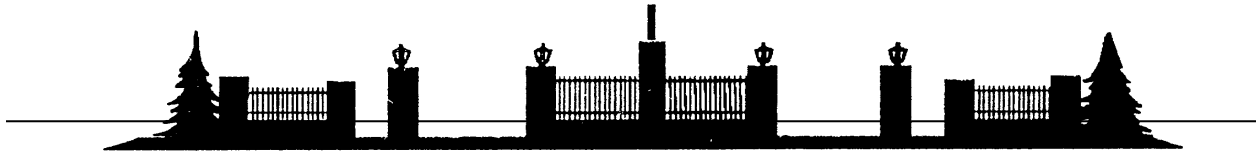


## Guildwood Village Community Association



Box 11001, 105 Guildwood Parkway, Toronto, Ontario M1E 5G5

December 17, 2024

Toronto Mayor Olivia Chow and Members of Council  
City Hall  
100 Queen St. West  
Toronto, ON, M5H 2N2

Attention: Clerk

The Guildwood Village Community Association (GVCA) supports the motion put forward by our local Councillor Paul Ainslie and seconded by Councillor Nick Mantas to undertake a special study of the Guildwood community which would include a thorough review of existing development guidelines and zoning regulations within our unique community.

As the motion stresses, Guildwood 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.

As in many communities across Toronto, City directives such as fourplexes as-of-right and EHON policies concerning increased density on major streets is being done without proper analysis by staff who are responsible for planning and development matters.

Recently, Coun. Ainslie hosted a community meeting to discuss the new regulatory framework for multi-tenant or rooming houses. MLS staff stated that even though the new rules went into effect in March 2024, there are no homes in the entire ward that are currently licensed or in the process of being licensed. Our community is aware of many homes that are being used as rooming houses which in many cases are exploiting tenants and ignoring city by-laws. We hope that enforcement provisions will be implemented but remain skeptical.

**A one-size-fits-all does not work for the entire city of Toronto. As such, GVCA is adamantly opposed to uniform planning and zoning approaches as these are not conducive to retaining the special character of the Guildwood community.**

A blanket imposition of regulations to all parts of the city, without taking the special characteristics and context of each community, is both destructive and undemocratic.

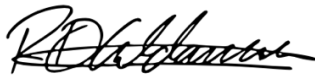
GVCA has formed a housing committee due to the massive number of concerns from the community regarding the many applications which are occurring at the committee of adjustment, but now more initiatives are being put forward without proper community analysis.

While many planning reports appear to support flexible approaches, we contend that a one-size-fits-all policy will not allow for flexible approaches. This will no doubt have significant detrimental long-term effects on the community and warrants public consultation and due diligence.

One of the GVCA's key objectives is to have a united Vision for the community's growth over the next 20-30 years. What we are experiencing now feels unnecessarily chaotic. Growth must be directed to where it makes sense. Let's focus on sites where redevelopment potential is justified by a long-term vision; not by detrimental short-termism.

In conclusion, the GVCA supports the motion by Couns. Ainslie and Mantis.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert D'Addario', with a stylized, cursive script.

Robert D'Addario,  
President, GVCA

A handwritten signature in black ink, appearing to read 'Jeff Garrah', with a stylized, cursive script.

Jeff Garrah  
Vice-President, GVCA