

Guildwood Village Neighbourhood Character Guidelines

Date: May 11, 2026

To: Scarborough Community Council

From: Director, Urban Design, City Planning and Director, Community Planning, Development Review, Scarborough District

Wards: 24 - Scarborough-Guildwood and 25 - Scarborough-Rouge Park

Planning Application Number: 25 199330 ESC 24 TM

SUMMARY

This Report recommends that City Council adopt the Guildwood Village Neighbourhood Character Guidelines (the "Guidelines").

On December 17, 2024, City Council adopted a motion which directed that the Executive Director, Development Review, and the Chief Planner and Executive Director, City Planning undertake a review of existing development guidelines and zoning regulations within the Guildwood Community and develop specific design guidelines that clearly articulate the desired architectural character and principles of the community.

Planned and developed in the 1950s and 1960s, Guildwood Village, located along the Scarborough Bluffs, reflects the mid-century modern residential planning and design principles. The architectural character integrates with curvilinear streets and mature trees, creating an attractive, livable community.

The Guidelines (Attachment 5) have been developed in consultation with the community, to identify the predominant existing built form characteristics within Guildwood Village and provide guidance on how new development can be informed by these features as the neighbourhood evolves. An Architectural and Site Design Overview template is also included in Appendix E.

The Guidelines are intended to complement existing Zoning By-law permissions. They may be considered by homeowners and builders when introducing new residential development into the study area, and by City staff when reviewing development applications.

RECOMMENDATIONS

The Director, Urban Design, City Planning and the Director, Community Planning, Scarborough District recommend that:

1. City Council adopt the Guildwood Village Neighbourhood Character Guidelines, included as Attachment 1 to this report and direct staff to consider the Guildwood Village Neighbourhood Character Guidelines during the review of applications within Guildwood Village.
2. City Council request the Director, Urban Design, City Planning and the Director, Community Planning, Scarborough District review and evaluate the Guildwood Village Neighbourhood Character Guidelines and report back in Q3 of 2028, to ensure they remain current as the Official Plan and Zoning By-laws are amended.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On December 17 and December 18, 2024, City Council adopted Member Motion 2024.MM24.13 "Preservation of Architectural Character in Guildwood Community" directing staff to:

1. Undertake a thorough review of existing development guidelines and zoning regulations within the Guildwood Community;
2. 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. Engage with the Guildwood community through public consultations to gather input and feedback on the development of these design guidelines.

City Council's decision can be found

here: <https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-251521.pdf>

BACKGROUND

Study Area

Guildwood Village is located within Wards 24 and 25. For the purposes of the study, it is defined as the geographic area encompassing the low-rise residential lands bounded by the Scarborough Bluffs along Lake Ontario to the south, West Hill Creek to the east, the CN Rail Corridor and Kingston Road to the north and northwest, then southwest along Guildwood Parkway to the northern property lines of residential lots fronting on Grandor Court, Avonmore Square, Sir Raymond Drive, Catalina Drive, Heathfield Drive and Sylvan Avenue backing onto the escarpment. The study area boundaries have been selected based on the notable natural and physical features that bound the neighbourhood.

The area contains several designated heritage properties, most notably the Guild Inn, located at 191 and 201 Guildwood Parkway. Lands along the Lake Ontario shoreline, including Guild Park and Gardens and Grey Abbey Park, form part of Toronto's Natural Heritage System and fall within the Toronto and Region Conservation Authority's (TRCA) regulated areas. The Scarborough Bluffs, which extend along the Lake Ontario shoreline, are designated as a Provincial Life Science Area of Natural and Scientific Interest (LS-ANSI).

See Attachment 1 for the Study Area Boundary Map. Other characteristics of the Study Area are defined in greater detail below.

PUBLIC ENGAGEMENT

Extensive community consultation was undertaken throughout the study process. In order to better understand the local conditions and priorities, City staff, the Deputy Mayor's office, and members of the local Guildwood Village Community Association (GVCA), conducted multiple site visits and neighbourhood walking tours.

The first open house was held in June 2025 where approximately 117 members of the public were in attendance, in addition to City staff and the Deputy Mayor. Staff provided a presentation on the planning policy framework within which the guidelines would sit and sought the opinions of the public on a number of matters, including the defining

characteristics of Guildwood Village with respect to architectural, landscape, and streetscape elements. In addition, the public identified areas of the neighbourhood that were valued and aspects that needed improvement.

