

Bloor West Village Avenue Study – Urban Design Guidelines – Final Report

Date: November 10, 2025

To: Toronto and East York Community Council

From: Director, Urban Design, City Planning and Director, Community Planning,
Toronto and East York District

Ward: 4 – Parkdale - High Park

Planning Study Number: 17 103255 WSP 00 TM

SUMMARY

This report recommends that City Council adopt the Bloor West Village Avenue Study Urban Design Guidelines (the “Guidelines”), endorse the High Park Neighbourhood Area Biodiverse Landscape Manual and identify the specified properties within the Study Area as having cultural heritage value or interest.

On July 8, 2014, City Council adopted a motion which requested that the Chief Planner and Executive Director undertake a review of the current built form, density, height and heritage value of properties on Bloor Street West between Keele Street and the Humber River. The Bloor West Village Avenue Study Final Consultant Report (the “Consultant Report”) was completed in 2018, which suggested a range of development policies and guidelines to allow for gentle, mid-rise intensification within the Bloor West Village Avenue Study Area.

Bloor West Village has a unique and active retail character that serves the local community and also as a destination. It includes existing and potential heritage properties, as well as important linkages to natural and cultural heritage resources. The Guidelines focus on the pedestrian-oriented scale of Bloor West Village as draw for residents, employees, and visitors. They support the integration of new development into Bloor West Village in a manner that builds on this attractive, livable community with a mix of uses, walkable streets, distinctive neighbourhoods, and access to a variety of open spaces, including parks and publicly accessible spaces.

The following document formalizes the previous work by providing direction and Urban Design Guidelines that have been developed to align with the current planning policy framework, which will inform new development in the Bloor West Village Urban Design Guidelines Area (the “Area”). Key objectives of the Guidelines are compatible intensification along a transit line, protection of sunlight in public spaces, celebrating natural and cultural heritage of the area, and enhancing the public realm.

RECOMMENDATIONS

The Director, Urban Design, City Planning and the Director, Community Planning, Toronto East York District recommend that:

1. City Council adopt the Bloor West Village Urban Design Guidelines and direct staff to apply the Urban Design Guidelines during the review of current and future development applications.
2. City Council identify the properties listed in Attachment 3 as having cultural heritage value or interest, as identified through the Bloor West Village Heritage Conservation District Study and the Bloor West Village Avenue Study.
3. City Council adopt the High Park Neighbourhood Area Biodiverse Landscape Manual in Attachment 6 of this report and direct staff to make it available to landscape professionals and members of the public in the vicinity of High Park.

FINANCIAL IMPACT

The Development Review Division and City Planning Division confirm that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

At the meeting held on July 8-11, 2014, City Council adopted MM 54.16 requesting the Chief Planner and Executive Director, City Planning to review the current built-form, density, height, and heritage values of properties between Keele Street and the Humber River in consultation with the community, including landowners and other stakeholder groups, together with the Ward Councillor. The motion can be viewed at: [Agenda Item History - 2014.MM54.16](#).

On the June 6, 2018, Etobicoke York Community Council adopted a Status Report directing City Planning to consult with the Local Advisory Committee on a draft Official Plan Amendment, draft Zoning By-law Amendment, and draft Urban Design Guidelines together with the Ward Councillor and to review and refine the recommendations contained in the final report prepared by DTAH. Etobicoke York Community Council's decision can be found here: [Agenda Item History - 2018.EY31.5](#)

At the meeting held on June 26 - 29, 2018 City Council considered the Etobicoke York Community Council item EY 31.5 related to the Bloor West Village Avenue Study as a whole, and further directed Parks, Forestry and Recreation staff to review the current High Park Woodland and Savannah Management Plan. City Council's decision can be found here: [Agenda Item History - 2018.EY31.5](#)

At its meeting on May 23-24, 2024, City Council adopted Official Plan Amendment 720, which requires a Cultural Heritage Evaluation Report under Schedule 3 of the Official Plan where a property has been identified by City Council through a City-led study as having potential cultural heritage value or interest, but which is not included on the Heritage Register. City Council's decision can be found here: [Agenda Item History - 2024.PH12.2](#)

On November 13 and 14, 2024, City Council adopted PH 16.1 - Housing Action Plan: As-of-Right Zoning for Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards - Final Report. The adopted item provides an update to the Mid-Rise Building Rear Transition Performance Standards, to identify additional opportunities for housing supply along existing and proposed Avenues, and to re-examine older avenue studies and align the zoning with the new as-of-right zoning for mid-rise permissions. Council's approval of By-law 1260-2024 was appealed to the Ontario Land Tribunal. On October 24, 2025, the Tribunal issued an order geographically scoping the appeal to one property at 2850 Kingston Road and deeming By-law 1260-2024 to have come into force and effect on November 14, 2024, for all other lands to which it applies. City Council's decision can be found here: [Agenda Item History - 2024.PH16.1](#)

On December 5, 2024, the City of Toronto Planning and Housing Committee considered PH 17.10- Housing Action Plan: Mid Rise Building Design Guidelines which further updated the Mid-Rise Building Design Guidelines to contemplate taller buildings, eliminate angular planes, and allow increased flexibility in building massing. The Planning and Housing Committee item can be found here: [Agenda Item History - 2024.PH17.10](#)

On February 5, 2025, Council adopted Item PH18.5 – “Housing Action Plan: Avenues Policy Review – Decision Report” adopting Official Plan Amendment No. 778. Council also directed the Chief Planner and Executive Director, City Planning to undertake a comprehensive review and consultation process for newly identified and not previously studied Avenues prior to bringing forward potential amendments to land use designations and zoning, prioritizing lands identified within Major Transit Station Areas. The Planning and Housing Committee item can be found here: [Agenda Item History - 2025.PH18.5](#).

