



Weston in Gear

# Community Dinner

Wednesday, May 6, 2026



# 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.



# Study Team

gladki  
planning  
associates

Consultant Team  
Lead / Planning

dtah

Urban Design

Transsolar  
KlimaEngineering

Thermal Comfort

CO—  
EFFECT

Visual  
Communication



Urban Indigenous  
Engagement





## Agenda

1. Presentation
2. Community Dinner
3. Table Conversations
4. Table Sharing & Next Steps



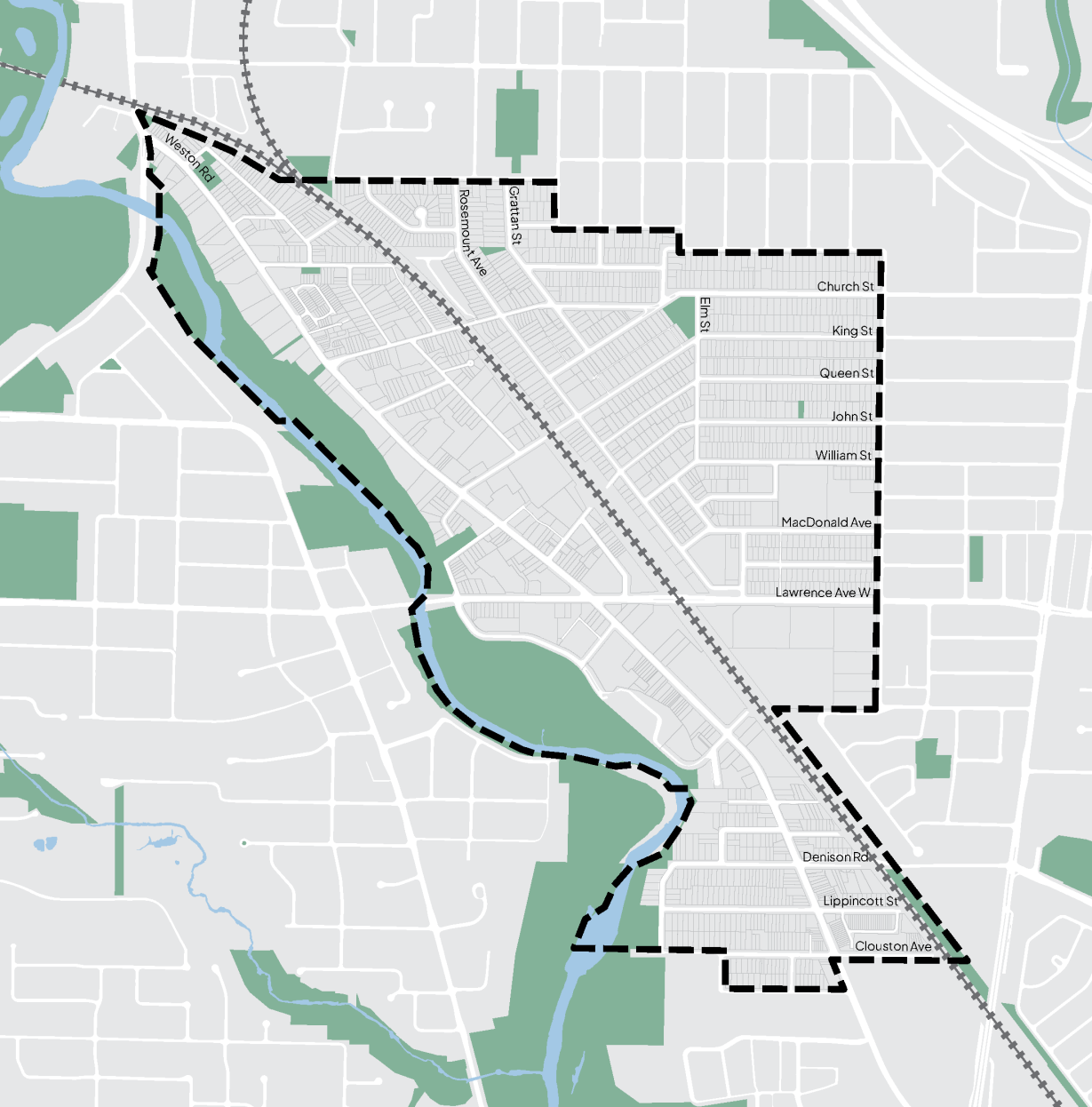
# Meeting Guidelines

- A productive discussion based on **mutual respect**.
- Appreciate a diversity of perspectives.
- Speak from personal experience.
- We will not accept discriminatory, prejudiced or hateful comments.
- Please avoid offensive language.
- Please listen to others, and ask questions to understand.



