

Weston in Gear Planning Study - Status Update Report

Date: June 30, 2026

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 5 - York South-Weston

Planning Application Number: 23 231786 WPS 00 TM

SUMMARY

This report provides a status update on the Weston in Gear Planning Study (the Study) including Phase 1 findings, consultation events, emerging directions and Study timing.

The Study has engaged with the local community about a renewed vision for built-form, public realm and community benefits for the area. The first phase was completed at the end of 2025 and resulted in a background analysis of the existing conditions in Weston, including thermal comfort, as well as a draft vision and guiding principles. The second phase of the study is concluding and has resulted in emerging directions for the Study and associated community consultation.

The third and final phase of the Study is starting soon. A report to Etobicoke York Community Council with final recommendations from the Study is targeted for the second quarter of 2027. A draft Site and Area Specific Policy (SASP) for Weston and draft Urban Design Guidelines (UDG) will be included with this report.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. The Etobicoke York Community Council receive this report for information.

FINANCIAL IMPACT

Funding is available in City Planning's 2026-2035 Capital Budget and Plan to support the completion of the study objectives.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On March 10, 2016, City Council directed staff to undertake a planning study for Weston Road to guide future growth and leverage community improvements through the development anticipated to follow public investment in transit infrastructure. See [2016.EY12.31](#). The study was to:

- Undertake a review of the current planning framework for the Study Area including built-form, density, height, and public realm of the properties on Weston Road between Parke Street and Wilby Crescent/Wright Avenue.
- Consult with the community, including landowners and other stakeholder groups, together with the Ward Councillor, to understand the community's concerns and to develop a vision for future development in the Study Area.
- Report back on the findings of the review and to provide recommendations for changes, if necessary, to the planning framework for the Study Area.

The Weston in Gear Planning Study is in response to this Council directed motion.

A Status Report was previously provided and adopted at the October 24, 2024 Etobicoke York Community Council meeting. This report provided information on the parallel and aligned initiatives taking place alongside the Planning Study, the Study Area and Context, the existing Policy Context, Study Scope, Process and Timing, a summary of Community and Stakeholder Consultation already done, and next steps for the Study. This report is available here:

<https://www.toronto.ca/legdocs/mmis/2024/ey/bgrd/backgroundfile-249395.pdf>
procurement and consultant team

In Q1 2025 a Request for Proposal (RFP) was prepared and initiated through the City's procurement system. Gladki Planning Associates Inc. (GPA) produced the winning proposal and was retained to complete the Weston in Gear Planning Study in May, 2025. Their proposal includes a project team consisting of several sub-consultants: DTAH for urban design, Transsolar KlimaEngineering for thermal comfort, Co-Effect Creative for graphic design and communications and Edge of the Bush for Urban Indigenous engagement.

STUDY AREA

The Study Area is comprised of an area bounded to the north by the CN Rail Corridor, Queenslea Avenue, Walwyn Avenue, Lamont Avenue, Langside Avenue and Woodward Avenue, to the east by Pine Street, Wright Avenue and Sam Frustaglio Drive, to the west by the Humber River and to the south by Edmund Avenue. The Study Area includes the lands delineated as part of the Weston Major Transit Station Area (MTSA).

The southern limit of the Study Area has been revised slightly from the original boundaries, as described in the information report provided in 2024, to extend to

Edmund Avenue (see Attachment 1 - Weston in Gear Updated Study Area). The Study Area now directly abuts the Mt. Dennis Secondary Plan Area.

TIMELINE AND SUMMARY OF WORK TO DATE

The Weston in Gear Planning Study is split into three phases. Phase 1 is complete and Phase 2 is nearing completion. These phases and the key milestones and deliverables are summarized below:

Phase 1 (Summer 2024 - Winter 2026)

- Community Consultation Meeting #1 - September 24, 2024
- Planners in Public Space Event #1 - October 5, 2024
- Procurement of Consulting Team - May 2025
- Map Your Weston Children's Activity - August/September 2025
- Local Advisory Committee (LAC) Meeting #1 - October 15, 2025
- Technical Advisory Committee (TAC) Meeting #1 - October 16, 2025
- Planners in Public Space Event #2 - October 25, 2025
- Community Consultation Meeting #2 - October 28, 2025
- Urban Indigenous Engagement Session #1 - October 30, 2025
- Online Survey #1 - October 25 - November 11, 2025

Phase 2 (Winter 2026 - Present)

- York Weston Pelham Cluster Meeting - April 24, 2026
- LAC Meeting #2 - April 28, 2026
- TAC Meeting #2 - April 30, 2026
- Community Consultation Meeting #3 - May 6, 2026
- Online Survey #2 - May 6, 2026 - May 21, 2026
- Urban Indigenous Engagement Session #2 - May 28, 2026
- Design Review Panel Meeting - June 3, 2026
- Roundtable Discussion with Weston's Black Community - June 23, 2026

Phase 3 (Summer 2026 - Early 2027)

- LAC Meeting #3 - Fall 2026
- TAC Meeting #3 - Fall 2026
- Urban Indigenous Engagement Session #3 - Fall 2026
- Planners in Public Space Event #3 - Fall 2026
- Additional Online Activity - To be determined
- Additional Community Consultation - To be determined
- Recommendation Report To Council with SASP and UDG - Second quarter 2027

BACKGROUND REPORT SUMMARY

GPA prepared a [Background Report](#) dated November 2025 summarizing the key findings of Phase 1 of the Study. The Background report included a project overview (including the objectives and description of the Study and timeline), a summary of the

existing context in Weston (including history and demographic profile), an overview of the existing conditions (including land use, development activity and interest, housing types, blocks and streets, built form, public realm, thermal comfort, and status of other City-led studies), the strengths, challenges and opportunities identified, the draft vision and guiding principles, and next steps.

Key findings from the Background Report include:

- An extensive network of parks is located along the Humber River valley; however, steep grade changes create challenges to access this parkland.
- The housing stock in Weston is predominantly comprised of apartment buildings that are 5-storeys or taller, with renter-occupied dwellings accounting for the majority of housing, with one-third of households experiencing core housing need (i.e. when a household is not living in acceptable housing and is unable to move to acceptable housing within the same community).
- The tallest existing and/or approved building heights are predominantly located around the intersection of Weston Road and Lawrence Avenue West, particularly adjacent to the GO/UP Express station.

Weston is a neighbourhood with significant development interest. The Background report highlights a total of 10 recently-approved development applications ranging in height from 9 to 50 storeys.

The Background Report identifies several potential Sites of Interest (also known as "soft sites") where there may be pressure for change or redevelopment. All identified sites front onto Weston Road, primarily between Church Street to the north and Denison Road to the south (see Attachment 3 - Sites of Interest Map).

The Background Report includes a Vision Statement and Guiding Principles to help inform the direction of the Study. The Vision Statement is as follows:

"Weston is a place of welcome. It is a place where longstanding and new communities 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, natural beauty and improves the quality of life of the people who live, work in and visit the area."

The eight Guiding Principles that were developed are as follows:

- Belonging and Diversity
- Heart of the Village
- Living Public Spaces
- Weaving in New Growth
- Honouring the Past
- Providing Community Services and Amenities
- Improving Connections
- Walking and Cycling First

PHASE 1 PUBLIC ENGAGEMENT SUMMARY

As part of Phase 1, GPA prepared a [Public Engagement Summary](#) of the various engagement events including a summary of the second Community Consultation Meeting, first LAC meeting, "Map Your Weston" children's activity, first Urban Indigenous engagement session and online survey.

