

# Acknowledgement



## Land Acknowledgement

The land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

The history of Weston is closely related to its strategic location next to the Humber River. The Study Area is located along the Carrying Place Trail, an Indigenous footpath and portage route that has and continues to be of great significance to the Haudenosaunee Confederacy, the Wendat, Mississauga Nations, and urban Indigenous communities. The trail represents an important transportation route between Lake Ontario and Lake Simcoe and Georgian Bay for Indigenous Peoples for thousands of years, and later for early settlers.



Location: Little Avenue and Weston Road



- Updated and consolidated Site and Area Specific Policy for the Study Area
- Updated Urban Design Guidelines, Public Realm and Streetscape Plan





# Study Process and Timeline



We are  
here

## Phase 1: Background Review

Fall 2024 - Winter 2025

- Existing and Planned Conditions Analysis
- Opportunities and Constraints Analysis
- Community Council Status Report
- Develop Vision and Guiding Principles

 CCM#1

 TAC #1

 LAC #1

## Phase 2: Options and Recommendations

Winter - Spring 2025

- Development and evaluation of options
- Identification of a preferred option


 CCM#2

 TAC #2

 LAC #2  
Indigenous Engagement  
Other Focused Engagement

 Community Consultation Meetings (CCM) or Public Meetings

 Technical Advisory Committee Meetings (TAC)

 Scoped Engagement Opportunities and Local Advisory Committee Meetings (LAC)

## Phase 3: Emerging Plan and Policy

Spring - Fall 2025

- Draft Final Report and Recommendations
- Community Council – Final Report

 TAC #3

 LAC#3

 EYCC Final Report



# What are we studying?

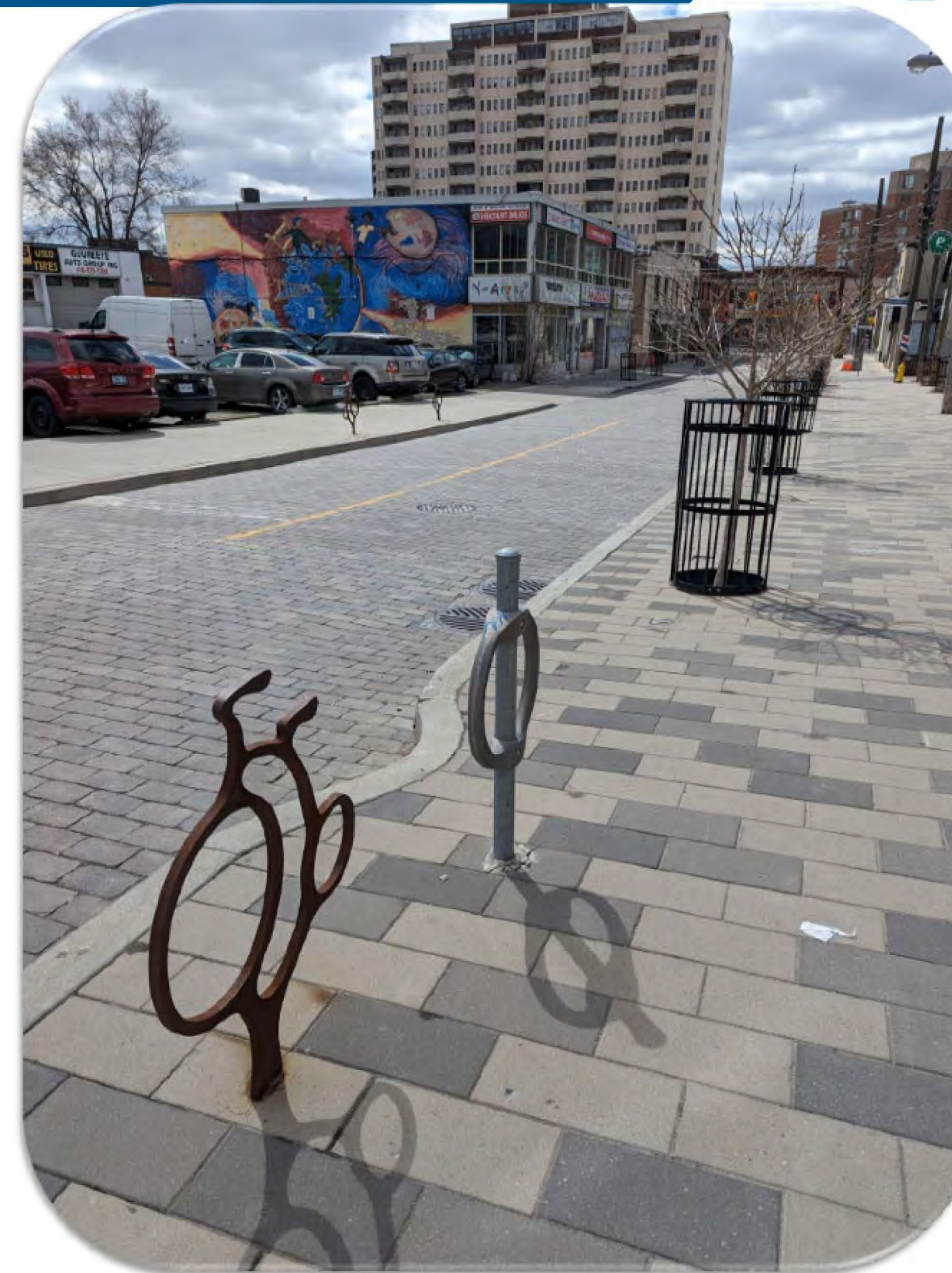
## Public Realm and Streetscape

- Existing public realm conditions assessment: pedestrian facilities (sidewalks, mid-block connections, paths/trails, street trees, street furniture), cycling facilities, and transit facilities
- Review existing street cross sections and evaluate them against complete street guidelines
- Identify public realm improvement opportunities
- Incorporate sustainability and climate change resilience into the streetscape
- Identify opportunities to improve safety



## Built Form

- Review existing and proposed built form conditions
- Understand existing permissions and recent developments
- Recommend new built form standards
- Develop new Site and Area Specific Policies



## Parks, Open Space and Community Services & Facilities

- Review existing park locations and facilities
- Identify park and public space network improvement opportunities
- Review existing community services and facilities including childcare, schools, libraries, and recreation facilities

## Infrastructure

- Existing conditions
- Capacity assessment

## Cultural Heritage

- Complete a Cultural Heritage Resource Assessment to document Weston's development history, and ensure cultural heritage resources are appropriately identified, understood, and conserved
- Ensure that an understanding of Weston's cultural heritage will be considered throughout the Weston in Gear Planning Study

## Weston Complete Streets Corridor Study

- Address mobility and streetscape challenges, particularly along Weston Road particularly along St. Philips Road to Rogers Road

## What is not part of the study?

- Improvements or policy changes beyond the study area
- Duplication of City-wide policies, guidelines, or standards
- Transportation capacity analysis
- Changes to recently completed or ongoing development approvals

