



Community Open House

October 28, 2025



Land Acknowledgement

The City of Toronto acknowledges that we are on 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. The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.



Session Overview

- Short Consultant Presentation
 - Presentation is condensed version of content on boards in the open house
- Ask question of clarification during presentation
- After the presentation share feedback by :
 - Visiting Open House
 - Filling out the Comment Sheet
 - Finding a member of the Project Team to chat with one on one

Study Team

gladki
planning
associates

Consultant Team
Lead / Planning

dtah

Urban Design

Transsolar
KlimaEngineering

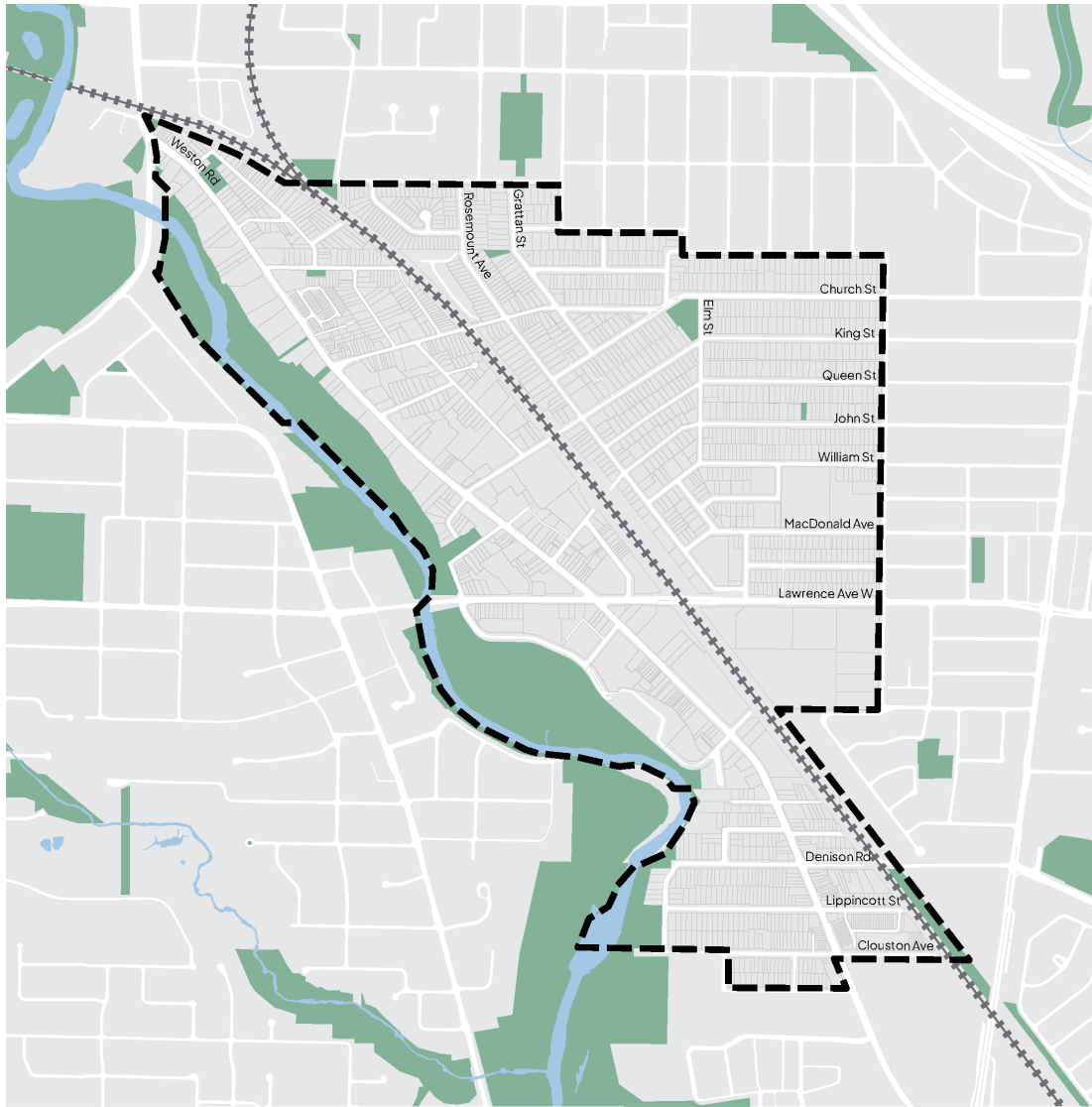
Thermal Comfort

CO—
EFFECT

Visual
Communication



Urban Indigenous
Engagement



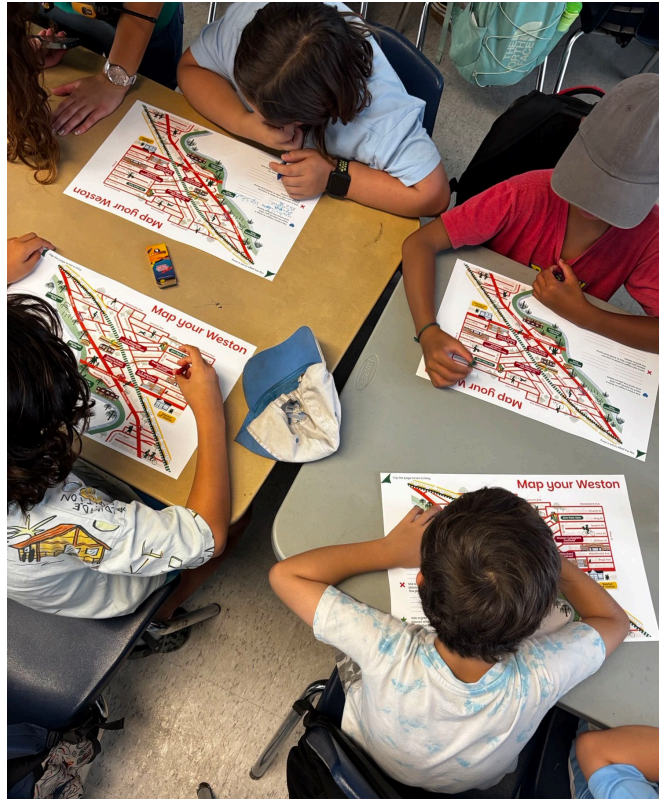
- Study Area
- Railway
- Parks and Open Spaces

Project Overview

- City of Toronto led initiative
- Planning framework to guide growth and change
 - Policy and Urban Design recommendations (*Consultant*)
 - Site and Area Specific Policy (SASP) and Urban Design Guidelines (UDG) for Weston (*City*)