# Project Overview



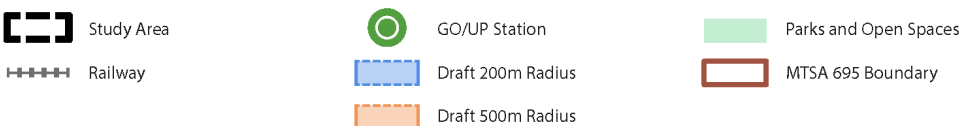
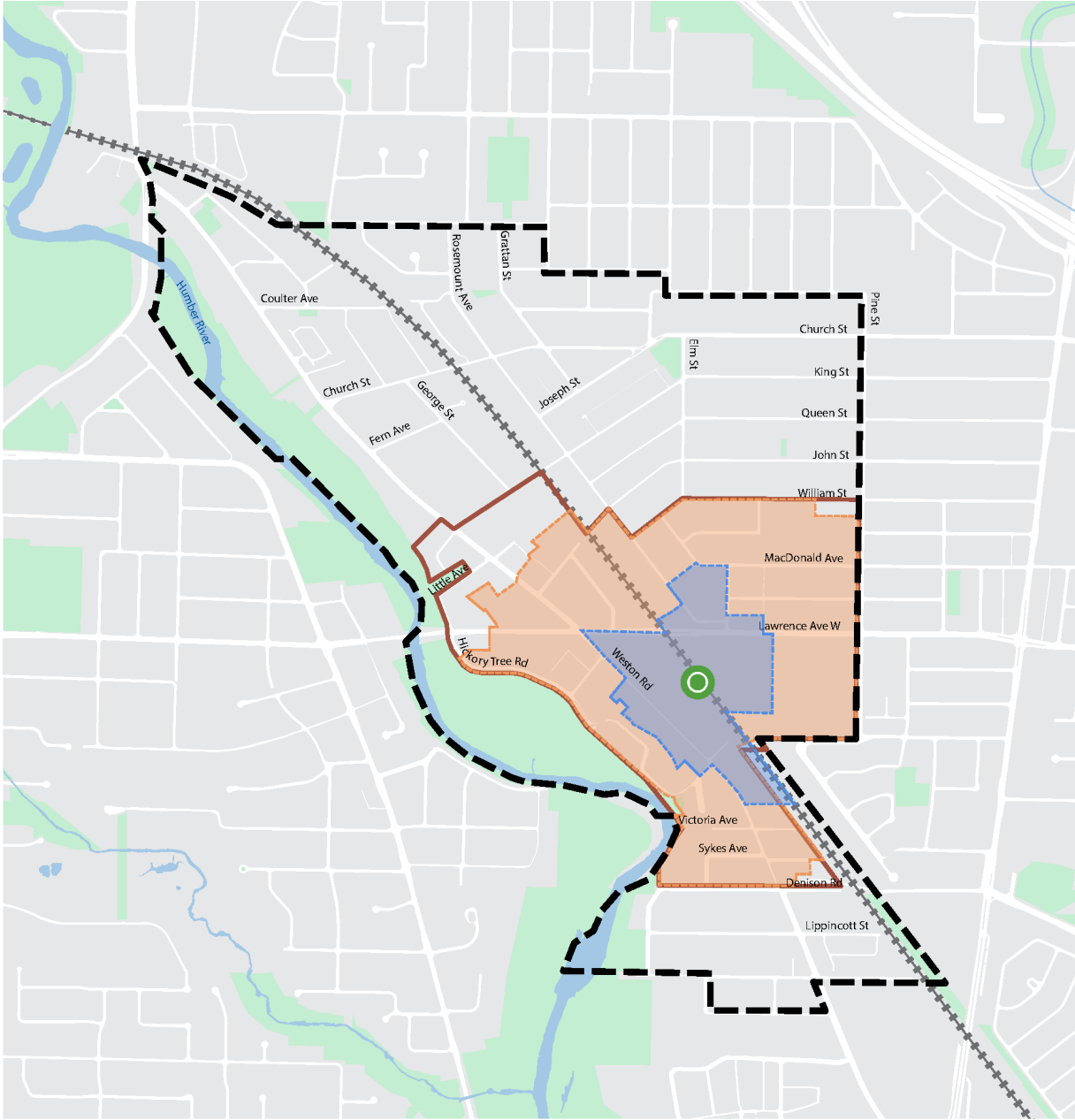


-  Study Area
-  Railway
-  Parks and Open Spaces

# Weston in Gear Planning Study

- 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*)



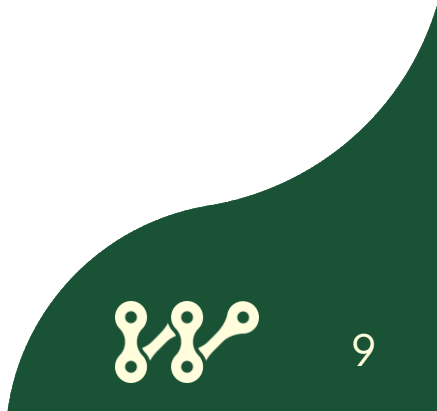


## Why Now?

- Weston Station and Major Transit Station Area (MTSA)
- Area expected to intensify and accommodate new growth and housing
- Approved developments have established a way in which the area is likely to change
- How can Weston grow, yet retain the essence of the place that people appreciate today?