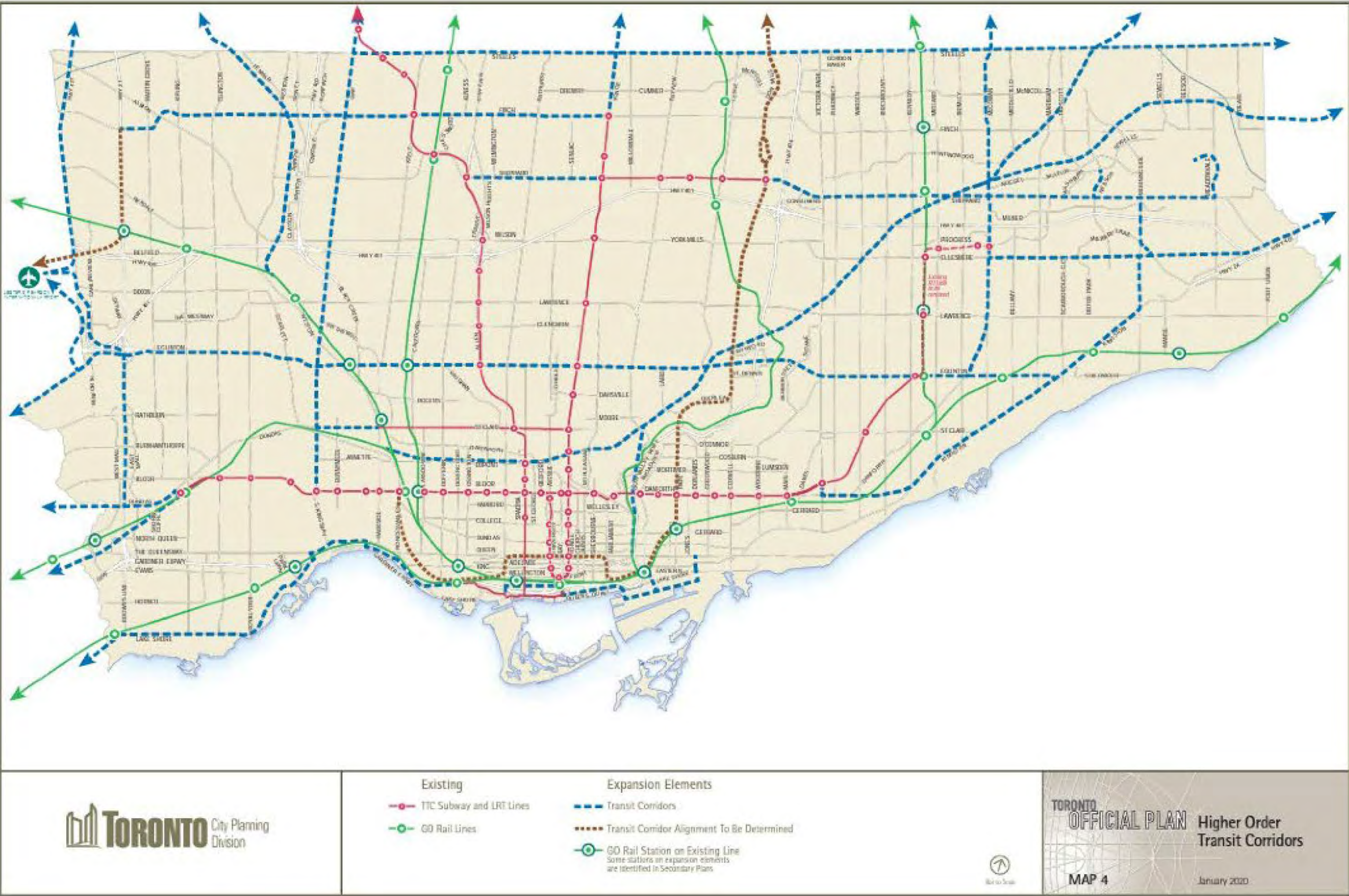


40" Outline to fit foam core panels

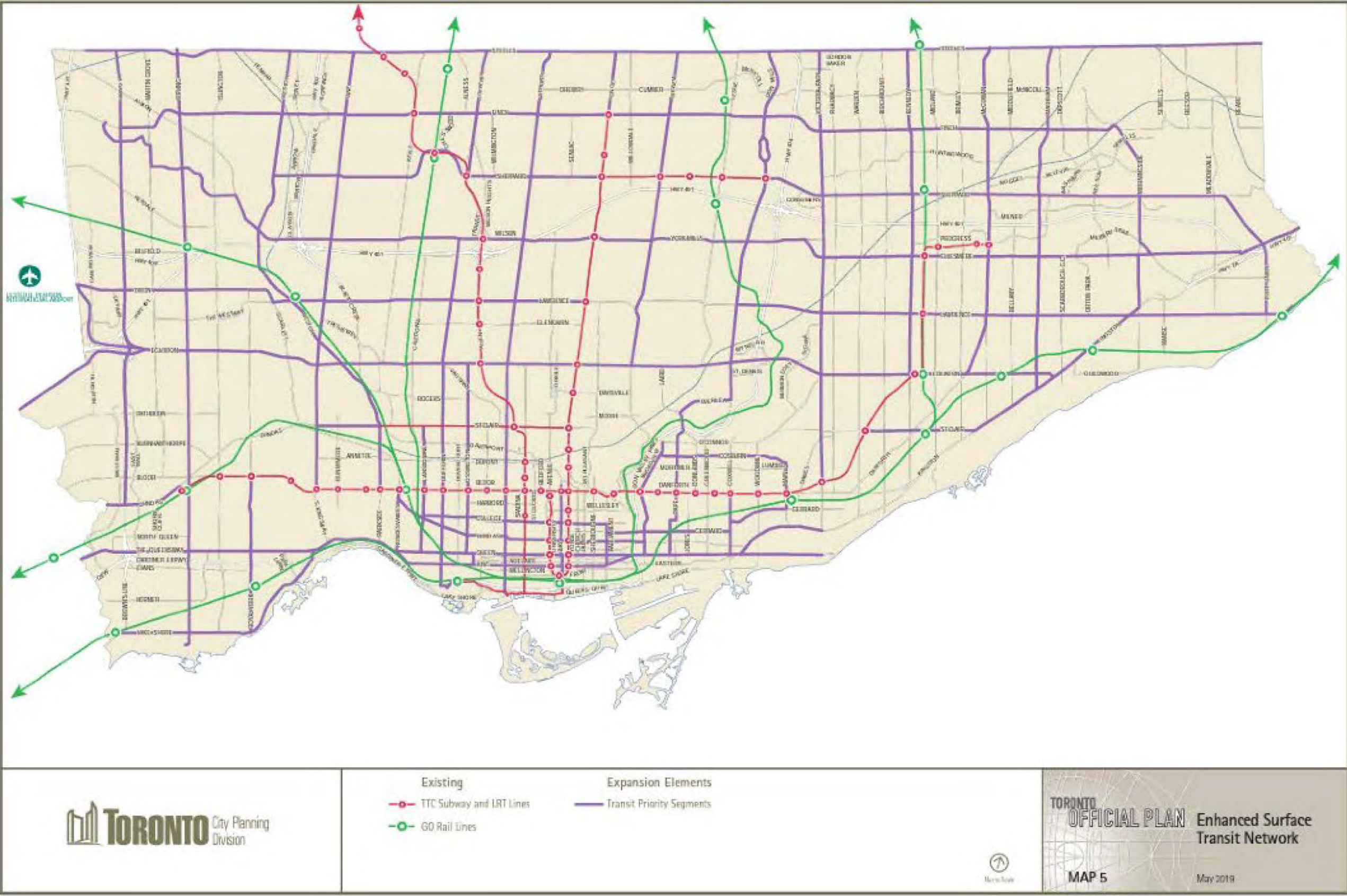