Timeline

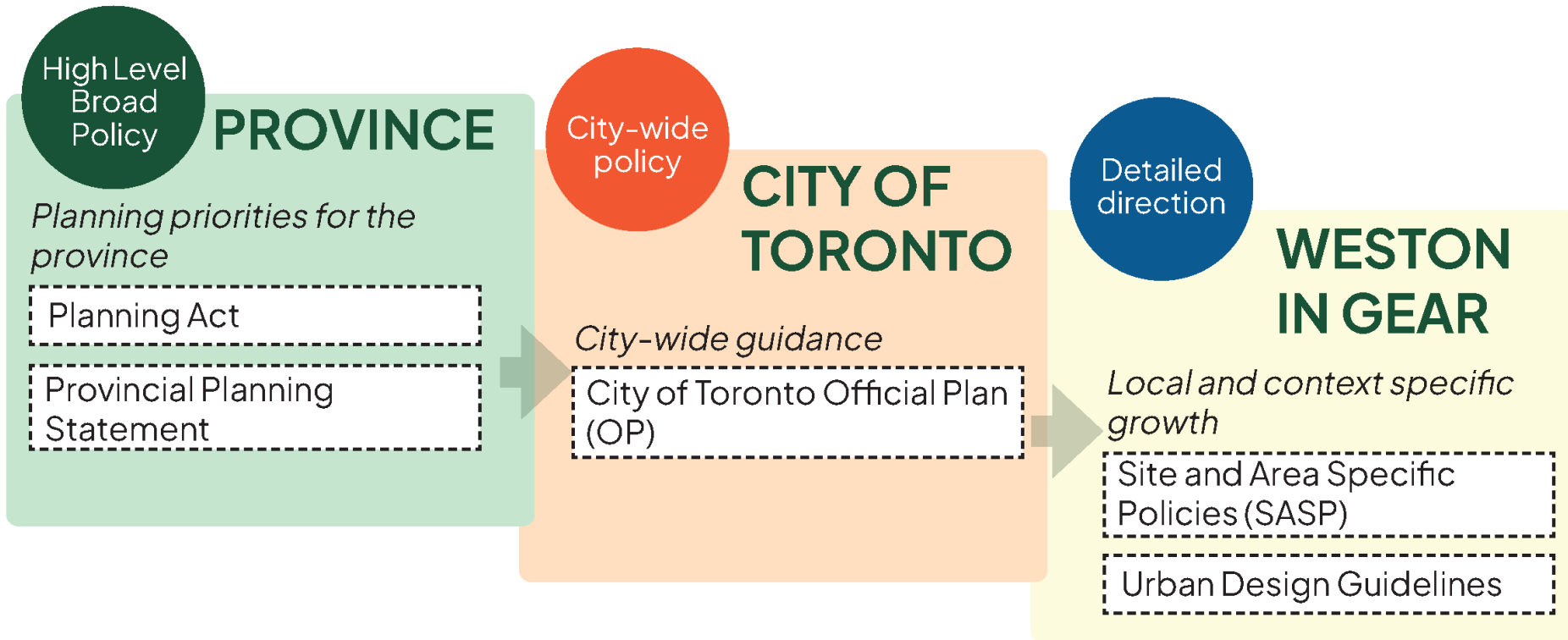


