



# WYNFORD-CONCORDE FOCUSED AREA STUDY KICK-OFF MEETING

We acknowledge the land we are meeting on is 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. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



# The Study



## The Study

The City of Toronto is undertaking the Wynford-Concorde Focused Area Study in response to Council direction. The goal of the study is to develop a planning framework for the area, with a focus on streetscape and an enhanced public realm that integrates with a multi-modal transportation network to serve the existing and anticipated residential and employment populations of the area.

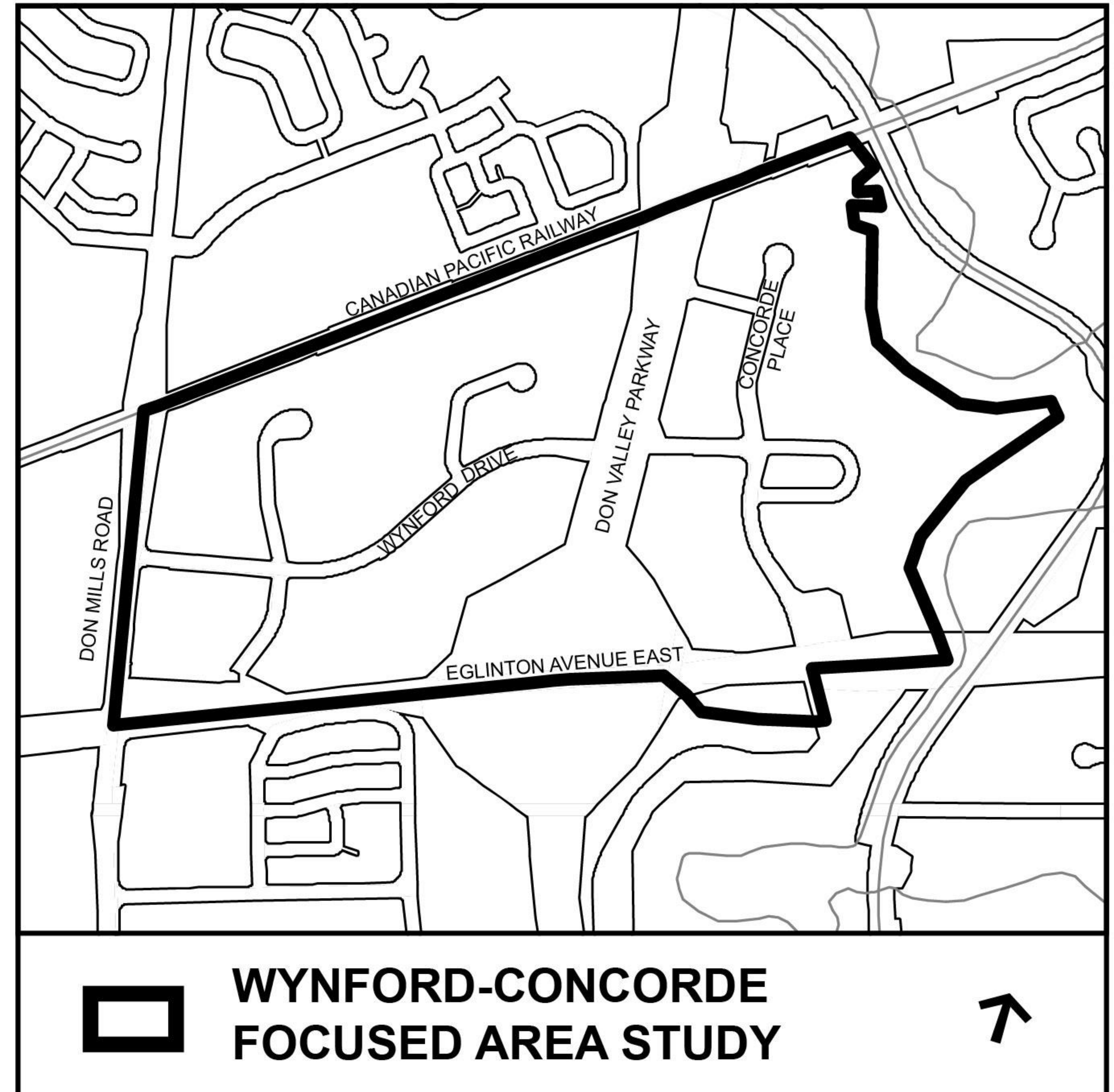
Study outcomes may include:

- policy guidance or structure plan for the area;
- streetscape and/or public realm improvements;
- design guidelines; and/or
- capital projects improvements.

## Local Advisory Committee (LAC)

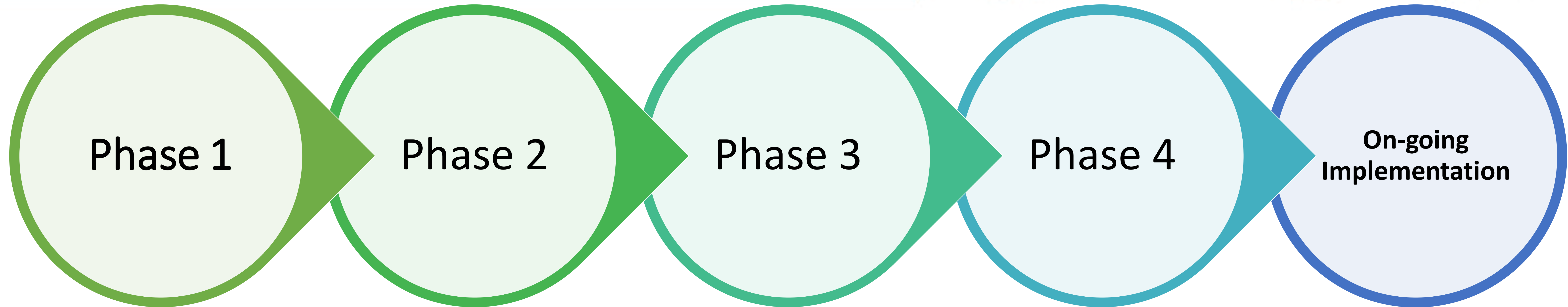
As part of the study, a Local Advisory Committee (LAC) will be established. The LAC is intended to provide a forum for discussion of approaches, concepts, and alternatives as part of the Study. The LAC membership will comprise of representatives from organizations, businesses, and property owners in the study area. The LAC will be limited to 10-12 members in total.

If you are interested in applying to be part of the LAC, please take an application form and return it to the City Planner no later than January 15, 2024.





# Process & Consultation



## Study Initiation & Background Analysis

Kick-off Meeting

Existing and Planned Conditions Analysis

Opportunities and Constraints Analysis

Establish LAC

## Information Gathering, Visioning & Analysis

LAC Meeting #1

Community Mapping Workshop

Options Development & Analysis

LAC Meeting #2

Report Back Community Meeting

## Draft Directions & Recommendations

Draft Direction Development & Analysis

LAC Meeting #3

Draft Direction Proposal

Wrap-Up Community Consultation Meeting

## Final Report to Council & Implementation

Direction Refinement & Final Recommendation Preparation

Final Report and Recommendations to Council

Council Meeting

City begins to Implement Recommendations

## On-going Implementation

Ongoing implementation over the long term through capital projects and as part of development applications in the study area

### Engaging the Community

Public Consultation Meetings

Stakeholder Meetings  
Local Advisory Committee (LAC)

Project Website  
On-line Engagement



# What are we studying?



## Community Planning

- Policy Review
- Population forecasting

## Urban Design

- Existing built form condition review
- Understand existing permissions and recent developments



## What is not part of the study?

- Improvements beyond the study area
- Redesignation of existing land uses
- Zoning
- Duplication of City-wide policies, guidelines, or standards
- Density limits and transportation capacity
- Changes to recently completed or ongoing Environmental Assessments or development approvals

## Mobility & Public Realm

- Existing conditions assessment
- Plan and policy review
- Pedestrian facilities (sidewalks, mid-block connections, paths/trails, street trees, amenities), Cycling facilities, Transit facilities, Auto facilities, Highway Interchanges
- Shared mobility & Travel Demand Management (TDM)
- Future conditions review
- Cross Sections and Functional Concept Plans
- Strategic directions and implementation (policy directions, potential next steps, and implementation priorities)
- Public realm opportunities
- Street furniture opportunities
- POPs (Privately-Owned Publicly Accessible Spaces)
- Sustainability and climate change resilience

## Parks, Open Spaces, and Community Services & Facilities

- Existing park locations
- Park location opportunities
- Park Improvement opportunities
- Connections to Natural Heritage System and ravine
- Childcare, Schools, Libraries, Recreation Facilities
- Human Services

## Infrastructure

- Existing conditions
- Capacity assessment





# Policy



## Official Plan

Land use designations are among the Official Plan's key implementation tools for achieving the growth strategy set out in Chapter Two of the Official Plan – to direct major growth to some parts of the City and away from others. Each land use designation establishes the general uses that are provided for in each designation and describes where housing can be built, where stores, offices and industry can locate and where a mix of uses is desired.

