outright homeowner that sees this on my street, I am disgusted by the sheer stupidity of our government.
I oppose the idea.
Residential means neighbourhoods and this change would destroy communities and neighborhoods and create havoc and dangerous noisy situations and unsafe communities for all persons living in the area.
Noises traffic
None of the proposed changes should be allowed in quiet residential neighbourhoods: Interior or Major Streets. This is not One Size Fits All. By proposing these changes, the City is not being inclusive of all Toronto residents needs and choices. This goes against my personal rights as a resident of Toronto and goes against the City's policy of individual rights and inclusiveness for all residents of Toronto. Again, if you believe this will work do a pilot project first with all City Planners, Councillors, etc. Let us know how your children like living beside a cannabis store? How are your children doing in school without proper sleep and feeling unsafe? How about your senior parents? How's the job going? Not so good I predict because you no longer have the standard of living you bought into 5, 10, 20 years ago. If you feel this is such a great idea you do it first. Not in my backyard? Hmmm...

Open Ended Comments
People should be able to feel pretty secure in their own homes. They should not have to deal with people who have had too much to drink, are too loud or too stoned to recognize the disquiet they are causing. Children and the elderly have a right to uninterrupted sleep. All of us have a ight to be able to gain access to our streets and driveways without clients parking in the way or disrupting snow clearance.
Depends, what business, where'. Some places might welcome a coffee shop or small restaurant within walking distance of homes. A bar with throbbing music and windows open till 2 PM might not be welcome at all. Could be a slippery slope!
TOO NOISEY
It is horrific to think that there would be no notification the residents about a business being proposed and no committee of adjustment oversight. To allow businesses in residential areas with no regulatory body to review plans prior to opening up is ridiculous.
As there is no over-site, and no avenue to deal with community issues, It throws our the notion of of the community's right to consultation and/or any influence on the nature of the community they have decided to live in.
This is not a good idea. Businesses should remain in business zoned areas and residential areas should remain for houses and residents. I see more seniors, disabled and children being hurt/ hit by vehicles in neighbourhood if this goes through. Toronto already has issues with collusions between vehicles and pedestrians, this idea will increase these incidents. Any business should NOT include alcohol or cannabis. Invisible businesses should be the only businesses allowed. Hairdressing, skin care business in a house does not impact neighbours as traffic flow is minor. Those are the only businesses that should be in homes. Those businesses that do NOT impact neighbours (invisible businesses) should be the only businesses allowed. Basically, 1 customer at a time businesses should be allowed. If this goes through, you need to modify the criteria.
I'm not sure why patios (which are somewhat loud as a default) would be allowed on quiet residential streets which are meant to be quiet. That's incredibly unfair to the people who live there. It's been stated that the City doesn't have the legal authority to govern restrictions on operating hours or do anything about noise complaints. It makes no sense to have patios on interior residential streets.
We must protect the interior neighborhood streets. There is already so much development on major streets, that allowing restaurants, patios, businesses to operate in the so-called interior streets would be detrimental and would eventually lead to the destruction of certain areas that would no longer be 'residential'. We have seen that happen in Yoronto and in other cities.
What is the reason for such a proposition? Why would we change neighborhoods where children are being raised & go to school to be indiscriminately littered with cannabis shops, bars etc with no hours of opening restricted ?? I do not understand at all the positive side of this ? Do we not have enough places for people to open businesses ? I thought the city had a shortage of housing not commercial space
Shocked that anyone is actually proposing this--especially restaurants, patios & vaping/cannabis stores. I grew up with corner convenience and greengrocer stores on residential streets and these are useful services but this proposal is appalling.
Noxious odours
this is done all over Europe. the place a couple doors down from my son, who lives in Cambridge GB is his favourite pub, and there was a house like this in London Ontario where he would drink in his neighbourhood
There is a place for such businesses in appropriate commercial and industrial areas. There is absolutely no reason to try and push the decay of quiet and child friendly neighborhoods. There appears to be a push from the City Mayor to destroy any fabric of decency of quiet safe streets and to devalue neighborhoods where hard working Canadians have bled with hard work to save for their home in decent neighbourhoods. Also parking on example Islington, Rathburn etc, there is absolutely no parking possible without destroying the neighborhood traffic flow. This is an obvious attempt to create walking commercial locations to eliminate the need for cars. But take a look at Montreal which is where I lived many decades ago and the gridlock then that was bad is worse now. The poor planning and illogical thought has destroyed many large areas in Montreal, not to mention the immense garbage increase in neighbourhoods.
We already have a mall with a grocery store, restaurant, convenience store etc servicing our neighbourhood. Another neighbourhood nearby also has a little strip mall with businesses servicing the community. Parking space is available at these locations which is essential.
Erosion of Residential Streets There's nothing in this plan to stop businesses from multiplying. One business opens can easily lead to a cluster of bars, takeout counters, and delivery hubs. What starts as a single conversion risks snowballing into a commercial strip. That's not neighbourhood character ' that's commercial creep.
Cannot have a one size fits all zoning for all city neighborhoods. And until city has more input/control of alcohol/cannabis licenses we cannot let individuals (who often do not reside in the neighborhood)decide on businesses in residential neighbourhoods
You're kidding, right? If you allow this it will destroy the sanctity of home ownership, turning quiet neighborhoods into commercial zones. Residents buy homes expecting peace, safety, and a sense of community'not the noise, traffic, and disruption that come with retail shops, bars, or tire stores next door. Zoning laws exist for a reason, and blurring those lines would harm property values, increase congestion, and

Open Ended Comments
make neighborhoods less livable.
Please no!
Noise issues since residents will of course be in ear-shot, rodents due to food and drink on the ground, illegal parking, increased possibility of crime with lack of adequate policing.
Ridiculous
Businesses belong in a business area where people can buy what they need easily and not going into residential areas to disrupt the life of many people who require peace and quiet to live normally.
This is an important issue for all residents. Very disappointed that our ward 19 councillor has not communicated these proposed changes. I found about this survey from a residents association in Scarborough. Communication from the city in general is very poor and ineffective.
The community is being disrupted with the proposal to allow 6 plexes. Noe we are adding retail to this. Do the people making these proposals/decisions live anywhere near where this being proposd. I think NOT.
City of Toronto does NOT need these types of businesses. There are plenty of empty commercial storefronts in plazas etc. on main streets or street level apartment complexes that could be used for this purpose.
This would be a terrible idea, ruining the vibe of many neighbourhoods. Its unbelievable this is even being considered.Traffic impact would be great. The city is already tight on housing and we need all the housing we can get.It would seem there is enough retail space already zoned for businesses.
ridicules idea
The streets are already overburden with traffic, increasing traffic in residential neighbourhoods is not a viable option. Children are already at risk with the current traffic, this is another irresponsible proposal!!!
There are numerous vacant business frontages on major city streets across this city (lakeshore Blvd, Dundas, Queen, king, Bloor etc). The city should focus energy and attention on attracting small business and retail to these empty/derelict store frontages instead. There is ample retail space available for small businesses to open a shop, they do not need to expand into the peaceful residential side streets.
New businesses do not belong on interior residential streets. These areas are meant for families and residents, not commercial activity. Our neighborhoods are already run down with crime, theft, lack of parking, and transient activity. Instead of disrupting residential streets, the City should focus on the basics ' like repairing vacant and abandoned spaces, cleaning up Lakeshore, and even turning on the streetlights that have been left out for months. If you cannot properly maintain the commercial spaces we already have, adding businesses in residential areas will only spread the same neglect into our neighborhoods.
Concerns re: noise, increased pedestrian and vehicular traffic, severe lack of parking, lack of overall support for increased activity in many residential areas. The increase in support should focus on current commercial areas and roadways!!!!!!!!
Bylaws re residential areas are changing the character of neighbourhoods and ruining the quality of life of residents particularly long term residents. The city seems to always neglect the unintended consequences of these changes. Once the damage is done there is no turning back. Residents need to be prioritized. Residents first. Businesses and entrepreneurs should not be a priority in residential areas
No businesses should be allowed to operate on interior residential streets. See reasons under points in item #6. Appears that this city council is composed of idiots who want to destroy the concept of quiet and peaceful residential areas.
Light pollution
Cannabis, vape shops, Alcohol stores, etc. should not be allowed in residential streets. Operating and delivery hours should be very strict so as to not disturb residential life. People choose to buy their homes on quieter streets for the express purpose of not having a high traffic area.
Talk about bringing life into neighbourhoods - this is a great and long overdue change. Unsure who designs these surveys, but why not extol the virtues of what these changes achieve for a sustainable, functioning city; talk about walkability, building community, etc. I feel often the thought that 'oh no, these can be near schools' put fear in people vs talking about why these changes are needed and how they work elsewhere around the world.
There need to be restrictions on operating hours; otherwise I'm not completely opposed to cafes etc. The other restriction is to prevent vape stores and cannabis outlets to operate near elementary and middle schools.
This is a terrible proposal. There are so many vacant spaces on main streets that already serve this purpose. Don't bring the increased traffic, garbage, noise and disturbance to residential streets. There's also a housing shortage and this would only exacerbate the problem
Opening residential area for small business will make the quiet and clean neighbourhood chaotic and busy and possible create traffic. Businesses should be kept on specific area as part of the community design/structure.
Why?
It is hard enough for established restaurants on commercial streets to get patio permits. How on earth can anyone support allowing every mom and pop garage to compete with patios and noise and people and no parking on inside residential streets. Who need that additional competition. Give your heads a shake.

Open Ended Comments
Protecting residential neighborhoods is not about resisting change'it is about responsible, balanced growth. Residents deserve quiet enjoyment of their homes, fair process, and the assurance that land-use changes will be made thoughtfully, not rushed through at the expense of community well-being.City Council should pause, consult, and carefully weigh the irreversible impacts before enacting the most significant zoning overhaul in 70 years.
Residential streets are for families which include the elderly and children who should feel safe and know the people in their neighbourhood. It opens transients and other issues that will not be enforced by the city especially as their will be no support to noise control by police and by law officers.
I do not understand the need for a change to the current legislation. I see lots of shuttered space on established commercial areas along major streets in Toronto. We do not need to destroy residential neighbourhoods to accommodate businesses that can afford current rent costs
While I am for small businesses like little convenience stores, small cafes, small gift shops into residential neighbourhoods, I would be worried about businesses that can attract unwelcome patrons. The proposals are not clear on how it will monitor the businesses. What protections will the residents be offered? What are residents recourse if there is a problem?
Residential streets are not the place for businesses especially where is no need for approval. Traffic, noise, no reduction in business hours- this will not only affect an adjacent home's value but also leave home owners with no recourse to protect their investment.
I like the idea of a store/business next to a public space like a park, but do not want anything near schools or homes. I do not support alcohol or cannabis being sold in neighbourhoods
Many businesses operate out of a person's home in the Etobicoke neighbourhood but are not public facing and do not disrupt or change the neighbourhood. Same comments as written above for patios on interior residential streets.
I decided to live in a residential area, to have a quiet and safe area to raise children. I have commercial facilities within walking distance. I don't want them next to my home otherwise I would have made that choice when I bought.
Same concerns - you can't provide a rubber stamp to all businesses to do all of these things next door to houses. You have no plan to provide enforcement of rules - plan is deeply flawed. If there are challenges with individual non confirming businesses deal with those on a case by case basis - but this as proposed will be a nightmare - the city has become the wild west where anything goes and there is next to zero enforcement so how will this make the city more livable?
No thank you. Destroys the integrity and character of neighbourhoods, safety, introduces routine visits from strangers, traffic and parking issues, noise, garbage and run down buildings. There are lots of store front opportunities on main arteries and close to public transit
Our street has no sidewalks.Already difficult for seniors and children to walk safely. No enforcement of any parking violations on our street already .One neighbour turning a construction business on Princess Anne Crescent and Byland.Parking of heavy construction equipment in driveway.Backing out with no one looking out for pedestrians.Extreme safety issues.Waiting for an accident to happen.No enforcement going on.
Is this the wild west? Why shouldn't businesses, especially if in residential neighbourhoods, be required to get permits and approvals, etc.? This apparent free-for-all and this obsession/love fest that governments seem to have with alcohol and cannabis is just beyond me. I love a good alcoholic beverage, but it doesn't rule my life. I would rather spend my time and money on other healthier and more productive pursuits. Maybe we should be putting more time, effort and resources into services that help communities. And pawn shops? I like a good thrift shop and the occasional yard sale, but I am not sure that I am comfortable with a pawn shop. The ones that I have seen usually look sketchy. I am not opposed to all businesses (generally low traffic and not involving food, alcohol, drugs, weapons), but the umbrella of businesses being proposed is way too vast and the lack of regulations and accountability is shocking and startling.
City Planning needs to do a much better job of soliciting feedback from and listening to the taxpayers of Toronto when it comes to the community consultation meetings. Ask anyone and they will tell you that their current approach is just to check boxes and not really listen to the concerns or ideas of the community. They seem to want to let the developer build whatever they want wherever they want without regard for the impact on the existing community and taxpayers.
Do not allow it.
Consumption of alcohol on a patio brings a host of problems. Drunken behaviour usually leads to aggressive behaviour like fighting, yelling and the need for weapons to be brandished to intimidate. We have enough violence in this city/ country we don't need it on residential streets where kids and seniors are.
WHY ARE YOU PROPOISING TO DESTROY TORONTO'S NEIGHBOURHOODS. WITHOUT FORCING PARKING TO BE SUPPLIED BY THESE BUSINESSES THE PATIOS WILL FRAW CARS MAKING OUR STREETS WITHOUT SIDEWALKS MORE DANGEROUS. DRUNKS WILL BE LOOSE ON SIDESTREETS. WITH PROBABLE FATAL CONSEQUENCES FOR PEDESTRIANS.
stupid, stupid, stupid idea.the person who came up with this clearly has no idea of the dynamics of neighbourhoods. probably lives in a multimillion dollar home way out of the city. GIVE YOU HEADS A SHAKE.
Same as above. I think the city doesn't know the definition of a resident street vs commercial. Example bloor street or lakeshore has ruled in place for businesses which make no sense. Pinky swear can't serve alcohol yet

Open Ended Comments
on a major road. Yet think 3rd street in Etobicoke is a commercial area to open 50 person shelter and can give away drugs. Make it make sense.
In general, Toronto's intensification along Housing Action Plan such as HAPA, EHON and this Proposal for Neighborhood Retail and Services were rushed considering these are the major changes into the way how this city was envisioned regrading the zoning, green spaces and density. City OP has evolved over decades to provide a balance between density, commercial and a good liveability. The prioritizing of high density along HAP seems to be a departure from this vision. The official narrative talks about walkability and sustainability with no hard proof that this would result from high density along HAPA, EHON, infill of towers in park apartment neighbourhoods, etc. The adverse effects of these changes are not studied properly or discussed with public affected by intensification. HAP seems to be largely motivated by more growth aspiration as opposed to mitigate climate/biodiversity crises. Impacts of population growth and land use changes are not scrutinized and discussed.
This is going to be a horrible mess. Traffic on all the above listed roads is already ridiculously bad, and now you want to make it worse. This is going to lead to more accidents and crime. Horrible idea.
Not to be allowed!!!
While I would support some businesses being allowed in these spaces, the fact that once they are open cannabis stores and alcohol-serving restaurants will be part of the mix is not acceptable. Residents in these areas would be negatively affected in a significant way - including increases in noise and no enforcement of existing noise by-laws. Cannabis shop in a residential area could mean beside a home with children. Unacceptable. The city should do what it can to control this rather than opening the doors to anything.
Stupid ideas!!!!!! Toronto has become a overly dense and violent place to live,I may add, it is also dirty. Residential streets are civilized, we have work at the aforementioned places, do NOT want live in them (e.g. downtown etc)
Noise
Commerce and Residential properties do not mix. Unfortunately, our elected city councilors are in the process of replacing our shopping malls (Six Point, Cloverdale Mall, Sherway next?) with condo buildings and wish for the merchant to move into residential neighbourhoods. Bad idea.
Patios bring people together in positive ways, helping neighbors connect and strengthening the sense of community. Far from being disruptive, they create welcoming spaces that add to the character of the neighborhood and give residents a greater feeling of belonging.
STUPID IDEA
Has the city planning dept lost their minds. This would create total imbalance between commercial and residential neighborhoods. Residential neighborhood noise has increased dramatically over the last 5 years..this would accelerate that. We don't need our neighborhoods we're we live ..rest and have our kids grow up disrupted by illogical planning..what are they thinking? What possible benefits can even come from this versus the disruption it will cause..Need a full stop on this immediately!
This idea is so ridiculous. The reason people live in neighbourhoods that are quiet residential neighbourhoods is because they are quiet residential neighbourhoods! This is totally ludicrous! Keep those businesses zoned for that sort of thing, not in our homes!
This whole idea will wreck neighbour heads for many reasons. One is, many will become slums. Retail establishmentsWill mostly become nonexistent. Also traffic within quiet neighborhoods will be become noisy. THIS IS AN EXTREMELY BAD IDEA. I would like to know who thought this ifea up
This proposal defies logic and makes no sense. At the very least, it should not be automatically allowed. An appeal process is imperative! Residents must have a voice in determining whether a new business should be allowed on interior residential streets. Who will ultimately benefit from these proposed changes? How does the proposal address the housing crisis in Toronto if landlords can evict tenants from residential homes to allow for a business? It will only make the housing crisis worse. Where will these tenants go once evicted? Planning and City Council should stop wasting time an this inane idea and focus on resolving the more important issues plaguing Toronto such as crime, affordable housing and traffic congestion.
I thought we had a housing 'crisis' in Toronto !!!! And now politicians don't want to bother having to approve applications for houses to be converted to businesses? This is the a dumb and puzzling proposal.
This would create undue traffic and noise in quiet residential areas. Street parking for 3+ hours is not permitted and existing street infrastructure does not allow for safe use of roadways while parked vehicles take up half the small interior streets. There is sufficient access to nearby corner stores and businesses on existing commercial designated spaces in the neighbourhood which do not interfere with resident's expectation of quiet & peaceful enjoyment of their property.
Should not happen.
Yes only where it makes sense should such commercial businesses be permitted. Not all neighborhoods are setup for this and the impact is too great on children safety and ability to live in a normal environment seeing how life is already difficult for children with all bad influences and distractions.
Private patios only.

Open Ended Comments
Obviously this proposal is not well known or well advertised. I will be talking to neighbours and friends who reside in Toronto. Currently most of my neighbours have a problem accepting how bad the EHON garden suites plan is, so they will have a problem actually believing our city councilors think this is even a viable idea.
Keep residential zoning as is. If any changes are to take place for commercial sites residents should always be contacted to have a say. We are taxpayers, it is our right to be included in decision making.
Retail belongs on main streets - you should not be changing the character of current residential streets. If you want to change this - then do it for new, yet to be built communities so that people know and agree to what they are buying into. Many of our current main streets are already dying - so why oh why not turn focus to building those up rather than just allowing people to turn their garages into cafes - come on now - this is one of the most idiotic things ever proposed.
I have lived in Toronto all my life. I am shocked and dismayed that the City of Toronto would even consider such changes. This has always been a good city to live in. If such change as suggested were to be considered, I would leave Toronto. PLEASE re think this very carefully.
Cannabis store, bar
Some neighbourhoods are great for this (e.g. bellwoods). They have the history and the pedestrian volume to make this work. Other neighbourhoods like the Kingsway, this would be an utter disaster.
Safety beside schools and child safety specifically. This is absolutely absurd. I also would rather have vibrant city centre's and main streams and not a strange patchwork of low end businesses in residential areas. Folks who are content to live near or above businesses have the choice to do so in Toronto. Folks that want quiet residential neighborhoods can choose that too. Do not take away our choice. Toronto is a city of neighborhoods. Please keep it that way.
CRUEL ZONING LAWS
There are many empty storefronts that can have patios on commercial streets like Bloor St already so I don't know why we are trying to encourage patios on interior residential streets.
The environmental impact of a new business could be dire, given that the sewer/water management infrastructure may not be fit for purpose. Additionally, solid waste disposal may be an issue, too.
Great idea
Neighbours should always have their say on what will affect their neighbourhoods. There is no sense of community or inclusion without going through the "Committee of Adjustment" approval process.
There will no longer be a choice for all Toronto residents for housing. You will no longer be able to purchase a home in a quiet residential Neighbourhood. You have excluded and are not inclusive of all residents' needs in the City of Toronto. This goes against the City's vision of inclusiveness and individual rights for all.
City planning is focusing on the wrong issues. The most effective way to provide retail space is by having the first, and maybe the second floor, of apartment buildings zoned accordingly. Right now, there are tall buildings sprouting all over the city with no retail support to match the increased density. Tenants have no place to walk to and must get in their cars to shop. Having shops literally built right in improves accessibility, raises walkability scores, reduces congestion and pollution. It also maintains the character of the neighborhoods these buildings are in.
Too much noise too much traffic too much of our homes going down in value too much freaking disruption. We moved out here for quiet homes to raise our kids. We don't need bars or cannabis stores or any of that other crap out here noise violence, people puking people leaving beer, cans everywhere, especially since you allow them to walk around drinking anyway now there's beer cans all over the freaking place Less interference with residential homes and places to raise kids and have a safe area for our seniors enough, I would like to see stronger restrictions !
Clearly, licensing needs to be monitored by a government office or there is no where to voice a concern or complaint...how does the Toronto Police Association feel about these non-regulated venues??
No limits on the number and types of businesses. Once one home becomes a business, others can follow. Residential streets could turn into clusters of bars, takeout restaurants, and cannabis shops. Instead of a neighbourhood hub like Bloor West Village, it could become an entertainment district like Ossington.
Not a good idea.
I see for lease signs all over the place in empty businesses right now. I don't see a huge need to make these changes that will change the very fabric of our neighborhood. This neighborhood has been entirely residential for its entire history. It is not designed as a business area. It is like trying to put a square peg in a round hole.
Stop eliminating shopping malls, if the City wants to build condos on the site of existing malls, the city should mandate the developers to include all existing merchants to be included in the new development at the cost of existing least.
Great idea
This change is going to majorly impact rents on main street businesses. Including hydro, insurance and financing of commercial/residential rowhouses. My concern is that everyone who operates a 'business' pay their share of commercial property taxes which is not happening.
The city has not planned for the impact of hundreds of condos on the same roads that existed when I was born in 1961 - plus these roads are now just single lane both ways- not like double lanes which I can attest to since my birth.

Open Ended Comments
Our city is being driven into chaos by crazy leftie Council people who cater to lobby groups and ideology instead of responding to the concerns of tax paying residents. It is sad to see the decline.
STOP THIS! The decisions being made in our community are not about prioritizing the citizens that live in these communities. Look at the bike lanes on Bloor St, such a misstep with very little use of the lanes, and causing less parking and major traffic congestion.
Terrible idea.
Please stop this nonsense crazy city business plan. Why is the zoning by-law required? Is the city of Toronto going to mix everything in quiet residential areas? We can not pay the property taxes as the city doesn't care about property owners who want keep their neighborhood peacefully.
We chose to invest in a quiet and peaceful neighbourhood after a hectic daily commute downtown. Yes, we're drivers AND we take the TTC everyday. We're homeowners AND we worked hard for our home AND we pay exorbitant taxes that the city seems to do a good job of wasting. Such reactive, unthoughtful, chaotic planning. Commercial space taken up for residential space and so now residential space is to be taken up for commercial space? Why do commercial store owners get to benefit from cheap space? And I get to give up my quiet residential street while paying exorbitant taxes?? When I want to go to a cafe or a store, I'd like to walk or drive or how about this ride my bike there. Go back to the drawing board and come up with a realistic plan that supports small business in existing commercially zoned areas and stop squeezing and squeezing homeowners and drivers in every which direction. How about starting by helping the small businesses on Bloor street you destroyed with those bike lanes? Do you support small business or not?
Loss of green space (lawns, trees) to paved parking lots. Such concerns will drive families from the neighbourhood. Ownership of family homes will be lost to landlords, commercial developers, numbered companies etc. Worst case scenario: residential communities are lost to business redevelopment.
If a pub or outside patio opened next to me I would have to move! I am very sensitive to smoke and have an ear condition that music heavy in base almost hurts my ears and can make me nauseous!
I'm stunned this is being considered. Even more shocking is the complete lack of guardrails. Toronto is not an old European city where this type of thing is already woven in to the fabric of the community and respected. There will be bad actors who will take advantage and destroy lives and compromise safety, especially for children and other vulnerable individuals. This is another example of the City failing to think things through. I don't think Toronto is mature enough to handle this.
normally i would support the above but it appears the Major streets and interior residential streets selected are arbitrary. more consideration should be given to the residential communities affected. more consultation.
The proposed changes in this survey are completely irrational. Hire some competent staff who have the ability to make reasonable recommendations. The staff who made up this survey are completely incompetent.
we don't want them
absolutely not, want quiet streets to raise children and keep pets safe. Need quiet neighbourhoods to relax. Values of neighbourhood go down if wanted to live on commercial street would have bought on commercial street. Pay too much in property tax to want business as a neighbour.
Residential streets are literally meant for residential purposes away from commercial noise/crowd/disruption which would be also subject to a completely different rules and bylaws and standards. It is ABSURD to even to introduce an idea to allow commercial operations in the interior residential street where all of the homeowners or renters who have paid their life savings or are paying a bulk of their wages and savings to enjoy living on a quiet street away from all that commotion and random crowds. It will destroy the neighbourhood character, increase crime rates which are already high, create disturbance and animosity among all residents. What an incredibly upsetting, ignorant, thoughtless and mindless idea in complete disregard to all residents who have consciously and purposely chose to live on an interior residential street in any residential community!
I only learned about this through a friend who learned about it from another friend. This is so impactful yet I knew nothing about it. Why is a city wide project team attempting to reach out to the community, the right path would be for the City to inform and share with the Councillor, the Councillor should be reaching out to the community and communicate the changes in a realistic and simple to follow way that is relevant to the neighbourhood he represents, The City makes everything so difficult to follow on purpose so they can get whatever they want passed. The fact that I knew nothing is a big alarm bell that the City is failing in consultations, you need to change what you are doing, it's not working.
Loss of housing supply in general: these rentals are still homes, and we need to allow infill and density (6plexes - glad we did that) to balance loss of this stock. Mixed use commercial and residential would be great: ie the home is residential but the garage is a shop. This should expand to mixed use in current commercial areas as well (ie develop on top of plazas, transit, mix use of business towers with livable family friendly units). We can't have one without the other and we can't have any of it if we keep saying 'let's build it, but not right here'
Patios on interior residential streets will make the area more commercial with all the noise, crowd and traffic, making it difficult for everyone to stay peacefully in their residence.
A patio of random customers operating as a business is VERY different in nature than a homeowner's patio for their own personal use. Allowing commercial businesses to operate patios in residential areas will bring increased vehicle & delivery traffic, garbage, noise, smoking & vaping nearby the patio (I already see this at

Open Ended Comments
the commercial patios up on Bloor St) and it will negatively impact the character and desirability of the area for those of us who live here.
Whose idea is this? There are plenty of plazas and single buildings, large and small, absolutely everywhere in Toronto. We don't need unregulated, unlicensed shops in the house next door. In most cases, there will be noise disruption and who wants a public bar in a backyard/side yard with neighbours having no options for noise intervention. Surely, this post is a joke on all of us.
Creating ghettos
Destroys the quietness of a child friendly inner neighborhood street. Putting these un areas next to commercial areas is not an issue as such comings and goings is normal for such an area
It could lead to congestion on smaller residential streets and increase the risk of accidents with local pedestrians on the street, especially streets that don't have sidewalks. Also potential for excessive noise in establishment quiet neighborhoods.
It's going to downgrade the city further'..this is a backwards move not a forward move that will make the city much less attractive for businesses to operate and people to live in the future''it's been going the wrong way for many years now and it's not been a good thing for the city, province or country.
Ridiculus
It's a slippery slope. If you say next to commercial buildings or next to parks, it becomes expanded over time and it could be next to anything. The serving of alcohol is particularly problematic.
Patios frequently attract car traffic that is at a standstill while patrons are inside contributing to impeding traffic flows. This would be especially true of interior roads which have generally narrower road widths and on street parking. Winter snow mounds would multiply this drawback.
It is completely unnecessary as we have easy access to everything needed within walking distance. It would give rise to unacceptable mess , garbage, rodents, pollution, traffic , property damage , especially I. Areas without sidewalks. It's an unchecked disaster in the making. It will eliminate the neighbourhood feel and negativity impact quiet spaces.
This process seems to be working well. A business should go through the typical processes to be able to run within a residential area and it should continue to be considered on a case by case basis.
Dont forget about the people behind these businesses, they dont live on a busy street yet they will be severely impacted by having these businesses on main streets due to the close vicinity to their residence.
Residential areas are just that. Residents should be able to enjoy quiet areas without the threat of noise, such as delivery trucks, patios, additional vehicle traffic, etc. It has proved to be impossible for the city to enforce noise by-laws in residential areas with respect to loud parties etc. so I have no confidence they would be able to enforce any additional areas that have the potential for problems.
The city once again rushing to make decisions that are not beneficial to existing residents.Remember city councillors you should be approving what the people who elected you want you to sprove or you should be personably accountable for the decisions you make down the line.
In residential neighbourhoods, people already complain about the occasional "late night party". I fear there would be 'late night parties' every night on patios. This is a BAD idea in quiet residential neighbourhoods.
We have a housing crisis, not a business crisis. We don't need cafes in neighborhoods, in family homes. We need homes for people to live in and the solution is not more miniature 1bdm condos that you can't raise a family in.
Should not happen. I live in a residential neighborhood and I do not want a my neighbour to be running a business from his/her garage or ground floor. Would change the whole dynamic of our street in the worst way.
Leave our residential neighborhoods alone. That's why bought and lived here for over 35 years in my residential area. If this is approved the City should buying out or expropriating existing homes at a fair value. This will definitely be a major election point and no vote for the future mayor.
We have conflicting needs: driving lanes, bicycle lanes, pedestrian sidewalks...and adequate parking. In many areas there's already insufficient parking or access for deliveries because of bicycle lanes.
NEVER
Why do it with so much concern about housing shortages? Why do it when we need to support existing businesses already performing these functions and services everywhere. They need our help more than this proposed change will benefit any neighborhood.
Tobacco, vape and cannabis smoke. Rodents. Impaired behaviour. Noise, lights at night, traffic, loss of privacy, strangers observing neighbourhood. Commercial garbage placement and trucks, back-up beeps at night. Parked cars.
We can't have BLANKET pre-approval of any type of business anywhere. It'll destroy established neighborhoods and make it impossible to convince developers to invest in upcoming communities as no one wants to live in junk yards.
Ugh just don't
These provisions are wrong and misguided. They will destroy existing stable neighbourhoods . These communities are the strength of Toronto and make the City wonderful place to live.
Not allowed

Open Ended Comments
We purchased at huge sacrifices for a quiet residential neighborhood- this is outrageous and unfair to homebuyers and taxpayer's who are contributing the bulk of taxes to the economy?
We have so many toddlers in the area. This would have disaster ours implications to the safety concerns additional traffic and people would bring. Inhaling cannibas etc is detrimental to our health.
I do not support patios opening on front or side yards in interior residential streets. These areas are meant to be quiet neighbourhoods, and patios would create unnecessary disturbances. The addition of patios would likely increase noise, traffic, parking issues, and garbage problems, while also raising safety concerns for residents. Late-night disturbances could significantly reduce quality of life for families and long-term residents, and there is also the risk of reducing available rental housing. Businesses should remain on main streets where infrastructure is designed to support them, not pushed into residential areas.
This is a ridiculous proposal. The city is asking the residential areas to open themselves up to a lot of conflict. Parking, traffic, late night noise and disturbances'etc'and with no regulation. I for one want to come home and just relax in my house or yard, or walk around a quiet neighbourhood, if I want to go shopping or be entertained I will seek that out OUTSIDE my neighbourhood. The infringement on the quality of life that one has in the neighbourhood they call Home, with this proposal, is quite serious. People have places that they live, work, learn, play and enjoy, if you mix that altogether in one area, you were taking that ability away from people to be able to separate those things and compartmentalize how they live. You are now asking people, who have chosen to live away from the metropolitan style of life to now live in a subdivision setting crowded with businesses that have no oversight and no regulations. You also have no additional resources with by-law support. If you allow businesses to open on major streets and in residential areas how are you going to manage these without the correct amount of resources, namely, by law resources, and police services?Coming home for a lot of people is not just coming home to a house. It's coming home to a neighbourhood that they cherish, and for the city to bring forward the idea of allowing retail businesses to open changes that neighbourhood drastically, and it becomes a stranger to those who have lived there for one year or 50 years. I think a lot more thought should be given to looking at derelict buildings, and supporting repurposing these buildings for small businesses to flourish. Some of these buildings could be collectives of various small businesses working together, almost like a market area for neighbourhoods something that is more central. What about properties that have gone undeveloped for decades? Why not put pressure on those builders to develop those lands and allow for affordable small business unit units to be included for local neighbourhood businesses.
Old subdivision Residents.would leave the GTA driven out by unnecessary community life style disruptions. I question the motives of anyone pushing for this disaterious proposal. A tax money grab after rezoning tha must be controlled by the residents affected by such decisions. A controlling review board with actual powers to immediate action enforcement capabilities is a must. No wishy washy appeal processes that leave communities stuck with a poor decision.
Bad idea.
I don't think that EHON was mandated to convert housing into businesses, they are supposed to be increasing housing not reducing it. I think this is being driven by an ideology around the idea of a 15 minute city and most people don't share this vision. We have had zoning for almost a century, it's what made Toronto into what it is and should be preserved going forward.
Too many options
This is ridiculous. Who would support something like this? This would destroy our neighbourhoods and be a burden on the police force with noise and other disturbance by laws being continuously broken. There are enough commercial and industrial areas in the city for these businesses. And there are enough major streets to allow businesses.
I am strongly and adamantly against this. This is absolutely not OK. This will ruin Toronto even more than it already is. The streets that already barely have enough parking for the residence will now be overloaded with random people wanting to shop at these retail residential spaces. Crime will go up in the areas as now there will be excuses For people to be there at any end all hours, and there will be more people around to disguise criminals wanting to do crime. My house was broken into because there was construction happening on the street because they had the cover of more people. Think of the trash. You walk down the street to the city of Toronto and it's littered with filth and garbage everywhere. You walk down the streets along the Danforth filled with trash. Do you think people will respect our residential streets even when they don't respect the main streets absolutely not. Think of the noise. People are going to be harassed and bothered at all hours. Think about the property values. You are going to lower peoples property values. now let's talk about the average person. Most people in Toronto rent. You're going to take away more housing when there is a housing crisis. You have to realize that that is a ridiculous suggestion. I hope to God that this idea is not being proposed by city officials or city workers. I think that this proposal should be struck down and not considered again. This is not good for the people of Toronto.
a suspected business all ready operating next door to a friend's house had tons of overflowing garbage. Before COVID the house behind me used to hang chicken legs and ?bacon in their backyard.
A definite NO. For all the reasons in 6 and 7. Neighbourhoods were built for families, not businesses. We want them to be safe and usable and we want families and neighbours outside and enjoying them.

Open Ended Comments
No byelaw changes to allow for more businesses and areas. No more byelaw changes to allow for bars or clubs or any of the other garbage that you constantly try to shove down our throat no more proposals to add cannabis, stores or beer, stores or bars or clubs. I think that was the last one you guys sent around. No more proposals because I'm sick and tired of having to waste my time sending you these things saying don't do it. Why should we have to constantly fight just to live in the area we picked! Enough is enough.
I am thankful for the Residents Associations that have brought this impactful initiative to my attention in an honest way. The City continues to push agendas with jargon we don't understand, misleading information, missing information, confusing information. It appears consultations are just a check box, the City has already made up its mind and doesn't care what residents want. I stopped going to consultations because I never saw any of the residents concerns presented at Council. Ie. Chow, why put forward a policy for renovictions and not demovictions? your renovation polity encourages landlords to let affordable housing fall apart so it leads to demovicitons. Very misleading imitative,If you really want to provide retails to residents in the suburbs, leave our plaza alone, Say no to rezoning for these important spaces, Retail under condos stay empty for years, it does not work Would really like to see the City work for residents and listen to resident concerns.
Bad idea.
Increased food waste leads to vermin, will there be daily garbage pick up to take food Easter away. Noise issues, parking issues. Increased traffic issues at intersections. Disturbances due to noise, safety issues with Increased traffic etc
Loitering
At a time when there is a severe shortage of housing in Toronto it is beyond belief that the City would even consider a proposal that will result in the loss of more residential housing. units. It would be a complete abdication of responsibility by the Mayor and Council to allow this proposal to go into effect. Housing is a very scarce resource and the impact will be felt in areas that now provide access to relatively affordable housing, not on the Bridle Path or in Rosedale. There is no need for businesses to locate on Interior Residential streets. There are numerous vacant, run down business premises on major streets that can be repurposed and put back into use in areas that can properly support commercial uses.
Residential areas are meant for living ' not for conducting business. There is no place for this here. Focus instead on the abandoned and empty units along Lakeshore and clean up the neighborhood before making changes that further disrupt our city.
The most insane proposal that I have ever encountered from so called planning experts. The Toronto Planning Office should be defunded and outsourced to companies that understand planning. Toronto Planning should be forced to show where else in the world their proposed insane model actually works for teh benefit of residential residents.
This must be a joke
There is currently Insufficient regulatory oversight by city enforcement - it is lax and untimely at best. Only the worst of infractions seem to potentially get resolved due to enforcement officer shortages - Lack of a requirement for solicitation of community input as part of the process is unacceptable - lack of a requirement for dwelling change approval is unacceptable - Current municipal enforcement of bylaws is inadequate and will only get worse - This crazy proposal will most likely be generally very unpopular and only create a bigger mess than already exists in the city - Adoption of almost any part of this proposal without proper input, controls and municipal oversight is a totally abdication of the reason we have elected representation in Metro council. If adopted, a fair and due process will cease to exist, residents will have very little input/recourse to changes of dwelling usage and Metro council will demonstrate how it too can exercise autocratic agency, shirk it's duties and anger it's constituents. All of Metro Council needs to seriously think about this one-sided proposal. It addresses mainly business concerns without consideration for residential home owners (and at a time when there is a housing shortage of family sized homes in the GTA). This unfair ridiculous proposal needs to go back to the drawing board for revision if it has any inkling of a hope of being accepted by residential constituents. What a HOT MESS this would be.
If there are vacancies in commercial areas, the city should address the issues causing this to encourage businesses to return to commercial areas, rather than allow commercial in residential areas. I'm not opposed to all commercial in residential areas (we already have it but it is very low key) but some of the types of businesses proposed - vape shops and stores that sell liquor - are not appropriate for residential neighbourhoods.
Where Major Streets are zoned Residential, the property should be used strictly for residential use. Major Streets already can experience increased density like small apartment buildings, and multiplexes.
Home owners have a right to enjoy their properties & neighbourhoods in peace & quiet. Also, increased street parking is a safety hazard for pedestrians & cyclists, especially children.
All major changes should be asked on election ballot and not by any committees. Committees are the loop holes. It's a technical way of doing crime. Please safe this country otherwise it will become Banna republic.
No patios for commercial, restaurant operations as well. There is so much crime happening and the safety of these neighbourhoods are in jeopardy with creating spaces for these people to watch the comings and goings of people on their private properties!
Not acceptable.

Open Ended Comments
Such businesses do not belong on interior residential streets in West Rouge. Extra traffic, parking and visitors to Rouge National Park already exist - and all of the concerns listed below - Crime and Safety is a PRIORITY!
I would love more options. Currently we rely on other more vibrant areas for going out, Bloor West, Danforth etc. wouldn't it be great to have more local spots to share a coffee at? Retail is disappearing currently, we need to replace it with local flavours and culture, stop relying on Starbucks who can afford main street rents. Let's grow past being the boring burbs!
If the business is completely hidden and poses no negative impacts on neighbours then it may be permissible, however, no businesses that sell drugs or alcohol should be permitted. Perhaps services such as physiotherapy, massage or something similarly useful to the neighbourhood and nothing that would damage the quality of life of the residents. It would need to be thoroughly examined and voted on before being approved.
Bad idea. I don't see the need for this or anything good coming out of this. The fact that there are no rules, no permits, no oversight, no one taking any kind of responsibility for this is wrong. This will eventually turn neighbourhoods into dumps.
No thank you. Families who work and have children in school do not need this potential for noise, possible criminal activity, brawls and transient individuals. I want my children to be safe on our neighbourhood streets.
I plan to attend the consultation meetings are scheduled for this month. I think it's a good idea to change the outdated by law but with considerations. It is an opportunity to revitalize neighbourhoods consistent with other liveable cities in the world. I don't think local residents should have veto power over every planned business. I've seen ridiculous decisions to prevent, delay or shut down reasonable businesses on corners of major streets.
Again as above what happened to our residential status???? Our city has charm the way it is why would we want it to look like cheap garbage???? There are so many Commercial areas and buildings shut down....use them!!!
Instead of opening businesses on residential streets the city needs to relax the costs for operating businesses on main thoroughfares to make better use of non-operating storefronts or existing commercial properties.
Take the time to have wider community concerns addressed and specifics of changes more clearly communicated. Keep allowing process for individual property concerns that consider street infrastructure and neighbourhood capacity for business zoning.
I'm very concerned about allowing businesses on the Major Streets in residential areas. I'm afraid that these relaxed rules will gradually expand. I don't know what benefits this will bring.
Many major streets surround quiet residential streets near schools. Traffic and parking would be a major issue as zoning laws and developers never consider these issues and the impact on a neighbourhood.
Some of Major Streets in Ward 4, such as Parkside, a portion of Keele and Bloor St. are adjacent to a significant natural heritage High Park. Any development or site alteration adjacent (within 120m) the ESA/ANSI's on Toronto needs follow requirements of environmental policies in the OP, Chapter 3 to prove no negative impacts on natural heritage features and ecological function.
I don't see a clear benefit other than reducing the workload of the CoA. In the downtown area we don't need another coffee shop that will potentially inhibit the movement of traffic, people and cause parking problems
This is ridiculous! Why is the city providing carte blanche to create a wild west situation - neighbourhoods work because there are rules and they are managed. The city seems to be removing itself from doing any management and just letting everyone do anything. This is a major change to the zoning - we already have issues with corner "stores" that were converted to restaurants which are not managed. Block traffic, making street parking impossible, create a lot of garbage, rats out of control because the city is not doing its job of managing and now the city wants to wash its hands of doing anything and give everyone the ability to run a no rules business as happens in our neighbourhood - alcohol without liquor licenses, bottle service until 4 am with a license - police from drugs and gangs coming to my door repeatedly asking for footage for businesses they can't shut down but you want to give everyone permission to do whatever they want with no strings attached? People starting businesses today are not rule followers to begin with - giving them the ability to do whatever they want wherever they want is a bad idea. There have been 4 shootings already in our neighbourhood - several bad actor restaurants and now you want to open it up for more and next door to houses? Keep residential street residential or severely limit what they can do, I pay taxes I should have reasonable enjoyment of my home and not have wild loud businesses next door where there haven't been. My tenants have it enshrined in the landlord and tenant board rules that they have a right to reasonable enjoyment of their space as well. Leave loud businesses where they belong - on Ossington - on Queen street
Unsure reflects not uncertainty but that this is not a yes/no question - It depends, on the type of business, the size, etc and so there should be ability to provide informed mature comment
It's a slap in the face to those of us who have chosen our homes because they are in quiet, clean, safe neighbourhoods where all the residents are friendly, respectful and take care of their property. You have no right to deprive us of that by inviting total strangers with no investment in our neighbourhood to come and race down our streets, endanger the safety of our children, take up the parking spaces and leave their garbage everywhere like they do in our neighborhood parks. Toronto is a beautiful city. Our residential communities are a treasure. Don't wreck them.