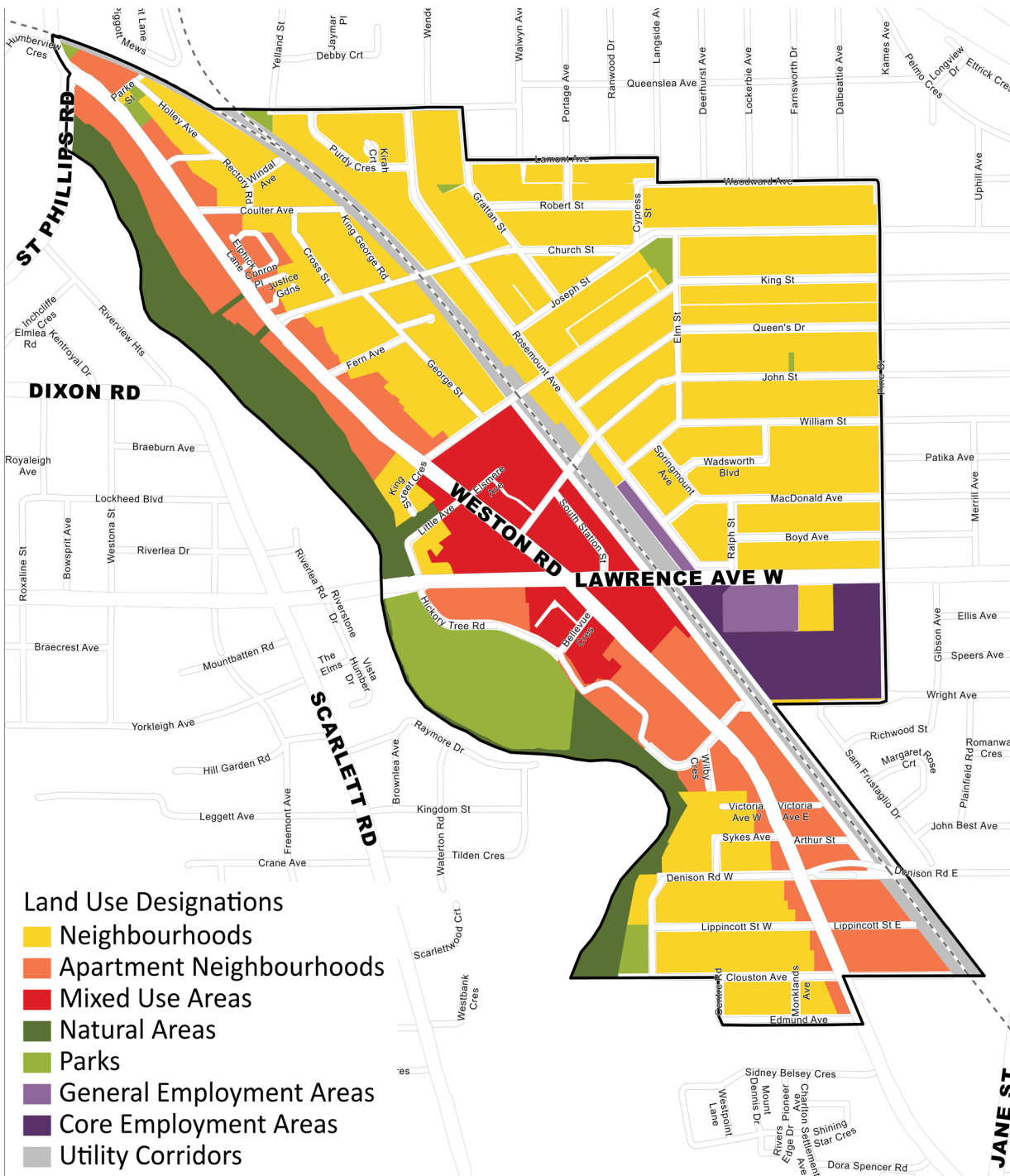


Completed So Far ...