# Timeline



# 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

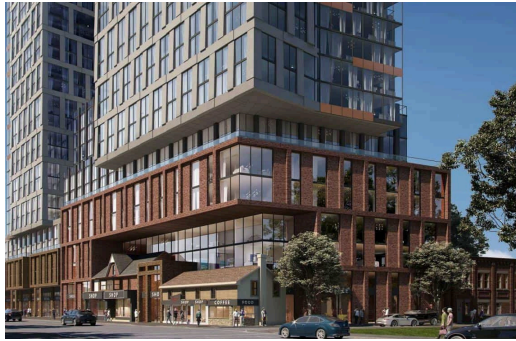
## City-wide Strategies and Discussions

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



# Plan Considerations



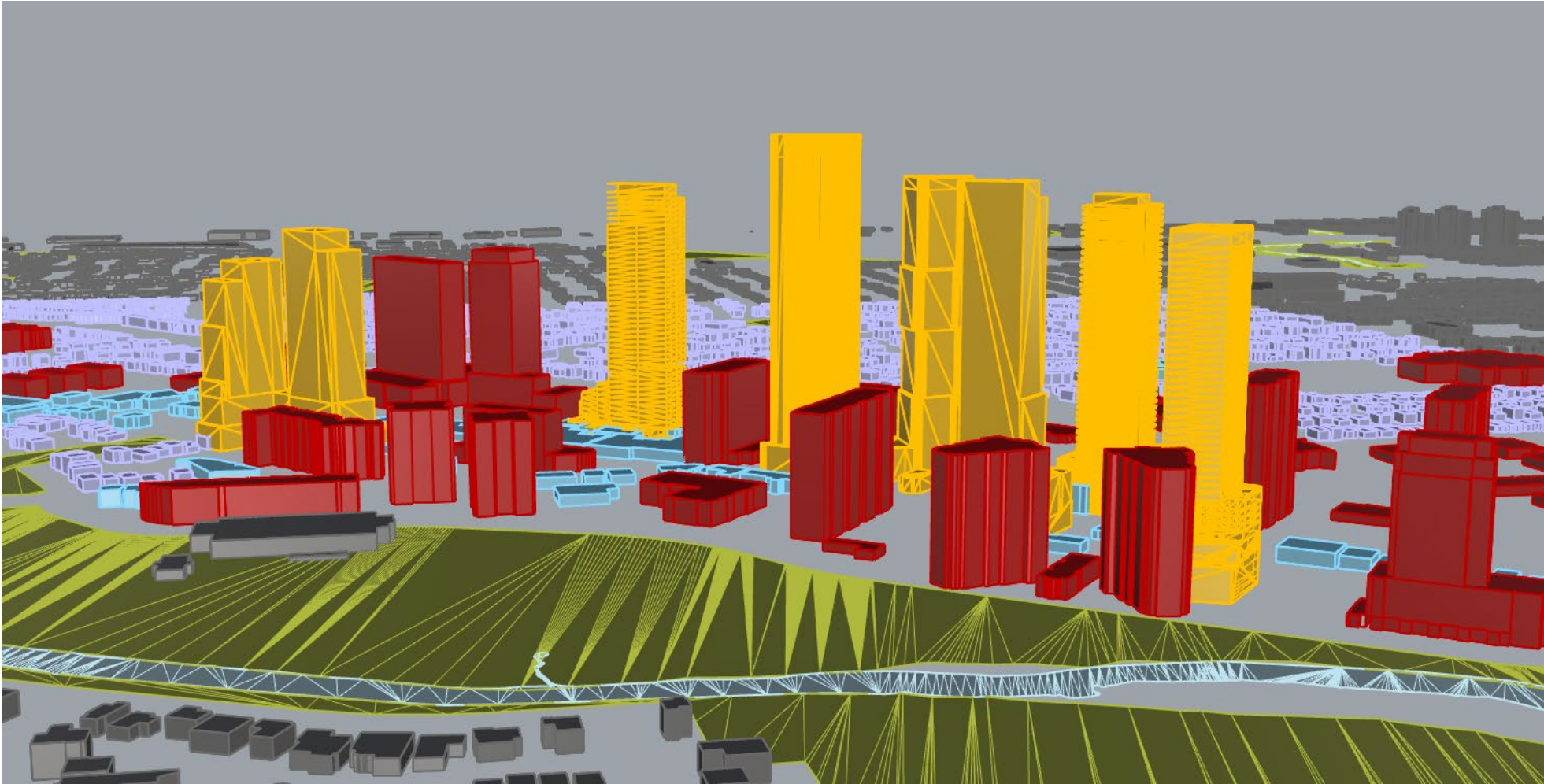


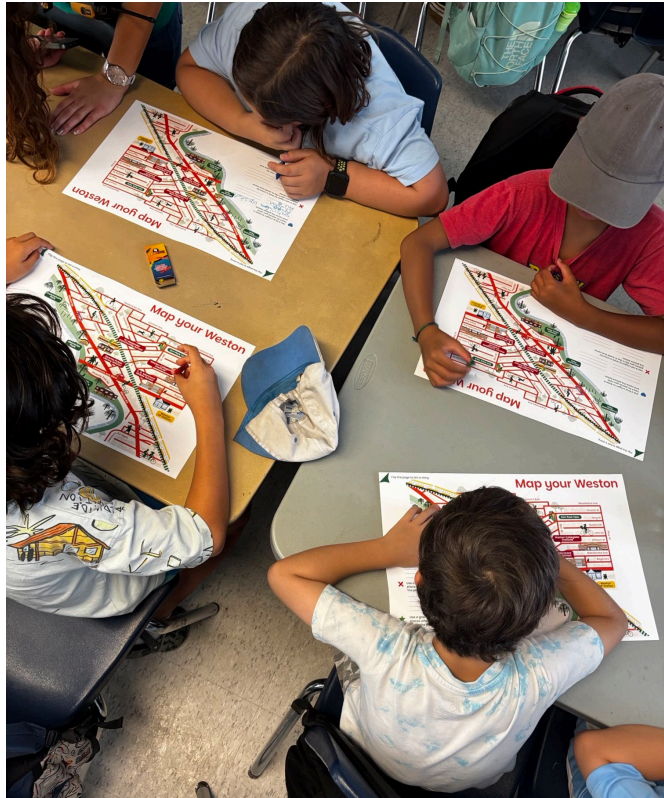
# Change is Coming to Weston

- Scale of Buildings and Density in Weston is going to change, Why?
  - Major Transit Station Area (MTSA)
  - Approved Development
  - Major Streets & Avenues (Weston Road & Lawrence Avenue)

*Image credit: Architect's artistic rendering.*

# The Starting Point





## What We Heard

- housing, displacement and community space
- “village-like feel” / qualities
- use of and access to the humber river
- main street
- diversity of communities and identities
- pedestrian/cycling connections and infrastructure
- safety
- opportunity of GO/UP

Weston is a place of welcome. It is a place where people of many backgrounds come together, all contributing to the richness of the place. Growth, development and improvement will occur in a manner which honours its past, celebrates the area's diversity and natural beauty and improves the quality of life of the people who live, work in and visit the area.



# Plan Approach



# Character Areas

## 1. Core

- Focus of the Weston community & public life
- A commercial main street
- Greatest range of uses
- Greatest amount of growth

## 2. Weston Corridor

- Change and grow over time
- Continue Weston road as the community's main street spine
- Primary north-south connector