Open Ended Comments
Smoking, cannabis use, littering on neighbouring properties. All of this is already a problem for our community to deal with. Bylaw officers are of no use in these matters and police won't help.
We need ideas that will attempt to return sanity to Toronto allowing for the growth and safety of it all. Zero attention to the basic governance - as usual. This is cart ahead of the horse.
When someone buys or rents a home, they invest in both the property and the neighborhood. These proposed changes are permanent and will significantly affect our daily lives. The very least we can ask for is to be properly informed and consulted.
No permissions
commercial spaces for alcohol or cannabis consumption (especially) should not be allowed in residential neighborhoods. Carefully considered (ie, NOT blanket OK) slight extensions of existing commercial areas would be OK.
Many commercial streets already have vacant storefronts and turnover. Pulling customers away from these areas will weaken existing businesses. Why isn't the City prioritizing revitalizing existing commercial corridors before letting businesses invade residential streets?
Please take these ideas and can them. They will root crime for decades to come. This correct thing to do is to send Mayor Chow and her delegates to countries to ensure big companies to set foot in Toronto and build companies with high paying jobs. End of story.
Commercial units are unrentable on major streets now, This would hurt the dynamics for the major streets. It would also bring heavy traffic to areas not design to handle these loads and put pedestrians at risk
There are enough under utilized empty PLOTS all over the city - we do not need to increase Retail/business locations along residential areas of the city. Fix up the area we have already. Landlords WILL evict residents which will increase the homeless & housing issues Toronto is already facing. Keep Residential for homes.
This would increase traffic on residential streets. Speed limits are not always followed and children could potentially be involved in accidents. Plus increased street parking affecting garbage pick up. Plus increased people in residential areas increase noise, garbage and rodents, and exposure to danger for children
Let's keep population density manageable. If we don't have the infrastructure to accommodate more population don't encourage more. Let people move outside of the city instead of encouraging them to build businesses. It will bring down the quality of living otherwise.
COA is a joke and a waste of time since they push everything thru anyways. Look at the messes they have approved in Scarborough already. Disgusting what has been allowed. Scarborough used to be a great place to live now all it is is ugly low rise buildings, food delivery drivers taking up street parking , e-bike drivers all over the sidewalks, dispensaries, vape shops, beggars on ever bloody corner and every shop. Disgusting. We don't need or want more congestion, more noise, more people, more garbage.
There must be a gate keeper to ensure surrounding neighbours are aware of the change. People buy in neighbourhoods in order to enjoy their homes as a sanctuary from work life. How is this helpful especially for people who have invested in the community to then have a commercial / retail business be right beside them
I'm not unsure: but these simplified yes/no questions don't capture my thoughts. I support this in most areas; however there needs to be consideration for green spaces and the impacts on both humans and wildlife that use those spaces. In my neighbourhood, this means the Guildwood Parkway zoning would stop near Livingston road (the school there ought to be redeveloped into mixed use community space - think lower level retail or community centre/library/etc or even a school again but with residential space on top (it's been done before). But the rest of the parkway ought to be maintained as residential past the park until the next major street running north/south. I don't just mean my neighborhood but am most familiar with it: any community with similar greenspace needs to have the immediate area around it protected; as this is an important amenity in our cities and environmental sustainability, while not the top priority in a housing crisis, should still be *a* priority. Also, infrastructure and business support population, which supports amenities this community constantly wants: a cafe, a Scarborough subway, better train service, etc. we can't justify that without population and tax dollars but we need to increase services/business/etc to do it. All this to say is: I support this, but would like to see an amendment/protection of a certain radius around greenspace protected.
A patio on a residential property next to an already existing commercially-zoned business may be acceptable. My question is this: If a residential property operates a business, does it now become a commercial property? If yes, then I am against allowing any business-related patio on any residential property.
If the right mechanisms are implemented and proper consultations are done then why all the worry about implementing businesses in residential areas. If I'm shown that opening up a business in a residential area area will bring benefits, improve my community, serve the larger neighbourhood then we shouldn't be concerned with a system that is in place to ensure a checks a balance approach.
I used to enjoy the local corner stores that sold milk and some green grocer products but now that beer and wine can be bought and there are no controls on cannabis shops or hours of operation, the model doesn't work. It is a concept that would disrupt the safety and comfort of a residential community.
This is a problem from the start. Repeat, no enforcement means crime can take over these operations at any time. Individuals cannot be trusted to follow food safety. Businesses could not be trusted to not overload electrical and cause fires. Vermin are already a problem in this city. What about signage? Is that open to interpretation as well? Neon flashing lights are OK going into a child's bedroom?

Open Ended Comments
The changes would permit large gatherings of people into areas where they do not live. People own a home and it is the largest investment they ever make. Commercial entities should not be part of residential neighbourhoods.
I do not agree that new retail business should be allowed to operate on Interior Residential streets. We need residential densification on residential streets. Our local streets have extremely limited parking available at all times of the day. The city also currently fails to deal with existing parking issues and speed of non-local vehicles travelling through our neighbourhood. Most people in my neighbourhood park on the streets.
This is ridiculous and will ruin neighbourhoods where people walk their dogs and children ride their bikes - and now there's a patio with people having lunch and drinking beer? No peace for the residents.
Devastating for someone who lives beside or across the street from this who bought their house prior to the change. Their property value would plummet. You will also lose families wanting to live in these areas. Where do families park for their own house? Unsafe levels of traffic for families.
There is excessive bureaucracy at the municipal level when one tries to open a small business. Conservatives have always fought for less government intervention in business. All of these proposals are exactly what conservatives and pro business leaders like myself want and deserve. I want freedom to decide what business I want, and I want to succeed. I want less red tape. All of these proposal are great for new businesses..
This allows for a walkable neighbourhood, therefore parking wouldn't be an issue. It would be great to have access to amenities like a caf' or corner market without having to drive.
The biggest problem is that they are taking away the approval process. I can imagine that something like this could work under very special circumstances which the permit process would be able to identify.
There are already a lot of issues (crime, speeding, development) that the city is not effective at managing and has demonstrated long-term apathy through years of minor adjustments. Every new councilor promises better management, but they quickly run into the bureaucracy of council. The city seems more interested in new shiny objects that generate income, rather than addressing infrastructure and policy debt accumulated over decade. The councilors that support this motion should be held personally liable for the issues it creates. Without skin in the game, anything can be approved! I want to open a Zoo in my backyard!
Nobody wants this. Don't ruin our neighbourhood with patios that may be used 2 months of the year at best. Residential areas need more parks, schools, community centres, libraries - public spaces - not commercial spaces. Stop making everything about this city a way to earn a buck and start thinking of ways to promote a cohesive community.
Leave the zoning alone. In fact, the entire process of upzoning residential areas is yet another "fad" that you planners have bought into. The housing crisis is due to high immigration and limits on sprawl. Stop this YIMBY crap and stop the deregulation of zoning. things worked fine, except for the OMB interfering.
This is crazy! Protect the peace & quiet as much as possible for all Residents of neighbourhoods. There's lots of places to buy 'stuff' and very few quiet places left. Leave it alone! Who proposed this craziness?
There are plenty of commercial spaces available and reputable commercial businesses do not operate out of residential homes. You are creating a cesspool for illegal activity if you carry forth with this unconstitutional idea.
It makes more sense to have patios on major streets than side streets. I can't agree with the selection of streets that are being deemed major. I don't see how it would work for a building that backs onto a major street such as Islington or Kipling or how parking could be accommodated.
This is crazy. Of all the issues that Toronto has - policing, safety, lousy public transit, congestion, wild wild west on city sidewalks with proliferation of illegal scooters - why would the city even contemplate this?
I think that allowing certain new businesses on interior streets can certainly add convenience and contribute to the improvement of the neighbourhood. But this should be controlled and methodically planned.
It should not be allowed. PERIOD. We have strip malls that have parking and new business could operate there. Interior residential streets must not be included in this ridiculous idea. Enough already!
Absolutely not
Major streets that are residential do not have the infrastructure for traffic flow especially emergency vehicles. Also vapihg until 3am in residential areas next to homes where there are vhidren abd families that need their sleep but patios can stay open till 2am is just crazy, unethical and morally irresponsible by city Mayor to approve such crazy ideas.
Interior streets are not designed for the capacity of traffic etc that a business requires. Moreover politicians are only catering to capitol investors in this move. Why not have politicians and city managers crammed into 5 X 5 foot cubicles and have the remaining office space turned into space for businesses. City staff who push these moves are not willing to have their workspace disrupted yet they expect neighbourhoods to accept these disruptions to their living space. I am sure the Mayor would not want to have to enter her office after drunks have urinated on her entrance to her office every day. This could be what people deal with having a business that serves alcohol to 2 AM would have. It appears city staff want to destroy neighbourhoods with this move.
Property owners bought with an expectation that zoning would remain - this proposal has no substantive justification and is a betrayal of property owners. The city has refused to enforce current zoning, we cannot trust that they will police bylaws or enforce any changes or even limit the changes to an initial agreement.

Open Ended Comments
There are many areas on major roads that are vacant where businesses can set up. There is absolutely no reason to disrupt the current residential mix in the neighbourhoods. We live near Warden and Kingston Road, and allowing the zoning to change in the area would completely transform the neighbourhood.
Insanity.
It would be great to have more social destinations within walking distance of home. It would also provide a great gathering place for locals, and provide the opportunity to get to know more people and provide a sense of community.
Unsafe for children
Looks like the current city hall employees are planning everything under the table ,so nobody knows about it, than they approve it like nothing happened!Thank you for notifying the neighborhoods!
The side of my house faces the back of a bar which is on Queen St. in a very residential part of the Beaches. It's horrible living that close to a bar. Noise, drunks, loud fights and property destruction just to name a few problems
I support introducing more small scale retail uses in residential neighbourhoods. I live in central Etobicoke which lacks lively, community character and local business activity because it is dominated by single-family homes. There are several successful neighbourhoods in Toronto that have effectively incorporated patios and small scale retail on interior residential streets like Roncesvalles that are supported by foot traffic of local residents.
This is the most ridiculous proposal I have ever heard of. Do you even understand the impact this will cause around increase in garbage, traffic, residential parking issues, loitering, etc. Whoever even thought this up has gone mad and it tells me you want to use existing retail spaces and zone them into housing so we are over populated and have so many people dependent on the system that we drowning
Any land use change can negatively impact TO's green spaces, natural heritage and critical now urban biodiversity as a consequence to a loss of green spaces, disturbance of natural heritage if businesses was in the ESA vicinity, harm to wildlife. A consequence of 'as of right' retail/ services in inner neighbourhoods could be biodiversity loss in previously quiet city areas providing for 'backyards biodiversity'.CHAPTER THREE BUILDING A SUCCESSFUL CITYTORONTO OFFICIAL PLAN. Chapter 3,3-45'Biodiversity refers to the rich variety of life forms and the critical roles they play within varied ecosystems. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health and resiliency of that area. Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. The biodiversity found in small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and backyards also play an important role in our urban ecosystem.' Any land use change can negatively impact TO's green spaces, natural heritage and critical now urban biodiversity as a consequence to a loss of green spaces, disturbance of natural heritage if businesses was in the ESA vicinity, harm to wildlife. A consequence of 'as of right' retail/ services in inner neighborhoods could be biodiversity loss in previously quiet city areas providing for 'backyards biodiversity'.CHAPTER THREE BUILDING A SUCCESSFUL CITYTORONTO OFFICIAL PLAN. Chapter 3,3-45'Biodiversity refers to the rich variety of life forms and the critical roles they play within varied ecosystems. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health and resiliency of that area. Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. The biodiversity found in small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and backyards also play an important role in our urban ecosystem.' Any land use change can negatively impact TO's green spaces, natural heritage and critical now urban biodiversity as a consequence to a loss of green spaces, disturbance of natural heritage if businesses was in the ESA vicinity, harm to wildlife. A consequence of 'as of right' retail/ services in inner neighborhoods could be biodiversity loss in previously quiet city areas providing for 'backyards biodiversity'.CHAPTER THREE BUILDING A SUCCESSFUL CITYTORONTO OFFICIAL PLAN. Chapter 3,3-45'Biodiversity refers to the rich variety of life forms and the critical roles they play within varied ecosystems. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health and resiliency of that area. Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. The biodiversity found in small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and backyards also play an important role in our urban ecosystem.'
Having a new business open beside anyone's house could detrimentally affect the value of many of the nearby homes. Professional office is one thing but having a cannabis store next would have an affect on the value of any adjacent properties. Although limiting to corner lots, next to commercial buildings etc would minimize this effect.
You have got to be kidding me! Who came up with this very bad and short sighted idea? This will have a huge negative impact on our communities! People will not want to raise their children in Toronto and property values will decline. I vehemently oppose this change!
Would they be able to appeal at COA ? a house is converted to commercial use, the owner can apply to the CoA to expand uses further. There is no longer a right of appeal for neighbours to challenge CoA
A lot of these 'major streets' are very busy roadways with cars that speed. To have patios would be very risky. The traffic and parking alone would likely be a recipe for collisions occurring

Open Ended Comments
Families live in residential neighbourhoods. Patios will attract large numbers of people, music and voices would disrupt the residents and if alcohol is served that would cause disturbances as well. Traffic and parking must also be considered as it would impact negatively on the streets and could possibly be dangerous for pedestrians, especially children.
Great idea
This is such a stupid idea, that I suspect that this survey is a joke of some kind. Bar do believe that City planners could be so stupid as to allow something like this to see the light of day.
We need to protect the integrity of our neighborhoods. Business zoning is there for a reason. In those places, there are rules about operating hours, parking etc to support business. Residential zoning areas are neighborhoods for families. There are so many malls on and off the main and secondary streets. Why would we take away housing (which Toronto is in great need of), to allow businesses into residential areas especially with no need of approval and no recourse for adjacent homeowners. My home is an investment. I need it to remain that for piece of mind and my bank account. I moved away from a mixed zone area to a residential area for this reason.
.bad idea
Regarding specific services zoning - who determines need? Neighborhood committees are inherently biased and again I think of the dad who wants a friendship bar in his garage or the mom who wants to offer after school childcare. A neighborhood committee determining need could fundamentally inhibit productive growth
The city of Toronto should stop wasting tax payers money investigating way of disrupting communities and force people to relocate out of the city. City officials should be work for the residence not against them. Leave our neighborhood as is!
Additional delivery traffic and customer traffic will disrupt the residential character of the streets and will be more dangerous for children playing in the neighbourhood. Our area has no sidewalks so people walk dogs and strollers on the road. Service vehicles often clog the streets making it more dangerous for pedestrians. Adding retail traffic to that will compound the danger.
Are usually too loud, working late hours disturbing quiet residential areas, both major and side streets are already polluted with and unsafe because of too much traffic, see all other concerns under part 1 question #6 above
I have seen nothing. I have heard nothing from government or my local councillor, Brad Bradford. Disappointing and concerning. I strongly object to this proposal. Again, if someone wants to outline the pros I will take a look at it but all I see are negatives and all that I can think of are negatives. Leave the residential buildings alone. We do not have enough. Find the taxes somewhere else. Big business needs to be taxed more but so many of them have left the City because the taxes are too high already. This is an ill conceived plan to get more taxes. Shelve it now.
DON'T ALLOW
If a business is not viable enough to be in a commercial location then it won't likely survive and prosper. Don't change the character of the neighbourhood for a short lived business. This is just POOR PLANNING>
Do NOT allow new businesses on Major Streets. Maybe - and this is a BIG maybe - new businesses could be allowed IN CERTAIN AREAS of SOME specific major streets, but ONLY if ALL the areas of concern above can be met / addressed, AND if it's done with the agreement of and input from residents who live in the vicinity of the areas being considered for new businesses. If residents object, then NO to the businesses going in. Also, WHY are there massive retail vacancies in areas already zoned commercial? Mandate that these vacant storefronts be filled! The Kingsway neighbourhood, for example, has a massive amount of vacant retail spaces and embarrassing VACANT LOTS on Bloor Street - WHY is this allowed? It's an eyesore, a wasted opportunity, a waste of vital existing retail space in what could be a much more vibrant commercial area in a great neighbourhood. Instead, an apparent lack of city planning somehow allows developers to tie up vast swaths of valuable commercial space in the abyss of 'variances and permits' - to the detriment of the entire community and us people who live here and have to walk, drive and bike by these abhorrent, wasteful eyesores of vacant spaces on a daily basis. This is embarrassing, wasteful, and disrespectful to the neighbourhood and its residents - Toronto deserves better for its people. Please put residents and people first, not developers, not more, more, more 'new' - instead, do better utilizing what we already have and are wasting.
Ridiculous!
All of the above reasons in 6 would apply. Plus the most important is the loss and of privacy and enjoyment of their own home for any existing residents that live close to the vicinity of a patio.
This is so ironic. We can't have patios on Bloor Street after the mess they made and now they want us to have patios on our residential streets? Our streets don't even have sidewalks! Where would people park? And where would we walk?? I could see standoffs in residential streets over this. That would add another level of unsafety to our increasingly unsafe neighbourhoods.

Open Ended Comments
This is a bad idea. People are careless and self-centered as it is. This proposal will only exacerbate the dangers to the vulnerable. Aren't there enough weed/vape shops already? How much SOMA (Brave New World reference) do people need? I have to get up at 5am every day for work. With a noisy bar across the street in someone's garage, I will not be able to get my sleep and that is dangerous as I am a professional driver.
TRAFFIC?!?!?! The city's major arteries are already a mess with construction and congestion. Now you want to add people stopping on a major street to pick up a bottle of alcohol or cannabis?
Do not agree
If people want to continue with their 'classic' suburban life they can move to Milton or Oakville or one of the countless other car-centric suburbs. Allow Toronto to modernize and enable those who cannot operate motor vehicles to have the same access to amenities as those with cars. (Children under 17 and the elderly or those unable to drive or afford a car are currently trapped in their homes in the suburbs of Etobicoke). By creating walkable neighbourhoods (like the kind we all love to visit when we travel), we can improve our health, economy and lifestyle.
Just stop.
The proposal is terrifying. Having pot shops, crowds of perpetual streams of strangers coming and going, noise, lack of privacy. Can't even believe this isn't some sort of joke or prank. Who is pushing for this?
Plan carefully
Keep residential streets residential. Businesses should be on major streets - ossington, queen and dundas and king - not residential streets - we already have an out of control situation with corner stores turned radial's pizza that brings in crowds that wraps around and down the block - people taking over the park with pizza, eating in their parked cars - on top of cars on church steps. Bar Poet with its late night crowd that are so loud they're heard up the street. Ultra Violet with its illegal after hours that has caused 4 shootings in 3 years and guns and gangs task force after much work being unable to shut them down. There isn't enough oversight. Not enough control of the current system. These changes proposed look to open it up in a chaotic way that will lead to many issues that there will be no solutions for as no additional supports are being added. it also feels like the city withdrawing from providing the services we pay for as tax payers. these changes rubber stamp all these requests, don't deal with issues when they arise and yet we still pay the full amount of property tax. Is there a discount coming? I certainly want one for taxation without representation.
This type of patios would be detrimental to a residential environment where people take pride in how their house and street looks. People choose to live in residential areas to not be beside stores, bars etc.
That this request is being proposed by the city is astonishing. I absolutely do not support patios and other businesses on interior residential streets and wonder why the city isn't focused on utilizing empty storefronts and coming up with a strategy to improve existing commercial/business areas. The traffic in this city is the worst it's ever been, and about to become even more awful as people are mandated to return to office, why would this proposal even be a consideration, as it would absolutely impact traffic. Residential streets are not set up for businesses. Focus attention on underutilized storefronts and condo buildings.
corner lots only
If you're going to fight this, maybe best to keep it focused on not allowing certain businesses such as cannabis or vape shops vs. fighting to shut it down entirely. Also keep in mind, opening a restaurant in a residential area would require so much work just to get it to building standards.
This would greatly de-value our neighbourhoods. There isn't enough resources to handle crime we currently have, how would this be policed/controlled. We are in a housing crisis, this would only add to it taking away housing & adding the possibility for more crime
Traffic congestions on the major streets is already a problem, now adding where do you park, getting in and out of parking , public transportation . This is would significantly increase the issues.
THIS IS RIDUCULOUS!!! THIS IS NOT ACCEPTABLE AND THE SAFTEY OF OUR CHILDREN AND SENIORS WILL BE AT RISK, PROPERTY VALUES WILL FALL, THE SMALL NEIGHBOURHOODS WILL TURN INTO OVERCROWDED UNDESIRABLE COMMUNITIES.
Cannabis stores
Commerce isn't needed on every corner and at the expense of private residential lifestyle. Those who wish to live in close proximity to commercial establishments have myriad options to do so. Carte Blanche to businesses opening and operating within neighbourhoods simply changes the purpose and design of such neighbourhoods and will absolutely devalue many in the process.
We already have parking issues, issues with rental units completely letting the grounds get run down.. and food wrappers, pop cans, vaping containers and dubious characters high on MJ walking around our neighborhood. Arrgh!
Streets are not built for business and commercial traffic. E.G, many have no side walks and have ditches on both sides. Also, services such as sewers are not built for business or commercial users.
Totally opposed to
Noise, odours (food, smoke, etc) and the potential loss of privacy are significant considerations. Residential homeowners did not sign up for this when purchasing their homes, and importing such an egregious intrusion on adjacent properties seems like a ludicrous proposal.

Open Ended Comments
There should be no patios on interior residential streets. They can be in backyards or side yards, but fenced off so that they do not disturb neighbours. We need more affordable homes, not more businesses, to help the housing shortages. Please consult University of Toronto Fields Institute for city planning, as they have academic researchers who had several global conferences on "Smart Villages" as opposed to crowding the cities. The interior residential streets should be child-friendly and pet-friendly.
You buy a house so your kids can play safely in the front or the back yard, all of a sudden a neighbor can open a retail location on the property-the result...influx of strangers, extra automobiles parked nearby, litter, extra noise, petty crime, ... please do not implement this planning policy. Thank you.
Terrible idea
Destroying the character of neighborhoods, increased traffic directly and negatively impacting families with children, lack of adequate policing should illegal activity occur, reducing residential buildings, too much strain on current inadequate infrastructure (flooding, power outages).
Businesses should not be allowed in current residential areas as homeowners and renters have chosen to live in their areas as they are. If new developments in new communities want to mix homes and business then they should feel free to do so.
We're talking about changes that affect the Planning profession, and City Planning. Personally, this seems like DIY planning. It's an insult to the profession. On another note, I don't think most people understand that this suggested allowance may negatively change how the City Planning works, (in order to create livable cities, neighbourhoods). We know from history that this kind of idea won't work. We need to respect human factors and social responsibility, where design comes into plan. "Economic forces that run counter to users' needs (for taller buildings, perhaps, or smaller rooms), exert formidable pressures, and mistaken assumptions about "what the public wants" take the place of genuine information about actual requirements." (ref: Interior Design, by John F. Pile). The realities of human factors are being neglected, forgotten, because of so-called "economic" reasons. No. this idea to allow new businesses in residential neighbourhoods, without approval of COA, doesn't make sense in the long run for the people. But it will come back to bite the politicians, City professionals, in several ways, layers.
The current street infrastructure does not allow for additional traffic or parking. My concern would be increased congestion and emdangerment to children. We have many children who play in the neighborhood, and as weve already seen, drivers do not drive reaidential speed limits, and if the patios have their liquor lincense, children are at a greater risk for drunk driving accidents in internal residential neoghhborhoods which are supposed to be safer for them.
In the area that I live it would be absurd to add businesses on the street. The area is totally residential now. It would create traffic problems, parking issues and destroying this residential area of upscale homes.
There should be no patios on Major Streets in Residential neighbourhoods. They can be in backyards or side yards, but fenced off so that they do not disturb neighbours. Already homeowners on such streets are suffering from traffic noise, pollution, congestion, crime, crowding, and a host of other issues. There should be a minimum distance between the side patios and the road or the sidewalk. some high rises have come up too close to the sidewalk, causing a hazard for pedestrians, e.g. Markwood Place on Bloor Street West and Markland Drive near the border of Mississauga. It looks illegal. City of Toronto should inspect it. We need more affordable homes, not more businesses, to help the housing shortages. Please consult University of Toronto Fields Institute for city planning, as they have academic researchers who had several global conferences on "Smart Villages" as opposed to crowding the cities.
We already have issues with traffic and parking in interior residential streets which makes it unsafe for children to play or folks to walk safely. We already have issues with water and sewage infrastructure and we keep building without addressing that challenge? Why are we proposing adding businesses to planned residential areas? The whole reason ppl move there is to be in an area of residences and not be next to commercial real estate. Other then making some people more money what is your objective here city of Toronto? Make an even less appealing more expensive place with no where to live in peace? Who's signing up to raise their kids next to a loud patio or cafe?
Hard no
They should not be permitted...we pay Alot of taxes and this would definitely take away the residential status...safety...garbage....we have enough crime happening in our neighbourhoods we don't need any further disruptions
People who live on a residential street but want to be close to retail stores and services should simply relocate to a commercial area. Residents who love the quiet of a residential neighbourhood should not have to cater to those who prefer the hustle and bustle of commercial areas.
This does not seem to be a very logical proposal - for example, how does allowing a vape store to open in close proximity to schools or parks frequented by young children without any approvals make any sense? Similarly, this introduces a vast array of potential issues, complaints,, disputes, etc. that will deteriorate community and neighbour relationships and has an incredibly high likelihood of reducing property values. Bad policy making process that even allowed this to get to this point.
No. Just no. I live on a major street that is residential now. If my neighbor sells their house, someone should not be able to buy it and operate a business from there. Absolutely not.

Open Ended Comments
This asinine proposal to allow patios on interior residential streets as-of-right, is something that directly contravenes the City's noise bylaw. The bylaw is absolutely essential in allowing residents to get much-needed rest from the stresses of everyday life, and to continue being productive (and property tax-paying!) citizens of Toronto.
It is not necessary as there already is lots of commercial designated space. I am also sure there would be increase in garbage on the streets, increased noise and issues with parking and traffic
Bad idea!
There may be a few locations where commercial can mix with residential but definitely not my neighbourhood. We need our main street businesses to be full before this should even be a consideration. Plastered over windows with "Available": writ large in the commercial area is depressing; let's encourage business back to main streets. This proposal could tear a neighbourhood apart. In my neighbourhood we are already fighting the poorly thought out EHON policies on Garden Suites, this is another example of creating a problem instead of solving one.
What a ridiculous idea. Take a look at half of the new condo builds in the city. The mandated retail space on the main floors remain empty in most of the area because it's too expensive and the city has ruined the landscape of the streets because there's no architectural forethought. We need to do a better job at integrating Businesses into the core than letting Mom and Pop shops open up on any street.
Housing concerns
This should NOT be allowed. Why is it that the City of Toronto continues to propose courses of action that destroy the character of our residential neighbourhoods? Residential neighbourhoods should be just that - places where people live - not places where businesses operate. Will there be nowhere in the City of Toronto where huge rental and condominium units are built and people are running businesses out of their homes in quiet residential neighbourhoods? This is a betrayal of the trust that we have put into our city councillors. We made the biggest investment of our lives in buying our homes seeking refuge in the peace and quiet of our residential neighbourhoods. The counsellors at the City of Toronto keep trying to undo that peace and quiet by approving huge developments, allowing 4 and 6 places in certain areas, and now seeking to allow people to operate businesses in homes in residential neighbourhoods. Is the plan to turn Toronto into an overcrowded third world city like Mumbai or Karachi? If so, please let us know so we can sell our homes and moved out of this city. I am dead against this proposal in all respects.
This will certainly create unlivable neighbourhoods that are inhospitable to families and seniors. Imagine trying to sleep while a restaurant with a patio is next to you, full of people drinking and partying. Imagine having a shop next door that sells alcohol and cannabis while you are trying to raise your children next door. This sounds like a great way to ruin Toronto and needs to be stopped
The possibility of alcohol, vaping and cannabis products being sold in converted residential properties within Interior Residential areas without any discussion with or input from the surrounding residential property owners is simply unacceptable under any circumstances. It is beyond belief that the City is seriously contemplating taking such a course of action.
no business should be allowed in the residential major streets that destruct safety, parking, noise, crime, . Mainly the opening of any this kind business should be approved by multiple neighbors around this business..
Case by case basis
Please keep businesses to main streets. There are many many options for businesses. There is a glut of vacant commercial sites available for these types of businesses. Our streets are already overcrowded and rodents are a major issue in Etobicoke due to the vast building going on. I have lived here for 30 years and in the last 2 years now have rodents in our neighborhood due to all the building on east mall, Kipling and Dundas. We are also now being forced to deal with four and six plexs'. Heavily impacting the character of neighborhoods. We do not need another cannabis store popping up!
What about parking
We pay taxes for a reason to not have business on residential areas. We did not move on a residential street for it to become a business street. Will you be cutting our taxes in half??
Child safety
Major streets already zoned commercial have many patios. As per the map many of the proposed major streets for re-zoning do not have parking or set up for loading and unloading. This would create a further safety problem for cyclists, motorists and pedestrians.
I am not a fan of City wide policies over local planning that addresses regional or local neighbourhood issues. The one size fits all is too permissive at the beginning and too hard to ratchet back when problems arise. These changes are very dependent on citizen apathy. Most of the City's correspondence is leading without any "cautionary" thought to potential negative impacts.
Parking problems
We have reviewed the maps and have a general feeling for the positioning of the major streets. While we would probably say 'yes' for many proposals, we are sure unusual ones will arise for which the community should be able have significant power in answering the questions. We are also concerned that after you have our yesses, you will quickly declare many other so-called 'major streets' and then freely ruin Toronto residential ares at your whim. Our opinion of the relationship between City people and developers and

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magnates is very negative. We have no confidence that you will do what you say you will do, let alone concern about what you do do!
Leave as is
Businesses have to pay taxes. I am skeptical that these changes to residential zoning are being made to increase the tax base to the City without considering what impact these changes in zoning will have on residential streets.
Please come in person to this neighbourhood and see for yourself the congestion, parking difficulties and even leaving one's own underground garage because the streets are blocked by traffic.
This sounds like the absolute worst idea! Residential streets are for living not for businesses. Where will we be able to escape to when the noise and crowds get to be too much around our homes?
Major arteries only.
The most ridiculous new law I have ever heard of. Would make every and all neighborhoods potentially unsafe due to potential increased traffic (vehicles and pedestrians). Absolutely insane! How would any law enforcement organization (eg, police) be able to monitor such situation to ensure safety of the citizens? When they have their hands full already and can barely cope. Such situation would also greatly devalue residential property if a restaurant opens next door or any kind of business. What if someone want to open a car repair shop in his garage next to your house? How would the proponent of such a law enjoy that situation?
Interior residential streets are for people to live and raise families. Choosing to live in this environment should not be allowed to change through a bylaw. Neighbourhoods are chosen to be away from business
Permit is needed, additional taxes would be required as part of permit to account for the additional sanitation, snow removal, leaf pickup, inspections, etc. as this will require additional resources to ensure the additional resources, load of patrons, etc. will added a drain on the neighborhood. If no taxes are added, I am dead against having residential businesses.
No. Traffic needs to move. Bike lanes have slowed down traffic and have decreased assessibility for emergency vehiclesFamilies need to be able to drive their kids to extra curricular activities. Major streets need to move. If not, families will not sign up, kids will continue to have mental health issues from staying inside on computers.
I have concerns about noise, and too many people hanging around in my neighborhood. Already have one neighbour who regularly and frequently entertains her family and friends in her backyard from late April until late October. We put up with lots of music, loud voices, sometimes late into the night. Can't imagine if a business opened up near me too. I am much less concerned about professional offices if there's adequate parking
Why is this needed?
Present owners and those purchasing houses in a neighborhood need to know what to expect. Without control and licensing, proper regulations for safety and parking anything can change at any time. Health regulations would also need to be in place.
Who put forth this suggestion - definately not anyone looking out for families, children or seniors - rather enabling criminal organizations to infiltrate residential neighborhoods.
This is the first I've heard of this city proposal. Why so hush-hush? This is a huge departure from the segregation of residential and commercial uses. Huge media coverage needs to take place to inform unnessasary !!!!
It seems that City council is hell bent on destroying neighbourhoods especially in Scarborough. There is plenty of empty retail space for anyone wantingto open a business. We already have experience with illegal businesses operating without proper by law enforcement now even when reported.
The major streets (as shown in the map you provided) in Ward 17 seem acceptable - basically where a lot of retail already exists - but I can't speak for other wards - so have to answer UNSURE- can't support
Parking issues, noise, garbage. Bylaw Officers and Police are unable to efficiently enforce any by-laws. So who will be monitoring and enforcing bylaw infractions??? Do we call 3-1-1 and get put on HOLD?
I love this idea! Living in Long Branch, I can see how our neighbourhood would benefit from cafes, retail and restaurants (no more weed shops please), especially along the lake. There's so much missed opportunity for public spaces by our lake, so this could be a great option for everyone to access and enjoy it!
Totally opposed.
Neighbourhood businesses should be allowed so long as the business owner resides there as well and operates from within their own community. I would not support, for example, Tim Hortons franchises to be allowed to open interior residential areas. That would defy the community spirit of this entire concept.
You clearly stated that Police do not enforce noise issues and that is just the beginning to loitering and transients in a community of families and individuals who have built a home to feel safe and have built a community with their neighbours
This results in a further reduction of soft scaping on properties which is already an issue with front yards being converted into essentially parking lots of which the City does little to get corrected.
There is no significant benefit to existing residents. In fact, the quality of life in Interior Residential Streets will deteriorate, nor does this proposal increase the housing stock. Scarborough is already well supplied with

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commercial areas, many of which are in poor repair or are in underused strip malls (eg. Kennedy Road, Eglinton, Kingston Road). It makes more sense to have businesses located near transit rather than in existing residential areas.
Does language mean nothing anymore? Redefining the definition of "Major Streets" to include residential streets lacks common sense and makes that term (Major Streets) lose all significant meaning. That just makes it easier for businesses to take advantage of residents. This redefining is like Bill 5 saying an animal's habitat is the immediate location in which it lives instead of the surrounding area where it has to get it's food, water, etc.
Businesses cannot take priority over housing. Why would we allow businesses to operate where there are much needed opportunities to create housing?? It is far more profitable to run businesses at the expense of housing and yet again we are saying one thing and doing another!!
Residential areas are where people live and want tranquility when they feel safe and free of noise and traffic, people want to relax and decompress after a day at home from work, school or seniors that may deal with illness
Please see other comments. In some neighborhoods it is good. Other not so. Consider density of populations please. For example, why not mark areas of city that are open to changing zoning and those that are not due to density issues.
No - this city is going downhill fast - can we focus on the things that are making Toronto less livable before we start imposing new issues on tax paying residents. Clean the city up , garbage cans are all broken and always full. TTC is filled with drug users. Too many needles and drug items littering our streets and too many addicts, too much crime, too much graffiti , what ever happened to this good, clean city? Get back to basics . This proposal might help some new businesses but it stands to hurt a lot of current residents and compromise their ability to enjoy a peaceful homelife. Try thinking of them for a change
We do not need businesses in residential areas downtown ' most services, including coffee shops, grocery stores, bakeries, restaurants, and takeout, are within a short walk. There is no need to convert housing into businesses, especially when many former convenience stores have been redeveloped to provide much-needed multi-unit housing. If a business truly wants to open, there is already a Committee of Adjustment process, which gives neighbours the opportunity to participate in decisions that directly affect their community.
This proposal would have a significantly negative impact on Toronto neighbourhoods. Parking would be a significant factor - it is already hard enough to obtain street parking for visitors and this would further increase the difficulty. In addition, this proposal would decrease the number of residential units in the city at a time when there is already a housing crisis.
The city cannot patrol this - they can't even handle the businesses we currently have in Scarborough that have rats infesting our neighborhoods - as well as crime - which is a nightly occurrence- can the city look into why I've had to pay my ins deductible 3 times this year for a broken car window
Dislike this concept
Walkable services can be a positive but assessment needs to be on a case by case basis not one-size-fits-all. Expansion of existing commercial space for patios on Major Streets where access/parking is available and infringement on residential neighbourhood is minimal.
I live on a Major street, across from the Mt. Pleasant Cemetery. I don't want the noise or the activity of more traffic. This idea of no COA approval smells like an easy approval that would attract a Development which would cause current occupants of rental buildings to lose their homes.
to much traffic
We live in neighbourhood with landscaped large tree lots no sidewalks & houses set back from street. Street view would be greatly impacted by anything in the setback area. It would be unsafe for kids to walk to school with street parking. Family neighbourhood means any noise needs restricted hours.
Are you people at city hall on meds? No disrespect intended. With so many things wrong in the city as of late, this is the topic you chose to deliberate about. There is too much crime in the city right now! We don't need other areas to be hit with crime such as fights because of alcohol on a side yard or a Break and enter on a cannabis house. Shame on all of you!
Discusting
I agree with some of the interior residential streets selected but there are others which are inappropriate and should not be allowed to be mixed use properties. why didn't the city consult with neighborhoods or resident associations?
I have. concern about the designation of Royal York between the subway and Dundas Street being identified as a Major Street - currently this is a 2 lane street with a mature tree arcade - that natural resource of mature trees providing both shade (heat waves anyone??) and aesthetic value to residents and all users of the street should be preserved whether or not anyone locates a business in any of the houses. And please note that a tree's roots extend well beyond the canopy edge and are shallow (< 1 m).
All new permissions need to take into account the neighbouring residences. I see no reason for patios to be allowed. This would require large outdoor spaces which are highly unlikely. It is up to the new business to provide legal parking and hours of operations should be limited to 9 pm so that neighbourhoods are not impacted. The onus is on the new businesses to provide solutions to issues not existing

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neighbours/neighbourhoods.
Children walk and play on residential streets. This will increase risk for car accidents. I do not see this as a good idea for all the reasons in question 6. Additionally, it could have a strong negative impact on property values by decreasing them.
Not enough police.
These major streets are still residential areas and having this increased traffic which may be proposed as "accessible" will be very disruptive to the regular crazy traffic that is already burdened by poor city planning and the constant need to do construction. Creating more areas that haven't properly zoned or city planned in areas that haven't been designed for that is ridiculous and quite honestly a big waste of tax payers money!!
This will downgrade neighbourhoods appearances and create noise pollution for communities, the city should reserve these places underneath condo on main streets where noise is expected and more parking is available
Just stop messing with our residential areas and homes we've worked hard to lose out now. Leave the current zoning, rules, regulations alone and strengthen our bylaws and enforcement of them.
Disallow patios.
Well run cities plan and consult with voters. I would like to understand if residents have requested expanded rights if businesses when current businesses are still not at pre-pandemic sales yet.
Don't allow
Increasing density to provide needed housing makes sense in any residential area which takes into account schools and transit for every residential unit. Better transit & increase in police & fire department safety measures must be provided as well.
First Q3 allows only 1 answer. This is not a simple issue, and it is likely that automatic approvals will lead to conflict but CofA may lead to trivial opposition - neither are desirable. We have lost much of our local shopping - when we first moved into our home in 1984, we could walk to 2 hardware stores in less than 30 minutes; and drive to 2 more in less than 5 - now I have to drive to the Stockyards area or the Queensway. There is a value to having shops in the neighbourhood within walking distance - to reduce traffic; to reduce on street parking; to populate our streets with residents to make them safer. From a practical point, businesses listed are not likely to set up in the middle of a residential interior street esp in our low density neighbourhoods - they will want to cluster to maximize the ability to capture patrons. As our cities become more densely populated, having local shops - usually small and with a familiarity of the needs and wants of their patrons - likely clusters of local shops - will be useful. Think of European communities The question needs to be - with the changing city environment how do we modify our built environment to improve the quality of all residents' lives. Start thinking outside the box.
A lot of people chose interior residential streets because they are quiet and do not have businesses, and pay more for that. This can be a violation of that "promise". Any business should require approval from city and residents.
Any land use change can negatively impact TO's green spaces, natural heritage and critical now urban biodiversity as a consequence to a loss of green spaces, disturbance of natural heritage if businesses was in the ESA vicinity, harm to wildlife. A consequence of 'as of right' retail/ services in inner neighborhoods could be biodiversity loss in previously quiet city areas providing for 'backyards biodiversity'. CHAPTER THREE BUILDING A SUCCESSFUL CITYTORONTO OFFICIAL PLAN. Chapter 3,3-45 'Biodiversity refers to the rich variety of life forms and the critical roles they play within varied ecosystems. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health and resiliency of that area. Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. The biodiversity found in small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and backyards also play an important role in our urban ecosystem.'
Loss of green space.
City council is going overboard with proposal for housing and retail development in quiet, well established, long standing communities. There is plenty of vacant, undeveloped land on current streets that have been previously identified as major. The new rules being proposed, with a lack of rules/guidelines will not be initiated in all parts of Toronto, particularly where the 'wealthiest' people live. As a long standing resident of Guildwood Village these proposed changes should not be part of our community. Council needs to listen to its constituents and stop making haphazard decisions that impact the lives of others, including me. Property values are declining in my neighbourhood, there is a lack of respect for properties that I have never witnessed in my more than thirty years living in Guildwood and I'm starting to think about where I will live next for fear of further decline and potential safety issues if the city moves forward on the decisions questioned in this survey.
Patios can be very disruptive, especially when they are on the front lawn of someone's home right next to the neighbours. If there is a problem such as noise or the owner makes the patio larger than it puts the onus on residents to enforce and bylaw officers are short staffed.

