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



Weston in Gear Planning Study Overview

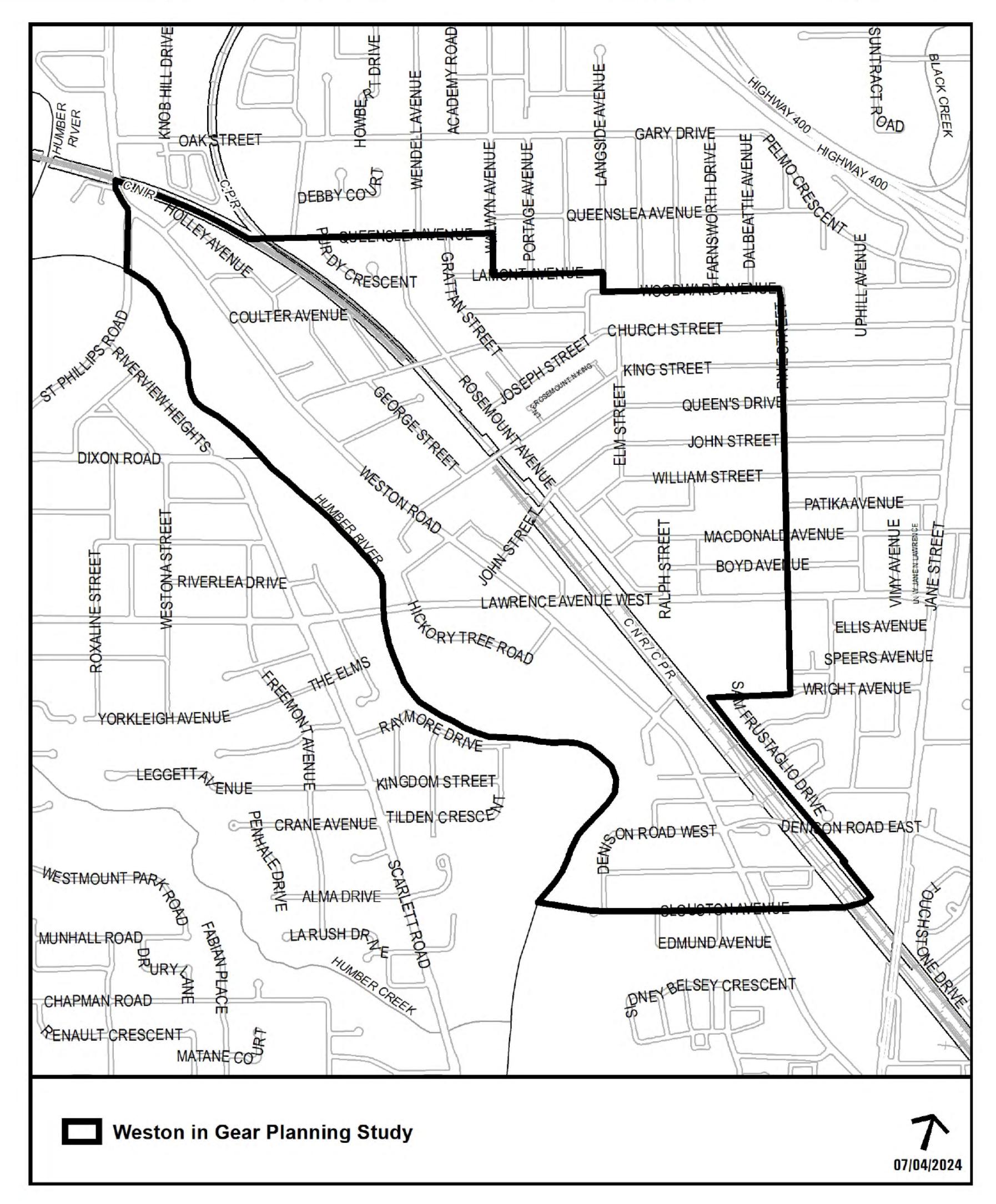


The Study

The City of Toronto is undertaking the Weston in Gear Planning Study in response to Council direction. The study will engage with the local community to create a renewed vision and built form, public realm, streetscape and community benefits plan for the area.

Study outcomes may include:

- 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



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

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

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



Community Consultation Meetings (CCM) or **Public Meetings**



Technical Advisory Committee Meetings (TAC)



Scoped Engagement
Opportunities and I Opportunities and Local **Advisory Committee** Meetings (LAC)



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

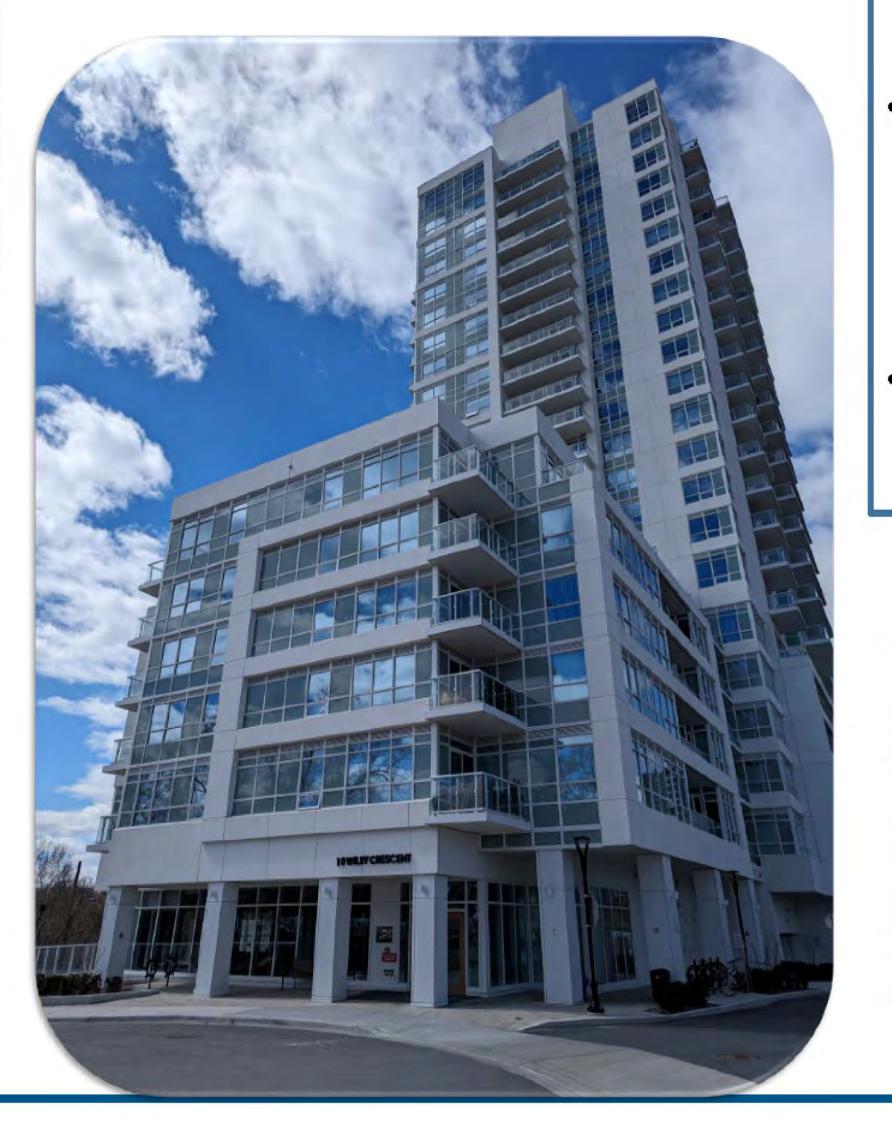




Built Form

- 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



Policy Framework

Major Transit Station Areas (MTSA)

As part of Toronto's Municipal Comprehensive Review, the City is required to demonstrate that it has a transit-oriented plan in place to accommodate minimum density targets around planned and existing higher-order transit stations.

