

councilmeeting

From: GVCA President Jeff Garrah <president@guildwood.ca>
Sent: November 10, 2025 10:01 PM
To: Mayor Chow; councilmeeting
Cc: Jason Thorne; Councillor Perks; Councillor Ainslie; Councillor Shan
Subject: [External Sender] RE: Item 2025.PH25.3 – Community Within Reach: Expanding Housing Options in

Categories: Communication (New)



November 7, 2025

Mayor and Members of Toronto City Council
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mayor and Councillors,

Re: Guildwood Village – Request for reconsideration of the EHON Major Streets Map and Neighbourhood Retail & Services proposal

I write on behalf of the Guildwood Village Community Association regarding the recently adopted stream of the Expanding Housing Options in Neighbourhoods (“EHON”) initiative: the Major Streets component (Agenda Item 2024-PH12.3) and the associated blanket “Neighbourhood Retail & Services” proposal item 2025.PH25.3 <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH25.3> We fully appreciate the City’s objective of increasing housing and retail options and intensification *where appropriate*. However, we have significant concerns that the current form of these policies fails to reflect the specific context of Guildwood Village and risks negative impacts on our neighbourhood’s character and infrastructure. We also feel that the process by which the city has come to this point has failed in its approach to engage the community in adequate discussion and consultation as this information is coming as a surprise to the majority of constituents, and therefore not reflective of a democratic and transparent process.

1. Policy / Process status

- The “Major Streets Study” under EHON was advanced through Council item 2024-PH12.3 (Final Report) and subsequently the Official Plan Amendment (OPA 608-2024) and Zoning By-law Amendment (ZBLA 609-2024) were adopted at City Council on June 26, 2024.
- The OPA and ZBLA are now subject to appeal at the Ontario Land Tribunal (OLT).
- The “Neighbourhood Retail & Services” stream remains under consultation and has not yet been finalized.
- Under the Planning Act (Ontario), residents and associations have the right to participate in appeals and make submissions to the Tribunal when official plan or zoning amendments are involved.

2. Guildwood Village Context & Key Concerns

- The draft Major Streets Map currently identifies Guildwood Parkway and Morningside as a “Major Street” within the Neighbourhoods land use designation.

- According to the City's own data, Guildwood Parkway carries approximately 4,297 to 5,200 vehicles per day—significantly below the threshold for Minor Arterial Roads (8,000–20,000 vpd).
- Guildwood Parkway is classified as a Collector Road, is residential in character (two-lane, ~9.8 m width, 40 km/h, heavy trucks prohibited, senior safety zones), and supports property access rather than high throughput traffic.
- Broad intensification permissions along Guildwood Parkway risk increased traffic, parking stress, disruption of mature tree boulevards, and erosion of Guildwood Village's distinctive built form and heritage.
- The Neighbourhood Retail & Services stream is redundant in Guildwood, which already has two interior retail plazas and nearby commercial areas on Kingston Road with ample capacity for additional growth and scale. A blanket city-wide permission risks inconsistent outcomes and unfair competition with established existing local businesses.

Note that the Guildwood area has some service providers who work out of their home such as accountants and tailors, I think the community at large are fine with this. The big concerns stem from parking, noise, lighting and that if cafes are allowed, then the proprietor could apply for a liquor license etc etc. There is a significant lack of adequate enforcement of bylaws today which would be further exacerbated by this legislation. Further, we would like clarity on whether council can prevent cannabis stores from opening in neighbourhoods given the number of schools in the area.

