

October 29, 2025



To: Planning and Housing Committee (phc@toronto.ca)

CC: Councillor Kandavel; Councillor Ainslie; Councillor Perks (PHC Chair);
Mayor Olivia Chow

SUBJECT: Concerns related to PH 25.3 (Neighbourhood Retail & Services).

Dear Chair and Members of the Planning and Housing Committee,

We are writing out of concern for the upcoming vote on the Neighbourhood Retail & Services (NRS) proposal and to ask that PHC seriously listen to the voices of residents across Toronto, who stand with the Coalition of Toronto Residents Associations (COTRA).

The NRS proposal, as it is being put forward to PHC lacks local context and is ignorant of the material impacts that new commercial uses bring into our neighbourhoods, including pests, after hours noise, traffic, the distribution of cannabis and alcohol, and reduction in housing for families.

The realities in Scarborough SW are not the same as in the old City of Toronto or downtown core, which Toronto City Planning always seems to assume. Our realities are:

- No rapid transit, and infrequent or badly connected buses where routes exist;
- Major streets, either within 15 minutes walking distance to our main streets where local businesses and plazas must thrive, or a half hour plus walk away from a main street and transit, often with no sidewalks and lined with trees;
- A “wild west” of illegal or investor-driven practices that are in contravention of bylaws, labour practices, building codes, and the law. The City currently has no control over these bad players that have been “block busting” our neighbourhoods with no sign of improvement.



We are therefore opposed to any proposal that creates blanket permissions with no guardrails and brings these problems into the most precious of family neighbourhoods.

On residentially zoned Major Streets some stretches might suit small local businesses, while others are not appropriate for commercial use. A one-size-fits-all approach risks bringing disruptive uses into stable neighbourhoods instead of focusing new businesses where they're actually needed.

We ask Councillors to:

- 1. Remove Neighbourhood Interiors from this proposal.**
- 2. Adopt targeted approach to rezone some Major Streets, based on need and in consultation with residents, resident associations, and Councillors**
- 3. Maintain the COA process for change in residential usage.**
- 4. Better support and protect current commercial and Main Street retail**

Thank you for your consideration,

Cliffcrest Scarborough Village SW Residents Association