# Policy, Guidelines & Initiatives

## Higher Order Transit Corridors

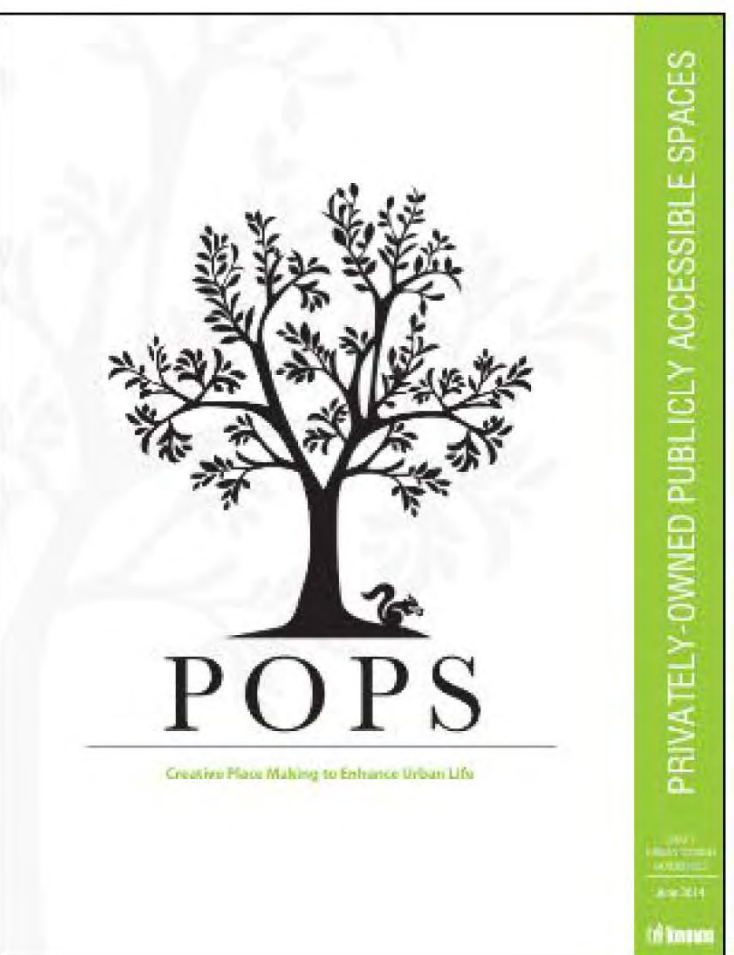
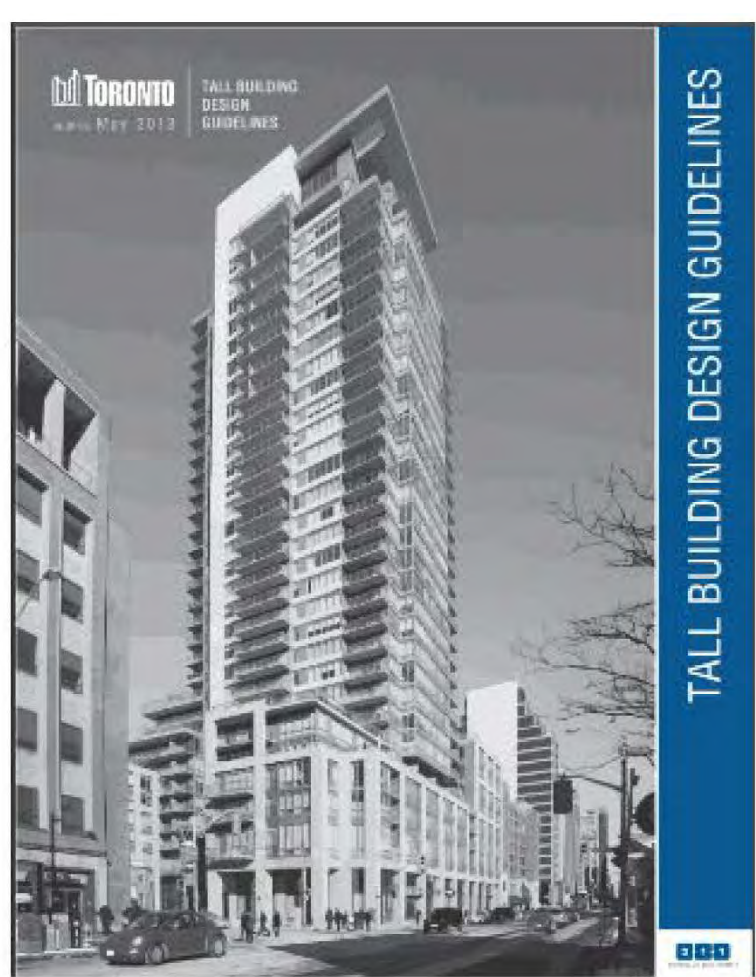