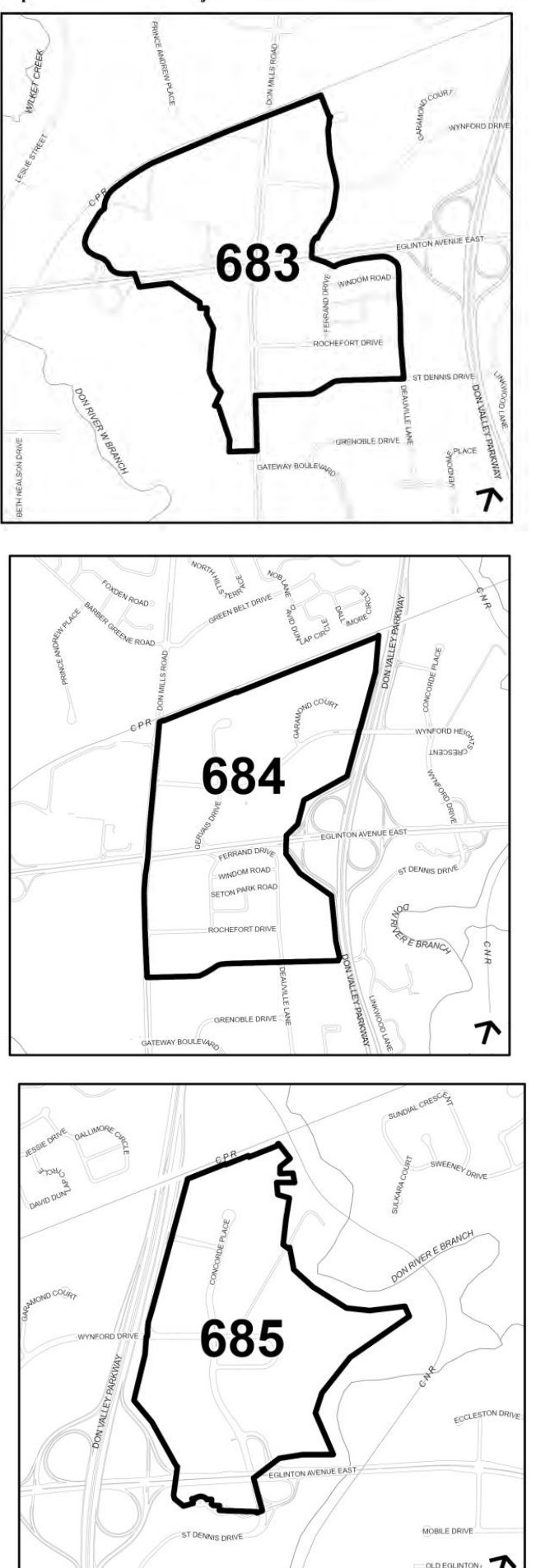
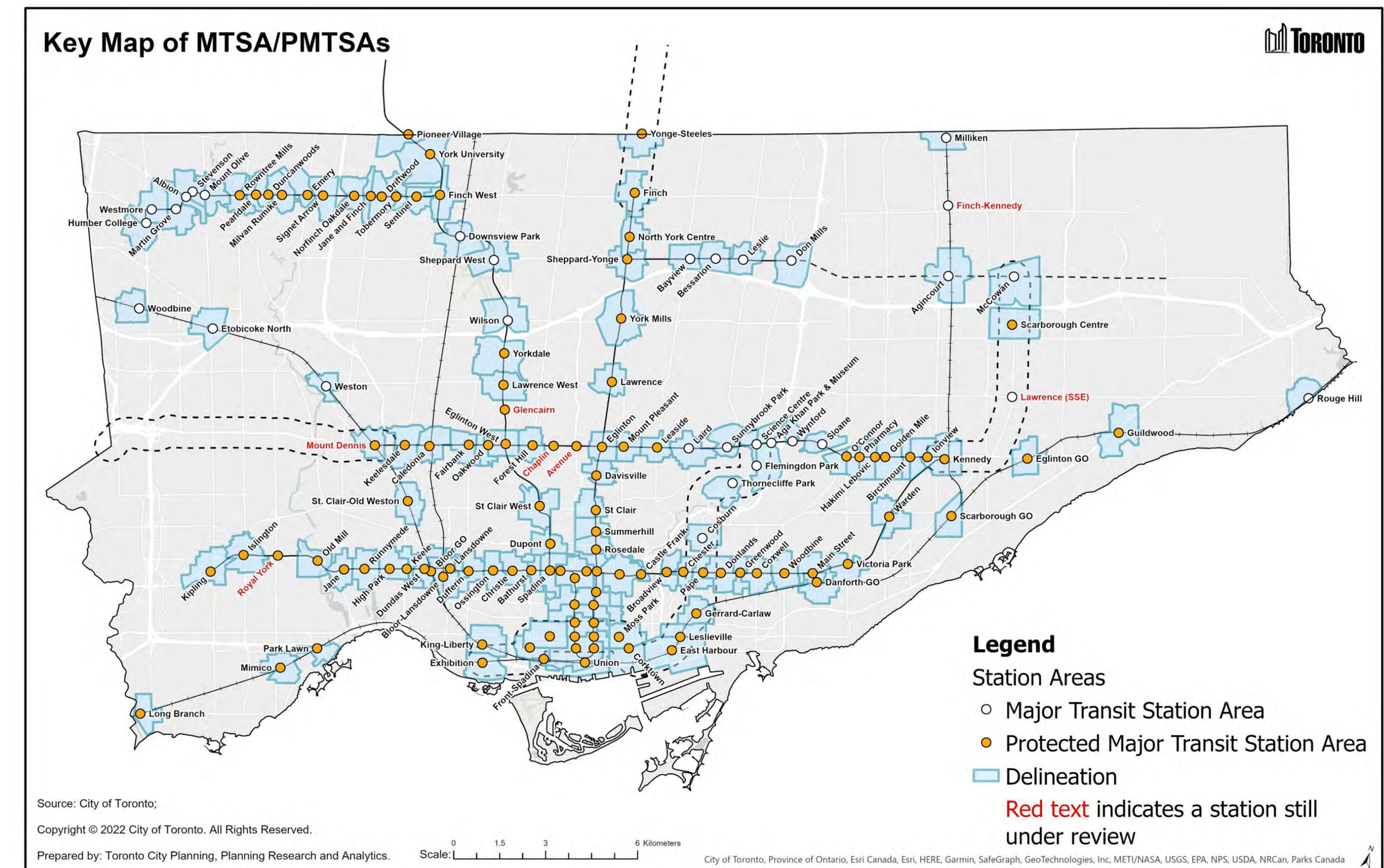
Four land use designations distribute most of the increased jobs and population anticipated by the Plan's growth strategy: *Mixed Use Areas*, *Employment Areas*, *Regeneration Areas* and *Institutional Areas*.



## Major Transit Station Areas (MTSA)

As part of Toronto's Municipal Comprehensive Review, the City is required to demonstrate that it has a transit-oriented plan in place to accommodate minimum density targets around planned and existing higher-order transit stations.

The Province's Growth Plan defines a MTSA as the areas generally within 500 to 800 metre radius of a transit station, representing about a 10-minute walk. Each MTSA will be subject to a minimum density target across the area as a whole.