At its Meeting on July 19 – 22, 2022, City Council adopted the recommended MTSA and PMTSA Official Plan Amendments (OPA 540, OPA 544, OPA 570 and OPA 575), which would amend Chapter 8 of the Official Plan pursuant to Sections 16(15) and 26 of the Planning Act. See Item PH35.16 for more details found here: [Agenda Item History - 2022.ph35.16](#). This OPA was approved with modifications by the Minister of Municipal Affairs and Housing on August 15, 2025. These policies are now in force and effect and can be accessed from the City's Official Plan Review Webpage under the Major Transit Station Areas tab which can be found here: [Official Plan Review – City of Toronto](#)

BACKGROUND

Study Purpose

The Bloor West Village Urban Design Guidelines have been developed following the direction from City Council to conduct a review of the current built-form, density, height, and heritage values of properties on Bloor Street West between Keele Street and the Humber River. The Guidelines are expected to be used to advance the City's Official Plan policies and used to guide new development, create new public realm opportunities, protect the natural environment of the area, and conserve its cultural heritage resources.

Study Area

The Area is approximately 2.7 kilometers in length and includes over 260 properties. There are four Toronto Transit Commission (TTC) subway stations including Jane, Runnymede, High Park, and Keele stations within the Area.

The Area is characterized by its significant topography and natural features, including slopes west of Jane Street downward toward the Humber River, and east of Glendonwyne Road downward toward Keele Street. Although not within the Area, the Area is bookmarked by two significant natural areas: High Park to the southeast and the Humber River to the west. Within High Park is a globally rare habitat that is designated a provincial Area of Natural and Scientific Interest (ANSI) and an Environmentally Significant Area (ESA). The Humber River is recognized as a Canadian Heritage River and the river, and its wetlands are identified as an ESA.

There are also a number of heritage properties and cultural heritage resources located within the Area.

The Urban Design Guidelines Area Boundary Map can be found in Attachment 1.

Development Applications in the Area

Development has advanced in the Area since 2015. Refer to Attachment 2 – Development Activity for a list of recent developments and development applications within the Area.

Study Process

The Bloor West Village Avenue Study (the “Study”) was initiated by Council in 2014 and commenced in 2016. The Study has progressed through several phases. In the first phase, a review of the existing conditions was completed, identifying potential opportunities and constraints of the Area. This was also the time the community was officially introduced to the Study. In the second phase of the Study, a community design charrette explored a range of options for development in the Area. The third phase gathered all the input received, including the external consultants final report (prepared by DTAH), and advanced a 2018 Status Report to Community Council.

The Study has been prolonged by shifts in ward boundaries, and the impacts of the COVID-19 pandemic. Planning policy has also shifted significantly of the Study timeline, which required the Urban Design Guidelines to be modified to align with current planning policy.

Council Direction and Policy Changes

Since the Status Report in 2018, several policies, guidelines, and initiatives have been introduced or updated such as the Provincial Planning Statement (2024), Mid-Rise Building Design Guidelines (2025), OPA 778 – Updates to Avenues (2025), the Provincial approval of PMTSAs and MTSAs, and several Expanding Housing Options in Neighbourhoods initiatives. The Bloor West Village Urban Design Guidelines have evolved to reflect the updated policies and guidelines.

Heritage Study Overview

In Fall 2017, Heritage Planning retained Stantec Consulting Ltd. to undertake a Heritage Conservation District (HCD) Study for the Study Area. The HCD Study involved detailed surveying, analyzing, and evaluating the area's heritage character and evolution, informed by extensive community consultation and input from a Community Advisory Group. Following a comprehensive assessment, the HCD Study concluded that the area did not merit designation as a Heritage Conservation District under Part V of the Ontario Heritage Act and did not warrant proceeding to the HCD Plan phase. However, the HCD Study identified a number of properties recommended for individual designation.

The HCD Study findings and recommendations have contributed to the understanding of the Area's character and sense of place. These findings have directly informed the Urban Design Guidelines and have been integrated into the built form and public realm directions to ensure the conservation of heritage resources and to reinforce the historic main street character.

The HCD Study identified the Village Main Street Character Area as a vibrant and evolving corridor, valued by the community for its low-rise scale, fine-grained lot pattern, and early 20th-century vernacular commercial architecture. While many buildings have been altered over time, the Area's most defining period of development occurred between 1900 and 1939, which continues to shape its street layout, built form, and overall character. Key character-defining elements identified through the HCD Study include: low-scale, fine-grained buildings with consistent setbacks supporting a pedestrian-oriented environment; T-intersections along Bloor Street West that reinforce the historic street pattern; local landmark buildings; and active sidewalks used for displays and café seating that contribute to public life.

The Guidelines reflect these findings through both area-wide and character area-specific design directions. A series of heritage-sensitive and context-based guidelines have been developed to guide future development in a manner that conserves cultural heritage resources and reinforces the historic character of the Area.

There are currently seven properties within the Area included on the City's Heritage Register. Building upon the HCD Study, Heritage Planning staff conducted further evaluation and identified properties as having potential cultural heritage value (see Attachment 3). These properties are documented in the Heritage Inventory appended to the Guidelines. Where redevelopment involves one or more of these identified properties, a Cultural Heritage Evaluation Report (CHER) will be required in accordance with OPA 720. New development or additions to existing buildings must conserve and maintain the integrity of heritage properties and reinforce the main street character and valued sense of place of Bloor West Village.

Heritage Planning staff played an active role throughout the Avenue Study process, ensuring that heritage conservation principles and recommendations were meaningfully incorporated into the Guidelines. Heritage Planning staff anticipate reporting on the HCD Study to the Toronto Preservation Board at its meeting on December 10, 2025.

Agency Circulation

The Guidelines and Study material have been circulated to all appropriate City Divisions. Responses received have been used to assist in drafting the Guidelines.

COMMUNITY CONSULTATION

The City consulted throughout the Study process with a variety of engagement strategies including:

- Community Design Charrette;
- Property Owners Meeting;
- Four Community Consultation Meetings;
- Six Local Advisory Committee Meetings;
- Two Rounds of Design Review Panel;
- A Heritage Focus Group Meeting;
- Three Community Advisory Group Meetings for the HCD Study;
- Two Community Consultation Meetings for the HCD Study; and
- A pop-up tent at the 2025 Toronto Ukrainian Festival in Bloor West Village.

