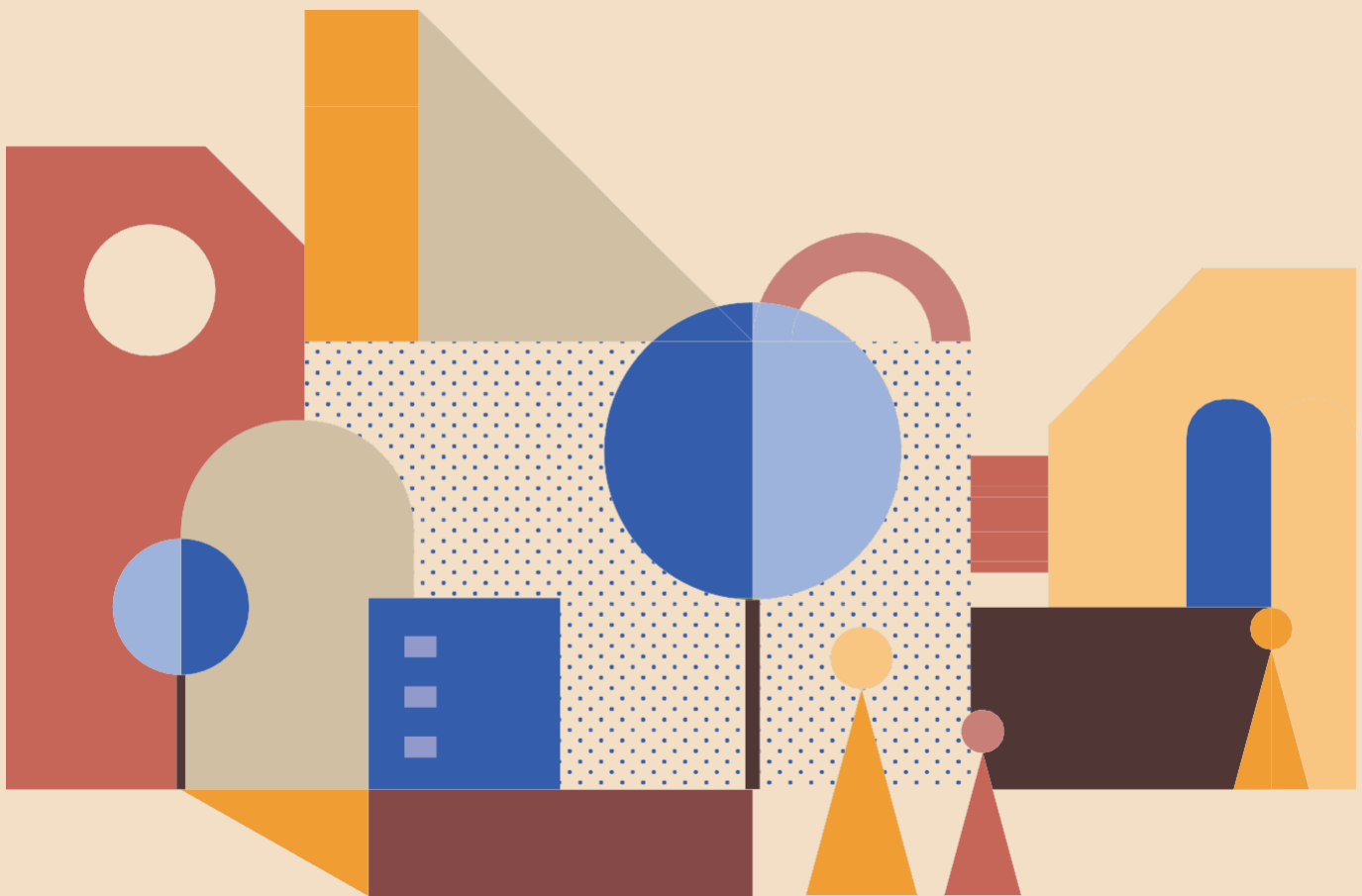


Phase 2 Engagement Summary Addendum

September 2025



ACKNOWLEDGEMENTS

Land Acknowledgement

We acknowledge that North York Centre is located on lands within the City of Toronto that are the traditional territory of the Anishnabeg, Haudenosaunee and Wendat peoples, and now home to many diverse First Nations, Inuit and Métis peoples. The lands in Toronto where North York Centre is located are covered by Treaty 13 with the Mississaugas of the Credit First Nation.

