



GUILDWOOD VILLAGE NEIGHBOURHOOD CHARACTER GUIDELINES

URBAN DESIGN
GUIDELINES

2026

City of Toronto

Guildwood Village Neighbourhood Character Guidelines

May 2026

Our team is working on providing a fully accessible document when it becomes available on the City's webpage. If you require alternate formats or need assistance understanding our maps, drawings, or any other content, please contact David Burns, Planner Urban Design, City Planning at David.Burns3@toronto.ca or (416) 394 4080.

Photo Credits: City of Toronto unless otherwise indicated.

Table of Contents

1.0	Introduction	1
1.1	PURPOSE	1
1.2	PREDOMINANT CHARACTERISTICS	2
2.0	Built Form and Architectural Elements	3
2.1	GENERAL	3
2.2	FRONT STEPS AND ENTRANCES	4
2.3	FRONT FACADES	4
2.4	ROOF FORM	5
2.5	WINDOWS	5
2.6	MATERIALS	5
2.7	GUILDWOOD PARKWAY	6
3.0	Landscape and Site Elements	7
3.1	TREES ON PRIVATE PROPERTY	7
3.2	FRONT YARD LANDSCAPE	7
3.3	DRIVEWAYS AND GARAGES	8
3.4	FENCES	8
3.5	OTHER FEATURES	8
	Appendices	9
A.	HISTORY OF GUILDWOOD VILLAGE	9
B.	OPEN HOUSE 1 FEEDBACK SUMMARY	10
C.	OPEN HOUSE 2 FEEDBACK SUMMARY	12
D.	GUILDWOOD PARKWAY FRONT YARD SETBACK ZONING PERMISSIONS	14
E.	ARCHITECTURAL AND SITE DESIGN OVERVIEW	15

1.0 Introduction

1.1 PURPOSE

The Guildwood Village Neighbourhood Character Guidelines were undertaken in 2025 in response to Council Motion 2024.MM24.13. The Motion directed staff, with community input, to clearly articulate Guildwood Village's architectural character and develop relevant guidelines for future development. The purpose of this document is to identify the predominant existing built form characteristics and provide guidance on how new development can be informed by these features as the neighbourhood evolves.

The guidelines in this document are intended to complement Zoning By-law permissions by identifying how neighbourhood character can help inform future development. The content may be considered by homeowners and builders when introducing new development in the Guildwood Village neighbourhood.

The guidelines will be subject to review and evaluation periodically, in order to ensure that they remain applicable as the Guildwood Village neighbourhood continues to evolve, and as the Official Plan and Zoning By-law are amended.

Future development can draw on Guildwood Village's predominant characteristics to inform its design. Where a planning application is required to support new development, applicants are encouraged to prepare an Architectural and Site Design Overview (Appendix E) that outlines how the proposed development responds to the surrounding built form and landscape context, generally based on the characteristics identified in this document.