During the early stages of the study process, some of the key themes of comments received from members of the public included the importance of environmental protection around the High Park area, concerns around parking and congestion, the appropriate scale of development including maintaining sunlight access and sky views on Bloor Street West, support for small scale retail and enhancements of the public realm.

In more recent community meetings, staff have received and heard additional feedback on the Study, emphasizing the importance of protecting and enhancing the High Park area, protection of public spaces such as the plaza which features the Alex Ling Fountain, expressing both support for and concern about the scale of development expected in the Area, reaffirming support for the conservation of the Area's heritage,

highlighting the importance of maintaining sunlight access along Bloor Street West, and questions/concerns around new legislative planning framework and their potential impact on the Area.

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

Local Advisory Committee

A Local Advisory Committee (LAC) was established for the Study which including participation from the Bloor West Village Business Improvement Area (BIA), Bloor West Village Residents Association, High Park Natural Environment Committee, Old Mill Humber Crest Neighbourhood Association, Swansea Area Ratepayers Association, Swansea Historical Society, business owners, property owners, and local residents. The Study team presented key findings throughout the study process to the LAC for their comments and feedback. The feedback received was used to refine the Guidelines.

Indigenous Engagement

The Area is located within the traditional territory of the Mississaugas of the Credit, the Haudenosaunee, the Huron Wendat and the Métis peoples, and is home to many diverse First Nations. High Park and the Carrying Place Trail in the Humber River are both significant places for First Nations.

Early in the study process, City staff sent out letters to notify the following First Nation groups of the Avenue Study: the Huron-Wendat, the Mississaugas of the Credit First Nation, and the Six Nations of the Grand River Territory. At that time, staff received one response from the Huron-Wendat Nation and a briefing request from the Mississaugas of the Credit First Nation. The Huron-Wendat requested information on the Study Area boundary and asked if there was any archaeological assessment that would be undertaken as part of the Study. Staff advised that an archaeological assessment would not be completed through the Study, however it would be undertaken on a site-by-site basis for properties within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City when individual development applications would be submitted.

An updated set of draft Guidelines has been provided by staff to the Huron-Wendat, Six Nations of the Grand River Territory, and the Mississaugas of the Credit First Nation for comment. The Mississaugas of the Credit First Nation and the Huron-Wendat have expressed interest in reviewing the Guidelines.

At the time of this report, the Six Nations of the Grand River Territory have provided comments, which were incorporated into the Guidelines. A summary of their comments are:

- A request for the Nanfan Deed to be reflected in the historical overview.
- A request that the underground creeks be better represented in the document.
- A request of an acknowledgement for the Carrying Place Trail, Humber River, and High Park as cultural heritage landscapes.

The Humber River and High Park are cultural heritage landscapes located adjacent to the Study Area. The Humber River has a rich history, having served as a home for Indigenous peoples and as a vital transportation route known as the Toronto Carrying Place Trail, one of the oldest established transportation routes in Canada. Due to its cultural heritage and recreational values, the Humber River is the only Canadian Heritage River in the Greater Toronto Area, and one of 40 across Canada.

High Park is a jewel in the City's Park system. The park was opened to the public in 1876 and is one of the largest parks and environmentally significant areas within the City of Toronto. There is a long history of Indigenous land stewardship in High Park, which is reflected today in ongoing management practices and collaborations with Indigenous partners, related to the annual burn and species protection efforts. Through the ongoing review of the City's Parkland Strategy, Parks and Recreation is deeply engaging with First Nations and urban Indigenous communities to better incorporate Indigenous voices into the guiding principles and directions in the update of the Strategy. Responding to Indigenous needs and interests and acknowledging and celebrating the cultural value that parks (including High Park) have served and continue to serve for Indigenous communities will be an important part of the refreshed Parkland Strategy, which is planned to be presented to Council in spring 2026.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decision of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS) and shall conform to provincial plans.

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, recognizing that directing growth to appropriate areas is critical to Toronto's future.

The Study Area is located on Land Use Plan Maps 15 and 18 of the Official Plan. The majority of the Study Area is designated *Mixed Use Areas*. A portion of the Study Area west of South Kingsway is designated *Neighbourhoods*. The north side of Bloor Street West facing High Park is designated *Apartment Neighbourhoods*. See Attachment 4 of this Report for the Area Official Plan Land Use Designations.

Avenues

The Official Plan Urban Structure Map 2 identifies Bloor Street West as an Avenue. Avenues are major streets that are well served by transit that will evolve to offer a full range of housing options and contribute to Toronto's fabric of complete communities and play an important role in Toronto's growth. On February 5, 2025, City Council adopted Official Plan Amendment 778 to update the Avenues policies in the Official Plan. OPA 778 is in full force and effect as of March 14, 2025, with the exception of certain lands that are under appeal and one explanatory sidebar (non-policy text) regarding Ground Floor Uses on Avenues.

Protected/Major Transit Station Area

The City of Toronto is required to demonstrate that it has a plan to accommodate minimum density targets around planned and existing higher-order transit stations. Major Transit Station Areas and Protected Major Transit Station Areas are defined as areas within an approximate 500-800 metre radius of a transit station, each with its own minimum density target. On August 15, 2025, the Ministry of Municipal Affairs and Housing approved, with modifications, 120 MTSA and PMTSA boundaries and policies including four PMTSAs within the Study Area which include Jane Station (SASP 650), Runnymede Station (SASP 651), High Park Station (SASP 652) and Keele Station (SASP 653). The following minimum density targets have been approved in the Study Area:

- 200 residents and jobs per hectare for those served by Jane Station;
- 200 residents and jobs per hectare for those served by Runnymede Station;
- 200 residents and jobs per hectare for those served by High Park Station; and
- 250 residents and jobs per hectare for those served by Keele Station.

Modifications to the Council approved MTSA and PMTSA policies now include provisions that permit a Floor Space Index (FSI) of 8.0 or more within 200 metres of a transit station, and an FSI 6.0 or more within 200-500 metres of transit station on lands designated as either *Mixed Use Areas*, *Apartment Neighbourhood*, and *Regeneration Areas*. Further, if a site can accommodate three or more towers, the policies will permit building heights of up to 30 storeys within 200 metres of an existing and planned transit station and up to 20 storeys within 200-500 metres of an existing or planned transit station.