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I think they should be located in commercial areas except in circumstances such as on main floor of apartment building ie) convenience store, cafe which does not sell substances such as alcohol, tobacco, vaping products and improves the quality of life for residents. For example, they don't have to travel far to get groceries, meet friends, see doctor etc.
If this would pass it would ruin interior neighbourhoods. It would be devastating to residents quality of life. Quality of life has already gone down in Toronto because of the constant congestion on local streets. This would make life worse for all. There are major streets that provide what is needed. T
There are empty commercial spaces downtown and on major streets such as Yonge, King, Queen, Front, Bay, Avenue Rd, Spadina, Danforth, Bloor, College, Ossington we don't need to expand outside those areas
Late evening noise in family / residential neighborhoods. It is unfair to change the rules in a way that changes property values without proper consideration, notice and consultation. If rules are imposed who will police this?
It will lead to all the negative impacts of unregulated pop up shops and dining that brings confusion, congestion, and problems that we have witnessed in overcrowded cities. Wiser use of street space and better solutions are necessary.
This is ridiculous proposal that will decrease value of homes and destabilize communities Not every part of Toronto is included in the downtown core - yet EVERY proposal is geared for downtown and not suburban neighborhoods Shame on you City council for failing the entire Toronto areas outside of the core!
I moved out here to get away from the insanity of Downtown. I don't appreciate a byelaw that would allow people to just do whatever the hell they want in a neighbourhood where I'm trying to raise my kid to you also are now in introducing extreme noise, extreme traffic, extreme chaos, and there will be absolutely no way for any of the neighbours who have spent a fortune on their homes to do anything about it so my answer is a big huge no stop wrecking neighbourhoods clearly this wouldn't be in your neighbourhood otherwise you wouldn't be voting for it! I am sick of constantly having to defend where I live from developers and bars and clubs and all of that stuff. No they shouldn't be in residential areas. We move out here to get some quiet. We also don't wanna see our homes go down in price because you decided you wanna put a cannabis store in the middle of a freaking neighbourhood or a bar a bar no no no no no no no no freaking ridiculous !
NO...it is residential....this is not a good idea...this will ruin the look and feel of a community. Commercial zones should be grouped together near but separate and together not where ever they want.
Such a stupid idea.
There should be no patios on interior streets permitted as of right. These areas should remain quiet, allowing for respite from increasingly high density in inner city and support "backyards biodiversity" along the city OP regarding this topic.
A really stupid idea! There are safety issues, noise concerns, potential violence and on and on. People of all ages live in these neighborhoods, including seniors and children and need to feel protected and safe in their homes.
Depends on size of business and expected clientele. If it's local foot traffic, that's okay. But it's more challenging on some streets if a lot of parking is needed. Meadowdale South or highway 2 has lots of space in the front yards but is a narrow road. Lots of traffic would render that street unusable.
Do not allow this!
Many different types of businesses are lumped together. For example there are at least 4 Cannabis shops that are already within walking distance but ver few nice patio restaurants making it very difficult to answer the questions. It seems to be rigged to only say know to all of them
Why is this being even considered?Good sleep is a basic human need to function well. Good deep is essential for our mental health. Addjng these non necessary changes will affect our basic needs. Stop this nonsense. Our communities were planned to have residential areas be for residential purposes. Really what is the purpose of creating chaos with this option ? Stop this nonsense immediately.
We already have so many retail location throughout the city that are empty, abandoned! I do not understand why we need more retail! Is at a crisis point! This does not make sense. I am also very much against more Cannabis stores! The cannabis culture has ruined our city! The smell everywhere you go is awful!
I am considered how city is planning and making changes without consulting the residents and tax payers; I am tired with the high handed mess of the city and councillors. This needs to stop.
The Committee of Adjustment was introduced circa 1965 to "ease the pinch" for minor changes. Its purpose has been abused such that outrageous changes have been permitted. The applicant should apply for a re-zoning.
This will lead to the destruction of neighbourhoods, with issues of noise, congestion, parking issues etc. There is absolutely no need for this change - there is no shortage of adequate, suitable commercial locations for businesses such as retail shops, restaurants etc. Filling some of the vacant units would improve main streets.
Maps showing retail deserts across Toronto suburbs (i.e. areas lacking retail services nearby) are incomplete. One could say they are misleading as some established, well-known retail stores aren't shown. These stores are shown on 'other' maps, yet those aren't readily available.
This will disrupt people in their homes. This will disrupt people in their homes by, bright lights potentially very late at night, smoke from cannabis in their windows, noise until late at night, cars parked on the street. The

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comment that this will provide access to jobs, culture and community is wrong. private citizens opening a business in their home will be the ones working at it. They won't be hiring anyone. This has nothing to do with culture or community. If anything you will have people at each others throats. There is no room on side streets for these businesses. We need houses for people to live in.
I'm suppotive
As owner and resident of a main street commercial business (constructed pre 1900) I've attended these meeting since 2024. The issue at hand is. (1) Insurance agents do not classify main street businesses as commercial / residential any more. We have to pay commercial insurance for the entire 3 floor rowhouse. (2) MPAC Agents tax our property as 50% residential & 50% commercial despite the fact that it's only 1/4 commercial (unused basement shouldn't count as commercial. (3) who at the city is going to monitor businesses opening over night and not paying their fair share of commercial property taxes? Last year, it was found out that one main street commercial business (with a sign) had not been paying commercial taxes for 10 plus years. The City has to get it's policies and procedures in order before these types of proposals are rolled out.
The City should make more efforts towards improved road conditions and traffic flow rather than entertaining ideas that will further clog traffic and make life even more unpleasant than it already is for city dwellers. Utilize tolls for non-city residents like what is done in London.
There should be strict control over noise, waste, capacity, and that the patio blends into the character of the neighbourhood. Neighbours already argue over noise and disruption from birthday parties, now we want to add patios?
This initiative should not diminish opportunities and rights for community groups to conduct short term or one day street festivals or tours to promote local arts groups and public community events.
There are already a number of people operating businesses out of their homes illegally right now. We already have a huge problem in this neighborhood with people selling cars in their driveway. Cars are being dropped off and picked up at all hours. Traffic is getting dangerous especially in the interior neighborhoods with no sidewalks. Walking your dog is like taking your life in your hands.
I selected unsure for the above question because: I am not sure if allowing a new zoning category would solve the problem and also be prone to abuse. I am not 100% against having local business on major streets that already have businesses but I am against having business allow on major streets that are highly residential and may well have streets near them that have services. That make no sense to me. For example, Warden Ave south of Clonmore is technically classified as a Major Street, but this stretch functions as a quiet, low-density residential area with no commercial infrastructure. Warden north at Eglinton is very much a commercial area and there are houses on it, but it has a very different character. By the time you go south on Warden to Kingston Road it is a very different street. It's lined with family homes, mature trees, and sidewalks used daily by seniors, children, and neighbours. The proposed changes are not suitable for this context. There are already nearby commercial areas that serve the community well. Adding businesses here is unnecessary, and risks permanent impacts as listed in previous question. This top-down, one-size-fits-all approach fails to consider neighbourhood realities. I urge the City to consult with residents before making such sweeping changes.
This whole process wreaks and is sneaky and underhanded. The proposed changes will cause the erosion of the family unit and its safety. Residential area are meant for people to relax and de-stress from the hustle of work and commercial businesses.
Hate this proposal
If the City government is serious about addressing the problem of homelessness they will reject the City Planning proposal without further consideration and direct the City Planning staff to focus on proposals that do not result in exacerbating the homelessness problem, as well as destroying neighbourhoods. The quality of life in Toronto is deteriorating rapidly - it is a nightmare to travel anywhere in the City and the main streets are lined with failed small businesses. This proposal seems designed to accelerate that deterioration.
The burbs are boring need to mature with more service options. Not everyone has a private patio. I feel these new retail spaces could build more community connections with neighbours.
no
Businesses do not belong in residential neighbourhoods. Keep them on main arteries. If we can't control the nature of the business and young families are living adjacent to these businesses, this could lead to concerns for the safety of the neighbourhood.
How about I open a cafe with an outdoor patio/garage patio open 6am-2am right beside your house? How about a cannabis store on the other side of your house open 24/7? Lets do a Pilot Project. All City Planners, Councillors, etc. do it first and you all report back. However, I do not expect the report to be comprehensive because you have not slept in months, years... Oh, and by the way, don't forget that 4 or 6 plex a couple doors down.
It makes no sense. How can you make any money with such few tables UNLESS you are calling a bar a restaurant. So some yahoos will be allowed to disrupt the neighbourhood until 2am everyday. So the rights of a few matter more than the rights of many.Utter ridiculousness. Whose brainchild is this ? The uber left need to step down.

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The patios come along with drinking, noise, disorder, garbage, rats and odors. There are many vacant stores in malls that should be maximized. Parking is also a concern in a neighbourhood because cars can hit kids playing in their area and increased flow can bring increased injury. Delivery vehicles will be parked blocking the street and block visibility of pedestrians.
I have to wonder if the effort to move small biz in to residential areas is just a ploy to free up shopping malls and main streets to allow more mega tower buildings. Developers always win out over citizens.
Allowing businesses on residential streets will create new problems meaning the City will have to create new divisions/staffing/ by-law enforcement etc to deal with the problems thdy will create. Just like the problems created by short term rentals (no on site management like hotels have & not any benefit to the neighbourhood), bad idea just like Uber/Lyft that increases traffic congestion, lane blockages for pick up etc:
If businesses are allowed in residential areas, they can use the Committee of Adjustment to expand their footprint, increase patio size, change their usage, or move into the second floor. Once a precedent is set, new businesses could open nearby. On Ossington, we've seen all of these happen, and once approved by the CoA, neighbours no longer have any right to appeal.
This is not required City wide - especially in areas where there already is an Avenue. There are not enough restrictions on businesses that are not essential and create conflicts such as patios, mechanic shops and vape shops. I do not like the ability to evict when affordable housing is such a challenge for some.
The city planning staff have had many many months to consult on the proposal - don't see ANY changes in their approach, and can spot any changes in the policy - they appear to be using the time to convince residents - no listening involved.
Some of these streets are residential with schools. A neighbourhood could be ruined. Too many open to interpretation possibilities. Sex shop close to a school? Cannabis store by a pre-school facility? We do not need more restaurants. We do need more parking. We do need more housing. Where is this coming from? All I see are negatives. Why not point out any pros if there are any. If it is revenue you want, find it somewhere else. Not in my community and not in others who are concerned about the negatives.
NOT ACCEPTABLE
There are enough businesses in the current commercially zoned areas to accommodate residents in the community. Port Union, once it is completed, will be busy enough without encouraging more traffic because of more commercial enterprises. What is needed is better TTC access/service, not more commercial zoning on identified streets!!!
There are some major streets that are completely residential like Guildwood Parkway and Scarborough Golf Club Road. It would be very disruptive and inappropriate to have businesses be added to the mix.
A ridiculous idea, not necessary, not enlightened. A way to degrade the peaceful inhabiting of one's home and enjoyment of neighbourhoods that supports healthy city living for all communities.
There are far too many vacant commercial/retail properties in our city. Every main commercial road has vacancies. Let's reconfigure property taxes to encourage the existing vacancies to be filled
This is a very bad and shortsighted idea for established residential communities. It will cause stress and conflict in communities because it will severely change the personality and cohesion of the neighbourhood.
There should be more planning as although it sounds an exciting idea it would open doors and avenues for all types of problems. There are more than enough opportunities for people to engage in all sorts of acritivies throughout the city.
light pollution
This is likely appropriate in densely populated inner city neighborhoods where these types of uses already exist on corners etc. However, this ideas is not appropriate for suburban neighborhoods.
I think that in some instances a corner shop could be a nice addition but not in a house or garage and no alcohol vape weed stores or even restaurants. That would be too disruptive to neighbours
Another stupid idea of converting some sections of 4 lane roads into 2 lanes, thus creating more congestion and gridlock. Perhaps The MTO should consider Bike Lanes and Patios on The 401 to free up their intrusion from Toronto's arterial roads !!!
It is very disappointing that this concept is even being considered. People will leave the city. You will be creating a hollowed-out core where people only come in for work and leave at the end of the day. Sadly disappointed in our city leadership for even considering this proposal.
NO PERMITS SHOULD BE GRANTED EVER WITHOUT CONSULTATION AND TAKING THE EFFECT ON THE LOCAL NEIGHBOURHOOD. NO BARS OR CANNABIS STORRS SHOULD BE ALLOWED ON THESE STREETS PERIOD. THERE SHOULD BE STRICT NOISE BYLAWS AND FOR ONCE THE BYLAWS SHOULD BE ENFORCED. CURRENTLY BYLAW ENFORCEMENT IS A JOKE. IT DOES NOT HAPPEN.
Let's not let fear make us lose out on economic opportunities for our neighbourhood. Are we afraid of patrons from our own community? Our youth/young adults could have access to additional jobs. Good compliment to the waterfront fest. Let's believe in our potential as a community not limit it.
Opposed
Residential Areas are intended for families to spend quality time and free of noise and commercial traffic. How does patios on interior streets help the business owner that pays commercial taxes and licenses to run a

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viable business. Residential areas are intended for residents and commercial zoning is intended for business operations. Why are we diluting every area of the city to be commercial? Press the pause button
It a question of what types of business, the number, the impact, the pace of change. This initiative unnecessarily creates interpersonal tensions, potential conflicts and violence, eventually ghettoization.
All of the aboce reasons in 6 would apply. Plus the most important is the loss and of privacy and enjoyment of their own home for any existing residents that live close to the vicinity of a patio.
It's totally ridiculous. Will turn the city further into an undesirable place to live and work. We should not be headed towards a third world living environment''this takes the city backwards, not forward. More people and businesses will exit the city than ever.
Tobacco, vape and cannabis smoke. Rodents. Impaired behaviour. Noise, lights at night, traffic, loss of privacy, strangers observing neighbourhood. Commercial garbage placement and trucks, back-up beeps at night. Parked cars.
This is not safe. For all the reasons you're suggesting and more. You will ruin people's right to enjoy their homes. You will lower property values. The poor home owners, renters and the loss of housing
It is not appropriate and takes away from the residential component of the neighbourhood. The interior streets in Etobicoke do not have sidewalks and no place for cars to park. Allowing the patios will flood and overwhelm the streets with parked cars and more vehicular traffic. This will not be safe for children and other pedestrians having to walk on the street to get to neighbours' homes or the parks. We pay high property taxes for where we live and allowing patios and other such businesses will devalue the neighbouring properties. There is also the concern of the type of people opening these patios or businesses. These comments are in addition to the reasons/concerns checked off in this Survey.
Do not support this at all! If we wanted to be near a patio we would live on a main street where businesses are located. Residential should be for "residents" and quiet living. Furthermore, with the shortage of housing WHY is this even on the table?!
The Yonge/Eglinton area already has overcrowded sidewalks, filth of all kinds including fecal matter on sidewalks, this neighbourhood has many seniors who are afraid to go about their daily necessary errands.
If City Planning wants to do away with Residential Zoning they should be up front about it. I think this is a sneaky way of gradually ending zoning and most people in Toronto would be agains that.
What a stupid disastrous idea. We need to support the businesses that already exist and are easily accessible. Focus your attention on crime reduction, tougher crime and bail laws, not this very stupid idea
See above. Particularly disruption to the residential character of the neighborhood and loss of residential status for the area. Parking is already a problem and a this will exacerbate it. Noise, lights, traffic - both pedestrian and vehicular are all of concern.
Unsightlyness!
If changing zoning for interior residential neighborhoods, then the laws SHOULD be revisited in regards to vaping, alcohol, and THC. It does not make sense that this would not be possible.
There is a circular component to this proposal. It would allow commercial premises next to existing commercial premises. A new commercial premise becomes an existing commercial premise of the premises beside it can become commercial premises. And so on. Where does it stop?
In our neighborhood we have plazas with empty spots that are in disarray I would suggest the city focus on those first. It is absolutely ridiculous to allow business inside homes in small residential areas
This is a terrible idea and would cause significant disruption to the everyday family unit whose residence has minors that attend school. Also burdensome to those living in the surrounding houses to have to see/hear commotion coming from these proposed place of businesses
Existing plazas are better suited to patios. I do not want patios on interior residential streets. City Planning should stop allowing local plazas from being converted to condos and rental buildings.
Provided that the room exists especially for side yard patios and that there are adequate controls to ensure cleanliness etc. with Toronto acting PROACTIVELY on any / all issues not based on neighbourhood complaints. The process MUST also be fully transparent not like the current process which is all non-trnsparent.
Are you kidding me. Has it come to this? Where is proper urban planning. I don't support any of this and I hope it's an early April fools joke. Someone has way too much time on their hands. There must be other ways for us to solve the housing crisis and for the city to generate taxes.
Not needed
businesses on actual major streets where transit exists makes sense, but not in segments that are all street facing residential or at least business types and hours of operation must be restricted
We have a housing crisis in this city. This doesn't provide more residential housing. The City needs to clean up its traffic congestion problem not create more by drawing business to residential areas.
Major streets need to be left as is becasue couriers and taxis stop on the middle of a lane and block traffic. We can't allow more of htese traffic violations with businesses on major streets. Driving is stressfu enough with all the bike lanes taking over the outside right lane.
I vote no.

Open Ended Comments
my concern is that a move to make the city more liveable will not happen because people are afraid of change. This type of change makes the city nicer and cleaner since we can walk to nice social things rather than having to drive
not sure why this suggestion was allowed to have reached a public vote as it is a stupid idea. It will guarantee more crime, drugs, disturbances of every kind, unhealthy houses that will encourage rats and other irritants. The real question is who initiated this stupid idea and who has encouraged it enough to have it raised in public.
many areas have spent years trying to make it a community where neighbours help neighbours and the community feeling binds people together. Now City Staff want to tear that appart. The only advantage I see is the increased employment of police to respond to the myriad of complaints that would result. This sounds like a City Staff suggestion from members who live ioutside the City and don't care about neighbourhoods.
I think this is a great initiative. It will help give people things to do in their own neighborhoods - cutting down trips to downtown and reducing traffic. Coupled with increased transit development in the area, this could really be a positive turn in our city.
Residential should stay residential with no commercial/business activities allowed. Traditionally, residential areas are for family living and not for making money/commercial purposes.
The rights of persons to open new businesses must be balanced against the rights of existing residents. If new businesses are going to be allowed, there should be criteria these businesses are required to meet, e.g., with respect to parking, hours of operation, rodents, etc., and the new businesses should be required to post a performance bond to ensure that the requirements are met, not ignored.
I don't understand why over sized condos can go up without any retail on the main level on major streets and there is an affordable and low income housing shortage and we are having to even consider this issue as a real pending threat when these other issues should be the priority. I don't think we have a shortage of retail or restaurant space and certainly not in Scarborough - reference empty strip malls everywhere.
The city has told us they do not have the resources to enforce policies (noise, parking, property condition etc....) so lets not increase the issues. Before you make promises about 'new commercial sites' take care of the exhistng ones! The parking and sidewalks and bike lanes on Lakeshore West are a disgrace. Crumbling and dirty with tripping hazards and not well maintained. Why spread out your work! Keep commercial on commercial properties.
There seems to have been very little consequences analysis from these proposals. My only guess can be that the city is trying to blindly reduce costs by decreasing a necessary approval process / stage gate and increase revenues through higher business tax revenues.
Terrible idea
we need to do something to generate opportunities for individuals to earn a living..just enforce reasonable noise and garbage limits ..somewhat modified to existing residential requirements so that neighbours are ensured peaceful enjoyment..if tfere are a number of legitimate complaints then require business modifications that are overseen by a tribunal in each neighbourhood
This will lead to more litter and car traffic. Why do we need that on residential streets? There are many empty store fronts all around. Not interested in my neighbours selling goods from their home.
I run an at home bakery. I've always dreamt of having a little bakery stand on the front lawn but whereas I see a bakery stand as a cute enhancement to the neighbourhood charm, I can see other types of businesses being disruptive. Vaping stores would not enhance a community feel for example. The noise and crowds created would be extremely bothersome and would totally disrupt the quiet nature of a community like Guildwood.
THIRD WORLD IDEA!
Allowing businesses in our exclusively residential community would lower the value of our homes. The city should look at the criteria for tax revenue in these prestigious neighbourhoods and be prepared to lower taxes for criteria no longer satisfied if businesses were allowed.
On commercial only
I already have business or multiple tenants on the corner of a very busy street and my street. Many times 5-6 trucks park on my street forcing pedestrians and cars to move into the lane of traffic turning off the busy street. This traffic is usually moving quickly because it is a difficult turn. On the busy street there is no turning lane, or light, and cars change lanes quickly. To avoid this unsafe situation, I walk on someone's lawn. Driving, I have often met another car head on. Adding offices, businesses etc where parking is allowed on the street creates and unsafe situation for pedestrians and cars. Even when there is off-street parking people often illegally park on a busy street just to "pick up a coffee" or to "use their phone".
A bakery out of a garage with a few tables is great. A rowdy weed and booze hang with tons of cars on streets for hours is not. Let's use common sense to create rules that allow one kind of business and not the other. How is this all or none?
Never
Council and city bureaucrats are intent on destroying neighbourhoods. There is enough empty retail space on main streets and in new condos. We do not need chop shops, mushroom dispensaries and any other shit people will open. The City fails to enhorce current by laws and now wants to add even more problems.

Open Ended Comments
The city should leave "RESIDENTIAL" areas what they are named for, i.e. "RESIDENTIAL" for the use of family, and should in no way encourage or permit these areas to be zoned or changed for commercial activity.
I am not opposed to certain businesses. Professional sites like medical, legal, or artist galleries. Since the city cannot restrict the type of business, I am mostly opposed to any business that will increase rodents, noise, garbage/food waste, cannabis/vaping stores, and anything that would increase population that is transient.
I think a bigger problem is the operations of our city. A whole lot of energy and money being spent in the wrong places. Might be worth trying to fix this before finding new ways to tax citizens who have no more money to give,
A ridiculous proposal. There must be some oversight and scrutiny given to any such request. Also, we have a homeless crisis & the city wants to allow for the eviction of tenants as part of this ridiculous proposal? Why has this proposal even gotten this far??? This proposal needs to be scrapped!
Again, I am shocked by the lack of regulations, permits, etc. that are being proposed. Lack of housing, lack of affordable housing, lack of housing of various sizes is already a major issue and these proposals seem poised to make housing an even bigger crisis. Plus, our police and other emergency services already seem stretched to the limit and I cannot imagine these proposed changes creating safer and healthier communities.
Do not do it
While at the farmers market, I saw the pop-up and picked up a flyer, which made it seem this was only about caf's and grocery stores. The survey provided more details like bars, restaurants, patios, and cannabis shops could open in people's homes, potentially evicting tenants. None of this was mentioned at the pop-up ' I feel completely misled, and it feels like City Planning is trying to hide the facts rather than be upfront with residents about what is really allowed and the potential downsides. With so many existing businesses nearby and vacant stores sitting empty, this proposal is outrageous and makes no sense.
This is the most inane idea city planning has ever come up with. Do they not have any respect for taxpaying homeowners. Whomever is responsible for this waste of taxpayers money idea should be fired.
I would be interested and would attend any events to learn more and contribute my opinions/ideas. I was not aware of the proposals until I learned about this survey through my councillors newsletter.
Absolutely not. If any member of parliament supports this move, they will lose my vote, my family member votes, and all our friends votes in all future elections. I've lived in areas where this was implemented and everyone was upset.
Need to allow for parking or area for delivery. Currently couriers and delivery trucks block traffic on roads and bike lanes in downtown and this would increase in the suburbs. Noise bylaws must be enforced.
This feels like we are in 3rd world country with no rules - I guess next we will have to HAVE gated communities so we have control over our neighbours. if landlords can evict tenants to start a business, I guess we no longer have a housing shortage!
I have only heard about these proposed changes via concerned citizens. It is possible that my City Councilor has mentioned it in some of his weekly emails, but I cannot recall exactly. I feel like the City of Toronto is trying to keep these proposals hush-hush. Please, really think long and hard about these extremely broad, apparently unregulated proposals to residential neighbourhoods. You risk permanently damaging family communities, unique communities and driving people to areas outside of Toronto, which, I suspect, won't be good for business.
Safety of children travelling too and from school with increased traffic and parking, and inadequate traffic calming. In residential neighbourhoods we know who is coming and going and can monitor any unusual presence. Community safety is prime.
I am mostly opposed to restaurants/food vendors and social clubs due to the noise and garbage that promotes more rats coming into the neighbourhood. I don't want to manage the noise or increased chance of smokers and vapers next door to my home.
this will only create more crime, bringing people in the neighborhood they don't live here and have not the same values for the neighborhood. Limited parking, noise, crime, garbage and unsafe streets for childrens to play!!
You buy a house so your kids can play safely in the front or the back yard, all of a sudden a neighbor can open a retail location on the property-the result...influx of strangers, extra automobiles parked nearby, litter, extra noise, petty crime, ... please do not implement this planning policy. Thank you.
Someone please tell me why the 'Welcome to Toronto' sign coming from the east 401 reads: 'Population 2,795,000' and has done so for many years. With the open borders invasion of the last handful of years, that number is a crock of ??. The open borders is the root of Toronto's issues. You're not fooling us all.
There is no place for them in Etobicoke given the suburban layout. It isn't the same as downtown Toronto and should not be. There is a reason families choose to live here and it is to avoid all of the above reasons.
I am very glad that resident associations are collaborating and gathering feedback from residents. I am appalled by the "as of right" proposals and the fact that there is no avenue for appeal. I think we should be focusing on increasing our housing stock and on creating and sustaining livable communities that support quality of life for all residents. These proposals will ransack existing communities and give priority to commercial enterprise at the expense of the residents of the City. In short, I anticipate that, if approved, they will do irreparable harm to the city. We need livable, well treed residential areas that are protected from the noise and traffic and garbage that often accompanies commercial enterprises. Just take a drive down Kennedy

Open Ended Comments
Road for a window into the future if these proposals proceed. What are other cities doing to support healthy communities? What does research tell us about the pros and cons of mixing commerce with residential areas? We need better transit, more quality/livable/affordable housing and green space to support our population density.
This is a poorly thought-out plan. Interior neighbourhoods should not have businesses. There aren't safeguards in place and noise, garbage, parking and crime will ruin residential neighbourhoods.
This is a great idea! It will make our neighbourhoods more walkable and promote small businesses that, quite frankly, already operate illegally. I personally go to these sorts of businesses to get my eye brows done, to get my hair cut, and to tune up my bike in the summer. I've visited many cities around the world and the cities that allow such things are more interesting, prosperous, and dynamic.
NEVER!
Crazy! Already so many noise complaints, fights, etc. Police dont want to have to deal with this insanity nor By- law officers that only work till 4:30. Whoever suggested this should be.....
The only one to benefit is the business owner and the city re increased tax revenue. The current residential streets were developed for families and do not include the infrastructure required to support businesses. The city has serious issues with the infrasture which it is ignores while increasing density and making said issues worse.
It reduces privacy and increases security risk with people coming and going. Homeowners want to enjoy the privacy and peace and quiet they paid for. There is no need for the city to be allow businesses to open up on interior residential streets. There are more than enough commercial spaces available.
Since there aren't restrictions on hours of operation, it is not practical in neighbourhoods where people are trying to sleep (children, shift workers etc). Also, the garbage and rats would be just gross!
Who is going to enforce these patios. There currently a shortage of by-large enforcement officers. There are currently issues with illegal patios on major streets as part of cafe TO. Health issues ie handling of food, cleanses of facilities, etc.and how to licence and inspect these patios. These patios would have to have liquor licences from the province. Who inspects these and if there is non-compliance can they be shut down.
What is the definition of a PARK? we have tiny "parkettes all over South-central Etobicoke. Walkable services can be a positive but assessment needs to be on a case by case basis not one-size-fits-all. I would support expansion of existing commercial space on main streets where parking is available and infringement on residential neighbourhood safety and character is minimal.
This foes not make sense to have increased traffic or noise in proximity to residences. Cannabis operations with that traffic is unacceptable when you see these stores even in commercial space and the impact on surrounding premises now.
Again, I see room for some of what is being proposed being beneficial, but only if the businesses and the city assume responsibility for parking, noise levels, sanitation and hours of operation.
The city is forcing businesses into our neighbourhoods, we chose to live away from that type of activity and now the city is trying to take it away from us. Toronto city planning is the worse!!!
DON'T ALLOW
I feel safe and comfortable in my residential neighborhood. I will feel less comfortable with people hanging out at the store patio next door. I will feel less safe if alcohol is being consumed also.
Should not be allowed. These are private residential homes. We want to live in peace and quiet and walk around our neighborhood in peace. Imagine drop off, pickups, Ubers, food pickup, deliveries. Chaotic traffic already; this will make it worse.
Not Exceptable
Once I read that the roads proposed in my area are really major roads then I have no objection to this. It's good for people who don't drive to have stores closer with easier access
Businesses will locate where they will be successful. Very fe2 will locate deep into neighbourhoods, the density is insufficient. Major streets are perfect, high profile, and already busy, noisy, and have transit!
I'm in disbelief that this proposal would even be allowed to see the light of day. Let's focus on housing our homeless and newcomers. If businesses are having a hard time staying afloat in commercial designated areas then the city should be focusing on how to lower cost, the solutions proposed here are helping business and taking away solutions from the already housing crisis. I'm addition, this proposal would create further problems with crime, noise, garbage, parking to just name a few.
Ridiculous- people purchase properties in residential areas to live and engage with the neighborhood. Commercial businesses should not be permitted to operate in these areas. It brings nothing to the area. There is ample commercial space available within the current zoning allowances
Takes away housing so it's a bad idea. More garbage, more noise, possibly more crime so it's a bad idea. Most people who live in our quiet neighborhood did so because it's quiet. Having a restaurant or bar open up next door would be terribly disruptive. If they decide to open a Dollar Store or a Cannabis store then the value of your home will be diminished.
Small businesses continue to fail in our neighborhood so can't see any need especially in the highlighted areas. Drive around and see what a mess it is with derelict and unkept buildings both occupied and vacant.

Open Ended Comments
Patios can be very disruptive, especially when they are on the front lawn of someone's home right next to the neighbours. If there is a problem such as noise or the owner makes the patio larger than it puts the onus on residents to enforce and bylaw officers are short staffed.
This turning the residential streets into just another commercial area with no thought to the cityscape is foolish, without consequence for what will evolve if every street is a bazaar!
I'm supportive.
This is probably the worst suggestion Toronto council has ever put forward No consultation, what on earth are you thinking? So many things can go wrong. Pollution, overcrowding, garbage, increased accidents, insurance will sky rocket and many will lose their rental units. 100% this should not be allowed
Who's dumb idea is this? I can see no benefit of this stupid plan at all. If someone wants to operate a business they are welcome to do so in many of the existing vacant storefronts in any given neighborhood.
There are major concerns about traffic in interior residential streets with vulnerable people on the roads/sidewalks walking and biking. This zoning change will increase this traffic, particularly concerning with impaired drivers with no restrictions on type of drinks served. The noise will last into the night where residents are sleeping and this will inevitably cause neighbour disputes. This is an incredibly ridiculous proposal. It will serve no good purpose.
Do not support
THESE PATIOS ON INTERIOR RESIDENTIAL STREETS WILL BE CREATED BY MAKING RESIDENTS HOMELESS THROUGH EVICTION. IT IS A CRUEL MOVE AND THE AGENTS WHO ARE MAKING AND SUPPORTING THIS MOVE SHOULD BE NAMED SO THAT WE KNOW WHO THEY ARE
DO NOT ALLOW IT!!!
even the word 'residential' says it all. Commercial is a whole different meaning, so we need exclusive residential. We pay our taxes for the privilege of being exclusively residential.
I live on a major street. Between the speeding cars, litter, increased traffic and general noise, there are already enough issues. Add in additional traffic and parking issues and it would be a nightmare. I live in my HOME with HOMES on either side of me. I don't want to be living in a strip mall.
as a life long torontonian - i am ashamed that the city hasn't notified me of these substantial changes. i consider myself to be well informed and yet if i haven't heard anything about these changes my guess is others haven't heard about them either. i think the city is rushing something through that needs more thought.
Absolutely not!
Improved access to shops and services is a worthwhile goal, but clear guardrails need to be put in place, if they need to coordinate with the Province, then do that. Without the SUN email connection, I wouldn't have known about his City bylaw change initiative. I haven't seen anything from my Councillor about this which is very disappointing. Thank you for searching for and sharing information, it is critical that we keep people informed of proposed changes affecting their neighbourhoods.
If the Bylaw goes through, you need to have tough criteria for the businesses. The business should remain invisible like hair dresser or skin care business. NO alcohol or cannabis allowed. One client at a time. Any other business is not a good idea. Will there be a restriction on the number of businesses in one neighbourhood?? Restriction on size of business? Will it be reviewed yearly if it is a benefit or not too neighbourhood?
I am totally against. Leave things as they are. Why change the character of a neighbourhood to make it worse for the residents living there? Why create more issues instead of trying to resolve those that exist?
Major streets are already essential for vehicles, which are noisy and spew gasoline/diesel exhaust. Why would you imagine this to be a 'patio location'? Unhealthy, unpleasant, can't hear conversation.
Explore alternative ways of supporting local businesses that do not compromise the stability and livability of our residential neighbourhoods. While I value small-scale local businesses, I believe they should be encouraged along existing commercial areas, main streets, or transit corridors where appropriate infrastructure already exists. Expanding into the interior of residential areas'even on corner lots'goes too far and risks unintended negative consequences.
The city gives no thought to the consequences of these decisions. Parking crime noise are all issues that will impact quiet residential streets. This is also destroying the family unit because these are all distractions.
This is a recipe for disaster. Uncontrolled commercial endeavours in residential neighbourhoods will be a logistical nightmare not to mention grave safety concerns as well as traffic.
See above #7, not a good idea; also, in addition there will be property value loss as no one will want to live near a business establishment, who will make up that lost value? Please top hiring recent graduates who have their heads in the clouds to come up with these ridiculous.
I'm extremely concerned about the potential of noise, parking issues, rowdy patrons, drunk drivers, vermin, unclean/sanitary outdoor spaces, additional garbage... the list goes on. I want to feel safe to walk and move around in my neighborhood and I can see this being very unsafe and sometimes scary with the different types of people moving in and out of the neighborhood if these proposed items were to go through. I definitely don't want my kid growing up next door to a cannabis shop. The amount of crime that this could bring to quiet residential neighborhoods would be too much to handle.

Open Ended Comments
We do not want to attract more rodents, pests and animals to our residential areas with garbage and inevitable litter. It's nice to be in a community where people know each other and there is already not enough housing for renters. Bad idea to promote this.
What is the purpose or need of having any business in a residential neighbourhood without approval or consideration regarding the impact on a neighbourhood ? Be proactive, and do not allow this open ended change.
There are some convenience and small businesses however, you have the bicycle lanes so if you open a businesses here then where are they going to park. Oh Yeah, on the residential streets. Good Plan.
This is a disastrous idea. We have a major housing crisis which would be much worsened and cause for major chaos with respect to crime, noise, parking, garbage, rat infestation etc. The main focus right now and in the future should be geared towards housing and NOT additional business. We are in a housing crisis!
Priority consideration should be given to the neighbouring homeowners. They are the ones most affected by a change like this and it should not be allowed without their express consent and compensation paid to them for the loss of property value. The value of a home right beside a business is lower than in a strictly residential neighborhood.
Residential areas are for calm and peace - for residence to enjoy their home and surroundings..what does this Government want more "Mental Illness" Stressed out population that will fill the Hospitals that can't cope with what is going on now !!!!!
I need to read more in order to be better informed. If the issue is that businesses are abandoning the designated defined business zoned areas, then looking into the root cause is needed. If businesses are moving out is it due to increase on-line vs. in-person sales or is it b/c there is more theft, aggression/violence, high rents, lack of parking for customers....? Pushing the business, and therefore their related problems into residential areas, is not the answer.
Noise makers
We need to find thoughtful ways to advance housing and business while protecting things important to communities: in mine, that's schools and greenspace. If there's a way to amend the areas to exclude the immediate X metres around designated city parks; schools; etc, I would be fully supportive of such a plan and I imagine others may be more warm to it as well. In conjunction we should rezone other areas - ie the old auto shops on Kingston - for mixed use commercial residential as of right and start improving those areas whilst also expanding local, embedded access to amenities in neighbourhoods across the city. There has to be a better option in Guildwood than the scummy, ill maintained Tim Hortons for a coffee or the overpriced independent for groceries; but monopolies on long leases prevent that. We can have cafes say, on the corner of Livingston and the parkway in the home/driveway on the north end while protecting Guild Park and the north stretch opposing the city land which is a gem of Toronto and holds rich history that should be protected, alongside other similar parks.
We are losing our main streets to condos and now or neighbourhoods to patios? This is ridiculous. Also this is an exaggerated response to solving a problem that didn't exist except for one small existing convenience store turned coffee shop
Bad idea
The residential areas already have so many transients from the rental properties that are continually turned over and not respected by landlords and the city, adding this, ie (canibis dispenseries, patios etc adds to noise, loitering, and safety issues. Children and elderly should feel safe in the communities they settled in with their families.
Baldwin St, between McCaul and Beverly, is what I don't want to happen in my neighborhood. That is why I am so unsure and uncomfortable with this proposal. We are already dealing with crime, excessive litter and dog poop. This lack of planning or regulation will wreck our neighborhoods.
I don't object to the proposal in principle. I think that oversight should be in place, with guidelines to protect communities when there is a bad fit. I've seen this in many cities in Europe and the Americas where residential and commercial activities co-exist. This may result in a nightmare of oversight and unintended problems. However, I think it is worth exploring guidelines for this sort of idea.
They don't belong there. In fact, outdoor patios shouldn't even be on public streets like Dundas Ave., as these roads were paid for by the gas taxes that drivers pay for. Stop taking away commuter roads. Stop the war on cars!
This is a ridiculous proposal and should not even be something to be considered. City council has their priorities so backwards it is infuriating that they are focusing on things that do not improve the lives of the people who live here.
We have had plazas removed to build condos no one can afford. The empty commercial spaces should be utilized first. Also this is rather an oxymoron businesses want staff to return to their offices and you're offering people to do work from home. Also all this proposed nonsense only created a vast array of issues many which could prove disastrous if not worse. And lastly think about the children who live in these areas what are you opening up for them as many of these will be fronts for illegal activities!!! I don't know where this plan derived from, but I pray people think very hard and long about this and cover every aspect!

Open Ended Comments
Stop this plan immediately. The Neighbourhood Retail and Services proposal is lengthy and complicated. Maps showing retail deserts across Toronto suburbs (i.e. areas lacking retail services nearby) are incomplete. One could say they are misleading as some established, well-known retail stores aren't shown
This should be a plebiscite on the 2026 Municipal Election ballot. Everyone of our citizens should have the opportunity to make this decision not just the few that think it is good for them.
Parking nightmare
A multitude of problems could impact quiet family living (e.g. noise late into the night, additional strangers in proximity to children/ seniors, litter/ garbage, parking conflicts, lack of respect from customers frequenting the establishment for neighbouring properties
There is already too much traffic. You'll be creating more traffic. I bet the city will add more bike lanes as well on major roads which is unsafe and creates more congestion. Separate bike lanes should be created just as we do for people walking. ie sidewalks.
As tax payers in the city of Toronto, we should ALL have a say and be informed openly about any changes that could affect our current lifestyle and perhaps affect the value of our homes.
Do not allow this
I do not believe for one second that the City cares about what residents think. They continue to push crazy ideas and the wishes of lobby groups with little regard to how it destroys the city. I suspect many connected will profit from changes. The expression follow the money rings true.
No commercial stores in any part of residential area except the plazas that already exists. The plazas are not fully utilized at the moment. I think there can be 2 or 3 storied building in any plaza to accommodate more stores.
So many downsides to this idea! And, the enforcement of any restrictions around this idea (eg hours of operation, noise, parking, deliveries etc) would be difficult to monitor and enforce by the City.
Businesses conducted from home that do not involve retail selling, extensive pick up and delivery etc. are not a problem. The types of businesses referred to in this survey are totally unsuitable for interior residential streets.
We have enough people parking on our street to go to Avenue Rd businesses. If you added interior businesses with no recourse for neighbours to limit times these businesses are open let alone the parking issue it just devalues people's property. Who wants to live next to a patio that is open at all hours with the noise, smells, parking issues'.etc'
Affect on minors
Identifying where interior roads intersect major arterial roads as a meeting place, take note of where high foot traffic is occurring, and adequate space for loading and unloading goods with customer and staff parking with corridination of waste collect should be key points for establishing businesses restaurants in neighborhoods.
We used to have small businesses like these at the foot of houses a century ago with no problem - I think that's an important part of our heritage and it should remind us all of the fortuitous, hard-working Canadian spirit. I don't see why we can't have local businesses a short walk away again today.
Don't want it
The reason that businesses are moving out of existing commercial zones and want into residential areas is because they can sell to big condo developers. They just hold out for that sale of the whole block that gets torn down for condos. And now they want to move into existing houses and garages?!?! This makes no sense
Why would the city want to do this? It is so moronic that it gives morons a bad name! A city has zoning restrictions for a reason, doesn't. And they want to evict tenants so they cane open a dope shop? How does this help the housing shortage?
Do not approve
I don't understand how single lane streets such as Royal York have been designated as major. There is no possibility of parking on Royal York so by definition a business would cause massive congestion on residential side streets, many of which do not even have side walks to keep kids safe.
Homeowners on major streets or interior residential streets should not have to worry about the risk of a new business to pop up right next door with increased traffic, parked cars, security risks, etc.
Residents are already overstressed with excess noise from construction, pollution (traffic, amplified sound 2-stroke engines, marijuana smoke, etc. This proposal opens the door for more of the same.
I like the overall concept, but the fact that the City cannot exclude alcohol sales, cannabis/vape sales or limit hours of operation make it a no go for me. The loss of this control will fundamentally change the neighbourhood. A quiet coffee shop, convenience shop or other sales and services would be welcome, but not if alcohol, cannabis/vape or late night open hours are included
There are already businesses being ran in interior residents; ie, hairdressing, beauty salons, RMT's, etc. These are fairly quiet and not much congestion to parking. I'm alright with these.
These streets are zoned residential for a reason because they have houses on them. They should stay residential. Changing the zoning is not fair to the families that purchased homes on these streets.
For hundreds of years cities have evolved organically with shops opening where people need them. Going back to this will have a positive ripple effect for livability and affordability

Open Ended Comments
Not at all!
The current home owners will ultimately pay the cost of these types of changes. Property values will go down, insurance costs will rise and assets reserved for senior living will go down putting more of a burden on provincial and federal funding.
If there are no retail services to provide groceries, magazines, snacks etc within 100 metres walking distance then some retail such as a corner shop may be valuable. Clearly under provincial rules they can sell alcohol and beer and other items such as found in a dollar store it will lead to parking, delivery, garbage and noise on the street.
I think that the current zoning system could probably use an overhaul and that a case by case approval system would be in order, with surveys done or rules applied (which you state is not the case with the new proposal).
These "suggestions" and proposals represent a massive and sweeping change to our neighborhoods and way of life. The fact that the public has not received any consultation or information before this survey is appalling. This proposal and all proposals affecting the residents of Toronto should be advertised through various means. I am against this proposal as I know it will quickly lead to abuses and more people having no place to live.
Residential Areas as it is caled then it should remain as residential for eahch human being and families and communities enjoy their God-given lives. For businesses then they should open where it is zoned as Business Areas not where children's safety will be jeopardize by these cannablis, other items sold near these premissis.
Mixing oil & water
I've seen situations in the Beach where a restaurant couldn't get their patio approved for months and I sympathize with the business but the business owners also must recognize that location is right next to people's homes. They don't want the noise and certainly didn't sign up for that when they bought the house
This is another unnecessary plan by City staff. And is yet another instance that further puts the negative impact of such a plan on the backs of the taxpaying residents of the Ward/City.
Keep residential streets safe and quiet for families snd businesses where there is a great flow of traffic this is why we pay high taxes for privacy, safety for children to play outside their homes and know their neighbours and feel safe and protected
I'm not sure who is desperate for all these new stores, restaurants etc. I don't think any of these are needed. There is plenty of available space on current commercial areas and streets that are truly major streets.
Major streets is not the correct criteria to select where businesses should go. I can walk to plazas nearby and I don't need to see housing converted to businesses. If there are some areas of the city where these services are needed than those areas should be rezoned to allow for businesses. I don't know why Planning thinks using Major streets is appropriate. Based on the list shown those streets are residential.
If you are going to put patios on streets then the road should be closed to traffic, which is not a feasible strategy. So patios should not be allowed on interior residential streets.
Access to housing continues to be an issue and allowing residential space to be converted to business space seems likely to make this situation worse. Additionally, it could cause issues for residential communities.
100 percent !!!!
Further reductions of soft scaping on front/side which is already a problem for rainwater runoff is not acceptable. Especially considering the City's failed attempt to tax hardscape. Lack of basic support from the City and/or Police for noise and garbage complains will only get worse. There are already ample places to purchase alcohol and cannabis products.
Absolutely NO to this asinine idea.Retail businesses other than existing convenience stores are not needed or wanted in residential areas. I would not tolerate a cafe selling alcohol into the late hours, let alone a busy pub, fast-food vendor or a 7-11 next door to me. Few sane people would. The increase in traffic, as well as the smells, the drone of kitchen vents and fans, the noise of delivery and grease removal vacuum trucks, the extra litter on the streets would radically decrease the quality of life for all residents. This is a deeply ill-considered notion that will anger tens of thousands of homeowners, renters, families and seniors who want to live in peace. That's why they moved there in the first place.There's an intelligent, practical reason zones have been separated into residential, commercial and industrial for centuries: They don't mix. At all. Maybe this idea works in areas that are mainly hi-rises and condos, but in these cases residents are mostly elevated from street level and thus isolated from most negative effects. This proposal is utterly moronic and will provoke needless disruption and opprobrium among neighbours. Frankly, I can't believe it's even being considered.
Repeating what I already said, this is a hard no. Focus efforts on improving main streets, improve the traffic situation and leave residential streets for residential property. Do not allow this to happen.
Very upsetting idea.
I am generally in favour of businesses on major streets, but not when they are right in the middle of residential houses as they would generate too much noise and other inconveniences for their neighbours . However I also prefer creating walkable neighbourhoods. I think these permissions should be reviewed on a case by case basis and allowed where appropriate (i.e. next to other commercial establishments, subway stations, etc - not immediately next to residences)
There is already too much noise in Toronto. Noise is a health hazard. The noise by-law has been tailored to permit businesses to make specific levels of noise at certain times iirrespective of the harm noise causes.