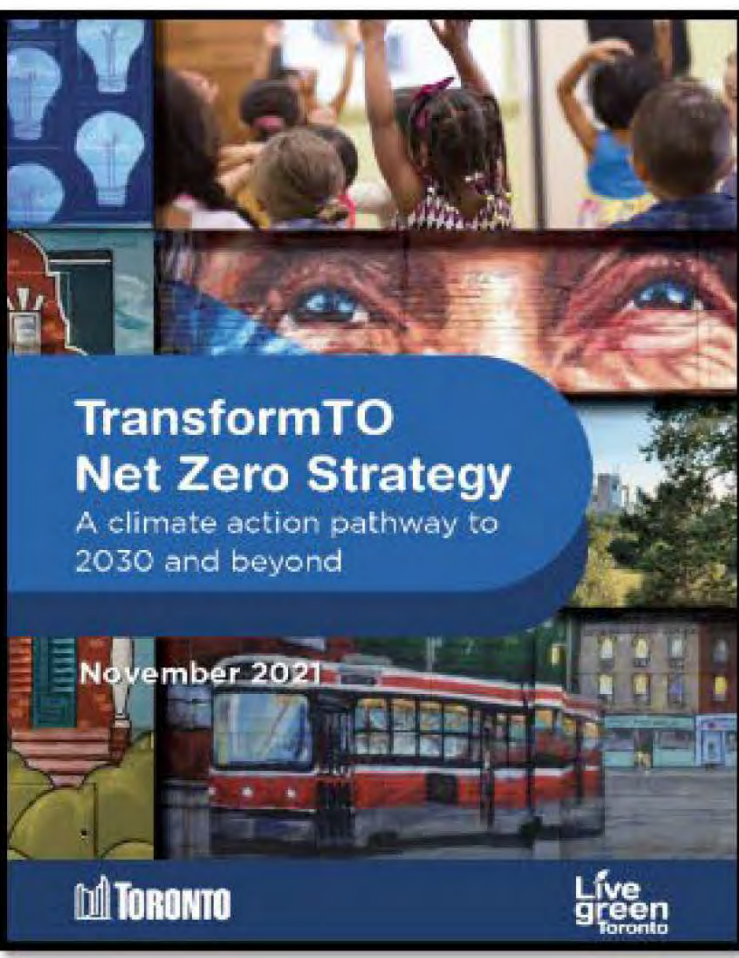
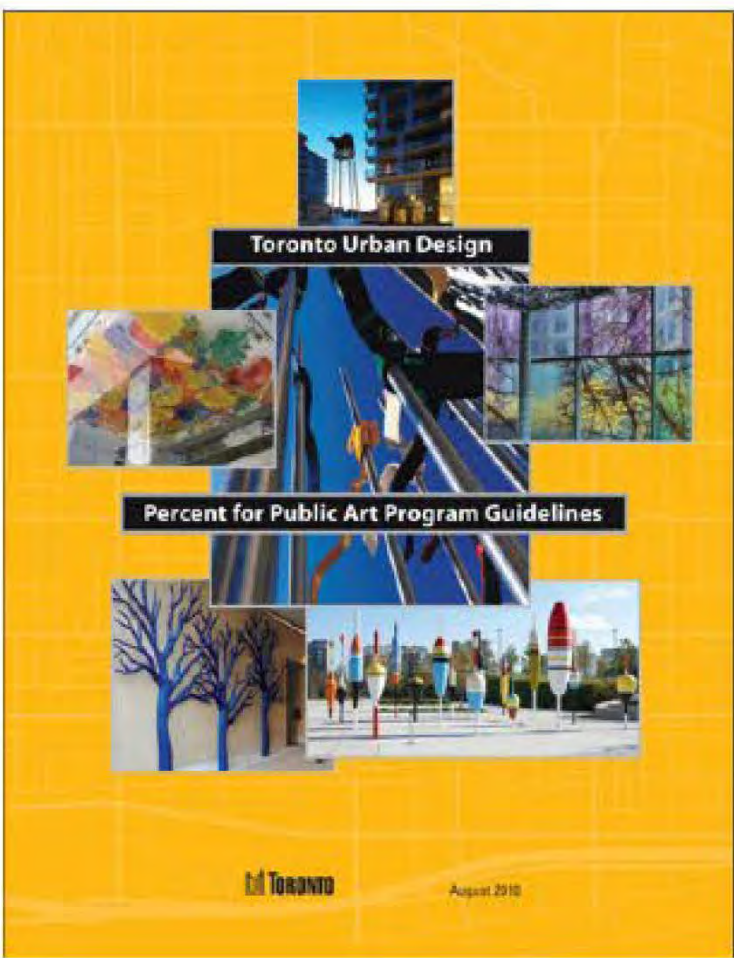
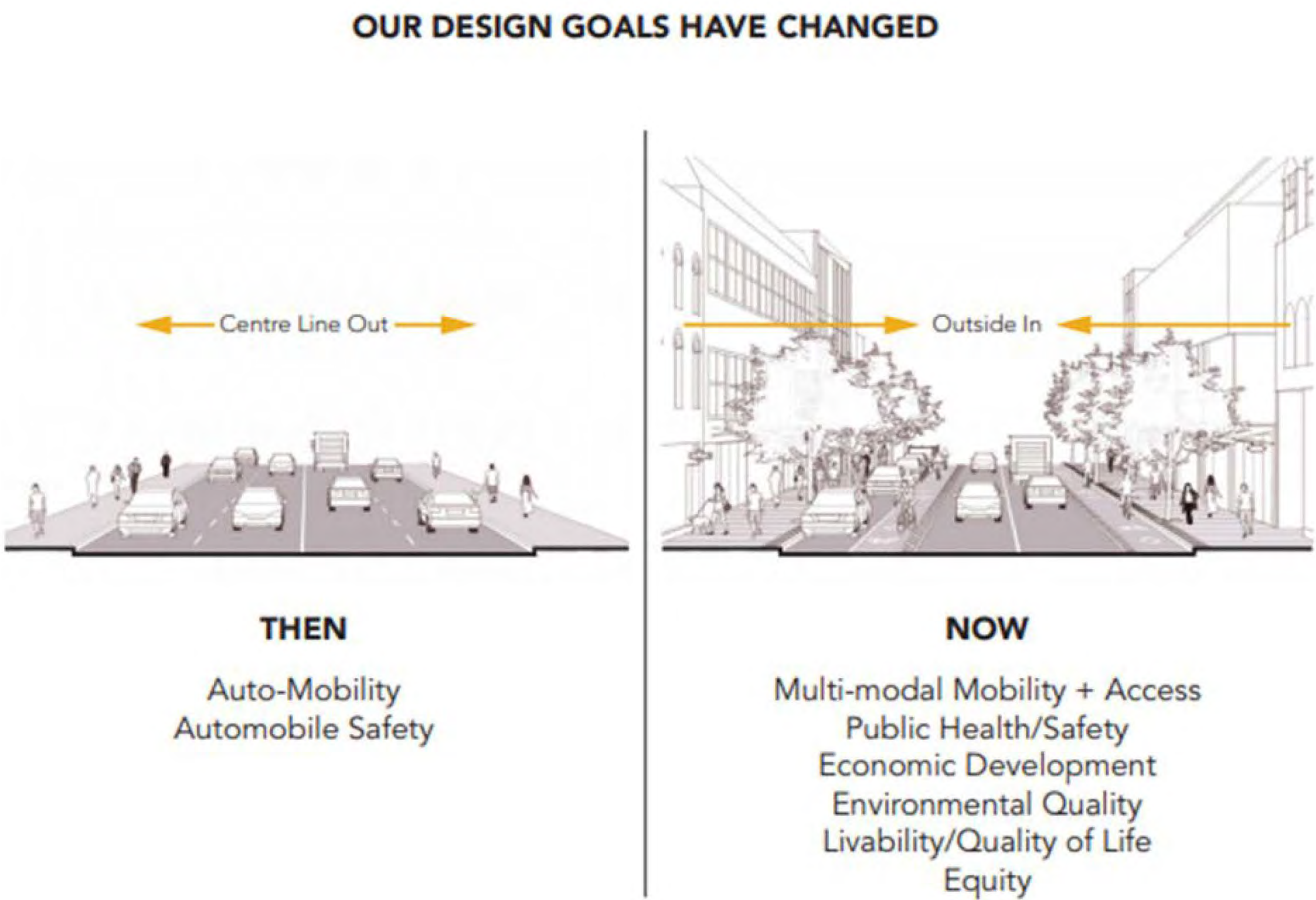