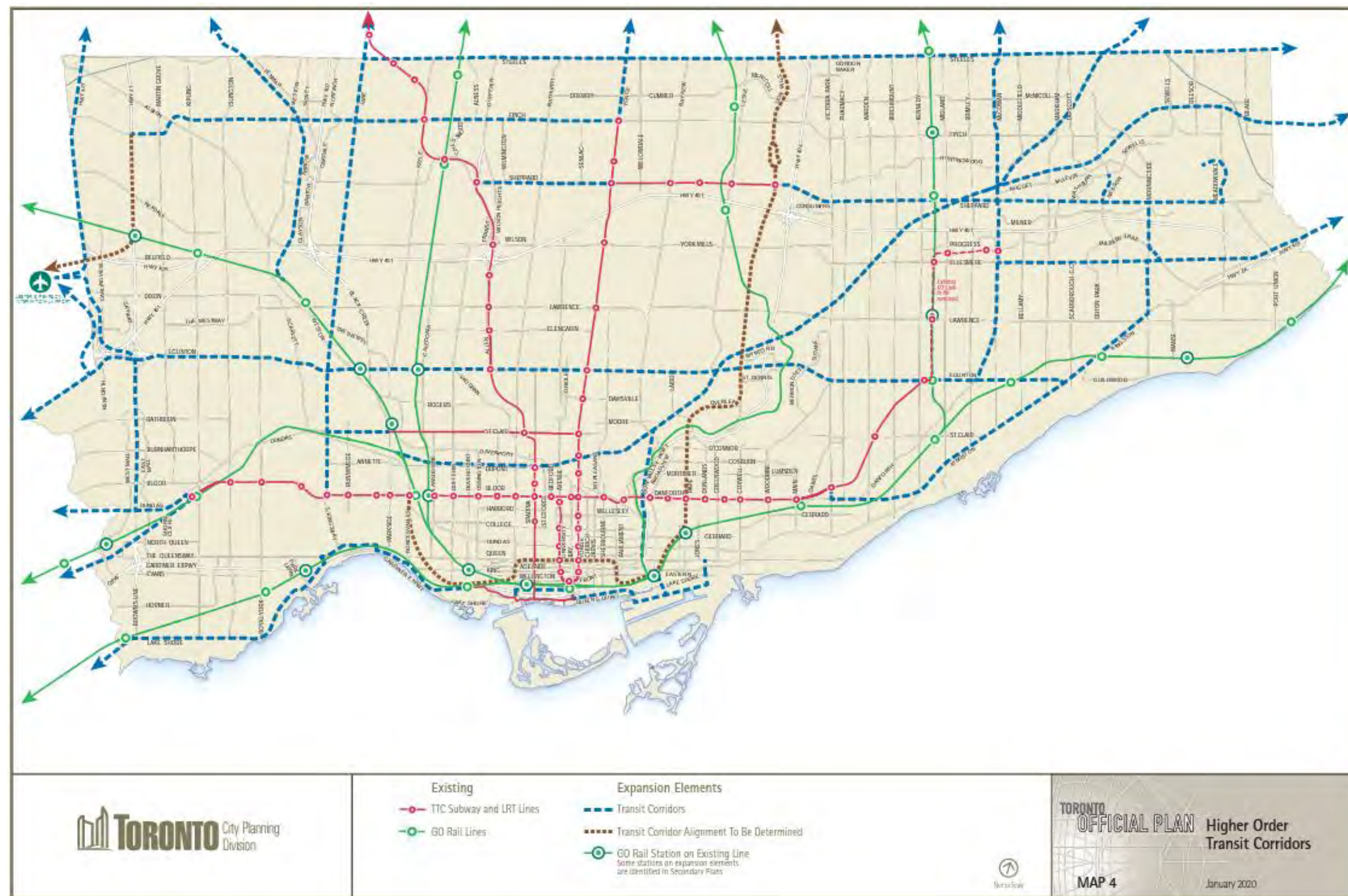




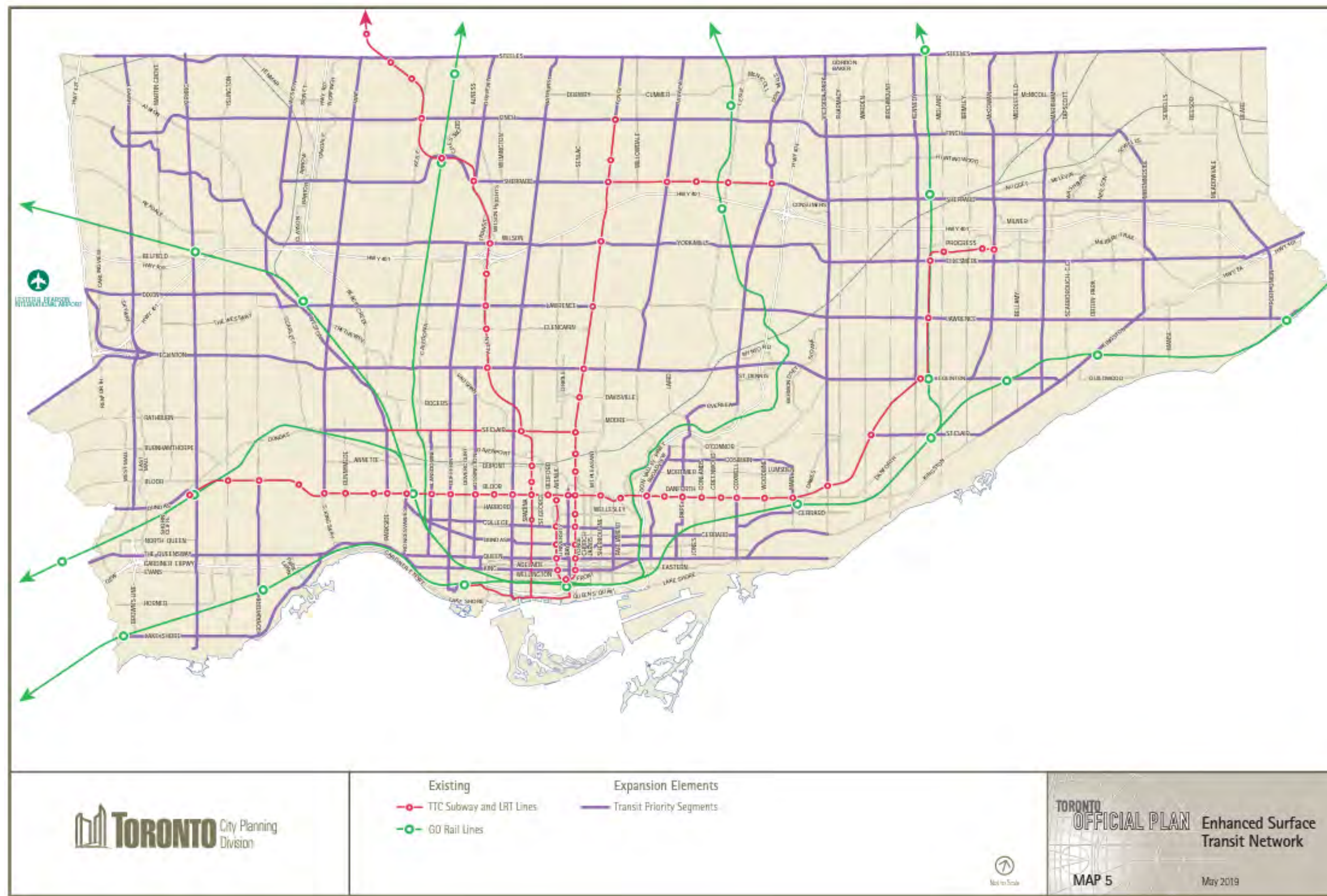
# Policy, Guidelines & Initiatives



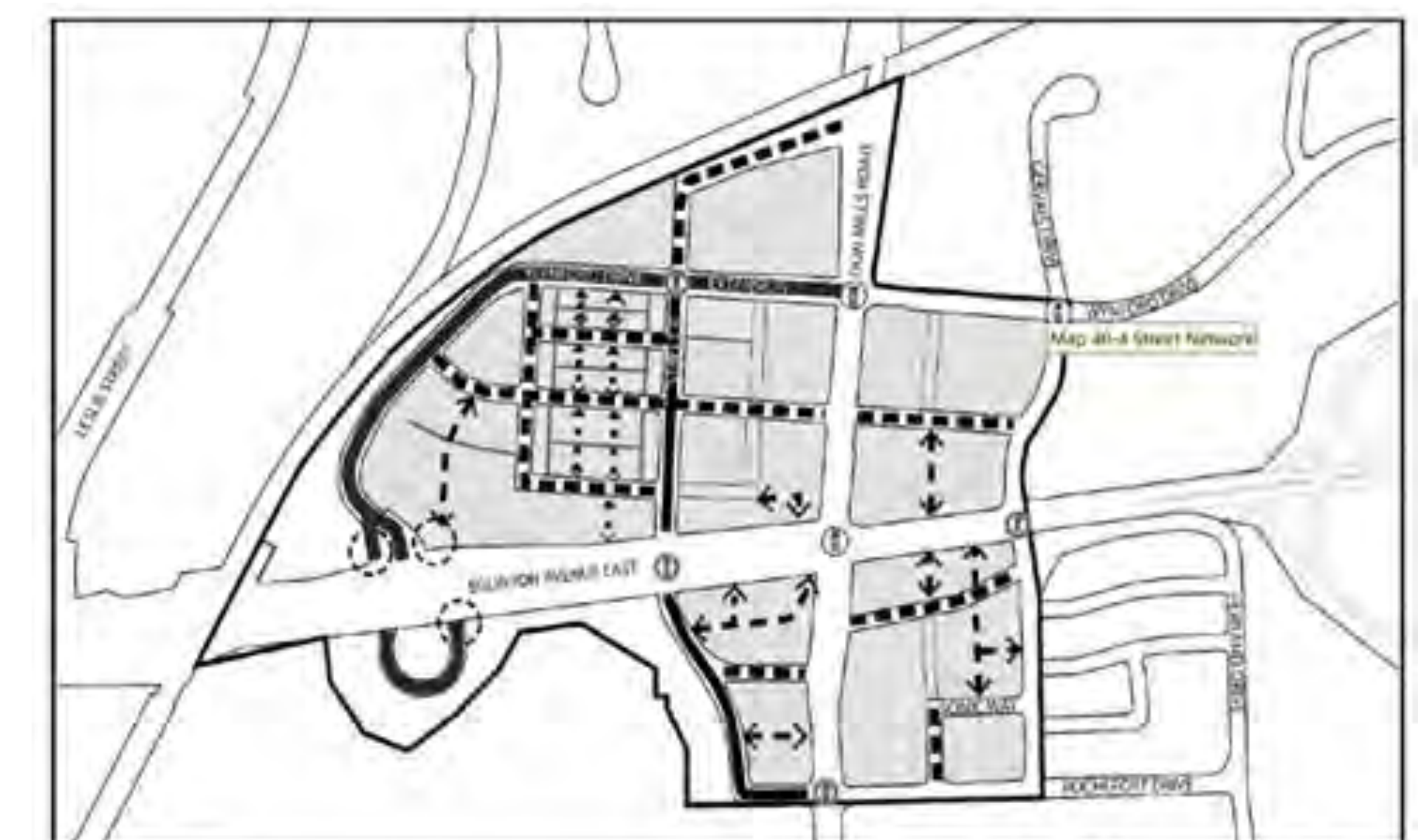
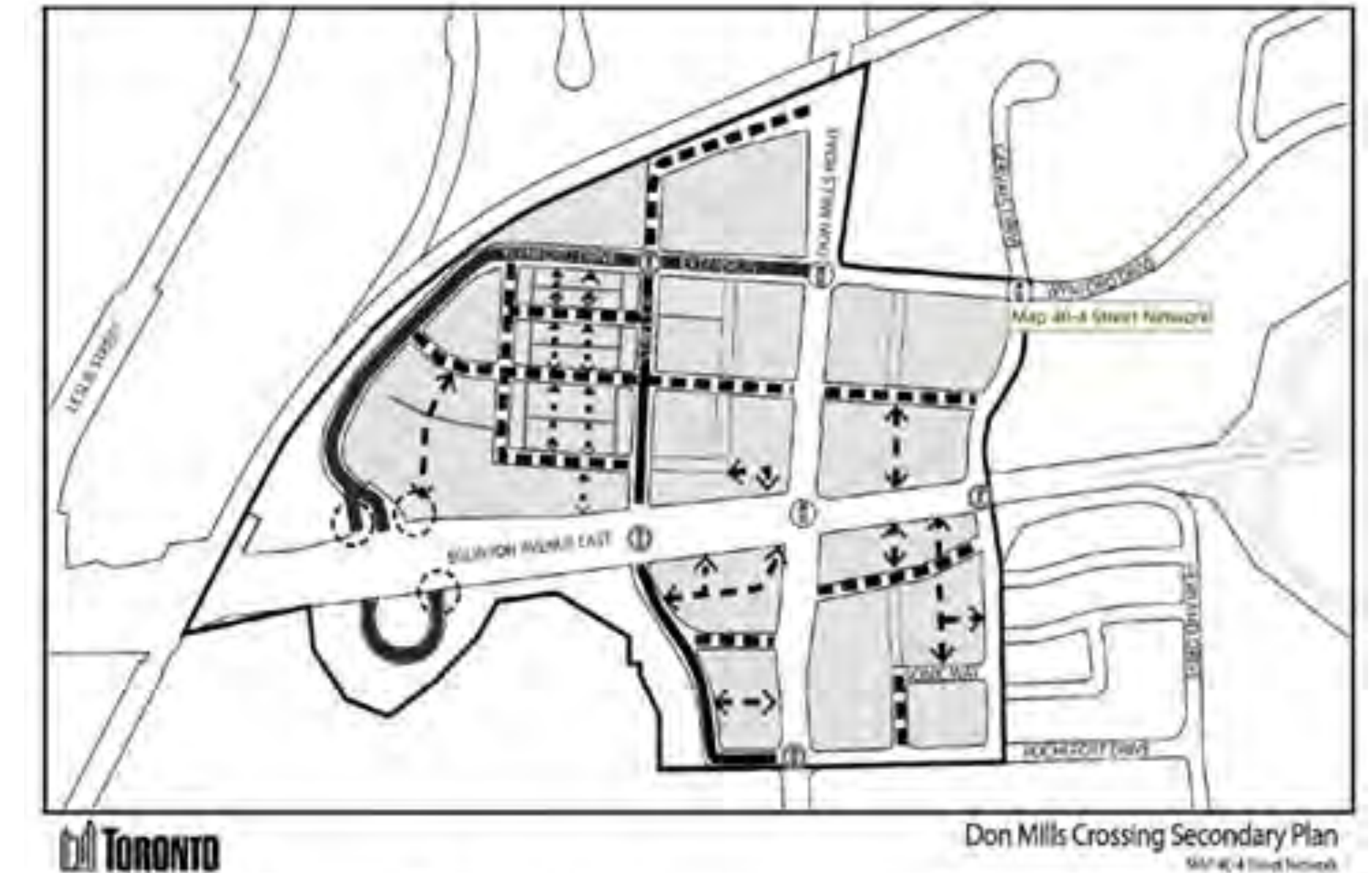
## Higher Order Transit Corridors



## Surface Transit Priority Network



## Don Mills Crossing Secondary Plan



## VISION ZERO



- Road safety plan to eliminate serious injury and fatalities
- Improvements include road design changes, speed management, safe crossing locations

### TORONTO COMPLETE STREETS GUIDELINES

MAKING STREETS FOR PEOPLE, PLACEMAKING AND PROSPERITY

OUR DESIGN GOALS HAVE CHANGED



THEN  
Auto-Mobility  
Automobile Safety

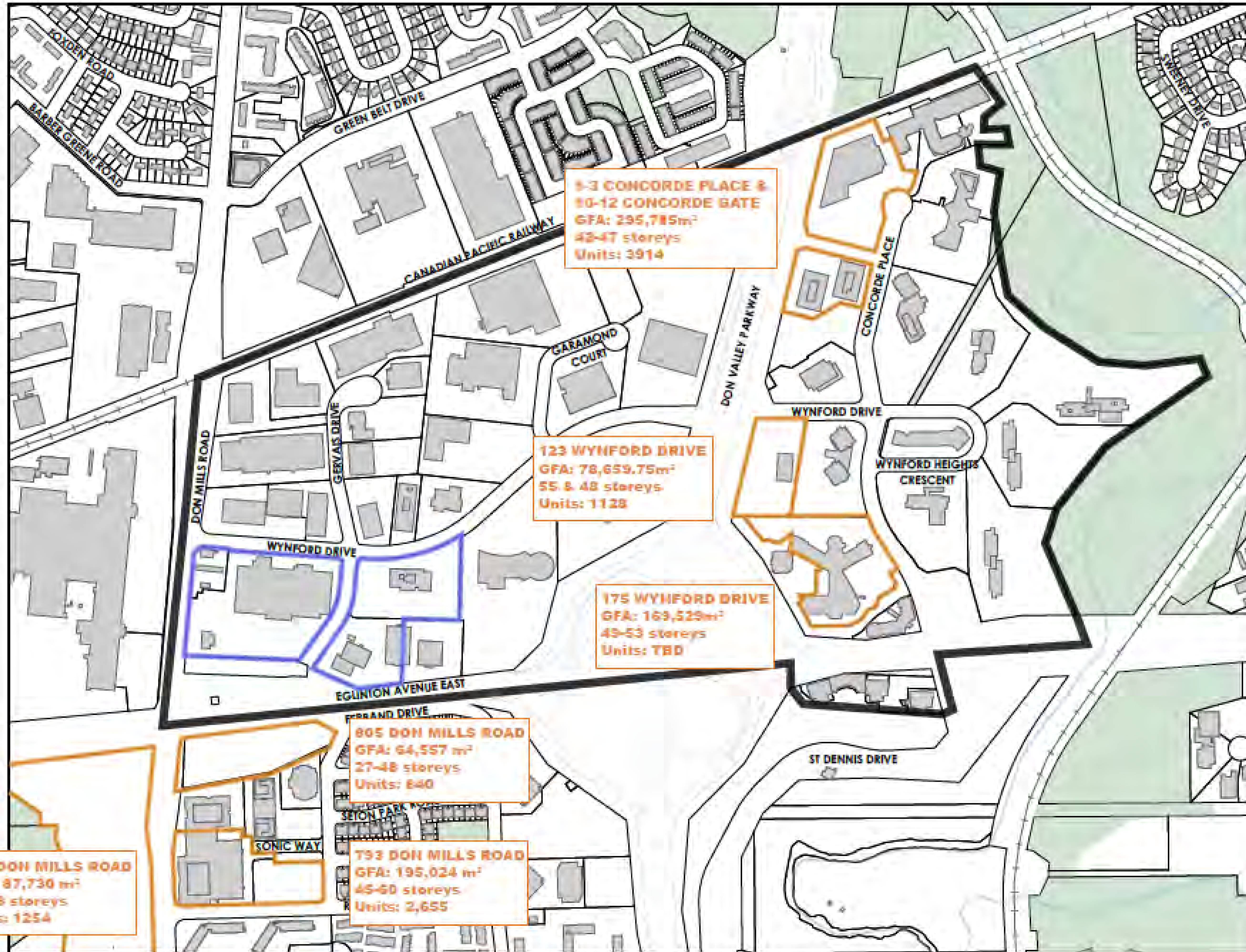
NOW  
Multi-modal Mobility + Access  
Public Health/Safety  
Economic Development  
Environmental Quality  
Livability/Quality of Life  
Equity