Local Advisory Committee Meeting #1

The first LAC meeting for the Weston in Gear Planning Study was held virtually on October 15, 2025 and was attended by approximately 17 community members, City staff, and the consulting team. The purpose of the meeting was to introduce the Study, confirm the objectives and scope of Phase 1, and begin gathering information on community strengths, challenges and opportunities. The session also presented the draft Vision and Guiding Principles for initial feedback. Key findings from this meeting are summarized as follows:

- Weston's identity and sense of community are central strengths.
- Housing pressures are creating concern about residential stability and the future of established communities.
- Several essential community-serving organizations face vulnerability within the current development context.
- Support for small businesses and main-street vitality is critical for economic vitality.
- Public space, safety, and mobility improvements are needed.
- Community services and amenities must keep pace with growth.

Community Consultation Meeting #2

The second Community Consultation Meeting was held on October 28, 2025 at the Weston Artscape Common, in an "open house" format and approximately 100 residents attended. Key findings from this meeting are summarized as follows:

- Residents would like the Study Area boundary expanded to include parts of Weston they regularly use.
- Preserving Weston's low-scale heritage character along Weston Road, Church Street, and Fern Avenue is a major priority.
- Community members want growth that supports affordability and opportunities for local residents.
- Enhancing parks and public spaces, including Cruickshank Park, Weston Lions Park, and Little Avenue Memorial Park, is a shared priority.
- Key mobility challenges have been identified at Weston-Lawrence, on Weston Road, and within the rail corridor area.
- Local community facilities, including libraries, arenas, daycares, and recreation centres, would benefit from upgraded and expanded services.
- Weston Road's commercial corridor presents opportunities for diversifying retail, improving storefronts, and supporting local businesses.
- Enhancing comfort in public spaces through cleanliness, lighting, and stewardship would improve the everyday experience.

- Participants voiced interest in clearer communication, transparent coordination, and visible follow-through on planning initiatives.
- Feedback on the Draft Vision highlights the importance of preserving Weston's identity while planning for thoughtful, connected, and community-serving growth.
- Preserving village character, access to amenities, strengthening belonging, and improving connections emerged as the community's top draft Guiding Principles.
- Urban Indigenous Engagement Session #1
- Engagement with Weston's Urban Indigenous Community took place on Thursday, October 30, 2025 at the Wiigiwaam behind 2700 Eglinton Avenue West (York Civic Centre). This session was facilitated by Dr. Hopi Martin of Edge of the Bush, and brought together 15 attendees. The gathering was conducted according to Oral Tradition, with no notetaking permitted. City staff and the consulting team were asked instead to reflect on what they heard afterwards. These reflections are summarized as follows:
 - There is a significant cultural, historic and personal significance of the Gabekanaang-ziiibi (Humber River) and there are concerns regarding how intensifying development could negatively impact this as well as a need for strong protections.
 - There is a need to ensure that there are dedicated spaces for cultural practice and ceremony, access to materials and medicines used in ceremony, and acknowledgment of Indigenous cultural spaces and practices as community infrastructure.
 - There are concerns about the cumulative effects of development and prioritization of economic development over Indigenous health and wellbeing.
 - The importance of accurate naming should be recognized, along with opportunities for alignment with Truth and Reconciliation Commission Calls to Action related to language.
 - Participants shared examples of welcoming spaces that have successfully integrated Indigenous design and culture, including Richmond Green in Richmond Hill and the Forks and Oodena Celebration Circle in Winnipeg.

Map Your Weston Activity

Through the months of August and September 2025 the Map Your Weston activity engaged children ages 6 to 13 through both school-based and community-based programming to ensure that younger voices contributed meaningfully to the Study. Children were invited to identify places they love, ones they avoid or find uncomfortable, and to draw or describe an imagined future for Weston. Key findings from this included:

- Children most frequently identified parks, the library, and familiar community spaces as places they love.
- Children identified several places they avoid because of traffic, crowding, or uncomfortable social behaviour.
- Children's improvement focused on more activities, better parks, fun destinations, and safer streets.
- Children imagine a future Weston that is vibrant, playful, and supportive.

COMMUNITY SERVICES AND FACILITIES STUDY

City Planning staff are preparing a Community Services and Facilities (CS&F) Study as part of the overall Study. The CS&F Study boundary extends beyond the Weston Study boundary to reflect the larger catchment area for these services and facilities - north to Highway 401, east to Keele Street, south to Eglinton Avenue, and west to Islington Avenue (see Attachment 4 - Community Services and Facilities Study Boundary). Community services and facilities are publicly accessible, non-profit facilities and places where City divisions, agencies and boards, and local organizations deliver programs and services such as public libraries, childcare and recreation centres, public schools and human services. A Community Services and Facilities Background Report has been prepared as part of the Weston in Gear Planning Study.

The CS&F Background Report uses the most recent census data and indicators such as population, family and household sizes, mobility, income, immigration status and occupation data to understand the social fabric of the community. It also provides an inventory of the existing community service facilities for each sector, highlighting current service levels, strategic direction and capital plans of the City divisions, boards and agencies, responsible for delivering community facilities and programs. The CS&F Background Report includes the following key findings:

- Childcare is a high priority need in the area.
- Revitalization of the Weston library branch is needed.
- Redevelopment of the Fallstaff Community Centre and a community skatepark is needed.
- There are challenges in meeting community needs for human service agencies in the area.
- Schools within the Study Area are generally considered under capacity with some room for growth.

EXISTING MOBILITY CONDITIONS REPORT

A mobility strategy is being developed to address missing links in various networks and serve various travel patterns (GO station, key employment and community points of interest) in Weston. This mobility strategy will address ongoing and future challenges in Weston. An [Existing Mobility Conditions Report](#) was prepared which noted that a fair amount of study has occurred in the Weston area in addition to an increase in development activity. The work of various neighbouring cycling projects such as the Weston Cycling Connections project, the Mid-Humber Trail Gap Study and the Rustic Maple Leaf Neighbourhoods Streets Plan place a focus on developing cycling connections in green spaces and along local streets in the broader area. The mobility strategy that will be developed for Weston Village will focus on the remaining gaps that previous studies have not addressed. The strategy must also pay attention to the travel patterns of non-automotive travel modes. Some initial considerations for potential inclusion in the mobility strategy include:

- Can bike share stations be installed in low rise residential neighbourhoods in Weston?
- Can improvements to the street furniture be made at TTC bus stops?

- Can cycling and pedestrian infrastructure around schools, community centres and other local places of interest be improved?

CULTURAL HERITAGE RESOURCE ASSESSMENT

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place. The Weston in Gear Planning Study includes a Cultural Heritage Resource Assessment (CHRA) being led by Heritage Planning staff to enhance an understanding of the area's history, identify cultural heritage resources, and to inform Site and Area Specific Policies. The CHRA boundary has been scoped to focus on *Mixed-Use Areas* where the highest levels of change are expected to occur.

As part of the CHRA, a draft Historic Context Statement has been prepared to explain the area's contemporary form and character by identifying significant periods of historical evolution, analyzing key formative themes, and relating properties to those themes. Informed by the Historic Context Statement and community engagement, Heritage Planning staff will complete a heritage survey of all properties within the CHRA Study Area to identify properties with potential cultural heritage value or interest. The results of the CHRA will inform the planning study to integrate cultural heritage resources into plans for growth.

See Attachment 5: Cultural Heritage Resource Assessment Map.