- City-led Consultation (Open House & Pop-up) Fall 2024
- City Staff Report to Council Fall 2024
- “Map Your Weston” Children’s Activity Summer 2025
- Detailed Background Review Summer/Fall 2025

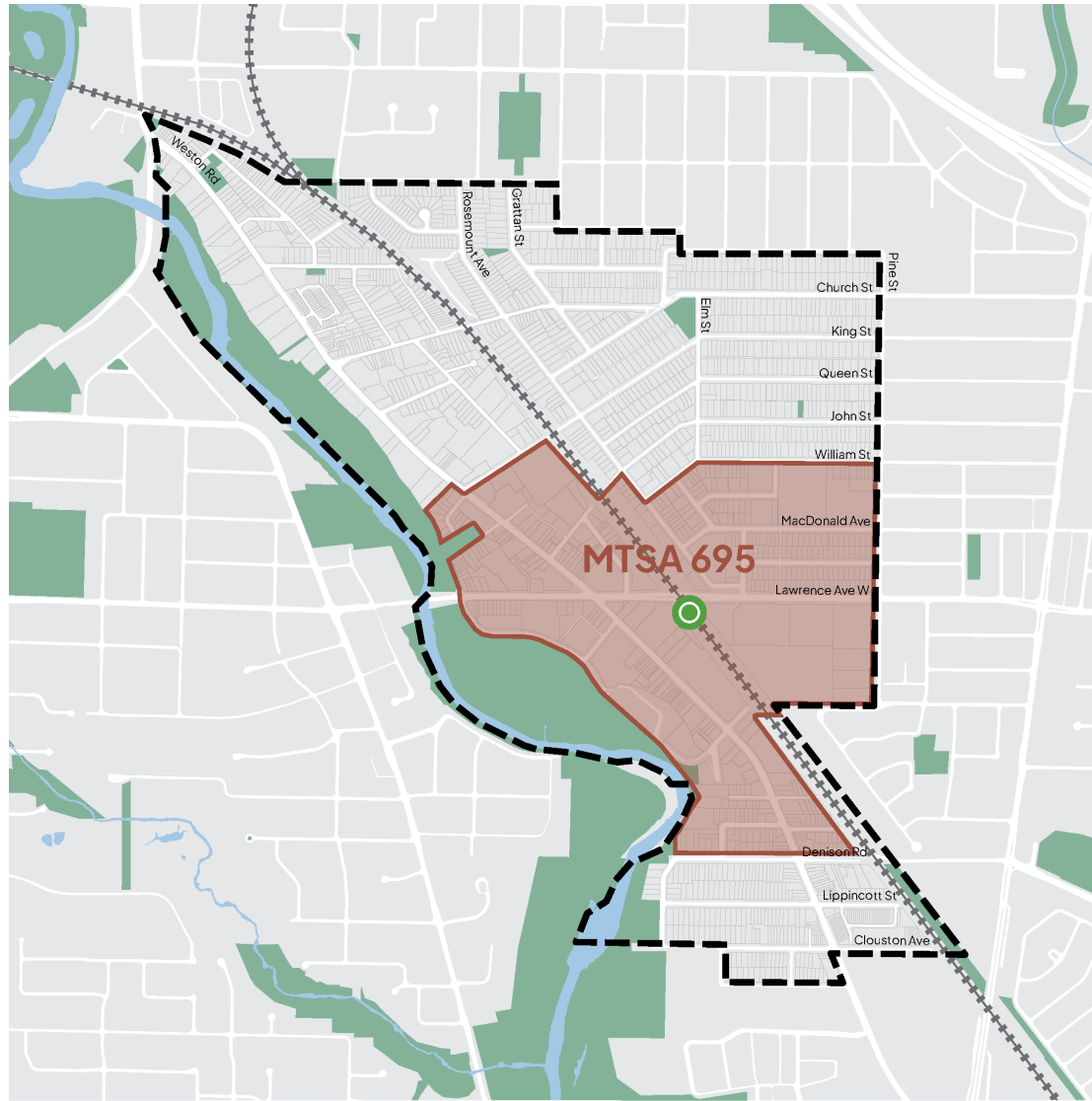
Policy Context





City of Toronto Official Plan (OP)

