

Weston In Gear Cultural Heritage Resource Assessment

Heritage-Focused Local Advisory Committee Meeting

Monday, February 17th, 2025

7:00 – 8:30 pm

Microsoft Teams

Meeting Summary

Attendance

Jason Doolan (Weston Village Community Association); Romano D'Andrea (Weston Village Community Association); Kimberlee Henderson (Resident)

City Planning Project Team: Gary Miedema (Project Manager, Heritage Planning); Lindsay Parsons (Heritage Planner, Heritage Planning); Vibhuti Joshi (Assistant Heritage Planner, Heritage Planning); Nicholas Deibler (Planner, Community Planning)

Meeting Purpose

Heritage Planning, with support from Community Planning, hosted this heritage-focused meeting of the Weston in Gear Local Advisory Committee. The Local Advisory Committee (LAC) was assembled for the Weston in Gear Planning Study to provide ongoing feedback and advice through the Planning Study. This heritage-focused meeting was designed to inform an understanding of the historical development of the Weston Cultural Heritage Resource Assessment (CHRA) Study Area, including its social and community values. The focus of this meeting was on reviewing the draft Historic Context Statement (HCS), its identified key themes, and the preliminary results of the heritage survey prepared by Heritage Planning.

Timeline

The meeting started at 7:00pm.

Gary Miedema welcomed members and opened the meeting with a Land Acknowledgement.

The meeting started with introductions, after which Gary introduced the purpose of the meeting.

Nicholas provided an overview of the Weston-in-Gear Planning Study process how the Cultural Heritage Resource Assessment is integrated into it.

Gary provided an overview of what a Cultural Heritage Resource Assessment is and how a CHRA can contribute to a larger planning study considering future development. Gary explained what a Historic Context Statement (HCS) is and how the HCS will inform the survey of properties and identification of heritage potential and the recommendations of the CHRA.

Lindsay then reviewed the draft HCS for the Study Area, using a thematic framework to highlight the events, forces, and periods of development that helped shape the Study Area. Following the review of the HCS, Lindsay introduced the preliminary results of the heritage survey.

As a wrap up, Lindsay encouraged members to share the HCS with community members and to provide any additional feedback, comments, or corrections to the draft HCS to her.

Following the presentation, Gary invited any questions or comments on the material presented and facilitated a discussion (summarized below).

Discussion and Comments from LAC Members

The LAC members expressed appreciation for the work of the CHRA and expressed general support for the properties identified as having potential cultural heritage value.

1. Are there properties identified on the draft list of properties with potential cultural heritage value that you think we should reconsider? If so, why?

- Members noted general appreciation for the draft list of properties with potential cultural heritage value.

2. Are there properties *not* identified on the draft list of properties with potential cultural heritage value that you think we should reconsider? If so, why?

- One member asked whether the property at 3 Little Avenue had been reviewed, given that it was a former garage converted to apartments in 1910. Staff clarified that the property falls within Phase 1 of the Weston Heritage Conservation District (HCD) and has been identified as a contributing property. Staff further noted that the property is also subject to a development application.
- One member expressed interest in a Council motion related to the property at 2125 Lawrence Avenue West (Weston Lions Arena) and noted interest in the property's cultural heritage value. Staff clarified that a listing report was brought forward on January 20, 2026, and explained the purpose of listing under the Ontario Heritage Act. Listing a non-designated property on the municipal heritage register provides interim protection

from demolition and allows City Council to consider whether the property should be conserved through designation under the Act if a development or demolition application is submitted.

3. General Feedback:

- One member expressed disappointment over the loss of heritage and the lack of historical interpretation within the Study Area, referencing the former Town Hall site on Little Avenue. It was noted that the site has been replaced by a surface parking lot with no interpretation of its historical significance, representing a missed opportunity for placemaking and storytelling. Memorial Park at 22 Little Avenue was also raised as an important community anchor, with concerns raised about missed opportunities to reflect Indigenous history and early settlement narratives through interpretation.
- Members expressed concern about the impacts of neglect at the property at 2371 Weston Road (Plank Road building). It was noted that significant effort was required to conserve and maintain the building due to its state of disrepair, and that similar outcomes should be avoided for other identified heritage properties. Staff acknowledged the concern, and noted that staff were aware of the challenges with the property.
- One member raised concerns about the condition of the houses at 2270 and 2274 Weston Road and asked whether they had been considered and if any development applications are underway. Staff clarified that the properties were reviewed but were not identified for further consideration. Staff also explained the provincial criteria used to determine cultural heritage value, which require consideration of design/physical value, historical and associative value, and contextual value. Staff further confirmed that there are two long-standing development applications in the area, dating back to 2009.
- One member raised concerns about the limited availability of green space and connectivity in the area. The member asked how green and cultural linkages might be created to connect Rosemount, lands east of the rail corridor, Main Street, and the Humber Valley, and suggested that parks or public realm improvements could incorporate interpretation to tell the history of the area.
- One member expressed general concern about properties along Main Street that may contribute to the character of the Study Area, but whose heritage value is not readily visible due to alterations over time, and how those properties are considered. Staff explained that property owners are responsible for maintenance. Should a property be designated under the Ontario Heritage Act, an owner is not required to restore a property.

However, restoration can often be achieved through major development applications which bring significant investment to the property.

- One member asked whether there are precedents in Toronto where BIAs or local historical groups have worked collaboratively with property owners to restore historic storefronts. Staff emphasized the role of BIAs in working with business owners and shared a successful example of community collaboration, such as the Draper Street Heritage Conservation District, where adjacent property owners coordinated restoration efforts, including jointly hiring contractors to maintain the character of the 19th-century worker cottages.

4. Discussion RE: CHRA Process

- One member asked how a Historic Context Statement (HCS) is defined. Staff explained the importance of the HCS within the City's planning framework and noted its role in understanding sense of place and identifying what makes an area unique.

Prepared by:

Vibhuti Joshi, Lindsay Parsons, Gary Miedema
(Heritage Planning, City of Toronto)

Date:

June 15, 2026