

May 19, 2026

Scarborough Community Council  
Scarborough Civic Centre  
150 Borough Drive  
Toronto, Ontario  
M1P 4N7

Re: SC32.5 Guildwood Village Neighbourhood Character Guidelines

Dear Chair and Members of Scarborough Community Council,

Please accept this letter as support for the Guildwood Village Neighbourhood Character Guidelines. Part of the impetus for the creation of these Guidelines occurred because of a concern that good housing stock was being torn down and replaced with new housing that did not fit with the existing character of nearby homes.

In October 2024, I helped to coordinate a walkabout with the area's new manager of community planning so that staff would have a better understanding of the special characteristics of this community.

Deputy Mayor Ainslie's staff joined the tour with residents along selected streets. Shortly thereafter DM Ainslie put forward a motion to Toronto Council in December which called for staff to work with the development.

GVCA is grateful to Scarborough planning and development staff for the dedication that they have shown in meeting with members of the community's housing committee and for hosting an open house in June 2025 (Appendix B) to gain detailed feedback on the characteristics that they like best about Guildwood. Then in October 2025, development review and urban design staff presented its findings at another open house (Appendix C). It has been a truly collaborative experience.

The founders of the Guild Inn, Rosa and Spencer Clark Guildwood Village decided to create Guildwood Village based on principles of the Garden City movement. It 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.

It should be stressed that GVCA recognizes that neighbourhoods are not meant to be static and that more housing supply is necessary to accommodate a growing population. This effort can thus be classified as enlightened YIMBYism where the community has greater input on future development. We are hopeful that the Guidelines will provide a helpful tool for the committee of adjustment and planning staff to take a thoughtful approach to permitting new housing within Guildwood. I also support monitoring provisions which are contained in the staff report calling for a review in Q3 2028.

Yours truly,

Andy Manahan  
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