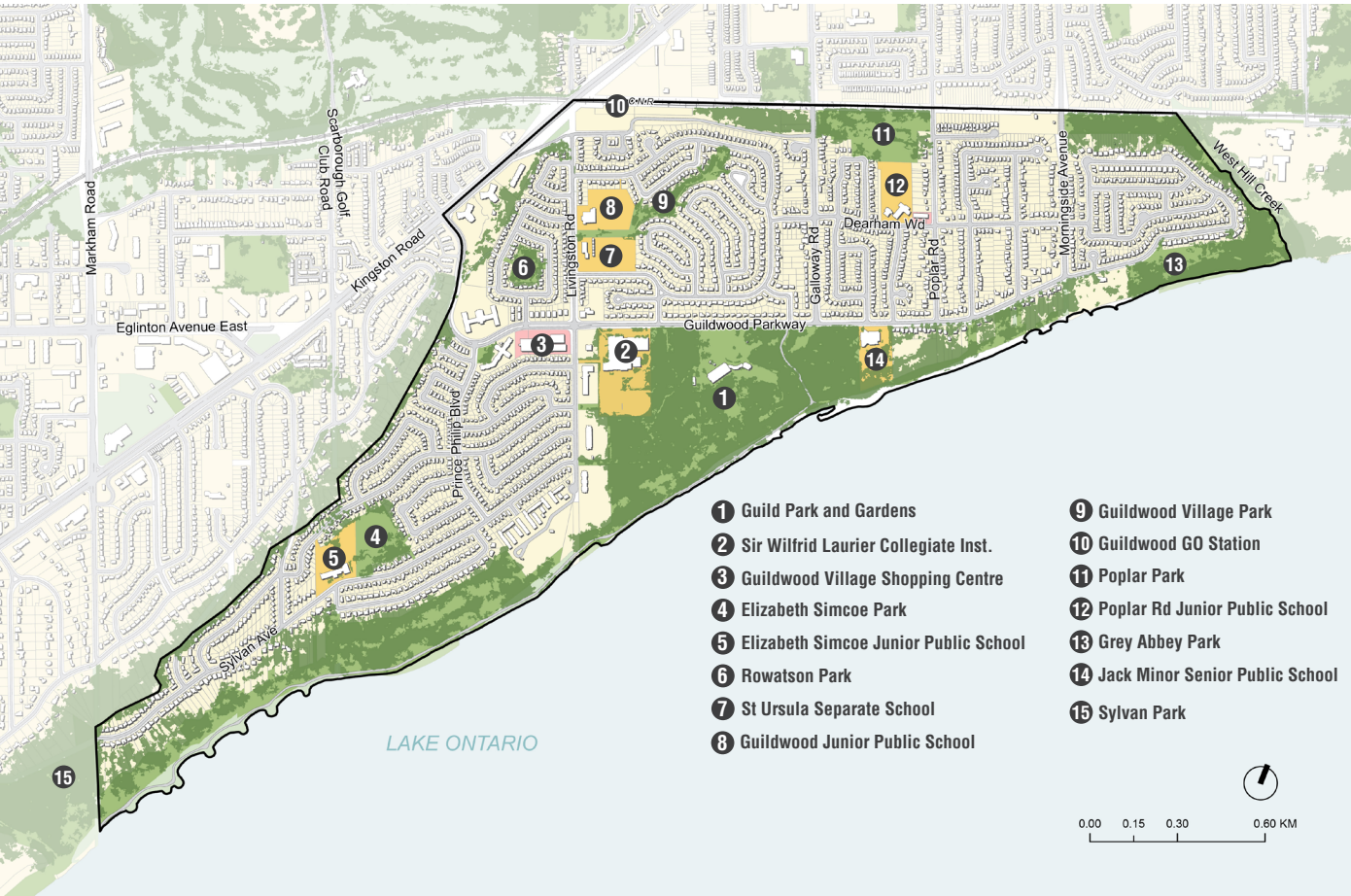


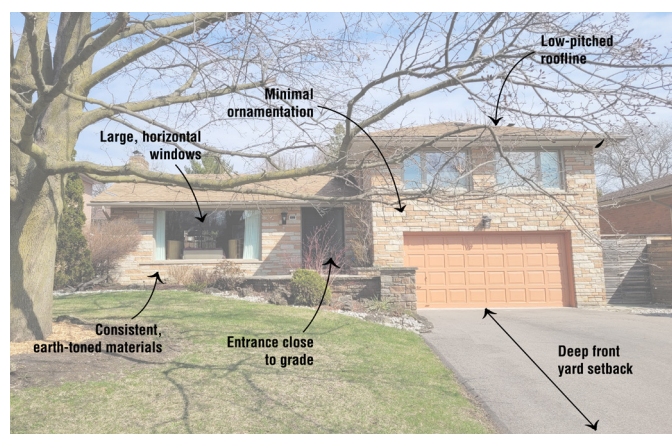
Figure 1.1: Study Area

1.2 PREDOMINANT CHARACTERISTICS

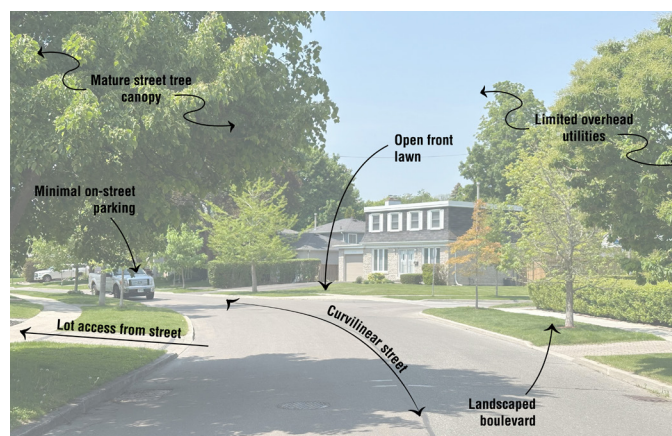
Planned and developed in the 1950s and 1960s, Guildwood Village, located along the Scarborough Bluffs, reflects the residential planning and design principles of its time. Homes from this period typically feature low, horizontal forms, broad rooflines, and wide street-facing windows that emphasize visual connections to the surrounding landscape. This architectural character integrates with curvilinear streets, generous setbacks, mature trees, and open landscaped yards, creating a cohesive green setting that supports walkability and a strong relationship between buildings and the public realm.

Guildwood Village has a predominantly mid-20th century residential character, although variations exist. The Official Plan recognizes that *Neighbourhoods* - including Guildwood Village - are stable but not static and are expected to evolve through incremental, context-sensitive change. This evolution may include new construction, additions, exterior renovations, multiplex housing within *Neighbourhoods*, and small-scale apartment buildings along designated Major Streets. In this context, the predominant characteristics identified below are intended to provide guidance for future development in a way that reflects Guildwood Village's valued character while supporting its continued evolution:

- Low-pitched rooflines that emphasize horizontal proportions.
- Front and side yard setbacks that contribute to the neighbourhood's open, green character.
- Large picture windows and clean façades with strong horizontal emphasis.
- A consistent palette of high-quality, earth-toned materials, including brick and natural stone, that contributes to a cohesive streetscape.
- Simple, restrained facade detailing, including broad eaves and simple fascia that reinforce the neighbourhood's strong horizontal emphasis.
- Mature trees and landscaped front yards that integrate homes into the natural environment and reinforce the neighbourhood's open, green character.



Predominant built form characteristics of a mid-20th century home in Guildwood Village.



Curvilinear streets and mature trees provide a natural backdrop for mid-20th century homes.

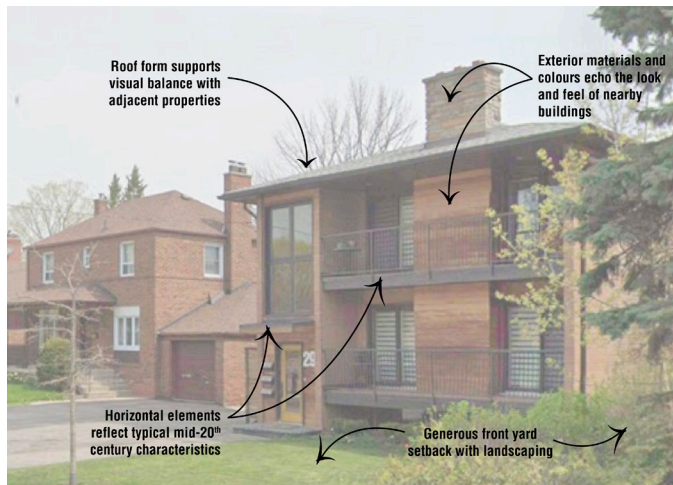
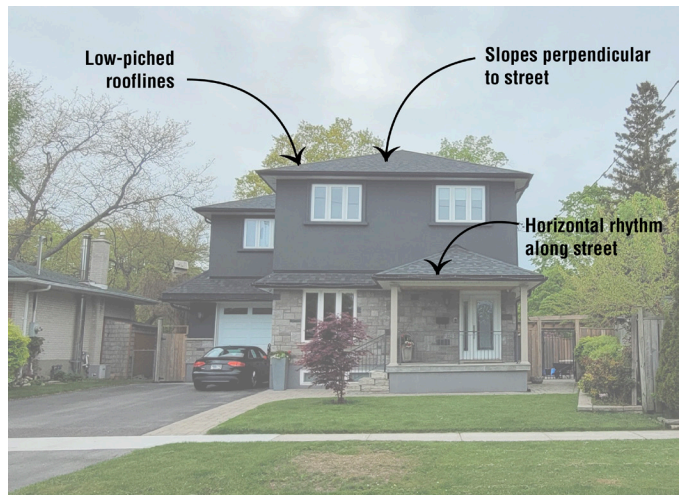
2.0 Built Form and Architectural Elements

Guildwood Village’s mid-20th century homes are characterized by horizontal forms, broad low-pitched roofs, and generous setbacks. Clean façades, natural materials, and minimal detailing create a cohesive streetscape that blends with mature landscaping. Exterior materials such as brick, stone, and wood are common, paired with simple trim, broad eaves, and large picture windows that balance solid walls with light and views.