Open Ended Comments
There are barely enough resources in the city to enforce by-laws as it is. Allowing commercial businesses to operate all over the city essentially unchecked and unregulated is ridiculous and is not something that should even be a priority for the city to do. There are many more pressing matters to be addressed.
Please do not allow
I do not believe the City should subsidize rent or businesses. I do believe the City should provide zoning to allow viable businesses to flourish on the avenues i.e. requiring condos etc... to include retail on the street level. The city also has accountability to make broad, clean and safe sidewalks for business and a degree of parking , particularly handicapped parking. I do believe there is room to explore permissions for 'the type of business in commercial areas - how many nail salons, vape shops, sushi roll places do you need on one block!
Residential streets are for residents, not businesses. Please do not jeopardize the character of our neighbourhoods by bringing in this absolutely nonsensical ridiculous new bylaw. How would you like to suddenly be living next to a patio restaurant or a busy business that is taking up all the street parking bringing in strangers into the neighbourhood and infringing on your privacy?
As of now it is very difficult to find parking near my house and on many of the non-major roads in this ward. This is due to too may parking permits issued for the parking area of 8C as well as the operation of too many daycares and children's classes on the main roads.
What is the point of allowing patios on interior residential streets? Not needed and there is no benefit to allowing it. It will destroy the character of the various unique neighbourhoods throughout the city and impact safety. Why is this a priority when there are numerous vacant commercial store fronts on main arteries? Attention should be given to revitalize those instead. Residents
I oppose the idea.
Destruction of planning and Official Plans that we developed by profession staff that were not influence by developers looking for profits without concerns for the residents that built the neighbourhoods
I can't believe this is actually being considered given all the vacant commercial buildings. This is doing nothing more than diluting the city of Toronto, if this goes through, there is a really good chance we will be leaving the city and opting for a smaller town as we are trying everything possible BUT the root cause of this issue (i.e. rampant and uncontrolled immigration). Please work with the federal government to fix the immigration issue as it's causing these types of near sighted initiatives that will destroy the city in the future.
Strongly against it
This is a terrible idea...we moved to our area because of the quiet cozy beautiful neighborhood. With the tenants now in many homes already making those houses go into disrepair, this proposal would causw more mayhem and make our property values go down for sure
City of Toronto may plan things but the province overrides with things like MZO's Residents go through consultations only to achieve nothing. Is all this really necessary? What is wrong with the locations that are already set out for this purpose - are they full, not working? I see many businesses folding in the areas where they are permitted. Side comment, how many cannabis stores do we really need? This seems to be out of control.
These would increase noise levels, decrease privacy for neighbours. Also, who will regulate them? We have a raccoon infestation already - allowing patios as of right will just exacerbate the issue and attract rodents.
I chose this neighbourhood for a sense of community and the safety for my children. There are many vacant retail locations on Main Street no need to come into a residential neighborhood.
Residential!!!
This should absolutely not be permitted. There are numerous vacant properties being left to rot with no accountability now this. Toronto is rapidly deteriorating and ideas like this are an embarrassment.
Dumb idea
Residential streets must be kept for residents to enjoy their neighborhoods in peace. The filming industry has already been doing commercial filming in residential homes/streets for years which cause traffic chaos, noise and air pollution. There should not be new businesses allowed.
Who proposed this idea? How can someone set up an unregulated business on their residential property that is open to the public? In their yard, joined to other residential properties. What mayhem! And neighbours will have nowhere to turn for assistance. This must be a joke. But here I am, concerned nonetheless, completing your survey.
The Resident's Associations should play a leadership role as the voice of the ENTIRE neighbourhood. There should be education, discussion, consultation in order to learn about and meet the needs of our community. Every household in a neighbourhood needs to be kept informed about what is going on in their community and have a say. There are barriers in accessing the information (age, technology, time, vacation, and caregiving duties etc.) that may prevent ALL community members from being equally and fully informed about such changes.
If there is any residential close by - then no, it is not acceptable to force exisisting residents to suddenly find themselves next to a restaurant or bar with a patio - noise, smoking, parking - it's a disaster in the making

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Streets where there are none, and are residential ' e.g., Royal York a few blocks N and S of Bloor should remain so. No good is to be served by remote, ideologically driven planners destroying our neighbourhoods. Why must we live in constant fear of one threat after another to our long established, happy and attractive neighbourhoods. We are not a downtown core, and were never meant to be.
Interior neighbourhoods are either too far removed from transit and main streets or where they are a 15 minute walk, there is access to stores, retail and restaurants. we need to revitalize our main streets businesses and keep these land uses where there is regular policing, access to transit and commercial garbage pick up.
Patios would bring noise, late-night activity, and alcohol-related disturbances directly into family-oriented spaces. Noise bylaws do not address human voices, leaving residents with no protection from disruptions.
Bad planning
Please do not tell me the city will enforce good business practices. The city is obviously overwhelmed by supposed enforcement. As a senior I am regularly confronting dogs off leash, bicycles, e-bikes and e scooters on sidewalks.
All Major Streets are in residential backyards. This would severely negatively impact residents that live close by. This should not be allowed. One size does not fit all. This should not be allowed anywhere near quiet residential streets. How about in your backyard? Let's start there first.
Loitering,
It depends on density of neighborhood. In downtown Toronto it makes sense and builds character but in neighbourhoods with lower density it will destroy the character. Bylaw does not really work because it does not consider that. My old house downtown fine. In Etobicoke Central does not work and I would oppose.
The City should not let Developers tear down shopping plazas in existing residential suburban neighborhoods, to build whatever they so choose, without replacing the retail businesses lost. This takes away walkable shopping from the residents and displaces long standing businesses. These central plazas were part of planned communities and cannot be replaced by this ill thought, unresearched, and disturbing idea. Residential streets are for residents, leave them alone, and respect the existing taxpayers. We pay your salaries, leave our streets alone.
There are several vacant storefronts along Bloor Street and several condo towers with ground floor retail uses. More than enough retail to serve local community. Keep retail uses on busy arterial roads not within interior residential areas for families.
It depends on how far the reach of this proposal will be in the future. Streets like Mount Pleasant are quite different and more suitable for businesses than streets inside neighbourhoods. My concern is the precedent being set by this legislation and how it may set in motion 'neighborhood creep' thereby putting quiet neighborhoods at risk.
This would probably improve our suburbs in a way most people answering this can't envision. People tend to focus on all the worst case scenarios but rarely think about the actual positive scenarios. The thing to keep in mind with any successful business is LOCATION. If you open a Vape shop in a sleepy cul de sac, that's a 10 minute walk from a major street, you will get ZERO customers, so a bank would not give you a loan for this pointless business that would be guaranteed to go bankrupt. So please stop catastrophizing.
Stupid idea
Have our City councillors lost their minds? These decisions (along with multiplexes) are destroying our neighbourhoods and impacting public safety. And there is no need it's not as though we have maxed out the main streets for businesses. It's like building multiplexes on residential streets when condos are sitting empty.
We have businesses on the edges of our residential neighbourhood and this works well and is welcomed. There is ample space for new businesses to open and a lot of for lease signs are displayed. Placing retail in interior neighbourhoods will change the character of the neighbourhoods, introduce problems like traffic and parking and provide little benefit when the business could be situated a couple of blocks away on a major street at the edge of the neighbourhood.
DO NOT ALLOW
The word "Residential" should stand and mean exactly what how its defined in the dictionary "designed for people to live in" . I don't understand why these people want to change home areas into commercial or business zones. Its enough already that commercial vehicles are parked on residential driveways and streets.
While it's very desirable to have neighborhoods where you can walk to grocery stores or coffee shops, I do not support vape, alcohol, or cigarette stores in interior neighborhoods. There should still be planning permissions applicable. You cannot have a restaurant that attracts 30 cars of parking on a street with little space.
This is insane, residential streets serve not only the residents, but also children walking to schools, walking to parks, playing in their neighbourhood, people walking (which is encouraged by health professionals) You need a safe environment in order to do these activities. Many of our streets do not have sidewalks.
There is no consultation from Toronto and Toronto councillors as the councillors are occupied to a large extent with WOKE agenda issues, the ongoing never ending TTC problems, traffic issues, lack of affordable housing, but most importantly ensuring that they look after their own interests first and foremost such as the massive pay increase they just voted themselves. Toronto unfortunately is DONE as many people I know are

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opting to get out of Toronto as NOTHING works in Toronto as it has very poor governance as it is led by a LEFTIST dressup Mayor and her council synchofants. I and my family can afford to leave whenever we want so quite frankly once we have had enough we will all get out as some family members have already exited the Toronto GONG show. Sadly to say Toronto is in serious decline especially when Toronto renamed Yonge / Dundas square to highlight the alleged Toronto racist past.
Stupidity proposal.
The older parts of our city encompass these sort of things and quite successfully. I object to these changes to interior neighbourhoods because I believe that further, more intentional, thinking needs to be done. It all feels very haphazard. Growth and expansion of businesses is a good thing but not without guard rails in its implementation or proper supports to ensure compliance after the fact.
Businesses on Interior Residential streets should be limited to specific areas of Toronto. This popular pizza restaurant is just down the street from Ossington Ave., a wide, hip, busy business street that has steadily grown to be more popular in the last decade.
Residential means "residing" as in living in a community where people of all ages/income can live/reside in peace and comfort. Commercial activities DO NOT belong in residential neighbourhoods. Commercial businesses must be clustered in appropriate areas/zones separate but accessible to residents--not in living areas.
Provides sense of community; able to walk to shops and services inside your neighborhood. Promotes small businesses; self starters. Move away from box stores and big businesses to support family run enterprises
Why is there a need?
I have already seen the City Initiative to put retail cars on our residential streets.... see Commercial Vehicles in Residential Areas Zoning Review - City-wide Consultation Meeting Invitations https://ca.mar.medallia.com/?e=457511&d=e&h=D95D4B8E6351527&l=en
Again, another nail in the coffin of stable neighbourhoods. If the city gets its way with this, along with their plans for middle and infill housing, existing neighbourhoods will become temporary stations for people passing through. Not setting down roots, contributing to their neighborhood as long term residents do, who buy in and own.
Should properties in Residential Neighbourhoods continue to be required to get approval through the Committee of Adjustment with mandatory notices to neighbours before opening a business? Why are you asking this in no to all? If I say yes or no or unsure it's as if I agreeing to your process.
The Committee of Adjustment is able to assess areas for local businesses and the impact of added people and traffic that would infiltrate residential areas. They should remain an integral part of any applications made.
This entire idea is absurd. It will wreck every neighborhood, and make Toronto look ridiculous world-wide. The person/people bringing this forward should immediately be removed from any position related to city-planning.
Bad idea. Canada's economy should not be based on real estate development and cheap foreign labour. Toronto needs to find a new better way to produce GDP or we risk becoming a bigger and poorer slum feeding the efforts of financial institutions and elitist technocracts. It's bad enough people are defecating on major streets like Yonge St downtown. Imagine that next to a suburban home in Rosedale or on the Bridle Path. Such a proud image of our fine city. LOL!
I want the local community to have the final say as to whether to allow a business to open withing the residential neighbourhood area. It would be awful to suddenly have the noise and traffic opening a business in a former residential building would cause. If no bylaws officers are going to be added to help manage it and no parking is required from the businesses, it is going to take away from the neighbourhood feeling.
Not tolerated
Given the fact that there are a multitude of vacant retail storefronts all along Bloor Street, proposing to allow businesses to operate out of zoned residential is not only absurd, it's completely irresponsible.
Increase in traffic
There's no need to put businesses in residential neighbourhoods. I don't want a cannabis shop, or stores beside schools selling vapes, cigarettes, or alcohol. The idea of 'bringing back the corner store' is a fantasy ' they closed because there wasn't enough business. With online ordering and nearby grocery stores that are much cheaper, the only businesses that will survive are cannabis or alcohol retailers, where profits are higher. Residential areas should stay residential. I didn't buy a home to live next to a business.
There should be no businesses on interior streets. If the proposal passes, it should be only professional offices -doctor, lawyer, accountant, dentist. Only with available on site parking.
Interior residential streets must be preserved for residents and their visitors. Businesses must be restricted to plazas and commercial shopping venues which are specifically designed for that purpose.
Business interests in general are largely incompatible with the health and well-being of residents and City Hall generally decides in favour of business over residents' well-being. I speak from experience having advocated at City Hall for almost 20 years for a stronger noise by-law but it's been futile. I predict this zoning proposal will be approved with some minor changes to give the impression of protecting the public.

Open Ended Comments
Why are you asking this question? The city of Toronto has done NO consultation in our neighbourhoods. The city is trying to slide this under the rug so no one will notice. This is our democracy - the worst in North America.
Terrible idea.
We lived on such a street, we couldn't move away fast enough. With late night drinking, even later night garage and bottle pick ups (very noisy), drunken screaming, heaven forbids a Toronto team is the playoffs with a western team as it's opponent (late night game ending after 2am), cars parked everywhere sometimes in our driveway, overnight parking to avoid drinking and driving, and lastly (but the list could continue) special effects (sporting, street festivals, long weekends, contests, etc...) would take over the neighbourhood.
Noise level increase
A patio would invite illegal liquor and beer gardens disrupting the expected tranquility that neighbours deserve. Major policing issues would occur with neighbour conflicts requiring expensive legal battles no doubt suing the city as well
See above comments. Please stop drastically changing what a residential neighborhood looks like. If I wanted to live downtown with commercial properties beside me, I would have kept my place in Liberty village!
Opening residential area for small business will make the quiet and clean neighbourhood chaotic and busy and possible create traffic. Businesses should be kept on specific area as part of the community design/structure.
It is bad enough that numerous vape and cannabis shows have been allowed to open on every block in block in our communities, with no control or restrictions. Who is responsible this mess.
Seriously, could Council turn its attention to creating affordable housing? How is this amendment going to help with that. Seems to me that it would decrease the amount of affordable housing which already exists.
I do not believe such business should be allow as it flies in the face of creating more places for people to live, city efforts to reduce car traffic (keep business on the avenues where there is transit), and further threatens the green spaces in residential neighbourhoods.) I have no confidence that the City can enforce bylaws regarding, noise, parking, garbage etc... in residential neighbourhoods as expressed by city representatives which this proposal would create.
Re the city's 'consultation' process: posting surveys on social media and other non-probability methods of dissemination should be considered as only a supplement to an actual probability survey of local residents that is stratified to represent the population. non-probability surveys are bad for community consultation because they are prone to selection bias, which means the sample is not representative of the entire community, and noncoverage bias, as they exclude those without internet access. This makes it impossible to accurately generalize findings to the whole community, and the results risk being skewed by bogus respondents or professional survey-takers, leading to unreliable and inaccurate community feedback.
Loss of neighbourhood safety and streetscape. This is just a bad idea all around. Which councillors are supporting this? Why do we need this? Does Mayor Chow support such a ludicrous idea?
too much noise!
Some of Major Streets in Ward 4 (or elsewhere) such as Parkside, a portion of Keele and Bloor St. are adjacent to a significant natural heritage High Park. Any development or site alteration adjacent (within 120m) the ESA/ANSI's on Toronto needs follow requirements of environmental policies in the OP, Chapter 3 to prove no negative impacts on natural heritage features and ecological function.
I researched my home of 30 years before purchasing it , located in a community of like minded single home owners with respected values and mutual community activities. This proposal would totally change community values create unnecessary intrusions with no consultation for the type of businesses injected into a residential setting. I would sell and leave the GTA immediately as this proposal is a WRONG direction for family residential living
my neighbour built a monstrous structure on the property line which took out the whole west view and shaded my backyard devaluing my property. I would absolutely hate to see this happen to anyone else.
Do not allow!
Interior residential streets should have noise restrictions enforced. The allowance is too broad. A neighbourhood corner store should be allowed in such designated areas, but it cannot be unregulated for noise, type of sales (alcohol, cannabis), etc. Any existing laws for interior residential streets that currently exist downtown should be enforced in other areas. I'm not against allowing homes to be turned into multi-unit residences, but it needs careful oversight.
The streets identified as "major" also include residential areas. I am not opposed to businesses in the already commercial sections of the major streets but am opposed to commercial enterprises in the residential portions of the major streets.
Once again it comes down to the individual instance. This could be great or it could be a disaster. The right kind of business, managed in the right kind of way, could be a wonderful addition to a neighborhood. The wrong kind of business, or a carelessly managed business, could be a torment to the neighbours.
Definitely needed.

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Major streets are already heavily congested with traffic, and numerous new condos are under development. Allowing additional patios will only intensify the pressure on our streets. Instead, consideration should be given to rebuilding or redeveloping business areas in more suitable locations.
There is no compatibility between interior residential and businesses especially those that generate noise. Why would you allow tenants to be evicted for this purpose when we're lacking in housing?
I love my neighbourhood for the balance between family activities/gatherings and peace/quiet. I would not feel safe or comfortable with bar and restaurant patios along residential streets. I see the occasional rats around. Also, I live near a park which can get pretty busy with soccer games.
It is a good thing. As the population gets older having more retail options within easy walking distance would keep our roads less congested and safe as people can walk more and drive less. It would improve public health for similar reasons. Finally, it would help to economically and culturally strength our communities, creating third spaces where people can socialize, shop, and get to know each other.
No new businesses on interior residential streets. This is super disruptive to these neighbourhoods. If folks wanted to live in city like dwellings, downtown would be the ideal option where this exists already.
Fence - will the city take on a mediation and rules enforcement role?Noise regulations - any new bylaws? Any research on the health of individuals due to changes in noise levels?Distance from adjacent properties - any new bylaws where things can be placed; can a bike be dropped in front of the neighbours house or a chair backed onto the adjacent property?What role will the Utility boulevard play?how prevent flow onto neighbouring propertiesgreenspace requirements?Police - will the priority be given to the businesses or the people living in the neighbourhood for parking enforcement; noise enforcement etc
Change nothing.
The proposed use needs to be innocuous. No increased noise or traffic, no vape/cannabis, no liquor - will negatively impact the neighbourhood. Maybe a medical use (doctor, chiropractor, physio, dentist) or a convenience store would be OK.
Noise, not crowds.
Major streets should continue under the existing permissions. These areas are already densely populated, and adding more activity would only increase noise levels. The current situation is sufficient.
Strongly against it
I suspect there would be few opportunities to open such businesses and make a profit. Interior residential streets offer limited custom. The result would be rapid closings and depressed store frontage.
There is already pressure on interior streets due to traffic avoiding streets with bike lanes. If we want Toronto to remain liveable, then we need to protect interior neighborhoods from noise, pollution and traffic.Also, we have a very limited historic homes in historic neighbourhoods and the homes and their neighbourhoods need to be protected to preserve our heritage and to provide the city with character and beauty.
There is a time & a place for everything. But deciding & what you are planning is outrageous. Leave the residential is for us we don't want new businesses popping up everywhere. It will bring noise crime parking problems. No it out of the question this is bullshit nonsense.
Why? - If a local stores are in walking distance then they are not needed. I can imagine professional services such as dental and medical in single family homes being offered in the future.
City Hall has failed to protect residents from noise. The noise By-law seeks to "balance" the interests of residents with business. As a result. residents usually suffer from excess noise. This proposed zoning amendment is a terrible idea.
There should not be and right approval, an I can see no need for this next to residential homes. What about garbage, parking, noise , who is going to police these sites, 311 is not effective!
My concern is the proliferation of Cannabis/Vape stores. There are enough on major streets, basically in any commercial space in Scarborough. Why would more be allowed in residential streets?
This is so wrong. People bought in this neighbourhood to be in a 'Residential' neighbourhood. By allowing the multitude of services would drastically change the neighbourhood. I would not want a retail establishment of any kind or a cafe next door to me. I worked hard for many years to be able to choose the neighbourhood I wanted to live in that I could afford. I resent that the city is trying to take that away from me. I pay my taxes but the city council ignores what the residents are telling them.
Its very important for city to accommodate small business to operate. These business should have proper guidelines how they need to operate. This include dealing with garbage, noise, etc. If they don't follow the rules city officers can give fines. You can't stop needs or development out of fear, otherwise we should stop brining more people into the city, this include refugees and emigrants. This way of opening business will help lots of self employment and stops monopoly of the big boxes. This is the way community should grow.
I think it's way too extreme to allow every single property on every single major road to become commercial. It should be done on a case by case basis that accounts for the differences in communities and areas.
Not wanted
Where is this proposal coming from and how on earth is this putting the people of Toronto first? Why are we not protecting our neighbourhoods? These are the last peaceful areas in the city where people can have a quiet refuge. It just looks like a greedy cash grab from the city and it appears as though the city has no care or concerns for their taxpayers and residents.

Open Ended Comments
Hard no
If the city gets support for this, they will then extend the number of major streets. Why don't they enforce more commercial/retail in new condo developments at the approval stage instead of encroaching on residential zoning and reducing supply of homes. Those high rise condos are already zoned mixed use. City lack of foresight should not be thrust upon residential neighborhoods.
Let's get specific. Open air patios: you mean alcohol serving places, don't you? Putting beer in corner stores wasn't good enough, I guess. Of course, they could also be coffee and dessert places, quick car repair shops. If these were allowed, there'd have to be restrictions and police access. Who thought of the 'no police needed' idea? Dumb idea! Likely someone who get driven to work each day and resides outside Toronto.
Bylaw enforcement needs to be visibly present in our neighborhoods to remove unlawfully parked vehicles and address ongoing criminal activity. Without consistent enforcement, these issues will continue to erode safety, security, and quality of life for residents.
It would allow for a more vibrant public life in Toronto then currently exists. It is commonplace in London, Berlin, and especially Paris to have these things and only makes neighbourhoods stronger, wealthier, and more connected.
Don't allow
Once again the issues are with CoA and City Planning that are out of touch with what residents want as I trust that you are cognizant that many senior city officials do not live in the city and as such have no vested interest in Toronto.
There are many other locations that can be used for commercial use . People need places to live as neighbours / children playing with their neighbours . Communities . That is what we pay taxes for !
Residential streets are meant for quiet peaceful enjoyment of their homes and surrounding properties by local residents who bear increasing year over year property taxes. This is just another irrational planning proposal by City elected officials and city staffers who bend to the demands of unscrupulous developers and dubious business zealots wanting to make a fast buck without investment.
A stupid idea.This hair brained initiative will only slow traffic down even further in our already clogged streets thanks to bike lanes and condo construction,taking out lanes on busy streets
Driving people crazy! Peoples' homes should be their sanctuary, life is hard enough for everyone without ruining a person's sanity, sanctuary, safety and peace of mind. Do you realize how much crime would increase when we already have a problem? I am adamantly opposed to this.
For Safety for everyone this should not be allowed. It's our fundamental rights to live peacefully with safety for the whole families especially with little children still in school.
Never, Never, Never
Residential Areas are intended for families to spend quality time and free of noise and commercial traffic. How does patios on interior streets help the business owner that pays commercial taxes and licenses to run a viable business. Residential areas are intended for residents and commercial zoning is intended for business operations. Why are we diluting every area of the city to be commercial? Press the pause button
This would ruin the nature of an interior residential street and cause major disruptions and risks for individuals and for families who resided there due to noise, added traffic, etc. This would also negatively and unfairly affect property values for residents. There is no reason that the flexibility this would provide business owners should lead to their interests being favoured over existing residents.It is patently and unacceptably unfair.
Right now where I reside there are new condos that were built over the last few years with retail spaces on the main floor. Over half of these spaces are still vacant and this is where businesses belong not on residential streets. Also driving on other major streets as mentioned below, business or retail spaces are vacant.
Noise, rodents, odours attracting wild life, parking problems and delivery traffic, no longer peaceful neighborhoods for families and may cause taxes to go up because of the commercial designation of properties , not conducive to family household budgets.On the whole,this measure is promoting commercialization of neighborhoods at a time when businesses are closing down on main commercial streets. Makes no sense and there is a greater need for housing.
It's terrible idea
The committee of adjustments seems powerless and should be staffed by city planners and not volunteers. I've attended a few and been quite surprised by the arguments given by committee members to allow variances.
This proposal would be an amazing change to our city. So many places feel like suburbia - hard to get anywhere without a car, and nowhere to be even if you do. This change would make a big difference, filling our city with life in the places it needs it most. I would be excited for my part of the neighborhood to implement these changes.
There should be restrictions on type of business permitted. Businesses that act as convenience or grocery stores or small cafes would be most desirable and appropriate as it would complement residential character. Stores selling alcohol, tobacco, vape, marijuana would attract diverse groups that would not be desirable for small children and families.

Open Ended Comments
I'm supportive of additional initiatives to support walkable neighbourhoods, including adding gentle business density into interior streets: to be clear, this includes retail shops in garages. I am unsure re cafes/restaurants only from an inspection and safety standpoint. To be explicit, this would include cannabis shops. I appreciate concerns re: proximity to schools, but there has to be a happy medium. My community often complains about no local cafe' yet votes against things like this. I don't get it.
A great opportunity for walkable neighbourhoods. Please note that question #3 does not allow me to select more than one answer. I would also like to say I am in favour of next to parks and next to commercial buildings.
Bad concept
Where is the data that supports the need for this encroachment of business establishments into residential communities? Please see the traffic and parking impact of Dr Simone's practice on King Georges Road.
In our neighbourhood, there is a big difference between Bloor or dundas st. west, and Royal york south of Dundas (which currently has no businesses except on the corners of the aforementioned streets
This is insane. Allowing any business to open in a current residential street, in a home is unfair. Some residents have been living in their homes for years. Opening a restaurant beside them would clearly be a violation of their right to enjoy their property.
This is absolutely outrageous. Why were we not informed of this proposal? Probably because Council did not want a backlash. Well, now they've got it. One buys a house in a quiet residential neighbourhood because it's quiet. If I'd wanted to live next to, across from or near a corner store, garage etc., I would be living there. Don't even think of putting one of those things anyway near me! I'm a NIMBY and very proud of it.
Do you get a reduction in property taxes if one these ventures opens up next door?it will devalue homes , there will be parking, speeding issues.There will be likely issues with varmits rats, mice etc
To congested
This is being done so underhanded. I was only informed from a friend that works for the city. No one I know has been informed of these proposed changes. I say this is very sneaky and underhanded
Why do we need additional commercial traffic on residential streets that were specifically zoned for housing. I chose this area for its residential bylaws. If I wanted to live in a commercial area, I would have chosen a busy, commercial street like Bloor or Yonge.
Committee of Adjustment must be willing to hear from the locals and not just ignore the problems or override them eg: what is happening now with new big condo buildings, province using the 'not withstanding', city or province wanting to get more money eg: property taxes, etc.
I live in an area already damaged by city planning duplicity and willfull ignorance (brentcliffe/laird/ eglinton. The proposal being reviewed here sounds like another creeping erosion of the livability of Toronto being considered to make up for failure to manage existing development (uncontrolled high rise overdevelopment resulting in creeping encroachment on current residential areas.
We find it absolutely ridiculous that the city is going to be allowing owners of homes to set up businesses within their homes. Cannabis, vaping in school area. Are you kidding me. Residential areas should remain residential and commercial plaza areas should remain commercial. Nothing good will come of this. Crime will increase while it has already become an issue. This is totally unacceptable.
Not all 'major streets' are the same. Some are busy roads, four lane, some houses, some businesses and for those if you want to put in a patio for coffee shop or bar then I suppose that would be fine, but really you need to consult with community. Do they want this or is something already available close by? Other 'major streets' are very quiet residential and a patio would be very disruptive much like on an interior residential street. Really, who is coming up with these ideas and why do they think they are good?
Please don't do this. I can only say again, proposals by City Planning are meant to support and benefit the everyday people of Toronto (unless I've severely misunderstood the purpose of City Planning) and adding new permissions on Major Streets doesn't do this. I don't know who's pushing for these changes but they don't have the best interests of Toronto residents at heart.
To fix the issue more directly just stop approving condo developments on sites of existing commercial space'. They could build residential units on top of existing commercial footprint (within reason)
Why are businesses needed on interior residential streets? Particularly, why retail and dining? It makes sense to allow holistic businesses (RMTs, Osteopaths, Estheticians, etc) who are small or single operator businesses, who won't cause the concerns listed in point 6 above, but why does the City have an appetite for retail and dining? There are many empty storefronts on major roads, particularly in the new buildings (rental and condo) - why aren't those filled first before looking at disrupting interior residential streets.
Although these have been labeled 'major streets' they are not. Westway and rathburn are two is examples. To broadly introduce this is wrong - each request should be approved by a committee that is populated by people from the ward.
Neighbourhoods are often sanctuaries from the hustle and bustle of the city. They are good for families who live there and also good for people who live in more urban communities to come into residential neighbourhoods to stroll and cycle and have a little bit of respite from the noise and commercial activity of a city.

Open Ended Comments
Adding businesses to existing neighborhoods will not ease the housing issue. It will just ruin the livability of neighborhoods in midtown by intensifying use for activities that interrupt the ability to find some calm in the midst of a chaotic city. If we want liveable cities, we must protect our neighborhoods so that children can play safely outside, older people can enjoy the tree lined streets etc.
Allowing business on interior residential streets would cause increased traffic, noise and other issues on quiet residential streets where children live and play which could cause incidents, including children being hit by the increased traffic. Further, such areas were not designed for the increased use which would cause further detriment to the neighbourhood.
This is NOT the time to apply new resources (which are already way too scarce) to pursue "niceties". FIX what we have, reduce crime, and clean up this city, which has become near unlivable.
I strongly adamantly disagree with this proposal. Businesses should have to obtain special approval to operate on interior streets. You will ruin Toronto more than it already is if you go forward with this proposed idea. This is beyond not OK.
The residential areas are already affected by the multiplexes, we don't need any further disruptions to the residential atmosphere that works against the reason we paid money to live there in the first place.
If the city wants to increase housing, restrict developers and flippers who take affordable older homes, get rid of land transfer fees for first time buyers, and incentivize the building of family type units not in high rise condos.
Should not exist
Given that these businesses could increase traffic in residential neighbourhoods I believe the catchment area for a COA hearing notice also needs to expand to include more nieghbours who would be impacted by that traffic. The City should also look at more clearly marking areas where traffic is NOT allowed with painted curbs, and signage about parking on intersections as these offenses already occur all of the time in my neighbourhood. Further, additional traffic calming needs to put in place and protection along roads travelled to local schools in neighbourhoods.
Violence
These changes are positive, and while the concerns are understandable, they overestimate the impact. Small businesses will not transform Guildwood into a compact 'downtown core.' Instead, they'll give local residents an opportunity to bring forward what they've long done quietly - whether it's a mom running a home business with pride or a dad testing out an idea to earn a little extra. Guildwood is, and will remain, a low-traffic, low-density, and quiet neighborhood. The real impact of this policy will be seen in areas like Cabbagetown or Forest Hill, where the city intends it. Guildwood is simply too far removed from the hustle-and-bustle for the imagined disruptions to take root.
Not a viable option
We've been stuck in the past for far too long as a city and a neighbourhood. It's time to look at what's possible! This a great opportunity for the residents of our neighbourhood to create small cafes and mingle with neighbours. We are a stronger community when we actually have shared spaces with each other and businesses like this would only promote that.
This is an area where small children and young families want to live. With no extreme traffic of cars and people. We also have many seniors who want to live a nice quite life. We purchased homes to be away from the city life.
Ridiculous idea
These pose a hazard for drivers who are already having to navigate bike lanes, multiple light signals and signage. As a pedestrian it is a challenge to navigate through narrow passages with a device when dog walkers, cyclists on sidewalks, e bikes etc.
NOT NEEDED
The City needs housing units. There are plenty of locations on the Avenues near us and major streets for businesses. This is totally and absolutely unnecessary. The City should instead focus their efforts on supporting and encouraging businesses on the Avenues in Etobicoke.
Should not be allowed. These are private residential homes. We want to live in peace and quiet and walk around our neighborhood in peace. Imagine drop off, pickups, Ubers, food pickup, deliveries, massage(!!!) parlours!!!
yes no patios
Any business so get approval and run based on guidelines to protect the neighborhood. I can't imagine having any business just pop up next door without being able to get the city involved if there are issues.
This proposal is absolutely insane and only serves to line the pockets of greedy, ill intended, opportunists looking to make a quick buck. This will have absolutely no benefit to established residents and only promote chaos, wasted resources, and poorer social standards.
My home is my refuge, a place where I know I can relax . This home was picked because of the quiet neighbourhood. With what is being proposed will change everything and my house value will diminish. A very dumb idea.

Open Ended Comments
I don't think all Phil, tobacco, and vaping businesses should be allowed in neighbourhoods as they don't present positive influences and can inadvertently cause addiction and addictive behaviours when they are easily accessible on interior residential streets.
Restos only
We live in quiet and calm neighborhoods for a reason! If we wanted business anywhere near our homes we would have located there. This is a ploy by the deep-state globalists and their minions to trick people into a '15-minute city' situation. Tell Olivia Chow to pound sand.
This is absolutely ludicrous idea. Who the hell thinks that this is a good idea and won't cause friction within the neighborhood. Businesses can also stay open as late as they want? Do the people who created this proposal not have children or do they live in wealthier neighborhoods where this wouldn't ever be considered.
Once a house is converted to commercial use, the owner can apply to the CoA to expand uses further. There is no longer a right of appeal for neighbours to challenge CoA decisions. The COA approval rate in our area is 98%, not a good track record for supporting residents concerns + COA is not trained to assess impacts of these initiatives. Would you allow dentist perform heart surgery, allowing unqualified persons to make impactful decisions that are permanent is very concerning.
It would be so convenient to have, for example, a cornerstore nearby. One of my friends lives in a neighborhood like this and not only is it totally unobtrusive - it's incredibly convenient. This should have been done long ago.
Great idea
Did these planners ever consult any retail market analysts? A store requires a paid staff person and there must be x dollars per square foot of sales to support said person and real estate and other costs. This means stores must be sufficiently large and aggregated to be profitable and successful. Additionally, stores feed off each others traffic. The day of the mom and pop store is over. They cannot withstand crime. This is proposal is being made by people who have zero knowledge of retailing and to compensate for the gross incompetence of allowing the destruction of viable planned commercial areas. Find me one prominent market analyst that would say this proposal makes any sense whatsoever. It will devastate all Toronto Neighbourhoods. Moving to Cleveland is the only option left.
Not necessary
This does not seem to be a very logical proposal - for example, how does allowing a licensed patio to open in close proximity to schools or parks frequented by young children without any approvals make any sense? Similarly, this introduces a vast array of potential issues, complaints,, disputes, etc. that will deteriorate community and neighbour relationships and has an incredibly high likelihood of reducing property values. Bad policy making process that even allowed this to get to this point.
Not in support
Devastating for someone who lives beside or across the street from this who bought their house prior to the change. Their property value would plummet. You will also lose families wanting to live in these areas.
This is absolutely ridiculous. Who came up with this and why are you wasting tax dollars considering and on this survey. I cannot believe you are seriously considering this and specifically beside schools. What is happening here? Please stop this monstrosity now.
I haven't seen anything about this until now, and I can't believe the City is even proposing it. Residential streets aren't designed to handle the extra traffic businesses bring. City Planning claims these will be 'local businesses,' but that's nonsense ' people travel across town for the best pizza, burger, or bar. And let's be honest: businesses don't care about the neighbourhood when their customers come from all over the city. The idea that they'll just 'be good neighbours' is complete nonsense. This proposal should be sent back and buried. Stay out of our residential neighbourhoods!
Will there be any compensation for reduction in value of homes? Will MPAC reduce property assessments and the City reduce taxes to reflect the potential negative effects of this change.
Destruction of green space would occur (front lawns would be paved over for seating). Peaceful enjoyment of residential neighbourhood would be eliminated if these patios and businesses were permitted.
At a minimum there should be consultation with residents of the area as well as the entire city!The city should stop using up every available space within the city and allowing the towers to go higher and higher without providing sufficient greenspace - as needed desperately during Covid - to give the next generation (our young people) an opportunity to change the city into their needs in the future because:No thought seems to be given to climate domes, rain storm water mitigation, infrastructure of water and sewer, electric grid, parking, greenspace.
Scrap it
There is no need for businesses on interior residential streets. Members of city counsel are making inappropriate decisions and are not protecting the rights of tax paying citizens in well established, community forward neighbourhoods.
The proposal overlooks the fact that tenants on the main and second floor can be evicted legally when a landlord converts the property from residential to commercial use.Why are you killing off much needed housing?A truly idiotic idea.

Open Ended Comments
Not here
I think that this is a gray area. Perhaps a vote by the residents living in the affected areas should an important say since the businesses could affect the value of their properties and taxes.
Patios should not be permitted- The proposal would allow them in front and side yards ‘ directly under someone’s second-floor bedroom or right beside a neighbour’s home.-In downtown neighbourhoods, most of us live in semi-detached and row houses with very little separation. A business patio would mean constant noise and disruption ‘ very different from neighbours occasionally using their own backyard.- Fences don’t block noise, so disturbances would carry straight into nearby homes.- If there are noise problems, police no longer respond, and if patio expands beyond what is allowed ‘ residents would have to rely on bylaw officers who are short staffed.-This is unfair to residents Interior neighbourhoods are not designed for this type of commercial activity, and patios here would blur the line between residential and commercial zoning.
Anot sure this is safe given parking congestion already and how fast cars travel without any police enforcement or reasonable speed limits. Driving on these streets is already too busy and dangerous without adding more congestion.
First it was laneway/garden suites, next came multiplexes, now this. Why is the City intent on destroying its quiet, low density residential neighbourhoods? What is the point in having Zoning if the City is going to repeatedly create exemptions that undermine the purpose of Zoning restrictions? There is an established procedure for applying to change the Zoning designation for a property; this procedure should be used in all cases, not ignored or superseded.
It's clear that City Planning did not consider, or is purposely trying to minimize, the obvious negative impacts of this proposal. It's almost as if their aim was to get as many single-detached homeowners as possible to leave the City for good, which would only result in lost property tax revenues and a lower quality of life overall.As a glaring example, City Planning's map of supposed 'retail deserts' actually failed to include a number of well-established businesses in those areas, which was a shamefully misleading move on their part.Giving applicants the freedom to deny housing/evict tenants in order to open businesses, allowing them to operate those businesses without any regard for residential neighbours' right to peace & quiet (let's face it, the City's capacity for enforcement is very limited), enabling new waves of crime to appear as a result of alcohol-and cannabis-serving establishments being opened, are just a few of the scenarios that can be clearly foreseen.This proposal by City Planning has nothing to do with meeting the needs of the people who live in residential neighbourhoods, and actually works against those needs in several of its aspects.What an unfortunate waste of ideas, time, and municipal resources, that were yet again paid for with our hard-earned tax dollars.
Kennedy rd is a good example of how a street could be negatively impacted if more retail was allowed. The traffic causes excess noise and congestion if you added retail businesses it would increase the problems that already exist. Any benefit to the existing residents
This info was just forwarded to me by our community association. I'd like to know why the City of Toronto has not made this a priority to notify all it inhabitants of this proposal long ago.
STILL A STUPID IDEA!
This is absolutely ridiculous - think of the food poisoning incidents- ringing in food to reheat- how sanitary is the kitchen that initially cooked the food?I thought we had a housing crisis now you are reducing the availability
Strongly against it
Full STOP on this proposal.If idea continues then letters should be mailed to all postal codes affected, with ample time to gather in public meetings (plural) for fair discourse before any kind of decision is made to our residential communities.
Why? Retail space is readily available in this neighbourhood already. Corner lots? Huge impact on property values for the neighbours not to mention the impact toiving conditions. ?tavailable
If residential streets will now be considered MAJOR what will streets like Kingston Rd, Danforth and Eglinton be considered! I thought they were major streets and that’s where business belongs!
I feel this would make our neighbourrhods, children, & elderly more vulnerable. I am a corner house and I hear my neighbour's when outside. I can't imagine patrons of an establishment talking, laughing, into the late evening. Cars pulling up, and taking off. Society is not as respectful as perhaps they once were. People need their peace and quiet in their homes and security that many strangers are not coming to their residential streets.
Neighbours have discussed this topic many times. They are in agreement that any exceptions to the existing residential areas bylaws MUST go through an individual application process with thorough review and process. Also, regular City inspections MUST be done for these exceptions.
Who comes up with all these terrible plans for the city of Toronto. Would you like a business running beside your house in a residential area?? This is why we call neighborhoods "residential."
I do not necessarily object to these uses on Major Streets if the uses are applied for and approved through minor variances or zoning changes in places where the uses are appropriate. They should not be as of right, with no scrutiny or opportunity for those affected to have input or object.

Open Ended Comments
Some of these major streets have existing plazas or stores that have been grandfathered there. But I don't believe patios and residential streets are a good mix. Again, noise, pollution crowding parking issues rodents garbage. Just to name a few of the issues that I have with it.
Would you want a patio full of people on your neighbours' front lawn? It's unfair to existing homeowners who paid a premium to be on an 'interior' street to now open commercial businesses next door. Great way to drive house prices down though!
This is absolutely ridiculous that you're even considering this. Toronto residents already cannot afford homes. They cannot afford rent. this is insulting and beyond disrespectful. Instead of supporting housing initiatives you're wanting to turn existing homes into retail spaces? This is absolutely ridiculous that you would even consider this. On top of this being an issue for housing it's also an issue for the people that live in the neighborhood. Parking which is already a difficult thing is going to be even worse. Crime will go up because more people will be in the neighborhood. People who are wanting to do crime will be able to get away with it easier because there's more people in the area that provide cover. Bringing retail into residential spaces interior streets. This should absolutely not be allowed. I don't even understand why this would be a question. This is not in the best interest of Torontonians.
In neighbourhoods where businesses are failing, conversion to much needed housing should be a priority. As a nation and as a city, it is housing that is experiencing and will continue to experience shortages. It is not businesses that are in short supply. Hence more businesses in residential neighborhoods makes ZERO SENSE
Patios for coffee and booze? If you mean that, then you are looking for trouble. People won't be able to sleep at night. Loud music will disrupt the peaceful neighbourhood. Bright lights and loud voices at midnight will completely destroy the lives of the people in the neighbourhood. I've seen it in Germany.
Noise, garbage, rodents, parking, increased traffic. Especially no parking in areas that already have unnecessary/unused bike lanes and reduced parking. And there is enough current retail space available to rent NOW.
Residential streets are for residents not businesses. We purposely separated residential and businesses so that we would have quiet safe neighbourhoods for families and children to play. I do not agree that patios and businesses should be mixed into neighbourhoods.
Children playing
Is this largely being considered because of the incapability of The City of Toronto By-Law Infractions Department not being able to support the current situation and demand of complaints in this city? Because Enforcement is a JOKE. So wanting to make everything "Carte Blanche" so that you are able to get rid of this responsibility? Is this the motivator?
At a time when the City can't even maintain our local park, doesn't cut the boulevards, and doesn't clean up litter on City property, how much did this study cost? And why has there been a 50ft spruce still lying in the park, 4 months after it fell and the City was notified?
stop this now
This is crazy. Of all the issues that Toronto has - policing, safety, lousy public transit, congestion, wild wild west on city sidewalks with proliferation of illegal scooters - why would the city even contemplate this?
Its absolutely crazy idea what the city planning staff is proposing without consulting the tax payers. Our property values would go down , increase crime in the neighborhood, noise and we would loose a sense of neighborhood.. Its enough they have allowing rooming housing and multiple generation housings, where is at least 15 people living in the house, creating garbage, noise, and mainly not looking after their rented property!! Our neighborhood went downhill since that time. Neighborhood is for children to play on the streets and be safe!! This crazy ideas what the city planning staff is proposing is absolutely insane. We are not becoming a third world country!!!! Please stand up to this absurd proposal!!
SAFETY is a huge issue when allowing any business on these Major streets with NO PARKING available. Traffic accidents, and parking issues will be larger issues than they currently are.
this is nuts
Current traffic volumes, traffic flow and parking availability on and near Major Streets does NOT support converting residential properties into businesses! And the current lack of affordable and low rise housing does NOT jive with converting housing to commercial / business use! Where are our city planners? Why is there no comprehensive, long-term plan for Toronto? This is abhorrent and an embarrassment, and is being proposed with zero thought or plan for the negative impacts it will have on people who live or are trying to live in this city.
Who in the city planning department thinks this is a good idea? How did they come up with the idea that patios for business would be a good for everyone? Do they live in a residential area and think it would be great to have this beside their house or do they live somewhere else, like the 8th floor of an apartment building or condo and have no idea what a residential street consists of? Did they ask people in a high rise if they want to be able to walk to a local patio for coffee or a beer and people said yes, but really that patio is beside a house with young children. This entire idea seems crazy.
I find it baffling that the city would allow the conversion of residential property to business use at a time when there is a severe shortage of housing. This would just exacerbate the problem. It also makes the existing residential property less desirable as a home.