## 3. Evolving Residential

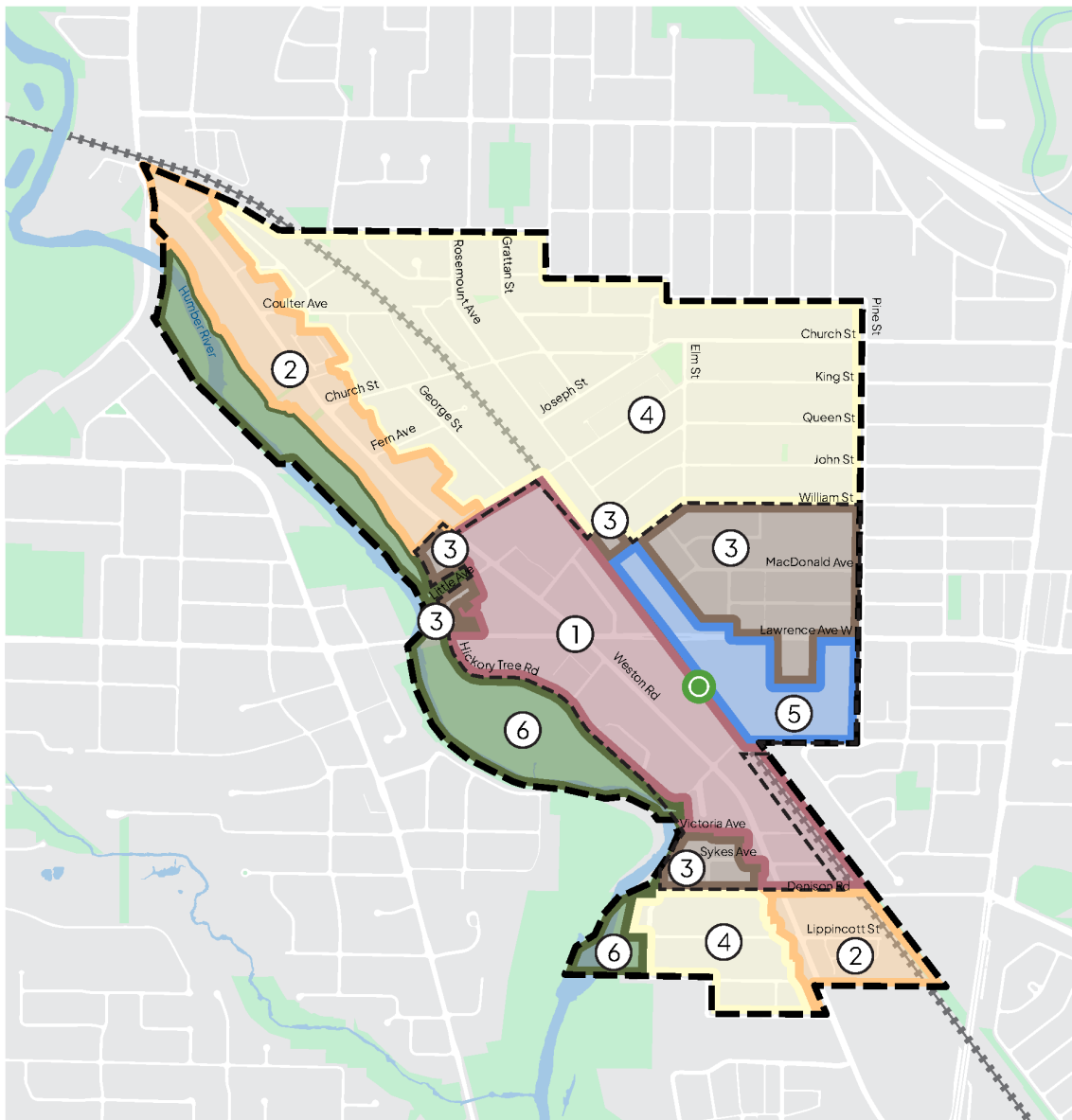
- Primarily residential
- Potential for moderate growth and change