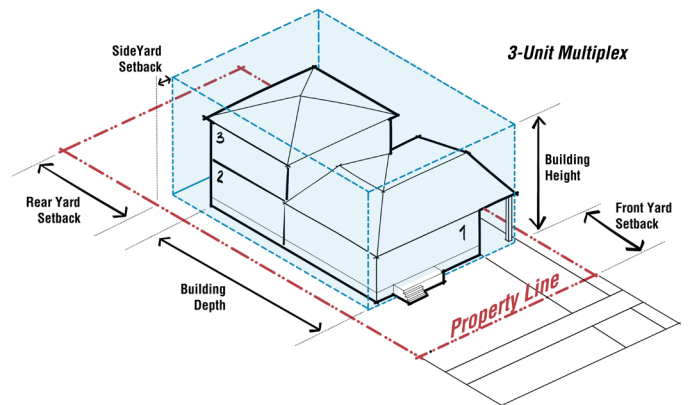
2.1 GENERAL

The Zoning By-law sets maximum building envelopes for new developments with minimum setbacks and maximum building heights, among other performance standards. The following design considerations are encouraged for new developments to help enhance visual balance with the surrounding properties and support a cohesive streetscape:

- a) Building articulation through variations in setbacks, stepbacks, heights, and facade treatments to reflect those of neighbouring properties.
- b) Where possible, align portions of the front and rear main walls with the buildings on adjacent lots.



Before (top) and after (bottom) of a second level addition. Additions and renovations can incorporate horizontal elements, low-pitched roofs, and masonry materials such as brick and stone in soft buff tones to reflect Guildwood Village’s mid-20th century character.



EHON Multiplex initiative supports more low-rise housing in *Neighbourhoods*. Well designed multiplexes can blend comfortably into their surroundings.

2.2 FRONT STEPS AND ENTRANCES

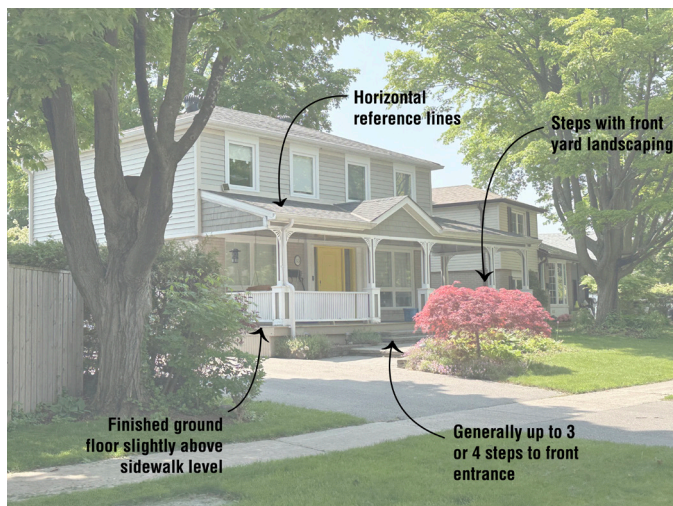
Homes in Guildwood Village are closely integrated with the landscape, characterized by low, horizontal building profiles, and entrances located close to grade. Design approaches that reflect this existing character can help maintain a human-scaled streetscape and strengthen the relationship between buildings and the public realm. The following are encouraged for new developments:

- Finished ground floors slightly above sidewalk level - typically requiring no more than three to four steps.
- Steps integrated into landscaped front yards using elements such as gentle slopes, raised planters, or hedges to provide a natural and visually appealing transition to the streetscape.
- Front entrances facing the street so that they are clearly visible from the sidewalk.
- Porches, canopies, or overhangs with heights similar to those on adjacent properties to help maintain visual continuity along the street.

2.3 FRONT FACADES

Building façades in Guildwood Village reflect a clean, horizontal emphasis with minimal detailing, including broad eaves, simple fascia, and restrained architectural expression. Subtle articulation and high-quality materials help reinforce the neighbourhood's cohesive mid-20th century character. The following are encouraged for new developments:

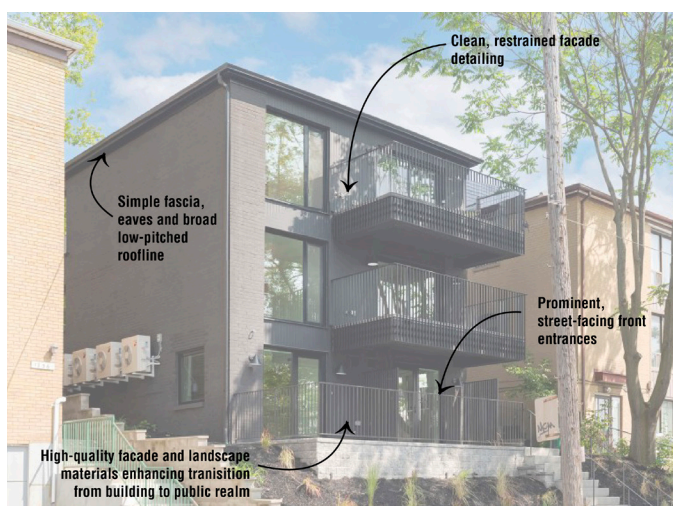
- Coordination of key elevation details - such as window alignment, porch and canopy heights - with neighbouring properties to support visual continuity and a cohesive streetscape.
- Street-facing facades with windows, doors, and subtle wall projections or recesses; avoiding large, blank, flat walls.
- Subtle articulation and simple, well-defined building lines emphasizing horizontal proportions and restrained detailing; avoiding visually incompatible features, such as turrets, ornate columns and elaborate cornices.
- Exterior lighting that is subtle and modest; avoiding oversized, overly bright, or stylistically inconsistent fixtures.



An existing home with an entrance close to grade, creating a smooth transition between the building, surrounding landscape, and streetscape.



Multiplexes can be designed with entrances located close to grade and facades that emphasize horizontal elements to complement the existing architectural character along the street.