Open Ended Comments
Nothing after 11 pm.
Housing is at the fore front of every level of government. Why would we jeopardize the little housing we have for the sake of a Mom and Pop home business who can operate without any, note any restrictions. This is just a bad idea all around.
Noise
Given that the compound requirements for this program, and the layout of the Guildwood neighborhood will mean no property is able to be changed - so I'm all for this'the closest we can get is things like someone might run a daycare out of their home and I am pro childcare!
Very bad idea!
Where local retail services are not available within a reasonable walking distance then a variance to allow retail should proceed as it has done in the past. Site plans that show garbage storage, delivery area need to be presented and explained. There is no reason for a cannabis store to be located on a residential street. Only basic food necessities should be offered along with some pharmacy related products such as personal care items.
No cannabis shops
NO changes to zoning bylaws please. Why are you messing with what has worked so well for so long? You have already jammed in thousands of units of condominiums creating so much gridlock and density in our neighbourhoods and now you are trying to add businesses into residential areas. This is very stressful and not conducive to good mental health.
Does not make sense
as above - let's focus on housing please - there are plenty of empty store fronts. Also,the ability of restaurants on Bloor to set up "cafes" on the street should give businesses enough flexibility.
What are you trying to do? Ruin the whole city? People go 'home' to have peace & quiet. We go 'out' for other. Keep 'other' within proper regions to protect neighbourhoods from unnecessary noise
Just ridiculous
I can see this creating many problems if allowed to go forward as is. As it stands right now, I am definitely not in favour of it.
Question 3 should allow for multiple responses but it does not. I support businesses on corner lots, near schools, near parks, and near commercial buildings.
CRIME, CRIME, CRIME. Police do not respond expediently. Hence, no body wants to be dead and to deal with all the issues that are already noted in this survey.
To preserve the character of these areas and prevent potential nuisances like noise or obstructions to pedestrian access.
This is honestly a horrible idea, changing quiet residential neighbourhoods dramatically without any consideration for how it would affect the people already living here.
It creates more people in the neighborhood, negatively impacting on safety, cleanliness, noise and overall essence of a community.
Keep it as it is.
Are we living in the upside down...noise considerations need to be given to the neighbours of these places and not ever be allowed to open.
They can be useful if well planned. In an area with no access to stores in walking distance a convenience store could be an asset
A home is for Peace and Quiet if so chosen. The Last thing I want is a late-night restaurant/bar crowd!!!
Safety for children in the neighbourhood, garbage, toilets, parking, congestion, strangers coming and going could lead to increased crime.
How would this benefit anyone? This will take away from the neighborhood charm and create lots of traffic for residents trying to live in peace along with other nuisances
Why are we so determined to ruin every nice neighbourhood? How could anyone think that this change wouldn't cause problems amongst neighbours?
Great proposal idea! This is exactly what Toronto needs and it was exactly what Toronto had in the past. We desperately need this back. Especially with commercial rent prices.
Where there is space for alternative building, should this not be considered fir housing (such as the fill-in residences already being praised)? Housing is limited in TO.
I do not trust the city to do this with honourable intent, and contain it to major streets, which every street in Toronto will eventually become under uncontrolled immigration.
Insane
It is not necessary to allow businesses on interior residential streets. I do not understand the need for this. Sounds like another cash grab for the city.
small grocery, coffee shop, restaurant, Canada postal service, would be convenient for seniors and others within the neighbourhood
It is a ridiculous idea. City council needs to rethink what a city needs to be, and endless commercial space in residential areas is not necessary.

Open Ended Comments
Please don't
City infrastructures and access does not seem to be considered - how are customers getting to these businesses? and will there be sewer backups due to over use?
They should not be permitted City Wide. If there are exceptions where it is required that is fine. But only on an exception basis. Not as of right
Why is this not on the news, why is this being kept quiet/secret??Why have I not been informed about this?
Not in support
develop a piece of land for business...please do not invade quiet residential neighborhoods with business properties
There are residential streets that do not have sidewalks and placing commercial operations on these streets further endangers the children walking on streets and playing in yards.
Noise, already an issue from residential patios. Truck deliveries, parking, vandalism, crime increases, loss of house value
This is an idiotic idea. Please stop pushing agendas that do not take into account that all areas have nuances and not every area can accomodate this.
A convenience store with restricted hours should be permitted from 9 until 6 but there must be parking for 3 cars.
Residential should stay residential with no commercial/business activities allowed. Residential purpose is for family living and not for making money/commercial purposes.
Parking chaos on the streets , through traffic congestion, lower property values would ruin our peaceful neighborhoods.
This proposal is ABSOLUTELY NUTS. IF MY COUNCILOR BRAFORD VOTES FOR THIS, HE WILL BE KICKED OUT OF OFFICE!!!
People who support this want to become retailers without the purchase of an outlet and have no responsibility to the residential environment and the value of homes in their area.
Should not be allowed. These are private residential homes. We want to live in peace and quiet and walk around our neighborhood in peace.
NEVER
This was once a thing and is still a thing in Europe. Having livable and walkable communities is vital to the growth of our city
If I wanted to live near these businesses I would have bought near them. Leave our bloody neighborhoods alone
Why there is the Zoning By-Law. Please stick with the by-law. Don't make this city ugly like the major cities in the U.S. even the downtown Vancouver
no business in the residential zoning area that would distract neighbors ,parking, crime, noise ,Who got this crazy idea> Our current Toronto Mayer Olivia.???
We have enough difficulty with parting on the streets and people driving too fast where children live. We do not have the proper infrastructure for this new suggestion
ABSOLUTELY!!!!
the property value will decrease when next to a new business - so is the city intending to reimburse the owners the lost asset in today's times?
Disruptive
Like I'm saying no way man that's not right. This is to much we won't have any privacy in our neighborhoods
This could significantly change the composition of the neighbourhood. There should be mass approval to allow this.
will these changes incur additional increases in property taxes to existing properties? if so, I don't support new permissions
I have a right to know what my neighbourhood is going 2 look like. Imposing cafes on my street is an abomination
This is just a money grab by the city. When will we ever have proper city planning. If there's a spot of land anyone can build anything. That's not planning.
Traffic congestion is already a key issue in Toronto and the GTA. This would negatively impact it further.
The city is obliterating over a century of urban planning and abdicating its responsibilities to residents by even proposing this.
Lack of parking and residential safety due to ongoing people not part of neighborhood coming. Cri me, noise, street disruption safety.
the game you are playing by listing streets that have both residential and commercial is diabolical at best,
Love patios. Bring people together. Make communities vibrant. Not enough walkabikity in our neighbourhood. Our neighbourhood is too car dependent as result.
DO NOT ALLOW IT!!!!
these proposals and the above information sources are buried in local newspapers. They should be providing information specifically to areas affected.

Open Ended Comments
For a city complaining that we don't have enough housing, you're suggesting we get rid of even more housing in residential areas for businesses? Makes absolutely no sense.
These patios are causing traffic issues because they creep onto the sidewalk and force traffic around them.
Residents should have a mechanism available to challenge and/or influence the approval of new businesses in a neighbourhood.
Property owners whose taxes are up to date should be able to make free legal use of their property without interference from NIMBYs or other self-interest groups.
Sheer insanity!
If your home abuts the sidewalk maybe this makes sense, a home set back from the street with a cafe is a dumb idea
This is ridiculous. Dont be nuts. We cannot to this as it will ruin our already deteriorating city. Why am I even having to respond to this terrible idea.
many streets in our neighbourhood do not have sidewalks and walk on the roads, this includes children going to school .
Horrrifying
I do believe that there should be some form of government body that sees over the approval of the business to ensure it blends into its surroundings in a positive manner.
The City does not inform people unless they have engaged previously on such issues. Information and engagement is crucial.
No
City should go ahead with phase 1 (major roads) as a pilot project to study the impacts before proceeding to the interior neighbourhoods
There are residences that back onto these major street properties who will have to put up with extra noise, traffic and people parking on their street to access these businesses.
the fact city planners are bringing this back in front of council is outrageous, and show out of touch the planners are to our society in NA
Keep businesses on main thoroughfare or in village settings where there are other attractions and parking.
I expect more from the people involved in these decisions as well as homeowners and tenants involvements
Traffic will make it unsafe for children, traffic will reduce ability to rest/sleep, will reduce available housing - is this what we really want in a housing affordability crisis?
This seems like a drastic, sweeping proposal. It would affect many thousands of properties. Better to take this on a case by case basis.
People by houses in neighbourhoods to get away from shopping and business areas. This idea is not well thought out.
What is the reality that Developers could use a loophole of the law to include these type of businesses in a new build, without COA
Expansion with caution, attract businesses to already existing zones that are under-utilized, give tax incentives
Whether the patio is on a major street or side street is irrelevant if it's beside a residential home. Same concerns apply - noise, parking, safety etc
No. Just no. Interior residential streets are places where people live. It's just not appropriate to invite strangers into these spaces.
Good and beverage patios introduce drastic new character, traffic, noise and garbage not in keeping with character and also inhibiting efficient local transit
more light pollution, noise pollution, ainpillution adjacent to where children rest and every human being rests.
Stop this now. There are plenty of large and small malls and single buildings of business everywhere you look.
Keep them out
There are many boarded areas why invade quiet residential areas we need a place of peace that why we moved to these areas
We do not need businesses in residential neighbourhoods. Businesses belong in commercial areas not inside someone's home.
Hours of operations should be not allowed before school hours and no later than 9pm or when the street lights come on.
This is harmful to the health and safety of our neighbourhoods. Stores could be open all night, with lights disturbing sleep patterns, noise, etc.
Too disruptive, not enough parking, brings questionable people into neighbourhoods. This is not downtown so don't do it
This will be a major election issue and our family would want out of Toronto as this would be the final straw after all the other brainless thoughts this city and council has had.
Our homes should allow noise free sleep. I'm also concerned about the increasing gun and knife incidents in our city.

Open Ended Comments
We've got to stop allowing developers to build without proper thought to parking, social program availability, impact on communities and the people who already live there.
Define major streets - speed limit, 2 lanes each direction, turning lanes, lights at major intersections
I do not agree with 'no conditions or consultation' with area residents on these changes. One size does not fit all.
It should not be allowed. Who is making the money on this? Follow the money - where does it go? The City? Developers? Others?
Noise concerns and privacy concerns are important to me. I choose a suburban home partly due to larger lots and quiet versus tiny lots and busy streets
Never
Patios should be personal and private for your use only. Keep residential areas as Residential.Nothing mixed
What is the propose of allowing businesses to bypass normal approval processes? Why are those old principles of city planning and compliance completely out the window?
Who wants to live next to a business in their residential neighborhood? Move to a high rise if you want this
I have one concern only but it overwhelms all others: loudspeakers outdoors. I would intermix quiet businesses with houses anywhere, but noisy ones? NO!
All the things that you're listing there are massive problems. Yes more traffic. Yes, more garbage. Yes, more crime. Yes, loss of housing. This is not OK.
The added noise would not be a good thing. This morning my neighbor across the street is having a yard sale and it woke me up.
These are still neighborhood streets. People have their families here. They don't want to live next to a weed shop!
If I have small children who are napping or an elderly parent why would I move beside a patio? I would not.
Just like any minor property change, those properties within a 500m. circle should have veto powers of some kind.
residential property bordered by a commercial operation loses it's neighbours and eventually will sell and relocate, removing housing in our neighbourhood
Do not approve
There are obvious vacancies in commercial areas. Again, why are we destroying desirable neighborhoods in all areas of the city unnecessarily. Very short sighted.
Craziest idea I've ever heard. There's a reason we have different zoning. The entire City should not be zoned Mixed Use.
Many of these streets have numerous school, places of worship and speed problems. No need to make problem worse.
Why?
Concerned about potential parking impacts with people outside the neighbourhood driving to the 'business' as many neighbourhoods already have challenges with parking.
Our city is made up of quiet residential neighbourhoods surrounded by commercial areas. Keep it that way please.
No commercial enterprises should be allowed near homes it destroys the residential enjoyment of residents and brings noise and strangers using our streets and parking
There is nothing good about this idea. It makes no sense. You will be driving people out of the City of Toronto.
more consultation is necessary with neighborhoods or resident associations. every commercial space application should go through the committee of adjustment for approval.
Our neighbourhood already has out of control parties, parking issues, overcrowded rooming houses and this would add to the chaos
Any politician who votes for this proposal should lose their job and citizens should institute a recall vote.
CITY HALL HAS BECOME A HUB OF CORRUPTION WHICH ACTIVELY SUPPORTS GREEDY DEVELOPERS AND UNETHICAL LANDLORDS. I HOPE THE POWERFUL AGENTS OF CITY HALL END UP HOMELESS AND DESTITUTE.
I don't think any interior street business should be allowed a patio unless the neighborhood unanimously agrees to it.
depends on the type pf business - busiess should not have wide appeal and therefore not need parking or drop off space
Concerns re: noise, increased pedestrian and vehicular traffic, parking issues, parking, parking. Increase of all is not supported by current infrastructure.
Should not be permitted. There is plenty of existing and vacant commercial property available for these businesses.
There are enough commercial areas that can accommodate patios etc. it is preposterous to allow this commercialization into our quiet neighbourhoods.
Not to be allowed
Given the vacancy rate for storefronts on major business streets, no need for more space, fill what exists, with better than marijuana shops.

Open Ended Comments
I do not support. This will cause disruption on residential streets and take away from children's ability to play freely
Patios are disruptive to residential streets and should not be allowed. They belong on commercial streets.
This uncontrolled free for all will destroy the calm and community feeling we aspire to build on in our residential areas
Would be nice for some services like a cafe, but not worth cost of having other more harmful business like vaping or cannabis.
Disgusted with the City for considering this as they just lost 50 million in revenue losing the Indy to Markham- the mayor and council need to be all voted out!
There needs to be a part of the municipality to still have control of what and how businesses are open in residential areas.
This change should definitely not be allowed besides the comments asked it will reduce the price of the residential houses
See above. No box for I don't approve of business on residential street. Committee of adjustments have already made up their mind. Asking the neighbourhood is a joke.
Zoning should be done on a site by site basis, Rezone residential areas to Mixed use vs this. How are taxes effected by this, will they pay commercial rates?
I would like to see businesses on residential streets. Some business will want to push the boundaries on what is acceptable - then what?
It will become 3rd world. Residential area will become commercial and gradually small industrial units will also allowed later. A systematic city will convert in slumps.
Absolutely not. We do not need to have more businesses take over our residential areas and fill our communities with cars and loud people.
Not at all!
Noise, safety and privacy; distinguish and maintain healthy boundaries between what is residential vs public
They should have to go through Committee of Adjustment to make sure it's appropriate on a given property. Other residents should be permitted to offer feedback about an application.
This is a terrible idea. It'll be the Wild West with people abusing your good intentions but we'll have no recourse. Please do not do this.
A Grandfather clause would be appropriate for existing but with no Provincial or Municipal licence transfer rights for new Owners or Tenants.
Terrible idea. Noise. Unwanted poisoning of nearby air with drugs would not allow me to have my windows open for fresh air. Parking issues.
Existing infrastructure - power, water, sewer, gas- unable to handle new demands and no money is available to upgrade these services.
Too loud and crowded
This proposal makes absolutely no sense to the people living in quite, family orientated neighborhoods.
Yes they don't belong in residential neighborhoods. That's why we have urban planning ..to plan out neighborhoods properly, not just change bylaws on the fly.
THIS IS AN ANTI-PEOPLE AND ANTI-POOR PROPOSAL TO FURTHER EMBOLDEN PARASITICAL LANDLORDS WHO WILL NOW MAKE MONEY BY EVICTING MORE TENANTS THAN THEY EVER COULD IN THE PAST.
Need peace that's why we spend our hard earned money to buy these houses. Why should the government llow businesses in and take that away from us.
Unlimited chaos
These changes would allow for retail/business location patterns that make our neighbourhoods more walkable.
We moves to these residential areas for peace and quiet and to have a safe place to raise children and to retire this will turn our neighbourhood into a downtown city area
Not safe
There are SO many vacant shops. Use them first. Every condo building seems to have empty street level units. Use what's there before converting more houses to businesses
Bad idea.
This is setting up for conflict with your neighbours which is the opposite of the meaning of community.
I would be more supportive but not cannabis shops in neighbourhoods and not bars that may be a source of noise.
Who would want to live next to one of these businesses? It will negatively effect neighbouring property values.
I think we need to realistically consider locations and proximities to other residential/community areas. Business is also do require ample parking that people can safely use.
Residential neighbourhoods are what they are called "RESIDENTIAL", should be kept that way, and not be allowed for any commercial activity.
unnecessary !!!!

Open Ended Comments
This proposal has no place on interior residential streets and would pose potential issues for security for residents.
With no city controls over liquor licensing, hours of operation these could adversely affect residents' quiet enjoyment of their living space.
Biggest concern is around safety in the neighbourhood. Increased traffic would jeopardize children, parking concerns, strangers in residential areas, garbage, toilets,
Patios on main streets make neighborhoods feel more vibrant and inviting, drawing people to spend time locally rather than just passing through.
Shouldn't be.
Adding these will only increase congestion, and with the ton of incoming immigrants that the government is bringing in, will only exacerbate the situation.
They should not be allowed, period. People live in residences to seek peace, calm and relative quiet from the noise, crowds and hubbub of the day's commercial activity.
They add to the terrible traffic lack of flow already experienced in Etobicoke. Get rid of the Bloor lanes, as promised by Doug Ford.
Residential neighbourhoods should be quiet- noise control will be a constant problem if this is allowed to occur.
Stupid idea.
I live near SCARBOROUGH BLUFFS. We already have people parking illegally on our streets who are accessing Bluffers Park. We don't want more trouble.
The city of Toronto is adding congestion that will lead to more traffic and our children getting killed. This is the dumbest idea I've heard. What city has done this?
We do NOT need more cars on the road- many of which are overcrowded @ present. Have spent Millions on subways and they need to be used more...
If this is to be done, the city should find designated areas for them. Within strip malls or something similar. Not next to other housing or sandwiched between two houses.
I oppose the idea.
City planning staff have lied to residents in previous public meetings therefore any reports or studies City panning staff presents is not trust worthy.
Approvals from residents required. We are tax payers and private property owners. We have rights to opinions and decisions made to our neighborhoods.
Not to be allowed
Individual applications for exemption from existing zoning bylaws, strict review of applications and strict and regular inspections where zoning exceptions are approved.
These streets are mainly residential so I do not support this beyond one block from major intersection such as Total York and Bloor
Maintaining residential neighborhoods for quiet living outside of business and commercial areas creates a vibrant and safe city.
No protection for adjoining property owner to cover financial loss due to property value depreciation from unwanted usage changes
I am beyond concerned and alarmed that such an irresponsible and inconsiderate idea is even being considered,
Patios, business would contribute, noise, crime, a lot of negative impact on the residential communities
I like patios; I think people would like the views from a patio and being outdoors. It's easy to relax and talk to people, get on with one's day.
The beauty of Toronto is it's quiet and peaceful interior residential streets. Patios should be restricted to the major arterial streets.
Never
We have traffic and parking challenges with the current zoning, who in their right mind wants a business to add to this frustration!
If patios are allowed, they will be misused for additional parking spaces which is a undesirable use of land
SHOULD BE NONE
This is total insanity, very disruptive to our quiet peaceful neighbourhoods. We don't need more chaos.
The blocks in New Toronto are too small, this would drastically change the neighbourhood. This is not needed aa our main street, Lake Shore Blvd W., is very close.
These areas are for residence is not businesses. They never have been for businesses and they shouldn't be changed for businesses.
Just No
These are neighbourhoods and residential areas. This would be a grave violation to the rights of people who have purchased homes.
There is no way this wouldn't interfere in a homeowner enjoying their home. Increased noise, pollution, traffic, etc.

Open Ended Comments
There was a reason residential zoning was originally established! For all those reasons I am totally against upending what has worked for years!
Residential zones are residential. There is an abundance of empty commercial spaces that could be used for any business wanting space.
Are you crazy?!
Patios should be in commercial areas, not on residential streets Families should be able to enjoy their family homes.
Don't do it. On main arteries, sure. Where there is adequate parking and access for deliveries, sure. Otherwise don't do it.
Absolutely not
Bad idea for the reasons mentioned before - increased noise, parking issues, increased crime, alcohol and drug issues.
The streets are already congested with cars parked on the street, added patios will make the situation worse
I am appalled that each of the proposals precludes any kind of feedback/consultation from the people residing in the area and likewise that there is no avenue for appeal.
We paid our taxes to build and maintain roads. It is unfair to limit the use of roads and sidewalks and turn over publicly funded infrastructure to private corporations,
a city needs to allow for rest and relaxation and protection from incessant entertainment and consumerism for its citizens.
It would be difficult to keep within the noise bylaws. Also increased traffic and parking would be an issue.
If it is not regulated, who knows what kind of business will open anywhere. Police cannot monitor the illegal activity now, never mind if anyone can open any business anywhere.
Residential areas are where people reside. We should not mix business and commercial operations where people live, there are appropriate areas for commercial operations.
Please do this to support local entrepreneurs but have some minor regulation regarding noise after midnight
Concern would be there would be no pedestrian access to the streets. In the suburbs, the streets are narrow relative to the business areas downtown.
Unacceptable
Residents offer insights that the city might not consider, and their experiences input about changes that affect their neighbourhoods should be considered.
Major streets are often on the same block (in depth) as smaller residential streets. The issues on major streets (parking, noise....) will impact the adjacent smaller streets.
Enforce a restriction to certain types of businesses and on the use of exterior space for the business purpose.
Absolutely. You could as my make this a free for all. People will take advantage to the fullest destroying the current quiet neighborhood we moved into.
This a terrible idea. People deserve peace and quiet. We have enough pubs/bars/cafes in commercial areas.
The plan is taking away current housing and giving free reign to a host of neighbourhood problems from noise to crime (depending on the business)
People who want to open these operations, may find insurance will not be covered under their residential policies, and mortgages may not be permitted
No no no
I would maybe think about a cafe on a park setting that already has parking and in use near pool, skating rinks and tennis courts. The city should own and run seasonal.
I do not want restaurants, bars and vape shops operating near my house because of the increase in noise, parking, traffic, congestion, garbage and rodents near my house.
Do not do this!!!
Our little neighborhoods are all we have left In this overcrowded and chaotic city No good will come from this. Trust me.
Stupid idea
I cannot believe I am even filling out a survey about this. This should not be an issue or concern. EVER
Sake if alcohol etc
Residential streets filled with families should not be disturbed by patio noise & lights. This is Unfair to children's sleep which is required for learning.
I don't see where this change is necessary. There are plenty of strip malls and new condo's with commercial space. The issue is lack of housing.
Regardless of an approval process, the point is that no businesses should be allowed in interior residential neighbourhoods.
No thanks!
Committee of adjustments is a joke. Eventually, they'll allow anything to go through, like what it's evolved to today. This should generally just not be allowed.

Open Ended Comments
Do better city! this is getting out of hand! these changes are ridiculous especially in these neighbourhoods filled with older senior folk and young families with little kids!
I oppose the idea.
The government needs to realize that we pay HEFTY property taxes to live in a residential area. We need to approve the decisions being made by government, not the other way around.
Residential street are where ppl want to go home & relax. Patios increase traffic , noise & possible trouble that will don't want especially considering the high property tax I pay
shouldn't be allowed
With lack of residential housing being a premium concern for the GTA, this shouldn't even be considered!
Major Street or not, these are still residential areas, and the people who live there have the right to their peace & quiet.
THIS IS AN ATTEMPT TO DESTROY OUR NEIGHBOURHOOD. WHEVER PROPOSED THIS IDIOTIC CHANGE IS ON THE PAYROLL OF DEVELOPERS OR IS INSANE.
Crime will increase. And Canada does not have law to protect citizens. The law is horrible for criminals.
There appears to be a reasonable amount of vacanacy on the "major" streets near me. Why increase traffic into residential streets if this is true?
For the most part, businesses do not belong in interior residential neighbourhoods. An exception might be made for a convenience store.
do not allow
The city has proved time and again on other issues that they lack enforcement and do not even collect the fines currently issued.
Professional services, e.g. doctor, dentist would seem to be fine but restaurants, cannabis/vaping stores, etc. do not seem to be needed and surely there are enough nail salons?
Further degrading of peace and quiet. Why are you proactively driving people out of Toronto with these choices?
patio noise is hard to manage. It would not be fair for a public patio to open beside a residential home.
East ave is not a major street. That is all residential homes. There is no place for parking, there are many children. This is unacceptable.
They should not be allowed in between houses. People bought property expecting what they bought to not be disrupted by a business.
there should be restrictions on the types of businesses -- it is unclear how one can fight back if it is not desired.
NOT NECESSARY
This seems more acceptable than interior residential streets but should be reviewed on a case-by-case basis. Not all properties would support this equally.
Keep businesses on commercial streets. The noise, traffic and property value implications are horrendous!
The potential to totally destroy the quiet charm and peaceful atmosphere of established neighborhoods that has attracted people to the area for that reason.
The city needs to complete traffic surveys etc., to determine the impacts to the existing residents on the these streets. Clearly, this was not done for bicycle lanes.
We live in these residential areas to have peace from the noise of commercial areas. That's what these interiors were built for!
The gridlock in the city is already ridiculous and we are losing the peaceful community that residential neighbourhoods once represented.
This support is at the condition sufficient parking spots for customers are installed on the premises.
The businesses should have to have approval from local councillor first, with mandatory notices to the Ward before being considered at committee of adjustment - 2 step process
Patios should be fenced if they will be used for commercial use to allow privacy for neighbours and maintain noise levels
There is already streets designated commercial retail that can accommodate business expansion, why not utilize them?
too much traffic
No rules is ridiculous. Also being able to evict tenants to put in businesses, does this not defeat the purpose of more housing for people!!!
Madness!
What a terrible idea. Can't believe it's even being contemplated. We can't even manage illegal rooming houses and parking issues in this city.
detrimental impact on the quite enjoyment of our neighbourhood, purchased a home on basis of strictly residential neighbourhood, no business allowed, this should not change
Never should happen or be allowed. The proposals will destroy the city. You've already destroyed enough of it.
This is taking away from our privacy and safety of our communities and affecting our property values!!!

Open Ended Comments
Yes. Again - residential areas are for residents NOT businesses. There are enough retail business spaces available. Don't encroach on our residential spaces.
No business should be located on interior residential streets, it's defying the purpose of "residential "
Dangerous
Allowing patios on major residential streets such as Royal York south of Dundas will significantly change the character, parking issues, noise level, etc. of the area.
Not allowed
Unless there can be strict and enforced laws restricting hours of operation, then I cannot agree to this.
Don't nt need all that because we do not need all this "improvements ".City council should focus on crime.
I vote no
Some neighbourhoods are still family oriented but gradually family homes are being eliminated with renters and boarding houses and most areas have convenience stores etc close by.
I want a street that is safe without additional traffic. Already have to deal with cars racing up/down the street - which is unsafe.
Patios? WTF! Would love to see how the city councillors living in residential areas would react to having one open up next to them.
The neighborhood is nice and quiet; making all these changes will only lead to overcrowding, chaos, and disruption.
Maintain Committee of Adjustment review. COA live and work in our neighbourhoods and can make informed decisions with local resident input.
This is an obviously good change and already exists in almost all of the most desirable neighbourhoods in the city.
This proposal does not make sense, housing is important. There are more than enough convenience stores, cannabis stores, restaurants etc. and a lot of them don't need competition.
The only reason I put unsure about the zoning approval is I'm concerned the 'Committee of Adjustment' will be staffed b y NIMBY's and the rulings won't be objective.
Definitely NOT.
All of the above. The pollution and crowding will be massively increased and no safety precautions as police will have their hands tied and safety will suffer
Traffic is already BAD - no parking available. Good for a neighbourly chat but most people won't walk. How to manage bikes, scooters, strollers, wheelchairs??
BAD IDEA
Traffic is already bad enough on main streets - patios will make it worse if that is even possible. BAD IDEA
On the other hand there are positives to businesses within communities. We've lost most of the old neighbourhood groceries.
Only if restricted to actual Major Streets, not beside homes. Not supporting businesses from residential homes.
Once a house is converted to commercial use, the owner can apply to the CoA to expand uses further. There is no longer a right of appeal for neighbours to challenge CoA decisions.
We have a beautiful, peaceful neighborhood where residents can come home, avoid noisy streets, unwind and turn off commercialism.
Any changes to existing by-laws could change the character of our neighborhoods and increase the incidence of crime.
The scope of this is phenomenal and without any by-law enforcement it leaves too many holes in the justice system where crime and illegal activities can thrive.
Do not like it
Again'..ridiculous These are residential areas that will soon be turned into ghettos if these proposals are approved
There is no consultation happening at the community level re at the residential level - maybe they are only talking to the businesses that want to move into residential areas.
That would entirely change the fabric of the neighbourhood, not to mention the health and safety standards of residents that it would affect.
It should give lots of consideration what business you are opening closer to School and from a residential garage.
Noise levels and garbage are a big factor why they shouldn't be allowed. Will reduce housing availability
Not a good idea!
Would disrespect families who have children as well as older citizens who are used to quiet and privacy.
the fact that they cannot be reverted back to residential and the city loses control over the use of property
There must be adequate parking on the lot, not on the major street and not on neighbouring residential streets.

Open Ended Comments
Please do real consultation and find out what individual actually communities need. One size doesn't fit all. It never did.
This is the worst idea the city has come up with and will destroy all the beautiful communities that are making people bond together and really care about their neighbours
COA processes still need to be observed and/or residential areas are not to be marked for commercial/retail shops not allowed full stop.
We were only made aware of this proposal through our councillor's newsletter. Had we not signed up for it we would not have been aware.
There is no reason to allow this. Please don't damage our residential areas. There are plenty of areas in this city for businesses. Don't ruin the city any further.
unnecessary !!!!
This could potentially be very disruptive to our peaceful communities and to neighbours trying to enjoy their yards, which they paid a good price for.
There are no Major Streets in my Neighbourhood. I would like those impacted to respond to this survey for themselves.
This idea is crazy. If permitted it has the potential to destroy residential neighbourhoods and encourage flight to the suburbs. Restrictions clearly are needed.
This will ruin residential neighbourhoods and decrease the value of the houses surrounding these so called business cars
Additional approvals and notification of neighbours is an important piece to maintain control and information sharing
The City has designated a bunch of new Avenues? Would a zoning change along these areas not improve access to retail rather than a sweeping change by permitting retail everywhere?
Please think about this carefully, mostly for the children. Would you want a business like a bar, a restaurant, a cannabis shop, etc. opening next to your personal property?
This would be a terrible idea, ruining the vibe of many neighbourhoods. Its unbelievable this is even being considered.
I do not believe that there should be businesses on interior residential streets. They are residential streets, not business district streets.
This really needs to be coordinated with residents as this would be a major issue for people who live in the area.
Poor planning
local residents groups have been concerned about how widely the consultation process has been. What happened to having public in-person events? I felt a slight bias in this survey.
Not a fan of the idea. Can disrupt the whole vibe of a neighbourhood. Especially if the business is a bar with late hrs.
I don't see the need for this. Unfair to homeowners who bought properties on a residential streets and not next to businesses. This shouldn't be forced on them.
These should not be permitted on Interior Residential streets. There are many vacant lots along major streets that should be used.
Erosion of the businesses on the Avenue. This is totally unnecessary when the avenue is a short walk away.
too vague- open to abuse; should be more nuanced with stipulating bylaws; existing immediate neighbours should have more say.
Variety stores I know don't fit an interior neighbourhood and parking is a problem and waste disposal.
This is not a good change for residents, help the existing retail stay, don't approve condos where only dentist and nail salons seem to move in.
Noise and parking are my primary concerns. And if alcohol is served, I'm assuming the normal smart serve processes would be in place.
Noise, lack of parking, more dangerous for residents.. more speeding traffic, losing more clean air and places to walk
You should look at 1 Amberjack Blvd. They already have a major parking lot at their house. At least 9 trucks. They can expand and have a caf' in their front yard.
Open patios in residential neighborhoods tend to be loud and some patrons can be too rowdy or disrespectful or quiet neighborhoods.
A thoughtful approach would be important. How many convenience stores, vape stores, little patios etc do we need? And do they need to be beside our homes?
Adds to congestion
Unacceptable; this would affect the quiet enjoyment of your home with no recourse as proposed by the City
You are proposing to destroy an already over crowded neighbourhood. This will mean an increase in all sorts of undesirable social conditions.

Open Ended Comments
Cannabis retail should not be permitted. Allow small convenience stores, but do not permit retail (specifically to prevent cannabis and vape shops).
There should be no blanket approval, each site should have its own review to consider if it is appropriate.
Community and citizens in these areas must get involved in accordance to basic human rights of everyone to live as legal residents thus need to be consulted.
Consider size restrictions such that 'larger' patios would still require variances and be subject to C of A approval.
Patios on major streets also pose risk for more accidents in busy areas, traffic issues, parking issues and more indiscipline.
They should only be allowed on corner lots and alcohol, cannabis should be excluded from permission in residential areas/
Absolutely not.
The city should focus on residential medium density housing including stacked townhouses and low rise buildings such as Minto Southshore on Carnation Ave. and 24th
Do not support
what a silly idea to just allow anyone to open a business that operates and server clients directly next to other neighbours
CoA still needs to review and approve to ensure a residential street across from a park or school doesn't suddenly all get taken over by businesses.
if any consultation is going to take place, you better figure out new and better communications strategies, because what you have now sucks.
Light pollution
Lack of enforcement of bylaws for residents means that the enjoyment of their properties is impossible.
I am always concerned with a one size fits all approach. The suburbs are not the same as the older parts of our city or downtown. It's just not and we need to acknowledge this fact.
Bad idea
I think they would be disruptive and too noisy for other residents living right next to the establishment
idiot bars are open till 3 AM!!!!!!at 11PM in residential areas no noise has been acceptable for 100 years plus
Concerned about lack of sidewalk/parking space, patron behavior (in the case of licensed establishments).
Who came up with the crazy idea? We have enough problems with what is in place right now without add fuel to the fire.
It is crazy.
i grew up with a small store on the corner where we kids bought candy. it was great. we could walk ourselves.
We have expert urban planners to make wise plans. Small business doesn't need any barriers from city hall.
Keep them in plazas.
Adjoining property value would be affected. Drug sales in a residential stores would create an unsafe location inviting crime
I live in a neighbourhood where many streets are "crescents" - allowed this would negatively change the neighbourhood for all the concerns listed below
They are "major streets" and so ought to be optimized towards a vibrant community. This does NOT mean "shelters" or "harm reduction", which are antipathetic to the goal.
are you fucken serious!drunk driversdepreciating home valuescrimeparking issues in a city with painfully few options
This is ludicrous.
If I am reading this right, I see Bayview, Leslie and Finch are major streets. I agree with that. I do not agree with streets in a residential area becoming major streets.
This whole initiative is flawed as it over turns the basic planning principal of providing buffer/ transitions between conflicting uses. Dumb Dumb Dumb!
Residential is residential and we want it to stay that way. Already have numerous businesses here. Enough
Amazing idea to support live work opportunities as well as more mom and pop restaurants and bars rather than chains
Keep them out
The definition of major street is irrelevant . All streets are major streets based on traffic conditions and residential areas must be restricted and respected
Above is a trick question as 'NO APPROVAL GRANTED EVER' should have been made clear and enforced for obvious reasons!
Congestion
The term "Major Streets" can be misleading. In Scarborough, for example, "Major Streets" include many entirely residential sections
Aesthetics. By law should require " aesthetic approvals" designed by professionals and approved by City planners,

Open Ended Comments
There is some housing which backs on to major streets and is a concern the city will apply these to the major streets project and side streets will now be included...NOT GOOD!!
The chaos that this would create is unfathomable.....who would think of something like this?? Time to leave this city!!
This is a very ambiguous question. City Planning should not be even considering allowing businesses to be set up on those major streets that are in residential neighbourhoods.
If you allow businesses beside existing commercial over time it will lead to creeping commercial activity.
HORRIBLE IDEA!!!
This proposal, without any restrictions or further process/neighbourhood specific consultation is too open.
consultations with local residents should be well distributed with dates and time where information can be shared.
This proposal would decrease the number of residential units at a time when there is a insufficient number of residential units available - specifically rental residential units.
Do we need to add more junky outlets and more weed and mushroom shops to our city? Let's take a moment to really think about that.
Parking could become an issue on the residential streets.. Noise could be a problem depending on hours of operation.
Noise, litter attractive to rodents and other animals, destruction of existing neighbour hood greenery.
give your collective heads a shake we already have bike lanes with absolutely no bike traffic causing local businesses to go bankrupt and traffic adding aggravation and TIME
This would instantly be abused by people setting up auto repair shops, tire storage used car sales etc.
do not allow it
It's called residential for a reason. There are enough condos with restaurants and patios attached in residential already.
smell - cannabis
On a lot of major streets there is no room to add extra parking without taking away sidewalks or a lane. This will cause more pedestrian and traffic chaos.
City Hall should be protecting residents from noise, smells, pollution, etc. This proposed zoning will expose residents to these harms even more.
This is another horrible and misguided idea by a city council and city staff that has no idea what its doing
Work to fill the vacancies in existing commercial spaces. We do not need to use homes for businesses and kill our quiet residential streets.
How do residents adjacent to these businesses continue to have a life? I have lived on a major street and its noisy enough without a business with no rules next door
We have enough traffic noise in our area, we do not need stores or patios to make more noise. There are enough stores around us to get what the neighbourhood needs,
It ceases to be a residential neighborhood. It will ruin lives wherever it occurs. It is bizarre that any reasonable person would support it.
The noise from car traffic would drown out the sound of people on the patio. So, it would not be worse than what we have today.
What is wrong with businesses on the major streets? That's where they belong - and to not provide for neighbourhood consultation is too draconian
There is no lack of office space post CoVID. Many store fronts on Danforth, Kingston Rd & Eglinton are empty. Why not draw businesses to these existing spaces?
I am not aware of any consultation taking place with residents on these changes City Council is considering.
Patios should only be considered as part of application which would give neighbours an opportunity to express concerns.
Major street traffic is dusty and dirty. Patios would have to be offset far from the street to allow for pedestrian traffic and to ensure safety from contact with cars.
It is very hard to make blanket zoning/usage decisions about buildings use in a city with the diversity of neighbourhoods that Toronto has.
Not in support
Only viable with strict noise and parking enforcement. Current enforcement does not meet this standard and steps would have to be taken to fund and ensure enforcement has teeth.
Allowing inharmonious abutting uses like Commercial on interior or chiefly residential streets is an invitation for unnecessary conflict.
Are you effing kidding me! There is already too much activity in our neighborhoods especially where 50' wide or less lots are located.
These business will increase the vibrancy of the neighbourhood. It would be great to be able to walk to things rather than drive.
Do not approve

Open Ended Comments
Allowing businesses to open in existing residential buildings without proper consultation could result in substantial changes to noise and traffic in residential areas.
Privacy would also be an issue - ie. facilitating potential voyeurism into resident's houses (additional safety concern).
Reduces privacy for adjacent homeowners who have saved for years of going without to have a private home become a public space. Just wrong.
Children and youth well-being both mind, body and spirit wiht peace and security of their livelihood to enjoy being children without any qualms of impending dangers.
No new businesses!
These will all be under the table cash operations like a large portion of business in our area are. How will business taxes be collected to help run the city
I don't think people are going to open patios in their front yard. They'd have to get all kinds of permits.
Residential streets are for residents. If I have to explain how ridiculous this survey is then I question the mentality of whoever is taking this survey seriously.
All of the above will become an issue. Since Covid society has gone quite insane about behaviours and what is legal and acceptable
Approval necessary from the Committee of Adjustment. Parking and noise could be a big problem. Residents should be consulted.
DRUGS
need to move to blanket approvals based on pre-approved standards (location, operating hours, licensing, building) instead of one by one...
Allowing patios on interior residential streets would bring more alcohol consumption, potential rowdiness to quiet streets,
People who own homes on Major roads and are residents of these homes will have the same issues as those who own interior residential properties. Bad idea.
People need quiet on residential streets. Businesses on interior streets bring people that don't belong, crime goes up too. We already have enough noise from local traffic.
It would completely change the character of quiet, safe, uncrowded residential suburban neighborhoods. This is not downtown.
Please keep businesses in business areas and let us have peace in our residential areas. Dont be a money monger.
Thirty percent of stores are empty on main streets now. It makes no sense to add more business space on residential streets.
I would not trust that the city would look out for the neighborhood residents. No bylaws would be enforced. They aren't now.
My support indicated above is at the condition sufficient customer parking spaces are built on the premises.
Residences even on main streets should not be operating businesses. A whole host of issues can be anticipated.
DO NOT ALLOW IT!!!
It is much easier not to invite problems than to try and fix them when neighbourhoods safety is negatively impacted
Backing out of residential property on major streets is already dangerous it impairs traffic and public transit.
Drop in the value of homes beside such premises. Nobody would want to buy a house beside such a business.
Not the place for that to happen, it would be chaotic to usually quite nieNot the place for that! Would cause chaos to our neighbourhoods.
Don't allow them.
If it was not for my local residential association, I would not be aware of this issue. The city needs to be more transparent when it comes to these significant changes
Will have significant negative impact on the value of my house if a commercial business opens up near my house.
Our brought about by the street is already struggling with the numerous problems stores in the Guildwood Plaza and the student population loitering in the area.
STUPID IDEA !
Absolutely necessary if we are to improve road congestion. Etobicoke is losing local plazas and strip malls, meaning longer drives and more traffic just to buy groceries etc.
Ridiculous.
There is more than sufficient areas designated for businesses including businesses with patios. We need more housing not retail nor commercial.
This should not be allowed on any interior residential streets. Any properties close by would immediately decrease in value, leaving the owners in a very difficult position.
Destruction of neighbourhoods, continued deterioration of commercial sections of major streets due to vacant store premises.

