

**From:** [Al Ruggero](#)  
**To:** [Etobicoke Community Council](#)  
**Cc:** [Councillor Perruzza](#); [Sandra Farina](#); [Rachel Scott](#)  
**Subject:** [External Sender] EY32.5 – 3100 Weston Road – Zoning By-law Amendment Application – Appeal Report  
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To the Chair and Members of Etobicoke Community Council:

The Emery Village BIA is currently conducting a transportation and mobility study in the area encompassing 3100 Weston Road to better understand existing traffic conditions and pedestrian movements.

We believe the findings of this study will be highly relevant to the Etobicoke Community Council and City Council as part of the formal review process for the development application at this location.

The BIA would welcome the opportunity to share the study findings with City staff, committee members, and City Council once the study is complete in the coming weeks.

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