An example of low-rise multiplex housing that incorporates simple massing, masonry materials, and street-facing entrances in a manner compatible with established neighbourhood character. (Photo: Solares Architecture)

2.4 ROOF FORM

Rooflines in Guildwood Village are generally broad and low-pitched, emphasizing horizontal proportions and a low-profile built form. While variations exist, flat roofs and ornate features such as parapets, turrets, and steep gables are uncommon. Rooflines play a key role in shaping a building’s perceived scale and contribute to a cohesive architectural character. The following are encouraged for new developments:

- a) Low-pitched roof elements to reflect the character of surrounding buildings.
- b) Roof pitches aligned with those of adjacent properties to support visual continuity.
- c) Rooflines with simple, restrained forms, avoiding unnecessary complexity.

2.5 WINDOWS

Homes in Guildwood Village often feature expansive, horizontal ribbons of windows characteristic of mid-20th century design, supporting strong outdoor connections and generous natural light. The following are encouraged for new developments:

- a) Wide, horizontally oriented windows; avoiding overly complex shapes or arrangements.
- b) Balance of glass and solid wall surfaces; avoiding excessive front-facing glazing that visually overwhelms the facade.
- c) Careful placement, sizing and orientation of main windows on front and rear facades to limit overlook onto adjacent properties and maintain appropriate privacy conditions.

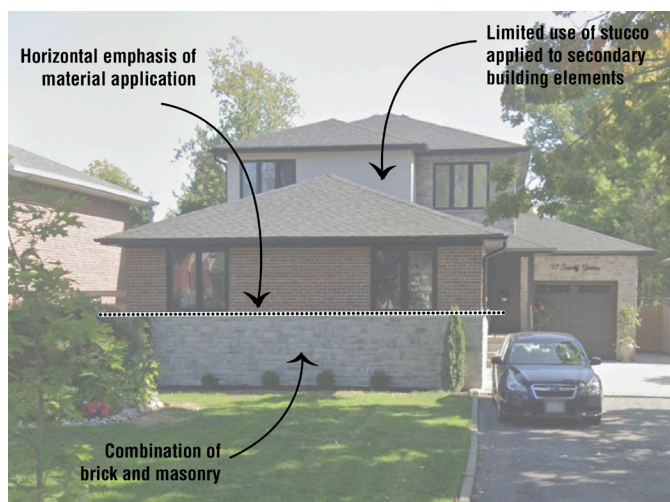
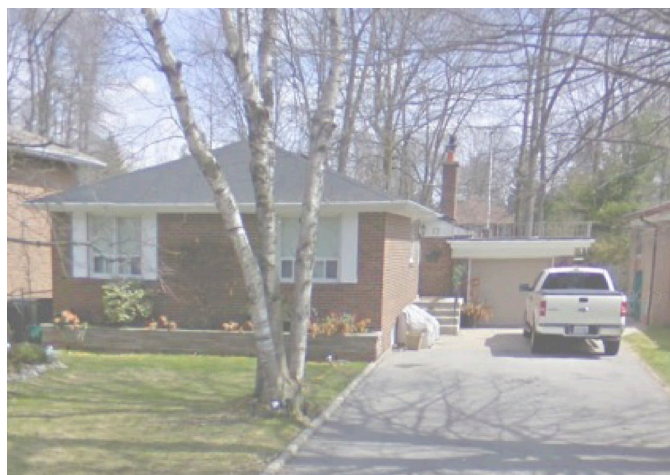


Simple front facade featuring a balance between large horizontal windows and restrained detail.

2.6 MATERIALS

Homes in Guildwood Village predominantly feature earth-toned brick and masonry, accented by complementary siding and wood finishes. These materials create a warm, harmonious palette that integrates with the mature tree canopy and landscaped setting. The following are encouraged for new developments:

- a) Warm, earth-toned brick or masonry as primary cladding, complemented by secondary materials; avoiding large, uninterrupted expanses of a single material.
- b) High-quality materials such as brick, stone, wood; minimizing the use of stucco, Exterior Insulation and Finish Systems (EIFS), metal cladding, or bright colour finishes.
- c) Material consistency along all street-facing elevations, particularly on corner lots, supporting a cohesive streetscape.



Before (top) and after (bottom) of a second level addition in Guildwood Village reflecting the predominant material palette of the neighbourhood.

2.7 GUILDWOOD PARKWAY

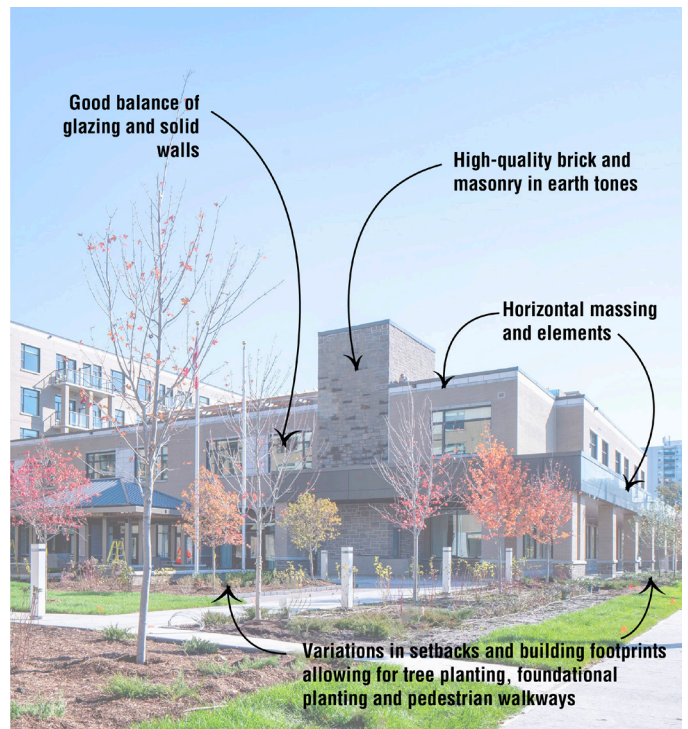
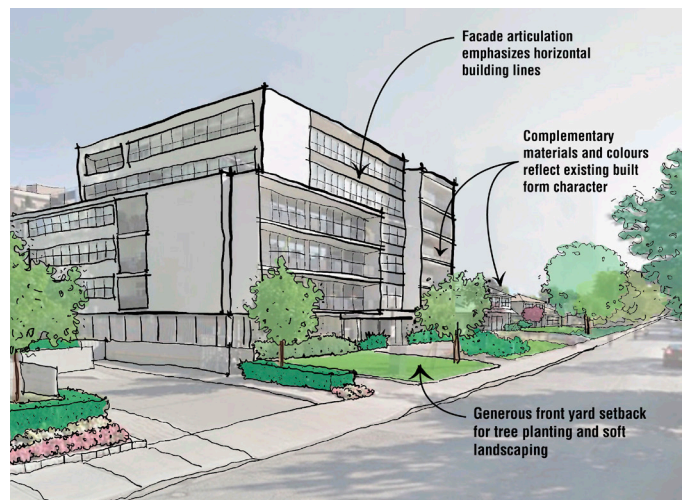
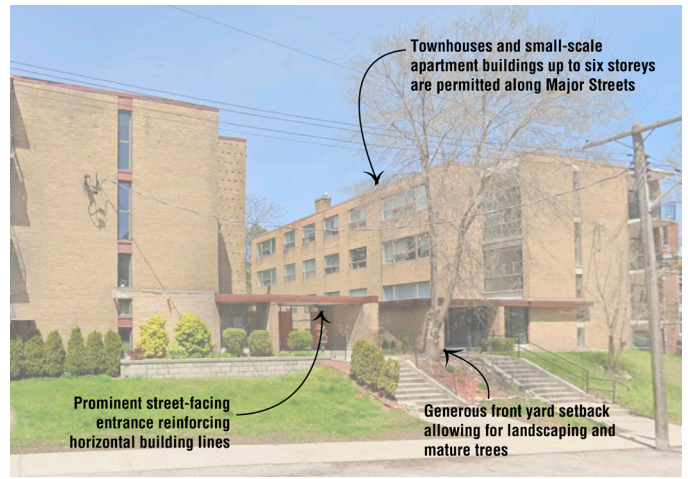
Guildwood Parkway is designated as a Major Street with a planned 27-metre right-of-way. Its generous landscaped setbacks - ranging from about seven to over 30 metres - and mature tree canopy give it a distinctive park-like character.