THERMAL COMFORT STUDY - EXISTING CONDITIONS SUMMARY

A background [Thermal Comfort Study](#) was prepared by Transsolar KlimaEngineering, dated November 2025. This Study assesses outdoor thermal comfort by evaluating people's satisfaction level in not feeling too hot or too cold across all four seasons. The Weston in Gear Planning Study was identified as one of the first planning studies to incorporate a Thermal Comfort analysis. The boundaries for the Thermal Comfort Study are smaller than the overall Study boundary, concentrating specifically on the Lawrence Avenue West and Weston Road intersection, due to the limitations of the assessment criteria (See Attachment 6 - Thermal Comfort Study Boundary). Key findings from this Study include:

- The summer period is largely comfortable throughout the Thermal Comfort Study Area.
- Winter and Fall also have large areas that meet the comfort percentage target.
- Spring has less comfortable areas over the site that meet the comfort percentage target. The area north of South Station Street is more comfortable. Comfort can be improved most during this season.

This background Thermal Comfort Study evaluated existing conditions in Weston and the next phases of work will assess comfort conditions in relation to emerging development and potential mitigation strategies to improve conditions.

EMERGING DIRECTIONS

Emerging directions have been developed by GPA as part of Phase 2, consisting of potential sub-areas, land use redesignations, public realm enhancements, and maximum permitted heights and densities.

Character Areas

The Study Area is proposed to be divided into 6 sub-areas called Character Areas (See Attachment 7 - Emerging Directions Character Areas Map).

Core

The Core represents the focus of the Weston community and public/commercial life. It includes the area surrounding the intersection of Weston Road and Lawrence Avenue West and the Weston GO/UP Express station where the highest concentration of uses and tallest buildings are existing and planned. It extends from King Street in the north to Denison Road in the south, and from Weston Lions Park in the west to the rail corridor on the east.

Weston Corridor

The Weston Corridor represents the areas that extend to the north and south of the Weston Core along the east and west sides of Weston Road to the limits of the Study Area. These areas will continue Weston Road's prominence as the community's main spine, but will see less growth and change as the Weston Core.

Evolving Residential

The Evolving Residential areas of the Study represent portions of the Study Area that are "in-between" the high-density and changing Weston Core and more stable residential neighbourhoods. They are primarily residential, have potential for moderate growth and change and are primarily located along local streets such as Skyes Avenue, Little Avenue, and MacDonald Avenue. The character area is located entirely within the Major Transit Station Area (MTSA) boundary.

Residential Low Density

The Residential Low Density character area represents the remaining primarily residential portion of the Study Area. Located entirely outside of the MTSA, the least amount of change and lowest heights and densities are existing and planned for this area.

Employment

The Study Area features an area of lands designated General and Core Employment located to the east of the rail corridor, primarily south of Lawrence Avenue West with some extending along the west side of Rosemount Avenue. No changes are contemplated to this area as part of the Study.

Humber River

The area of parkland and Natural Heritage along the banks of the Humber River is proposed to be its own unique character area, reflecting its significance to the community.

Heights and Densities

A framework for heights and densities across the entire Study Area has been developed. The central portion of the Weston Core, closest to the GO/UP Express Station is proposed to be the area with the greatest heights and densities, with a peak generally between the southeast corner of Weston Road and Lawrence Avenue West and the station (see Attachment 8 - Emerging Directions Height Map). Heights are proposed to range from 35-45 storeys with maximum densities up to 12 times the lot area, known as 12 floor space index (FSI). This area extends northwards to John Street and south to Wilby Crescent and generally aligns with existing development approvals in the area. Heights and densities are proposed to taper to the north and south of this within the Core, with heights of 20-35 storeys proposed north to Elsmere Avenue and south to Victoria Avenue East (up to 9 times the lot area [FSI]), and heights of 12-20 storeys north to King Street and south to Denison Road (up to 6 times the lot area [FSI]).

Along the Weston Corridor, heights aligning generally with mid-rise buildings are proposed (ranging from 6 to 12 storeys), along with a more modest permitted density of 3.5 times the area of the lot (FSI). Within the Evolving Residential area, a height limit of up to 4 or 6 storeys is proposed, with the limit being dependent on whether a property is within 200 metres of Weston Station or has frontage along a major street (i.e. Weston Road or Lawrence Avenue West), in accordance with Chapter 8 policies of the Official Plan. Within the Residential Low Density areas heights of up to 4 storeys are proposed, aligning with Official Plan Chapter 4 policies. The density limit for this area is proposed to be 1.25 times the area of the lot (FSI).

Land Use

The majority of the lands within the Weston in Gear Planning Study Area boundary are not proposed for any land use designation changes. The most significant change proposed is an extension of *Mixed Use Areas* generally to the south of the GO/UP Express Station along both sides of Weston Road to Denison Road. Existing *Apartment Neighbourhoods* designated lands directly to the southwest of the station (1765-1775 Weston Road) are not proposed to be redesignated. All existing *Core Employment Areas* and *General Employment Areas* designated lands in Weston are also proposed to remain as currently designated in the Official Plan.

Lands proposed to be redesignated through the Study are outlined in grey on Attachment 9 - Emerging Directions Land Use Map.

Public Realm and Street Frontages

Updated policy directions and guidelines for the public realm in Weston are being contemplated through the Study. Key elements of the draft public realm plan include:

- Improving pedestrian connections across the rail corridor.
- Encouraging new and enhancing existing visual and physical connections to the Humber River and valley lands.

- Adding a greater variety of open spaces to help reinforce activity and vibrancy in public areas.
- Exploring the development of a Weston-specific wayfinding and identity program.
- Advancing public realm improvements, including the look and function of streets and greater setbacks between buildings and the street.
- Improving and maintaining pedestrian comfort on sidewalks and in public areas.
- Improving and adding public realm features such as seating, trees, lighting and public art.

See Attachment 10 - Emerging Directions Public Realm Map.

PHASE 2 PUBLIC ENGAGEMENT SUMMARY

Public Engagement for Phase 2 of the Weston in Gear Planning Study has included one Local Advisory Committee meeting, one Community Consultation Meeting, and one Online Survey.

Local Advisory Committee Meeting #2

The LAC met virtually for the second time on Tuesday, April 28th, 2026. GPA provided an overview of the Emerging Directions followed by a discussion. Key comments raised at this meeting are described below.

Community Consultation Meeting #3

The third Community Consultation Meeting was held on Wednesday, May 6, 2026 at the Community Place Hub (operated by Progress Place), located at 1765 Weston Road. This "Community Dinner" event consisted of a brief presentation of the emerging directions for the Study by GPA, followed by a meal catered by Weston Frontlines Centre. Residents were seated around approximately 20 tables, each with a City staff or member of the consultant team who facilitated a discussion about the Emerging Directions for the Study and took notes. Staff who were subject-matter experts were also present to answer questions. Information was also available around the room on display boards. Approximately 135 people were in attendance, including City staff and the consulting team.

Online Survey #2

The second survey for the Weston in Gear Planning Study was live online from Wednesday May 6, 2026 to Thursday, May 21, 2026. Prepared by GPA, the online survey included six questions related to the Character Areas identified, the elements of Weston's "village-like feel", proposed height limits, uses to be located in the base of buildings, and the relative importance of various public realm components. A total of 31 complete survey response were received.