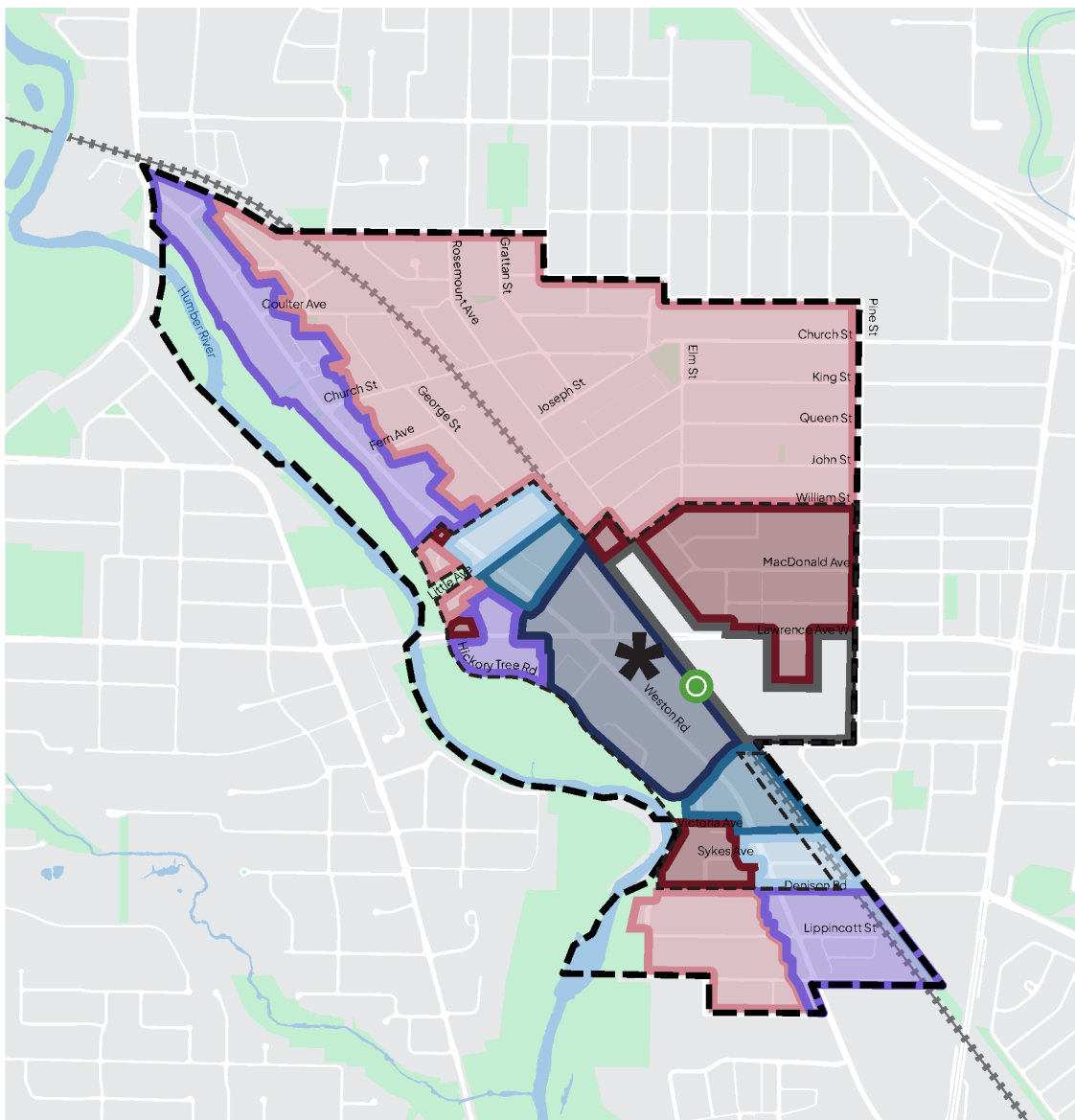
## 4. Residential Low Density

- Primary residential
- Lowest heights and densities

