

## councilmeeting

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**From:** Larry Whatmore <larry.whatmore@rogers.com>  
**Sent:** November 11, 2025 1:24 PM  
**To:** councilmeeting; Mayor Chow  
**Cc:** Councillor Kandavel; Councillor Thompson; Councillor Mantas; Councillor Myers; Councillor Ainslie; Councillor Shan; Councillor Perks  
**Subject:** [External Sender] Comments of West Rouge Community Association for 2025.PH25.3 on November 12, 2025 City Council  
**Attachments:** West Rouge Community Association. Comments on PH25.3. November 11, 2025.pdf  
**Categories:** Communication (New)

*Dear Mayor Chow, Scarborough Councillors, and Planning & Housing Committee Chair Councillor Perks:*

West Rouge Community Association wishes to express our opposition to the proposed EHON zoning amendments that would permit retail uses within Neighbourhoods.

We wish to echo the concerns raised by Centennial Community and Recreation Association, our neighbouring community, whose letter accurately captures the risks of applying a blanket, city-wide commercial framework to Scarborough's low-rise neighbourhoods. Their examples illustrate how the City's street classifications fail to reflect the realities of suburban communities, where road design and local infrastructure were not designed for retail uses.

The staff report notes the importance of having goods and services that are conveniently located to local residents. That's true. And we already have this in Scarborough. They're called strip malls, located just outside of residential streets but in close proximity to them, with sufficient critical mass to provide vibrant neighbourhood retail shops and services.

That's particularly true in West Rouge, where we are fortunate to be well-served by two thriving plazas along Port Union Road that provide a wide range of services to local residents.

Public policy should promote business conditions that enable our existing retail plazas and strip malls to thrive; not create business conditions that seek to undermine their success.

We urge Council to remove interior residential streets in Scarborough from the proposed retail permissions and ask that any future consideration of neighbourhood retail is tied to genuine local consultation, infrastructure-readiness studies, CPTED-based safety requirements, and enforcement funding. We remain committed to working collaboratively with our Councillor to ensure planning changes promote thriving neighbourhoods, rather than compromise them.

Sincerely,

Larry Whatmore  
President

**West Rouge Community Association**

<http://www.westrouge.org>





November 11, 2025

Dear Mayor Chow and Members of Council:

RE: Item 2025.PH25.3 – EHON Neighbourhood Retail and Services Study

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