

Councillor Frances Nunziata

Council Speaker

Ward 11 York South—Weston



February 22, 2016

To: Chair and Members of Etobicoke-York Community Council

Re: Planning Framework Study for Weston Village, generally between Parke Street and Wilby Crescent/Wright Avenue

SUMMARY:

Recent initiatives including the Weston 2021 study and the Weston Community Hub are considered to be the foundation for future development potential in Weston Village, which is home to the Weston GO Station and a stop on the UP Express.

The Weston Village area has a number of existing site and area specific policies that apply to various properties throughout the area as well as two overall policies (SASP 45 and 51) that provide a broader perspective. To prepare for future applications, the existing policy framework should be reviewed and aligned incorporating updates where necessary so that a cohesive planning vision for the area can be determined.

The local community has been involved in the various initiatives that have taken place and have expressed a desire to see development investment in the area. A planning study would provide the policy framework and new zoning to provide for good-quality and appropriate development in this area.

RECOMMENDATIONS:

That Etobicoke York Community Council:

1. Request the Chief Planner and Executive Director, City Planning to:
 - a. undertake a review of the current planning framework for the study area including: built-form, density, height, and public realm of the properties on Weston Road between Parke Street and Wilby Crescent/Wright Avenue;
 - b. consult with the community, including landowners and other stakeholder groups, together with the Ward Councillor, to understand the community's concerns and to develop a vision for future development in the study area; and
 - c. report back on the findings of the review and to provide recommendations for changes, if necessary, to the planning framework for the study area.
2. Request that the Chief Planner and Executive Director, City Planning prioritize this planning study on the work program for 2017 or earlier.

Sincerely,

Frances Nunziata
Councillor, Ward 11