Open Ended Comments
As long as there are policies to maintain and keep it organized. I.E. No chairs or advertising items on side walks
Again, it sounds like you have already made up your minds. The whole of Toronto City Council should be fired except Doug Holyday.
This hi ia is our neighbourhood and the city of Toronto is coming in and taking away our rights while raising our property taxes You care nothing for our quality of life
Zoning is called residential for a reason. Places for people to live. All businesses should remain in commercial zoned areas
Let me ask you- do you want this proposed solution beside your home? Once this is implemented there is no going back.
They should NOT be allowed since kids will not be able to play in the street anymore of at their local school
Are we living in the upside down...noise considerations need to be given to the neighbours of these places and not ever be allowed to open.
If we wanted to live in a busy, noisy area we would move downtown. Traffic is busy enough in our neighborhoods already
Mandatory notices to neighbours should not be necessary because because this whole scheme is idiotic and should be cancelled
Moronic idea to allow businesses in residential neighborhoods. What is wrong with the way things are now?
Should not be allowed, we need safety form our city not more crime and disruption to our daily lives. This is not our Toronto!!!
There sb none and ability for committee of adjustment to approve should withdrawn Keep neighbourhoods intact!
I am not interested in living next to a commercial property. I want a quiet place to live that is safe for children. We already have issues with theft and burglary.
With new powers come new responsibilities so while I support this, the City needs to have enough staff to enforce any rules and regs that go with this
Approval on a case-by-case basis by the Committee of AdjustmentResidents in immediate area should also be consulted
This will negatively impact the surrounding area with noise, traffic and the enjoyment of their home which they pay taxes on
Traffic this is shocking.And if there was a Pop event.Where was it and no information on this in neighborhood
Low traffic professional services such as bookkeeping, legal, single esthetics, massage physiotherapy might be appropriate
If the part of the street is predominantly residential, a patio in the middle might be very disruptive to the neighbors. Would they have the same licensing as other restaurants??
If within earshot of any residential property they should be shut down long before 11:00pm and not open before 8:00am.
Adamantly opposed to all of it. Why don't you put resources into the existing issues without creating and adding to the above problems.
This would be a terrible idea, ruining the vibe of many neighbourhoods. Its unbelievable this is even being considered.
Question 3 doesn't allow selection of multiple options. I chose the corner lot option, but would also support these locations being permitted near parks, schools, etc.
change of character of the neighbourhoods; separation of businesses and homes should be available for people who seek it out.
This is weird.
Do not allow businesses on residential streets. Whatever you propose will be abused and turn neighbourhoods into junk yards.
Inviting Trouble
This must happen. Citizens feel completely unheard with rampant unchecked, unmonitored construction and constant heavy traffic. Support the business we have!!!
It is fundamentally bad policy to allow patios on interior residential streets. The level of disruption from noise, deliveries, lack of parking is a great cause for concern.
The air quality from the excessive vehicular traffic is a health hazard as things stand. Your proposals would only exacerbate an already unhealthy atmosphere.
KISS MY ASS CHOW!!
There are neighbourhoods that have this as part of their character (little portugal etc.) There is should continue, but not in existing residential only neighbourhoods
There is no question in my mind that it will decrease the value of the residences. The only advantage of that is that it will make it easier for first time buyers.
Residential neighborhoods should stay that way except for convenience stores or small medical offices with adequate parking.

Open Ended Comments
The proposal must exclude properties that back onto major streets. These homes are located on interior streets and should NOT be treated as if they are on a major street.
It is important that those residents who would be impacted most ought to have a major say. Perhaps a new Zoning category would be a step in the right direction.
Stop the insanity
Since the above answers concerning dropping the idea of "Neighbourhood Retail and Services" were all NO, just put this idea in the appropriate waste receptacle
COA needs to be overhauled. Completely lacking in creditability. They new little about Zoning impact and probably less about small businesses.
Better to continue with distinct residential and commercial areas in proximity to one another but not comingled.
We already struggle with too many cars and speed limits in our area. This is a kid and senior area not business
Referendum needed
This is not a third world country that doesn't have clear clarification/ section among the residential area.
Where it belongs. Please for the love of god avoid the interior residential streets that don't have historic commercial outposts.
Why is this a necessity when there are so many vacant stares in Toronto and area malls where new ones can be built.
A major requirement for humans is good levels of REM in order to be productive citizens that make a city!!!!!!!!!!!!
Do not want.
Definitely have to be approved on a case -by-case basis by Committee of Adjustment and consultations with local community
NO NO NO NO NO! It takes multiple years to save up to buy a home and now you want to do this and then take the value of our homes and crash it into nothing cut it out
totally against it!
Hopefully this goes nowhere and the city begins to address traffic and crime concerns. Not everything should be monetized- a home is about more than Monet, money, money.
The same objections listed above plus serious hinfance to disabled citizens who try to manoevre aling sidewalks.
Not needed
A city-wide approval for any change is usually dangerous, Each should be handled on an individual basis. Procedures for such are already available.
We need to be safe and be able to live a good life without all these disruptions and concerns in our neighbourhood please!!!
We have enough vape shops and enough convenience stores selling alcohol--stop ruining our neighborhoods you idiots.
Major streets should be allowed to have businesses just like Yonge St. , Dundas and Bloor but they must have ample parking and loading areas.
We oppose the City of Toronto's proposed Neighbourhood Retail and Services plan, as it threatens to destroy the peace of living
Residents own property in residential areas for many reasons one of which is for the quiet and to enjoy their own patios.
I only heard about this through the local facebook group.Terrible communications from the city, as usual.
the west way and royal york and residential streets with homes and close to parks. these are walkable areas. royal york is too narrow.
E xisting businesses are struggling now. To inject shops between private residences seems outlandish and disrespectful of the residents invlved.
This is just a bad idea and will affect our privacy and enjoyment of using our properties. It will therefore also have a negative impact on property values.
One of the all time stupidest ideas the City of Toronto has ever come up with.Amazingly ill thought ou, tone deaf and doomed to further reduce the available housing in the city.
Residential areas are where people reside. We should not mix business and commercial operations where people leave, there are appropriate areas for commercial operations.
In our area (Ward 25), to my knowledge, Meadowvale Road is the only one which doesn't have businesses on it(bellow Highway 2).
we know already that if we ask it won't happen. imagine how nice it would be to walk one block to get a drink, or a coffee rather than getting in your car and driving around.
Disrupts the residential character of the neighbourhood. The possibility of more distracted driving, accidents, possible fatalities.
Likely creates a traffic hazard as people look to park. We already have restaurant infrastructure that should be used.

Open Ended Comments
Want my interior neighbourhood to remain a sanctuary away from the nonstop commercialism. Want that for the children of my neighborhood.
Horrible idea!!!!!!Toronto is already crime ridden, and dirty, with failing infrastructure!!!! Deal with those issues instead!!!!
This is not the place for patios. There will be noise, parking issues, alcohol and cannabis-related issues. These are residential areas.
The residences on the major streets create a green environment. Businesses would destroy the green nature needed on these major streets
Residential streets are used by families with young children and by elderly people. These should not be subjected to the noise and traffic generated by patios.
Neighbours who bought into a residential space would now be forced to have a business beside them which would also mean structural changes to the neighbourhood.
Crime is already the overwhelming issue. Fix it first before dedicating any more new resources elsewhere
T2
Traffic issues on streets that are already packed with cars, how would anyone be able to use the businesss?
I see many vacancies on existing commercial/retail real estate on main roads. Availability doesn't seem to be the issue.
You can't cut down a tree but they want to allow a store to open. Whose crazy idea was thisWe are always told there is a housing shortage this would amplify the shoetage
Addiction exposure in early childhood through the normalization of cannabis & tobacco in residential neighbourhoods
Major give back's to community services through cash or contributions in kind via rate payer associations.
Residents have chosen to spend more for a quieter street. This would be a huge loss and at no need for all the trouble it will cause
My friend in BC had this happen on her street and a store selling guns opened up about half a block away.
Dumb
It's insane. There is no need to allow these on residential streets when main streets are easily accessible.
They should be renting out office space that is available all around the city at an attractive price after 2020.
Keep these enterprises along major streets, significantly apart from our residential homes, schools and parks
Disruption to residential areas where business should not reside, increased traffic and risk to residential safety.
Please don't change the rules in a way that would harm the right of current residents to live safely and comfortably.
Recycling ??
All such decisions should be included on the ballot on city councillors elections not by any committee.
The city can't keep up with enforcing residents to maintain their front yards, how are they expected to keep an eye over all these new businesses
Not needed
This could either be very welcome or very disruptive. I think each neighbourhood should have more control over what is allowed to take place in their own neighbourhood.
Should be zoned non conforming use - surrounding properties should have notification and a chance to review plans ad express concerns if any and support
Noise concerns.
Maybe the city can stop destroying businesses on major streets to build condos and build condos and apartments on side streets keeping Residential Residential
what is driving this change as it does not seem necessaryCannabis shops in residential neighbourhoods seems inappropriate in particular and patios etc...
Terrible idea
Not good neighbours. Food cooking odour & ventilation issues, increased fire risks. Will this affect adjacent property house insurance issues
Great idea!
Why would anyone try to create ghettos in Toronto? It appears that there is a foreign entity pushing to degrade Toronto by creating these ghettos.Get rid of these influencers.
These proposals will place children in peril. The entire concept is based on best case scenarios. With no police assistance, things will quickly get out of hand. NO THANKS!
absolutely insane
Permission needs to be granted an individual basis. Some major streets are fully residential and some are prime business area. This is why we need an approval process.
Don't believe it should be allowed. What is proposed is not an "invisible" business. It would definitely interfere with the peace and stability of the neighborhood

Open Ended Comments
There absolutely must not be any pot and/or vape shops or such products sold in any type of business or personal home on my neighbourhood residential streets.
Don't. Period.
Crack down on boarded up old places where homeless people squat. Bring life to side streets. Encourage walking. Neighborhood hubs. Drop in spots to post items cottages for sale
Despite what you 'think' is changing, people still drive/park. Or, it's an Uber. Either way, it m and cars and noise!
I have not seen any need demonstrated for commercial businesses. They already have targeted area and these have for rent signs up.
In the case of cannabis shops, odour. Intoxicated people on the streets are a safety risk for children, and drivers/cyclists.
It's a terrible idea. Keep our neighbourhoods for living and for children to have safe freedom. Last thing we need is more congestion and non residents.
Rather than blanket permissions, the City could review to determine where businesses are genuinely lacking and needed.
City planning should always. E involved with new businesses. This ensures fairness to both business owners & resident's alike
Major streets are already essential for vehicles to move quickly. Parking is not allowed. Left turns remove a lane. Why would you imagine this to be a commercial zone?
there need to means to control problems and for neighbourhoods to have businesses address concerns in a timely and effective manner - proper supports and resources would be needed
Terrible idea!
This is horrible. A restaurant in a residential area is not okay. Noise, pollution, all not good. If I wanted to live on queen street I would
Should not be permitted. There is plenty of existing and vacant commercial property available for these types of businesses.
Residential streets are comprised of properties owned by residents like me. Why are you threatening my property? I pay taxes and deserve to have my neighborhood maintained.
What does this intend to achieve, a single conflicting retail situation could create immense unrest for a community
Get what already exists "right" before creating a bigger palette upon which to continue to get it wrong.
Disruption of peace
There should be notices and a reasonable period in which to inform myself and make a response to the city
The problem with this simplified designation is that some parts of these streets are in heavy residential areas and could open the to a substantial negative effect.
Who dreamed this nightmare scenario up? CityTO cannot enforce unlicensed businesses in residentail areas already!
This is a great opportunity for small local businesses to flourish and provide actual walkable neighbourhoods.
All I keep hearing about is that we are short on housing and yet this proposal could throw out a family from a main level apartment to create a store.
Main boulevards are not at capacity with many empty storefronts having been For Rent for several years. Get these properties to capacity before expanding to Interior Neighbourhoods.
Over safety
This will be a major disturbance to communities having people from all over coming into our neighborhood's. Traffic, parking, littering. This is a horrible idea.
West Rouge is a vibrant and welcoming community that has a nice balance between residential and business concerns. There is no need to disturb and disrupt the current balance.
Queen Street, east of Parliament Street is a 'major street' with residential. Why is it not YELLOW on your map?
The vibe is off to sit at a patio on a busy street inhaling all the fumes. There are better areas in business zones to have patios.
More patios please!
I cannot believe we even have to deal with such an idea. The city would be abdicating it's responsibility.
Not needed here
This intiative should be strongly resisted. Finding a mayoral candidate opposed to this should be found
Only on sideyards
It would be nice of the committee of adjustments actually considered residents and communities concerns. No oversite is an absolute recipe for disaster. BAD BAD BAD Idea.
As previously noted, we do not need any more retail, coffee shops, cannibus/vape shops etc. in residential communities.
Patios are a business.'Interior residential street business' is incongruous juxtaposition, literally and figuratively!

Open Ended Comments
The right kind of business, nicely managed, could be a wonderful addition to a neighbourhood. The wrong kind of business, poorly managed, could be a disaster.
Messy
Not sure what problem this proposal is intended to solve -- if anything, its adoption will create new problems.
The societal costs and benefits need to be assessed, not just direct tax revenue and Committee of Adjustment costs.
Value of our drops
As long as they do not create traffic, parking, noise etc. problems - as justified before the Committee of Adjustments - new businesses could be fine.
Loss of privacy
These questions are repetitive. No to businesses in residential areas. What is the gain for the city? Nothing about this helps home owners. It is a terrible idea.
Ridiculous
General disruption to the residential character of the neighbourhood. Increase in noise/traffic. Lack of parking.
No patios. We can ask ourselves in a single family home. Do I want to live next door the such business? The answer is NO.
All of these are major concerns. Many neighbourhoods border major roads like Kingston Road and Danforth Road, Queen Street, etc. which residents can access close to where they live.
There are plenty of empty (office) buildings. Use this space for businesses NOT residential areas. This is an insane idea. No safety for children!
No thought has been given to premises that are converted to commercial premises and then abandoned. This will undermine the character of residential neighbourhoods.
This proposal represents an outrageous potential dereliction of duty to protect the quality of life and enjoyment of property that residents should be able to expect.
Evicting tenants in order to make room for a business is against all intentions to create more rental spaces
Who are the idiots who thought that this zoning change would be acceptable. They should be fired (if employees) or never re-elected (if politicians).
Why is the city even considering bringing commercial activity into residential neighbourhoods?Are you not getting enough taxes from your residents?? "GREED" is what it is!
The city's proposal is for small patios - a couple of tables - we already have one of those down my street - not a problem
Noise, garbage, rodents, parking, increased traffic. Especially no parking in areas that already have unnecessary/unused bike lanes and reduced parking.
The key words in question above are, 'in consultation with local residents' and if that were actually to occur perhaps it would/ could work on major streets.
We need housing
What City Planning is proposing is preposterous! Your all a bunch of idiots for proposing something like this! This should never be allowed in any shape or form!
Thank you for providing this as I will be spreading the word about these ridiculous ideas and will be trying to find more information from the City regarding these proposed changes.
I am concerned for residential on major streets being beside these new businesses for the reasons I checked. Many variety stores are shoddy looking.
They should not be allowed to be located on residential streets. Business areas should be separate from living areas.
A trial time operating clause that stops law breakers from continuing to operate with enforceable seizure clauses for undesirable violators.
butt out
Residential neighbourhoods for families etc should be safe and purchased for that goal. Why would anyone buy a property that can be impacted ie noise garbage crime...
Parking issues as many of these'd streets do not allow parking today. If this changes then traffic will be impacted further and compound Toronto's congestion problem further.
Food waste = rodentsNoise = disrupts neighbouring properties from enjoying their own yardWill also negatively impact real estate values of neighbouring properties
Once some locations are allowed it will creep to become all locations' just look at current proliferation of 40 storey buildings next to residential buildings!
Too much noise
Best to keep things quite at night as we have an aging population. Sleep keeps brain health. Learn some science !
Will the Committee of Adjustment be an effective deterrent? They aren't when it comes to high rises. What will be different about this?

Open Ended Comments
Communities need form and format rather than a scattershot approach. This one size fits all as of right is a cope out.
Properly value
Instead of adding new zones, ensure that homes/garages with commercial space have a driveway that can be used for these purposes.
In places where this has been allowed, it has deteriorated the quality of the residential neighbourhood to the point that they are no longer safe and healthy places to live.
Toronto, is an international well known city, allowing businesses in the interior residential streets, will bring lower score for Toronto, as a well city.
A VERY BAD IDEA- THERE MAY BE SOME SPECIFIC LOCATIONS WHERE IT MAY BE SUITABLE BUT IT SHOULD NOT BE ALLOWED AS OF RIGHT WITHOUT NOTICE
For the reason as before, this will be abused by people. People will run undesirable businesses out of their garage like auto repair, etc
Stupid idea
Existing strip malls and plazas will become derelict. Loss of rental income by owners will cause unnecessary hardship.
Parking issues, safety of children and animals due to increased traffic, noise, litter, potential increased crime and general appearance of our neighbourhood.
Strongly against it
Whoever thought up this idea needs their head read, no residential area wants this type of thing going on on their street.
Noise
There is a housing shortage. Why remove properties from the residential inventory. There are many vacant buildings that have the zoning already
Inappropriate
There is already too much desecration of our City with ugly sidewalk/roadside dining areas - we don't need more (and even uglier) additions
As residents we deserve a safe secure respite from potential continuous noise, traffic, and disturbances particularly in the evening that this initiative would s
Great idea!
There should be STRICTLY no businesses on Major Streets in Residential Neighbourhoods, which cause any of the changes itemized in Question 15 of this survey.
Leave our quiet neighbourhood alone. We pay taxes for a reason to protect our peace and place of residence and sleep.
Our sidewalks, green spaces and pedestrian walkways are already overcrowded, especially in residential neighbourhoods
This will change the residential character of our homes, the safety of our children , so many reasons I can't even articulate. Why are you doing this? It makes no sense at all.
No approval without a strong and viable plan for garbage bins location (out of sight), parking and decent hours of operation
If commercial demand exists, it belongs on existing commercial streets, not in residential-zoned areas.
There are hundreds of vacant lots in uninhabited condos in Etobicoke. Do not bring business next to my kids park or to schools, to encourage things like vaping and smoking!
I'm most concerned that we will see RATS move from commercial zones to internal residential streets. and private garbage removal after hours
Ridiculous idea.
Potentially disturbing noise; traffic and parking spoiling residential streets for adults and children playing.
Keep the city in the city. Busyness is over taking our lives. If we wanted the chaos of NYC we'd live there!
This will covert residential homes to businesses, which is in opposition to the objectives of the vacant home tax.
Traffic has already increased on these residential side streets due to bike lanes and closing of lanes, this would only increase traffic on already burden streets
Are you Kidding? There's enough issues related to private parties in backyards, and running loud into the early hours of the morning...way past by law allowances...etc
I see many vacancies on existing commercial/retail real estate on main roads. Availability doesn't seem to be the issue.
These changes exceed the needs of the city - unlike affordable housing. This will remove affordable housing from our neighbourhoods and cause further issues with home shortages.
One of the all time stupidest ideas the City of Toronto has ever come up with.Amazingly bad, tone deaf and doomed to further reduce the available housing in the city.
BAD IDEA!!!!!!

Open Ended Comments
Be careful what you wish for without giving residents an opportunity to provide community input in a change that could directly impact them.
I fully support the proposal put forth by the City of Toronto. These are all great ideas and strategies to increase small business activity and entrepreneurship..
Allowing these types of businesses would cast the net too wide, e.g, noise pollution, traffic, safety for children and other concerns.
My grandchildren walk to and from Junior/Middle School on residential streets. I do not want them walking past new businesses that can sell anything to anyone.
No thank you. Noise, parking, traffic, garbage, alter the character and devalue the homes that are most people's primary investment, itinerant population, drunks, fights, etc
This would ruin a neighborhood. People want a quiet, safe place for walking and children playing. We do not want to invite unknown people into a quiet street.
With no control over these establishments we have seen where that leads to! Complaints, police interactions, and the loss of a safe feeling community!
I don't like the idea of a patio that could be loud and busy next to a residential house that might have small children or loose their privacy and quiet neighborhood.
Don't get rid of corner malls to make way for condos ! Put your businesses any Cara into existing small strip malls and corner malls .
It's inappropriate for any sort of patio to be in the front or side yard in a residential area. Who is driving this? Where is the money coming from and going to?
Businesses in these areas should remain confined to commercial plazas/strip malls, to continue minimizing disturbances to surrounding residential areas.
Good idea
Why allow drinking or a 24hr coffee shop. Is the some strange need to the zoning. Already lot of empty storefronts.
If the home in the major street has a backyard into a residential side street, then having a patio or high traffic business it is very disruptive.
This is the absolutely stupidest idea that I have ever heard. Has city council lost their minds. Businesses belong in business areas and districts not in residential areas.
No! Will add noise!
Unreal that you would not have to seek approval. Don't change the rules after the game has already started.
Interference with noise bylaws, rodents due to excess food/drink on the patio, parking issues, strangers right next to my home on a regular basis.
Trick question above, if you check off all your concerns why would it make sense to ask about approvals through committee of adjustment - there should be no approvals.
Who decides if there is a need? What are the criteria for putting retail/commercial in a residential property?
Not cannabis
residential streets do not require businesses as in order to thrive businesses need traffic, parking, etc. this is not something that we require in our residential streets
There seems to be unfilled retail space in the bottom of many new buildings not clear the need for this. Is it pricing?
Enforcement of issues as Toronto is useless with enforcement actions. What about all the graffiti that will come and who will deal wit that?
I do NOT agree to create a new Zoning category. The city should consult local residents for approval on case by case basis.
Do not support vape/alcohol shops everywhere. Okay with coffee shops, grocery stores, hair salons and such that do not have large parking needs.
The lack of thought, foresight, nuance and control in this initiative as presented is absolutely shocking!
It would be nice to see street vendors at parks and farmers markets in suitable locations.I i would be against having cannabis or noisy bars in residential areas.
Main boulevards are not at capacity with many empty storefronts having been For Rent for several years. Get these properties to capacity before expanding to Interior Neighbourhoods.
More information should be shared through all the sources listed above to make sure everyone in the community understands these major changes and their potential consequences.
It is called 'residential' because it IS residential. Business areas are for businesses. This is a ridiculous idea.
People don't want patios on major streets. Very unappealing to be eating a meal in the midst of traffic noise and fumes
Kill this now it makes no sense!! Seems like common sense zoning is going to be thrown out for some ill advised plan!!
My concern in addition to the above is the smells from the exhausts from restaurants, vaping establishments bringing individuals who then smoke which is legal

Open Ended Comments
Noise levels, privacy and safety are all at serious risk to the neighbourhood, in particular those directly adjacent.
I would have otherwise been ok with this, except there is no way to guarantee what shop opens v- and I am dead against marajuana shops opening up in residential neighborhoods
What possibly could be the business driver to make such a ridiculous change. If you want to ruin true residential neighbourhoods, this is the way to do it.
Let the businesses open up in the ground floors of condos that are being built make those leases manageable instead of forcing businesses to operate out of a home.
Don't try to fix prior and current poor planning and employment land use decisions by moving businesses into interior residential streets
Mayor Chow should clean up vacant or (retrofit to "residential"rental) commercial before letting commercial expand into neighborhoods!
General disruption to the residential character of the neighbourhood. Increase in noise/traffic. Lack of parking.
Residential means living. Patios mean loss of residential character. They are commercial in nature and should remain in commercial areas.
This will turn into a major hassle for some neighborhoods and it will make the housing crisis even worse.
Patios map potentially impede traffic as vehicles may stop for deliveries, parking or even slowing to look.
neighbours should always be apprised of any changes to residential appearance\makeup of our neighbourhood
will create more noise/traffic congestion. We already have traffice issues this will make it even worse.
It should include in the election ballot not by any committee to stop the chance of influence and bribes.
This is absolutely frightening?I can't believe my city is even considering such terrible plans. Wake up Mayor Chow!!!!
They just spill out onto the roads and then we have even worse traffic flow issues. Good grief this is the dumbest idea
Consultation and a must with local residents. Not just saying you will and don't. This has been a big issue with city council.
Term 'patios' is vague - need to know what kinds of businesses can operate on a patio surface in interior neighbourhoods
This is a major expansive change to private residential homeownership in Toronto, with almost no consultation. This is not what people want.
It's a terrible idea for the character of the neighborhood. The traffic alone is reason to stop this in its tracks.
One blanket approach to every street and neighbourhood does not make sense. Communities need to be considered one area at a time.
Since existing bylaws are not enforced, why would residents want this? Just another idiotic idea floated by city councilors and staff
Anything of this nature would totally chane the beautiful feeling of our neighborhood in Rosedale south.
The City should stop approving the demolition of local plazas for condominiums that aren't being built which would then make this next new "folly" by City staff unnecessary.
Not sure of meaning of above question!! THERE SHOULD BE NO NEW ZONING CATEGORY TO ALLOW BUSINESS ES ON ANY MAJOR STREETS!!!!
If it is approved must be regulated esp for food/Resto in garages. Hours limited and no additional parking allowed
Small cafe or corner store (with no cannabis or alcohol closed by 7pm fine. Ex coffee shop. Noise is the biggest concern.
We live in this community because it is a beautiful residential area. We oppose all of these proposed changes to our neighbourhood.
This will reduce the enjoyment of people's homes if they have to put up with the increased traffic, noise from patrons
These area were designed as residential areas and NOT businesses. People would not have purchased homes if they knew of this proposal.
I dont understand why the city is complaining about lack of affordable housing and then they want to reduce affordable house availibility by making it as business space.
I would only consider businesses like these in interior neighbourhoods if strict prior approval from residents were granted and no alcohol served on the premises & no patio dining
Opposed in truly residential neighborhoods. In the city, this is common even in residential neighborhoods.
Where is loss of property value in your options above in #15??? This is a huge concern for us home owners yet it's nowhere to be found in the concerns.
There's barely enough space on inner residential sidewalks to actually walk let alone allowing patios.
Our City councillors need to be more engaged in these dramatic proposed changes and listen to their constituents....where are their Newsletters, Town Halls?

Open Ended Comments
City already can't control people running used car dealership out of their rental home. How will they control this?!
I have seen this done in other countries but they are countries where respect for noise and respect for neighbors enjoyment of their space is high. We don't have that anymore.
Work within the framework that exists. There will Always be vacancies. Why, why, why put more burden on the homeowner??
Noise and smoke will impact the Neighbours. Especially those with young children. Parking is already difficult to find on the street. This is a very bad idea.
This initiative is unnecessary and total uncalled for. Residential neighbourhoods should be just that residential ...and quiet
The city, province and country can't police the current status quo's how would they control/enforce the additional issues.
Only concern is cannabis shops. Too many in some areas. Don't serve the same purpose re neighbourhood enhancement.
City planning is only creating uncertainty and every EHON category has had little uptake. With little rationale or data to inform decisions. What makes this any different?
Toronto is a city of neighborhoods. This proposal would destroy the unity and cohesiveness of a neighborhood
It's just going to lead to more noise complaints and increased need for enforcement either by police or bylaw officers
Residential streets are meant to be just that, residential. Having a patio outside your house would be very disruptive for an array of reasons (most listed above).
Where is public solicitation of such initiatives made public? Media? Socials? Poor job of making important information such as this known to tax payers.
Aesthetics, noise . By law should require " aesthetic approvals" designed by professionals and approved by City planners,
Every single one should go through a rigorous application process for exemption to the existing bylaws. Further, there must be regular inspections.
it makes no sense on 2ndary and 3rd level streets like courts and crescents. if anything it should only be on major streets where traffic naturally passes by.
An amazingly idiotic idea on all levels. Reduces availability of residential housing while destroying what makes these neighborhoods works. Truly stupid!
the city is very noisy and living on a quiet street is balm for the soul. All these will increase traffic and noise and anxiety.
Covid generated patios that have been allowed to stay in place create unnecessary congestion for pedestrians, cyclists and ultimately cars (needed bike lanes). Bad idea all around
The Public should be consulted and heard - not do a survey and then do whatever the Government want anyway. Its become a joke when voters are asked but they are not heard !
In addition to legalizing cannabis, which is now available for purchase every five steps, this will be the downfall of neighbourhoods.
This city is becoming a complete joke. Our municipal government needs to focus on real issues impacting the residents and businesses. This is not an intelligent change.
I've seen what it does in downtown communities. Noise! I've seen what it does in downtown communities. It's late night noise, traffic & garbage!
Ridiculous to allow this by right. There may be valid exceptions but overall this will be detrimental to the city because it will destroy neighbourhoods
Too much noise and garbage would come along with this proposal and bylaw infractions are already too common.
I live here and do not want more traffic and garbage on my street. They park on my street and leave their garbage behind.
this is residential are!! No business should be allowed in this neighborhood. we are not becoming third world country neighborhood.
On major streets parking is a huge concern and anything that's going to interfere with flow of traffic
The amount of noise and mess, including vomit and urine on the near y sidewalk has made this a dreadful option. I speak from experience.
There would be noise, additional volume of cars. Possible rodent issues. Not ideal in residential neighborhoods
This is a little more acceptable, but I still think it should be reviewed by the city and not just automatically approved
If you see a need for more of these types of businesses why are you destroying them and building condos in their place ? I just don't get it!
The way this is phrased is a bit confusing. Are we saying that a bungalow on a residential street, for example, can be converted into a bar or restaurant?

Open Ended Comments
Businesses that want to be in a neighbourhood have to apply for it. City wide open to all is very bad idea
We have enough empty businesses on Bloor now, why not fill those instead if you're in desperate need of space for business and patios and bring life back to the main streets.
Displaces and disrespects neighbourhoods and people who live there and have invsted in a certain lifestyle
I think it's a great idea to help small businesses thrive, the ability to get more closer to home reduces dependency on cars
Not sure why the city is even investigating this idea. They already do not allow parking on many streets.
The City is flagrantly ignoring its responsibilities if they throw all assessment and approval to the winds and then refuse to enforce even such things as hours of operation.
This is cla ludicrous suggestion and can't believe it is even being considered. There are way too many vacant retail leases available in this city
If the restaurant is on a major commercial street then yes I will go with patios. Otherwise, no on residential streets including Huntingwood
Is this for real? The city has lost their minds. We don't have enough family homes and there are businesses sitting vacant and empty.
Not ideal as this would be unfair to the neighbourhood and its residents who have invested in the area. This would also be a issue for residents quiet enjoyment of their homes
Noise bylaws are currently not enforced. Opening businesses in residential areas will further tax existing bylaw enforcement. I highly doubt there will be any enforcement at all.
There are sufficient patios on major streets (Bloor St, Dundas St) , they are not needed on interior streets
Patios bring late-night noise and alcohol service into quiet residential blocks completely incompatible.
Will have significant negative impact on the value of my house if a commercial business opens up near my house.
There should be a certain level of retail/ mixed use already present on the street to allow patios/restaurants.
It's an excellent idea. Will bring vibrancy, convenience, and amenities to neighbourhoods. Supports a walkable community and reduces car dependancy.
How can this even be considered without regulation? How do you turn back the clock and take away these licenses for problems?? Who is overseeing them???
More foot Traffic, bringing people from outside of the community, so community interaction is diminished, feeling less safe.
all my answers above are comments on this ridicules idea, are we short of stores? then why are small strip malls closing down.
This is a ridiculous idea. Neighbor hoods should be a safe space. Not open to businesses. Our homes should be about families and a neighborhood atmosphere.
greatly concerned if this gets passed - parking on the interior streets, NOISE! the garbage/trash/cigarette butts left behind
This is an outrageous attack on our neighbourhood. 25 years of paying \$24,000na year in property taxes and this is the disrespect that I get?
Businesses should not be permitted on residential streets. There's lots of safety concerns and hazards. More break home invasions/ break ins Will occur.
Most residents chose to buy hoses on inner residential streets for many reasons. If we wanted a busy commercial street we would have Biden such a house.
Quiet residential streets are what helps to keep people safe and sane. Alcohol and the behavior it causes has no place anywhere let alone in people's safe spaces.
The area would no longer be 'residential' but commercial. It would drive people out of the city to find some peace elsewhere.
No concerns; working with neighbors to address and resolve disputes while our city becomes more eclectic and diverse is a good thing.
Convenience stores could provide the neightbourhood with essential items. That way, it would save driving someplace in the car.
Noise, safety and privacy; distinguish and maintain healthy boundaries between what is residential vs public
Somebody tell the property owner what is the purpose in allowing business selling booze on corners of parks where the children feel safe. What is the need?
Need to state what kind of patios... like a bar has an outdoor patio? Or to open a patio to use as retail space? If the latter, then no, should not be allowed.
This should not be allowed. We want to create a vibrant main street. This will kill the main street businesses.
Businesses should remain in commercial buildings and on streets where adequate parking is made available and bike lanes are protected.
Don't change anything. I no longer trust the city of Toronto. The city of Toronto works with developers to screw existing residents.
Are you NUTS to think that this would/should be allowed? This type of zoning change should NEVER be allowed.

Open Ended Comments
Terrible idea for suburbs - if people in suburbia wanted this, we would live in core of old Toronto city - we are here for quiet and safety of children
Why is the City of Toronto even considering this proposal? There is so much else to be fixed that they should be spending their time on.
This will ruin neighborhoods and community safety, it would produce the opposite of the intended policy
I think this is a great way to legitimize hobby businesses, promote the quality and spirit of Guildwood, and get to know the residents
Do the city planners who came up with this proposal understand the extent of the housing crisis? How does this proposal do anything other than potentially worsen the issue?
More vehicles, traffic and people will only lead to more accidents in areas that are not suitable for the higher volume.
Along port union road particularly Lawrence to port union waterfront park like on Liverpool road at Pickering beach. Great for business! UPS neighborhood profile!!
New businesses on interior residential streets should never be allowed on interior residential streets in any shape or form!
COA approves everything! If this is how you propose to ensure the site is appropriate then you are wrong, they have no clue how to assess this kind of thing as appropriate.
Consultation might be good. A serious look at the houses already there and lived in by tax paying citizens. Does everything have to be about making money?
This is a great initiative. So many of our major streets feel like lifeless highways. It'd be great to have some life in them.
If the residents along the main roads agree, the zoning can always be changed. However, the types of businesses allowed must be carefully reviewed.
We're already trying to control speeds on these streets 's they have many schools. This plan would increase car traffic on our streets.
This should not be allowed. But most likely it will happen anyway, then the Committee of Adjustment should follow the Official Plan, keeping neighborhoods as they are.
I don't understand why we are trying to destroy quiet neighborhoods throughout the city. Of all these streets, the only one I consider major is Morningside north of Lawrence.
What happens to houses that back onto these rows of houses on major streets? Noise, traffic, parking, crime, property values all would negative impacts.
An amazingly idiotic idea on all levels. Reduces availability of residential housing while destroying what makes these neighborhoods works. Truly stupid!
Total disruption to a family neighborhood, will only breed noise, crime, parking issues and garbage on streets. Especially with no bylaw enforcement.
Should not be allowed. Already live next door to airbnb (owner doesnt live there) which is like a hotel very disruptive as next door neighbour
Absolutely not to all. We have enough traffic, parking and safe driving issues now without adding to it.
There is no benefit in changing this zoning regulation, since many other sites in the city are in greater need of redevelopment
I don't oppose small/cottage industry, but I do oppose rampant, unorganized industry. If every home opened up the same business on a street, competition could become violent.
Both answer 'Yes' or 'No', it can be interpreted as my approving businesses in Residential Neighbourhoods. I do not approve of any new additional businesses in said Neighbourhoods.
Not clear this will be supportive of existing businesses or the housing challenges we face. So many changes with no idea of impact. Seems careless.
These are still residential areas and safety and security must be maintained for residents and children. Increased traffic and strangers increases the risk to people and property.
The City Planning Council will do whatever they want. Are you kidding, they won't listen to the residence!
Make the permission process as thorough and comprehensive as possible--not a cursory exercise favouring businesses over community concerns.
If I want this type of development I would move to Mexico City, Hong Kong, Shanghai, etc. That is one of the many reasons why I live in Toronto.
When homeowners that can, leave Toronto, and real estate prices are depressed as a result of an exodus, commercial interests can buy up real estate cheaper. Is that the plan?
Disruptive. Noisy. See evidence of Etobicoke plaza in residential neighbourhood that has now been subject to an injunction given the problems it created for nearby residents.
theres enough empty and unused commercial and retail space around the city. we dont need more traffic and noise in residential neighbourhoods...for once use common sense please .
Most major streets that currently have no retail become relatively quiet at night. That's why people live there. And that's why it should remain thus.
I totally support residential zoning changes that would result in more housing units but not more businesses

Open Ended Comments
I would like the city to focus on real issues like safety and getting construction projects finished than waste time on this
Some business that don't spill out onto a street could possibly be manageable but allowing patios, vape stores, cafes and or restaurants would be far to disruptive.
Major streets are key arteries to keep the city moving. Patios in front/side yards will impede the flow of traffic, create distractions to drivers and result in safety issues.
COA catchment area should be increased to include more neighbours as this is not an issue of construction nearby. It will be an ongoing issue involving a larger catchment area.
Patios serve alcohol brings too many outsiders to area where intoxicated people and music disturb residents
We don't need any of this business between the houses, already lots of criminality. We don't feel safe on our property
There is no need for patio on residential streets. That's why they are restricted to homes and families.
This whole thing is the dumbest policy initiative I have seen. It will turbocharge resistance to any changes, even needed ones like multiplexes.
Do not allow businesses to operate from homes in residential neighbourhoods. Plenty of commercial properties available to purchase or rent.
These changes are permanent and cannot be undone. It will change the face of our city. Let's do it carefully.
They should do door to door consultations Do it like the politicians! That way they might better understand how individual neighborhoods work
This is quite possibly one of the dumbest proposals to come out of City Hall is some while and that's saying something
Only concern is cannabis shops. Too many in some neighbourhoods and needs to be monitored. Doesn't add value to neighbourhood enhancement.
Infrastructure in interior residential streets are not there for additional parking, noise, water usage, electricity usage, internet band width, etc....
There's been no explanation presented for how to control traffic, parking, noise, levels, cannabis, sales, and use. I live in a residential area for a reason.
No patios should be allowed in residential character area. We should keep business and residential totally separate.
I bought in a housing neighborhood for a reason, peace and quiet, if I want a store, there are plenty in proper zoning areas.
I cannot see how the idea of retail, grocery, cannabis, etc. could reasonably work in an interior residential area, they have enough trouble working on main streets.
There is more than enough crime as it is already. At least I can go into my home to try to get away from all listed above. Again, my home is my refuge.
The proposal must exclude residential properties that back onto major streets. These lots are situated on interior streets, not on major streets. (Patios)
We did not buy into this area to have it become commercial. We want to go home to an area that provides peace, quiet & comfort.
Again, it is not a need or necessity to add this change to the existing planning rules and regulations.
Each change or approval should be assessed individually, and clear rules and restrictions put in place. There should be no zoning category.
At very least, if new permissions for businesses on major residential streets, residents must be consulted.
Patios should not be allowed on major streets. This is damaging to residential areas in multiple ways i.e. traffic, accidents, noise, garbage, rodents, crime,...)
this is not a caribbean island this is the metropolis of the GTA, and we dont need anymore trouble that the police would have to deal with
Residential should remain Residential. We need our peace, relaxation and quietness in Residential neighborhoods.
Unlicensed and unsupervised businesses often create environments where anything goes, eventually leading to chaos in the community.
Why are we proposing reducing housing in favour of commercial businesses when we don't have enough housing - affordable OR low income - this just makes no sense in today's world.
There are already vacant commercial buildings and storefronts available throughout Etobicoke for new businesses.
We pay very high taxes to live in a quiet residential community. Allowing patios in our neighborhood would be a total disruption of the character of the neighborhood.
Every exception must go through an application process with thorough review. NO blanket same-size-fits-all policy.
There should be no businesses on residential streets. There are enough commercial areas for this in Toronto.
Streamline the process, but blanket approval is not appropriate way to change zoning in residential neighbourhoods.

Open Ended Comments
Promoting community, small businesses.Able to walk for good s and services. Invest in own area vs big business box stores
Permits stop unserious businesses proposals from starting up to close 2 months later. Vacant properties makes the neighborhood look run down and unmainttained
There are SO many empty shops on major roads already. Use those for businesses instead of tearing them down for condos
Totally unacceptable- noise, safety issues, rodents, loss of housing potentially, crime, parking issues, etc
Allowing any business in residential areas creates risks of trucks, cannabis, alcohol, and increased street traffic.
Restrictions are too far and few in between. Potential to create problems for residents is just too great. Safety is also a concern
increased car traffic, noise levels and congestion. Accidents waiting to happen on a residential street where ther are often no sidewalks and people have to walk on the street
Why is city council trying to destroy our neighbourhoods? Aren't they supposed to represent the people?
Destruction of neighbourhoods, loss of affordable housing, continued deterioration of commercial sections of major streets due to vacant store premises.
Totally not necessary'there is ample available space in existing commercially zoned areas'.no need to disrupt residential living space by allowing unnecessary commercial expansion'.
Increased traffic and noise will detract from the enjoyment of our own property and could sink property values
It's Simple'. Fire all City Planners and anyone else to do with these insanity ideas'. Get Rid of Corrupt Ford and Chow'!!!! Vote them out !!!!
This would leave our main streets empty and the current commercial vacancy rate would go even higher. while lowering the available housing inventory.
They should not be allowed at all! Many young children play hockey and basketball on side streets. This will only introduce more risk to the residential streets.
People not of our neighbourhood coming in, not respecting our property, throwing trash and cigarette butts on the ground
These changes feel too much like a free for all. I feel it is important to maintain the integrity of communities.
parking traffic could be an issue....problems already in the guildwood especially if allowed to park on major road...and if on both sides of the street....
There should be no businesses that sell alcohol, no marijuana, no vaping, no cigarettes. No business that would attract a lot of car traffic on interior residential streets.
Please keep in mind the type, noise, traffic congestion and garbage when considering new permissions for business on major streets
Hell no!!! I didn't buy a property in the suburbs to live next to a cannabis store or restaurant. No additional bylaw officers??? This is just a bad, bad idea.
Sounds interesting; would probably be a great place for locals to hang out and get to know one another.
Disrupts the residential character of the neighbourhood. The possibility of more distracted driving, accidents, possible fatalities.
This is the worst idea I have ever heard. We have a housing shortage. Why make neighbourhoods less livable?
Already enough unlicensed businesses already operating out of residences. CityTO Bylaw officers and Municipal Licensing and Standards already impotent to enforce current bylaws.
This will increase strain on residential streets and truly provides no added benefit to local residents.
Same as above. And more congestion, noise, crime. Is this being considered together with all the other reactive changes proposed in Ward 2?
Patios on residential streets should not be allowed as those who have moved to residential areas have done so for the community and quite.
There already is a lack of public parking in those areas.Side streets will see a major uptick in illegal parking. Enforcement? That's a joke in this town.
as long as it's: 1) not retail, 2) it's on the owner's property but some distance from the street, and 3) doesn't violate any building codes, then it could be allowed.
Without approval from some level of government/city council, it would be a free-for-all, and with zero consideration for those who actually LIVE IN THOSE NEIGHBOURHOODS.
These are still residential areas and safety and security must be maintained for residents and children. Increased traffic and strangers increases the risk to people and property.
I can see no upside to this. There are plenty of empty store fronts in the city. We don't suffer from a lack of businesses we suffer from a lack of housing.
In our neighbourhood, there is no need for these changes. NO residence is more than a 5 minute walk to Lakeshore Boulevard where all of the proposed businesses already exist.
great idea, but such patios generally are not great as the noise is too loud. much better on side streets

Open Ended Comments
Major streets are already highly congested. This will only bring more car traffic to these streets. Even school buses are now taking longer to complete their routes.
I not sure quite what this means - not sure I know the existing categories nor what the implications of a new category would be
Disrupted sleep, lower property values, difficulty selling or renting out properties, among other issues.
There'll obviously be (Way more Crime everyday/night) murders for sure. As all eradicate any idiot Politicians who votes for this nonsense myself'
Outrageous (Guns Drugs and Gangs - are Safety Threats) Unelected Staff should NOT HAVE THE POWER TO RECOMMEND this HUGE THREAT!
Do real in-depth consultation with the community about what they actually need ie. grocery store, bank, medical. Otherwise it will just be a bunch of new cannabis shops
There should be no restaurant businesses in the interior residential streets - we have enough problems with rodents! And selling alcohol will increase noise and unruly behaviour.
Council does not listen to residents. Calling residents names and accusing themnofcracismnis the go to response on many topics of concern
This is a terrible idea. It would restrict traffic even more on major streets which are need to get around the city . This would expand all the problems already posed by CafeTO
Major streets can absorb the influence of new businesses much better than interior residential streets.
Same as above. The traffic is already horrendous and there are empty retail spaces all over the city that should updated and utilized.
There are many areas in the city perfect for operating business, do we really need to convert residential areas into car shops?
I would move which is probably what they want. Home prices would drop unbelievably. Shocked that this is even being suggested.
I appreciate the scaling back of regulations and increase in freedom for entrepreneurs. But I am concerned about the hidden agenda underlying this proposal.
CRIME, CRIME, CRIME. And police will come many hours later after people have been injured, harmed, killed and so on.
I hope there's no change to the neighborhood that I have enjoyed, and refused to move away from. for 40 plus years
This is not a fair accommodation to the individuals have made these areas their homes and invested into the areas as resendetial areas not commercial/tetail
Should definitely NOT be permitted as there are too many problems for neighbours such as Noise, noxious odours, parking
I don't like the idea of allowing smoking/vaping shops, but I don't like that these shops exist anywhere.
The requirement to ensure the businesses are operating as allowed would be an additional cost to the city
This will ruin neighborhoods and people will move out of the city because they can no longer live in the kind of environment where they want to raise a family.
Thai does not benefit neighborhoods. It creates traffic , crowds, noise and takes away from the space a child could play bc of parked vehicles/ traffic etc. this is a dumb idea.
Just Stop! 25 years of paying \$24,000 a year in property taxes. Show some respect. I am so angry with city hall and Olivia Chow to allow this assault in our neighbourhood.
"Interior Residential Streets" is misleading - I looked at the map for my ward - only one of the streets did not currently have businesses on it.
Zoning categories inevitably produce errors. Each proposal must be decided on its own merits, not some broad change.
The sidewalks on these streets are already narrow, patios will create further barriers to mobility for strollers, walking supports and wheel chairs!
I welcome small corner stores or coffee shops like the ones that have existed before. Closing by 8 or 9 at latest is reasonable
Bars and patios serving alcohol should not be allowed on residential streets. The bar near me has caused nothing but problems for the neighborhood
Please to not allow full freedom of such businesses to be allowed in interior streets. Intensification is fine, but not such a free-for-all.
aesthetics. By law should require " aesthetic approvals" designed by professionals and approved by City planners,
Have the people running the city lost their mind? Have you seen the shootings and arson at muchroom parlours?
There is a reason the term residential streets exist, simply because it is for residents who want to live in a quiet and peaceful environment.
Loss of a community - people can and should walk to a village. This will ghetto'ize Toronto more than it is now.