The entire Study Area is located within PMTSAs and within 500 metres of a transit station and will receive zoning permissions implementing the FSI and/or heights through the P/MTSA zoning implementation project. The policies emphasize that applicable MTSA and PMTSAs policies are not to be read in isolation or to exclude other policies. Policies that affect MTSA and PMTSA areas are to be read in conjunction with all relevant policies. Further, matters of health, safety, accessibility, sustainable design, protection of natural environment watershed and water resource systems and protection of adjoining lands are prioritized over any other development criteria policies.

Natural Heritage System

Toronto's natural heritage system is illustrated on Map 9 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.

High Park and the Humber River Study Area are both important parts of Toronto's natural heritage system, and include areas designated as ESAs. High Park's Black Oak Savannah is also a provincially designated ANSI.

When development is proposed in or near the natural heritage system, the proposed development's impact on the system is to be evaluated, and an impact study may be required, as described in Official Plan Policy 3.4.13, to minimize adverse impacts and, when possible, restore and enhance the natural heritage system.

Zoning

Under Zoning By-law 569-2013, properties in the Study Area are zoned CR (Commercial Residential), R (Residential), or O (Open Space). A number of properties also fall under the former City of York By-law No. 1-89 or former City of Toronto By-law 438-86. These properties are zoned either CR or R under these by-laws. Redevelopment in the Area also is subject to site specific zoning by-laws.

See Attachment 5 of this Report for the existing Zoning By-law Map.

Urban 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. In the side bar text of the Official Plan, it further notes that Urban Design Guidelines are intended "to provide a more detailed framework for built form and public improvements in growth areas." 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 a common direction for the review of development applications.

On December 5, 2024, the Planning and Housing Committee directed City staff to use an updated set of Mid-Rise Building Design Guidelines in the evaluation of mid-rise development proposals. The updated guidelines now contemplate mid-rise building heights of up to 14 stories adjacent to streets with a 45-metre right-of-width. Additional height beyond the right-of-way width may be considered on deep sites on all Avenues. The updated guidelines have removed the requirement for both front and rear angular

planes and introduced greater flexibility in building massing, promoting a performance-based approach. They also include enhanced public realm objectives, such as prioritizing tree plantings, expanding sidewalk zones, and preserving mature trees.

The recommended Bloor West Village Urban Design Guidelines support the implementation of the Official Plan by offering direction on built form to reflect the unique context of Bloor West Village. They aim to maintain and enhance the character and quality of public realm, protect and improve natural areas and preserve the Area's heritage character.

The Bloor West Village Urban Design Guidelines build on the following city-wide design guidelines, offering additional context for the Study Area:

- Mid-Rise Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately Owned Publicly- Accessible Spaces (POPS)
- Pet Friendly Design Guidelines for High Density Communities
- Percent for Public Art Program
- Retail Design Manual
- Toronto Accessibility Design Guidelines

BLOOR WEST VILLAGE URBAN DESIGN GUIDELINES OVERVIEW

Bloor West Village has a unique and active retail character, that serves the community and also as a destination. The Bloor West Village Business Improvement Area was founded in 1970 and was the first of its kind in North America, and retail here continues to thrive. It also includes existing and potential heritage properties, as well as important linkages to natural and cultural heritage resources.

The Guidelines aim to build on the pedestrian-oriented scale of Bloor West Village to enhance the resident, employee and visitor experience. They support integration of new development into Bloor West Village in a way that builds on this attractive, livable community with a mix of uses, walkable streets, distinctive neighbourhoods and access to a variety of open spaces, including parks and Privately-Owned Publicly Accessible Spaces (POPS).

Vision and 2018 Guiding Principles

The vision of the Guidelines is to support compatible intensification along a transit corridor, maintain sunny and comfortable public spaces, celebrate the natural and cultural heritage of the Area, and enhance the public realm. The following principles were developed as part of the 2018 Bloor West Village Avenue Study Consultant Report. They now inform these Guidelines:

- Reinforce Village Identity
- Conserve Cultural and Built Heritage

- Ensure a Context-Sensitive Built Form
- Support Main Street Economic Vitality
- Protect Adjacent Neighbourhoods, Parks and Open Spaces
- Preserve and Protect the Natural Heritage Areas
- Build a Clear and Consistent Planning Policy
- Create a Green, Safe and Attractive Place
- Improve Mobility and Balance Movement Priorities

Character Areas

Five Character Areas have been identified which are distinguished by differing uses/activities, prevailing built form, historic fabric, cultural heritage resources, and public realm. See Section 2.1 of Attachment 7, which illustrates the Character Areas within the Structure Plan map.

Village Main Street Character Area

The Village Main Street Character Area extends along Bloor Street West from Jane Street to Glendonwynne Road. The Village Main Street Character Area primarily contains two-to-three storey buildings, with a consistent streetwall. It has a strong retail and commercial presence, as is characterized by its historic context, 'village' identity, and the fine-grained rhythm of its narrow storefronts. It has a pedestrian-oriented streetscape, and smaller-scale buildings.

Village Gateways Character Areas

The East and West Village Gateways signify points of entry, which help to define the historic Village Main Street Character Area. They include two discrete areas, the East and West Village Gateways, with specific built form standards to respond to their context. Both areas contain a mixture of residential and commercial uses on sites that generally have wider frontages, when compared to the Village Main Street. They have experienced change over the past several decades, with the introduction of mid-rise buildings that are taller than those found in the Village Main Street. The West Village Gateway is located west of the Jane Street intersection, extending to South Kingsway / Riverview Gardens. The East Village Gateway marks the point where Bloor Street West begins sloping downwards towards High Park. It extends from Glendonwynne Road to Clendenan Avenue.