Developments along Guildwood Parkway are subject to EHON Major Streets zoning permissions, allowing townhouses and small-scale apartment buildings up to six storeys. These properties are also subject to Chapter 900 Site Specific Exceptions of Zoning By-law 569-2013, which prevail over the EHON Major Streets zoning permissions with respect to certain provisions, including front yard setbacks. (See appendix D for details).

The following are encouraged for new developments on Guildwood Parkway:

- a) Buildings situated and designed to maintain sightlines and views that support the visual prominence of Guild Park and Gardens as a defining neighbourhood feature.
- b) Variations in building footprints - where possible - to help accommodate existing trees.
- c) The use of complementary materials of brick and masonry in earth tones reflecting existing neighbourhood character.
- d) Facade articulation emphasizing horizontal building lines.
- e) Prominent street-facing entrances reinforced by horizontal elements.

Low-rise and small mid-rise buildings can be designed to complement the Guildwood Parkway streetscape, reflecting the architectural character of Guildwood Village with horizontal proportions, warm, natural masonry exteriors, and variations in setbacks and building footprints. (Bottom photo: Chartwell Retirement Residences/Michael Spaziani Architect Inc.)



3.0 Landscape and Site Elements

Guildwood Village is characterized by open lawns, mature tree canopies, and lush planting that integrates homes into the natural landscape. New development can help maintain this character by incorporating existing and new trees, creating front yards that transition smoothly to the street, and minimizing hard surfaces. Well-designed driveways, garages, and fences support the open, green setting, while elements such as rolled curbs and pedestrian-scale mid-20th century lighting enhance the neighbourhood’s distinct identity.

3.1 TREES ON PRIVATE PROPERTY

The extensive tree canopy is one of Guildwood Village’s most defining features, shaping the neighbourhood’s green, landscaped character and contributing to its ecological health. Protecting mature trees and encouraging new planting helps preserve this legacy, enhance biodiversity, and maintain the natural quality of streets and yards.

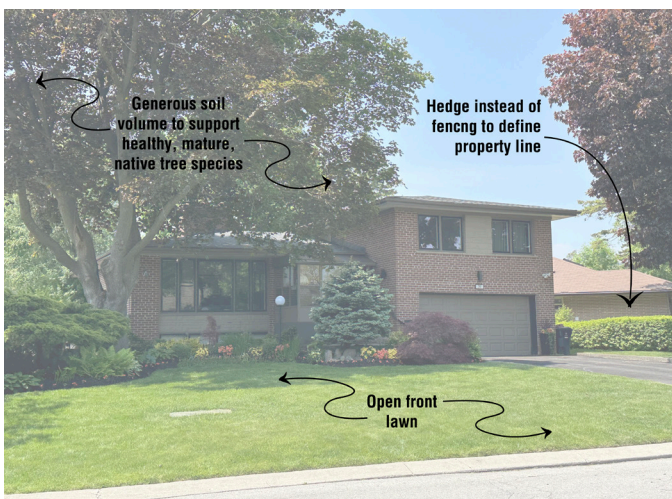
New development is required to adhere to the City’s Private Tree By-law (Municipal Code, Chapter 813, Trees) and applicable Official Plan policies related to tree preservation, urban forest enhancement, and protection of natural features. The following are encouraged for new developments:

- a) Incorporating existing mature trees where possible.
- b) Planting new trees where possible, ensuring sufficient soil volume, and maintaining proper distance from structures and property lines to support healthy growth.

3.2 FRONT YARD LANDSCAPE

Front yard landscaping reflects the neighbourhood’s open, green character and creates a welcoming transition between the public street and private homes. Soft landscaping, mature trees, and gentle grading help integrate properties into a cohesive streetscape while reducing stormwater runoff and supporting biodiversity. The following are encouraged for new developments:

- a) Soft landscaping in front yards such as trees, shrubs, perennials, and sod.
- b) Naturalized front yard landscaping elements, where feasible, to support biodiversity and align with the City’s Biodiversity Strategy.
- c) Foundation planting along exterior walls to soften building edges.
- d) Maintaining the prevailing grading between lots; avoid retaining walls along property lines to promote visual continuity and natural drainage.



Typical condition of a deep front yard setback allowing for mature tree growth.

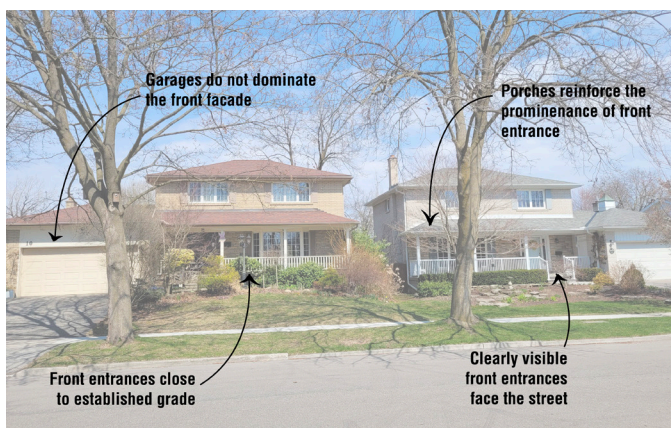


Front yard landscape of an existing home in Guildwood Village.

