

City Council

Notice of Motion

MM24.13	ACTION			Ward: 24
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Preservation of Architectural Character in Guildwood Community - by Councillor Paul Ainslie, seconded by Councillor Nick Mantas

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Scarborough Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Paul Ainslie, seconded by Councillor Nick Mantas, recommends that:

1. City Council direct the Executive Director, Development Review, and the Chief Planner and Executive Director, City Planning to undertake a thorough review of existing development guidelines and zoning regulations within the Guildwood Community.

2. City Council direct the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning to develop specific design guidelines that clearly articulate the desired architectural character and principles of the community; these guidelines should:

- a. emphasize the preservation and enhancement of the existing architectural styles and materials;
- b. consider the scale, massing, and setbacks of new developments to ensure compatibility with the surrounding built environment;
- c. incorporate measures to protect views and sightlines within the community;
- d. amend existing zoning by-laws and development agreements as necessary to ensure compliance with the newly developed design guidelines; and
- e. implement a robust review process for all new development proposals within Guildwood, ensuring that they are rigorously assessed for compliance with the established design guidelines.

3. City Council direct the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning to engage with the Guildwood community through public consultations to gather input and feedback on the development of these design guidelines.

Summary

Guildwood Community has a long and rich history starting with Rosa and Spencer Clark who created Canada's first artists' community, the Guild of All Arts. The couple welcomed artists of

all backgrounds to their property and eager visitors came to see painters, sculptors, weavers and others in action. The site became so popular that the Clarks converted their home into the Guild Inn.

In their later years, the Clarks sold their Guild property which now operates as the Guild Park and Gardens. This is the heart of Guildwood Village and contains many architectural artefacts which were saved during the 1960s when Toronto's downtown was undergoing a major building boom. These treasures such as the Greek Theatre would have been lost forever had it not been for the preservationist mentality of the Clarks.

In the 1950s the Clarks also created a "village within a city" by carefully planning a subdivision which was integrated with nature. For example, builders were not permitted to cut down trees on the lots, streets had no sidewalks and schools could be walked to through a connected system of parks within the subdivision. Most of the homes were built in the late 1950s/early 1960s. Later, the community grew to include medium and high-rise structures.

The Guildwood Community was originally developed with a distinct architectural vision and character, reflecting careful planning and design principles. This unique character contributes significantly to the community's identity, livability, and property values.

Recent development proposals within Guildwood have demonstrated a lack of adherence to the original design principles, resulting in visual discord and potential harm to the community's overall aesthetic.

In October 2024 a community walking tour was coordinated by my office together with local residents, the Guildwood Village Community Association and Scarborough Community Planning staff to show case the community and present all the unique characteristics.

Recently, the Guildwood Village Community Association formed a Housing Subcommittee to work with the community and the city on preserving the special character, including the architectural features, of the Guildwood Community.

Background Information (City Council)

Member Motion MM24.13