



November 26, 2025

Toronto and East York Community Council  
Attention: Cathrine Regan  
[100 Queen Street West](#), 2<sup>nd</sup>Floor West Tower  
Toronto ON M5H 2N2

re: TE27.29 Bloor West Village Avenue Study – Urban Design Guidelines – Final Report (Ward 4)

Dear Chair and Members,

As one of the community organizations that advocated for both the Bloor West Village Avenue Study and the Bloor West Village Heritage Conservation District Study, we would like to thank the City for undertaking these studies. We especially appreciate the efforts of City staff and the consultant teams, including the community consultation and engagement program.

As the staff report notes, completion of the study was prolonged by a series of delays and events since the 2018 Status Report to Community Council. The Status Report outlined a thoughtful policy and design framework for the accommodation and management of future growth in the area.

More recent changes in planning policy, particularly provincial density requirements for transit station areas, have displaced key original objectives of the study, i.e., area specific official plan and zoning by-law amendments to regulate redevelopment and intensification along this section of Bloor Street West.

As the staff report notes, “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.”

We recognize the mandate and priority of city-wide up-zoning for transit station areas. However, the permitted densities and building heights of the transit station zoning project will challenge many aspects and objectives of the City’s comprehensive approach to planning as set out in the Official Plan. The City should begin working on addressing implications and potential issues resulting from implementing the approved transit station area policies and zoning.

That said, we are glad to see the Bloor West Village Urban Design Guidelines emerge from the study process as one planning tool. The Guidelines provide local context that will help inform planning processes shaping Bloor West Village’s growth while respecting its heritage and character.

Sincerely,

Brian Rutherford  
Vice-President, Bloor West Village Residents Association