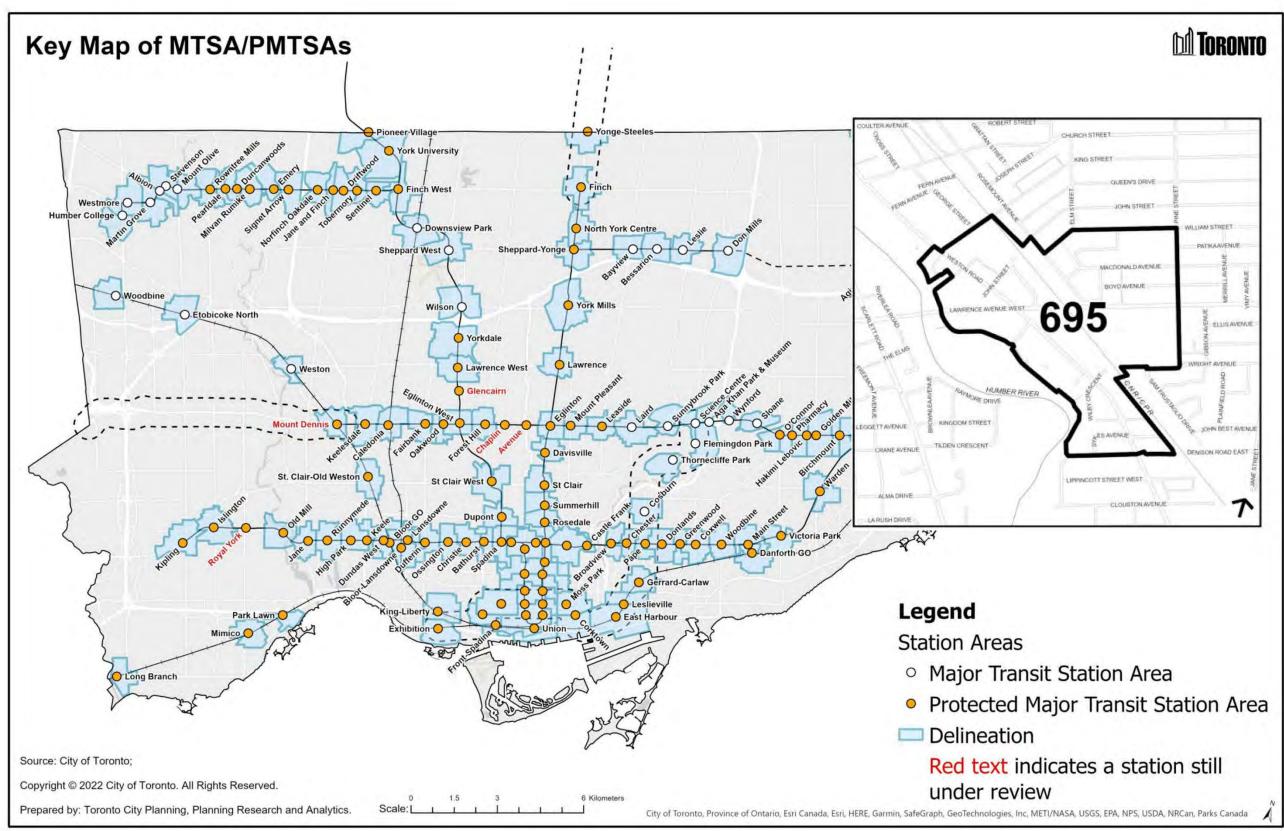
The Province's Growth Plan defines a MTSA as the areas generally within 500 to 800 metre radius of a transit station, representing about a 10-minute walk. Each MTSA will be subject to a minimum density target across the area as a whole. The study area includes the Weston Major Transit Station Area, identified as Site and Area Specific Policy 695.

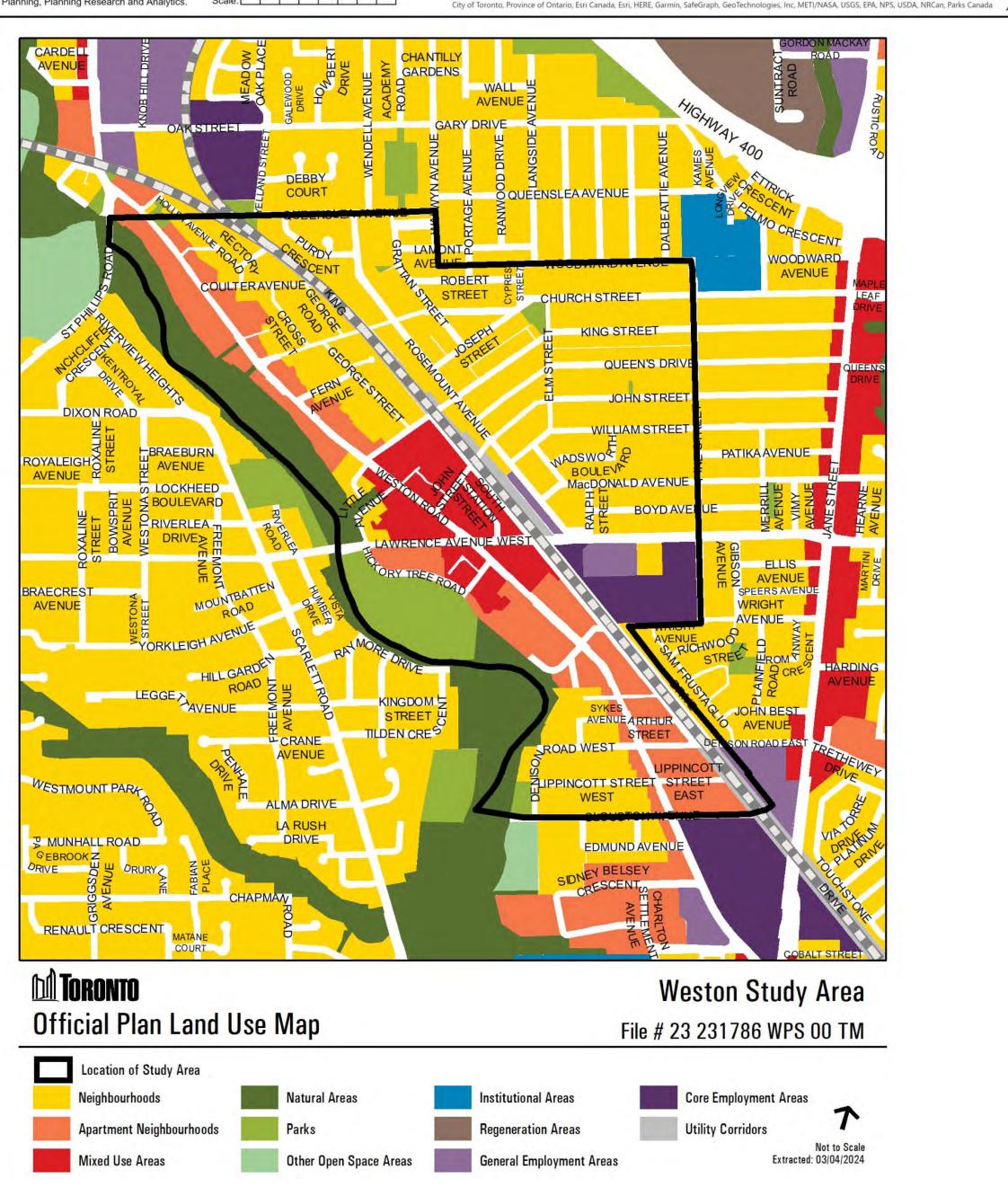
Official Plan

Land use designations and urban structure classifications are among the Official Plan's key implementation tools for achieving the growth strategy set out in Chapter Two of the Official Plan – to direct major growth to some parts of the City and away from others.

Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.



