



**To: Etobicoke-York Community Council**

**From: Grant Evers, President Humber Summit Residents' Association**

**Tuesday, October 21, 2025**

**Re: EY26.3:**

**2345 Finch Avenue West and 3415-3499 Weston Road – Official Plan and Zoning By-law Amendment Applications – Decision Report – Approval**



This Approval Report of City Planning for this site is under consideration today. It represents Phase 3 of *Medallion Realty Holdings'* Weston and Finch project.

To approve five towers between 25 and 48 floors is to concede that anything a developer ventures to construct goes in the name of progress and housing needs.

It ignores the height and density parameters established by the Emery Village Secondary Plan. Although they were originally written over 20 years ago, they were established not for a 5 year, 10 year or 25 years horizon – but for the longer term.

Notwithstanding the wisdom of the Emery Village Secondary Plan's (EVSP) height restrictions of 12 storeys and 27,000 sq. ft. of floor space, in June 2025 on the west side of Weston Rd., City Council approved towers of 35 and 39 floors (albeit by another development firm). The argument for 3 times the height of that stipulated in the EVSP that won the day was an unsubstantiated fear that an appeal to the *Ontario Land Tribunal* could grant even higher heights beyond 39 floors.

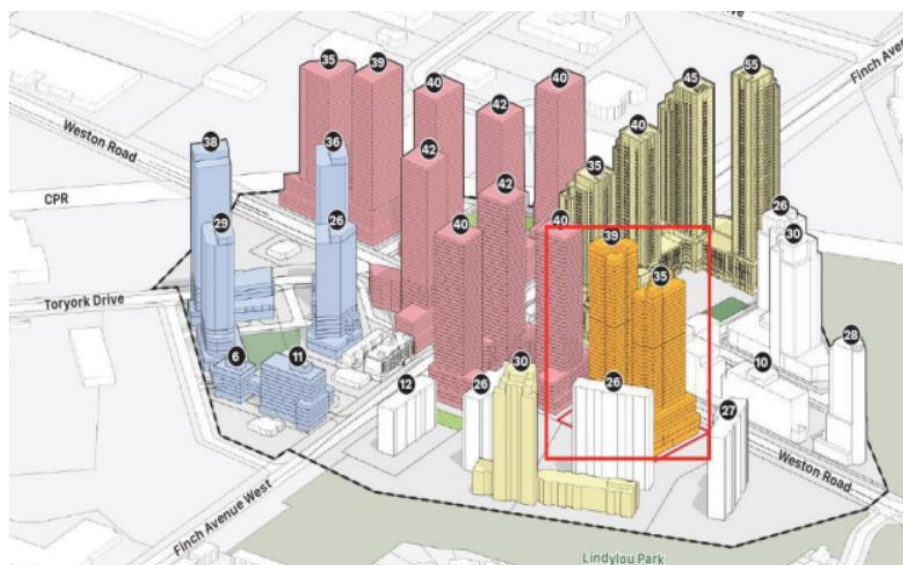


### Protected Major Transit Areas (PMTSA)

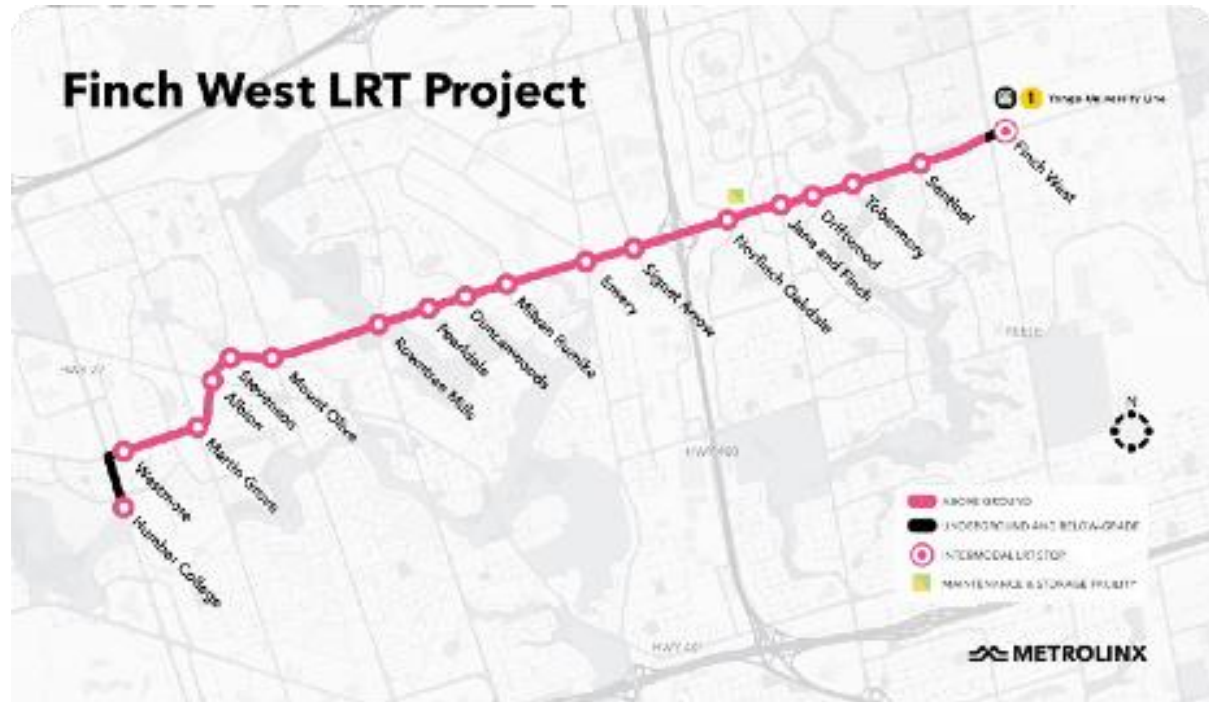
The argument today is that the soon to be completed Finch-West LRT has changed the scope of development. Admittedly, It has, as greater density is permitted near PMTSAs and MTSA's. However, should that grant developers the unquestioned right to construct towers as high as 48 floors anywhere? Would that be in the best interest of the Weston and Finch community? Are we creating an environment for traffic and transit congestion beyond which the community can sustain without encouraging new social problems?