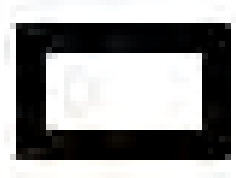
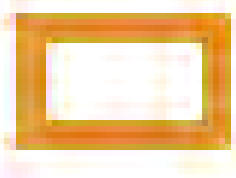



## WYNFORD-CONCORDE FOCUSED AREA STUDY



# Area developments



-  Wynford-Concorde Focused Area Study
-  Development Applications
-  Employment Conversion Request



# Built Form and Public Realm

## Built Form and Public Realm for the Wynford-Concorde Study

- Review the existing built form and public realm conditions
- Understand existing permissions and recent development
- Identify opportunities and challenges
- Develop ideas around the interaction between the public realm and built form and present concepts

## What is built form?

Built form for the Wynford-Concorde Study will capture:

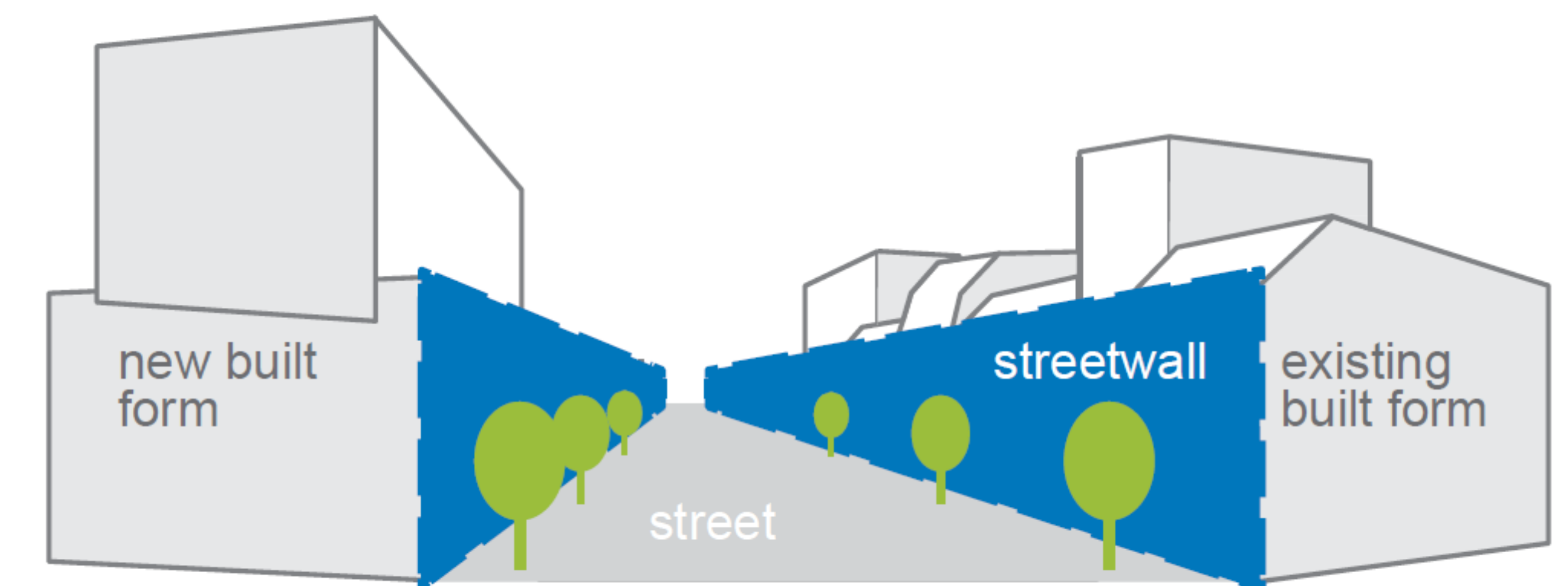
- Relationship of the building to its surrounding environment such as setbacks and streetwall heights in relation to streets, parks, and open spaces;
- At grade uses and relationships

## Why is this important?

- Creates comfortable and enjoyable spaces between the buildings
- Maintains, complements and/or improves area characteristics
- Encourages street related retail and/or active uses
- Reinforces relationships between the building and street

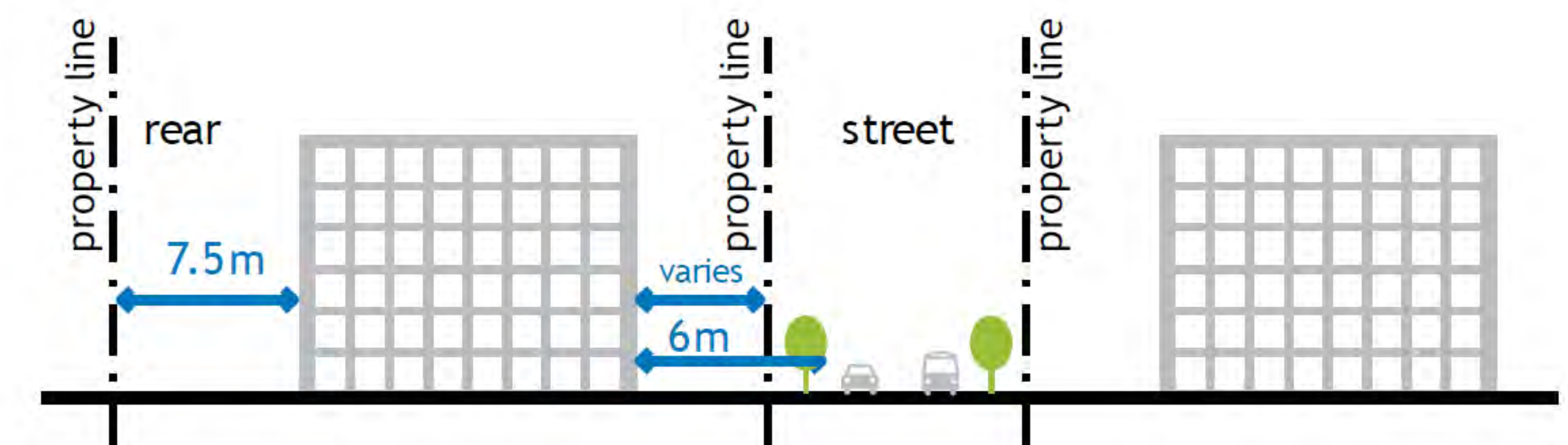
### STREETWALL:

» The street wall is the part of the building that is built closest to the edge of the street. In most areas the street wall has a consistent height, above which the building “steps back”.



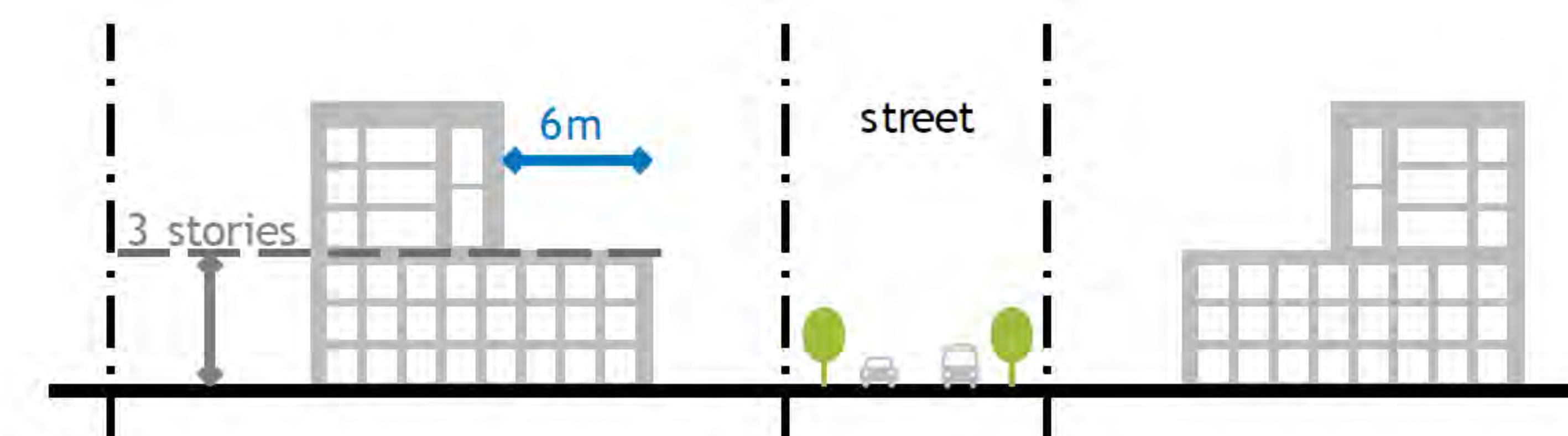
### SETBACK:

» The distance between a property line and a building on the lot.



### STEPBACK:

» Describes the distance that upper storeys of a building are required to be pushed back from the edge of the building below.





# Public Realm



## What is public realm?

The public realm is the network of all public and private spaces to which the public has access that draw people together and foster a sense of community including:

- Streets and Trails
- Open spaces and parks
- [POPS] plazas and public places

## Why study the public realm?

- To update the provision of a safe, accessible, and comfortable environment
- Create complete streets and implement streetscape typologies
- Enhance the view of the natural/ cultural heritage features
- [Identify areas where improvements can be made]
- Celebrate and integrate tree planting and green infrastructure
- Design and choose streetscape elements
- Provide space for a diverse community

## What is POPS?

POPS are Privately Owned Publicly-Accessible Spaces - a specific type of open space that the public is welcome to enjoy but remain privately owned.

## What are some potential improvement opportunities?

- Some pedestrian connections can be improved to provide a safe and more pleasant pedestrian experience
- Improving walkability in the neighbourhoods through pedestrian connections can help increase foot traffic to different destinations
- Improve access to transit stations





# Public Realm Feedback



Please give us some feedback on things you like in your neighbourhood and where you'd like to see improvements.

**What elements would you like to see within the public realm to help draw people in and boost the local economy?**

Generous setbacks

Active storefronts

Landscaped frontages

Street beautification

Building a distinctive identity

Establishing a destination

Creation of spaces for rest and enjoyment

Additional parks & POPS spaces

**Using the dots, place a dots to indicate where you'd like to see improvements in the public realm?**





# Complete Streets



Streets are a vital part of Toronto's public open space system. They function as movement corridors for pedestrians, cyclists, public transportation and vehicles, and they support many social and business activities. The appearance and character of Toronto streets play a large part in determining the overall quality and liveability of the city. Toronto's streets must serve a multitude of roles, functions, and users.