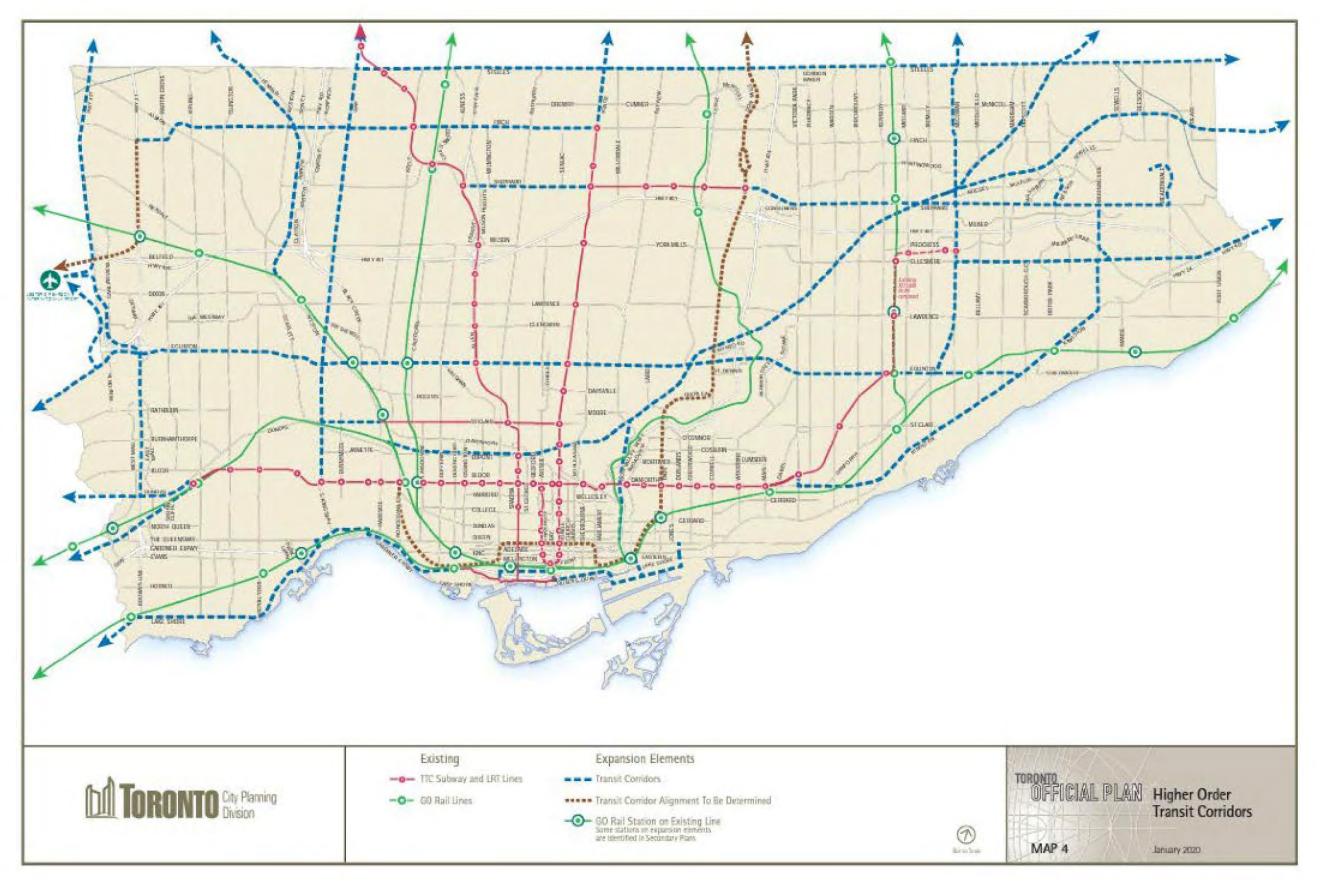




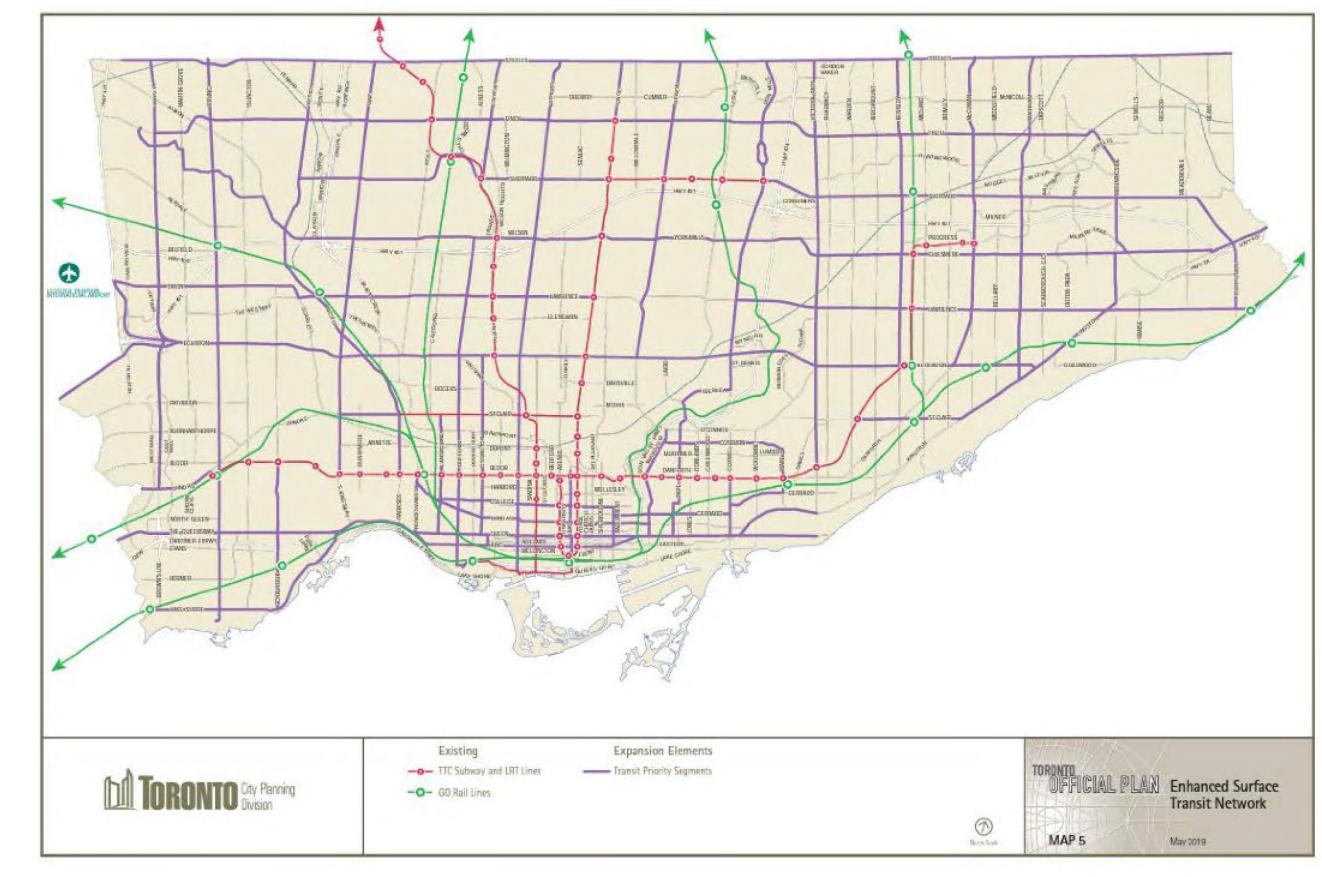
Policy, Guidelines & Initiatives



Higher Order Transit Corridors



Surface Transit Priority Network



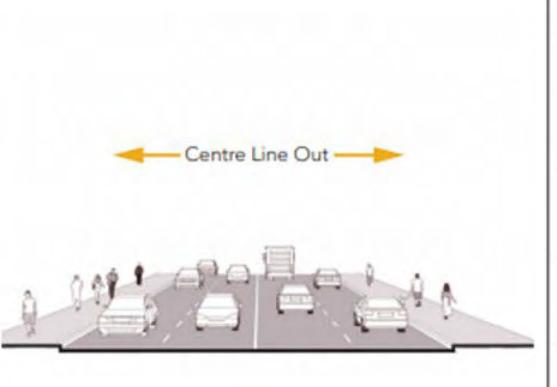




2020 - 2030 Action Plan

City-Wide General Guidelines

OUR DESIGN GOALS HAVE CHANGED

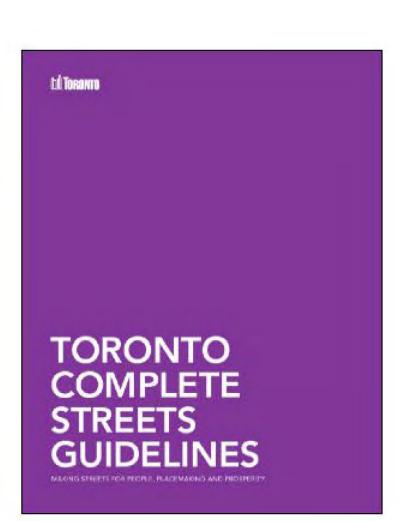


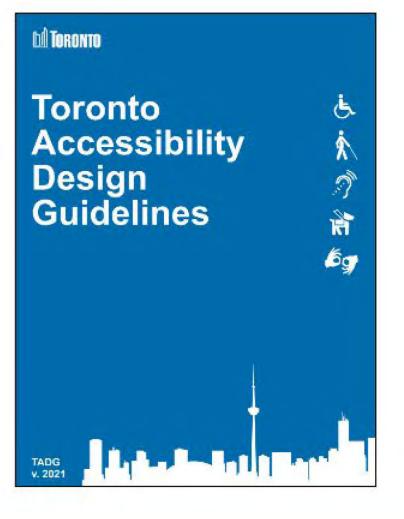
THEN **Auto-Mobility** Automobile Safety

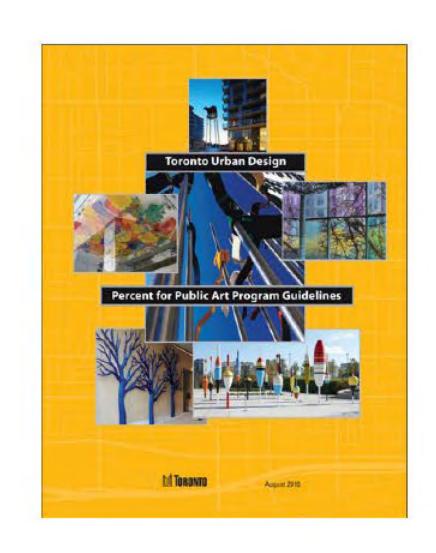


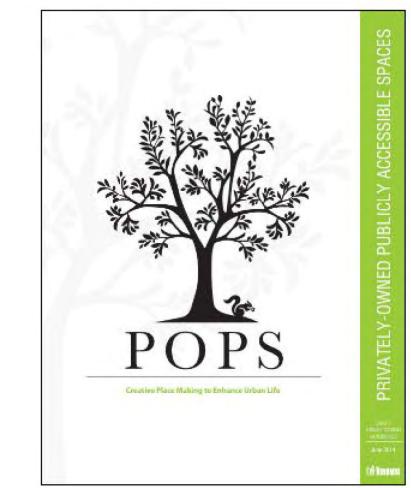
NOW

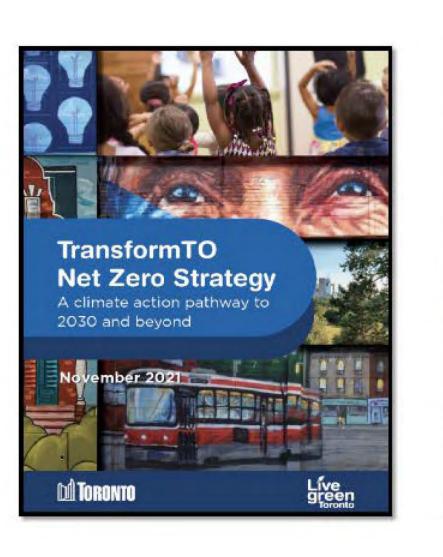
Multi-modal Mobility + Access Public Health/Safety **Economic Development Environmental Quality** Livability/Quality of Life