Open Ended Comments
there must be community consultation and total residence approval. This may adversely affect the property value of the homes so the property owners should have a say.
Are we living in the upside down...noise considerations need to be given to the neighbours of these places and not ever be allowed to open.
There is simply no need for this. There is currently a lot of commercial space available. New condo developments should be directed to allow for commercial space on the first floor.
As opposed to this, do something about all the empty retail spaces in condo buildings that the city approved and stop demolishing small neighbourhood plazas with retail.
This type of proposal from the city of Toronto is thoroughly disgusting. After a long day's work, people need their quiet time to reboot. Who's idea was this anyway's?
Permitting these businesses on a curve is a problem - in this area there are several short street that are basically curves - each home could become a bar. Stick to corners.
This does not make any sense. What are you doing to people who pay your salary with the money that they work very hard for?
We are too highly taxed in our residential area to lose the neighbourhood nature of our district. This is an offensive and inappropriate planning.
Our City Staff need to be more transparent when it comes to consultations....we never receive the results
The city needs to be more proactive about adding parking garages to support denser commercial activity
Again, they should not be on residential because residents want to live in a quiet and peaceful environment
I think this provides opportunities for community to grow and prosper. There are great examples of this already in the downtown core.
If a seamstress, baby sitter, counsellor, artist wants to work out of their home, it would be acceptable but not any retail store/restaurant etc
Allowing business next to residential houses with no guidelines affects property values and could impact the health/safety of our children
The Ontario Government should be able to regulate where cannabis and alcohol stores operate. This message needs to be delivered to the Ontario government.
Unelected Staff should NOT HAVE THE POWER TO RECOMMEND this HUGE THREAT (Safety Gangs Guns Drugs) to Residential Properties this should require a REFERENDUM.
I understand a patio can be 3-6 feet from the property line of the neighbour. Who comes up with this stuff?
It's disruptive Residential should be for residential not commercial You may want to alter it to be houses on a Main Street?
The transient nature of the customer and the likely increased noise goes against the main reasoning people have purchased homes on residential suburban streets.
This is a bad idea. Traffic will be horrendous, community safety will suffer, and people will not be happy.
This should not be allowed. We want to create a vibrant main street. This will kill the main street businesses.
Drunks & Drug Addicts roaming peaceful neighbourhoods all night with an increase in crime with welfare gang bangers invading the neighbourhoods
We are needing more housing for Toronto, why would you zone interior residential housing be used for businesses.
This issue should be dealt with on a case by case basis depending on where the site is located and what types of built form are in the vicinity.
Existing regulations restricting commercial activities in residential areas should be maintained. No changes to these restrictions should be made.
We don't have a good walking access to patios or businesses in our neighbourhood and our neighbourhood is car heavy/ dependant as a result. I'm all for patios.
Must fit the character and architecture of the neighborhood.Should close early on weekdays like about 10pm
There are more than enough patios on commercial properties. No need to allow them on quiet neighborhood streets!
Commercial patios do not belong on residential streets!!!! We pay considerable residential taxes to keep the area residential.
Only if the business is run from inside the premises and no additional parking space is required. Exceptions should be allowed for medical offices.
'Patios' is a vague term - would like to understand specifics for usage for patios, definition of 'patio' and intent before deciding support.
There is no need. There will be disruptive noise. The quality of life for residents will be diminished. Horrible idea!!
Terrible Idea, this is a TAX grab by the city. This way they can change the use and increase taxes. This city is being mismanaged.
The major streets are key transportation hubs and the patios are a pedestrian/vehicle/cyclist collision risk, and will likely increase illegal parking which is already a problem.
Absolutely wrong and destructive to residential districts in terms of quality of life and property values

Open Ended Comments
To do so would be horrible; would significantly negatively affect the attractiveness of the community; and would shatter the value of every residence within it!
We don't need even more congestion. Residential areas need to be safe and these new proposals will do anything but keep them that way.
Committee of Adjustment needs to physically see the properties and listen to residents who oppose.
unfairness to existing commercial operators - excess of commercial space already
Interior residential street should stay calm and peaceful also less traffic
People who live on interior residential streets should not have to put up with the noise and traffic
What to go where should be guided by good planning. It should not be a free for all
No businesses shld be allowed in the suburbs in the proposed areas other than busy main streets
I do not agree with this. Focus should be on better development on commercial streets.
This makes no sense when there is a housing shortage. We need more houses, not less.
It's a bad idea. Better to unbuckle the Grenbelt for housing.
They are called residential streets for a reason, they are for residences.
Silliest thing I ever hear of but then I don't think planning now a days is a skill set.
As long as they listen to the local residents. Residents seem to be consulted and then ignored.
We have a housing shortage in Toronto - lets keep residential neighbourhoods for housing.
This whole proposal has been hidden from the public. It is sleazy, inconsiderate and bad policy.
Vandalism, personal property and vehicle damage, break and enters, danger to children
These are still residential areas and this will impact already issues with traffic.
Committee of Adjustment is a waste of time. They rubber stamp everything now.
Slow Down with all this development. We are in a crisis already around community and infrastructure.
The stupidest idea I have every heard of; since 30% of of stores on main streets are empty
Get Rid of The Insanity of The Dictatorship Ford and Chow Insanity' ideas Period'!!!!
I think this proposal of changing the zoning rules is preposterous.
I would like to know about these things and East York does nothing!!!
No, hard no. The lunacy of Toronto Council and City officials is astounding at times.
No enjoyment of private property for which my husband and I worked hard to own.
control and enforcement supports will not be sufficient or effective
increase usage of the sewers which were not built to support commercial properties
Patios should be for the owners' family/friends.Privacy issues.
Who determines NEED? I do not want to be beside noisy business. Bought house for quiet.
Why should we be subjected to these negative outcomes--!!!!!!
taking a neighbourhood and turning it into a retail space or have a major development next to me
Parking and traffic volumes and flows are already a problem
Question is this a way for the city to collect commercioal taxes to offeset budget deficit
Let's keep residential streets free of commercial activities and keep them quiet and peaceful.
Is this a joke? Is the city really considering this? I strongly oppose.
Can you demonstrate a success story where this has worked?
Why are we taking away housing? Don't we need more housing?
These are very disruptive ideas there is plenty of commercial space available
Some main streets need new business in my area. Why chose my corner
Maintain the privacy of residential communities and do not mix in commercial
I support patios only in areas already designated for them.
Again our neighbourhood is quiet and residential and we want this to remain this way
What's stopping the city from making more Major Streets once this bylaw has past. Nothing.
strongly against allowing businesses on residential streets
This will create too much noise and commotion for quiet residential neighbourhoods
These then become dirty garbage loud and dangerous within calm residences in small communities
do not belong on residential streets there is shopping malls
strongly against allowing businesses on residential streets. See 6 above as checked
Who came up with this kind of Insanity' Get Rid of Ford & Chow dictatorship regime' period!!!!
Am amazingly stupid idea.Appallingly tone deaf effort to reduce housing stock and ruin neighbourhoods.
keep residential areas for residents, there are many areas for commercial businesses
Stop bringing forward ideas that no one wants. Residevts should be able to live in peace.
Residents ask the City to consult appropriately with communities - One Size Does Not Fit All!

Open Ended Comments
Such sweeping changes almost always produce hardship to neighbouring properties.
This would be a HUGE Mistake, residential streets aren't wide enough to handle excess traffic.
Patios would impede on pedestrians and neighbours (Q-Patios Major
I don't want people loitering on the front lawn next to my house.
Noise concerns, Rodent concerns for establishments serving food.
There are plenty of retail areas presently that can be expanded.
Residential areas should remain as such. A respite as one's home.
Noise level is a big concern. Just talking on an otherwise quiet night can be disruptive.
Residential streets are for residence who live and reside there only!
Permissions should become easier. However, it's not great to get rid of them altogether
It will add more traffic, more chances of people speeding and not watching for children.
No one that I know of has heard of any of these proposed changes. Absolutoutely appalling.
Interior residential streets should remain just that. There should be no businesses permitted.
Great like Europe. Do not stop entrepreneurs. I am in favor of business
Let communities have a say in what busines they want in their neighbourhood.
The noise factor is important.I value a quiet neighbourhood.
We already have cars speeding in neighborhood with no action. Now, patios '. Unbelievable
Absolutely no commercial activity or patios on interior residential streets'
City streets are busy enough as is. Don't need to add to that.
Businesses should apply as they have always done through existing city departments .
no one wants this and no one would have ever voted anyone in with this as an agenda item
It is a terrible idea, and the the person or people who made the proposal should be fired.
Please respect my property and my residential neighborhood.
Devaluation of property, crime, infestation of rats, noise,
I do not support patios on interior residential let alone any businesses.
Quiet residential streets would still be negatively impacted by this change.
We will continue to lose what has made Toronto a livable city. Some of the uses listed shock me.
The Committee of Adjustment should move more quickly to approve or deny applications
Why would that be part of any planning process by the City
The possibility of more distracted driving, accidents and possible fatalities.
All businesses, especially new businesses, should not he allowed on interior residential streets.
Total craziness I cannot get out of my driveway some mornings
why aren't there any logical recommendations in this survey.
Businesses bending the rules and operating night clubs and the city not enforcing the rules.
No permissions are required if this foolish initiative is properly killed.
Residents closest to the Major streets will still be negatively impacted.
There is a major housing issue and this will decrease the amount of housing available!!
Allowing this would universally make the city a much less desirable place to live.
This will become a safety concern and insurance will increase due to this.
This proposal could create huge problems for residential areas.
This makes sense as the streets are thoroughfares. However, it will slow down vehicles.
As long as restaurants are on major streets then I don't object
Decreased value of neighboring homes. Loss of curb appeal.
Disruptive noise. Dropped food/waste attracting rats, raccoons, insects, etc.
You don't want people looking into your house while sitting outdoors it's weird
There has to be full public consultations. This is all being rushed.
They aren't necessary and would ruin a neighbourhood like the Kingsway
These proposals are a direct violation of people rights who own properties.
The noise, odours, increased traffic and lack of privacy for homeowners would be intolerable
Illegal Guns Drugs and Gangs are rampant under Mayor Chow's watch & Federal Liberals Bail Legislation
The problem comes down to the individual location. This could be great or it could be a disaster.
There should be a standard established with proper guidelines so that do not want to waste time
Absolutely no businesses should be allowed to open on residential streets!
Do not mix commercial and residential zoning. No one is voting for this. Why are you working on this?
Livens up the community. Makes things accessible by walking
They would disturb residential peace and provide additional strain on parking

Open Ended Comments
patios for June, July and August are fine but not after that timeperiod
Patios result in traffic, noise, alcohol use and garbage in residential areas.
Please do not go this route. Residential areas are residential areas, not business ones.
I have numerous shops that have been allowed to open, with no consultation with the communities
I'd like to see some modeling. I worry about unintended consequences but not against change
We should be more concerned about housing for all. Not taking housing away to allow buisnesses.
Let residential neighborhoods remain. And give your head a shake.
Businesses do not belong in quite neighborhoods, it makes absolutely no sense.
This survey is the first I have heard of the proposed changes to Neighbourhood Retail and Services.
Loss of residential housing units, not just rental housing.
How about allowing established restaurants to have patios first!
Parking and traffic flowing into residential streets, Noise especially in the evening,
Devaluation of property and owners allowing general decay as a result of devaluation
Will be disruptive and noisy on quiet residential streets.
potentially, parking, noise & behavioural issues could become a problem.
Without the current oversight the mayhem created would destroy the neighbourhoods.
Please stop this nonsense idea. Who's idea is this? The mayor Olivia Chow? If hers we're against her.
Generally unacceptable. On rare specific occasions it may work with careful oversight
Businesses should only operate on major streets - not quiet residential areas.
You've got to be kidding me. There are already many vacant commercial units.
Shady businesses, people who don't have the experience to know what they are doing.
Don't do it. We live here. Business will only bring trouble to this neighbourhood.
Should go to Cmtee of Adjustment for approvals and be supported by neighbours in surrounding areas
Illegal or excessive parking and increased traffic will endanger residents.
It is usually the not in my backyard that has stifled common sense and moving forward with innovation
This will allow more drug dealers to congregate in those areas.
Must have 100% agreement from neighbour's within 100m of proposed site.
This would be the first step to destroy even more neighbourhoods
Makes more sense on Major roads but could still present problems.
Again, interior residential streets should NOT be approved for "store front" businesses!
Fine as long as there are noise bylaws to limit noise after 11pm.
Safety for children- playing outside, abuse or even abduction by strangers in the neighbourhood
Interior residential streets are just that - RESIDENTIAL. That's why families live there.
By laws such as noise, garbage, smells would need more staff to monitor
These are drastic changes with minor consultation. I vote no.
This is ridiculous. Loss of any peace and privacy in neighbouring houses.
Totally opposed to these changes and don't understand why it's even a question.
only very narrowly defined businesses should be permitted to operate from residential homes, period.
patios mean noise, alcohol, racing motors, bad parking decisions
As above. Do we really need patios? This is flat out stupid.
This is just a proposal for some "new permissions" on major streets
What the actual heck is going on? This is an absurd allowance.
Once again, the City is getting this wrong. They are ruining our neighborhood.
Any commercial or retail applications would adversely affect the peace and privacy of family life.
How is that going to be able to blend in and not affect anyone negatively?
Not appropriate in residential neighbourhoods. Only in mixed use areas.
A proposal that uses 'etc' is a catch all for everything. Be extremely specific
commercial business should not be allowed in residential zoned neighborhoods
Concerns re: noise, increased pedestrian and vehicular traffic
It's not the right place to be doing that. Residential should remain residential!!
One word'..ridiculous Have the inmates taken over the asylum?
Ridiculous proposal . You are killing the community with this nonsense
There should be no businesses allowed on interior residential streets.
Do not allow. People brought into our neighborhood for the peace and quiet.
See previous comments. Really idea. Who came up with this?
NO BUSINESSES NEAR or CLOSE in proximity to people's homes or where they reside (residential).

Open Ended Comments
case by case. Some could be good, some not. Th too "blanket".
There's plenty of alcohol serving already, with not enough enforcement of existing rules
What is wrong with continuing to have them in their current locations.
Homes on interior neighborhoods are purchased to escape the busy city with patios and stores
HOW WILL EVICTING TENANTS TO PUT A CANNABIS SHOP NEXT DOOR HELP THE HOUSING CRISIS????????????????
All businesses need to be approved and supported by residents
A residential area should remain residential to ensure peace and quiet for those who live there.
Interior streets are family neighbourhoods with children and the streets need to be safe
Illegal activities, noise/children sleeping, parking, theft, fighting/shootings
Stop giving our Retail spaces which is small & entrepreneurs to Investors & Developers!
Patios would bring more traffic, more noise, more cars parked illegally due to no on site parking
Residential streets are for residents to enjoy their neighbourhood not to shop, nor to do business.
Okay if liquor not served and hours of operation are restricted.
should only be on main thorough ways, or streets designated commercial.
This is trying to be a blanket solution and it doesn't work everywhere
Should not be allowed. They should be kept on busier thoroughfares
small convenience stores should be good to have within interior residential street
Dangerous for schoolchildren and serious problems for residents as you recognize above
Don't disrupt residential areas. People move to certain areas for a reason.
Really not sure about the previous question. Clearer language needed.
Neighbourhood consultation should be required before any approvals are given.
Neighborhors should be made aware no committee od adjustments needed
City shouldn't be allowing development to destroy neighbourhoods and ruin property values
If a property is rezoned commercial, then a business can operate on it.
Just ridiculous, do any of the city planners actually live in the Rosedale heighbourhood?
Need to inform residents via media such as local radio TV as well
Fill current commercial vacancies through property tax incentives.
City Planning is NOT A LEGIMATE ELECTED GROUP these decisions require a REFERENDUM!
Patios should be on commercial areas, not residential streets, especially interior residential streets
Again you are taking away housing that is desperately needed. Bus service would be impacted
Will be a nuisance to everyone and will be the root cause for an increase in crime
Whose bright idea is this, we moved to the suburbs for peace and quiet.
Where would people park. This proposal is not well thought out
adding commercial to a residential street reduces residential accomodation, which is already scarce
How does this proposal increase the availability of housing? It would seem to reduce.
This is ludicrous. Take your globalist deep-state ideas somewhere else Olivia & Co.
Can we please fire everyone who thought this was a good idea.
No amplified music should be permitted on front or side patios, and must close by 9 pm
People moved to suburbs to get away from this type of infrastructure. Bad idea!
No businesses should be allowed on Interior Residential streets so these remain quiet and safe.
Definitely needs to be publicized and discussed or voted on publicly wit a referendum
Assessment needs to continue to be on a case by case basis not one-size-fits-all.
Absolutely not suitable. Patios should be in front of existing commercial buildings
I think it strongly depends on where it is and what is on the other side of this business
Absolutely NOT.I go home to get away from noise. No thank you.
Please use some common sense and build more houses instead of turning existing houses into businesses.
Stay out of residential areas. Children need safe residential areas.
Keep them off major streets as they are not suited for this location.
Big concern about noise to neighbours especially after hours.
Residential means residential. That is why we purchased our homes where we did.
It's an invasion of Privacy , also changes the nature of neighbourhoods
Need to be next to park, commercial or high/mid rise apartments.
Major streets are already too busy for such major activities.
Lack of privacy, worsening garbage issues, damage to property
The City should make sure that people are aware of these changes and have plenty of time for responses

Open Ended Comments
Businesses should not be permitted on Interior Residential Streets!!
I don't approve of any cannabis and vaping in residential areas
It would be great to have more local cafes and restaurants/bars/patios.
It will cause more congestion and why sit on a patio on major street, Noisy
SEPT 8, 2025 - FIRST I HAVE HEARD ABOUT THESE PROPOSED CHANGES. I DO NOT SUPPORT.
Not a good idea. Increased crime, noise, increased traffic.
Should not be allowed Only on corner of main arteries eg Bloor St
The major streets in my ward are all very different - hard to make blanket decision on usage
No businesses should be allowed on residential (interior) streets.
Immorality, unethical behaviour, erosion of community, and decreased home values.
i want to know why this is being considered, I haven't heard of any benefits to these changes.
this is a stupid and loaded survey. Why has it been sent out ? FIRE SMART SURVEY
Bad idea will make housing crisis worse by taking away homes.
Residential addresses should remain residential. The issue becomes one of noise and privacy.
Loss of residential character and permanent erosion of neighbourhood stability.
No retail or commercial stores in major streets that are in a residential area
Keep residential streets intact as residential and no business.
Residential areas are for families to live and raise their children, not to sell drugs etc.
stop your nonsense. We all see what you are doing with this.
If city do their job wisely none of these concerns are present
We need more parking in south Etobicoke and better access for seniors and mobility challenged
A few people would abuse this change to the detriment of the greater number of residents.
- traffic congestion would be problematic- issues identified in #6 would apply
Look - it must be aesthetically pleasing , if not permit will be taken off. Renewal every 1 year.
My previous comments remain the same for Major Streets as Residential Interior neighbourhoods.
In our area we are more than adequately serviced by retail markets.
THE MOST SIGNIFICANT CONCERN IS TENANT EVICTIONS WHICH ARE ALREADY CAUSING HOMELESSNESS
You're kidding me with this idea right? Bars and patios etc and the patrons do not make good neighbours
Possible professional services with low parking and traffic and noise.
infringing on a resident's right to peacefully enjoy their property.
Negative impact on existing properly planned retail. Why is this necessary? What does it accomplish?
Under no circumstances commercial business should be allowed in residential neighborhood. no no no no.
Front and side yard patios on residential stretches invite noise, traffic, and disorder.
Very disruptive for families with children of school age, disturb sleeping children.
This is an unacceptable plan with absolutely no strict guidelines that need to be followed.
Case-by-case review is essential. Automatic permission removes accountability and community input.
The impact would be very significant in a negative way' more noise; more traffic
The City needs to stop making changes which only serve the City.
How is this plan increasing housing? It would do the opposite!
Major streets are my preferred location rather than interior neighbourhoods
If they are permitted (which I'm hoping they won't be) only allow them to be open until 7 pm
Need clarifications about what is considered 'major' street in our neighbourhood
Keep residential residential. Patios will bring noise, pollution etc as mentioned in #6.
Businesses should not be permitted on Major residential streets.
Do not ruin the entire region with this awful set of proposals.
I am unsure that the issues and concerns are being fairly characterized
I am supportive of this in most neighbourhoods, including my own.
A very bad idea. Residential homes. Are meant for private, quiet, family living.
Let the GTA expand organically into the abandoned farmland of the Greenbelt.
The amount of people dumped in the city continue these changes are inevitable.
Patios and businesses on interior streets will increase crime, increase traffic and garbage.
Patios without the approval of neighbours are inappropriate for obvious reasons.
Put them in Etobicoke on Ford's street. Maybe he will think differently.
This is a threat to Property Owners and requires A REFERENDUM!
Parking issues, garbage, and noise levels all of grave concern
Do not allow patios on front yards and side yards on Major Streets.

Open Ended Comments
This is a ridiculous and horrible idea that would be devistating to the city of toronto
where will people park ? will cause more traffic congestion
Again. This. Is. Insane. Absolutely ridiculous proposal with NO IDENTIFIABLE BENEFIT.
No evidence that these will be financially viable. In fact, substantial evidence to the contrary.
I strongly object to these proposals. They will only damage our communities not enhance them.
This would spoil both the esthetics and the sanctity of residential areas.
Of course they need permissions, or should we just forget about data based city planning practices??
As before consultation and approvals and denials need to be done quickly
City Planning are an UNELECTED STAFF and should NOT HAVE THIS POWER!
City unlikely to enforce restrictions / ineffective enforcement and oversight
I think we have enough traffic issues and safety concerns without adding more
very good idea, no need to drive, you should be able to walk to get some necessities
Fuck you Olivia Chow trying to ruin quiet residential suburbs like Etobicoke
This sounds rdiculous. This would be a safety issue for all the children in the neighbourhood.
Patios on residential streets only for residents of the house where the patio is located.
Noise, disruption of residential neighborhoods , parking are all concerns
Ridiculous idea. Patio TO restaurants are mostly empty, why more of them?
Families should continue to enjoy raising their children in safe/quiet spaces
Safety of children - outside play will be restricted due to increased risk from strangers.
Patios should only be permitted for use by resident family. No commercial use whatsoever.
Noise, parking and possible liquor related issues, delivery trucks.
Why? Businesses are short of customers already in the eghbourhoodvandvempty along Kingston Rd.
The plan will impact the resale value of homes near that business!
should not be allowed in the suburbs period'if I wanted that, I would move downtown.
safety for the children's walking home passing this residential major streets
No protection for adjacent home owners who may not want to live next to a cafe/cannabis store etc.
Residential streets are by definitions where people's residences are - not where they do business.
alignment on which Major streets should be a local decision.
We don't need to invite more crime into residential areas.
This proposal reflects the stupidity of City of Toronto Planning ...nuts are running the asylum.
This will increase traffic congestion which is already beyond repair
Old toronto makes sense but not sure about suburbs. Also worried about noise & litter
Leave business to commercial areas & residents to residential areas
Can we please fire everyone who thought this would be a good idea.
Would result in increased traffic and more vehicles parked on the street.
Our street us not zoned commercial...so keep commercial businesses out!
If it's part of a residential area, then no. Do your business elsewhere.
It's not the right place to be doing that. Residential should remain residential!!
Maintain a distinction between residential and commercial properties
Noisy, pest producing, lack of residential community. Not wanted!!!
Whoever thought this would be a good idea should be fired.
This city has gone too far. Who stands to benefit from this? Not homeowners.
For the same reason that main street small com are not allowed to convert to residential
Stop excessive building of condos in designated commercial areas.
i have spoken in other pages of this survey. Thank you for doing this.
They should have to go through an approval process, more dense areas in Toronto maybe ok with this.
permitting commercial diminishes residential for no benefit
Don't want them, don't need them. Keep them in plazas like Richview Plaza.
They imperd foot traffic and interfere sometimes with vehicle traffic.
Should not be allowed. Residential areas should stay residential.
I would support office use on interioir streets and laneways
Areas where commercial exists can be infilled. Otherwise use existing processes.
Interior residential streets are not suitable for any commercial activity.
like this idea but i don't think it will sell if cannabis/vape shops are part of the mix
I think their should be neighbourhood consultations first.
It n doesn't work for certain areas at all , others it might

Open Ended Comments
PLEASE DON'T you are inviting negatives events into a peaceful neighborhood.
Mistakes made in allowances must be able to be undone. No permanent status should apply
I do not support as of right on any wide street. The list of appropriate streets must be changed.
city planners should look at supporting existing businesses already established
you should mostly be allowed to do what you want on property you own
This can be a wonderful thing with proper support and precaution from the city.
Why propose this when there is a serious housing shortage?
Don't we already have this in Leaside? Look at Millwood and McRae
Lack of oversight - someone to handle complaints efficiently
Disagree with allowing new businesses on interior residential streets.
Too much traffic already! Patios were only suppose to be available during Covid!
This would allow for more restrictions and hopefully control for abuse.
A residential street is just that! A street for residents only!
that the residents impacted by this will not be aware this is happening
Totally against any changes keep residential as residential !!!
The character of neighbourhood's should remain the same as when homes were purchased
tThis is a scary proposition - one that I would definitely not support given the lack of restrictions.
Nobody that doesn't live in the area should here unless invited by residents.
Reiterating what I said above - good for community. Would reduce reliance on cars.
They will have negative affects everything else the city is forcing on us is already awful.
Young children will be exposed to consumerism more easily, including seeing neighbours go into bars.
It is an idea that is marketing false hope a d it's just a tax grab.
Impinging on a resident's right to enjoy their own property
NO -- CLEAR AND SIMPLE... leave our lovely residential neighbourhoods to residents only!
Most COA are a joke. They push the City's agenda thru anyways.
Awful - drunks, noise, crowds, drunks, parking issues, and drunks! Terrible for children.
It would allow people who don't live in the residential area to negatively impact residents
No businesses of this sort should be allowed on residential streets.
This is so outrageous. What is the point other than crime ?
We already have and very good balance so down fix what isn't broken
Total Insanity by the Planning Department / City of Toronto
Not appropriate, there are adequate plazas, stores and malls in the area.
Will negatively impact mental health of residents. Creates unnecessary stresses and problems.
None except that I do not want a restaurant next door to my home. Period.
Regardless of City Planning consults, this should not be allowed at all.
Allowing new business is a horrible idea, will turn residential streets into slums
The crime will go up. Home invasion will go up. Mugging will go up. Please don't do this.
Love it if it's not disruptive - restrictions need to be set
Noise, garbage, parking are all more problematic when there is a patio involved
These type of business should be allowed only on plazas, shopping commercial areas ONLY
This is a disgrace. This makes residential neighbourhoods unsafe for children and families.
Businesses have no reason to be set up in residential zones.
They can lead to conflict with bus stop areas, pedestrians and loss of trees and vegetation.
Increased traffic, garbage issues, child safety, cause a lack of livable housing.
don't turn my neighborhood into back to the future part 2 - be smart.
Keep them off residential streets as they are not suited for this location.
Whose harebrained idea did this originate from? How to destroy neighborhoods and drive people away!
So many issues I can't believe this is being considered'ridiculous
These should be automatically rejected at cttee of adjustment
Businesses on main streets already cannot afford their business taxes, will create more vacancies.
Loss of property value that will result from the above problems.
Procedures to amend by-laws, to rezone individual parcels of land, ets. should be streamlined.
There's no benefit to the neighbourhood. This is why we have zoning.
I am concerned about noise and blocking of traffic and bike lanes.
Suggest using all empty retail spaces first before any of this happens
Such a proposal would ruin the neighborhood by creating more traffic and noise

Open Ended Comments
It's mostly about the parking, and accommodating additional cars. Noise levels are also a concern
Yes please allow more businesses and amenities all over the city - including residential areas
Not against this out of hand. It isn't b&w and needs discussion.
Lived in a community that tried this and it was a disaster.
PARKING and TRAFFIC. concerned about safety for pedestrians and bikers
Patios are not necessary. Many restaurants have a hard time filling up indoor space.
Guns Drugs Gangs are rampant now you want to expand into neighborhoods
This would invite garbage/rodents, traffic, noise NOT what I want in my neighborhood!
Only allow private residential patios on side and front yards
Better to have businesses outside interior residential streets
Our streets are too congested now who wants to eat poison from gas fumes!
No place for business patio on residential street. That why it called residential not commercial!
This will be the end of residential zoning because these businesses can expand.
It's a ridiculous idea. Period. It's called 'residen' for a reason.
I don't think this is a good idea and will cause more problems than what it will solve.
Patios open to the public should not be allowed on interior residential streets.
Would no like to see a residential garage converted to a repair shop!
Why is the city trying to go from one extreme to the other
Patios DO NOT belong in residential neighborhoods. They can be very disruptive.
We already have a housing crisis - your proposals would add to that problem.
Business buildings should be constructed for this purpose not converted homes or their outbuildings
are we becoming a third world country?!! this idea is absolutely insane!!!!
I don't understand why there is a push for more businesses when we're facing a housing crisis
Hard noIn Etobicoke lakeshore- we need a thriving main streets- so why not focus on that?
Support local businesses in existing commercial areas ... please!
You can't be allowing businesses to be taking away housing!
Why do we have the disruption caused by Community Safety Zoning only to bring this right into the mix?
Dangerous idea that benefits no one. Allow street hockey instead
Not supportive of any patios on interior residential streets.
Completely against this. Who is the bright one that came up with these proposals.
I moved away from city to residential to get away from city disruptions and entrapments .
Just stop this nonsense and give support to already struggling businesses in commercial areas
Residential streets should continue to be residential NOT commercial.
No confidence with Enforcement, historically and right now specifically.
It is not needed. It will lead to more stress which is not good fot our health.
If we must choose a patio on interior or major streets, Major streets makes more sense.
Not if it impedes on roads where it affects traffic and street parking..
Must be approved by residents who have been paying increasing property tax
Noise bylaws must apply and strict monitoring of opening hours must happen.
No business should be able to operate in a residential neighbourhood, at all, period'.
Irresponsible and completely crazy idea. Unacceptable in any form
parking and garbage are big concerns. By-laws need to be enforced and I don't trust that they will be.
what a terrible idea! it would no longer be a quiet residential street!
Lack of regulation means the market will be flooded with inferior quality patios, increase of rodents
There are plenty of available commercial properties on streets such as Bloor street.
They should not be on major streets in residential neighborhoods
I would still like any new businesses to have to go before a committee to get permission.
Stop. Don't do it. Keep family life simple and improve mental wellbeing.
a foolish suggestion that will destroy neighborhood pride and the right to peaceful living.
A very destructive way to change living areas in the city.
Residents deserve a secure safe home for respite particularly during the evennig and after work
Let's keep our neighborhood quite and free from nighttime noise fromBusinesses.
City street are already congested as is. No need to further the problem.
This is all ridiculous. Toronto is being ruined by stupid decisions for change!
Traffic and construction already slow down traffic flow. I do not support 15 minute cities!
Another stupid idea made by individuals with little knowledge of the bigger picture.

Open Ended Comments
I think this is fantastic. Finally Toronto will be acting like a proper city!
I see only negative impacts on most existing property owners.
If this were to be permitted it ruins residential neighbourhoods
This will lead to noise violations and bring disruption to Neighbourhoods, families and children.
If list of businesses were limited to cafes I would be ok.
Noise nuisance especially in the evening. Increased traffic for deliveries and take out
Business areas are already well defined. We don't need to create new chaos.
NO PATIOS SHOULD BE ALLOWED ON INTERIOR RESIDENTIAL STREETS PERIOD!
Decreased property values due to all of the above concerns.
you should mostly be allowed to do what you want on property you own
We do not need more patios, especially on residential streets! Along Bloor patios are empty.
Possibility of increased noise late into the night. Night after night.
Distraction of green space by allowing front lawns to be paved over for patios
Do not want any such change in my neighborhood. Our mental health and wellness need to be considered.
If it's the whole block fine. It cannot be right next to another house.
No business should be allowed on residential streetWhen you go home, you wanna rest and relax
I am against any patios related to retail or restaurants. I've already explained the reasons above.
Patios and businesses like these are totally inappropriate for residential areas
This will lead to chaos and likely vehicular accidents with pedestrians.
Again, the approval process is key in all this. I could see it being ok for certain contexts.
Lack of privacy, children can't play freely, noise level disturbances- this should be a non starter.
The lack of scrutiny and discussion over the type of business and community impact
Should never happen. There are plenty of vacant retail spaces that should be occupied.
Regardless of COA approval, this should not be allowed at all.
My super calm and quiet crescent does not want such a thing
Inability to sleep, increasing poor health, lack of privacy,
city should focus on major streets and leave residential neighborhoods alone.
People moved to the suburbs to get away from that type of infrastructure.
Leave our residential neighborhoods alone. We pay taxes for good reasons.
Just don't allow it. Save the strip malls where they should be.
stop this stupidity, keep businesses in commercial designated areas
It produces nothing but problems. No room for this in residential neighbourhoods.
Interior residential streets are for residence not commercial businesses, such as patios
Residential neighbourhoods are a haven AWAY from commercial development!
No thanks, do not approve this. Keep our residential streets quiet and for families, dogs to wander.
I live behind a restaurant with an outdoor patio, the noise and general disruption is minimal.
It is destroying Canadian peace of living and social values.
This is not clear City to benefit financially re taxes over the citizens
They have not been permitted in the past for very good reasons and that has not changed
Unfair to current commercial spaces paying high rent and overhead
there will be no peace and crime will way up no control of any
Unless there is a plaza in the community, it shouldn't be allowed.
Great idea. Who wouldn't want a nice cafe near their house?
Patios should not disrupt the flow of pedestrian or bicycle traffic.
There are many empty store fronts on main streets that could be used.
We already have many vacant storefronts in the area. Use them!
Who came up with this RIDICULOUS idea!!!!No way any of this should be allowed!!!
This proposal is NOT ACCEPTABLE and will undermine the integrity of neighborhoods.
It would create heavy traffic which is dangerous for young children in residential areas
Smoking and/or vaping of cigarettes and marijuana. Smell of marijuana product for sale.
Areas are either deemed residential or commercial for good reason.
Mental health, wellness, community connection, safety and secure feelings
None of this makes any sense. With a housing shortage, the city should not allow this to happen.
I've seen it work very well in several interior neighborhoods in London UK
Potential for increased noise, disturbance, unhygienic conditions and crime
I love patios and I think we need patios in my neighbourhood.

Open Ended Comments
I do not want noise or strangers on my street at all hours. There is enough crime as it is.
More crime more traffic more deaths because idiots on the road .Mark my words
With no provisions to control licensing and hours of operation this is utterly ridiculous.
If passed, this would be the thin edge of the wedge; would absolutely be abused.
It does not allow any point of recourse for neighbourhoods.
Who came up with these proposed bylaws, are they profiting from such bylaws, this is nonsense.
Traffic is already very busy. Street parking is not allowed on many of these streets listed above.
There should be some restrictive criteria such as number of tables, hours of operation.
Don't have a problem with a "mom and pop" store on a corner.
I am not in favor of this because of above mentioned reasons.
Must be restricted hours. Must have noise limits. No cannabis or alcohol.
Allowing these changes will turn the entire city into a traffic and parking nightmare!
This will increase insurance also we have a housing shortage and landlords will evict tenants
I see no benefit of allowing new business on interior residential streets.
No commercial patios should be approved on interior residential streets
I don't see any benefit to this zoning change. If passed I think it would make residents life hell.
businesses follow proper rules for operations, health and safety, employment, security
Let's leave the interior residential streets for residences; nice neighbourhoods and communities.
Residential street are called residential for a reason, residential houses only.
power, water, internet usage; flooding; casted shadow from bldgs or signages
Why would you plan to REDUCE the available housing stock and ruin neighborhoods?Appalling bad plan.
They will bring noise, traffic , late hours of operation , increase police costs.
Decisions should only be made by the residents who live in the community.
It would become too noisy and backyard would no longer be quiet and peaceful.
This is a terrible idea. It would be cruel and unfair to all neighbouring properties.
Quiet residential street should remain just that'quiet residential streets.
Each street is different and needs to be considered on a case by case basis.
This is a crazy idea and goes against everything that's logical.
Please do not do this. We have noise and waste issues that the city is not dealing with already.
Leave residential alone. We have plenty of restaurants etc. on Bloor Street, Etobicoke
Businesses should not be permitted on Major residential streets.
Pls. separate residential zoning from commercial/business zoning.
Committee of adjustments are paid off by developers and they don't value communities
I'd love to have a local neighborhood pub within easy walking distance. So European!
Loud noises and lack of parking making it dangerous for residents especially kids.
The Committee of Adjustment should not approve businesses in residential neighbourhoods.
Business proposals should require vetting to make sure they are right for the proposed location
This is a really bad idea at a time when there is na already existing housing crisis.
There are stores that are already empty. Why go into residential streets
Ensuring businesses run legally abiding by health and safety, noise bylaws, employment laws
I think these would be a wonderful addition to the streetscape
We already have a housing crisis. Turning residents into businesses will only add to this issue
Our sidewalks, green open spaces and pedestrian walkways are already overcrowded
This should never be allowed when tenants could loose there homes for no reason
The fact council is thinking about these proposed changes angers me.
Should going through approval of residential neighborhood.
It is destroying Canadian peace of living and social values.
No patios should be allowed on residential without prior consultation and approval
I think identifying areas where there is a problem with access to local retail is good planning.
Putting commercial in residential streets would ruin the subdivisions
Quiet residential street should remain just that'quiet residential streets.
New condos on streets like Kingston Road already have lots of empty shops waiting to be leased.
Noise and increased traffic especially during evening hours
The CoA also needs serious changes in the review & approval process.
Each major street is unique. City wide approval makes no sense.
A plan or mechanism, that once the business gets big, established, it must move to a commercial zone.

Open Ended Comments
WHY POKE THE BEAR? I bought my property for the existing peace and quiet'NOISE TRAVELS!!!
Would facilitate more of European model of community. Like a 'piazza' in Italy.
Noise disturbances is a huge issue in the city. This would only add to the existing problem.
We live in residential neighborhoods for peace and quiet, not traffic and shoppers.
This should never be allowed. Taxpayers do not deserve this treatment.
Current city processes and zoning are adequate to address business on Interior Residential streets
Residential areas are no place for commercial ventures. Homes are private quiet personal spaces.
Safety issue for families with kids and a real disturbance for seniors
This is insane. The city is taking these zoning changes too far, just so they can make more tax money.
Drug and alcohol use and users wandering through neighborhoods and in private property
Again there should be an established character of mixed use in place to allow this use.
Patios on interior residential streets is a ludicrous and unsafe idea.
They should definitely be allowed even mandated on the ground floor of condo buildings.
This is just wrong, wrong, wrong. Would you wan this next to your home??
ALL THESE CHANGES ARE DONE IN SECRECY...NOT ENOUGH MEDIA COVERAGE OR PUBLIC INFO
I don't want them in my neighborhood on interior residential streets!!!
Toronto is already becoming a dump. Thanks you mayor Chow!!!We don't want it to become a bigger dump.
some areas might be appropriate depending on proximity to homes
Again, how can you do a one size fits all. How can you understand impact.
Why is this needed? The city has so much unused retail spaces? Why infringe on neighbourhoods?
I think this would destroy the character of neighborhoods like mine, and I am deeply opposed to it.
Too many large streets where patio business are better located.
I support patios for the use of residents but not for business or commercial purposes
No business should be allowed. We should keep business and residential totally separate.
Do not allow c'fes/restaurants on front and/or side yard patios on interior residential streets.
This is a HUGE CHANGS and requires a REFERENDUM before any Council Vote.
Too much foot traffic at all hours of the day or night, dangerous for children, and too much noise.
Commercial patios should not be allowed on interior residential streets
But this idea should not even be proposed. Keep residential where it is. And commercial where it is.
Patios will cause congestion on the street as they already do on Bloor st.
Committee of Adjustment has become a threat to HOME OWNERS RIGHTS!
Deal with encouraging retail in all those empty condo buildings first before wrecking a neighbourhood
Coherent approach to increased businesses as needed.....not piecemeal adaptation of current residences
I want city planners to buy houses and move in to the neighbourhood.
Concerned about noise, additional foot traffic, and what about garbage collection?
Should not be allowed, TAX GRAB! We have alot of commerical space for rent now that is not being used!
Should be allowed only where the major streets create can accommodate the traffic flow and parking
It is unacceptable to clog up side streets with cars, traffic and high levels of noise
Residential should be residential and not commercial. Patios would be commercial
DON'T RUIN THE ENTIRE REGION BECAUSE YOU SMELL TAX REVENUE.
A very bad idea. Can we organise a Recall Election for this out of control Mayor?
Do not do this. People need peace not more noise. Many boarded up businesses. Use those spots!
Residents are not city planners ' why do they need to have a say in zoning policy!?
Keep businesses in commercial areas, not in residential neighbourhoods!
Case by case review and approval ensuring input by area residents
How will this affect car and house insurance, and property tax?
Absolutely not! No businesses should be inside residential neighbourhoods.
Ok to have professional offices on major residential streets.
keeping uniform heights of buildings and similar architecture
Lack of supervision to laws and not enough police presence to complaints
Absolutely ridiculous idea. A money grab and no concern for residents.
This will turn the neighbourhoods into congested slums. Garbage, rats, crime and accidents
no more quiet residential streets...that's why we live here
Only if there is sufficient parking and road regulations for safety purposes
I would say yes but for the fact the Committee of Adjustment might be filled with NIMBY's.
They have no business being allowed in our quiet communities.

