

From: [Marina Tadenc](#)
To: [councilmeeting](#); [Mayor Chow](#); [Councillor Kandavel](#); [Councillor Ainslie](#)
Cc: [Councillor Crisanti](#); [Councillor Holyday](#); [Councillor Morley](#); [Councillor Perks](#); [Councillor Nunziata](#); [Councillor Pasternak](#); [Councillor Perruzza](#); [Councillor Colle8](#); [Councillor Bravo](#); [Councillor Malik](#); [Councillor Saxe](#); [Councillor Matlow](#); [Councillor Moise](#); [Councillor Fletcher](#); [Councillor Chernos Lin](#); [Councillor Burnside](#); [Councillor Carroll](#); [Councillor Cheng](#); [Councillor Bradford](#); [Councillor Thompson](#); [Councillor Mantas](#); [Councillor Myers](#); [Councillor Shan](#); [info](#); [SUN](#)
Subject: [External Sender] Concerns related to PH 25.3 (Neighbourhood Retail & Services).
Date: November 10, 2025 9:21:09 AM
Attachments: [CSVSWRA Concern re PH25.3 NRS for Nov 12 2025.pdf](#)

Mayor Chow and City Councillors,

Please add the comments and concerns of Cliffcrest Scarborough Village SW Residents Association, captured in our attached letter, to the agenda for the November 12, 2025 City Council meeting related to PH 25.3 (Neighbourhood Retail & Services).

Please listen to concerns from community members and resident associations from across the city before irreversible damage is done to neighbourhoods across the City!

Thank you for your time.

Marina Tadenc, Director

on Behalf of the Cliffcrest Scarborough Village SW Residents Association

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To: Toronto City Council (councilmeeting@toronto.ca)
CC: Councillor Kandavel; Councillor Ainslie; Mayor Olivia Chow;
info@csvsw.ca;

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

Dear Mayor and Councillors,

We are writing out of grave concern for the upcoming vote, to raise our voices in opposition to the Neighbourhood Retail & Services (NRS) proposal, which represents a fundamental shift in land use where **businesses gain as-of-right privileges, while homeowners and residents lose meaningful say over what happens on their streets**. We implore you to listen to the voices of residents who stand as a Coalition of Toronto Residents Associations (COTRA).

The way the City has gone about consulting about this proposal – a proposal which will have the greatest effect on neighbourhood zoning in 70 years – is alarming and unacceptable. **Most residents do not understand EHON, and, of those who do, most residents oppose the initiatives in their current form.**

The NRS proposal is flawed and, as it is evident that much more work is needed, and that this initiative is not a housing initiative; it would better live within a broader Toronto retail and services strategy.

- The proposal before you would allow retail and service businesses — including bars, cannabis shops, restaurants, and take-out or delivery-based businesses, with patios—to operate out of residential homes without community notice/consultation or approval. It would also give landlords the ability to evict tenants to convert homes into commercial space.
- Toronto is so diverse in our neighbourhoods, individual streets and communities, it is impossible to apply a blanket city-wide, one-size-fits-all Neighbourhood Retail Scheme.
- The many PHC amendments ([Agenda Item History - 2025.PH25.3](#)) demonstrate that this proposal is moving too quickly. There is so much still not known and much due diligence to be completed including dialogue with Toronto Police Services and the province.



- Furthermore, the proposal gives no thought to what guardrails can be put in place to restrict alcohol and cannabis sales, hours of operation, signage, etc. in our quiet bedroom neighbourhoods.

A final word on the realities in Scarborough SW, which are very different from those in the old City of Toronto or downtown:

- We have no rapid transit, and infrequent or badly connected buses where routes exist;
- Major streets are 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, while solving nothing, brings new problems into the most precious of family neighbourhoods. Neighbourhood interiors must never be a part of a retail strategy.

We ask Councillors to:

- 1. Remove Neighbourhood Interiors from this and any future NRS proposals.**
- 2. Adopt a targeted approach to rezone some Major Streets, based on need and in consultation with residents, resident associations, and Councillors**
- 3. Better support and protect current commercial and Main Street retail**

This is an election issue!

Thank you for your consideration,

Cliffcrest Scarborough Village SW Residents Association