**Streets for People**



**Streets for Placemaking**



**Streets for Prosperity**



- Safe, active, and accessible to people of all ages and abilities
- Give People Mobility Choices
- Make Connected Networks
- Promote Healthy and Active Living

- Active and vibrant public spaces
- Improve Environmental Sustainability
- Respond to Local Area Context
- Green streets with landscaping and manage stormwater runoff

- Support local businesses and access to jobs and schools
- Support Economic Vitality
- Enhance Social Equity
- Balance Flexibility and Cost-Effectiveness



# Mobility



## Overview

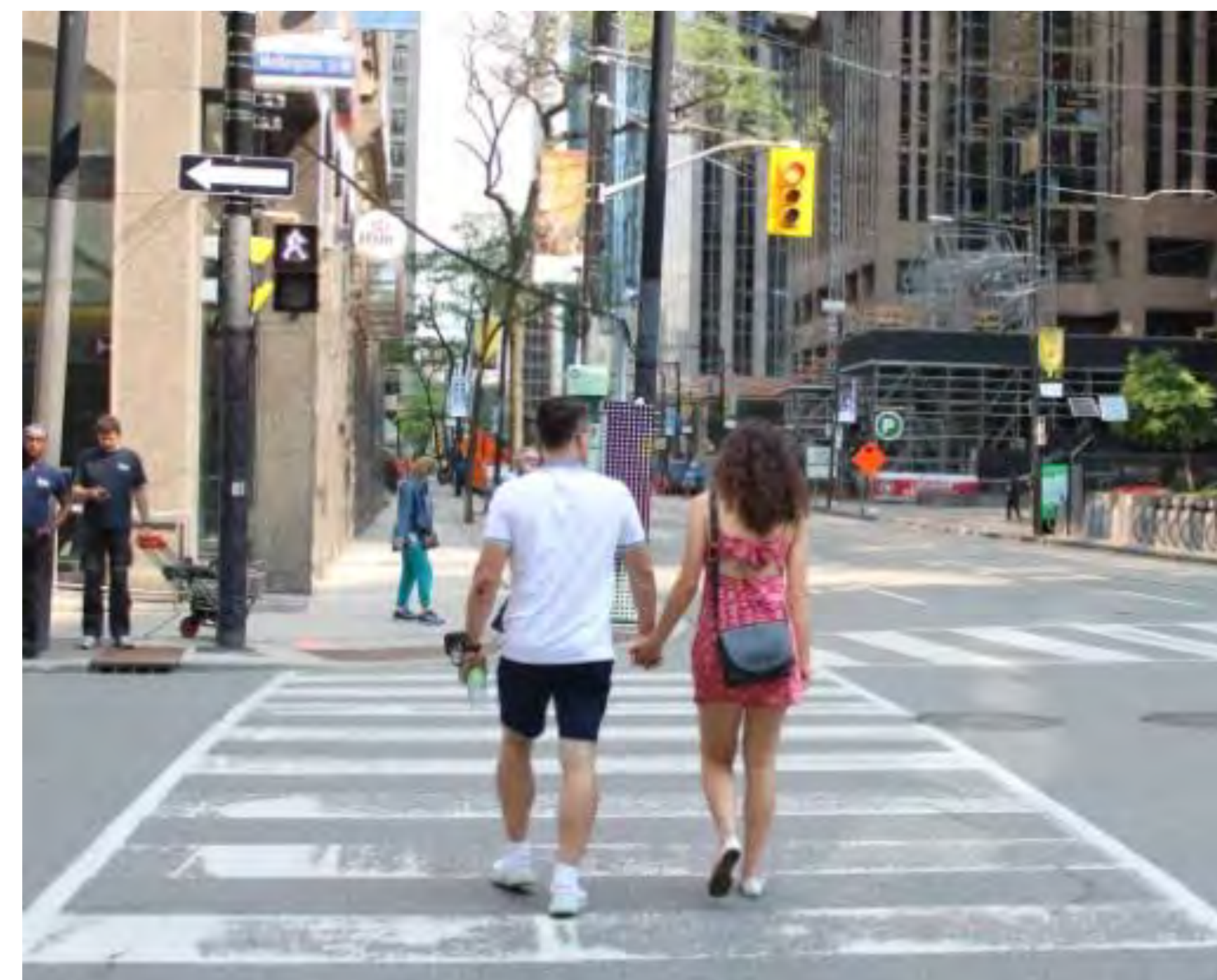
Mobility work will review opportunities for multi-modal transportation network improvements and inform infrastructure planning, policies and programs to support existing and anticipated residential and employment populations of the Wynford-Concorde area.

Multi-modal transportation networks include the availability of, or use of, multiple forms of transportation, such as walking, cycling, buses, rapid transit, rail, trucks, and automobiles.

## Key Deliverable - Wynford-Concorde Mobility Strategy document

The Wynford-Concorde Mobility Strategy is intended to serve as a foundational report that City staff can use to inform:

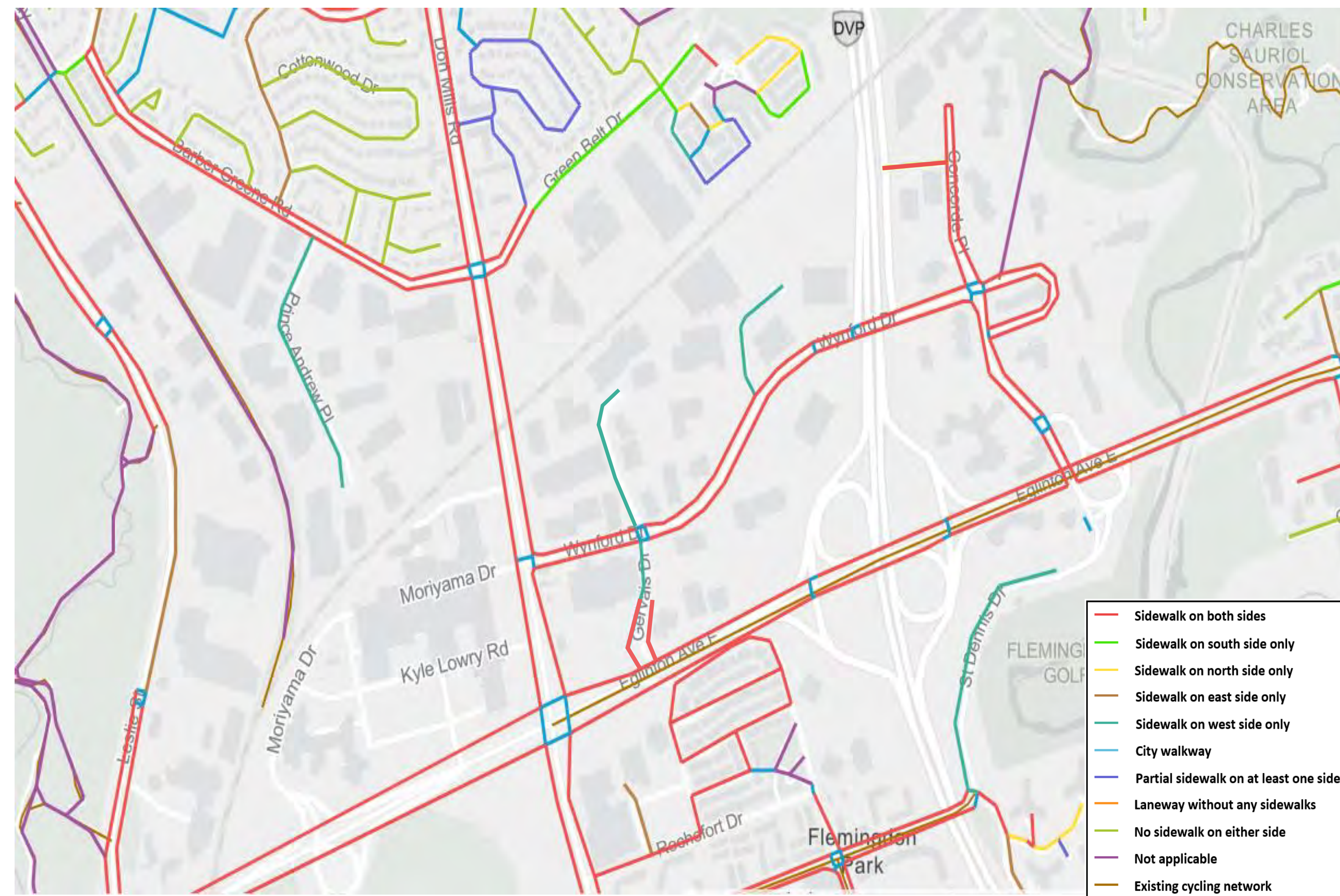
- policy development;
- direction to developers with respect to optimizing streetscape plans;
- capital planning for street and trail renewal work (including new and improved cycling and pedestrian facilities);
- collaborate with transit service providers;
- engage in dialogue with community members; and
- other related strategic initiatives.