In October 2025, approximately 90 members of the public attended the second open house along with both local Councillors. City staff presented a summary of the key architectural, landscape, and streetscape characteristics that the public had highlighted in their feedback during the previous community meeting and discussed key considerations to be included within the draft Guidelines.

In addition to the two open houses, City staff, members of the local Guildwood Village Community Association (GVCA), and Deputy Mayor's office attended working group sessions on a regular basis to review the community's feedback from the open houses and refine the Guidelines.

Staff have reviewed all community feedback and considered it in the completion of the Guidelines.

A further summary of the public engagement process and feedback is included in Appendices B and C of the Guildwood Village Neighbourhood Character Guidelines (See Attachment 5).

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The City of Toronto Official Plan provides a comprehensive policy framework to direct and manage physical, social, and economic change. The Official Plan encourages population and employment growth,

The study area is located on Land Use Plan Map 23 of the Official Plan. The majority of the study area is designated *Neighbourhoods* and *Natural Areas* in the Official Plan. There is a limited amount of land designated *Mixed Use Areas* located at the southeast and southwest corners of Livingston Road and Guildwood Parkway, *Apartment Neighbourhoods* along Kingston Road, and multiple land parcels designated as *Parks and Other Open Space Areas* throughout the study area. See Attachment 2 of this Report for the Official Plan Land Use Map.

The Official Plan recognizes that *Neighbourhoods* including those within Guildwood Village are considered to be physically stable but not static and are expected to evolve through incremental, context-sensitive change over time.

Official Plan Amendment 649 and amendments to Zoning By-law 569-2013 under the Expanding Housing Options in Neighbourhoods (EHON) initiative, introduced multiplex housing with up to four dwelling units as-of-right on all residential lots, (on lands designated *Neighbourhoods*) are permitted. Official Plan Amendment 727 and Zoning By-law Amendment 1062-2025(OLT), the EHON Major Streets initiative, introduced increased heights and additional built form permissions for low-rise residential development and a wider range of housing options along Major Streets, identified on Map 3 of the Official Plan, on lands designated *Neighbourhoods*. The Official Plan identifies Guildwood Parkway as a Major Street in Map 3 Right-of-Way Widths Associated with Existing Major Streets.

See Attachment 3 of this Report for the EHON Major Streets Map.

Natural Heritage System

Toronto's natural heritage system is illustrated on Map 9A of the Official Plan and includes significant landforms, watercourses and hydrological features and functions, riparian zones, valley slopes, flood plains, terrestrial natural habitat types, vegetation communities and species of concern. Toronto's designated Environmentally Significant Areas (ESAs) are illustrated on Map 12A of the Official Plan. These areas are particularly important because of their unique environmental qualities, such as rare and endangered species, or habitats of unusually large size or high diversity. Provincially designated Areas of Natural and Scientific Interest (ANSI) are shown on Map 12B of the Official Plan.

The Guild Woods (within Guild Park and Gardens) are designated as Environmentally Significant Areas (ESAs) and, together with the lands along Lake Ontario, form important components of Toronto's Natural Heritage System. The Scarborough Bluffs are also provincially designated as a Life Science Area of Natural and Scientific Interest (LS-ANSI).

Zoning

The majority of the low-rise residential areas within the study area are zoned Residential Detached (RD) zone under the City-wide Zoning By-law 569-2013. The Residential Detached zone permits dwelling types such as detached houses, duplexes, triplexes, and fourplexes. The maximum permitted height is 9 metres for single-detached and semi-detached dwellings and 10 metres for multiplex dwellings.

Lands located along the northeast boundary are zoned Residential Semi-Detached (RS), while Residential Multiple (RM) and Residential Apartment (RA) zones are concentrated along Livingston Road. RA zones permit apartment buildings, and RM zones allow a mix of low-rise residential types such as detached houses, semi-detached houses, multiplexes and apartment buildings. The maximum permitted heights within these zones range from 10 metres to 12 metres.

Two Commercial Residential (CR) zones and one Institutional Place of Worship (IPW) zone are located at Guildwood Parkway and Livingston Road, with additional Commercial Local (CL) zones on Poplar Road and Livingston Road. Properties such as

Guild Park and Gardens remain under the former City of Scarborough Guildwood Community By-law No. 9676. The remaining open spaces in the study area are zoned Open Space Natural (ON) and Open Space Recreational (OR) zones.

See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The Official Plan (Section 5.3.2) states that guidelines will be adopted to advance the vision, objectives, and policies of the Official Plan. Urban Design Guidelines work together with the policies of the Official Plan to achieve compatible built form and design that enhances the public realm while respecting and reinforcing the surrounding built form and context. They also provide common direction for the review of development applications.

