



October 29, 2025

Dear Chair and Members of the Planning and Housing Committee:

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

The Coalition of Toronto Residents' Associations (COTRA) recently completed and published a survey concerning the above-named proposal. The survey results can be found [here](#).

SAHRA agrees with the overall themes brought forward by the > 3400 respondents:

- Overwhelming opposition to allowing commercial uses in both Interior Neighbourhoods (90%) and on Major Streets (77%).
- Residents open to geographic-specific solutions: 57% support a new zoning category for selected Major streets, with consultation and a demonstrated local need.
- Strong support for keeping Committee of Adjustment approval for any commercial conversion for Interior Neighbourhoods (92%) and Major Streets (90%).
- Residents want support for existing commercial streets: Majority of residents (80%) want the City to implement policies to support existing commercial areas and to stop proposing commercial uses in residential spaces

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.
- 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.

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