## 5. Employment

## 6. Humber River

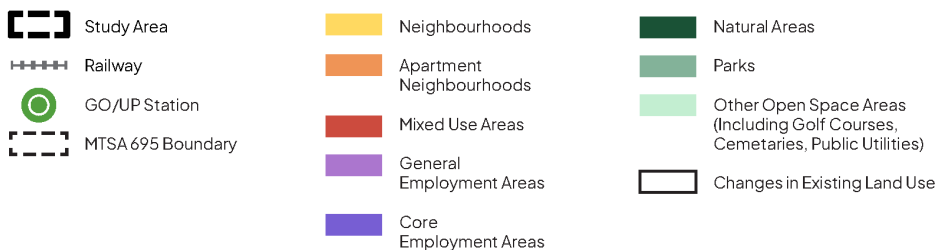
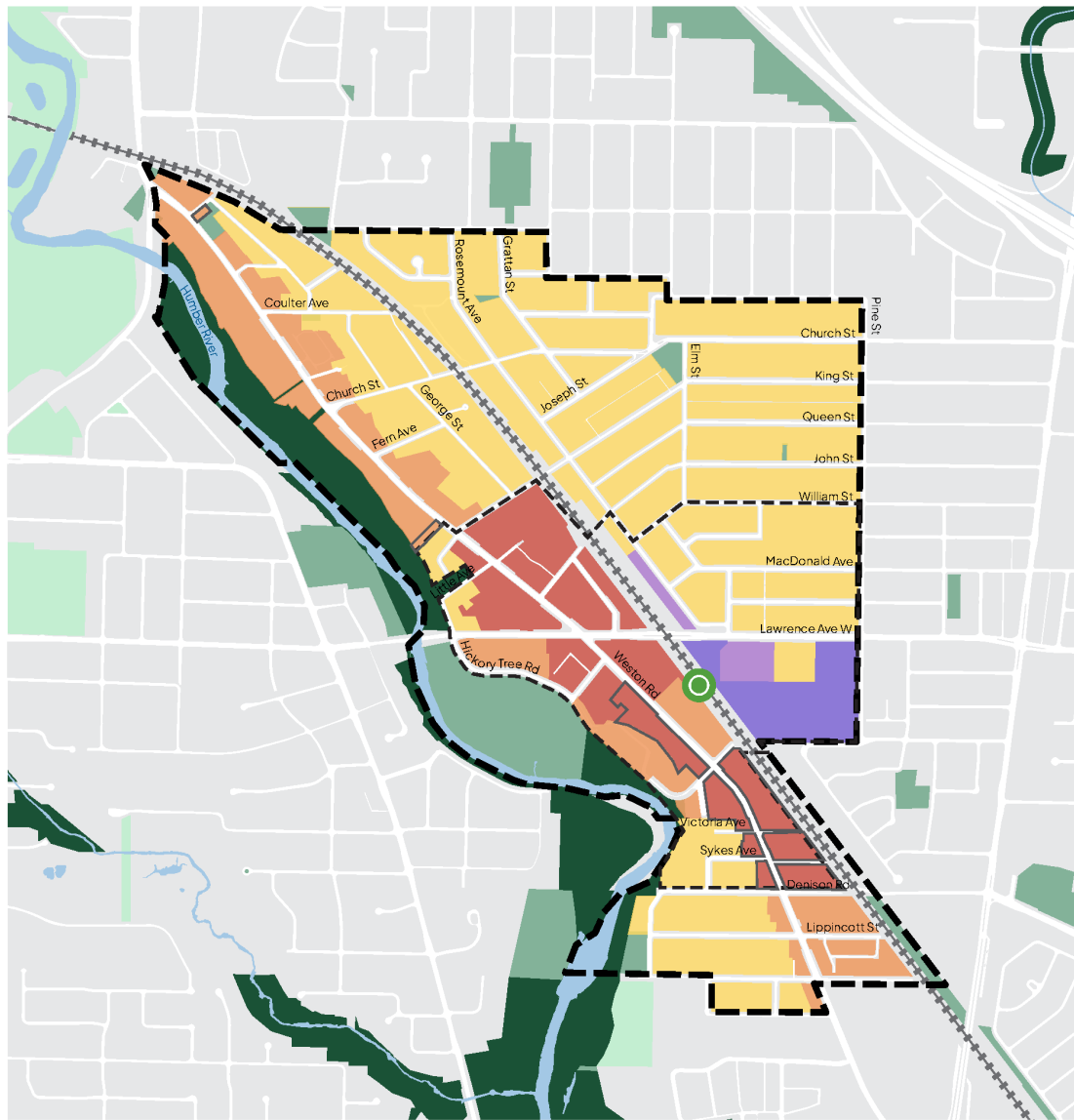