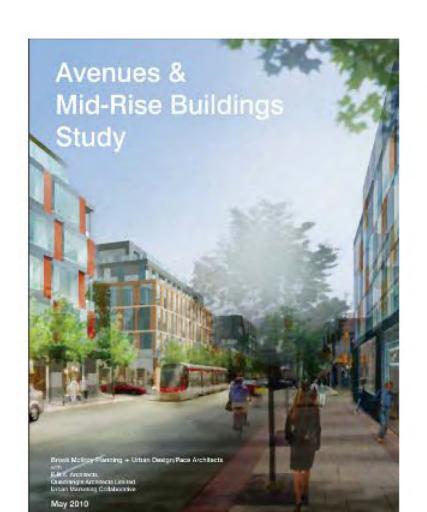




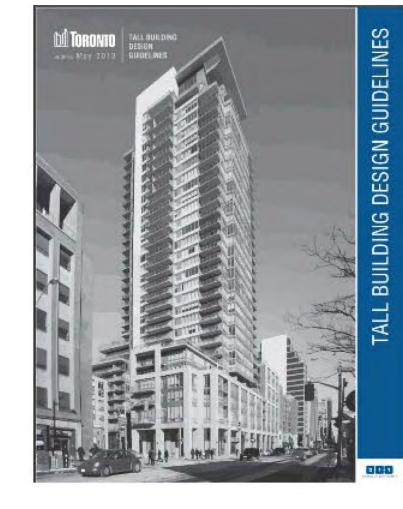


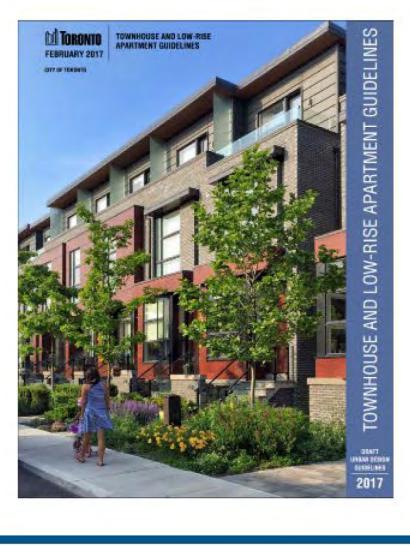






Building **Type** Guidelines







Built Form & Public Realm

Built Form (Official Plan Policy 3.1.3)

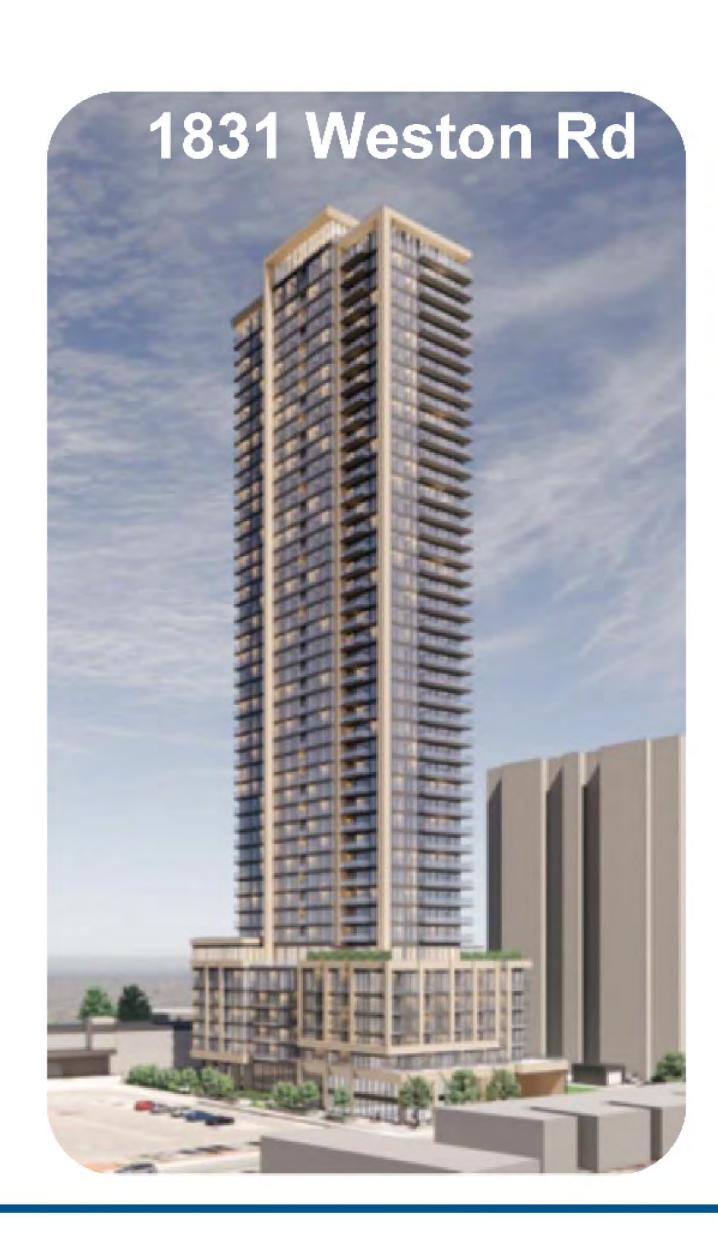
- New development should fit harmoniously within the existing and planned context.
- New buildings should frame and define streets, parks, and open spaces with good proportion and limit visual impacts of servicing and vehicular access.
- New buildings will create appropriate transitions in scale to neighbouring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

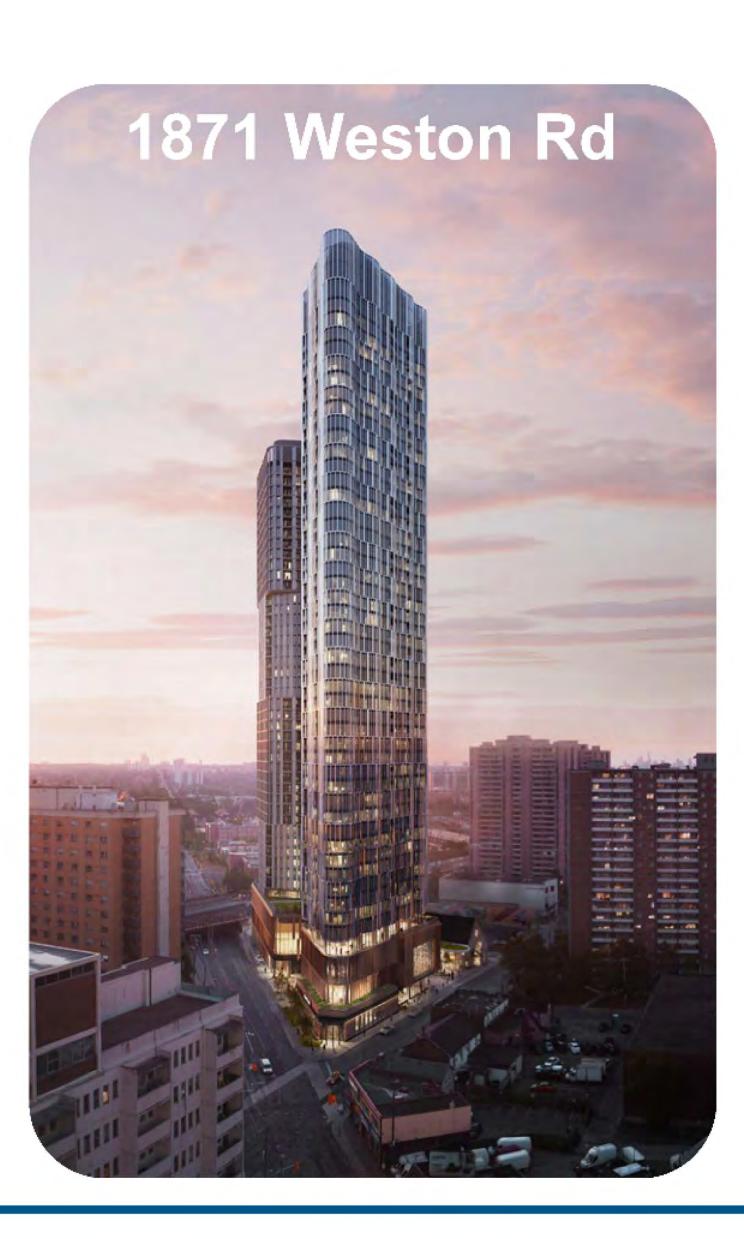
What is the public realm?