## Surface Transit Priority Network



## Housing **T** 2020 - 2030 Action Plan

## City-Wide General Guidelines



## Building Type Guidelines





# Built Form & Public Realm



## Built Form (Official Plan Policy 3.1.3)

- New development should fit harmoniously within the existing and planned context.
- New buildings should frame and define streets, parks, and open spaces with good proportion and limit visual impacts of servicing and vehicular access.
- New buildings will create appropriate transitions in scale to neighbouring existing and/or planned buildings and limit shadow and wind impacts on streets, open spaces and parks. Streets and trails

## What is the public realm?

The public realm is the network of all public and private spaces to which the public has access that draw people together and foster a sense of community including:

- Streets and trails
- Open spaces and parks
- Privately-Owned Publicly Accessible Spaces (POPS), plazas and public places

## What are we considering?

- Overall height and scale of buildings.
- Creating complete streets and implement streetscape typologies that can support retail activities.
- Weston BIA Streetscape Plan

22 John Street



1831 Weston Rd



1871 Weston Rd





# Cultural Heritage



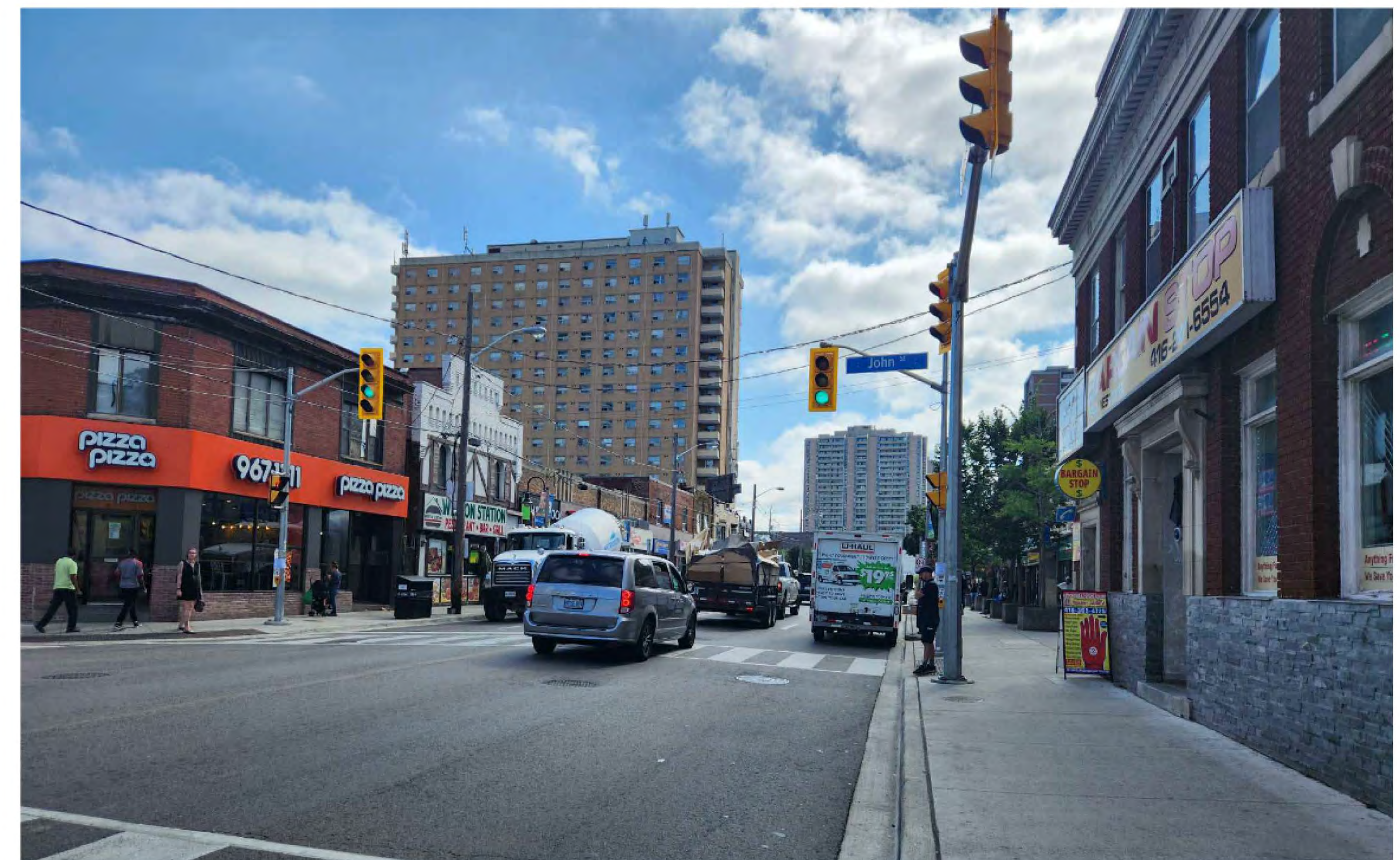
Cultural heritage in Ontario will provide people with a sense of place (PPS 2024). As part of the Weston in Gear Planning Study, a Cultural Heritage Resource Assessment will be completed.

A Cultural Heritage Resource Assessment contributes to a Planning Study by:

- Documenting and analysing the area's development history
- Gathering an understanding of how communities value the cultural heritage of the study area
- Identifying properties with potential cultural heritage value to be considered for inclusion on the City of Toronto's Heritage Register
- Building on heritage work completed through Weston Phase I Heritage Conservation District, and Weston Phase II Heritage Conservation District Study



Weston Road looking south from John Street, 1925 (Toronto Public Library).



Weston Road looking south from John Street, 2024 (Heritage Planning, 2024).





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# Thermal Comfort Study

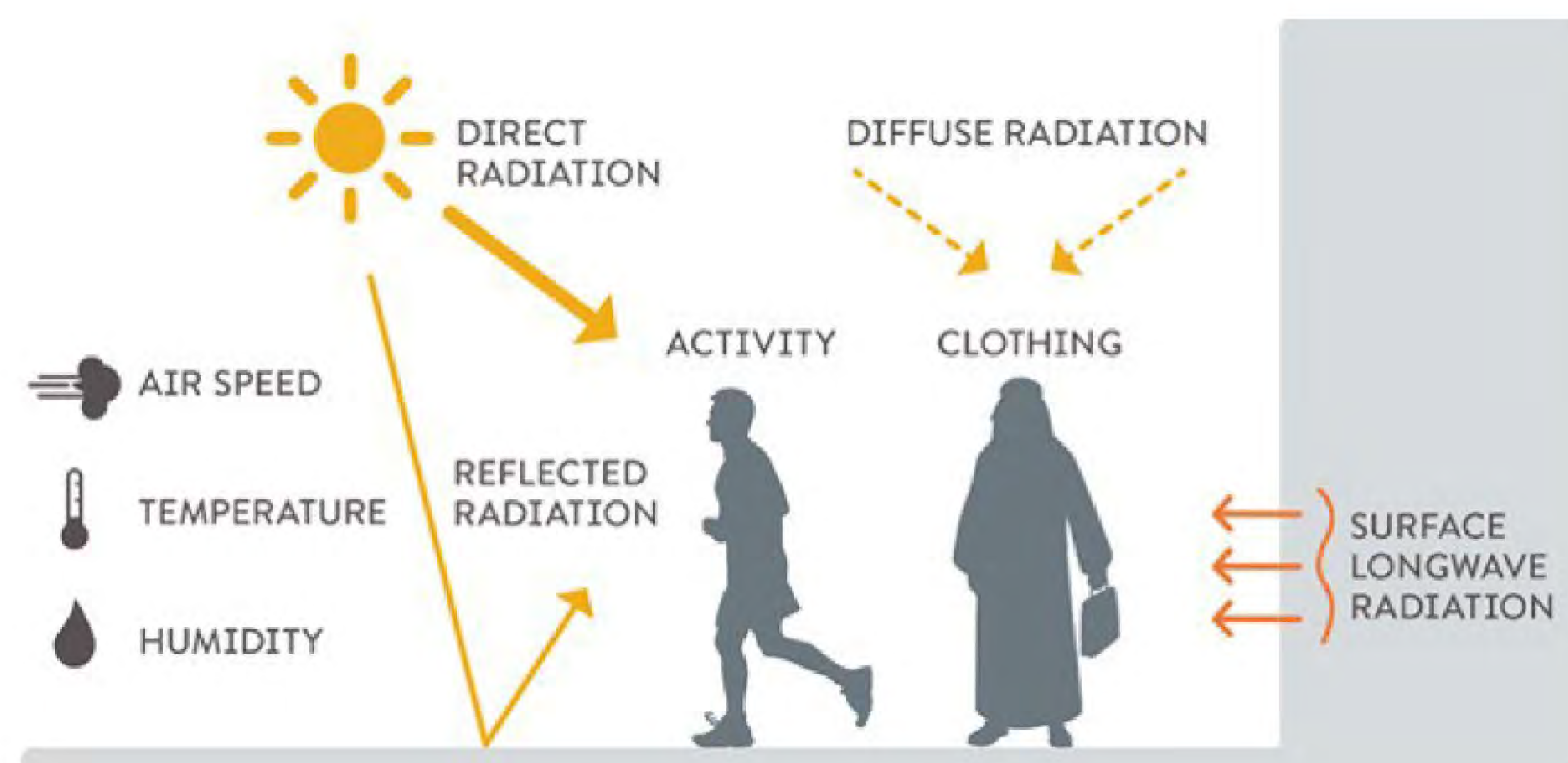
## What is Thermal Comfort?

Thermal Comfort refers to people's satisfaction level in not feeling too hot or too cold. Access to sunlight, wind, vegetation and building materials all contribute to the level of comfort people have in an environment.