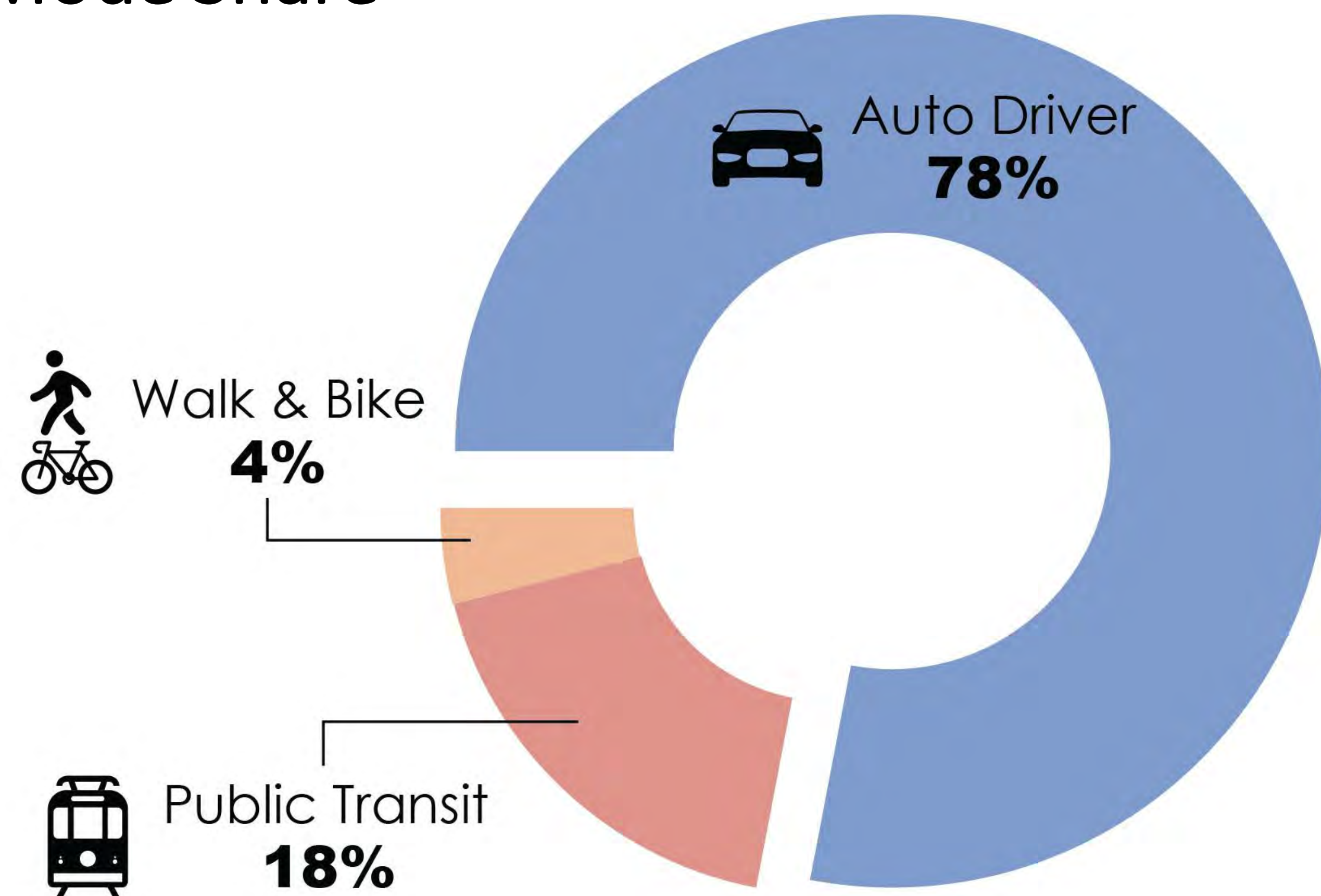


# Existing Mobility Conditions

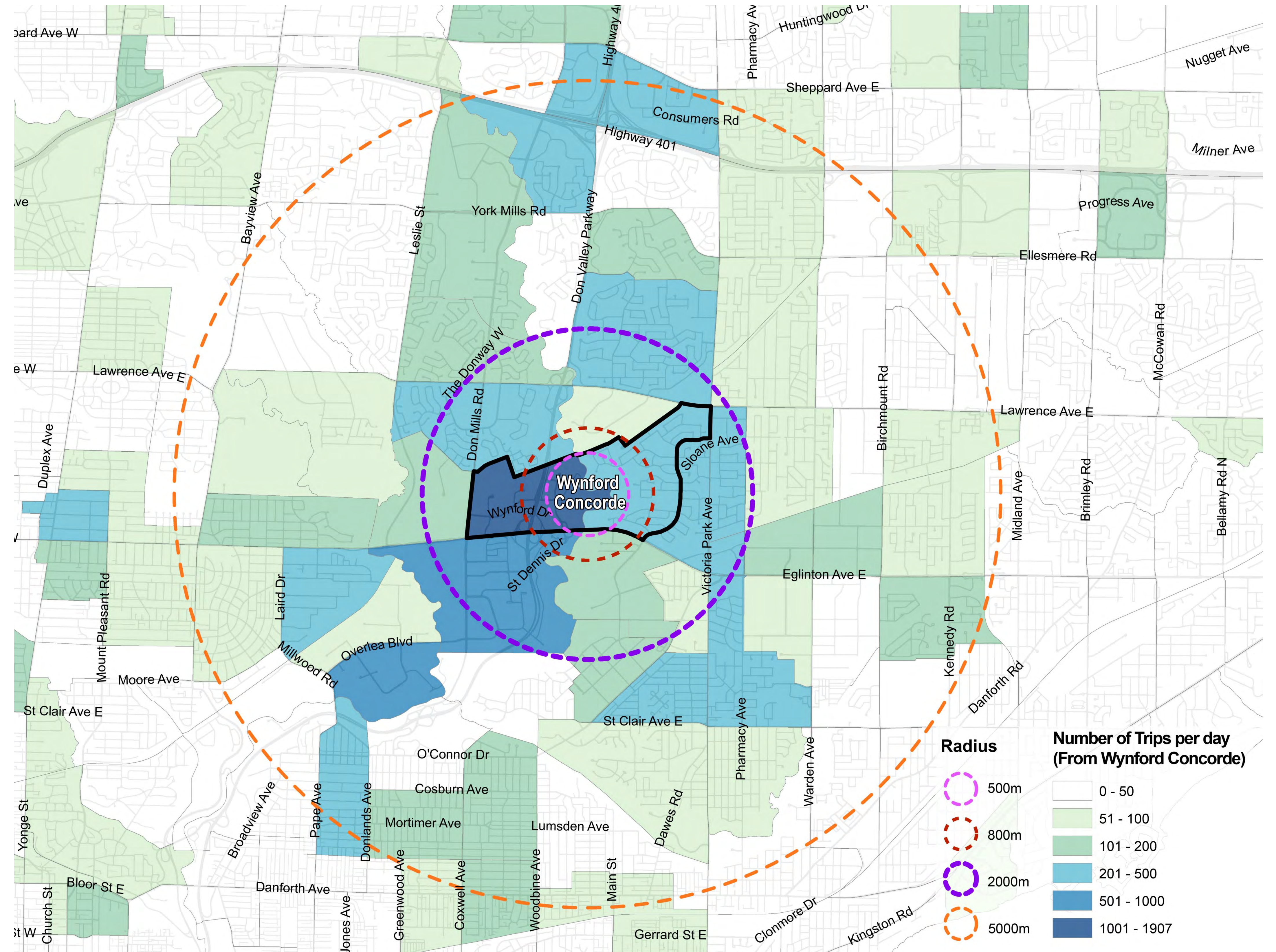
## Existing Pedestrian and Cycling Network



## Mode Share



## Trip Distribution (Outbound All-Day 24-hours)



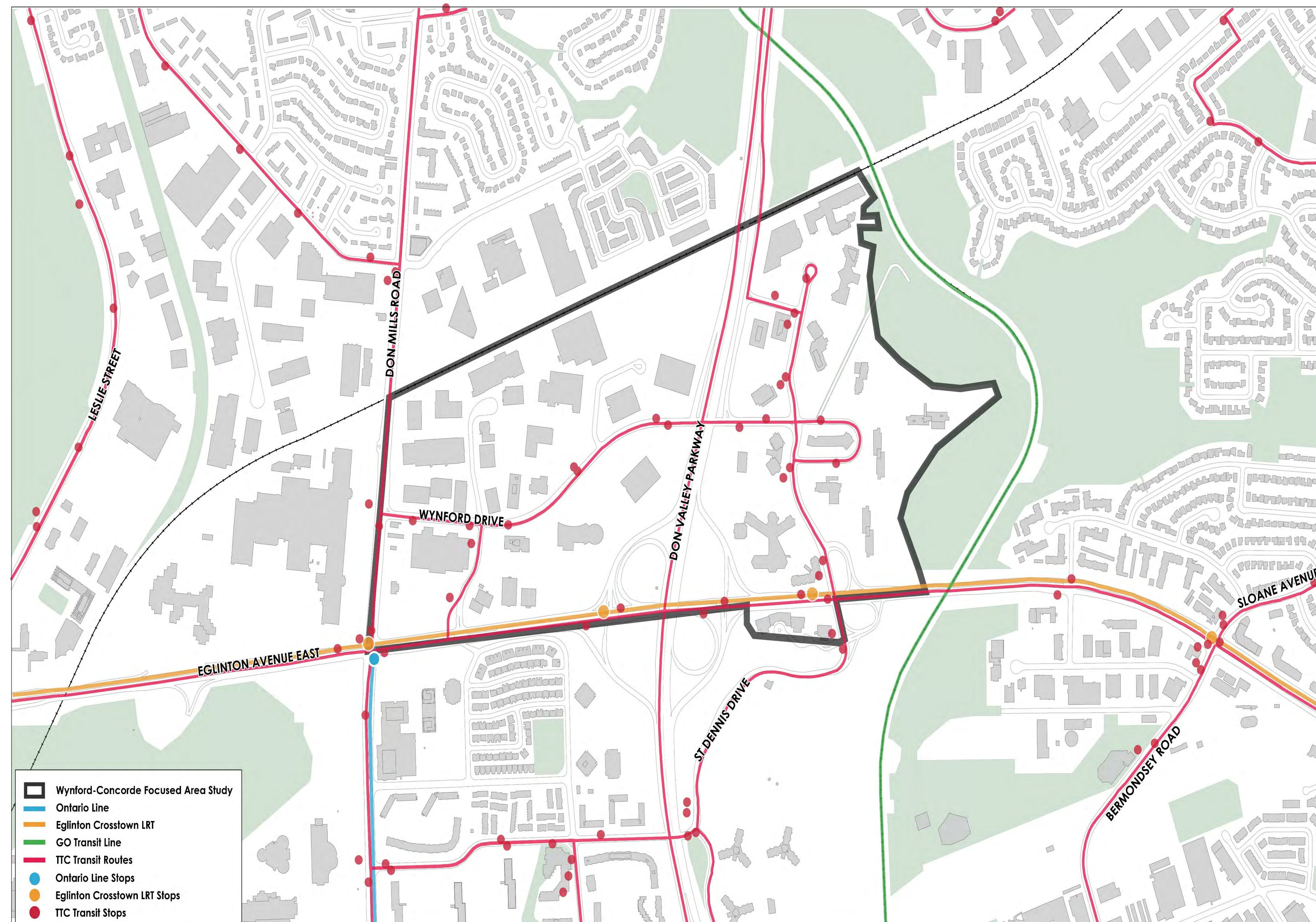
All-Day (24hr) Outbound Trips. Transportation Tomorrow Survey, 2016.