Open Ended Comments
Residential should stay residential with no commercial/business activities allowed.
Ridiculous. If anything, this further exacerbates the lack of housing crisis?
City Planning has NOT BEEN VOTED INTO OFFICE THIS REQUIRES A REFERENDUM!
Noise, delivery trucks, parking for clients, odors eg: from restaurants, clients smoking outside,
This proposal is asinine. The possible implications are outrageous.
IF there is adequate parking and vehicle access for deliveries, sure.
Absolutely opposed to bring more noise/traffic into interior residential streets
They don't belong there at all. Toronto is too busy and noisy as it is.
residential home would be lost..and we can afford to lose any
Totally against any changes keep residential as residential !!!
I have a house in a residential area for a reason. I don't want to live beside a business.
Non intrusive business should operate as a good neighbour and close at 5pm.
Residential means residential, not commercial or pseudo-commercial. Aren't we in a housing crisis?
I can't believe this is being proposed. Wrong for all of the reasons noted above.
Want limitations on the number of cannabis stores in the area. There are too many now.
Leave Residential Areas for what they are... that is why they are called RESIDENTIAL !!
Sick of seeing them blocking live lanes on main roads too. Especially close to intersections
Businesses should not be permitted on Major residential streets.
This is a ridiculous proposal and inflicts on my home being my castle
No business should be allowed in residential areas, specifically close to schools
There should be no allowance for these activities, period!
Local stores on the main roads provides nearby businesses activities
Should be considered on case by case decision if in a residential neighbourhood.
FUCK NO ABSOLUTELY NOT!!! FUCK OFF CHOW!! DO IT IN YoUR OWN NEIGHBOURHOOD!!
Please see above comments - do not add to existing problems.
If COA approval was needed, these types of businesses should be supported where reasonable.
Keep the much needed residential homes for people to live in.
This is an insane proposal. I am shocked that I am reading this.
I think local market conditions will dictate what kinds of business will develop and survive.
Whose stupid idea is thins. We want to know the idiot's name.
It depends on the individual business. These could be great or they could be a disaster.
if passes must atay in keeping with the look or homes in area
As long as they are closed by a reasonable time (11pm) it's a wonderful addition!
The need for quiet/slow/low-key space is fundamental to the quality of life in neighbourhoods
Blanket approval is ridiculous... case-by-case approval after vetting is only way to go! Stupid mayor!
Concerns re: noise, increased pedestrian and vehicular traffic
Residential streets are for families. I would like to maintain my quiet neighbourhood.
Crime is a big issue now, we don't need more problems. Keep our residential neighbourhood as is.
These businesses belong on main arteries, not interior residential streets.
This is my home. Kingston road has many empty shops they can rent. Please don't do this.
Neighbours will be impacted & must therefore be consulted.
2nd hand smoke, loss of community with neighbors due to increase of customers.
Again people are not going to have patios in their front yards. I've never seen anything like this.
My home is my refuge. Ridiculous to think anything like the above is even being considered.
Shut this idea down now! You already have enough people fleeing this city!
If licenses are approved - they must renew on an annual basis - with the provision of being revoked
Businesses (patios) should not be permitted on interior residential streets.
Ok if self contained within the building structure, not impacting parking & traffic flow.
I would not characterize Bloor or Burnhamthorpe through Markland wood as Major Streets.
No business should be allowed on interior or residential streets.
Of all the bad ideas, this is the worst. Drinking on patios next door. Awful!
This will destroy the neighborhoods and enforcing public nuisance will be a hard fought battle.
Major drop in property values in the vicinity of such businesses.
Sounds like something that a healthy, livable neighbourhood would have!
They should not be on major streets in residential neighborhoods
I think for the surrounding residents this potentially could be very disruptive

Open Ended Comments
How dare you suggest ruining the homes that residents worked their lives for. This is lunacy.
certain types of businesses (eg. cannabis shop) need public consent and restrictions
NO NO NO Keep to commercial zoning area where no children live.
This should only be allowed on an exception basis via approval where it makes sense
This will bring danger to quiet streets where people choose not to live in loud busy cities
This does nothing to improve affordable housing which should be a priority not businesses.
This is a backwards plan! Houses are for families not business!
This plan is absolutely ridiculous. I can't even believe it's being considered.
It does not make sense. there are plenty of commercial spaces in the city,
This is a downtown idea that makes no sense in the suburbs. Its a waste of time to consider it.
Don't agree with businesses on interior residential streets. That's why we moved here!
That depends..the majority of major streets already have businesses.
Reckless disregard for the primary purpose of an interior residential street.
Size of patios should be limited to a max of 15 people. Amplified music outdoors should be prohibited.
Please don't change our existing laws. I don't want to live beside any retail businesses
mount pleasant is already commercial - what is the issue here?
Bad idea on our style of street (no sidewalks, family neighbourhood).
REsidential streets are for homes, not businesses. Please stop making this city unliveable.
may increase road traffic. businesses accepting cash may become a target for theft
Very inappropriate & inconsiderate of neighbours who want to enjoy their properties in peace & quiet.
Destroy character of neighbourhoods; bring down the value of houses in these neighbourhoods
COA should not be the source of business approval source in residential areas.
I don't want new businesses in my neighborhood on interior residential streets!!!
Depends on what is designated a major street, this is why consults are necessary
NOT AGREEING 100% FOR PROPOSED CHANGES. RESIDENTIAL STREETS SHOULD BE RESIDENTIAL PERIOD!!!
Residential streets should be just that for residents only
Residential means residential. If I wanted to live in a commercial zone I would live at Yorkdale mall.
Terrible disruption, including by drunks, and noise. Awful for children.
Keep our neighborhoods for neighbors'THST is what makes a neighborhood'!!
Specific locations only that do not have any residential within 500M as as example.
They will restrict sidewalk usage! Take away parking space! restrict traffic lanes!
CRIME, NOISE, GATBAGE, Residents developing Mental Illness due to stress and no Pease
No businesses should be allowed on interior residential streets.
Business patios should not be allowed on interior residential streets.
There is plenty of availability in buildings downtown - stay out of Residential areas.
A terrible idea and detrimental to the well being of the residential area
Would want the business to have pride of ownership and keep the property looking nice
Businesses (patios) should not be permitted on interior residential streets.
Same as for interior streets. The next dorr neighbour will be detrimentally affected.
No additional supervision or regulatory authority in the plan.
What type of patios? Personal patios fine, no commercial patios.
Dumb idea. People choose to live where they do for the neighbourhood.
The idea that one could open a cannabis business or a vape shop in such locations is ridiculous!
This is shocking invasive in our highly tax residential area.
They should continue to go through CoA and follow proper permitting and building code guidelines.
Residential streets are designed for families to raise their children in quiet safe environmentally
If allowed then cameras should be imposed mandatory by the city to control crime.
Plans are otally disrespectful of existing residents and current small businesses.
Patios on main streets ok- as long as it does not remove existing parking or restrict traffic flow
Businesses should not be permitted on interior residential streets.
Might be suitable in some locations. Not one-size-fits-all!
They are unwise and potenially destructive of neighbourhood living.
With strict enforcement of noise bylaws. This is currently not happening.
Corner lots seem reasonable, if there are setbacks of at least 3m
Too disruptive for school aged children trying to sleep in the evenings and nights.
This proposal would destroy and erode the fabric of many neighborhoods.

Open Ended Comments
Need better publicity of information/events. There should be multiple dates so that locals can attend.
Absolutely do not support this. It will ruin our neighborhoods .
Patios extending on to streets will interfere with local traffic
Every building/zone change should be posted and reviewed by neighbors prior to approval
Patios can serve alcohol or cannabis which may lead to unnecessary disruption and safety issues
Noise by-laws and restricted times ie not after 10 pm should apply
Bicycle lanes cause congestion and worry about crossing street
Great idea! It will provide more 3rd party places people can hang out at.
risk of losing more safe places to walk- more dangerous for younger children
This does not make sense and it leads to other questions about ulterior intentions by the city
Quite possibly the worst idea ever from a city with a history of horrible ideas.
We have significant number of commercial areas. Make it easier for patios etc in existing areas
The committee cannot be seen to rubber stamp approvals and need input from residents.
New businesses listed above should not be allowed on Major Streets Zoned Residential.
Is city council looking to drive residents out of Toronto and openly inviting crime in?
All major changes should have an approval process. Fighting for the residents first.
people whose lives and homes need to have a VOICE about the area they live it
All of the above, including the overloading of police calls from private citizens.
There is now commercial space empty so there's no need for this. Improve Housing #1 issue
This is a terrible idea for a multitude of reasons as outlined in question six.
Residential should remain residential for families to thrive and the quality of life
Not supportive of allowing businesses on interior residential streets.
I would not support cannabis or vape shops being allowed to open in residential neighbourhoods.
Would destroy the residential feel iof the neighbourhood including tree lined streets and gardens
Our major streets will be lined with more density creating more pedestrian traffic. Perfect location!
Consultation on planning is not effective concerns are voiced then ignored by planning.
It should be asked in city councillors election ballot not by any committee.
Not a good idea to convert much needed residential to commercial
Businesses should not be permitted on interior residential streets.
'learlywritten byPlanners who want to make simple broad-stroke enforcement!
As a child there was a corner store everywhere in East work. It was fine.
The neighbours should be consulted, as it may change the area too much
It's a NO! This is crazy! Noise is reducing quality of life and you are suggesting more? No
It must be considered on an individual basis and neighbors homeowners consulted
We need more affordable housing. Stop removing the housing we have from our limited supply.
These proposals are totally unacceptable and a direct violation of people who own properties.
Guidelines for the creation of these properties should be in place
People want quiet at their home. Also is a safety issue for children living in the neighbourhood.
Generally, I want to see more opportunities for small businesses. But not according to this plan.
We don't need patios on major streets. We have enough congestion.
Ridiculous. And how does this help the lack of housing crisis?
Try fixing the basics first: crime, community policing, affordable housing etc etc etc.
Truly a dumb idea.Appallingly tone deaf effort to reduce housing stock and ruin neighbourhoods.
Concerns re: noise, increased pedestrian and vehicular traffic
if the major street is a shopping area already that is fine.
Unwelcome visitors to neighbourhoods which are already busy with through traffic and excess noise.
This would reduce housing options contrary to the city's stated goals.
do not destroying Canadian peace of living and social values.
I do not feel that patio should be allowed next to residential homes.
if allowed many will move and land values will decrease . Bad\ Idea
The character of neighbourhoods will be irreversibly destroyed
Totally against any changes keep residential as residential !!!
Allowing residential 1st & 2nd floor to open business on Major St. Whose monitoring this?
Not in my neighborhood or any other residential neighborhood!
RESIDENTIAL!!! this does not include businesses open to the public!
Residential should be residential ' Full Stop!Places to live should not be places to do business.

Open Ended Comments
The term residential streets means by defination - residential - NOT commercial.
The proposed changes would destroy the distinctive character of communities
Lowering the quality of commercial space we currently have.
Why wouldn't you need licensing? It's an easy way for the city it make money right??
New businesses should not be allowed in Humber Valley Village interior roads.
Toronto is being destroyed by the current mayor and council. Time for a change.
I don't object to patios for the residents' purpose but not a public and/or commercial patio.
He city will not benefit from such a move. Take a look how Halifax will not allow this and why.
NEED FOR RENT CONTROL FOR ALL COMMERCIAL AND RESIDENTIAL PROPERTIES
I am concerned about the noise and lack of needed approvals!??!
I definitely don't want weed stores in residential areas. Total nonsense.
Devaluation, crime, noise, garbage, less housing availability.
It will create congestion on major streets i.e. parking, driving etc.
Noise, problematic nighttime behaviours, crime, rodents and waste are all a significant concern
Should not be allowed at all. Residential is Residential we don't need this bullshit.
Patios should be restricted to malls or local shopping plazas
Might be suitable in some locations. Not one-size-fits-all!
smells, toxic fumes/smoke from cooking, chemicals if hair salon or nail salon
This would be an invasion of privacy to neighbours. Noise. Garbage.
Absolutely not!!!! Residential areas that are intended to be zoned as Major is an absolute no!!!
People need to be able to have peaceful enjoyment of their neighbourhoods.
No businesses should be allowed in residential zones. Only major streets
We should be supporting local businesses in our primarily underserved residential areas
Changing a residential neighbourhood into a commercial business ara.
Living in the city means you have small businesses near you not just other houses.
This is a very dumb idea that will destroy any community that allows it to happen.
The potential benefits are outweighed by the potential/likely downsides
Would decrease the number of homes available and the quiet residential nature of neighborhoods.
Reduction in housing capacity at a time when it is already in extremely short supply
I bought a home on a residential street and should not be forced to give that up.
There is no parking available and bus service would be disrupted
No reason for this. They are destroyed our right to a quiet residential lifestyle.
Do not allow new businesses on interior residential streets.
We don't allow any businesses on interior residential street. Period.
Why the hell wouldn't you want this!? Sounds like a way to improve the streetscape!
I think there would be guardrails: opening times, traffic/parking ect
City cannot take over of people's houses and turn them to the commercials
This might increase the noise level and crime. The city is already too noisy and crime ridden.
What exists, should be allowed to continue. These should be grand-fathered.
What a short-sighted proposal. We can't cope with the traffic as is.
Traffic and parking would be an issue and invasion of quiet living.
Absolutely horrendous. The city lacks any common sense. I hate this city now - it's too much.
Lack of control over who or what businesses are opened and no recourse if there are issues.
These streets are already busy and businesses would increase traffic and create parking issues.
We don't need to have business and residential areas combined
New permissions need to be considered on a case by case basis
If they are beside a commercial building, it's okay, but not as the street becomes more residential
There should be no retail or commercial in residential areas
business selling Alcohol, vape drug can be so many meter away from Schools and Churches
They are not needed. I am strongly opposed to these amendments.
Patios are eating up too much space, lots of litter not being cleaned up. ,
Total disregard by the city of what makes neighborhoods and a community.
Personaly sitting on a patio on a major street is not my idea of a pleasant experience.
Keep residential neighbourhood as is. No patios, traffic, more people and safety issues.
A quiet residential area like mine should NEVER have anything like that invade our are
How does the City qualify what is a Major Street? When do minor streets become Major streets?

Open Ended Comments
Interior residential streets are intended to be just that, residential.
This plan is taking away existing housing, how is that helping?
Further erosion of Main street Commercial Small Businessviabil
There is an abundance of available commercial space for commercial businesses
Should not be allowed. Residential streets must remain Residential.
with no noise bylaws it isn't practical and the stench of cannabis could be unbearable
Why are you destroying our neighbourhoods and turning them into 3rd World shitholes?
Not suitable to communities - time to start servicing the home owners of this city
It is destroying Canadian peace of living and social values.
Terrible idea. Do not allow this in my beaches neighborhood.
I support more retail and business activities on Major Streets.
Where is the demand for such intrusive changes in property use ?
no businesses on residential streets except in tourist neighborhoods or on corners on main streets
Why would you remove this committee if you want to implement such a disastrous plan
No starter. This idea needs to be scrapped immediately. In what crazy world would this be a good idea.
Retail operations are best positioned on major streets, not interior residential streets.
Council should get a dictionary to look up the meanings of RESIDENTIAL and business.
I'm shocked that this would be seriously proposed. It would wreck neighborhoods.
it is a great idea , it is about time this city to become vibrant
The only patios acceptable would be for personal private use by the property owner.
Can we please fire all the people that thought this is a good idea.
Will increase disturbances and foot traffic and potentially crime in quiet neighborhoods.
See notes above. Thanks for listing all of the reasons why this should never ever be a consideration
The council should protect what is good first and then start dreaming.
again - housing, housing, housing - why do we need new commercial space?
Stop the madness, leave residential as residential should be.
Very afraid for tenants. Another reason for landlords to evict
inappropriate locations that don't fit with a residential neighbourhood vibe
Only if this crazy proposal passes.
Streets are too crowded with parked cars
Give your heads a shake whoever is in favor of this
Approval should always be mandatory.
Residential means Redidential, not Commercial
Some study and restrictions required
I do not support this initiative
Patios don't belong on every Major street.
Rental housing should be limited in subdivisions.
Traffic, noise, more pollution, crime, parking etc
They should not be allowed
Renters must be behind this movement
No reason for businesses on residential interiorstreets
I thought we had a housing crisis!!!
I think this is a terrible idea.
It shouldn't be allowed period
CRIME, CRIME, CRIME, CRIME
Another bad idea from the dumb people who run the city.
If allowed at all, corner lots only for patios
I completely disagree with this.
I hope these get rejected. It is bad for the community.
They're inappropriate.
End of zoning will negatively effect property values
Concerns about noise and parking.
See above comments. The negative effects are innumerable!
NOT A GOOD IDEA. SCRAP IT!
Do not support these changes.
Don't do this. Dumb idea.

Open Ended Comments
Complete lack of neighbourhood cohesiveness
Sidewalk encroachment
Why does the survey address have a.uk at the end?
It depends on the main lively hood of the occipants
Get a grip by law people.....money isnt everything
They should not be permitted.
there are plenty of patioson main streets
Keep residential RESIDENTIAL.
Should not be on the road blocking lanes for cars.
Child safety, proximity to harmful distractions
Should not be allowed
parking and garbage regulations needed
Corner stores are a great idea.
Patio may extend to walking space.
Are You Crazy!!!!!!!!!!!!!!!!!!!!
its a residential area, and should remain as such!
Or doesn't work everywhere
I don't think they should be allowed
IOSS OF NEIGHBOURHOOD APPEAL
they should not be permitted
This idea is ridiculous.
Noise and nearness to young children are major concerns.
Destroys the peace and quiet we moved here for
Absolute nonsense all that!
Prefer retaining our current local shopping districts.
They should not be allowed! Period!!
Cafes and restrauants only
Would hurt established business that pay rent
Bars and cannabis shops beside schools - NOT AN OPTION!
Should not be allowing
It would be a disaster!! What a ridiculous idea!!!!
Should not be allowed.
Is this a joke? Definitely a terrible idea.
Our ingrate can't handle this
Residential neighbourhoods are for residencies.
They should not me on interior residential streets
We have main streets with so many empty retail locations
Toronto needs cheaper housing not more businesses
Unregulated Noiose Levels
Who's dumb idea is this?
Potential to destroy neighborhoods!
Step up inspection and enforcement on existing properties
None - would be so nice to be able to walk to a patio!
This will attract undulated, crime, and traffic chaos
Not acceptable in a high end neighborhood
Patios require washrooms - how will this be accommodated?
Shouldn't ever happen
Loss of children's safety
I predict this will lead to unpleasant verbal exchanges
Loss of housing is the BIG one - What are they thinking?
This makes little sense to have patios on interior streets
Bad idea considering paucity of available housing
Lack of by-law officer help
noise traffic , parking problems , bad idea
Businesses should be as of right on major streetz
These streets are resudential and close to stores.

Open Ended Comments
Should not be on interior residential streets
This 'plan' should NOT even be a thought to consider.
Safety for children is my main concern
No business in residential areas!
Don't even consider it!
This should never be an option.
Buy a house and move in all you city planners! Just nuts.
Eviction of current residential tenants
Bad idea. Stop killing housing and neighborhoods
Families need a residential area only to live well
No way Jose. This is crazy.
This should not be permitted. Too many negative aspects.
Good for the community, another place to gather.
Community Consultation should be mandatory.
A residential area is residential - not party city.
Please be careful about noise to neighbours
There are issues of noise, traffic.
Size and hours of operation should be restricted
Leave this space for residential housing.
Bad idea for most of the reasons above.
FUCK OFF PUPPY CHOW!!
None should be permitted on interior residential streets.
Not in favour of such idea & why?
Not the place for them!!!
Should not be allowed.
We have too many cannabis shops already
Crime , more people and congestion.
THIS WOULD BE A VERY BAD IDEA!
Will cause increased traffic and safety issues
TRAFFIC - CHILDREN AT RISK!!!!
Patios would welcome crowds, noise, disturbance!
Endangerment to children in the area.
They should be zoned out
Residences need to be separate
Takes away from a neighborhood
Changing the nature of the community
Small patios with restricted hours would be acceptable.
Depends on hours of operation
It should be harder to get permission to do this.
We need better ideas than this.
Increased traffic- safety concerns
CRIME, NOISE, GARBAGE
Lower property values
Should not be allowed. Too noisy. no parking areas.
No business on residential areas at all.
Not in the middle of a residential neighborhood
Not a good idea at all
We don't want any retail on our street
Parking would be a nightmare.
This proposal needs to be rewritten with great detail
'Need more details on specific proposals
Disrupts the flow of a residential neighborhood.
They are absolutely not necessary for interior streets.
Should not be allowed
Lack of funding to help support bylaws
Where would people park?

Open Ended Comments
Not a good idea at all
Residential means RESIDENTIAL NOT Commercial!
It's in the name: Residential zone. Residences only.
hate in the neighborhood and hate between the neighbors
The Lunatic Fringe seem to be in charge of the asylum
Odours, smoke impacting neighbouring homes/residences.
Should not be allowed
Should not be allowed
This should not be allowed at all.
It should be private.
The zoning should not permit.
Is this a joke? I would never support this.
Only non food and limited hours
Degradation of neighbourhoods
depend on hours of operation
Absoluetly stupid idea.
Safety. Right to sleep in peace.
Stop trying to shove this on residents
ABSOLUTELY NO CHANGES
Remove patios from Dundas and Bloor they block traffic!
The right to sleep in peace.
Disruption of traditional residential use.
No business in residential areas!
It would significantly reduce property values
This is totally ridiculous
Whose cronies are making money from this?
Do not want any of this
Doctors and lawyers in private practice is acceptable.
More noise, more crime. Not enough police.
Should not be allowed
Not allowed open business in residential areas!
This proposal is crazy and lacks any guardrails necessary.
Residential streets home FAMILIES, not businesses
No patios on interior residential streets!
Keep out of our residences
NOT near residential homes!!!!
People need meeting for years so details can be discussed.
Should never be allowed!
Stop this before the disaster starts.
If it's residential, it should stay residential.
Housing needs to be prioritized over business
Disruptive to traffic -no parking.
This must be Stopped.
Leave our residential a neighborhood alone
Totally unaware of this proposal
Don't change existing bylaws
No recourse for adjacent homeowners.
Could be a cute neighbourhood addition
Turning my hood into a ghetto.
I adamantly oppose such changes.
keep residential areas residential e.g. Rosedale
The destruction of a once livable city!!!
Drop in home value, change in neighbourhood feel,
This proposal is so scary- it would destroy a city
Not in residential areas
This is an insane idea!

Open Ended Comments
loss of property value
They should not be allowed
Who dreamed this up??
noise and parking concerns
lack of enforcement and other resources
This is a ridiculous thought!!
Too disruptive for family homes.
Noise level and hours
People live there. It's a stupid idea.
REsidential areas should stay residential!!!
Crazy & stupid strategy, should never happen.
I think it would be wonderful for community.
This should not be approved
We do not need additional noise and traffic congestion
I'd be worried about increased parking and traffic
This is an insane idea!
Don't allow them at all.
Planned city will become unplanned
Absolutely ridiculous idea
Strong / stinky cannabis odour
Not appropriate for mixing in residential homes.
This is a stupid idea.
Adds zero value to a family neighborhood
Depreciation of property value
Diminished property values.
No businesses in neighborhoods
Reduced property values
Quality of life would be significantly reduced.
Ruins the nature of the neighborhood!
Great idea. Many. Other cities do this already
Love pedestrian friendly options
Come on man!!!! Are you people nuts??!!!
New businesses on interior streets should not be allowed
Leave residential communities alone!
THIS DOES NOT BELONG TO RESIDENTIAL AREAS
Stop messing with the few things going well.
Business that may affect and influence minor's behaviours
Residential should remain residential
Can't block traffic flow
Don't allow them. It's big mistake if you do
This is a stupid idea.
Changing the dynamic of the community
I don't want them in my neighborhood !!!
Not allow in residential!!!!
Liability insurance should be a requirement as well.
They will make the streets unsafe for children at play.
Residential neighbourhoods are for residencies.
You will ruin this neighbourhood.
Love patios in neighbourhoods bringing people together
City's capacity to police / enforce safety of public
this will only attract more crime and further delinquency
Don't do this. Dumb idea, yet again.
time constraints for opening and closing
Zoning should control where this is permitted.
12am close on all interior business.
Keep residential streets residential.

Open Ended Comments
Negatively impact property values.
Should not be allowed
Businesses should not be allowed in residential areas.
This is a VERY bad idea for the many reasons stated.
Devaluing of nearby properties
Please reconsider this senseless proposal
Noise, disorderly conduct and crime will all increase.
Parking would be a big issue
Noise travels. Voices, music, cars etc.
Parking is a no-no. adios ????
noise, parking, safety issues
Decrease in property value
Vaping shops near schools is totally reprehensible
Density increases in an already too dense city
Residents need to be primary consideration.
Dramatic reduction in existing property values
Noise could continue until late at night.
Existing approval processes are in place for good reason.
Please stop wasting my tax payer money on this.
This will cause traffic chaos on already busy streets.
Stop the attacks on our neighbourhoods.
Only in existing commercial areas
Neighbours feuding due to all of the above
2nd smoke esp during summer months when windows are open.
this is a collasaly STUPID idea.
Love to have one on our street
Leave homes to be homes
Will there be restrictions on business/operating hours?
Children's and students access to vape, alcohol, THC.
Should not be allowed
Should be private, at rear of residences
This is solving no problem, only creating one!
The city planners who support this idea should be fired.
City is creating unnecessary residential interference
Whoever has these crazy ideas should lose their job!
Decrease in home value, neighborhood worth.
They don't belong on residential streets.
Patios have no place on interior residential streets.
Unbelievably dumb idea
Key issues: noise, increased traffic and parking problems
Know comment at this time.
Shouldn't be allowed.
Sense of community would be gone
City council need to focus on real issues.
This is a stupid idea.
The idea is ridiculous.
Should not be allowed to get any approval
Noise, smoking, traffic, parking, garbage
Keep neighbourhoods intact!
No longer a neighborhood of family safety
turning residential into commercial
Not meant to be used for businesses
Too disruptive to neighborhoods
I don't agree with the proposed changes!
no thanks, do not need more noise or traffic
So disappointed in city council!

Open Ended Comments
not in my neighbourhood
They should not be allowed
This is the first I've heard of all of this.
Stop the neoliberal deregulation... another planning fad.
Change of the character of the neighbourhood
These are terrible ideas.
Only where currently zoned commercial
noise chaos garbage crime etc etc etc
Business kept to major streets. Not interior streets
Safety of children and houses/properties
No commercial patios on interior residential streets
No need for business being in residential areas
The concept is a total disgrace.
Good planning requires approval.
absolutely nowhere in any residential area
No cannabis/weed shops, there's too many already.
No democracy has occurred
This is an insane idea!
No cannon is or alcohol should be permitted
I am against this proposal in every way.
This is not planning. This is totally ludicrous!!!
Noise, odours and parking are all a disruptive problem
spillage, accidental fires, illegal cooking
Most ridiculous idea I have ever heard
We cannot believe that this is even being proposed!
They generally cause traffic congestion.
Who came up with this idiotic idea?
Traffic is already bad
Where are the guardrails? Nothing shd be 'as of right'
You can't stop progress.
Don't want this at all. Dumb idea all around.
This would be a disaster in Guildwood
Don't do this. Dumb idea.
It would create a friendly neighbourhood focal
I don't want this in my neighborhood at all.
one size does not fit all
No vape/cannabis shops or bars, but otherwise fine
This could be unsafe depending on the type of use
I do not see the need!
loss of value of my residence if one was set up close by.
Unacceptable! Noise, illegal activities.
No alcohol. No cigarettes. No cannabis.
Don't do this. Fire whoever came up with this idea.
still needs to have parking, traffic, etc addressed
We don't want them!!!!
Major streets is fine!!
Should never be allowed to
Patios only for the residences - not for retail.
A great idea. Just look at Europe.
Parking and noise would be a nightmare
Should definitely not be permitted
Noise, garbage, rodents, parking, increased traffic.
They should not be allowed
No- zero - should not be allowed
I don't want them on residential streets
Will the city even listen or care what we think

Open Ended Comments
stop this silliness now
City planners have NO REFERENDUM
This something that shouldn't even be considered!
We have enough patios already
not in my neighbourhood
This should absolutely not be allowed
Stop degrading the city
Community closeness and collaboration
Businesses should never be within residential areas
This is a very bad idea.
Patios can add flavor to a neighbourhood
Noise, garbage, rodents, parking, increased traffic.
That is not what the street was originally designed for.
We have enough locations to add business in this Ward
A business does not belong in a residential neighbourhood
Attracts unwanted persons and night life disturbing sleep
Mostly noise but some crime from cannabis/alcohol.
Must enforce noise bylaws
Should not be allowed
They aren't necessary.
I don't want this in my neighborhood!!!
Patios attached to businesses are ok.Residences-nomn
Limitations on seating capacity
I feel like I'm being Punk'd. This can't be serious?
Not in residential at all
General decline of area and lack of peace.
Traffic congestions, lack of parking, noise
Don't support this idea whatsoever.
How can this not be easy?
IT sounds like a recipe for disaster.
Don't allow businesses in residential areas
Dont' allow them. Please focus on housing
ghettoizing neighbourhoods, increase in theft
Lower property values (all data shows this will happen)
These streets are called residential for a reason.
Strongly AGAINST this proposal
the problems with this are obvious
Noise, parking, litter and garbage.
This is a stupid idea.
I believe the city is overstepping here.
What stupid proposals.
Do not approve permitting any type of business
Enforcement- lack of it
There needs to be restrictions on operating hours as well
The answer to this question is simple... NO
There is enough space already allotted for retail.
Consultation with local residents rarely are effective'
No issues with major streets
Value of property would decrease and crime would increase
Would depend on location, size ,availability of parking.
Ridiculous idea. Absolutely unacceptable.
The devil would be in the details, as always.
Nice idea but there will be big issues.
Neighbours reduced enjoyment of their house/yard
Only sociopaths would want this!
Doesn't make sense to allow this

Open Ended Comments
Growing vegetables etc on front yard
I believe this to be a ridiculous suggestion.
Traffic, parking - a nightmare!
Leave our residential neighbourhoods alone!
Not without approval (i.e. not by right)
Slow degradation of residential only communities
Keep the traffic moving
It will lead to more noise and criminal activity.
Who had this stupid idea?
It would cause havoc in many neighbourhoods
It should not be allowed. Period.
Stupid. No thought given to possible outcomes.
Noise, amplified music, late hours, parking
Businesses should be in strip malls.
Noise. Congestion. Traffic problems. Parking.
Existing bylaws are sensible and should remain
Incredible that it is even being considered!
Absolutely should not be allowed.
Overall decline of the area, general peace.
Too disruptive for family homes.
depends on hours of operation
They should not be allowed
Zoning should not be amended.
call an election is all I need to say fools
I received this information from community groups.
Keep businesses out of residential neighborhoods
No patios, too much crime in Etobicoke already.
This atrocious and should be stopped
Businesses should be on main streets
Residential neighbourhoods are for residencies.
Residential is just THAT RESIDENTIAL!!
ALL streets should be included
I do not support this move.
Absolutely unacceptable.
Put this to a vote of the citizens in the community.
This should not be allowed. PERIOD
Bring it on. Love neighborhood diversity.
Non should be allowed
Patios on Residential Streets is ridiculous in many ways
They shouldn't be allowed at all
Should never be allowed
How has the need for this been established?
Concerns with cannabis retail and vape shops
Amplified noise and parking issues.
Too noisy and disruptive to residence
Should not be allowed.
Should not be permitted on residential streets.
It will be too noisy.
Should not b allowed in residential areas
This is absurd!! !!!! Bb
Dangerous and not a good idea.
Keep residential areas as residential.
Keep residential areas residential
Of course they should be vetted and very carefully
More businesses and amenities needed
Not a good idea, who's was it

Open Ended Comments
please don't do this in my area
should not be allowed for all the reasons stated above
Quality of life. I don't want to live beside a bar.
This idea is absolutely insane on ALL levels
Great idea for retail
Residential neighbourhoods are for residencies.
This should not be allowed. Period. Horrible idea.
There must be a robust consultation in all circumstances.
This is a stupid idea.
Loss of habitat for wildlife and environmental destruction
Not a good idea at all
Most businesses might be ok except for any serving alcohol
If the proposal is passed, NO ALCOHOL should be permitted.
Nothing should be built on residential streets but houses.
Chances of accidents will increase.
Residential streets should stay free of any business.
This is the first time I hear about this.
No patios on Major Streets
#17 above may be a good idea. I would need more detail
Should NOT be allowed.
Such a stupid idea and should not be entertained
No patios ever on residential streets
Shouldn't neighbour's have input ?
Do not support this in anyway
Environmental impact/damage
City Hall: Please listen to the taxpayers
Separation of residential & commercial zones
Another preposterous question ‘
Size? Capacity? Hours?
Too noisy and too much traffic
This survey is complicated and loopy.
This should never happen.
They should not be allowed.
No to all of these proposed changes
They (patios) do not belong on residential streets
They do not belong ruin the landscape of neighborhood
Parking & Noise would be serious issues.
Bylaw compliance must be met.
Do not allow on interior residential streets
A definitive NO for the abovementioned reasons.
Parking and street safety issues
lack of public input on types of businesses
We don't need patios plugging up our Major Streets.
This whole idea is disgusting
City Hall - please listen to the taxpayers.
noise chaos garbage crime etc etc etc
Residential areas are not for business.
They should not be permitted
These ideas are asking for more problems.
It's a terrible idea.
Quality of life needs to be considered.
I think this whole thing is ridiculous
Don't allow crazy to even think about this idea
Need to stay clean; garbage should be kept out of sight
again- can't believe this is even being considered.
Not in agreement for some streets designated 'Major'.

Open Ended Comments
Decreased property value of neighbours
I have no idea what "new permissions" means.
Alcohol can be served till 2:00 am. Noise concerns.
More crime more traffic
All these recommendations are so ridiculous.
No. Leave our sidewalks free for pedestrians.
We have enough crime now. This would only make it worse
they are residential areas not commercial areas.
May encourage undesirable characters to hang out
Would change the calm of neighbourhood
Too noisy. Should not be allowed
Terrible idea. NOT WANTED
Should never happen!!!!
They disturb the neighbours
This is a Residential Area not Commercial.
Reduction in property values
Zone STAYS RESIDENTIAL.
Noise, deliveries at all hours... Not a good idea
I will move from Toronto if this goes into effect.
Hate these proposed changes.
It would liven the neighborhood up I
Time restrictions should be enforced
This would be beyond intrusive
Safety of children and homes/properties
We do not need increased traffic in residential areas
Again,'consultation with area residents is a MUST.
Should not be open after 10 pm.
Patios should be restricted to commercial shopping streets
Increased drug trafficking
Residential areas are not built for businesses.
Should not be allowed.
Ridiculous concept, unenforceable with bylaws.
This is a very dumb idea
to mach noise and crime
keep business on already approved properties
Don't permitted please
Prefer no businesses.
Keep residential, residential.
Only for private residential patios
Environmental impact/damage
Efect if drugs and alcohol
Drop in the value of my home.
Negative impact on property values
Patios with commercial operations are very unsatisfactory
Too broad definition of businesses/retail
This is an open path to disaster!!! Serious trouble!
Approval process should remain in place
noise, parking, traffic
Also lowering property value
Keep the existing process.
Not something I can support
Increased traffic, noise, parking issues
Who sanctions no consultations? Not okay no foresight.
Noise, congestion of parking on residential streets.
Need to be out on main streets
Drinking/smoking/vaping

Open Ended Comments
It should be on a case by case basis
Should not be allowed
Should be restricted, definitely not any street
I have not seen a lot of positive outcomes using the COA
If allowed, they would need to be highly regulated.
Safety and well being of all the children.
These plans would destroy our neighbourhoods.
I don't see the need. It will just upset a lot of people.
Should not be allowed
Please turn turn Toronto into a shit hole !
They should not me on interior residential streets
We don't have sidewalks let alone allow for patios
Residential streets are for residences.
Should not be allowed!!!!
Don't want it. Plenty of stores in the neighborhood
Each can be dealt with by appropriate legislation m
They're not appropriate.
We don't need them! Period!
Ridiculous..seriously ridiculous this has to be a joke
More patios are not a priority.
DO NOT ALLOW IT!!!!!!
It would be a disaster - everythihng would be worse.
welcome to the real world - look at Europe and UK) pubs)
non to be allowed on interior residential streets
This is totally inappropriate!
Our streets are already short of parking.
unhealthy for family unit and disruptive
Property value; children's safety
Not designed for them
This is absolutely insane.
Noise, smell of food, traffic, parking
Parking would be a problem. Noise would be a problem.
Traffic congestion will increase.
Very noisy and disruptive.
The Committee of Adjustment is ALREADY TO LAX!
damaging to our neighbourhood for all the above reasons
Especially not patios.
Businesses have no place in residential neighbourhoods
Beauty of a planned city will compromise
Noisy, unclean, parking problems
Residential means for residents!!!!
These ideas need debate.
Residential is for family homes not businesses
Keep our residential areas residential
Alcohol can be served till 2:00 am. Noise concerns.
No retain the residential feel.
restriction on noise control, closing times.
should not be allowed on residential street
would affect property values..
Privacy is an important residential value
Not enough information being provided
Should not be allowed. Terrible idea
Commercial patios. No thank you
Risk to designated heritage neighborhoods
attrition of properties for families to buy.
Harm to the existing wildlife/park

Open Ended Comments
Patios are great, but not on a residential street.
I strongly object to any such planning.
Noise concerns in quiet neighbourhoods.
Do these people understand the word RESIDENTIAL????
Not wanted or required
Stop this immediately
Noise by-laws have to be respected and enforced
Potential congestion of traffic and parking.
Property value to neighbours
We don't need them on interior streets.
SHOULD NOT BE ALLOWED
residents should be consulted
Residential should stay residential
Garbage, noise , parking issues
Some commercial can work but PLANNING is required.
Keep them attractive and clean
One Size does NOT fit ALL
This would change the the that I now enjoy
This is not fair to neighbours. They should have a say.
People parking on streets is enough of a problem
A very very poor idea
This is too preposterous to even answer
Again, we need more vibrant, walkable communities.
Problem with increased traffic, parking, noise
This is so nonsensical!!
Lack of space, crowding, trespassing in neighbours yards.
Leave residential areas alone & in peace!
should be through C of A
Cannabis sales and smell. Alcohol sales.
would increase noise and garbage
Do not support this change.
Only if no alcohol sales are involved
Do not allow in residential community
should not be allowed under any circumstances
Should not be allowed
The proposal runs counter to the concept of "residential"
it really depends on the structure of the street
More littering garbage ,late night noise,
Enforcement of rules in place
Negative affect on the'neighborhood ' feel for residents
Always check need to be in place.
Should not be allowed on residential areas
Would just cause more traffic congestion
Effect on overall neighborhood, Home resale value
There are currently plenty of patios in commercial areas.
Noise concerns. Parking concerns
City Planners & Mayor Chow need a Referendum
change of MPAC assessment on nearby properties
Can't we leave shops to main, busy streets?
Bad idea in all circumstances
neighbourhood becoming devalued.
Would Just Become a Problem
there would be no controls over noise pollution.
Absolutely ludicrous? This survey is a joke right?
DEFINITELY SHOULD NOT BE ALLOWED
Safety above all is what is at risk

Open Ended Comments
I find this proposal ridiculous
Disrupt children’s ability to play
they should not be permitted
Bad idea in all circumstances
Proposal is just plain stupid
Keep residential and businesses separate.
List to the people, we will vote you out!
They will create ghettos
privacy issues/ environmental damage to trees and soil
Should not be allowed.
No cannabis or alcohol establishment
It’s should NOT be allowed.
Disruptive, dangerous idea
What are you thinking?
we are ruining our suburbs!
Reduction in residential
Too many homes exist on these streets’
TRAFFIC - CHILDREN AT RISK!!!!
business signs/lighting, paved yards,
Should not be allowed on interior residential streets
Honestly, why do this?
Depends on hours of operation
Keep residential interior streets residential.
too much congestion! and noise!
Patios need to be gone, impeding traffic!
It is a horrible idea. We didn’t vote for this.
Don’t ruin peaceful neighborhoods
It will damage our enjoyment of our homes and properties
How about dealing with the housing market!
No ! Keep residential as residential !!!
If it's residential, it should stay residential.
This is a terrible idea.
We have enough traffic.
Only on Major streets next to commercial units
traffic problems, parking problems, noisy
prefer they are kept on commercial properties
This proposal is reeks of stupidity,
Residential strEets are that, for residents to live on
Should not be allowed
Preserve the unique community that presently exists.
Not needed and hugely destructive
Loud voices and parking will be a problem
Homeless,Drug Dealers,addicts,Hookers,Pimps,
They should not be allowed.
Consultation with area residents is a MUST.
No business in residential area
Inconceivable and attracting criminals.
Less safe space for children
Safety and noise concerns.
Decreased property value to neighbouring properties
Homes are for families not commerce
Concerns about traffic and noise.
Noise, garbage, parking
Not a good idea at all
How is the Committee of Adjustment appointed or elected?
Ridiculous, and not solving for any issue.

Open Ended Comments
Garbage and late night activity
Patios create noise, traffic and garbage
15 minute cities are wrong
A needs based approach is the best approach.
Keep businesses out of neighborhoods.
This should be a matter for individual communities.
neighbourhoods are quiet spots
These proposed changes should not be implemented!
What is wrong with you! We are ok the way it is.
See previous comments. What a horrible idea.
Barely acceptable and only between 8:00am and 8:00pm
Require consultation with local residents.
Totally disagree with this.
Sociopathic behaviour!
No bars or late night operations past 7pm
Needs to be site specific with community input.
Noise is very difficult to control on patio's
This would be a disaster
How about supporting existing businesses on Bloor Street?
Chances of accidents will increase
Current zonings are o.k. here and should not be changed
THIS SHOULD NOT EVEN BE CONSIDERED
No patio should be allowed in a residential area
Destroying a safe street for my children
Loss of value of my property and influence on children
not in my neighbourhood
Adds to character and increased business
No business in residential areas!
Too disruptive for family homes.
This city is congested enough - this will not help!
A great idea. Just look at Europe.
Stupidest idea, like most city ideas.
Should not be allowed.
Will bring down property values
I don't want welfare gangbangers shooting people anywhere
Reducing the value of homes in the immediate area
It's totally ridiculous
I'm looking forward to this new land
I strongly oppose this proposal.
This would be chaotic to be allowed in residential homes
Please No We have enough to worry about!!!!
Again, should not impede pedestrians and cyclists.
City would need regulations and enforcement officers
No to any commercial or retail in amongst homes.
Not mixed in with homes
what is this trying to fix?
Concerns about traffic and noise.
Give your heads a shake
This is on complicated loopy survey
Just dumb. Residential is RESIDENTIAL, not businesses.
Leave our neighbourhood alone!!
Patios that serve alcohol would be a noise problem
Not the place for them
A great idea. Just look at Europe.
Lake of quiet safe family neighborhoods
There may be places where this might be a good idea.

Open Ended Comments
Keep business zoning as it is now.
What problem is this supposed to solve?
Limited uses because of short seasons.
This requires a REFERENDUM before any Vote in Council!
We don't want any business
Totally inappropriate!
noise chaos garbage crime etc etc etc
Leave Residential - residential.
Good idea next to parks.
becoming third world country lifestyle!!!!
Residential district means RESIDENTIAL
Lack of by law enforcement
Would be great to see!
What about rear yards and detached garages?
This is the stupidest idea I have ever seen
What a..hole thought up this asinine idea? SCRAP IT!!!!
Neighbourhood deterioration.
Police car on every street and corner
Not wanted for many reasons.
Absolutely ridiculous idea!!!!
No ! Keep residential residential !!!
They do not belong on residential streets
I will fight this idea and any counsellor that votes yes
Concern about traffic flow and TTC impact
Depends on the people who live in the area.
Patios on Major streets is fine
proximity of cannabis shops to residences with children.
Noise garbage rodent control
Noise, garbage, loss of privacy.
'Residential street' means street for residences.
No, please don't allow this!
Absolutely ridiculous idea.
No no no way , no how
Any business should require approval
Loose residential communities feel
They should be approved only in mixed commercial zones.
They would interfere with traffic flow
This is a stupid idea.
Would open neighborhoods to added noise and traffic
residential streets....exactly. NOT commercial streets
reducing housing makes no sense in a housing crisis.
Leave our residential streets alone
It's in the name: Residential zone. Residences only.
Please stop destroying our residential properties.
No one should be doing that in Etobicoke
noise chaos garbage crime etc etc etc
This is wrong, do not allow..
I think it's a terrible idea