The following is summary of some of the comments heard across these phase 2 engagement activities:

- Concerns that GO and UP service alone will not be sufficient to support the amount of anticipated growth. People shared that many residents will still rely on private vehicles for some trips and expressed concerns about parking availability and increased congestion.
- Desire to extend Memorial Park toward Weston Road and increase greenery and soft landscaping throughout the area, including at Weston Artscape Common and along Weston Road more broadly.
- Preserving the Humber stone walls is important for many people and viewed as a unique quality of the public realm.
- Sidewalks should be appropriately sized to accommodate future growth and pedestrian activity, particularly around Weston Road and Lawrence Avenue.
- Mixed perspectives regarding height and density throughout the study area. Some supportive of intensification provided that growth contributes to a vibrant and active main street with diverse uses and a comfortable pedestrian environment. Some concerned that redevelopment could result in tall buildings with vacant storefronts, limited character, or spaces only affordable to franchises and chains. Additionally, some questioned if the increased heights and densities were going to result in more affordable housing in Weston and deliver on meaningful community benefits.
- Concern that the additional height and density coming to Weston will erode the village-like character of Weston that many residents value.
- Concerns regarding the proposed heights, shadow impacts, and the overall scale of development. Many people felt that buildings over 30 storeys were too tall for the area and that a more mid-rise built form would be more appropriate.
- Concerns that redevelopment could result in the loss of existing non-residential spaces and contribute to Weston becoming a bedroom community.
- Opportunities to introduce additional office and employment uses to support the local economy were identified.
- General expression of support for the proposed urban structure and character areas.
- Appreciation for the diversity of uses, scale, and activity envisioned through the character areas and potential to create a complete community.
- The importance of providing a mix and diversity of housing types, including larger units that better meet the needs of families and existing residents.
- Desire to see more models to provide affordable housing, including co-operatives and Community Land Trusts.
- Support for policies and measures to protect against displacement.
- Some interest in the opportunity to develop a Community Development or Community Action Plan alongside growth and redevelopment.
- Concerns regarding the potential impacts of development on wildlife, the natural environment, and the ecological health of the valley lands.

Urban Indigenous Engagement Session #2

A second engagement session with Weston's Urban Indigenous Community took place on Thursday, May 28, 2026 at the Wiigiwaam behind 2700 Eglinton Avenue West (York Civic Centre). This session was facilitated by Dr. Hopi Martin of Edge of the Bush, and brought together 9 attendees. The gathering was conducted according to Oral

Tradition, with no notetaking permitted. City staff were asked instead to reflect on what they heard afterwards. These reflections are summarized as follows:

- There is sensitivity surrounding use of the word "recommendations" in relation to the Study and a desire to have specific targets and timelines to hold the City accountable for actions.
- The traditional name for the Humber River (Gabekanaang-ziibi) should be used wherever possible.
- Creating spaces and opportunities for Indigenous ceremony/gatherings in Weston could have many benefits both tangible and intangible to the broader community.

Roundtable Discussion

A roundtable discussion regarding anti-displacement and the presence of Black Communities in Weston will take place on June 23, 2026 at Artscape Weston Common (34 John Street). This event will be led by GPA and has been planned in consultation with the City's Confronting Anti-Black Racism (CABR) unit. It will be a facilitated discussion bringing together Black-led, Black-focused, and Black-serving organizations in Weston, organizations and individuals who are likely to be impacted by growth and development in the area, members of the planning study team, and individuals with knowledge and expertise related to gentrification, housing affordability, and anti-displacement work. Approximately 20 people have been invited and staff from Community Planning, Heritage Planning, Strategic Initiatives, Policy & Analysis and Social Development are expected to attend.

DESIGN REVIEW PANEL

The Study went to the City's Design Review Panel on June 3, 2026. Community Planning and Urban Design Staff provided a brief overview of the Study and representatives from GPA and DTAH then presented the Study's emerging directions. Comments provided by the Design Review Panel at this meeting included the following:

- A desire for greater focus on the "hearts" of the Weston Village through the Study (i.e. key spaces that the community feels best represents Weston and where they gather) and how these spaces will be enhanced.
- Concern regarding legibility of some of the maps/visuals presented.
- Concern regarding potential mis-alignment between the timing of concurrent studies in Weston and opportunities to integrate their findings to achieve desired outcomes.
- Potential for greater connections to the Humber River ravine lands and opportunities for parkland acquisition throughout the Study area generally.
- Potential mid-block connection opportunities (i.e. laneways or mews), such as between South Station Street and Weston Road.
- Opportunity for more direct linkages between the established guiding principles of the Study and emerging directions.
- The need for a more detailed and prescriptive public realm plan.

A recording of the meeting can be found here:
<https://www.youtube.com/live/jwupnOlhhd4>

NEXT STEPS

Phase 3 of the Study is in progress and will conclude in early 2027. A staff report containing the Study's recommendations is expected to be brought to Council for consideration in the second quarter of 2027, including proposed draft Site and Area Specific Policies and draft Urban Design Guidelines.

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Etobicoke York District

ATTACHMENTS

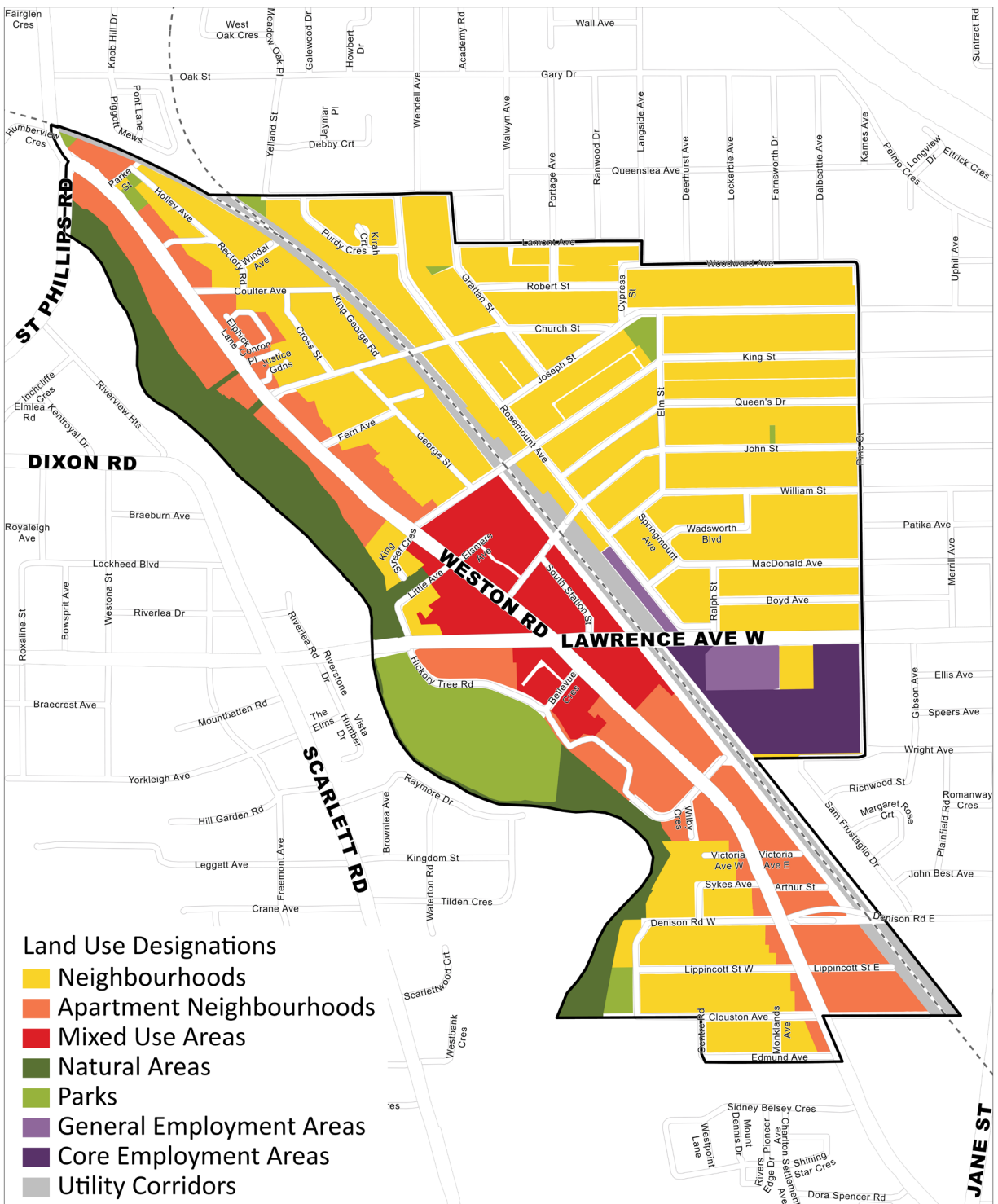
Attachment 1: Weston in Gear Updated Study Boundary
Attachment 2: Existing Land Use Map
Attachment 3: Sites of Interest Map
Attachment 4: Community Services and Facilities Study Boundary
Attachment 5: Cultural Heritage Resource Assessment Map
Attachment 6: Thermal Comfort Focus Area
Attachment 7: Emerging Directions Character Areas Map
Attachment 8: Emerging Directions Height Map
Attachment 9: Emerging Directions Land Use Map
Attachment 10: Emerging Directions Public Realm Map