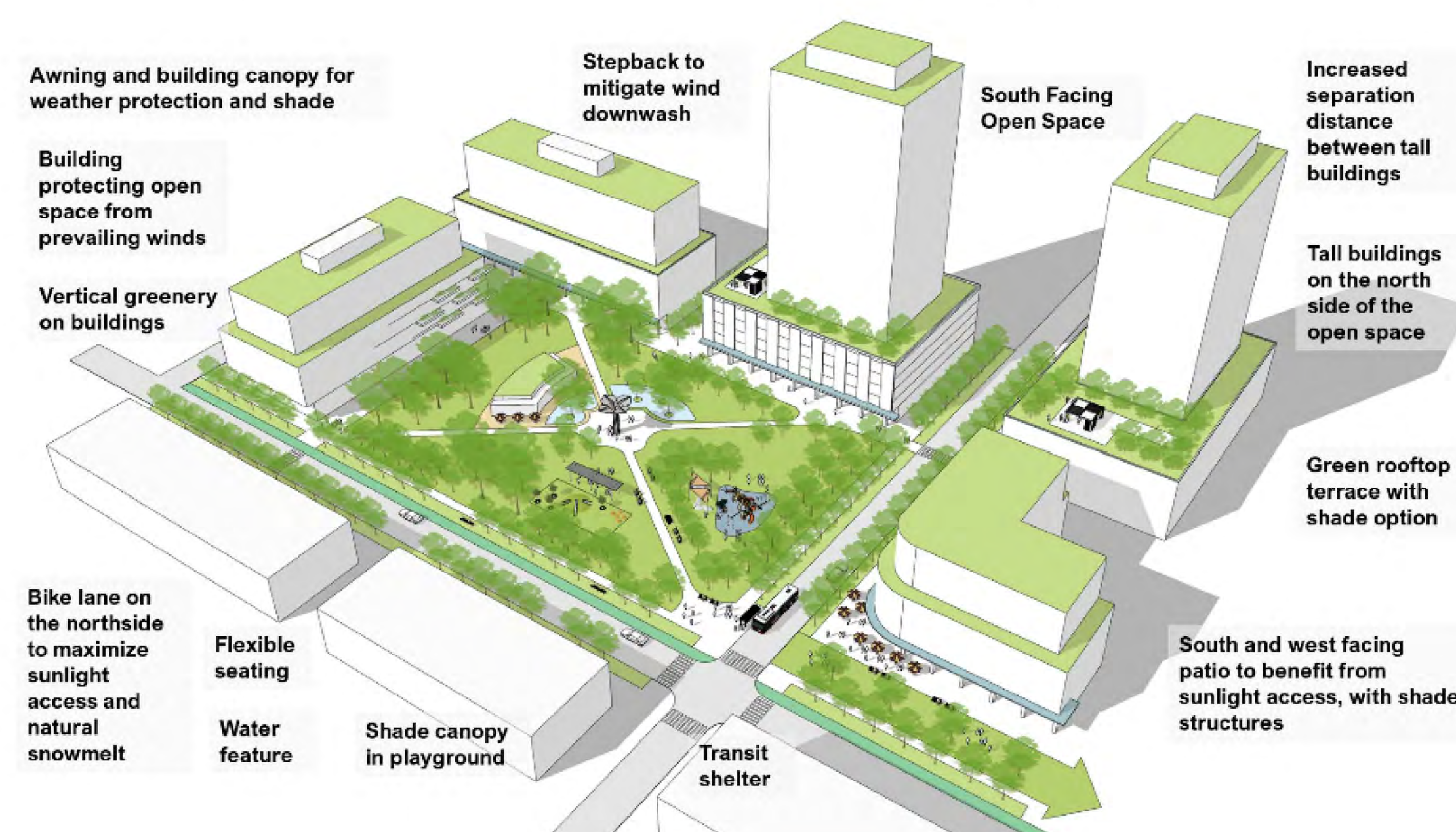
## City of Toronto's Thermal Comfort Study

The City of Toronto's Thermal Comfort Study is intended to address thermal comfort in the public realm and shared outdoor amenity spaces, taking into consideration future climate projections and the impacts of surrounding built form. The Weston Study Area has been chosen as an area for a test site to be identified to employ the Thermal Comfort Guidelines.

## Contributing Factors for Thermal Comfort

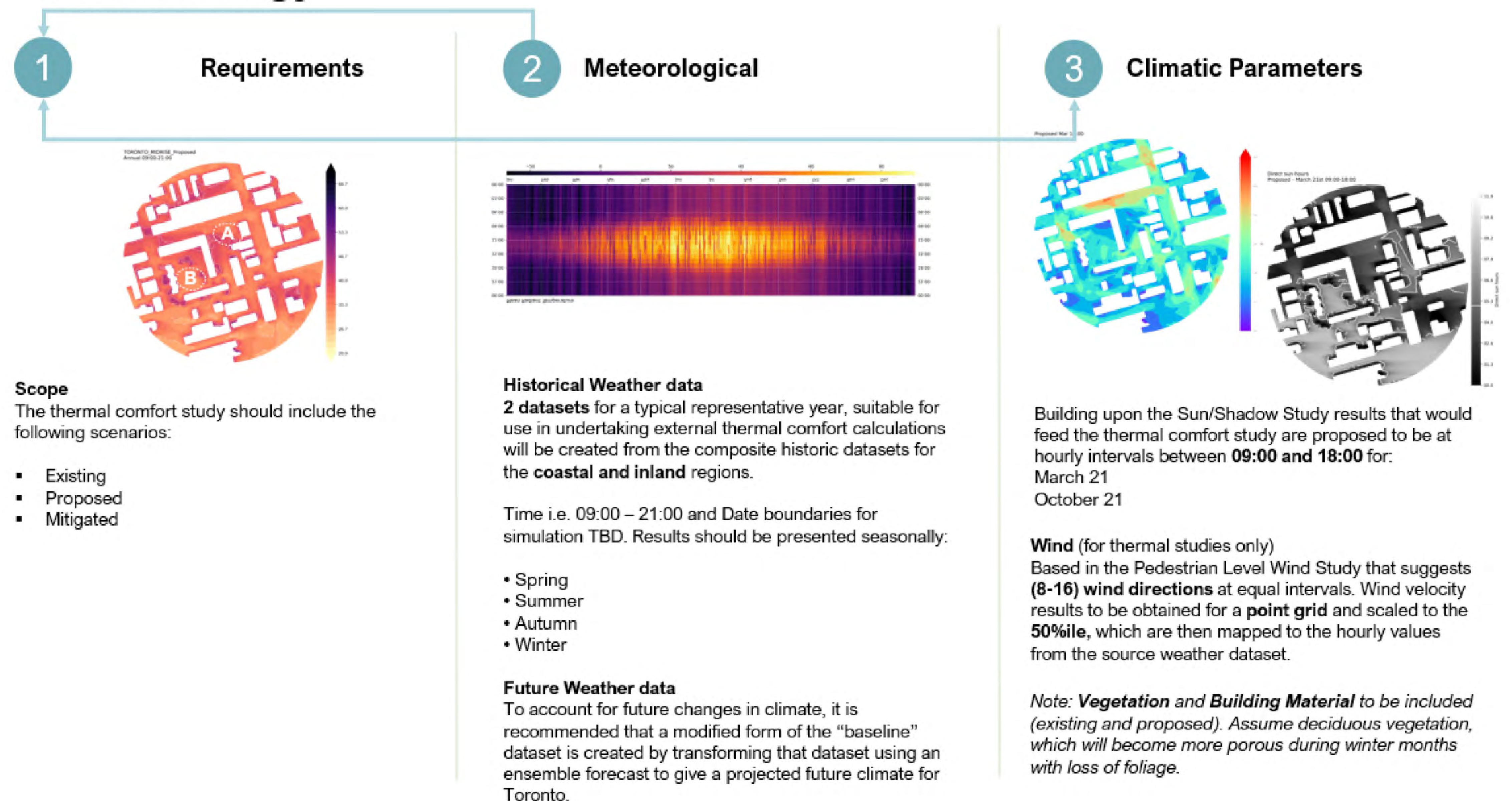


## Thermal Comfort Design



## Thermal Comfort Study Methodology

### Methodology





# Mobility and Complete Streets

## Weston Road as a Complete Street



Q: What is a Complete Street?

