



Wynford-Concorde Focused Area Study

Comprehensive Project Summary

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Project Objectives

Goals & Intended Outcomes

The Wynford-Concorde Focused Area Study aims to create a planning framework that enhances public spaces, improves mobility, and supports future growth. Community engagement was central to this study to ensure that residents' views and priorities are reflected in the resulting policies and planning frameworks intended to guide future development in the area. Engagement activities included three Local Advisory Committee (LAC) meetings, a Community Mapping Workshop, and two Open Houses. Environics Research supported the City of Toronto in designing, facilitating, and reporting on these engagement activities. Key priorities identified were safety, accessibility, connectivity, and green spaces. Next steps include refining draft policies and presenting a Final Report to North York Community Council in Spring 2026.

Engagement Activities

Overview

Three main types of engagement activities were conducted as part of this project:

1. **Local Advisory Committee (LAC) Meetings:** A committee comprised of residents of the study area was formed to ensure residents' perspectives were included in the process and planning of the study. Three in-person LAC meetings were held to review progress and provide feedback on vision, principles, and draft policies.
2. **Community Mapping Workshop:** An in-person workshop was designed to allow residents of the study area to provide specific feedback on what they'd like to see in Wynford-Concorde. 60 participants attended the two-hour workshop in which they worked in small groups to:
 - develop guiding principles for the study area,
 - create vision statements describing what a safe, connected, and vibrant community would look like,
 - and map out desired parkland locations, pedestrian and cycling connections, and improvements to the public realm such as streetscape enhancements and areas of concern.
3. **Community Open-Houses:** Two open-houses were hosted in the community to keep residents informed and updated on progress of the study. Residents walked through the open house reading about draft policies and potential improvements at their leisure. These open-house meetings served as an informal way for residents to ask questions an

provide feedback that helped guide the outcomes of the project.

Timeline of engagement activities

The table below provides a timeline of when the various engagement activities were conducted. All engagement activities were carried out in-person at local community hubs. These engagement activities will inform the final report the City team brings forward to Council in the Spring of 2026:

Phase	Date	Activity
Phase 1	Dec 2024	LAC Meeting 1
Phase 2	Feb 2025	Community Mapping Workshop
Phase 2	Jun 2025	LAC Meeting 2
Phase 2	Jul 2025	Open House 1
Phase 3	Dec 2025	LAC Meeting 3 Open House 2
Phase 4	Spring 2026	Final Report to Council

What we heard

Community Feedback

Key Themes Across All Phases & Activities

Across all engagement activities, residents consistently emphasized safety, accessibility, connectivity, and green space as top priorities. Early feedback focused on improving pedestrian and cycling routes and creating a more welcoming public realm. As the study progressed, residents refined these ideas into specific requests for safer intersections, wider sidewalks, better lighting, and expanded parkland. Later phases introduced additional considerations such as food security, cultural programming, and amenities for seniors. These themes shaped the draft vision, guiding principles, and ultimately the draft policies presented at the final open house.

Key Feedback by Activity

1. **LAC Meeting 1 (December 2024):** The first LAC meeting focused on clarifying the study's scope and engagement approach. Members emphasized the importance of addressing traffic safety, accessibility, and mobility challenges while maintaining the study's focus on public realm and streetscape improvements.
2. **Community Mapping Workshop (February 2025):** The workshop set the foundation for the study by identifying core priorities: safety, connectivity, and green spaces. Residents emphasized the need for wider sidewalks, improved lighting, and safer crossings, particularly near major intersections and the Don Valley Parkway bridge. Connectivity was a dominant theme, with calls for better pedestrian and cycling routes, accessible trails, and stronger links to transit. Participants also highlighted the importance of expanding parkland and adding trees and seating to create inviting

public spaces. This feedback informed the draft vision and guiding principles presented later in the process.

3. **LAC Meeting 2 (June 2025):** At the second LAC meeting, Environics presented the findings from the Community Mapping Workshop and draft vision and guiding principles. Residents reviewed these findings. Their feedback reinforced priorities for connectivity, green spaces, and safety, and introduced ideas for cultural corridor branding and more gathering spaces.
4. **Open House #1 (July 2025):** At the first open house, residents reviewed the draft vision and guiding principles. Feedback reinforced earlier priorities around safety and accessibility, with strong support for improved lighting and pedestrian-friendly design. Opinions on bike lanes were mixed. Some residents supported them, while others expressed concerns about lane reductions and traffic congestion. There was a clear desire for more greenery, seating areas, and amenities that maintain the local character of the community. This input helped refine the guiding principles and shaped early policy directions for streetscape and mobility improvements.
5. **LAC Meeting 3 (December 2025):** In this final meeting, the committee provided input on the plan for Open-House 2 which included reviewing draft policies and maps that were created based on earlier feedback. Members raised concerns about feasibility and flexibility in implementation, stressed intersection safety near DVP ramps, and supported cultural programming and accessible signage.
6. **Open House #2 (December 2025):** The final open house focused on draft policies and maps. Residents provided detailed feedback on specific policy areas, including calls to address food security by protecting grocery stores, adding amenities for seniors such as pools, and ensuring accessibility in multi-use trails. Intersection safety remained a top concern, with requests for improvements at key locations. Participants also supported cultural corridor

branding and incorporating public art into the public realm. These insights were incorporated into the draft policies for public realm, parkland, and mobility, ensuring they reflect community priorities.

Emerging Priorities

Overarching themes

As the Wynford-Concorde Focused Area Study progressed through multiple phases of engagement, several priorities consistently surfaced.

1. **Safety and accessibility:** Residents repeatedly emphasized the need for safer streets and intersections, particularly near major crossings and Don Valley Parkway ramps. With many residents being seniors, accessibility for older people and people using mobility devices was a common consideration. Suggestions included wider sidewalks, improved lighting, traffic calming measures, and accessible multi-use trails to ensure mobility for all ages and abilities.
2. **Connectivity:** Creating a well-connected neighborhood was a dominant theme. Participants called for better pedestrian and cycling routes, improved links to transit stations, and greater integration of local trails with the ravine system. Connectivity was seen as essential for reducing reliance on cars and supporting active transportation.
3. **Inviting public spaces:** Beyond mobility, residents expressed a strong desire for a more vibrant and comfortable public realm. This includes expanded parkland, tree planting, landscaped boulevards, and seating areas that encourage social interaction. Many also supported cultural enhancements such as public art and programming along the Wynford-Concorde Cultural Corridor, reinforcing the area's identity and livability.

What this means for residents

This community feedback will inform the development of a planning framework with guidelines and policies that will guide future development and redevelopment in the area. Future improvements will be implemented gradually through development applications and capital projects, ensuring that

growth in Wynford-Concorde aligns with community priorities and enhances quality of life.

Next Steps

The City will refine draft policies and maps based on feedback and prepare a Final Report for North York Community Council in Spring 2026. Implementation will occur over the long term through development applications and capital projects.