High Park Frontage Character Area

The High Park Frontage Character Area is located at the eastern limit of the Area, stretching from Clendenan Avenue to Keele Street/Parkside Drive. The southern side of this character area abuts High Park (the park itself is not covered by the Guidelines), while the northern side backs onto the High Park Apartment Neighbourhood (which is also not covered by the Guidelines).

Land uses on the north side are predominately residential, with detached houses and low-rise apartment buildings. Most low-rise apartment buildings are set back from the Bloor Street West right-of-way to provide a generous landscaped front yard condition, and they are also separated from one another with side setbacks.

Humber Gateway Character Area

The Humber Gateway Character Area, located at the western end of the Area from the Humber River to Riverside Drive, features predominantly residential land uses with a variety of housing forms, and is characterized by spacious landscaped yards. Buildings include low-rise apartment buildings and multi-family units designed to give the appearance of single-detached homes.

Structure Plan

The Guidelines include a Structure Plan which suggests locations for enhancements to the public realm. It defines locations for structuring elements such as new parks, POPS, “green fingers” (ecological corridors within the High Park Frontage Character Area) and midblock connections. The Structure Plan also illustrates existing heritage properties and those identified as having cultural heritage value.

Cultural Heritage

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities.

The Guidelines are informed by the City of Toronto’s Reconciliation Action Plan (2022) to guide its actions to advance truth, justice, and reconciliation. In the built environment, these actions will contribute to the visibility and overall wellbeing of First Nations, Inuit, and Métis Peoples who continue to live in Toronto, through placemaking and placekeeping, increasing civic engagement and honouring Indigenous ways of knowing and being.

The Area is one of Toronto’s most significant sites marking Indigenous history and has significant archaeological potential. The Humber River was a trade route linking Indigenous settlements. The Toronto Carrying Place Trail is an ancient travel route that provided access to hunting grounds, connected Indigenous communities, and served as part of long-distance trade networks along the Humber River. A historic trail also ran along the eastern side of Grenadier Pond. In the mid-to-late 17th century, the Haudenosaunee village of Teiaiagon, flourished on the edge of the Humber Valley, northwest of High Park, where the surrounding lands were actively used by villagers for agriculture, fishing, and hunting.

Bloor West Village was primarily developed between 1900 and 1939. Although development slowed in the late 1930s, it resumed post-World War II with the influx of European immigrants and the extension of subway stations in the 1960s. The Area contains four main historic building typologies: main street commercial row, main street commercial block, walk-up apartment, and landmarks.

Most early 20th-century buildings in the Area reflect the westward city expansion, facilitated by improvements to Bloor Street West and the streetcar line, and later by the completion of the subway line between 1966 and 1968. By the mid-to-late 20th century,

the Area transitioned from a suburban neighbourhood to a local community, with strong ties between businesses and residents. As Toronto continues to grow, Bloor West Village retains its distinctive character, shaped by its historic main street, fine-grained streetscape, vibrant commercial life, and connections to High Park and the Humber River.

Natural Heritage

The Guidelines, informed by a Natural Heritage Impact Study in 2018, have been developed to mitigate the impacts of intensified development on High Park and the Humber River, as well as the local ecology that supports them.

Area-wide guidelines to protect natural systems and promote resilience are to apply generally to development throughout the study area. The area-wide guidelines promote:

- Bird-safe design for glass and lighting
- Habitat creation at grade and on green roofs for biodiversity
- Tree protection and soil conditions for successful tree planting
- Low Impact Development & green infrastructure
- Avoiding negative impacts on the water table by minimizing below-grade structures and limiting parking
- Avoiding shadowing with negative impacts on sensitive habitats.

The Guidelines also seek to protect the natural features within High Park. Since development in close proximity to the natural heritage system in High Park requires a Natural Heritage Impact Study to assess and identify measures to mitigate its impacts on the natural heritage system, guidelines for the High Park Frontage Character Area outline expectations for the scope and methodology of Natural Heritage Impact Studies conducted for development applications close to High Park. Along with the more standard content of an NHIS, the guidelines outline expectations for:

- Limitations on field work for characterizing natural features and functions when secondary sources are available, in order to minimize impacts on natural areas;
- Detailed requirements for shadow studies to avoid negative impacts on sun dependent habitat;
- Consideration of exterior lighting design and colour temperature;
- Incorporation of the results of hydrological review, where applicable;
- Enhanced assessment of indirect, induced and cumulative impacts on natural features and functions of the park; and
- Evaluation, mitigation and restoration of Chimney Swift habitat where applicable.

Biodiverse Landscape Manual

The High Park Neighbourhood Area Biodiverse Landscape Manual is being presented as a resource to accompany and support the Bloor West Village Urban Design Guidelines. It was developed primarily as a product of Site and Area Specific

Policy No. 551 for the High Park Apartment Neighbourhood, and it also supports the Bloor West Village Avenue Study.

The manual was developed to assist landscape architects, arborists and natural heritage professionals in supporting the unique ecology of the area around High Park when undertaking landscape projects on development sites, in parks and the public right-of-way in the vicinity of High Park. It can also be used by property owners for smaller landscaping projects. The manual provides guidance for creating landscape areas that provide breeding and migratory bird and pollinator habitat and mimic the structure and species of the unique vegetation communities of High Park. It provides diverse and appropriate plant species recommendations which are suitable for the different site conditions present in the area, and it also informs readers about which plants should not be planted in order to protect the area's ecology.

See Attachment 6 of this Report for the High Park neighbourhood Area Biodiverse Landscape Manual.

Public Realm

Parkland provision along the Area varies greatly between areas of very high provision (94 square metres/person) to areas of low provision (2.9 square metres/person). Areas close to High Park and Humber River present high provision rates, while the blocks between Jane Street and Kennedy Avenue, on both sides of Bloor Street West, present low or very low parkland provision. The average city-wide provision rate is 28 square metres/person and anything under 12 square metres is considered low.

Through development, opportunities to secure private open space can contribute to Area POPS and midblock connections. These areas provide amenity and enhance the pedestrian network and increase convenience to parks and transit stations, from Bloor Street West.

Green fingers with limited access to humans, will provide wildlife corridors and visual porosity to High Park. These are predominantly soft-landscaped side setbacks within mid-block sites.