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Attachment 2: Existing Land Use Map



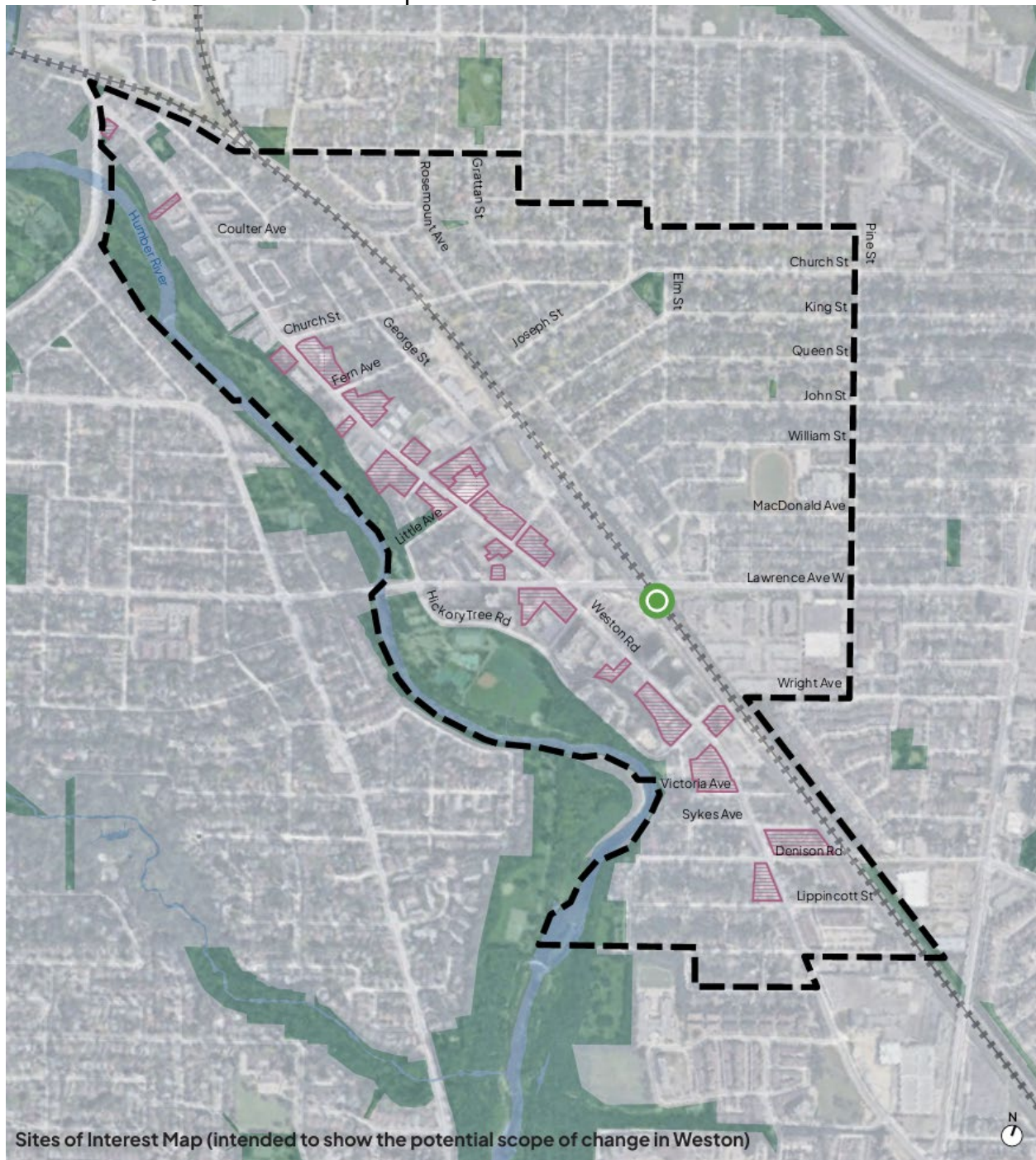
Weston in Gear - Official Plan Land Use Designation



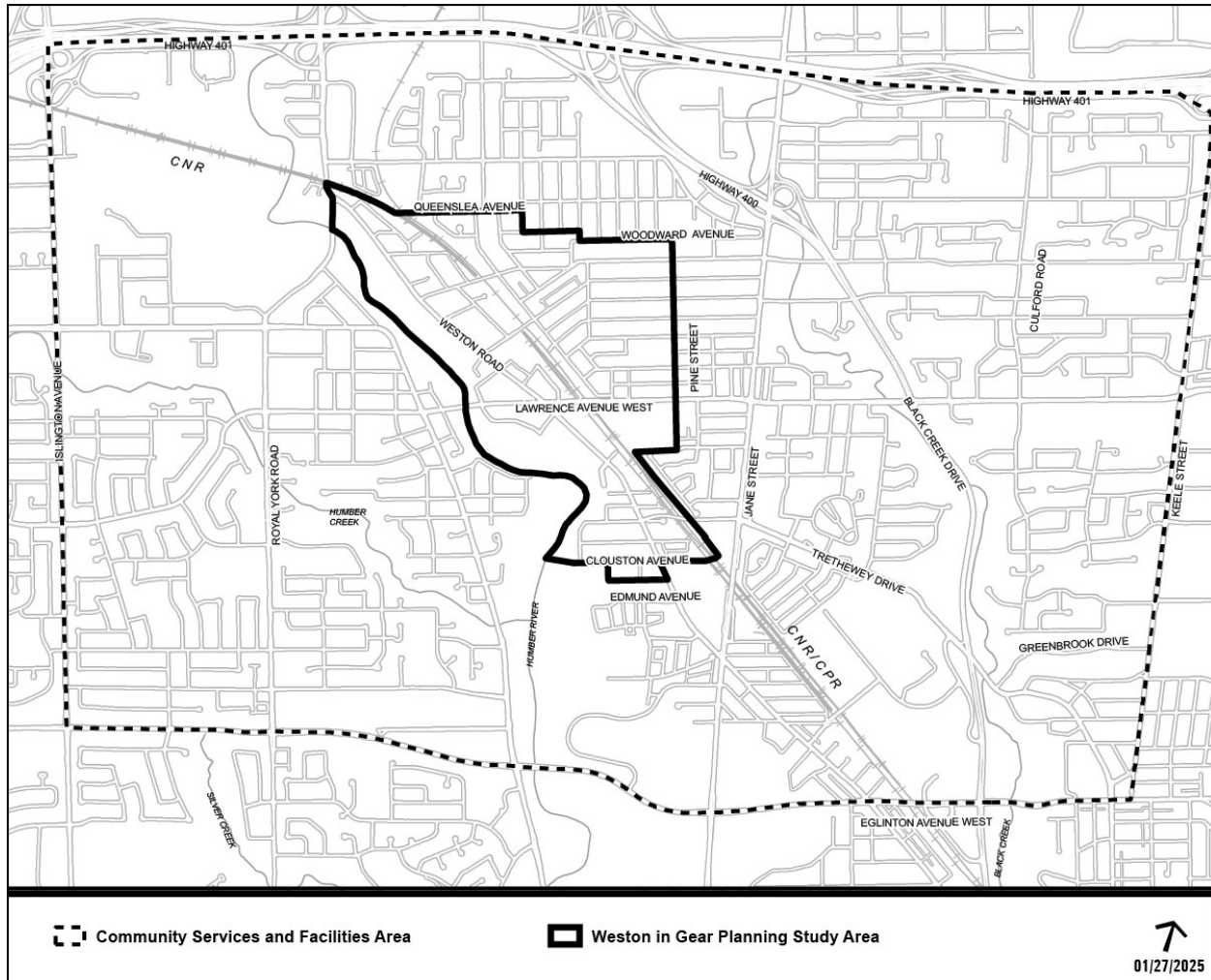
Data Source: Official Plan Land Use Designation