The mix of housing certainly addresses the need for rental housing, but what steps have been taken to ensure accommodation in local schools? This proposal presently plans for 32 studio units, 1,103 1-bdr., 771, 2-Bdr. and 212 3-Bdr. units. As a rough estimate, it could add a minimum of 7,000 residents.

Now add that to the other buildings that have already been approved in the four quadrants of Weston Rd. and Finch Ave. It is not inconceivable that a population of 20 000 could be created at one intersection. The illustration below of the new, approved and proposed construction provides a clear indication of the intensification. Who approved Weston and Finch as the next Yonge and Finch on Line 1?



## The Finch-West LRT



Emery (Weston Rd. and Finch Ave.) is one “Station” on the 18 stop LRT line. Note that each “Station” is merely a platform, more similar to a bus stop. If the intensification is given the green light at Weston Rd. and Finch Ave. would it also be approved at each of the other stops? If so, the City would be approving development whose sustainability is at best questionable. More foresight needs to be evident.

The open space at the south-east quadrant of Weston Rd. and Finch Ave. is due for continued development, but buildings as high as 48 floors are not required. Others in the other quadrants have been approved in the 30-floor range; there is no need to exceed that number.

### Consultation With Bousfields and the Requisite of a Grocery Store

The Board of the Humber Summit Residents’ Association has met on-line privately with *Bousfields* and with members of the community in an on-line public meeting to discuss plans for the new development. *Bousfields* created a webs site <http://westonandfinch.com/> in which it invited the community to contribute to the creation of a new neighbourhood: “Let’s Dream Up the Future of Weston and Finch Together”.

Let’s hope that this is not just a hollow platitude intended solely to appease the community. One demand that our Board and members of the community emphasised was the need for a supermarket in this new neighbourhood with thousands of new residents. We were pleased to

see that *Medallion* has allocated 3,776 sq.m. to grocery/retail. They ensured us in our discussions that a grocery tenant was a priority. However, It is disconcerting that after 10 years, *Medallion* admittedly has failed “to secure retail tenants”. This should be a mandatory requirement before Council grants approval for any further development. Weston and Finch cannot become a “food desert”. Convenience, cannabis, vape shops and nail salons do not meet the requirements. In the 1970s, there was a *Safeway* supermarket and a *Canadian Tire* in the Finch West Mall, as well as other small stores. Surely, with more than double the population, the City can ensure that high quality grocery shopping is readily available.



A photo of the *Farm Boy* on the second floor of a 40-story condominium (Dundas St. and Aukland Rd.) by the Kipling Station was sent to Bousfields several years ago. Some posit that the expected customers at Weston and Finch are not from the same income brackets, so residential tenants at Weston and Finch should expect less. We can do better; no one should have low expectations. Simply put, everybody has to eat.

For purposes of comparison, examine the new *Giant Tiger* and *Longo's* in the Colussus Centre in Vaughan (after conversion from square feet to square metres): *Giant Tiger*, 1,754 sq.m.; *Longo's* 2,323 sq.m. Efforts should also be made to attract grocery stores that may cater especially to the ethnicity of the tenants. Clearly, *Medallion* can ensure that the fundamental needs of tenants are met within any new buildings.

A goal of this form of intensification is to reduce reliance on vehicles, but unless appropriate grocery stores are included, this goal will not be realized. When asked at our on-line meeting with *Bousfields*, “*how is Weston and Finch going to differ from Jane and Finch?*” we were met with silence. Jane and Finch has a large supermarket, *FreschCo*. Weston and Finch should expect nothing less.

Parking will consist of 3 underground levels and an above-ground garage of 5 levels towards the eastern boundary beside the railway tracks. The City needs to ensure that adequate parking is available for residential tenants, accessible needs, visitors and customers. If so, the development may work.

Lastly, the Weston and Finch project should produce a **complete community**. In addition, it must be safe, walkable and provide basic needs for its residents in addition to food shopping. It should include indoor and outdoor amenities. The proposal commits to 4,514 sq.m. of indoor amenities and 3,968 sq.m. to outdoor amenities, including a public park. These are steps in the right direction. More of the amenities should have been included in the earlier phases. May the proponent not neglect the new neighbourhood now.