# Height

- Tall buildings (podium with a tower)
- Height peak at station entrance (Weston Road and Lawrence Avenue)
- Transition in height with ranges that taper out
- More intense development to contribute to a greater mix of housing








# Land Use

- Greatest mix and range of uses along Weston Road
- Extending Mixed Use Area along Weston Road
- Required non-residential uses at street level along Weston Road within MTSA



# 3D Demonstration






-  Existing
-  Zoning Approved
-  Projected

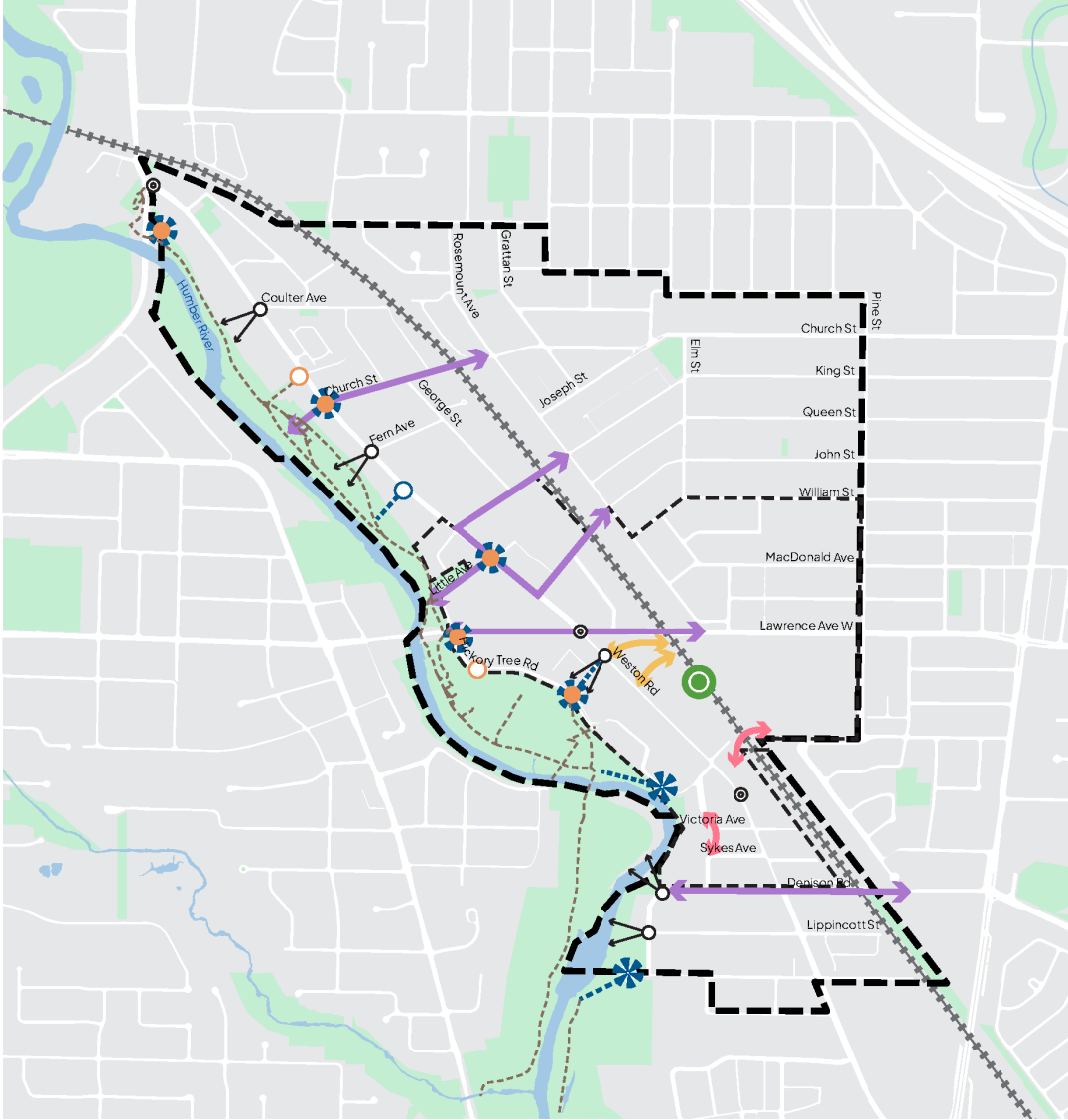


# 3D Demonstration



-  Existing
-  Zoning Approved
-  Projected





Study Area	Existing Humber River Trail	Proposed Access to Humber River Trail
Railway	Existing and Weston Loop Vision Gateway	Proposed Gateway
GO/UP Station	Existing Secondary Access	Proposed Secondary Access
MTSA 695 Boundary	View Terminus	Proposed Rail to River Connection
Parks and Open Spaces	Unobstructed Window to the Valley	Approved Pedestrian Connections to Weston Station
Future Pedestrian Connection		

# Public Realm

- Strengthen connections
- Encourage new and maintain existing views of the Humber River valley from Weston Road
- Advance public realm improvements including the look and function of the street, wider roads, and space between buildings and the street
- Develop a Weston-specific wayfinding and identity program





# Heritage

- Identify properties and places with potential cultural heritage value, including:
  - Commercial, institutional, and residential properties shown on map
  - Humber River Valley
  - Humber River stone walls
- Inform policy development to conserve, properties with cultural heritage value, and to commemorate Weston’s unique sense of place through wayfinding, public art, and interpretive features.

Map showing properties identified with potential cultural heritage value (draft)

- ▭ Weston in Gear Planning Study Boundary
- ▭ Weston in Gear CHRA Boundary
- ▭ Potential Heritage Value
- ▭ Heritage Register - Listed
- ▭ Heritage Register - Designated
- ▭ Heritage Register - Weston Phase 1 HCD

# Other Topic Areas & Policy Directions

- Ensure new buildings work well with each other and with surrounding spaces, while respecting Weston's existing look and feel