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

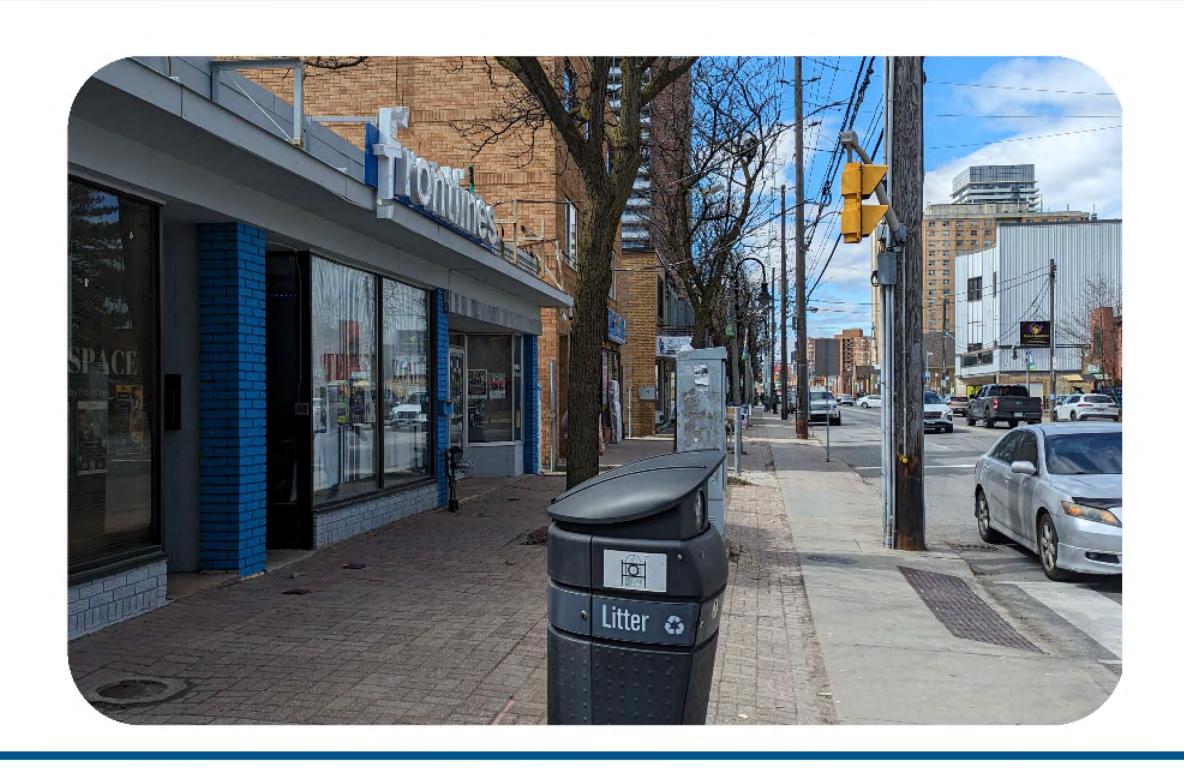
22 John Street





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





Cultural Heritage

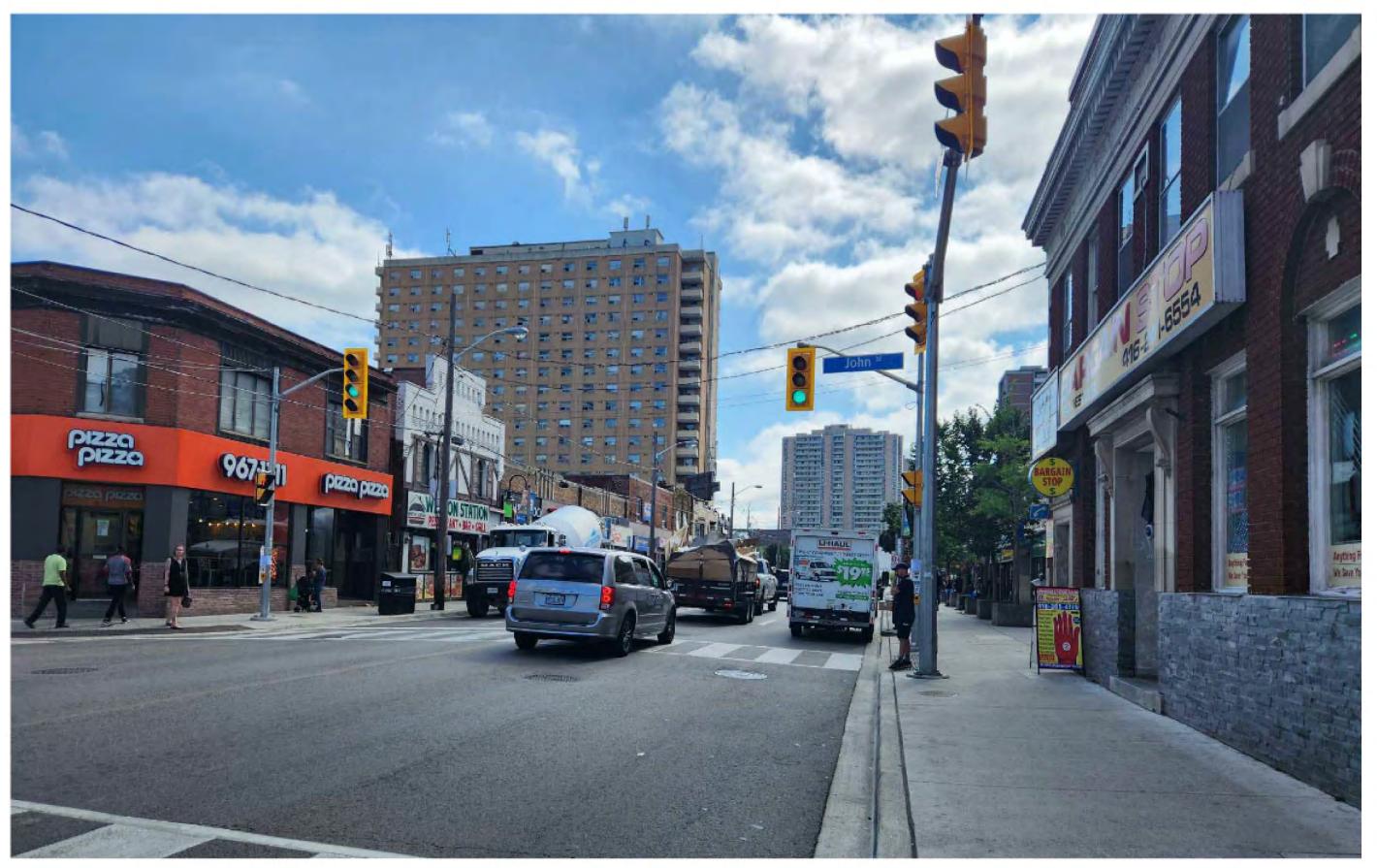
Cultural heritage in Ontario will provide people with a sense of place (PPS 2024). As part of the Weston in Gear Planning Study, a Cultural Heritage Resource Assessment will be completed.

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



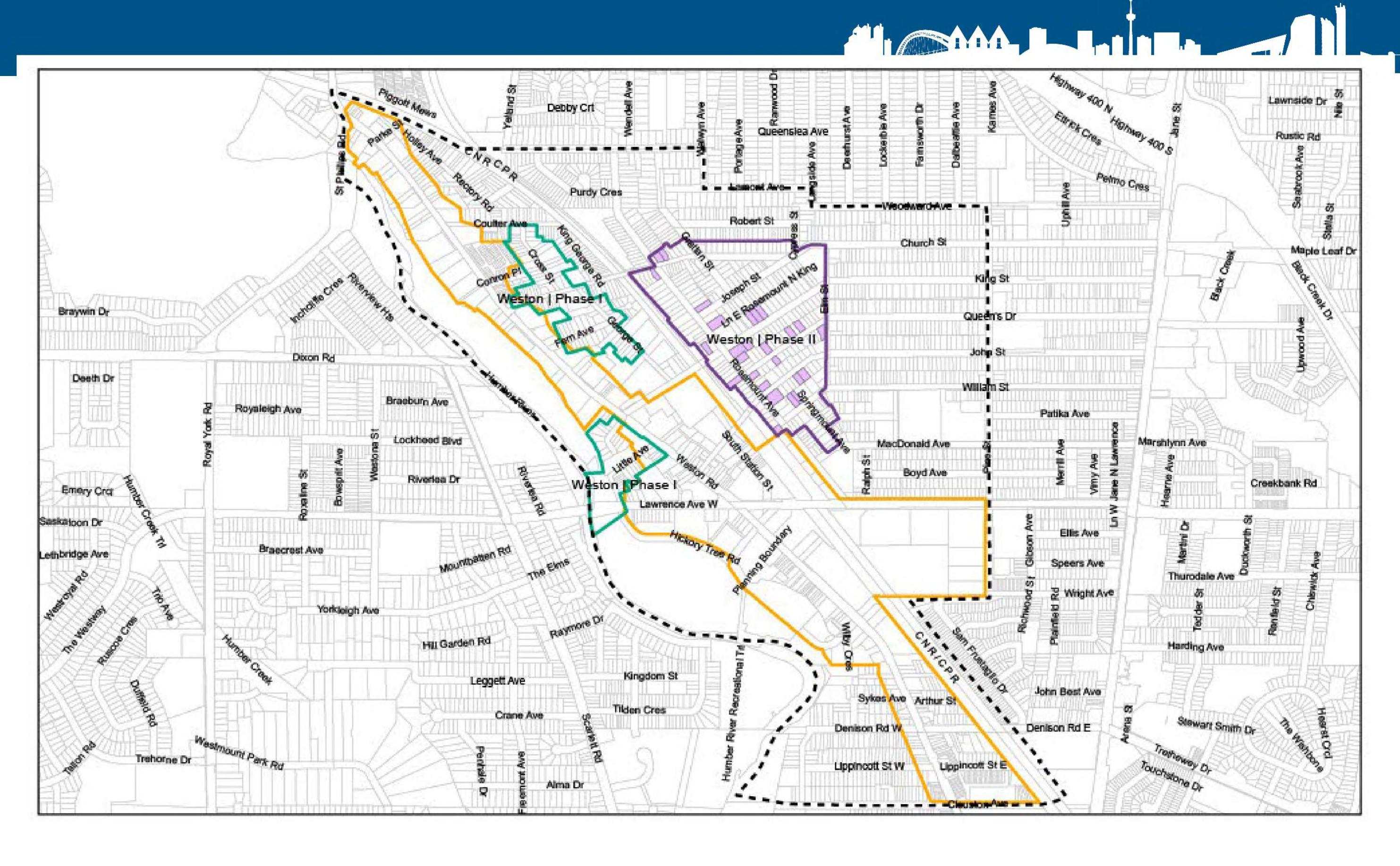
Weston Road looking south from John Street, 1925 (Toronto Public Library).

