



**MORE NEIGHBOURS  
TORONTO**

2024-12-16

Dear Members of Toronto City Council,

**RE: 2024.MM24.13 Preservation of Architectural Character in Guildwood Community**

More Neighbours Toronto opposes item MM24.13 on the grounds that it would effectively create a neighbourhood-level exception to city-wide zoning and planning by-laws, specifically those that were recently approved as part of the Expanding Housing Options in Neighbourhoods initiatives (EHON).

Guildwood Village is a lovely residential community in Southern Scarborough located just south of the Guildwood GO station, with substantial portions of the neighbourhood being located within the identified Protected Major Transit Station Area (PMTSA) boundaries of that station. While there are a few sites within the community that have been identified and registered as Heritage, this does not apply to the entire neighbourhood as a whole and the vast majority of structures have been built post-1960, like in much of the rest of Scarborough.

The current recommendations in item MM24.13 request new design guidelines, specific to Guildwood Village, that are based on the scale, massing, materials, and aesthetics of the existing built-form in the neighbourhood. This amounts to a request for a boutique planning approvals process that would take priority over the much studied and much consulted EHON zoning and planning reforms that were meant, in part, to simplify and harmonize the development applications process for the entire city.

If the intent is to seek Heritage Conservation District status for Guildwood Village there exists an explicit and clear process to do so. This attempt to create a unique cut-out from city-wide by-laws would be a poor use of limited and constrained planning resources.

Regards,  
Brian Cheung, Max Cheung  
More Neighbours Toronto

***About More Neighbours Toronto***

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.