Views and vistas in the public realm also play an important role in reinforcing a distinct identity for Bloor West Village and assist with orientation and placemaking. Gateways define entryways to Character Areas within the Area. The Guidelines provide a map that illustrates views, vistas, and gateways. They are located along and adjacent to the primary streets and intersecting off-set streets. They terminate existing and planned visual points of interest, such as landmark locations, existing and potential heritage properties, and open spaces.

The Guidelines encourage lush, biodiverse landscapes that capture and recharge the ground water. They will thematically connect with the Humber River and High Park and provide ecological corridors for wildlife. The Guidelines also recommend adding landscaped curb bumpouts to shorten the crossing distance at intersections.

Built Form

The Guidelines support sunny conditions on the north sidewalk of Bloor Street West. They prioritize conserving the cultural heritage value and attributes of heritage resources, including the pattern of smaller retail spaces in the Area. They support protecting and enhancing natural systems that surround the Area. They also reflect and capture some of the community's key values and interests in the Area.

The Area will continue to see development interest, with midrise and some taller buildings. To support compatibility with the unique character of the Study Area, the Guidelines detail parameters around the base building height and setbacks for the Character Areas.

The Bloor West Village Business Improvement Area was founded in 1970 and was the first of its kind in North America, and retail here continues to thrive. The Guidelines direct that new development respect and reinforce the existing retail character through approaches such as narrower storefronts and articulation and recommending that residential lobbies are located on side elevations.

The Guidelines include a range of heritage-related and context-sensitive built form directions, applicable both across the Area and within specific Character Areas. While streetwall heights and stepback requirements have been identified for each Character Area, new development will appropriately transition to adjacent heritage properties. A Heritage Impact Assessment provided through development review will detail the approach to conserving the cultural heritage value, heritage attributes, and three-dimensional integrity of heritage buildings, as well as their visual prominence within the historic context. The Guidelines also support base buildings that are compatible with the prevailing streetwall in terms of design, scale, form, massing, materiality, and articulation, thereby reinforcing the historic main street character and overall context of the Area.

Conclusion

The Bloor West Village Urban Design Guidelines have been developed based on the vision and goals established in the early stages of the Study including the major themes and principles of the 2018 Final Consultant Report. The Guidelines have been informed by public consultation with the community, Local Advisory Community members, and broader public input, and have been refined in response to an evolving planning policy environment. The Guidelines aim to balance the objective of optimizing density around the transit stations while protecting the existing walkable and attractive character. They also aim to conserve cultural heritage resources and to protect and enhance the sensitive and rare natural heritage areas in the immediate vicinity.

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SIGNATURES



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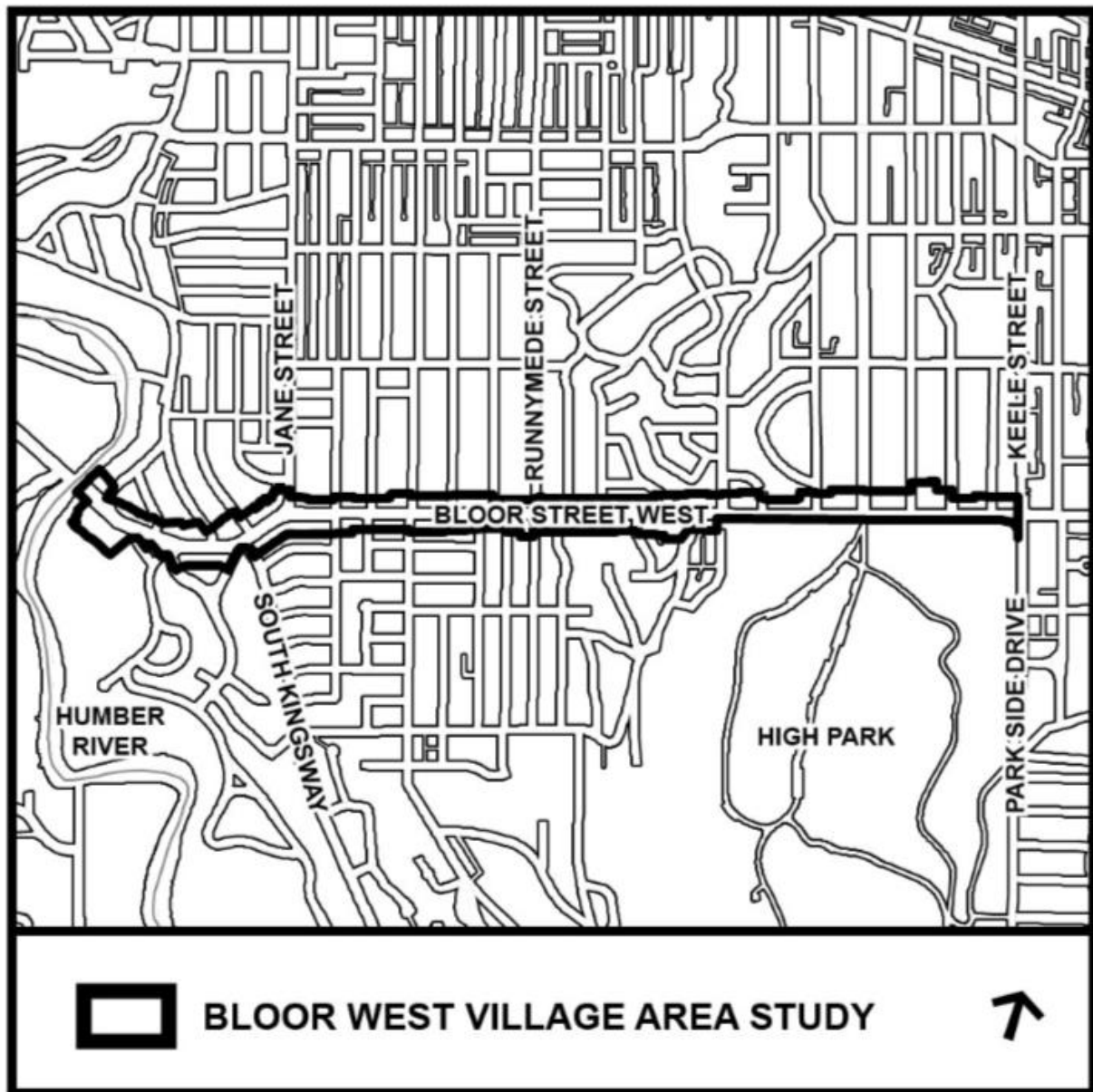
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ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Urban Design Guidelines Area Boundary
- Attachment 2: Development List
- Attachment 3: Properties of Potential Cultural Heritage Value
- Attachment 4: Official Plan Land Use Map
- Attachment 5: Zoning By-law Map
- Attachment 6: High Park Neighbourhood Area Biodiverse Landscape Manual
- Attachment 7: Urban Design Guidelines