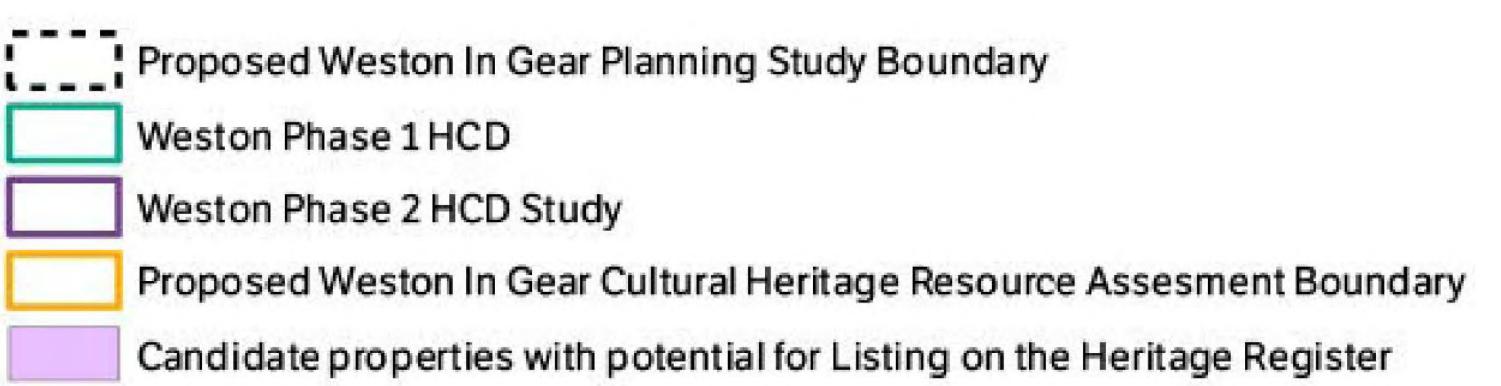


Weston Road looking south from John Street, 2024 (Heritage Planning, 2024).



Cultural Heritage Resource Assessment Boundary









Thermal Comfort Study



What is Thermal Comfort?

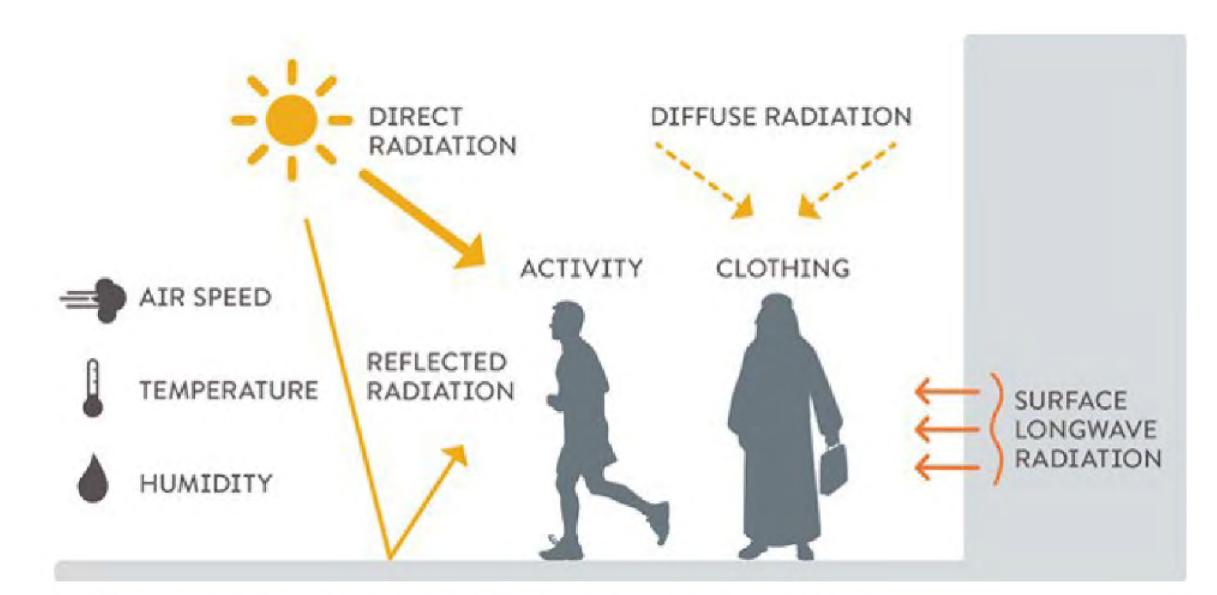
Thermal Comfort refers to people's satisfaction level in not feeling too hot or too cold. Access to sunlight, wind, vegetation and building materials all contribute to the level of comfort people have in an environment.

City of Toronto's Thermal Comfort Study

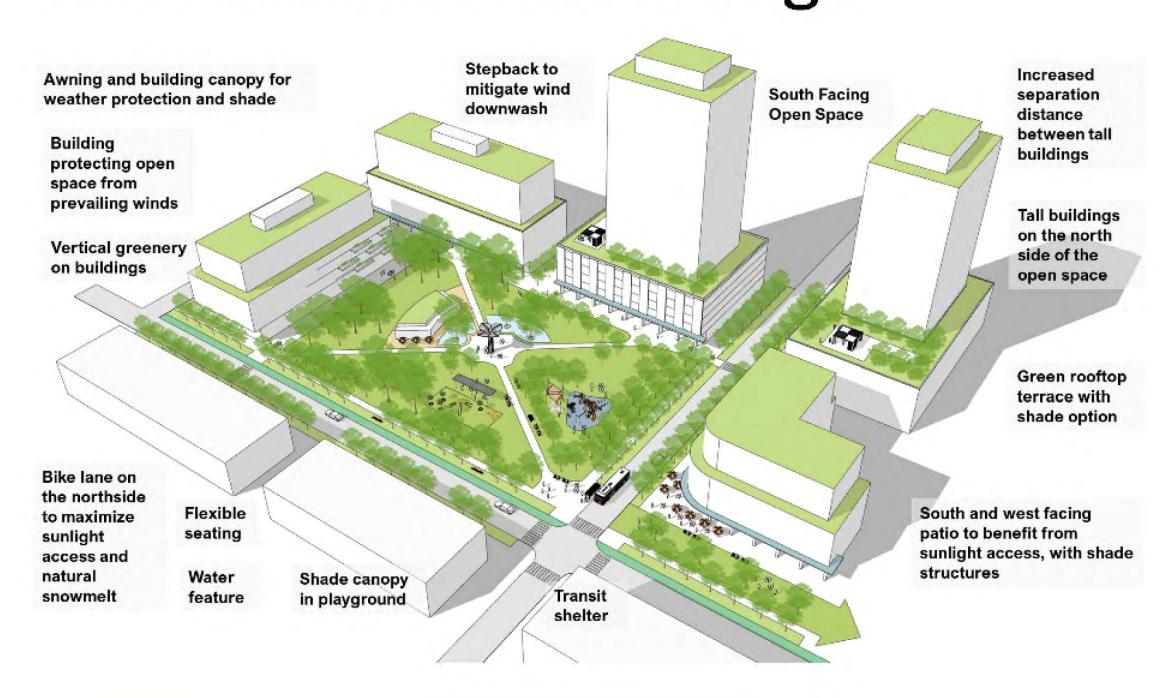
The City of Toronto's Thermal Comfort Study is intended to address thermal comfort in the public realm and shared outdoor amenity spaces, taking into consideration future climate projections and the impacts of surrounding built form. The Weston Study Area has been chosen as an area for a test site to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

Contributing Factors for Thermal Comfort

Thermal Comfort Study Methodology



Thermal Comfort Design



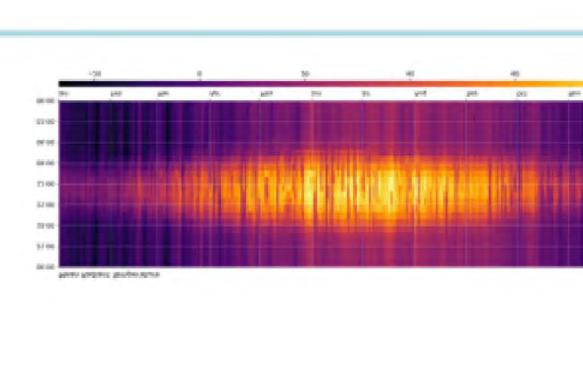
Methodology

Requirements

The thermal comfort study should include the following scenarios:

- Existing
- Proposed
- Mitigated

Meteorological



Historical Weather data

2 datasets for a typical representative year, suitable for use in undertaking external thermal comfort calculations will be created from the composite historic datasets for the coastal and inland regions.

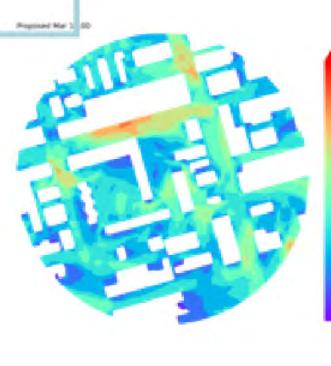
Time i.e. 09:00 – 21:00 and Date boundaries for simulation TBD. Results should be presented seasonally:

- Spring
- Summer
- Autumn Winter
- **Future Weather data**

To account for future changes in climate, it is recommended that a modified form of the "baseline" dataset is created by transforming that dataset using an ensemble forecast to give a projected future climate for



Climatic Parameters





Building upon the Sun/Shadow Study results that would feed the thermal comfort study are proposed to be at hourly intervals between 09:00 and 18:00 for: March 21

October 21

Wind (for thermal studies only)

Based in the Pedestrian Level Wind Study that suggests (8-16) wind directions at equal intervals. Wind velocity results to be obtained for a point grid and scaled to the 50%ile, which are then mapped to the hourly values from the source weather dataset.

Note: Vegetation and Building Material to be included (existing and proposed). Assume deciduous vegetation, which will become more porous during winter months with loss of foliage.



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.