African Ancestral Acknowledgement

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.

Prepared by:

City of Toronto (City Planning and Development Review)

CONTENTS

01.	INTRODUCTION	1
02.	COMMUNICATIONS	1
03.	ACTIVITIES AND EVENTS	2
3.1.	Public Consultation Centres	2
3.2.	Community Pop-Ups	3
04.	WHAT WE HEARD	3
4.1.	Boundary Expansion and Intensification	3
4.2.	Buildings and Housing	4
4.3.	Retail	4
4.4.	Infrastructure and Services	5
4.5.	Parks and Environment	5
4.6.	Mobility	5

01. INTRODUCTION

This Phase 2 Engagement Summary Addendum provides an overview of engagement activities that took place from June to August 2025. These included three Public Consultation Centres (PCCs) and two community pop-ups.

The three PCCs were organized in response to requests from the local Ward Councillor and community members. The goal was to continue the conversation on the Emerging Preferred Option (EPO), which was first introduced during public engagement sessions in March 2025. For a summary of what we heard during the March session, please see the [Phase 2 Engagement Summary](#) (June 2025).

These additional PCCs mirrored information shared during the March public engagement series, with a focus on:

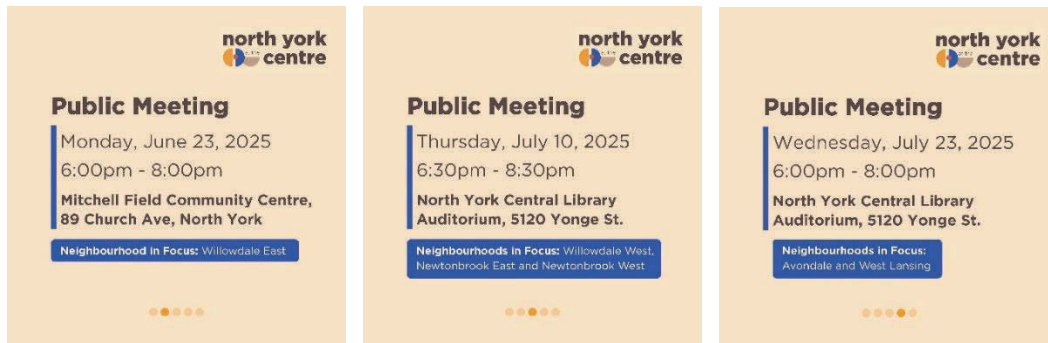
- sharing the outcome of Phase 1, including the proposed vision and guiding principles;
- presenting the work completed in Phase 2 on developing and evaluating options; and,
- encouraging discussion and feedback on an Emerging Preferred Option (EPO) to help inform refinements for a Recommended Option.

02. COMMUNICATIONS

Communication methods used from June to August 2025 included:

- Three e-updates distributed to 344 people from nycentre@toronto.ca;
- One social media post by CityPlanTO on Instagram and X, plus multiple Instagram ‘stories’;
- Councillor’s e-newsletter;
- Project web page updates; and,
- Postcards distributed at Community Pop-ups.

These communications helped promote the PCCs and community pop-ups, and also shared project updates, new reports and meeting materials.



Phase 2 Public Consultation Centre social media posts

03. ACTIVITIES AND EVENTS

3.1. Public Consultation Centres

More than 560 people attended three in-person PCCs between June and July 2025. The meetings took place on:

- Monday June 23, 2025 at Mitchell Field Community Centre from 6:00 to 9:00 PM
- Thursday, July 10, 2025 at North York Civic Centre from 6:00 to 9:00 PM
- Wednesday, July 23, 2025 at North York Central Library from 5:00 to 8:30 PM

Each meeting focused on different neighbourhoods in the study area, including West Lansing, Avondale, Willowdale West and Willowdale East. The purpose was to share project updates and hear from the community. The format included a presentation by the City's project team followed by a Question & Answer period, a format that was requested by the local Ward Councillor. Attendees were asked to sign-in and were offered an optional comment sheet to share feedback. Information boards were also available for viewing before the meetings began, with staff available to answer any questions and collect feedback. A total of 57 comment sheets were collected during the PCCs.



