



November 10, 2025

Dear Chair and Members of City Council:

Re: 2025.PH25.3 Neighbourhood Retail and Services proposal

Further to South Armour Heights Residents' Association (SAHRA) letters to Deputy Mayor and Councillor Mike Colle dated October 22, 2025 and to the Planning and Housing Committee dated October 29, 2025, SAHRA continues to oppose allowing commercial uses in both Interior Neighbourhoods and on Major Streets.

In particular, we are concerned about additional noise, traffic congestion, loss of parking, safety risks, and privacy violations.

SAHRA asks Councillors to:

- Remove Neighbourhood Interiors from this proposal and refuse to send this issue back to staff for further study.
- Adopt a targeted approach to rezone some Major Streets, based on need and in consultation with residents, resident associations, and Councillors.
- Maintain the Committee of Adjustment process for change in residential usage.
- Better support and protect current commercial and Main Street retail.

Yours very sincerely,

Jim Sadler

President

South Armour Heights Residents' Association

cc: Mayor Chow, Councillor Colle;
Heather Crawford, Ron Johnson, Gary Langdon, Bob Williams (SAHRA)

The South Armour Heights Residents' Association ("SAHRA") is an incorporated non-profit association founded in 1988 that represents 850 households in the Toronto area bordered by Highway 401 on the north, Brooke Avenue on the south, Yonge Boulevard on the east and Avenue Road on the west.