A: Streets that are designed to be safe for all users – pedestrians, cyclists, transit services and motor vehicles – and support and enhance local neighbourhood context and character.

### STUDY PROCESS

The study process for developing Weston Road as a Complete Street will follow the phases and timelines in the Weston in Gear Planning Study. The findings from this work will also be incorporated into the Weston in Gear Planning Study.

★ WE ARE HERE

Background  
& Existing  
Conditions

Analysis &  
Options

Future  
Design of  
Weston Road



Streets for People

- Safe, active, and accessible to people of all ages and abilities
- Give People Mobility Choices
- Make Connected Networks
- Promote Healthy and Active Living



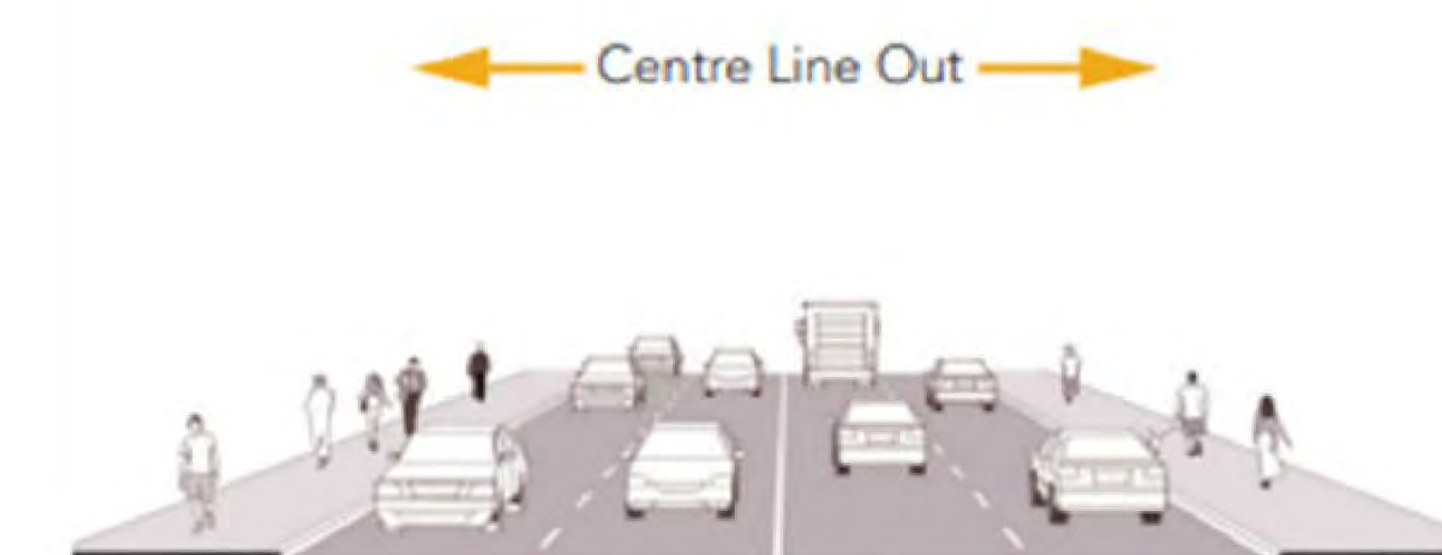
Streets for Placemaking

- Active and vibrant public spaces
- Improve Environmental Sustainability
- Respond to Local Area Context
- Green streets with landscaping and manage stormwater runoff



Streets for Prosperity

- Support local businesses and access to jobs and schools
- Support Economic Vitality
- Enhance Social Equity
- Balance Flexibility and Cost-Effectiveness



THEN

Auto-Mobility  
Automobile Safety



NOW

Multi-modal Mobility + Access  
Public Health/Safety  
Economic Development  
Environmental Quality  
Livability/Quality of Life  
Equity



# Mobility & Complete Streets

## Tell us how you travel!



Where are the places you visit most often? (Place dots on the map)

What issues and opportunities do you see for improving accessibility and safety? (Use a **yellow sticky**)

How do you get around Weston?  
Please indicate with dots:






# Parks and Open Spaces



## Existing Parks and Outdoor Recreational Facilities serving Weston in Gear Planning Study area:

**30 parks**

Serving the Study Area totaling 93 ha for recreation, relaxation and experiencing nature

**19 Outdoor Facilities:**

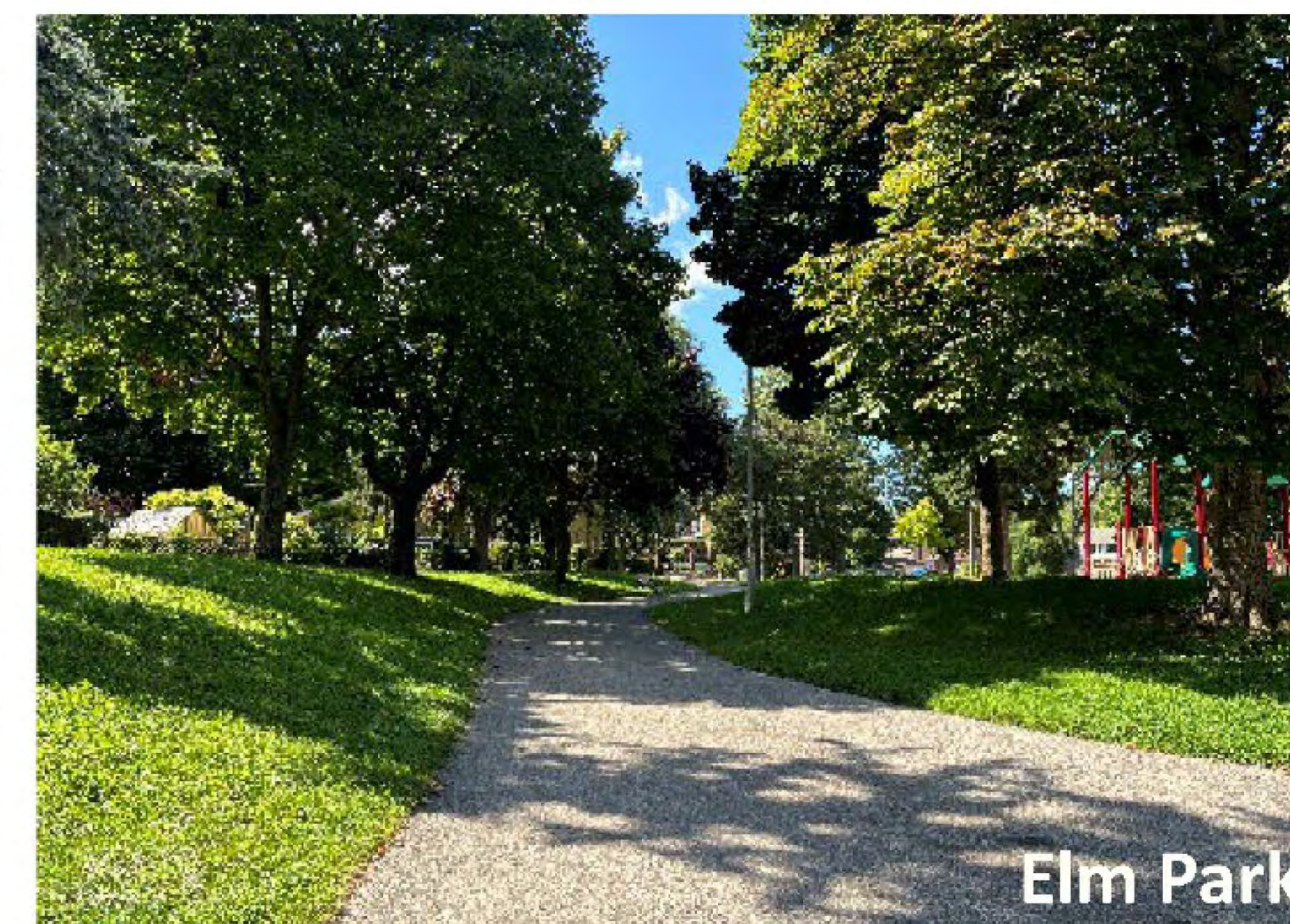
soccer fields, baseball diamonds, basketball courts, tennis courts, outdoor pools, bocce courts, skate park, splash pad