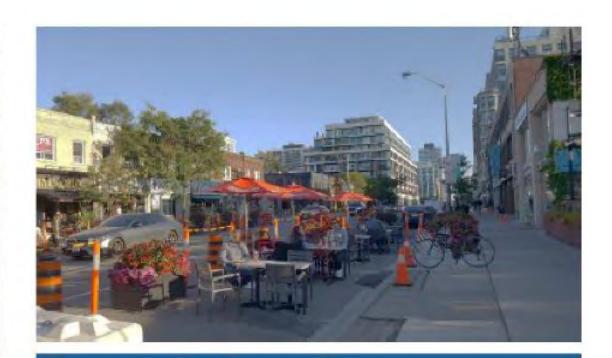
Streets for People

- 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

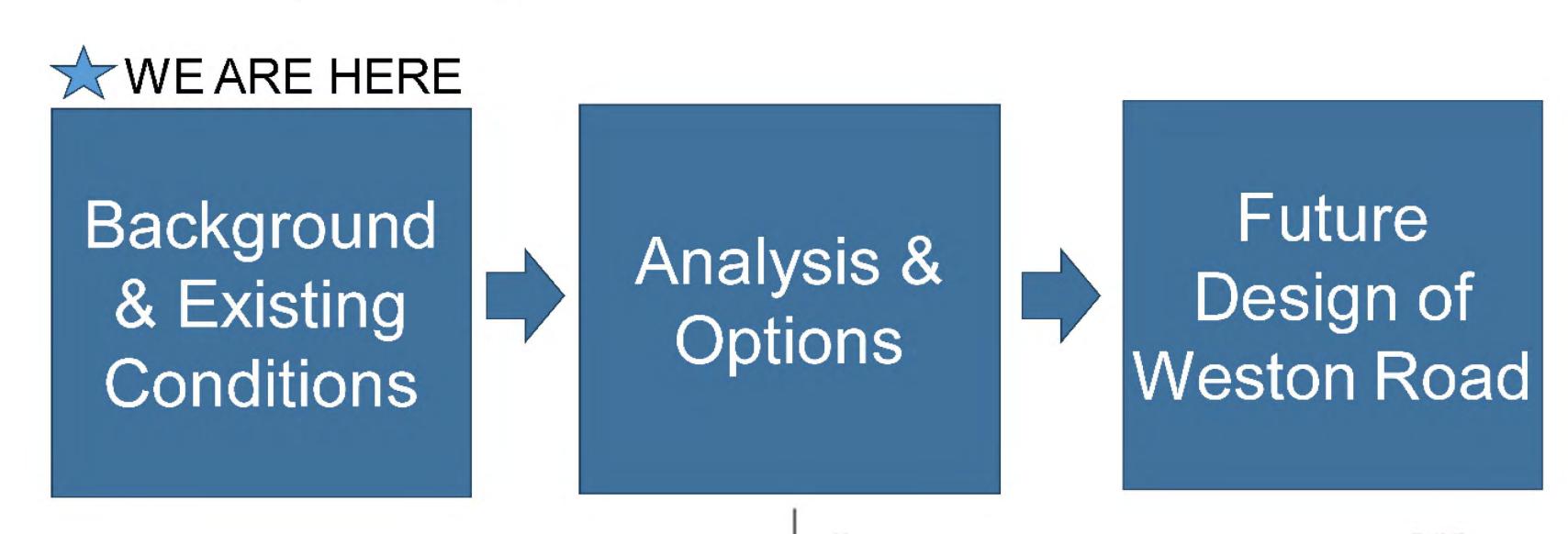


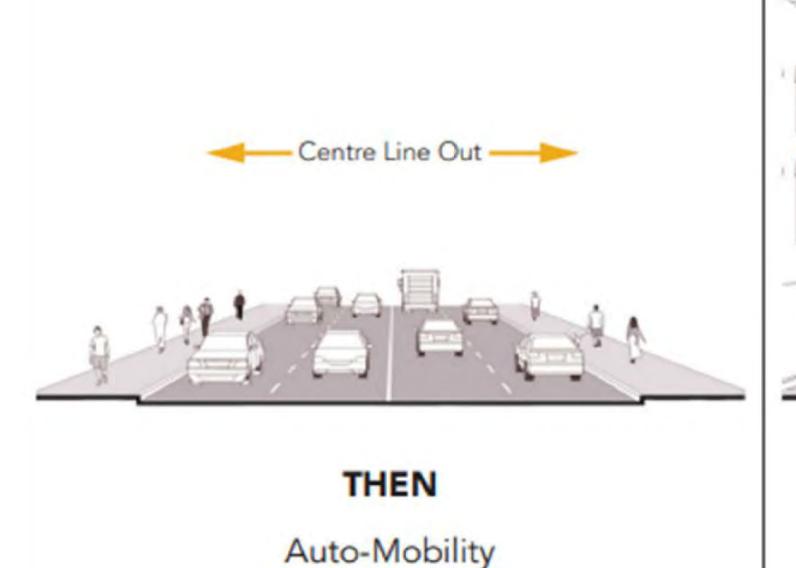
Streets for Prosperity

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

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.





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)

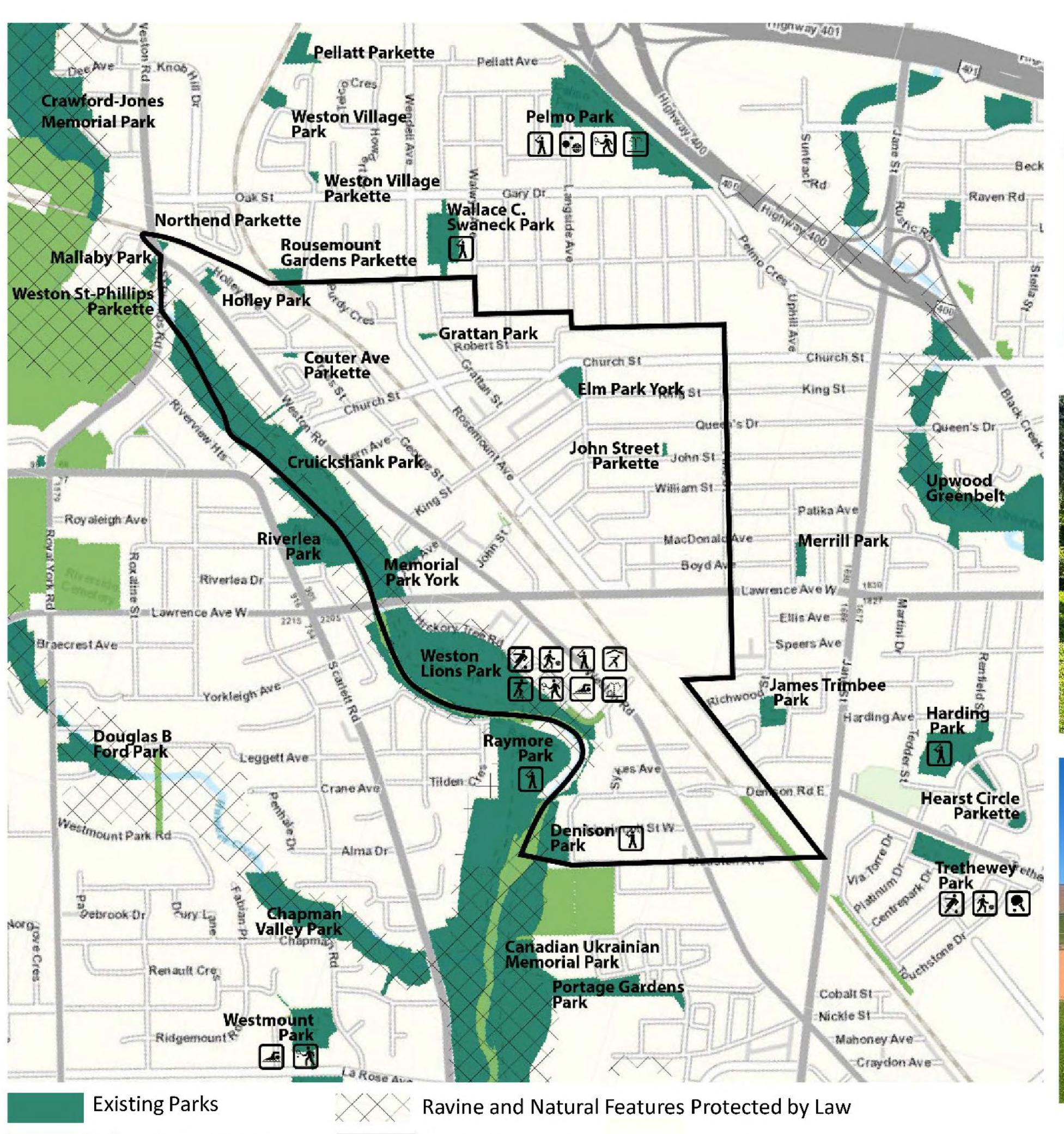
What issues and opportunities do you see for improving accessibility and safety? (Use a yellow sticky)