Planning Research and Analytics, Toronto City Planning - 10/22/2025

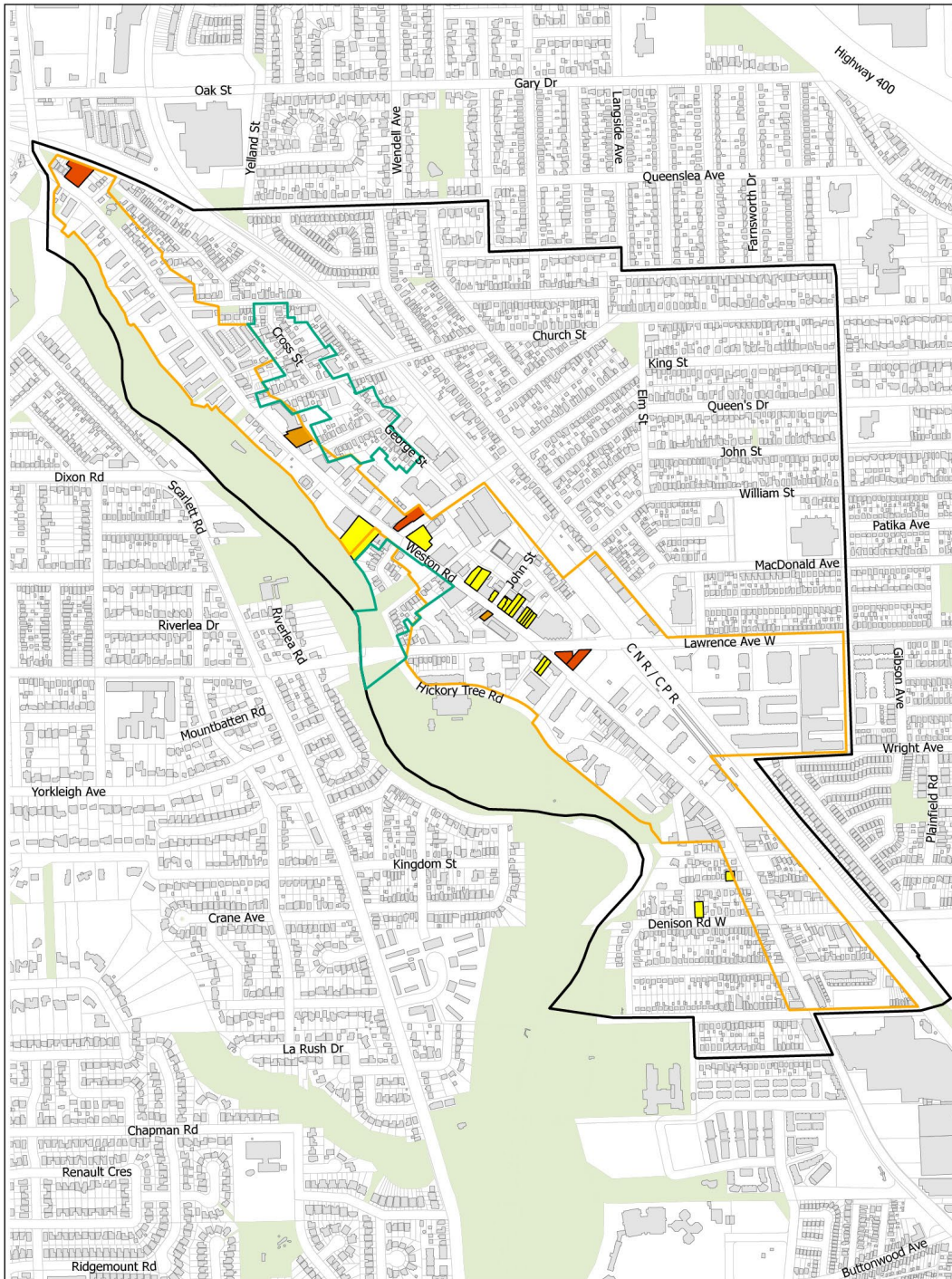
Attachment 3: Sites of Interest Map



Attachment 4: Community Services and Facilities Study Boundary



Attachment 5: Cultural Heritage Resource Assessment Map



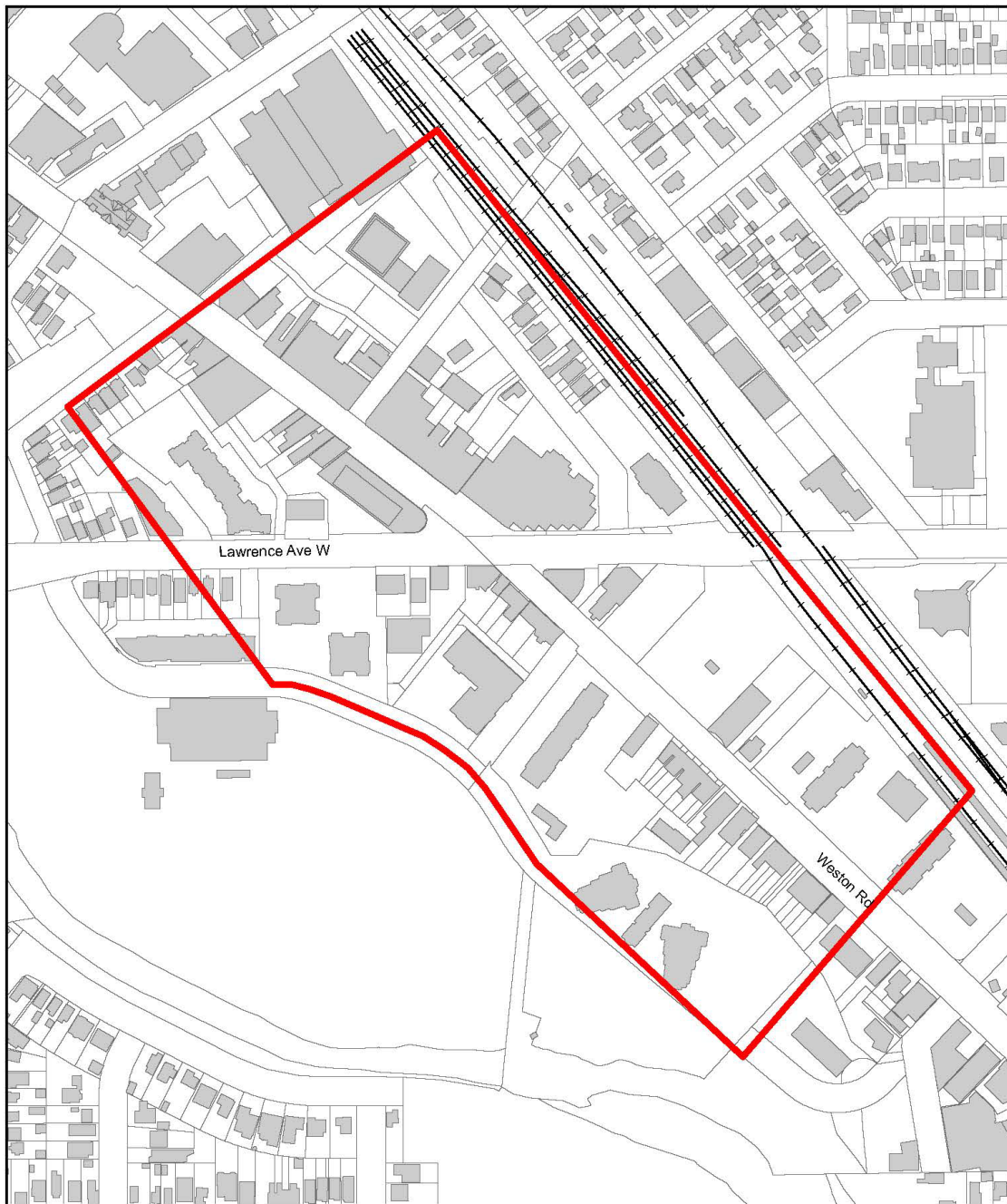
Cultural Heritage Resource Assessment Map