3.3 DRIVEWAYS AND GARAGES

Driveways and garages can be designed to support the neighbourhood's green, open character. Well-proportioned garages and compact driveways can help integrate the building with the landscape and incorporated permeable surfaces to manage runoff. The following are encouraged for new developments:

- Garages integrated into the building form, set behind or flush with the main entrance, supporting the entrance as the primary focal point.
- Driveway widths as narrow as practical maximizing soft landscaping and permeable surfaces.



Garages are secondary to the overall facade composition allowing for prominent front entrances and front yard landscaping.

3.4 FENCES

The open front yard pattern is a defining and preferred characteristic of Guildwood Village. Where fencing is contemplated, it should be high-quality, visually permeable, and designed to complement this character by maintaining visual continuity and supporting clear sightlines. The following are encouraged for new developments:

- High-quality, visually permeable fencing such as decorative metal or picket style fences; avoiding solid wood board, masonry or chain-link fences in front yards.
- On corner lots, avoid obstructing sightlines and use landscaping to soften the appearance of fences.
- A natural hedge where screening is needed to maintain a green, cohesive streetscape.

3.5 OTHER FEATURES

Through the Study process, the existing rolled curbs and pedestrian scale ornamental streetlights were recognized as distinct features that contribute to a cohesive streetscape and reflect the neighbourhood's mid-20th century character. Additionally, gaps in the sidewalk network were identified in some areas, presenting opportunities to enhance connectivity by introducing new sidewalks where appropriate. New public realm projects and initiatives may consider the following:

- Maintaining the existing rolled curbs in the northeast quadrant of Guildwood Village where they are characteristic of the streets. When replacement is required, match existing curb profiles and materials.
- Where possible, retaining the pedestrian scale ornamental streetlights installed east of Livingston Road and west of Poplar Road to maintain the cohesive streetscape appearance
- Where appropriate, filling the gaps in the sidewalk network to support safe and direct pedestrian connections to adjacent homes, parks, schools, community facilities, transit and shopping. Design new sidewalks to integrate with the existing landscape character by maintaining green boulevards, minimizing impacts to mature trees, and ensuring a visually cohesive streetscape.



Guildwood Village streetscape featuring rolled curbs, unique street lighting and mature trees.

APPENDICES

APPENDIX A - HISTORY OF GUILDWOOD VILLAGE

In the 1930s, Spencer and Rosa Clark purchased an estate on the Scarborough Bluffs and soon created The Guild of All Arts, Canada's first artists' colony emphasizing the integration of art into everyday life. The Guild of All Arts became a cultural hub and later also became the Guild Inn to accommodate the growing public interest. Inspired by the Garden City urban planning movement in the United Kingdom, the Clarks envisioned creating a complete community with curvilinear streets, cul-de-sacs to reduce traffic speed, and an elongated park system. A master plan for Guildwood Village was created in 1956 by urban planner and architect Eugenio G. Faludi incorporating the Garden City principles. The "Avenue of Homes" on Toynbee Trail was opened in 1957, showcasing twelve architect-designed model homes that were modern and integrated with the surrounding natural features. Over the years, Guildwood Village grew into a vibrant neighbourhood known for its unique blend of art, nature and heritage.

For the purpose of the Study, the Guildwood Village neighbourhood has been defined as the geographic area encompassing mostly 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, to Sylvan Park on the west (Figure 1.1). The Study Area boundaries have been selected based on the notable natural and physical features that bound the neighbourhood, encircling the Guild Park and Gardens at its heart.



Opening of the 'Avenue of Homes' 1957 (Photo: Toronto Archives)



View of Toynbee Trail ca. early 1960's (Photo: Toronto Archives)

APPENDIX B - OPEN HOUSE 1 COMMUNITY FEEDBACK SUMMARY

Introduction

On June 11th, the City of Toronto's Urban Design team (City Planning) and Community Planning staff (Development Review) held the first Community Consultation Meeting at the Clark Centre for the Arts, 191 Guildwood Parkway. City staff provided information on the policy framework in which the guidelines would fit and the work that was undertaken throughout the initial stages of the process. Staff sought feedback from the community regarding the neighbourhood characteristics that are valued within Guildwood Village's and areas of concern which assisted in informing the development of the Guidelines. The Open House was a drop in format that was accompanied with two short presentations by City staff.

What do you value about Guildwood Village?

Residents consistently emphasized the importance of the Guild Inn property - its trails, heritage features, and surrounding parks and wildlife - as irreplaceable green spaces. Many also highlighted the neighbourhood's strong sense of community, well-maintained properties, and the appeal of its single-detached, mid-20th century modern homes. Walkability, proximity to schools and the waterfront, mature trees, and convenient transit options were also noted as major strengths.

Key concerns included property maintenance issues, the presence of rooming houses and multiplex units, and growing traffic and congestion - particularly along Guildwood Parkway and near transit stops. Safety around schools was frequently mentioned, as was the need to ensure future development along the Parkway remains compatible with the neighbourhood's character and green open spaces.

Define Guildwood's neighbourhood character:

Multiple comments from the community identified Guildwood Village's neighbourhood character as defined by its "village atmosphere," with abundant green space, mature trees, low fences, and safe, walkable streets. Residents also commented on their appreciation for the areas mid-century modern identity - characterized by clean lines, low-pitched rooflines, minimal ornamentation, and homes that integrate with the natural landscape through generous front setbacks and earth-toned materials.

Rooted in the Garden City movement and the legacy of the Guild Inn, Guildwood was designed as a cohesive, long-term community with a strong sense of place. Its curvilinear streets - featuring unique rolled curbs, minimal street parking, and proximity to amenities support a connected, active, and socially engaged neighbourhood.

The built form offers a variety of housing styles, including townhouses, semi-detached, and single-detached homes, and the community has identified a preference for avoiding high-rise buildings. Rooming houses was identified as an issue, while there was also suggestion that properly run rooming houses can be part of the housing mix for the community.

