

## **councilmeeting**

---

**From:** Angela Macdonald <angelamacdonald@bloorwestvillagebia.com>  
**Sent:** December 15, 2025 12:58 PM  
**To:** councilmeeting  
**Cc:** Wes Cote; Councillor Perks; Mark Strifler; Pourya Nazemi; Levi Hetrick; Pavel Kopec  
**Subject:** [External Sender] TE27.29 - Bloor West Village Avenue Study - Urban Design Guidelines Final Report (comments for this item from Bloor West Village BIA)

**Categories:** Communication (New)

December 15, 2025

Office of the Mayor  
City Hall, 2nd Floor  
100 Queen St. W.  
Toronto, ON M5H 2N2

Dear Mayor Chow and Members of Council,

As the Bloor West Village Avenue Study Urban Design Guidelines "Final Report" moves toward City Council for approval, the Bloor West Village Business Improvement Area (BWV BIA) wishes to provide the following comments for the record and to ensure these comments are publicly visible online. Our primary concern relates to limited engagement with the BIA and affected commercial property owners relating to the Bloor West Village Avenue Study (TE27.29).

We understand that the Bloor West Village Avenue Study was recently presented for adoption and, in follow-up, we connected with City Planning staff, including Pavel Kopec and Pourya Nazemi, to raise concerns regarding the lack of recent engagement with the BIA. The BWV BIA represents 427+ local businesses and commercial property owners in the Bloor West Village community, including eleven commercial properties identified in the Avenue Study as having heritage value.

City Planning staff advised during our November meeting that the BIA contact information and email distribution lists used for recent engagement were out of date. To our knowledge, as of the date of this correspondence, the eleven affected property owners identified in the Bloor West Village Avenue Study have not been directly contacted to inform them that their properties are being listed as having heritage quality or value, nor of the potential implications of the identification of their addresses in this document.

We believe it is important to formally acknowledge and strengthen the BIA's role within this process. There is no doubt that this study has undergone a lengthy and complex lifecycle - having been initiated in 2016/17, paused, interrupted in 2020, reopened in 2024, and now brought before Council. Had Councillor Perks not informed the BWV BIA on November 5th, 2025 of the review of the Bloor West Village Avenue Study, we would not have been made aware of recent changes to the Study.

As future planning and potential redevelopment within the study area move forward, we also urge the City to carefully consider impacts on existing and legacy small businesses, which are central to the

character, vitality, and economic stability of Bloor West Village. Where redevelopment is contemplated - particularly on sites with long-standing businesses- we encourage the City to incorporate policies or guidance that:

- Recognize the importance of existing and legacy businesses to the cultural and economic fabric of the community;
- Encourage developers to provide relocation support that enables affected businesses to remain within the neighbourhood during construction phases;
- Promote opportunities for businesses to return as tenants in new developments, including appropriate unit sizes, affordability, and early engagement with those impacted.

Incorporating these considerations would help ensure that future redevelopment strengthens, rather than displaces, the small businesses that make Bloor West Village unique.

Going forward, we respectfully request that the BWV BIA Board be formally informed of all matters impacting our community, and that the BIA be included in future engagement processes. We welcome the opportunity to discuss these comments and recommendations further with the City.

Thank you for your consideration.

Sincerely,  
Bloor West Village BIA

Angela Macdonald  
Executive Director  
**Bloor West Village BIA**  
[angelamacdonald@bloorwestvillagebia.com](mailto:angelamacdonald@bloorwestvillagebia.com)  
[bloorwestvillagebia.com](http://bloorwestvillagebia.com)  
@BloorWestVillageBIA