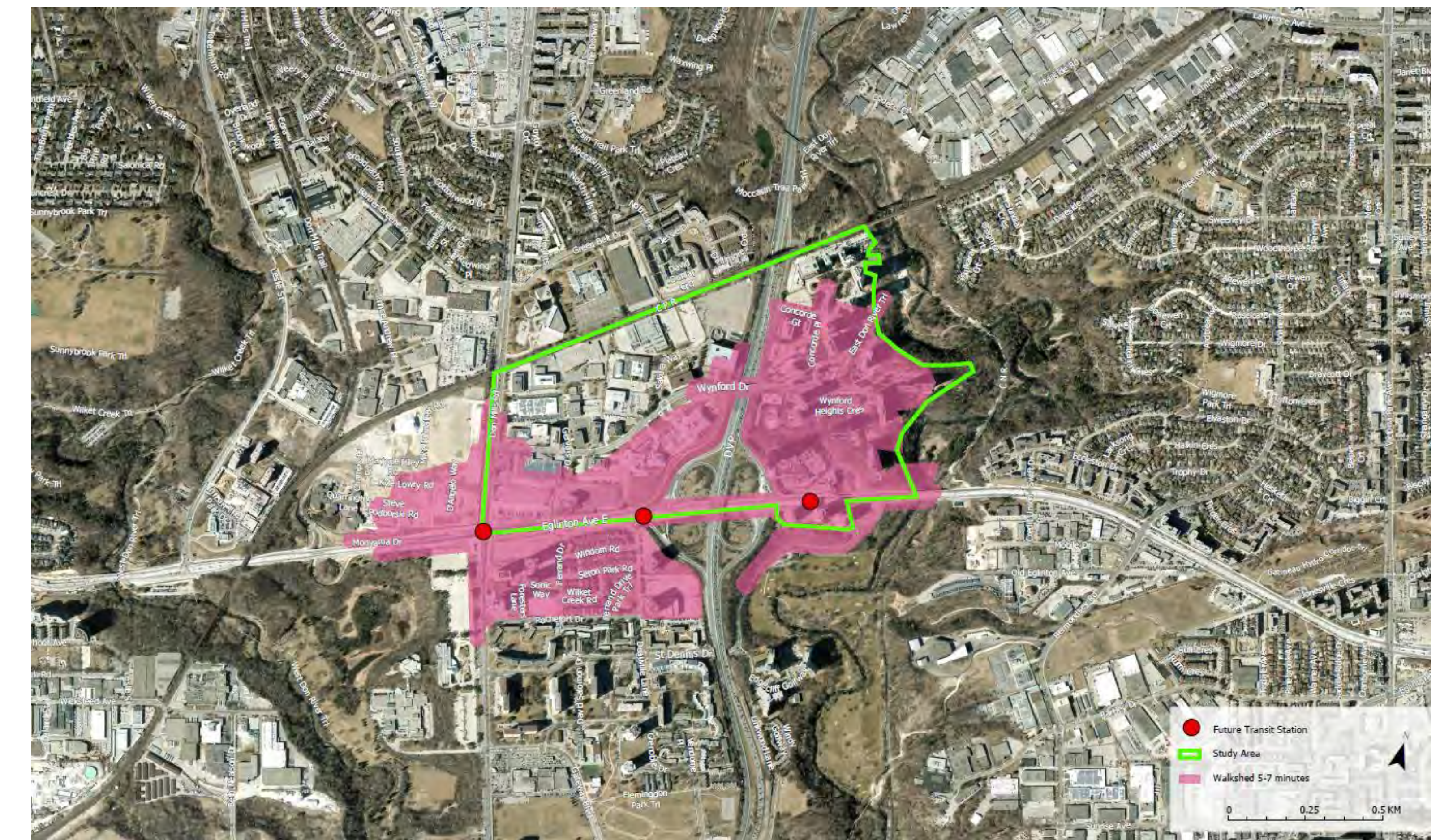
# Mobility Context



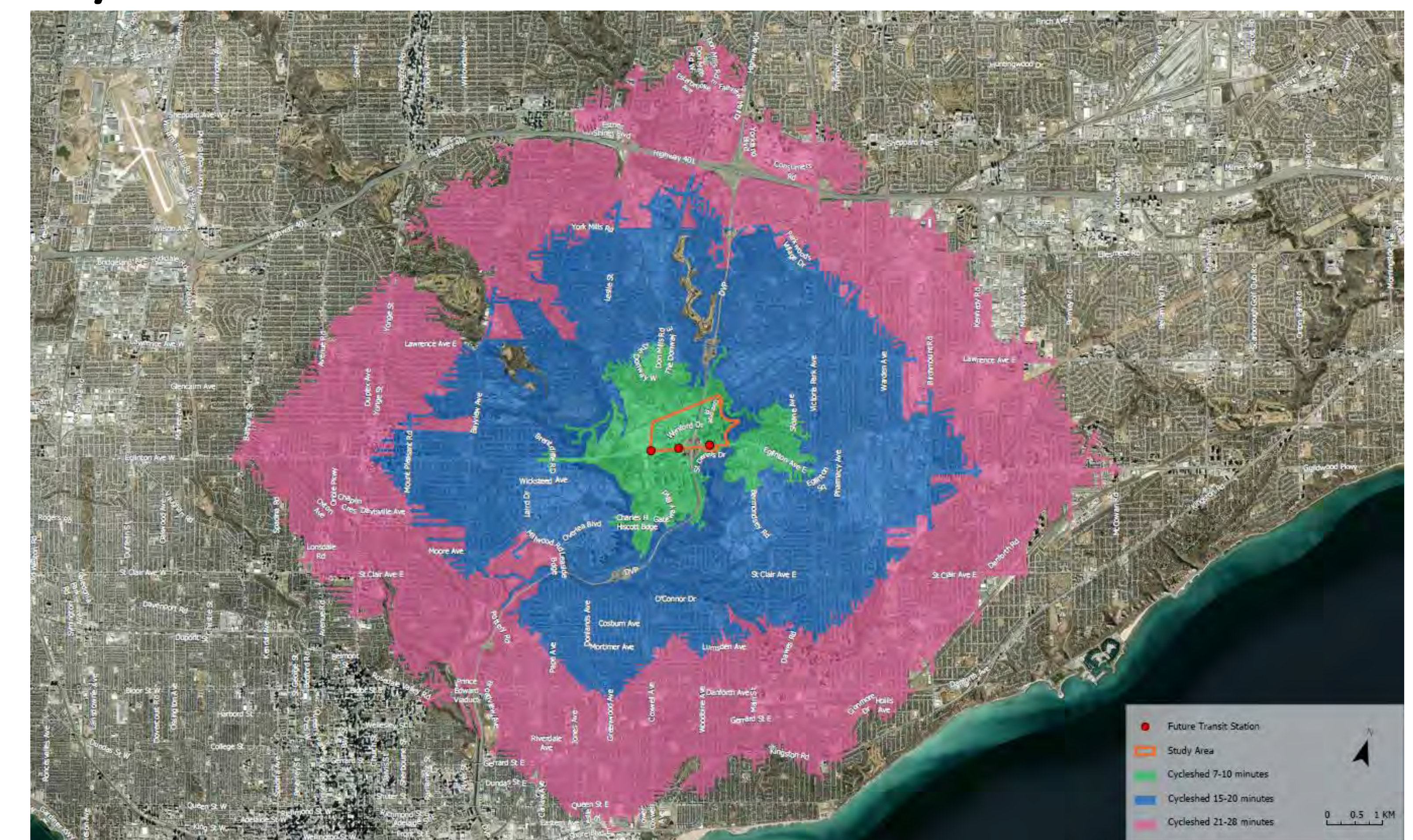
## Planned and Existing Local and Regional Transit Network



## Walkshed



## Cycleshed





# Mobility Opportunities

*Post your  
comments*

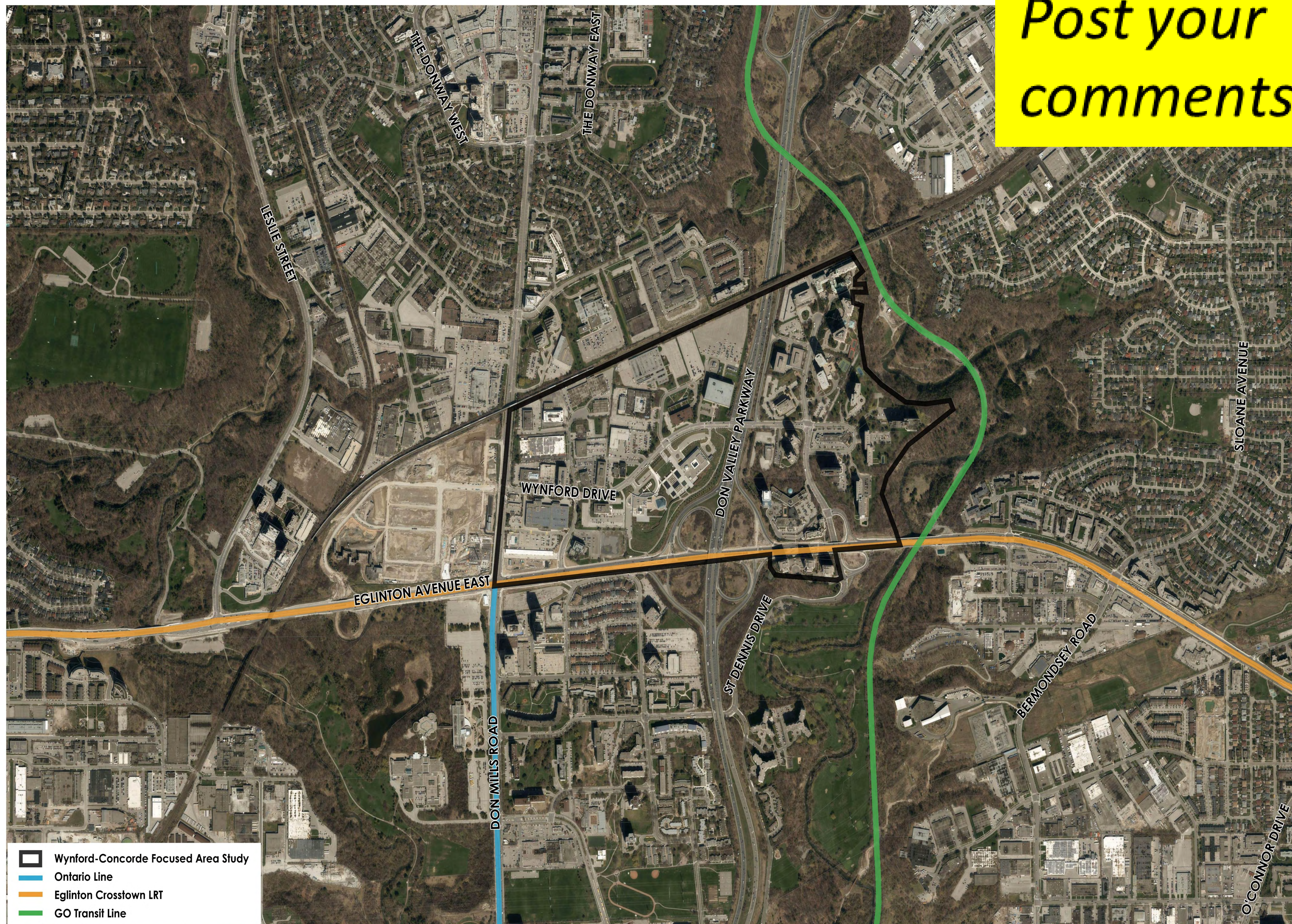
## Issues and Opportunities

How can we improve the transportation network for pedestrians, cyclists, and transit riders? What issues and opportunities do you see?

Where are the places you visit most often?

## Instructions

1. Add sticky notes to provide comments or additional details.
2. Add dots on the map to show the places you visit most often.





# Parkland Dedication

## Key Guiding Principles



The principles of the [Parkland Strategy](#) will guide parks planning in the Study Area:

- **Expand** new parkland to support growth and address gaps to create a flexible, adaptable parkland system
- **Improve** the access and function of the existing parkland system to promote community wellbeing and ecological sustainability through active living, access to nature, and appropriate spaces for rest and leisure
- **Connect** parks and open spaces, physically and visually, so that people and wildlife can navigate to and through the park system
- **Include** everyone in the parkland system by removing barriers so that parks are inclusive and equitably accessible places for all people