Attachment 1: Urban Design Guidelines Area Boundary



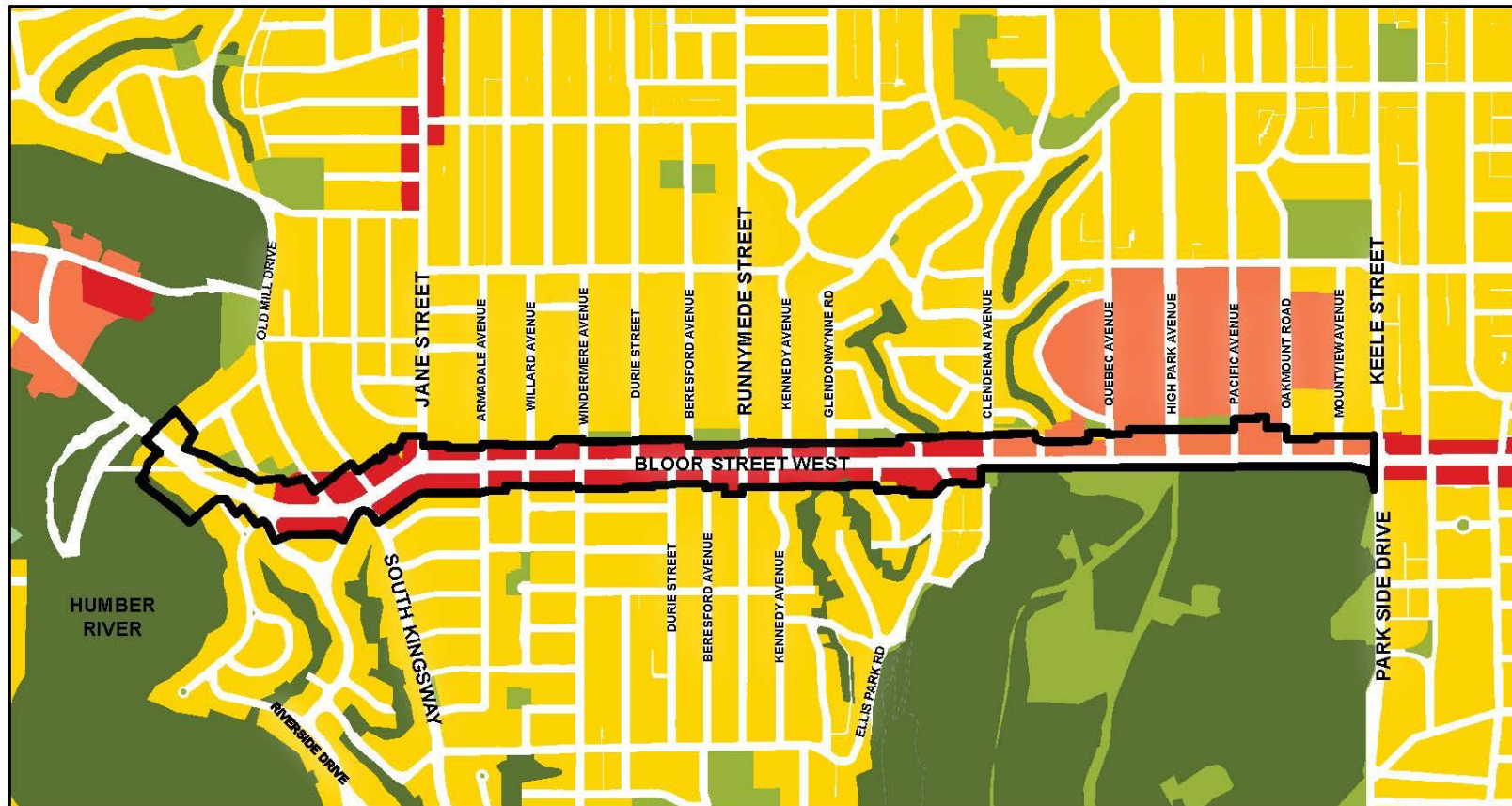
Attachment 2: Development List

Address	Proposal	Status
2464, 2474, and 2490 (1 Old Mill Drive)	12 storey mixed-use building.	Constructed
2500 Bloor Street West (2 Old Mill Drive)	10 storey mixed-use building.	Constructed
2442-2454 Bloor Street West and 1-9 Riverview Gardens	12 storey mixed-use building.	Under construction
2453-2469 Bloor Street West	16 storey mixed-use building.	Tribunal approved
2265-2279 Bloor Street West	7 storey mixed-use building.	Tribunal approved
2115-2117 Bloor Street West and 19 Harcroft Road	8 storey mixed-use building.	Approved
2114-2130 Bloor Street West	8 storey mixed-use building.	Constructed
1930-1938 Bloor Street West and 3,5, and 21 Quebec Avenue	19 storey mixed-use building.	Tribunal approved
1990 Bloor Street West	11 storey mixed-use building.	Constructed
1844-1854 Bloor Street West, 6-14 and 18 and 18A Oakmount Road, 35 and 37 Pacific Avenue	14 storey mixed-use building.	Constructed