3. Requested Actions

We respectfully ask that City Council:

- a) Reject the Major Streets Map in its current form as it applies to Guildwood Parkway and request a neighbourhood-specific review.
- b) Refer Guildwood Village for a street-by-street review in consultation with the ward Councillor and residents' associations.
- c) Suspend implementation of the Neighbourhood Retail & Services proposal in Guildwood pending community-specific consultation.
- d) Ensure the outcomes of these reviews inform any ongoing OLT proceedings and future policy amendments.
- e) Clarity on enforcement. If the policy were to go forward, we have grave concerns that enforcement of by-laws will be lacking (as an aside, the staff report stated that there would be no financial implications from implementation of this policy. At the P&H in Dec. 2024, the head of MLS said that more enforcement staff would be required. Does having 'no financial implications' mean that the City has no intention of increasing MLS staff?)

Guildwood Village is a uniquely planned neighbourhood with a strong legacy of design, mature tree-lined boulevards, and low-scale architecture. We urge Council to pause, engage, and adopt a fine-grained approach (as opposed to the current one size fits all approach) that respects both city-wide housing goals and neighbourhood-specific conditions. We also ask that when that pause occurs, for the local councillors to hold better, more informative sessions on the topic to engage actual community input and feedback.

Thank you for your attention to our community's interests. We would welcome the opportunity to meet with staff and Councillor Ainslie's office to participate in next steps.

Sincerely,

Jeff Garrah, President, Guildwood Village Community Association

Olivia Chow, Mayor mayor_chow@toronto.ca

cc: Councillor Paul Ainslie, Ward 24 – Scarborough-Guildwood councillor_ainslie@toronto.ca, Councillor Neethan Shan, Ward 25 -Scarborough Rouge Park Councillor_Shan@toronto.ca
Councillor Gord Perks - Chair, Planning & Housing Committee councillor_perks@toronto.ca
Jason Thorne, Chief planner & Executive Director City Planning Division Jason.Thorne@toronto.ca

Appendix:

Fact-Sheet – Guildwood Village & EHON Major Streets / Neighbourhood Retail Context

This fact-sheet summarizes objective data and policy references relevant to the Guildwood Village Community Association’s submission regarding the City of Toronto’s Expanding Housing Options in Neighbourhoods (EHON) initiative, focusing on the Major Streets Study and Neighbourhood Retail & Services proposal.

Item	Data / Reference	Implications for Guildwood Village
Guildwood Parkway traffic volume	Approximately 4,297–5,200 vehicles per day (2016 Traffic Study, City of Toronto).	Below the 8,000–20,000 vpd threshold for Minor Arterial Roads; not suitable for designation as a Major Street.
Road classification	Identified by the City as a Collector Road.	Intended primarily for property access; does not function as a through arterial.
Right-of-Way (ROW) width	Approx. 30 ft (~9.8 m) pavement width with tree boulevards.	Insufficient width for intensification or on-street parking without altering character.

Heritage and design context	Planned in 1958 by Eugene Faludi, influenced by Garden City principles.	Represents a cohesive, historically significant residential design deserving preservation.
Existing retail coverage	Two interior retail plazas (Guildwood Parkway & Livingston; Poplar & Dearham Wood) plus retail on Kingston Rd and Morningside Ave.	Neighbourhood already has adequate retail access; further permissions are redundant.
Consultation process	Limited local engagement beyond city-wide sessions in 2023–2024.	Supports request for ward-specific and street-level consultation before implementation.
Major Streets Study status	OPA 608-2024 and ZBLA 609-2024 adopted by Council on June 26 2024; under appeal at OLT.	Neighbourhood-level input remains relevant; GVCA participation is appropriate at this stage.
Neighbourhood Retail & Services status	Still under review by City Planning; not yet enacted as by-law.	Opportunity for adjustment based on community consultation.

Key Legislative References:

- Planning Act (Ontario): enables official plan and zoning by-law amendments; appealable to the Ontario Land Tribunal (OLT).
- City Council Agenda Item 2024-PH12.3: Expanding Housing Options in Neighbourhoods – Major Streets Study Final Report.
- Official Plan Amendment 608-2024 and Zoning By-law Amendment 609-2024.
- Toronto Official Plan Map 3 (Major Streets) and Zoning By-law 569-2013.

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