Public Consultation Centres (June 23, July 10, and July 23, 2025)

3.2. Community Pop-Ups

Two community pop-ups were held in July and August to raise awareness of the project, encourage people to sign-up for e-updates and share their feedback on the EPO. The community pop-ups took place at:

- Edithvale Movie Night at Edithvale Park on July 25, 2025; and
- North York Centre Farmer's Market at Mel Lastman Square on August 28, 2025

Many people stopped by to chat with the project team and picked up project postcards.



Community Pop-Up Events at Edithvale Movie Night July 25 and NYC Farmer's Market Aug 28.

04. WHAT WE HEARD

During the June and July 2025 PCCs, the project team received feedback on elements of the EPO. This included comments on built form, land use, public realm, parks, environment and mobility. The feedback was generally similar to what was heard in the March PCCs and in other engagement activities. A summary of the feedback by topic is summarized below.

4.1. Boundary Expansion and Intensification

- Concerns were raised about the proposed Secondary Plan boundary expansion and intensification in general. Key issues raised included traffic volumes and safety, school capacity, lack of parks, capital funding coordination, infrastructure investments, program funding, environmental impacts, and flooding risks.
- Some community members expressed opposition to expanding the Secondary Plan area, especially: a) West Willowdale, specifically west of Beecroft Road, and b) expanding the plan area beyond the ring roads (Doris Avenue and Beecroft Road). This feedback

reflected a desire to protect existing neighbourhoods from new development and maintain their current character.

- Some community members said that the City ought to aim to meet the Province's minimum density requirements in Protected Major Transit Station Areas (PMTSAs) , but not go beyond those minimums.

4.2. Buildings and Housing

- Some community members said they support intensification near subway stops and the use of multiplexe housing to help fill the gap in “missing middle” housing options. However, some residents noted:
 - 45-60 storey towers are not reasonable and not appropriate for the character of the area;
 - greater separation distances are needed between tall building and low-rise homes;
 - wind tunnels at Yonge Street and Empress Avenue are a growing safety concern, especially for the elderly; and,
 - small unit sizes in recent developments are not functional or attractive for those looking to buy homes in the area.
- Many community members noted there is a lack of mid-rise housing and supported permissions for new mid-rise housing, in a height range between 10 and 20 storeys. It was noted that mid-rise housing could serve as a buffer between low- and high-rise areas.
- A few residents said they appreciated the proposed approach to offering a mix of housing types in the area. They felt it would help support people at different stages of life, such as young families, seniors, and individuals looking for more affordable options.
- Some residents expressed a desire to see more options for aging in place – meaning housing and services that would allow people to stay in their community as they grow older.
- A few residents shared concerns that shelters in the area could bring down property values.

4.3. Retail

- Community members had mixed perspectives on allowing small-scale retail (like shops and cafes) in neighbourhoods. Some welcomed the idea, saying it would be helpful to have amenities within walking distance of their homes. Others were concerned about traffic impacts.

4.4. Infrastructure and Services

- There is a strong desire by community members to see more investment in the community, especially to improve existing infrastructure and services, as well as maintenance. The community continues to be concerned about overburdened schools, parks, community programs and health services.
- Residents also said there is need for more childcare, as well as services for youth and seniors. These supports are seen as important for building a complete and inclusive community.

4.5. Parks and Environment

- Referencing changes by the Province to Section 37 of the *Planning Act* regarding community benefits, some residents felt that there are fewer parks facilities being constructed, impacting the well-being of residents in the area.

4.6. Mobility

- With more people and jobs to be added to the area through proposed intensification, many community members expressed concerns regarding:
 - transit capacity;
 - pedestrian and cycling safety, particularly at non-signalized intersections;
 - a lack of parking;
 - the creation of commuter corridors, bringing traffic into neighbourhood streets in the area; and,
 - specific traffic concerns along Kenneth Avenue, Cummer Avenue, the Highway 401 interchange, and Yonge Street.
- Some residents want to keep the ring roads (Doris Avenue and Beecroft Road) “as-is” – in other words, closed off from adjacent neighbourhoods. They do not support the reopening of Lorraine Drive to Beecroft Road, for example.
- Residents have mixed views about providing new cycling infrastructure in the area. While there is some appreciation for bike lanes, there are concerns about safety/accidents, and a desire for protected cycling infrastructure. Others dislike and do not support cycling infrastructure, specifically on Beecroft Road. Despite this difference of opinion, there seems to be general support for bike lanes on Yonge Street as part of Transform Yonge.