Attachment 3: Properties of Potential Cultural Heritage Value

- 1874 Bloor Street West
- 1942 Bloor Street West (1946 Bloor Street West)
- 1950 Bloor Street West (1954 Bloor Street West)
- 1960 Bloor Street West (1962 Bloor Street West)
- 2001 Bloor Street West
- 2010 Bloor Street West
- 2141 Bloor Street West
- 2199 Bloor Street West
- 2219 Bloor Street West
- 2305 Bloor Street West (2301 Bloor Street West)
- 2326 Bloor Street West
- 2333 Bloor Street West (380 Windermere Avenue)
- 2373 Bloor Street West
- 2394 Bloor Street West
- 2396 Bloor Street West
- 2400 Bloor Street West (259 Armadale Avenue and 2398 Bloor Street West)
- 2401 Bloor Street West
- 2402 Bloor Street West (254 Armadale Avenue, and 2404A and 2404 Bloor Street West)
- 2407 Bloor Street West
- 2438 Bloor Street West (2440 Bloor Street West)
- 2487 Bloor Street West
- 2512 Bloor Street West (2504, 2506, 2508, 2508A, 2510, 2510A, and 2512B Bloor Street West)
- 2520 Bloor Street West
- 2525 Bloor Street West (98 Brule Gardens)
- 2526 Bloor Street West (2528 Bloor Street West)
- 2553 Bloor Street West
- 2555 Bloor Street West
- 2559 Bloor Street West
- 2561 Bloor Street West
- 7 Brule Terrace (2535 Bloor Street West)
- 5 High Park Avenue
- 2 Traymore Crescent (2514 Bloor Street West)

Attachment 4: Official Plan Land Use Map



Bloor West Village Study Boundary

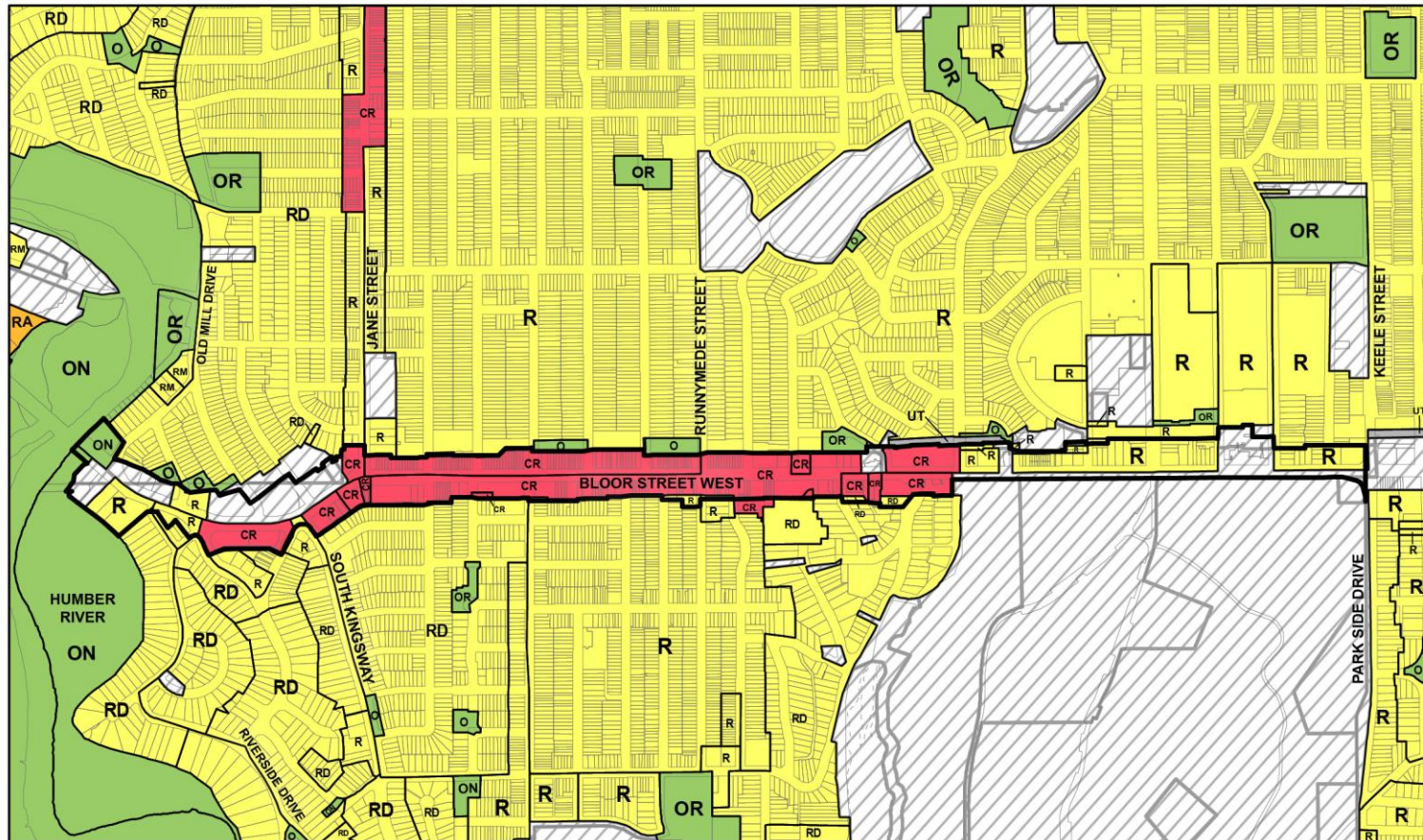
Area Study Boundary

Neighbourhoods
 Apartment Neighbourhoods
 Mixed Use Areas

Natural Areas
 Parks
 Other Open Space Areas

09/08/2025

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

Bloor West Village Area Study

Location of Application

R	Residential	RA	Residential Apartment	ON	Open Space Natural
RD	Residential Detached	CR	Commercial Residential	OR	Open Space Recreation
RM	Residential Multiple	O	Open Space	UT	Utility and Transportation



See Former City of Etobicoke By-law No. 11,737

See Former City of York By-law No. 1-83

See Former City of Toronto By-law No. 438-86



Not to Scale
Extracted: 10/20/2025