**19**

Playgrounds

**1**

Arena



Elm Park



Memorial Park



Weston Lions Park



Weston Lions Park



# Community Services and Facilities

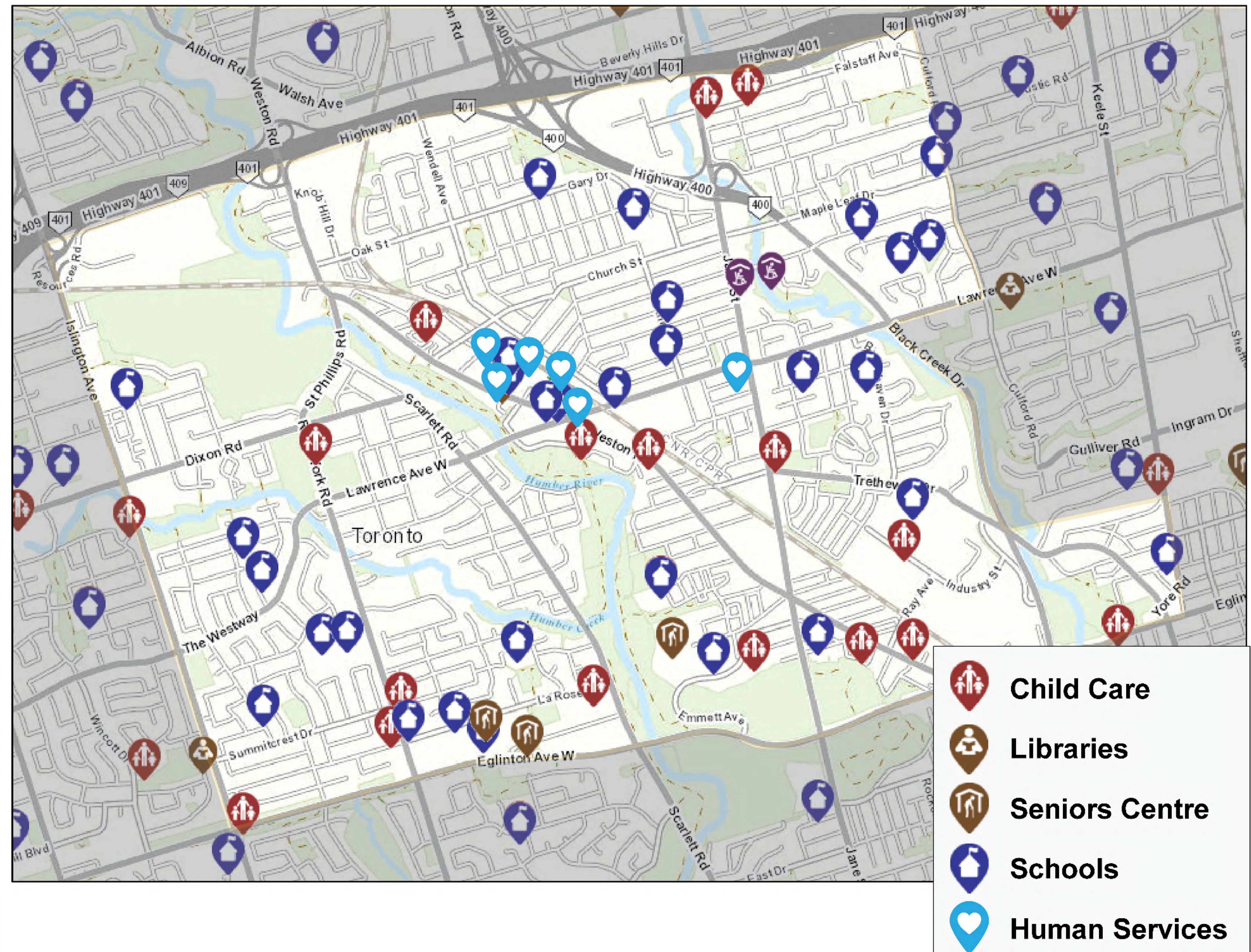
## What are Community Services and Facilities?

Community services and facilities are publicly accessible, non-profit facilities and places where City Divisions, agencies and boards, and school boards deliver programs and services. They include places like **child care centres, libraries, recreation facilities, schools and community space for human services.**

Community services and facilities support neighbourhood quality of life by contributing to the social, economic and cultural well-being of the community. Ensuring that provision of CS&F meets both current and future community needs is fundamental in planning for new growth and development in communities.



## Existing Community Services and Facilities in Weston





# Creating a Complete Community

Tell us what you think



Use a dot sticker to tell us the types of services and facilities you would like to see more of in Weston

<b>Parks and Recreation Areas</b> Green spaces, POP	<b>Community Centers</b> Venues for events and activities with multi-purpose rooms	<b>Libraries</b> Spaces for reading, studying, and community programs
<b>Fitness Centers</b> Gyms with equipment and classes	<b>Healthcare Facilities</b> Clinics, medical offices, or wellness centers	<b>Educational Facilities</b> Schools, daycare centers, or after-school programs
<b>Retail and Dining Areas</b> Shops, restaurants, and cafes.	<b>Cultural Centers</b> Museums, galleries, and performance spaces	<b>Green Infrastructure</b> Rain gardens, community gardens, and sustainable landscaping



# Servicing Infrastructure



The study will determine if the existing servicing has adequate capacity to accommodate future intensification.

The Study Area is currently serviced by sanitary sewers, combined sewers, storm sewers, and watermains.

Increased population demands may strain infrastructure capacity.

An infrastructure assessment will be included as part of this Study process. It will recommend upgrades to meet future projections, if required.



## Sanitary and Combined Sewers

- Wastewater flows generated within the Study Area are discharged into sanitary and/or combined sewers and are routed via trunk sewer systems to wastewater treatment plants.
- Combined sewers convey both sanitary and storm flows in one pipe, while a separated system consists of sanitary sewers conveying wastewater, and storm sewers conveying stormwater.
- Adequate sewer sizing ensures wastewater is conveyed and treated before discharge into the natural environment



## Storm Sewer

- The storm sewer system collects and directs stormwater from roads and nearby areas into underground pipes, helping to prevent flooding and keep streets safe during heavy storms.
- New developments are required to follow the City's Wet Weather Flow Management Guidelines in order to meet water balance, quality, and quantity control targets through the use of Stormwater Management measures.



## Watermains

- A network of municipal watermains provides potable water to local households and businesses.
- Watermains are used for domestic purposes as well as fire suppression. Any intensification in the area must ensure that water demands and supply are adequate as per the City's design criteria.



# Tell us what you think



POST YOUR  
COMMENTS

1. Use a **green sticky** to tell us what's great about the Weston neighbourhood
2. Use a **yellow sticky** to tell us what needs improving
3. Use a **pink sticky** to tell us any other ideas or concerns
4. Use a **blue sticky** to tell us what you would like to see within the public realm to help draw people in and boost the local economy?