Share your thoughts about Guildwood's streetscapes:

Many residents noted their appreciation for the mature trees, gardens, hedges, and landscapes in the neighbourhood. The removal of healthy trees during renovation/development is problematic, maintaining views of trees and increasing the tree canopy is crucial. High front yard fences disrupt the environment and sight lines and there is a preference for lower or natural fences and well-kept lawns/ beautiful gardens which enhance the community's beauty, and character.

Some feedback spoke to increased hardscaping as a concern and as environmentally unfriendly. Safety concerns were identified with inconsistent sidewalks, speeding vehicular traffic, and poor street lighting. Some comments noted that multi-car driveways are preferred to reduce on-street parking and parking on lawns. Additionally, that consolidated driveways should provide space between them to limit hardscaping in front yards. Some comments noted an appreciation for walkways between streets providing safer routes to parks and schools and providing views of greenspaces.

Share your thoughts about Guildwood's built form:

There are concerns about the loss of original character due to contrasting building renovations. "Concrete bunker" homes and flat roof homes are not favored. Large new builds that extend from lot line to lot line are viewed as out of character; residents prefer building footprints that are proportional to the lot size and consistent in height and scale with existing homes on the street. Some community members mentioned they like the variety of housing styles and sizes, mansard, gable, and steep roofs, while others prefer low-pitched roofs. Environmental and structural concerns include the loss of mature trees, and ice damming on roofs. Tree preservation and maintaining the urban canopy are important.

Share your thoughts about Guildwood's design elements:

Many characterized the neighbourhood as a mid-20th century modern design that emphasizes a natural-suburban atmosphere. Identifying the architecture as low-profile and human-scaled, with a strong horizontal emphasis, featuring spacious yards prioritizing the preservation of mature trees, and contributing to serene and integrated landscapes. The preferred architectural styles and features identified by many residents are sleek mid-20th century modern and traditional styles, back-split and side-split layouts and L-shaped bungalows with porches. Natural materials and colours like brick and stone that blend in with the trees and landscaping are preferred, along with wide and horizontal windows and gently sloped roofs.

While some residents like the large horizontal windows and features, others commented they feel large prominent features (such as windows and entrances) are not desirable and compromise privacy for adjacent properties. Some of the comments speaking to the design elements and styles not keeping with the character of the neighbourhood also identified neoclassical and contemporary designs as a dislike.

General comments

Some feedback noted concerns regarding multiplex dwellings, rooming houses, and garden suites in the residential detached dwelling zone. Multiple community members mentioned concerns with the existing infrastructure being strained, as some are experiencing basement flooding and excess stormwater run-off. Many comments were provided concerning the issue of property landscaping not being well maintained and parking issues - including long-term street parking and parking on front yard lawns. Lastly, a few comments were submitted speaking to a desire for more services in the neighbourhood such as a community center or sports facility and more walkable coffee shops and restaurants.



Community members providing input through interactive open house materials.

APPENDIX C - OPEN HOUSE 2 COMMUNITY FEEDBACK SUMMARY

Introduction

On October 22, 2025, the City of Toronto's Urban Design team (City Planning) and Community Planning staff (Development Review) held a second community consultation to present the draft guidelines for Guildwood Village, incorporating the community's comments from the first Open House held on June 11, 2025. The purpose of the second community consultation was to present the draft guidelines and gather additional community input.

Is Guildwood Village's neighbourhood character defined accurately?

Many residents valued features such as ranch-style homes that support accessibility and the garden-oriented layouts of the neighbourhood. The neighbourhood's mature tree canopy, natural environment, and park-like character were frequently highlighted as essential elements of its identity and charm. There were mixed views on sidewalks - some supported more complete streets, while others opposed sidewalks on smaller streets to preserve the tranquil, green atmosphere. Concerns were raised about unmaintained rental and vacant properties, with calls for better enforcement and upkeep.

Guildwood Parkway was repeatedly mentioned, with many residents opposing its classification as a Major Street under EHON, voicing it would increase traffic and alter the quiet nature of the neighbourhood. There was also concern around property assessments and over-development, disrupting the natural cycle of home ownership and community stability.

Is Guildwood Village's built form character defined accurately?

Residents expressed a strong desire to maintain the modest scale and character of homes in Guildwood Village, emphasizing that larger redevelopments can lead to environmental loss and disrupt the community's harmony. Many opposed new builds that extend from lot line to lot line or project into front yards, as they felt that these changes could hinder lighting, accessibility, and safety - especially for children walking to school. There were concerns about the rise of rooming houses, garden suites and multiplexes, seeking tools to minimize their negative impacts.

Is Guildwood Village's landscape character defined accurately?

The feedback on the landscape guidelines was generally positive, especially regarding the emphasis placed on tree preservation and minimal hardscaping. Concerns were raised about the impact of multiplex housing, particularly the potential for excessive resident parking. There was strong opposition to prominent garages and the paving of front yards, which were voiced as detrimental to the neighborhood aesthetic. Additionally, enforcement was emphasized regarding the illegal destruction of trees, highlighting the need for stronger regulatory oversight to preserve the landscape character. Solid board fencing in front yards was discouraged for both aesthetic and safety reasons.

Is Guildwood Village's streetscape character defined accurately?

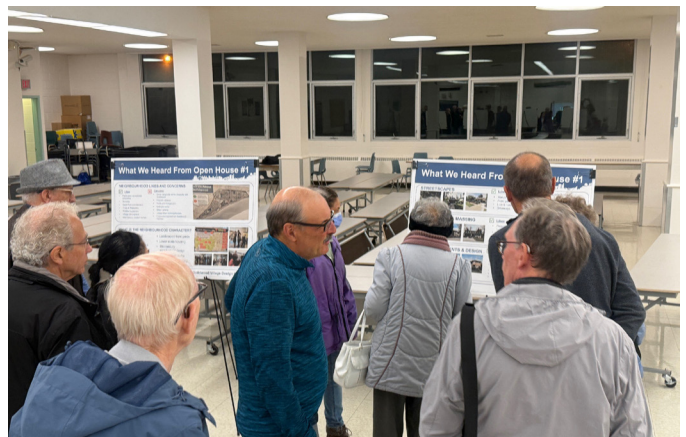
Community members expressed a range of views on streetscape improvements, many preferred the older-style streetlights over the newer, taller ones, which were seen as out of place and more suited to highways. There was widespread concern about safety, with calls for more and brighter lighting to reduce dark spots and deter break-ins, though some cautioned against excessive perimeter lighting. Speeding was another major issue, prompting suggestions to standardize speed limits and install more speed bumps, particularly on Guildwood Parkway. Residents also emphasized the importance of preserving trees and greenspaces, opposing sidewalk extensions or front yard paving that would compromise them. Maintaining on-street parking by-laws was seen as essential to preserving the community's identity, and there was support for maintaining safe and accessible park pathways. Overall, there was a desire to balance safety, functionality, and neighborhood character, with appreciation for the guidelines presented.