- Urban Structure
 - Avenues
 - Employment Areas
- Land Uses
 - Mixed Use Areas
 - Apartment Neighbourhoods
 - Neighbourhoods
 - Employment Areas
 - Parks and Open Spaces



Major Transit Station Area (MTSA)

- Higher Order Transit
- Satisfy provincially set minimum density targets
- 500-800m around the station
(Approximately a 10-minute walk)

Implementation Tools: Site and Area Specific Policies (SASP) & Urban Design Guidelines (UDG)

- SASP
 - Go beyond the City wide policies in the Official Plan
 - Guide growth on a more local and context-specific level
 - Policies on things like the characteristics of buildings, heritage, community services and facilities, public spaces, and how people move around.
- UDG
 - Shape and *guide* how buildings, streets, and public spaces should look and function
 - Guidelines on things like the look and feel of buildings, how buildings interact with the street, public spaces and landscaping, and movement and connections.

Project Scope

Study Focus

- How big buildings will be
- How buildings will be designed
- What buildings will be used for
- How buildings will interact with the street
- The design of streets and public spaces
- The mix of housing

Related Studies

- Transportation Study
- Heritage Assessment (CHRA)
- Community Services and Facilities Study
- Servicing Assessment
- Thermal Comfort Study

City-wide Strategies and Discussions

- Housing affordability
- Displacement (housing, businesses, human service agencies)
- Community well-being and safety
- Job training and opportunities
- Location of specific stores or services



Key Strengths

- “Main street” character along Weston Road and village-like feel
- Diversity of communities and identities
- Indigenous heritage and location along the Carrying Place Trail
- Variety of housing options, businesses, land uses
- Sites that could redevelop to accommodate growth and intensification
- Access to the Weston GO/UP Station
- Community hubs and gathering places
- Network of parks and opens spaces in the Humber Valley



Key Challenges

- Heavy reliance on cars and traffic
- Streets and public spaces feel empty or unsafe at night
- Linkages and connection between Weston Village and the Humber Valley
- Small sites may need to be assembled to be redeveloped
- New development can be hard to make work financially for developers
- Transition from high density development along Weston Road to low-density neighbourhoods
- Lack of cycling infrastructure
- Inconsistent pedestrian connections and infrastructure
- Threat of Displacement



Key Opportunities

- Encourage redevelopment within a short walk of Weston GO/UP Station
- Preserve and add to the range of housing options
- Preserve the historic character of Weston
- Introduce uses that bring life and activity at street level
- Have streets serve many purposes
- Encourage inclusion of space that is needed for community services and facilities
- Promote independent and safe movement of children and youth
- Highlight the unique character of different parts of Weston and create distinct places

Weston is a place of **welcome**. It is a place where **longstanding** and **new** communities **coexist and mix**, all contributing to the richness of the area. Growth, development and improvement will occur in a manner which **recognizes its past**, contributes to the area's **diversity** and **improves the quality of life** of the people who live, work in and visit the area.

Guiding Principles

- **Belonging & Diversity**
Support a mix of housing, shops, and spaces welcoming to all.
- **Heart of the Village**
Preserve Weston Road's main street character as a community focal point.
- **Living Public Spaces**
Improve the quality of public spaces, including streets, parks and open spaces.
- **Weaving in New Growth**
Integrate new buildings into Weston in way that contribute to vitality, comfort and animation, and appropriately transitions to public spaces and low-density areas.

Guiding Principles

- **Honouring the Past**
Celebrate Weston's the unique characteristics of Weston formed by its past.
- **Community Services & Amenities**
Provide community services and facilities to serve the community well and treat network of parks and open spaces as a green jewel .
- **Improving Connections**
Link neighbourhoods with better access to shops, parks, schools, and the river.
- **Walking & Cycling First**
Make walking and cycling safe, comfortable, and connected to transit and trails.

Next Steps

- Online Survey – **Ongoing. Ends Friday, November 7, 2025**
- Engagement with Urban Indigenous community
- Refine and finalize the Vision Statement and Guiding Principles
- Complete Background and Existing Conditions Report
- Begin Phase 2 – **November/December 2025**