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

济		
50		



Parks and Open Spaces



Study Area

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

30 parks

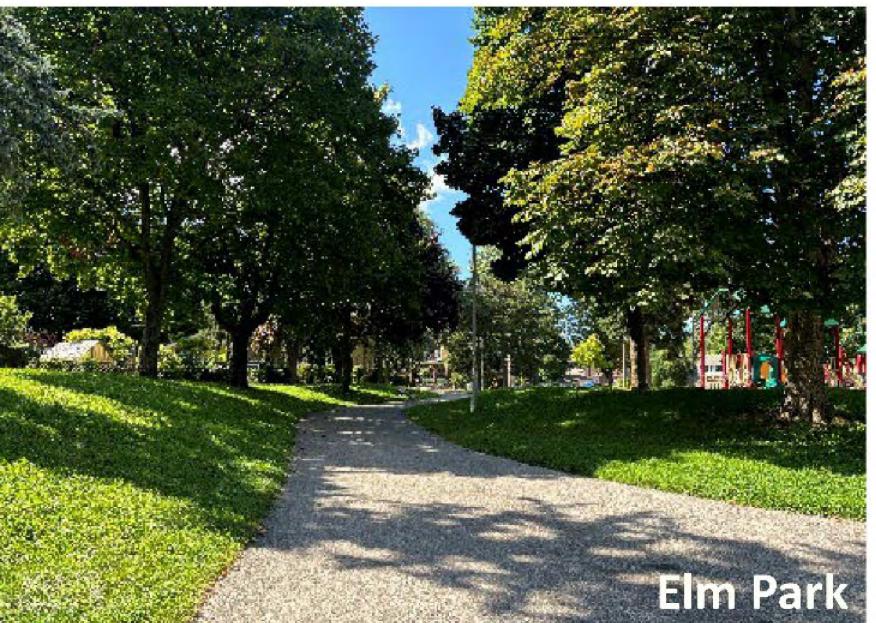
Serving the Study Area totaling 93 ha for recreation, relaxation and experiencing nature

19 Outdoor Facilities:

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

19 Playgrounds

> 1 Arena











Other Open Spaces

Community Services and Facilities



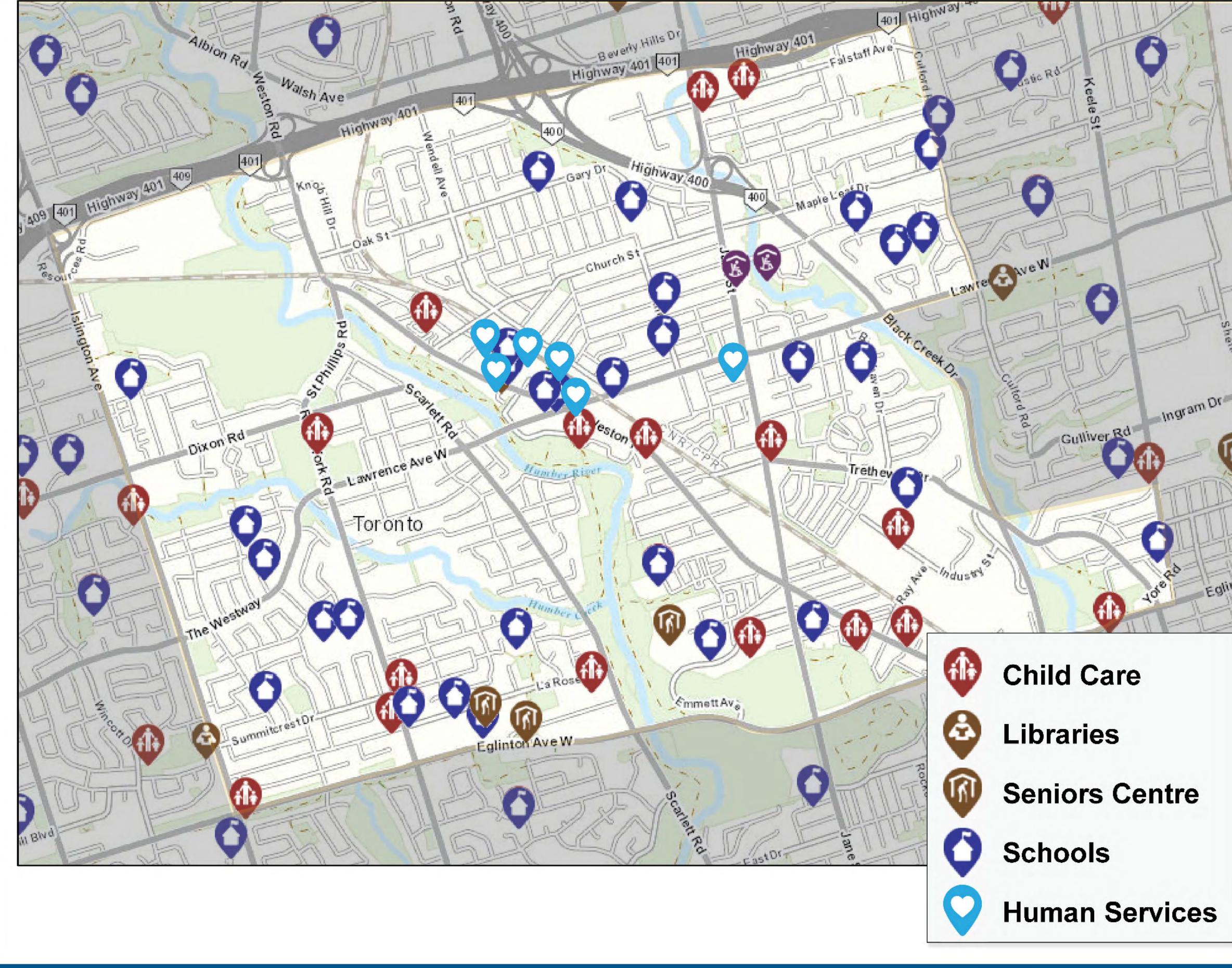
What are Community Services and Facilities?

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

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



Servicing Infrastructure

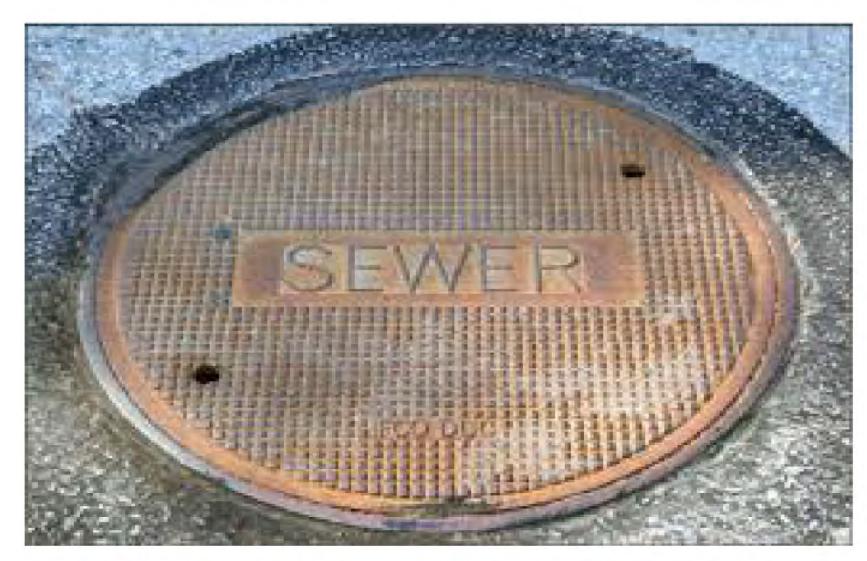


The study will determine if the existing servicing has adequate capacity to accommodate future intensification.

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

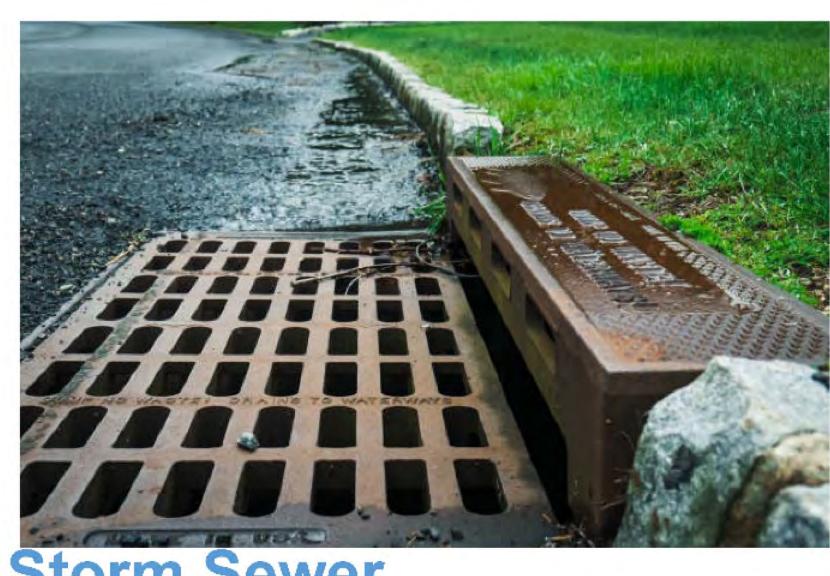
Increased population demands may strain infrastructure capacity.

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





- 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?



Thank You and Stay Tuned!

Thank you for attending tonight's Drop-In Open House meeting

Following this Drop-In Open House meeting, there will be additional opportunities for community engagement throughout the study. These opportunities will include:

- The establishment of a Local Advisory Committee
- Additional Community Consultation Meetings
- On-line engagement opportunities

Please ensure you signed-in today. By signing-in you will be notified of any future meetings and community engagement opportunities

Local Advisory Committee

As part of the study, a Local Advisory Committee (LAC) will be established. The LAC is intended to provide a forum for discussion of approaches, concepts, and alternatives as part of the Study. The LAC membership will comprise of representatives from organizations, businesses, and residents in the study area. The LAC will be limited to 10-12 members in total. If you are interested in applying to be part of the LAC, please take an application form and return it to the City Planner listed no later than October 8, 2024.

For More Information visit:

www.Toronto.ca/westoningear



X.com/CityPlanTO



@cityplanto