GUILDWOOD VILLAGE NEIGHBOURHOOD CHARACTER GUIDELINES

Purpose of the Guidelines

Following the direction from City Council, the Guildwood Village Neighbourhood Character Guidelines have been developed to identify Guildwood Village's architectural character and to provide guidance on how new development can be informed by these characteristics as the neighbourhood evolves. The Guidelines are intended to complement existing Zoning By-law permissions and to inform new development on lands designated *Neighbourhoods*. The Guidelines may be considered by homeowners and builders when introducing new residential development into the study area, and by City staff when reviewing development applications.

Organization

The Guildwood Village Neighbourhood Character Guidelines are organized into two primary sections:

- (1) Built Form and Architectural Elements; and
- (2) Landscape and Site Elements.

Each section is structured around key components of neighbourhood character and includes design considerations, supported by diagrams and annotated images that illustrate how these elements are demonstrated within the neighbourhood and how they may inform new residential development.

Where a development application is required, applicants are encouraged to complete an Architectural and Site Design Overview outlining how the proposed development responds to the predominant characteristics of the neighbourhood and considers the guidance in this document. The Architectural and Site Design Overview is included in Appendix E of the Guildwood Village Neighbourhood Character Guidelines (Attachment 5 to this report).

The Guidelines are consistent with the Official Plan in recognizing that lands designated *Neighbourhoods* - including Guildwood Village - are stable but not static and are expected to evolve through incremental, context-sensitive change. This evolution may include new builds and additions to existing single and semi-detached housing along with the introduction of multiplex housing, and small-scale apartment buildings along designated Major Streets as permitted within *Neighbourhoods*. The intent of the Guidelines is to complement the existing zoning by-law permissions by providing design considerations that reflect the neighbourhood's predominant characteristics and inform how new development could fit within its existing and evolving context.

The predominant characteristics of Guildwood Village are outlined in Section 1 of the Guidelines, followed by Section 2 and 3 on guidance on built form and architectural elements, as well as landscape and site elements.

Built Form and Architectural Elements

The built form and architectural considerations that have been identified, are informed by the predominant built form characteristics of Guildwood Village, including horizontal building forms, broad low-pitched roofs, wide street-facing windows, natural materials, and simplified architectural detailing. Guidance is provided for the following elements:

- General Built Form Considerations
- Front Steps and Entrances
- Front Facades
- Roof Form
- Windows
- Materials
- Development along Guildwood Parkway

Landscape and Site Elements

The landscape and site considerations that have been identified, reflect the landscape characteristics of Guildwood Village, including landscaped front yards, a mature tree canopy, and planting that integrates homes within a green, natural setting. Guidance is provided for the following elements:

- Trees on Private Property
- Front Yard Landscape
- Driveways and Garages
- Fences
- Other Features

The Guideline document includes appendices outlining the history of Guildwood Village, summaries of community consultation feedback, and relevant zoning information, including site-specific provisions applicable to development along Guildwood Parkway. An Architectural and Site Design Overview template is also provided to assist applicants in demonstrating how proposed future development responds to the predominant characteristics and suggested design considerations outlined in the Guidelines.

Conclusion

The Guildwood Village Neighbourhood Character Guidelines identify the predominant built form characteristics and principles within Guildwood Village, outline design considerations that reflect these characteristics, and encourage future development to fit contextually within the existing surroundings. The Guidelines have been informed by public consultation with the community and developed in response to an evolving planning policy context and new land use permissions enacted by City Council providing for modest intensification of residential uses within *Neighbourhoods*.

This report recommends that City Council adopt the Guildwood Village Neighbourhood Character Guidelines, as attached to this report as Attachment 5 and direct staff to consider the Guidelines in the review of new development applications, when required, for lands designated *Neighbourhoods* in Guildwood Village.