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



Not to Scale

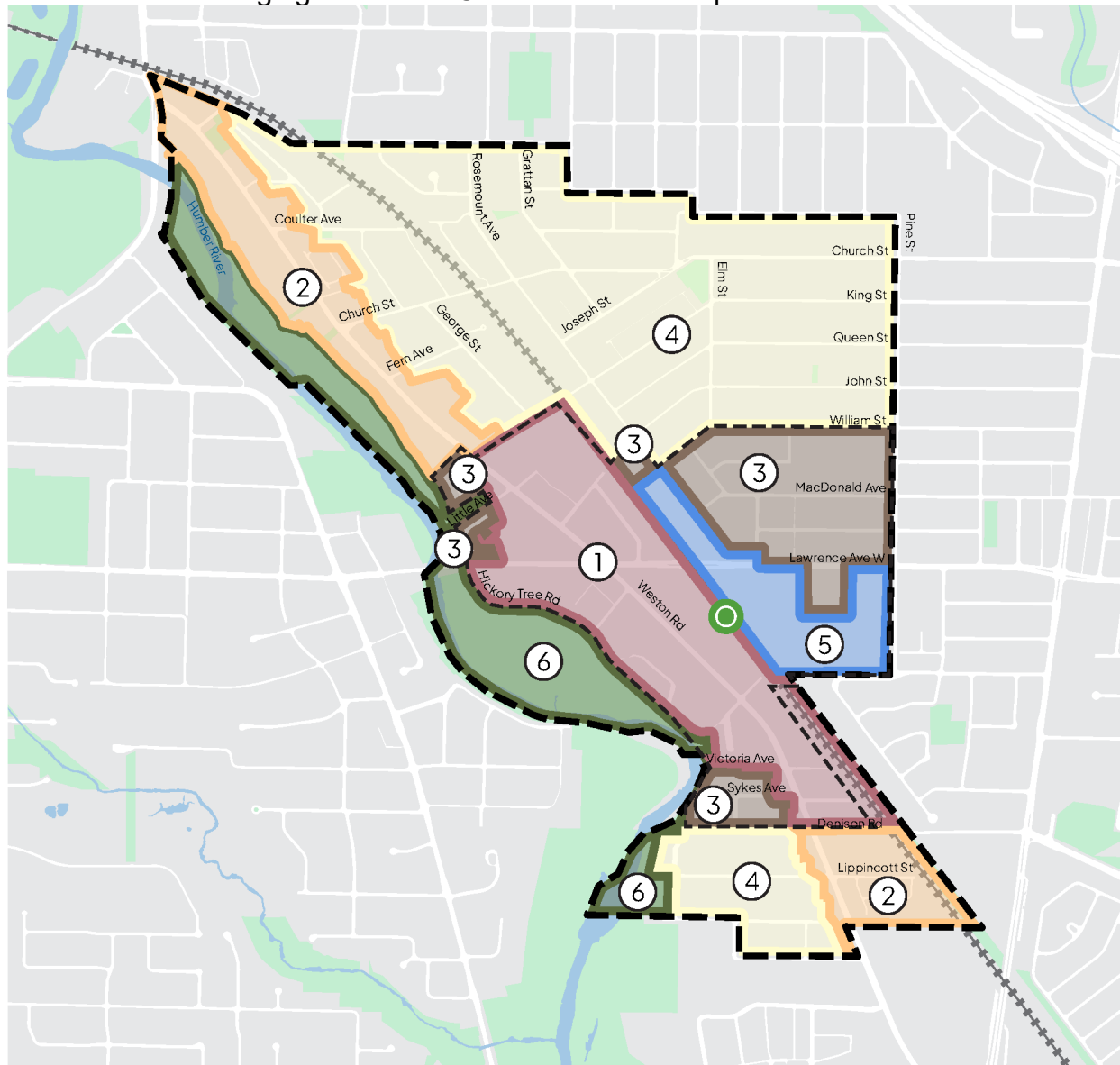
Attachment 6: Thermal Comfort Study Focus Area



