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July 6, 2026

via email (etcc@toronto.ca)

Etobicoke York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of Council:

**Re: Item EY33.13 – Etobicoke York Community Council (July 7, 2026)
Weston in Gear Planning Study – Status Update Report**

We are the solicitors for BSar (Wilby) LP, the owner of the property municipally known as 1754, 1762, 1764, 1766 & 1780 Weston Road and 2 & 4 Wilby Crescent (the “**Subject Property**”) in the City of Toronto (the “**City**”). We are writing to inform you that our client objects to several policies in the Weston in Gear Planning Study noted above (the “**Planning Study**”), as currently proposed, and kindly request that consideration of this matter be deferred.

The Subject Property is situated immediately south of Weston Station and is located within lands designated for 35-45 storeys (Attachment 8: Emerging Directions Height Map) in the Planning Study. In our opinion, this proposed height requirement for new development for these lands is not appropriate and should be increased to match the greater heights already approved within proximity of Weston Station and also should match heights of other similar Major Transit Station Areas in the City. The proposed height requirement of 35-45 storeys for the Subject Property neither represents good planning or an appropriate approach to ensuring suitable heights in the Weston Major Transit Station Area. It is our opinion that the height requirements in the Planning Study are overly restrictive and not supportive of the policy direction contained in the *Provincial Planning Statement* and the City's Official Plan.

Additionally, we formally request that the undersigned be provided with notice of any City meetings where reports related to the above noted matter are to be considered. Finally, we request that the undersigned be notified of any decision respecting the above noted matter.

Sincerely,

McCarthy Tétrault LLP

A handwritten signature in dark ink, appearing to read 'M. Foderick'.

Michael Foderick