

PH22.4 - Housing Accelerator Fund: Expanding Permissions in Neighbourhoods for Low-Rise Sixplexes

To: members of the Planning and Housing Committee:

The Guildwood Village Community Association (GVCA) recognizes that there is a need for more housing options across the city of Toronto, but we are opposed to the expansion of the multiplex program to allow low-rise structures of up to six units and four storeys. The main reasons are as follows:

1. Our Councillor, Paul Ainslie, was successful in passing a motion (2024.MM24.13) before Council last December which aims to preserve the architectural character of Guildwood. Urban Design and Community Planning staff are in the early stages of conducting a Neighbourhood Character Analysis to develop specific design guidelines our community. In fact, an Open House has been organized by staff for the evening of June 11, 2025, to both provide information on the policy framework and to seek feedback from the community regarding the neighbourhood characteristics that are valued within Guildwood. Out of this exercise, we hope to create neighbourhood design guidelines later this year.
2. Fourplexes are already having a destabilizing impact on our community. An informal survey has been conducted by GVCA of rooming (or multi-tenant) houses which indicates that there are 16+ rooming houses in the Guildwood community. Many of these properties are owned by outside investors who appear to be taking advantage of the tight housing market by charging high rents in conditions that are often cramped and unsafe for the tenants (these tenants could face eviction if complaints are made). Even though MLS has a registry for owners to register, zero owners have registered to date. When there are property standards infractions, it is up to neighbours to call 311 with respect to a range of issues such as cars parked illegally and garbage. Unfortunately, there is a lack of enforcement staff so many residents give up in despair.
3. In addition to the above “subdivision” of existing homes, in some cases, perfectly good homes are being torn down to build multiplexes. This means that homes intended for families are being taken off the market because an investor can get a better return on investment by packing a house with tenants and circumventing the guardrails there to protect them.

A one-size-fits-all approach is inappropriate to address the shortage of housing across Toronto. It is GVCA's recommendation that more growth be directed to Avenues, and

underutilized sites. In Guildwood there is a former technical school that has been closed since 2016. Most recently, the property was rented to film a movie. Similarly, there is room for additional density at the Guildwood GO station. If these types of sites were to be redeveloped there would be much more housing and other uses that could be accommodated in a well-planned way.

In conclusion, GVCA is adamantly opposed to a uniform approach to planning and zoning as this is not conducive to retaining the special character of the Guildwood community.

Yours sincerely,



Jeff Garrah

President,

Guildwood Village Community Association





Guildwood Village Design Guidelines

Meeting Background

The City of Toronto's Urban Design team (City Planning) and Community Planning staff (Development Review) are conducting a Neighbourhood Character Analysis exercise to develop specific design guidelines for the Guildwood Village, as directed by the adopted City Council motion 2024.MM24.13 Preservation of Architectural Character in Guildwood Community.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.MM24.13>




The Open House will be in a drop in format accompanied with short presentations by City staff repeated at 7pm and 8pm. City Staff will be providing information on the policy framework in which the guidelines would fit, and the work that has been undertaken throughout the initial stages of the process. Staff will be seeking feedback from the community regarding the neighbourhood characteristics that are valued within Guildwood and areas of concern in order to help inform and assist the development of the neighbourhood's design guidelines.

Join us at the community consultation meeting where you can view information panels, provide comments, ask questions, and speak with the project team.

Meeting Details

 **Date: Wednesday, June 11th, 2025**

 **Time: 6:30 P.M – 8:30 P.M.**

 **Location: Studio 5 (3rd Floor), Clark Centre for the Arts,
191 Guildwood Pkwy, Scarborough**



Community Consultation Meeting In-Person



Contact Information:

If you are unable to participate in the meeting, you can contact the City Planning Staff or the Councillor's Office with your comments and questions using the contact information provided below:

David Burns

Planner, Urban Design
City Planning
david.burns3@toronto.ca
416-394-4080

Deputy Mayor Paul Ainslie

Scarborough-Guildwood
City of Toronto
councillor_ainslie@toronto.ca
416-392-4008

Accessibility Notice:

Our public meeting locations are wheelchair/mobility device accessible. Other reasonable accommodation or assistive services for persons with disabilities may be provided with adequate notice. Please contact David Burns, at 416-394-4080 or at David.burns3@toronto.ca with your request. The City of Toronto is committed to taking the necessary steps to ensure compliance with the Accessibility for Ontarians with Disabilities Act, 2005.