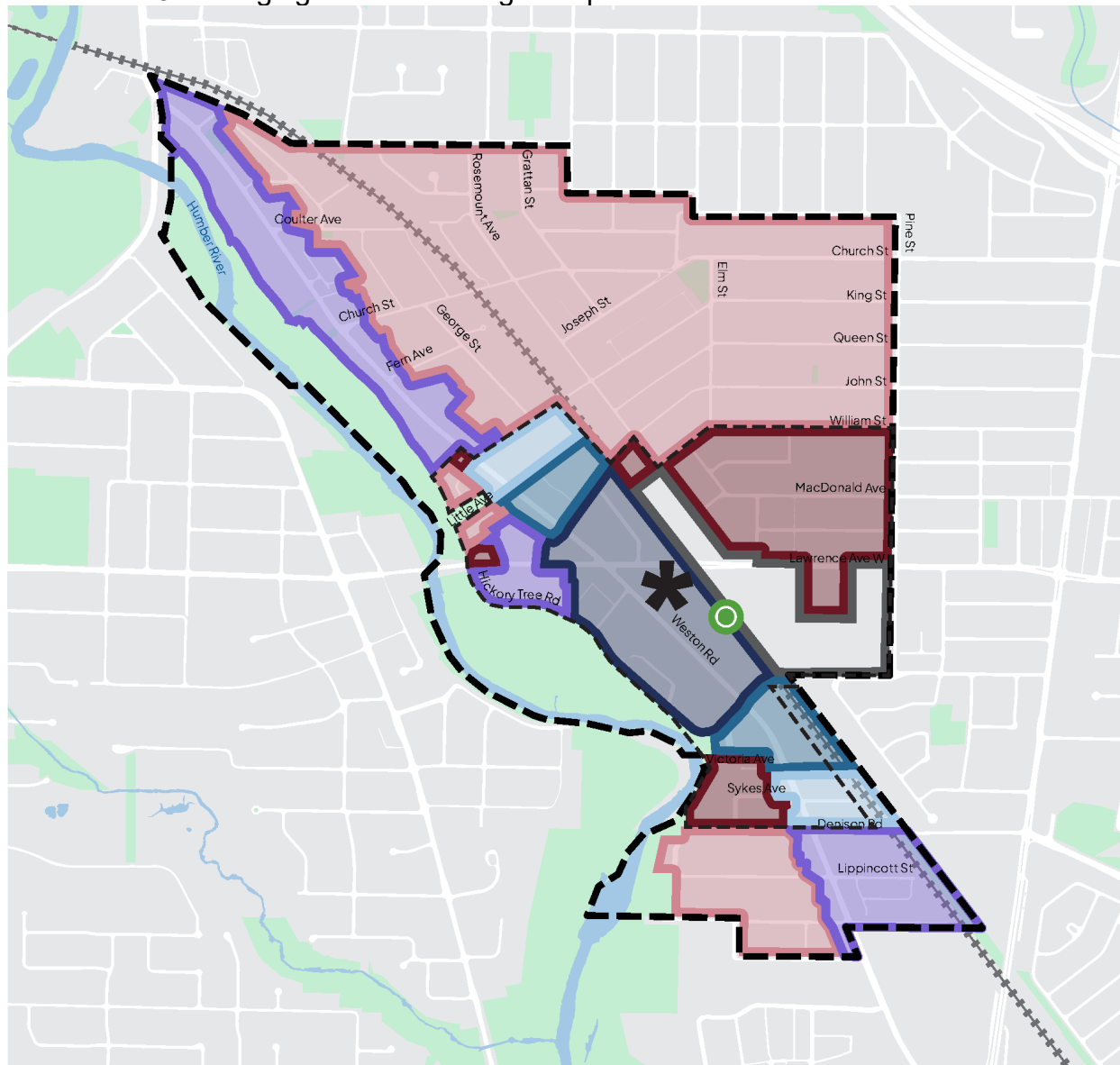
 Thermal Comfort Study Focus Area



Attachment 7: Emerging Directions Character Areas Map



Attachment 8: Emerging Directions Height Map



Study Area

Railway

GO/UP Station

MTSA 695 Boundary

Parks and Open Spaces

35 - 45 Storeys

20 - 35 Storeys

12 - 20 Storeys

6 - 12 Storeys

Up to 4 or 6 Storeys*

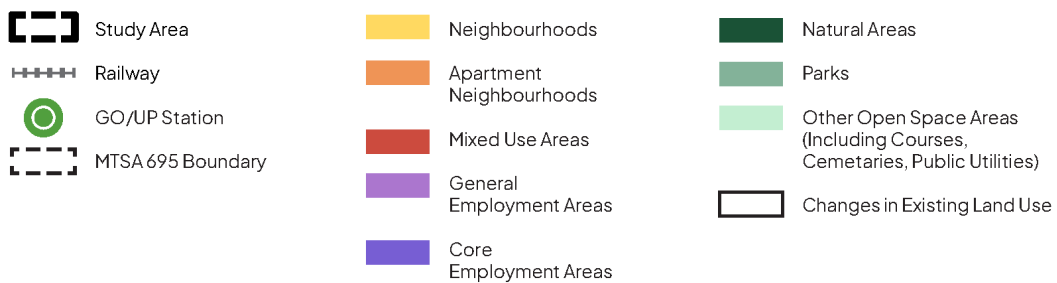
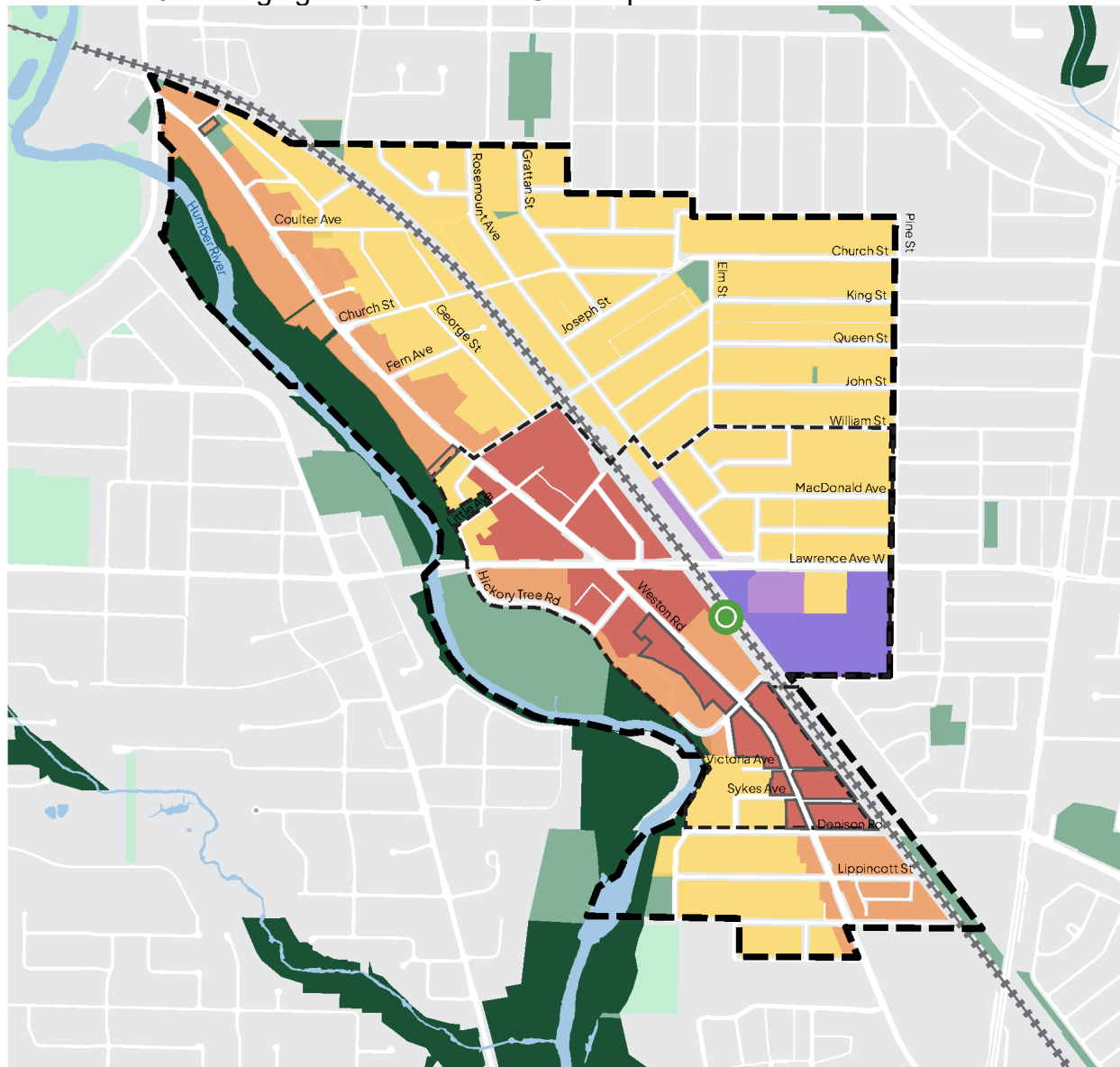
Up to 4 Storeys

No Changes Proposed

Height Peak

* Note: Up to 6 storeys within 200 metres of Weston station or with frontage along Weston Road or Lawrence Avenue West

Attachment 9: Emerging Directions Land Use Map



Attachment 10: Emerging Directions Public Realm Map