- Protect the function of the historic commercial core, as well as maintain, and where appropriate, improve the main street character and pattern of frontages along Weston Road
- Support housing diversity and affordability while minimizing displacement of existing residents, businesses, and community spaces, where possible
- Support comfortable outdoor conditions by requiring, where possible, new development to mitigate negative impacts on the local microclimate (e.g. heat, wind, and sunlight)



# Community Dinner



# Table Conversations



# Discussion

- **Re-defining the “Village”**. Weston is expected to experience significant change, particularly in the commercial core and historic main street, where tall buildings (35+ storeys) are anticipated. Keeping this in mind, what elements and qualities contribute to Weston’s “village feel,” and which should be prioritized as the area evolves?
- **Character Areas**. Do the different character areas properly represent the Weston community and how it could evolve?
- **Heights**. What are your thoughts on how building heights are distributed?
- **Land Use**. Where along Weston Road are non-residential uses at street level most important?
- **Public Realm**. What should be the top priorities for improving Weston’s streets, sidewalks, parks, and public spaces? Do the proposed connections between the river and the rest of the study area make sense? Where else would you like to see better connections?
- **Advancing the Study**. What is most important for us to consider as we develop the policy recommendations and final plan concept?



# Next Steps

- Online Survey- **Early May, 2026**
- Engagement with Indigenous community – **May 28, 2026 @ 5:00pm**
- Co-led Engagement with City of Toronto Confronting Anti-Black Racism Unit – **End of May / Early June 2026**
- Design Review Panel Presentation – **June 3, 2026**
- Begin Phase 3 (Weston Plan & Policy Recommendations) – **Summer 2026**



# Thank You!

## City Contact

Nicholas Deibler, Planner

Community Planning, Development Review

[E: Nicholas.Deibler@toronto.ca](mailto:Nicholas.Deibler@toronto.ca)

C:416-394-2946