CONTACTS

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SIGNATURES



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ATTACHMENTS

Attachment 1: Study Area Boundary Map

Attachment 2: Official Plan Land Use Map

Attachment 3: EHON Major Streets Map




Attachment 4: Existing Zoning By-law Map

Attachment 5: The Guildwood Village Neighbourhood Character Guidelines

Attachment 1: Site Area Boundary Map



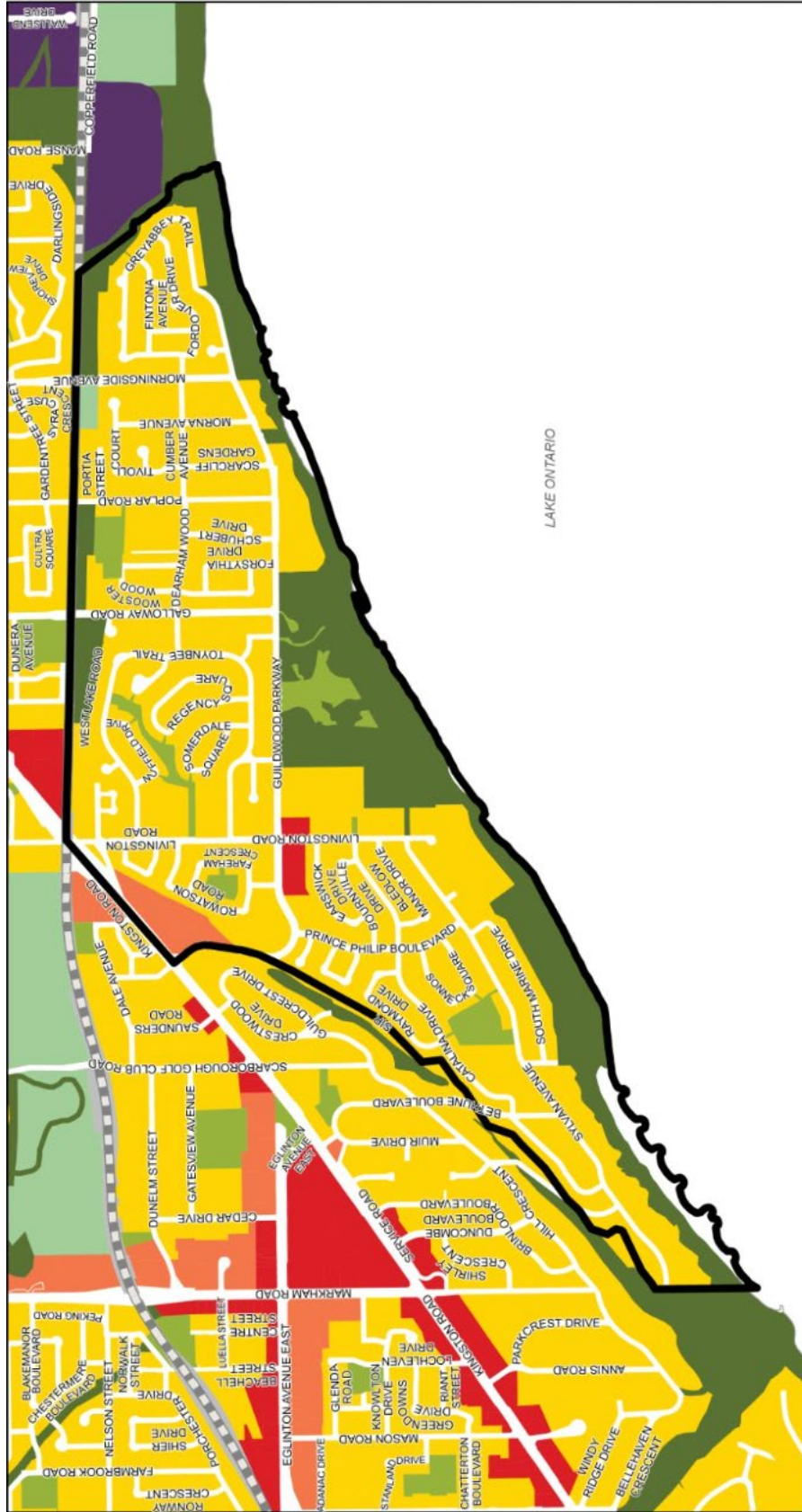
Guildwood Village Neighbourhood Character Study and Guidelines Study Area Boundary

-  Study Area Boundary
-  Parks and Open Space
-  Railway Lines



Not to Scale

Attachment 2: Official Plan Land Use Map



Guildwood Village Neighbourhood Character Study and Guidelines Official Plan Land Use Map 23



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas
- Core Employment Areas
- Utility Corridors