Share your thoughts on the proposed implementation section:

Overall, the checklist was appreciated, with some community members noting the compatibility statement and checklist should be made mandatory. Concerns were raised about the subjectivity of the checklist and statement, concerned with how the Committee of Adjustment will also use these tools in their review of any Minor Variance Applications.



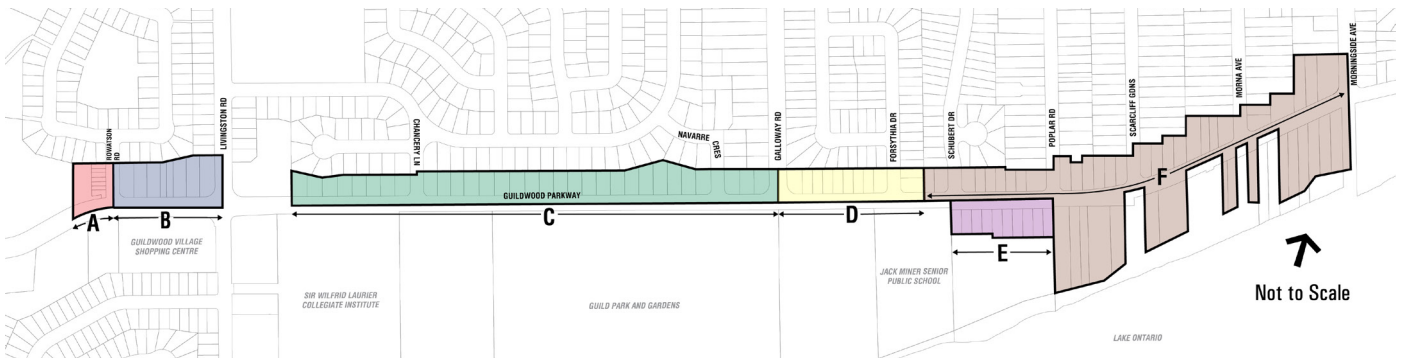
City staff presenting draft guidelines to members of the community.



Community members gathering around open house materials.

APPENDIX D - GUILDWOOD PARKWAY FRONT YARD SETBACK ZONING PERMISSIONS

Refer to the chart below for information on the site specific setback requirements for properties along Guildwood Parkway. For further information refer to the online Interactive Zoning By-law Map.



Note: This information summarizes key provisions of existing, in-force zoning as of the date of this document. Additional zoning provisions may apply, and Zoning By-laws are subject to change. For confirmation of applicable zoning permissions, a formal Zoning Applicable Law Certificate from Toronto Building is recommended.

SEGMENT	ZONING CATEGORY (Chapter 900 Site Specific Exceptions of Zoning By law 569-2013)	FRONT YARD SETBACK (EHON Major Streets Zoning By law 608 2024 as amended by 1062 2025 (OLT))	BUILDING SETBACK (FROM STREETS) REQUIREMENTS (Chapter 900 Site Specific Exceptions of Zoning By law 569-2013)	ESTIMATED MIN. FRONT YARD SETBACK REQUIREMENTS (Chapter 900 Site Specific Exceptions of Zoning By law 569-2013)
A	Residential Multiple (RM) (u15) (x378)	<p>A front yard setback:</p> <p>(1) for a lot depth equal to or less than 36.0 metres: The lesser of the average front yard setback of adjacent buildings required by 10.5.40.70(1) or 6.0 metres; If regulation 10.5.40.70(1) does not apply: 3.0 metres; and</p> <p>(2) for a lot depth greater than 36.0 metres: 6.0 metres.</p>	The minimum building setback from a lot line that abuts Guildwood Parkway is <u>6 metres</u>	6 metres
B	Residential Multiple (RM) (x381)		The minimum building setback from a lot line that abuts Guildwood Parkway is <u>12 metres</u>	12 metres
C	Residential Detached (RD) (x123)		The minimum building setback from a lot line that abuts Livingston Rd., Guildwood Parkway and Galloway Rd. is <u>22 metres</u> measured from the original centreline of the road	Varies. Generally 9m
D	Residential Detached (RD) (x687)		The minimum building setback from a lot line that abuts Livingston Rd., Guildwood Parkway, Morningside Ave. and Galloway Rd. is <u>22 metres</u> measured from the original centreline of the road	Varies. Generally 9m
E	Residential Detach (RD) (f15.0; a557) (x1231)		The minimum building setback from a lot line that abuts a street is <u>22 metres</u> , measured from the original centreline of the street , if the lot line abuts Livingston Rd., Guildwood Parkway, Morningside Ave., and Galloway Rd.; and <u>6.0 metres</u> in all other cases	Varies. Generally 7m
F	Residential Detached (RD) (f15.0; a557) (x129)		The minimum building setback from a lot line that abuts Guildwood Parkway is <u>22 metres</u> measured from the original centreline of the road	Varies. Generally, 8.5 to 12m

APPENDIX E - ARCHITECTURAL AND SITE DESIGN OVERVIEW

Where a planning application is required to support new development, applicants are encouraged to complete this Architectural and Site Design Overview as part of their planning application. Refer to the Predominant Characteristics on pg. 2 and design considerations within the Guidelines.

CHARACTER ELEMENT	HOW THE PROPOSAL CONSIDERS THE GUIDELINES
Scale and Massing pg. 3	<i>(relationship to adjacent buildings, setbacks, etc.)</i>
Front Steps and Entrances pg. 4	<i>(close to grade, integrated with landscape, facing street, etc.)</i>
Front Facades pg. 4	<i>(horizontal emphasis, minimal ornamentation, etc.)</i>
Roof Form pg. 5	<i>(broad, low-pitched rooflines, etc.)</i>
Windows pg. 5	<i>(proportion, alignment, privacy considerations, etc.)</i>
Materials pg. 5	<i>(earth-toned palette, mix of stone and brick, limited stucco, etc.)</i>
Landscaping and Trees pg. 7	<i>(trees, foundational planting, soft landscaping, etc.)</i>
Driveways and Garages pg. 8	<i>(location, width, integration with built form, etc.)</i>



(Photo: Carol Foderick Real Estate Group)