

**From:** [Kathy Rowe](#)  
**To:** [Mayor Chow](#); [councilmeeting](#)  
**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 Kandavel](#); [Councillor Thompson](#); [Councillor Mantas](#); [Councillor Myers](#); [Councillor Ainslie](#); [Councillor Shan](#)  
**Subject:** [External Sender] CCRA comments for 2025.PH25.3 on November 12, 2025 City Council  
**Date:** November 10, 2025 3:27:46 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

RE: Item 2025.PH25.3 – Community Within Reach: Expanding Housing Options in Neighbourhoods (EHON) Neighbourhood Retail and Services Study - Phase Three Final Report

To , Mayor Chow and Councillors,

The Centennial Community and Recreation Association (CCRA) unequivocally voices its strong opposition to the proposed amendments to the zoning by-law that would permit small-scale retail and services within the Neighbourhood designation of the Official Plan.

We are specifically opposed to the proposed amendments for both Interior (Community) streets and Major streets. Simply put, neighbourhoods across Toronto exhibit fundamental differences in their street design, density, and local infrastructure. The current "one-size-fits-all" approach embedded in the proposed zoning by-law amendments fails to account for these vital differences and will lead to detrimental, site-specific impacts.

### Interior (Community) Streets

While we acknowledge the intent to restrict permissions to corner lots on "Community Streets," the blanket application of this amendment is deeply problematic, especially concerning lots adjacent to parks and schools.

- **Traffic and Safety Impacts:** In Centennial Scarborough, Charlottetown Boulevard (identified as a "Community Street") is a short, curved road that already experiences significant traffic congestion due to two proximate schools. Permitting retail and services on this road will almost certainly exacerbate congestion, compromising pedestrian safety and disrupting school pickup/drop-off logistics.
- **Design Incompatibility:** Not all local amenities are located on large interior roads. Laura Ellis Park, for example, is situated within the circle of a cul-de-sac (Laura Ellis Court). Although likely unintended, the proposed by-law amendment would permit retail/services as-of-right on two of the fifteen lots, fundamentally altering the quiet, residential character and low-traffic safety of this cul-de-sac.

It is the CCRA's firm position that interior streets, particularly those already managing

school-related traffic and those with constrained design (like cul-de-sacs), must be entirely excluded from the proposed zoning by-law amendments.

### Major Streets

The proposed application of this amendment to Major Streets fails entirely in the context of our community.

- **Misclassification and Misuse of Planning Terminology:** Meadowvale Road is designated as a Major Street and described as a "transportation corridor." This designation is wholly inaccurate for the segment in Centennial Scarborough. This section is a quiet residential street; it lacks any significant public transit, is physically bisected/cut off by Highway 2 from the northern segment, and is narrower than its northern counterpart.
- **Inappropriate Land Uses:** Despite its residential character, the proposed amendments would allow a broad and disruptive range of uses on this street, including eating establishments, recreation, and religious education. These uses are incompatible with the existing residential setting and will introduce noise, parking, and traffic demands far exceeding the road's capacity.

### Prioritize Existing Plazas and Local Consultation

We understand the City's goal is to improve access to retail and services within walking distance. However, we argue that the neighbourhood's existing capacity has been overlooked:

- The Centennial Scarborough neighbourhood already contains two established plazas within its borders, with seven additional plazas closely bordering in West Rouge, Highland Creek, and Westhill.
- The City's priority should not be to introduce new, disruptive businesses onto residential streets but to protect existing, commercially zoned plazas from conversion to other uses, thereby supporting established local businesses and services.

It is our position that a targeted, data-driven, and needs-based approach, developed in meaningful consultation with affected residents, is mandatory for any zoning by-law amendments concerning Major Streets. A blanket approach based on abstract street hierarchy is planning malpractice.

Thank you for your consideration of the adverse impacts this proposal will have on the established character and safety of Centennial Scarborough.

Sincerely,  
Kathy Rowe  
CCRA President

president@ccranews.com

Centennial Community and Recreation Association (CCRA)

Kathy Rowe, CCRA President