Study Area Boundary

Rail Corridors

Not to Scale

Attachment 3: EHON Major Streets Map

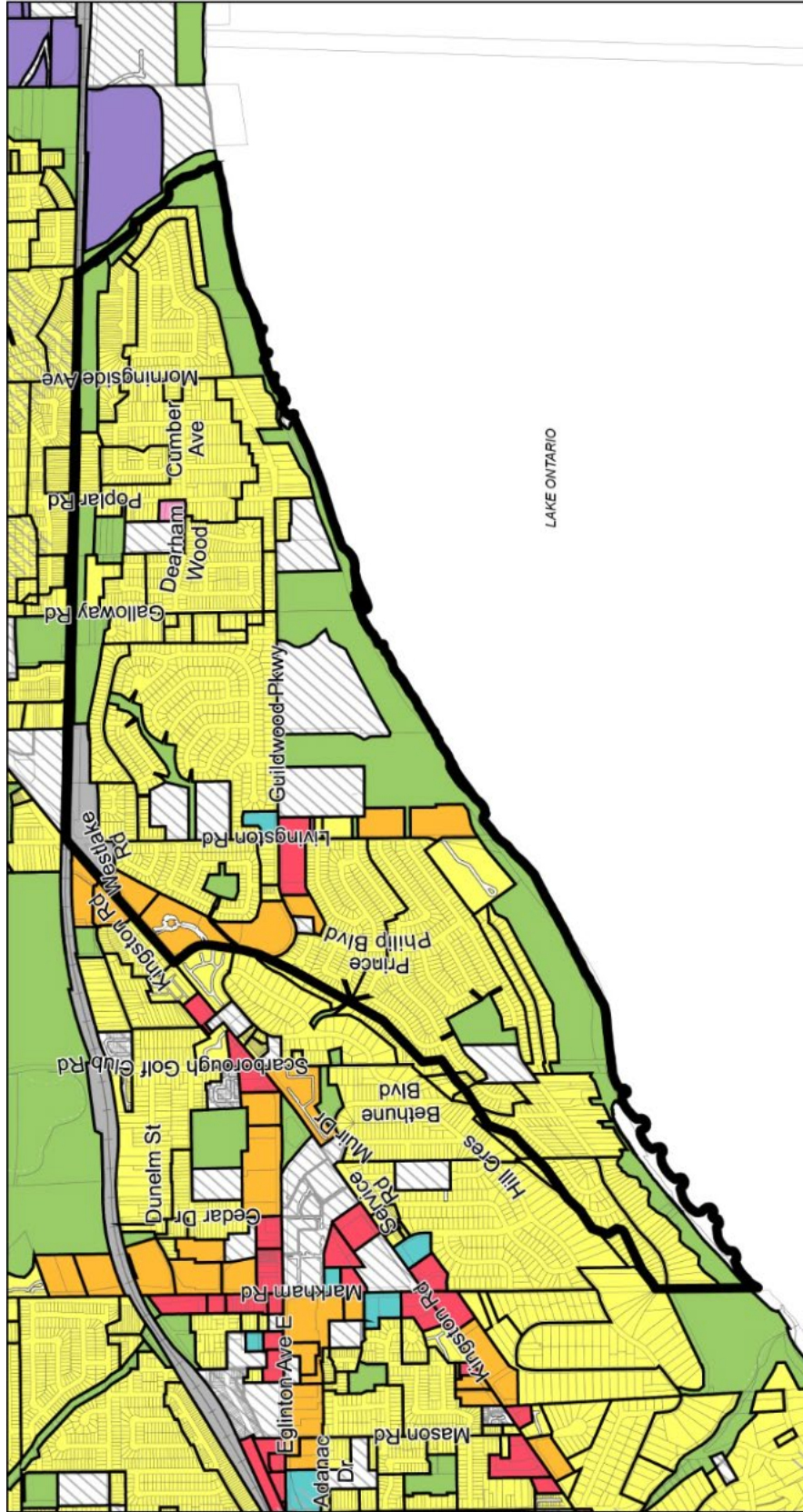


Guildwood Village Neighbourhood Character Study and Guidelines EHON Major Streets

-  Study Area Boundary
-  Major Streets
-  Neighbourhood-Designated Parcels on Major Streets
-  Railway Lines



Attachment 4: Existing Zoning By-law Map



Guildwood Village Neighbourhood Character Study and Guidelines Zoning By-law 569-2013

Zone Categories

- Residential
- Residential Apartment
- Commercial
- Commercial Residential
- Employment Industrial
- Institutional
- Open Space
- Utility and Transportation

Study Area Boundary

Lands Subject to Former City of Scarborough By-law

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 Not to Scale

Attachment 5: The Guildwood Village Neighbourhood Character Guidelines
(Attached separately as a PDF)