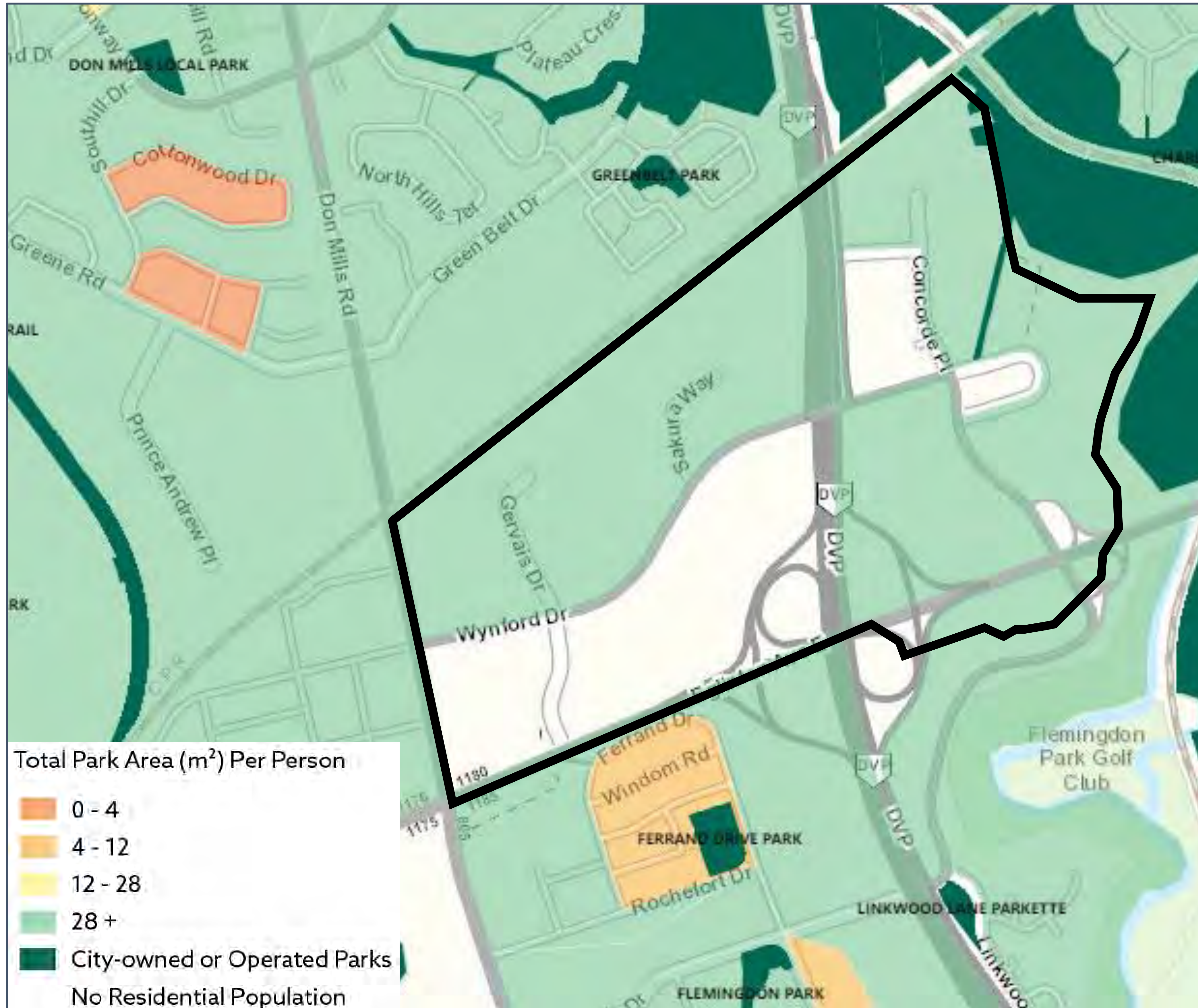




# Parkland Provision

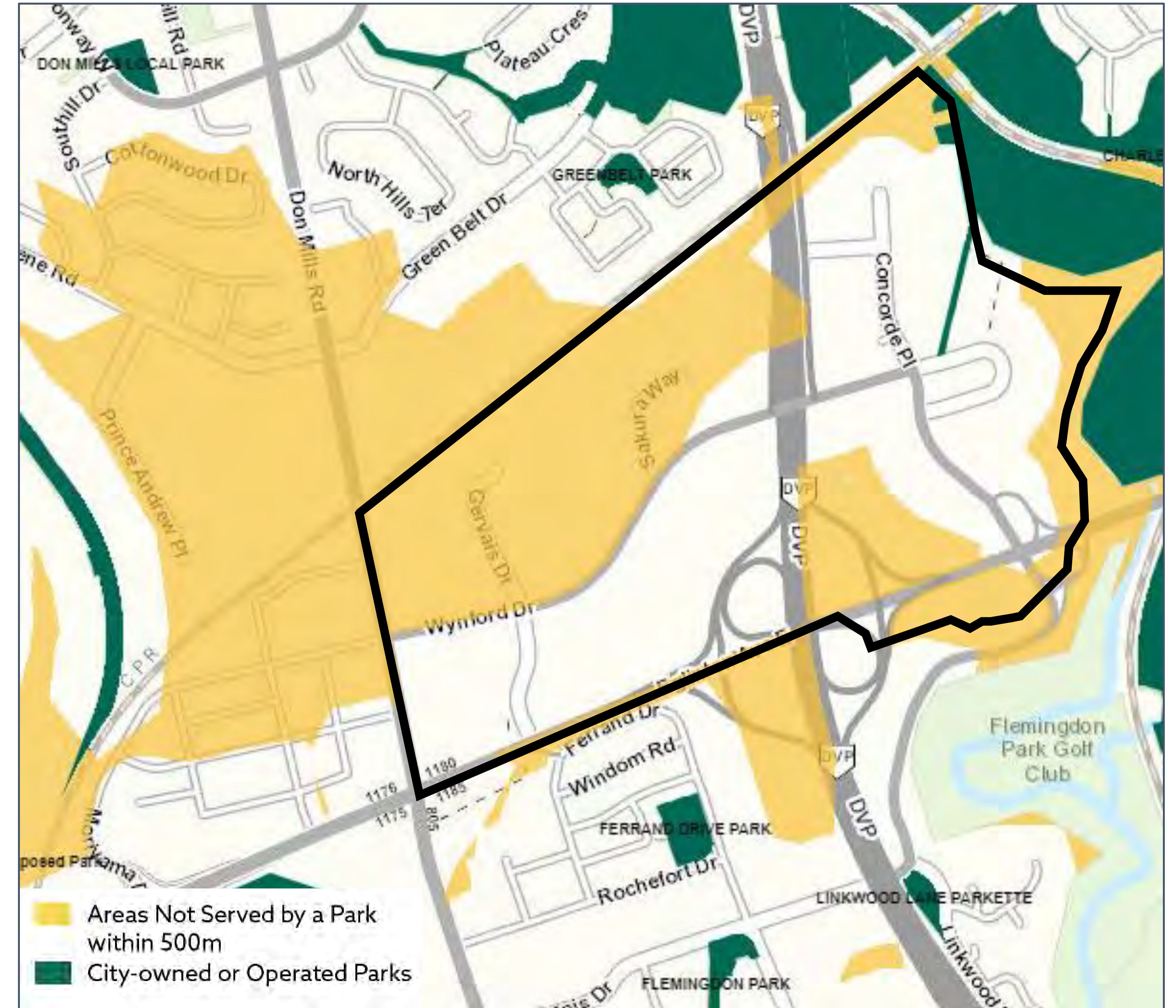


Total Park Area per Person



This map illustrates the amount of parkland available to residents by census dissemination block. This city-wide parkland provision analysis includes all City of Toronto owned and operated parkland including parkland located within the City's ravine system. The average City-wide parkland provision rate for residents is ~28 m<sup>2</sup>.

Current Walkability Gaps



This map shows areas of the city where residents do not have access to parkland within walking distance (500m or ~5-10 minute walk) of their homes.



# Development Activity and Parkland Dedication



What do you like about your parks?

What don't you like about your parks?

What suggestions do you have to improve parks and recreation facilities in the Study Area (e.g. location of new parks, amenities)?





# Community Services & Facilities

## Community Services & Facilities (CS&F)

Help us learn about Community Services & Facilities (CS&F) in the area.

### Step 1:

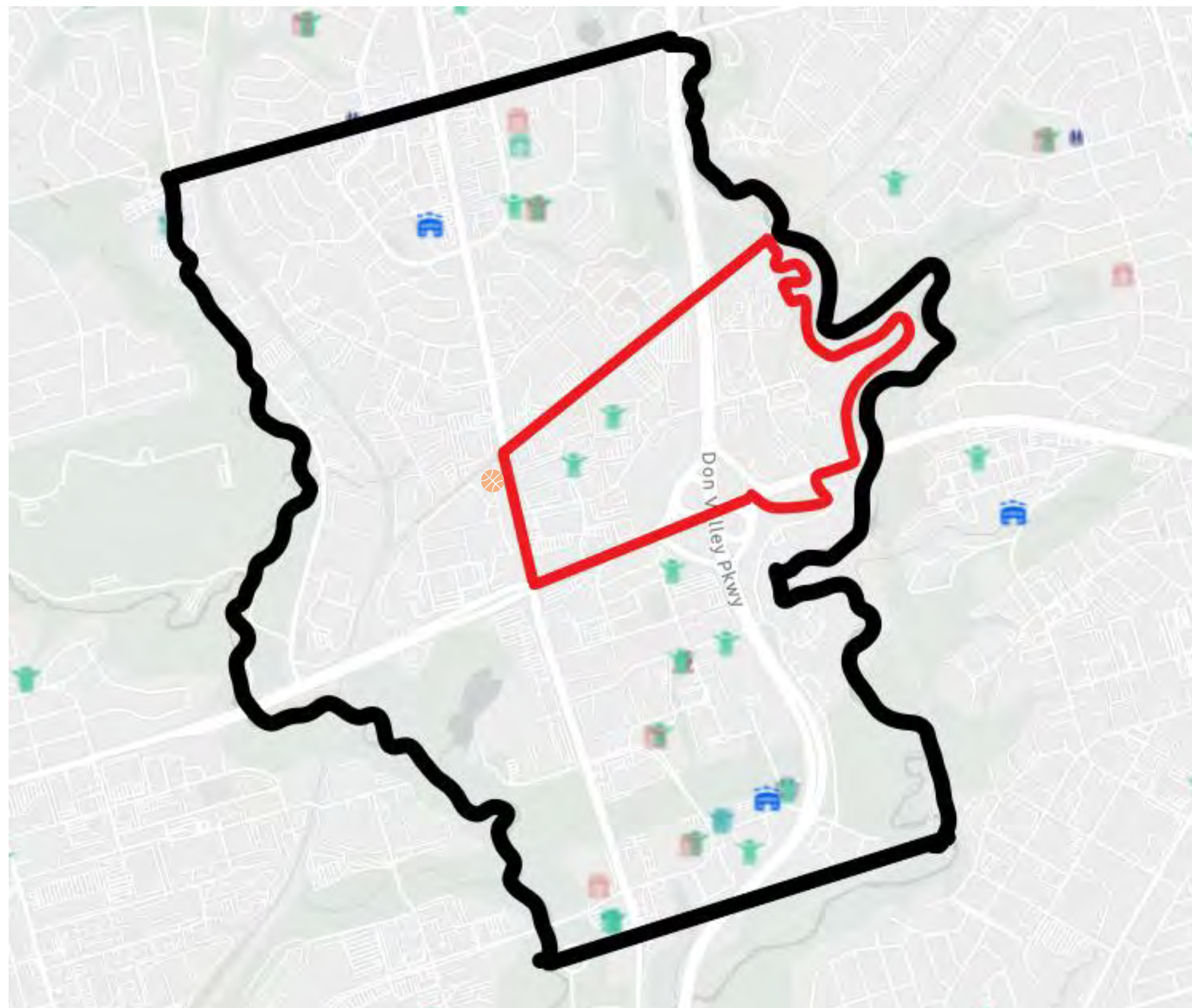
- What CS&F do you use in the area?
- Which services and facilities work well? Where can they be improved?
- What, if any additional CS&F are needed in the area?

### Step 2:

- Grab a sticky note and write down why you use it or why it should be improved.

### Step 3:

Put the sticky up on the map. If your comment is more general, please put it in the box below:



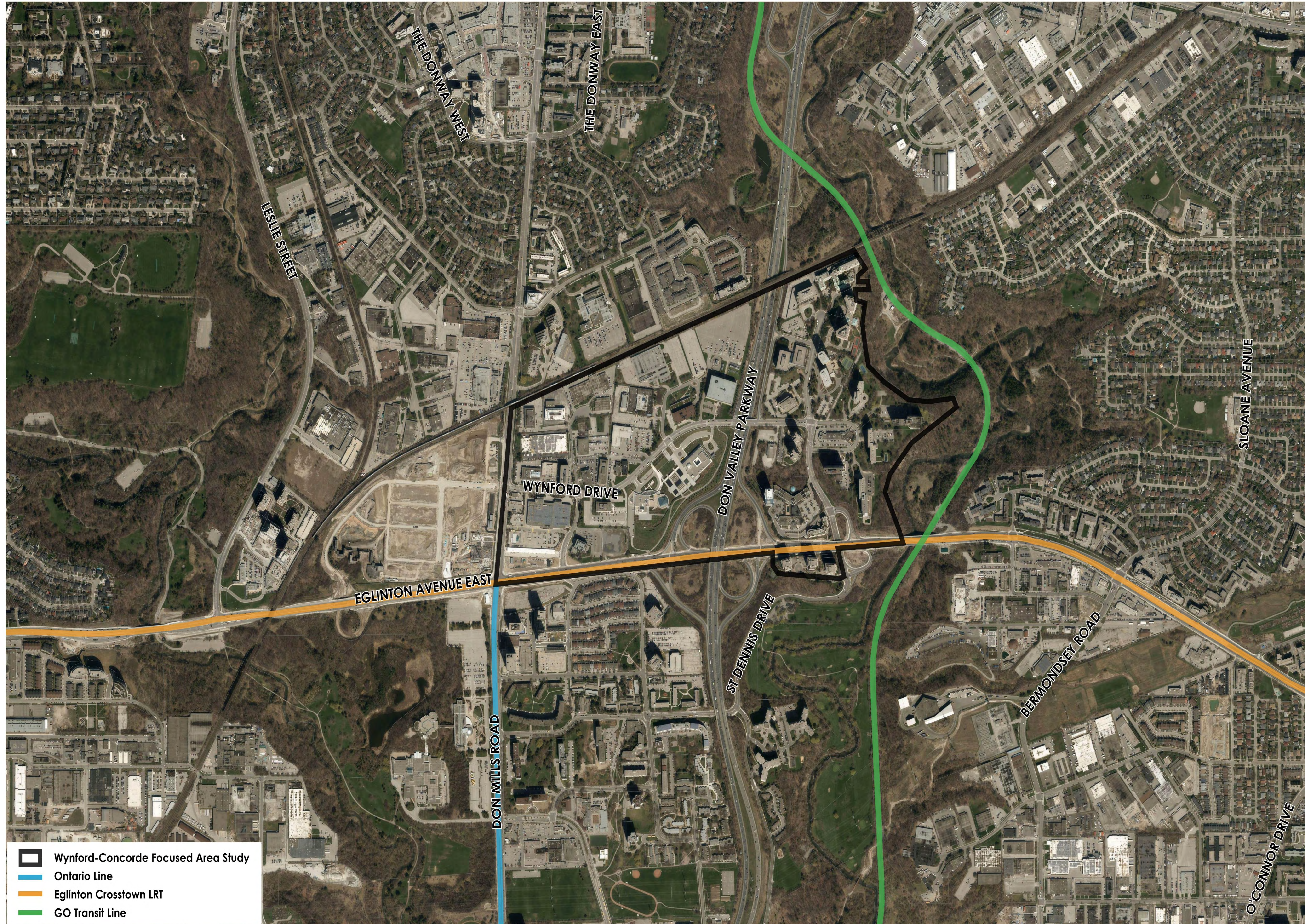
CS&F Study Area	Catholic Elementary (CE)	Community/ Recreation Centre (CRC)
Wynford-Concorde Study Area	Catholic Secondary (CS)	Indoor Pool (IP)
Public Elementary (PE)	Childcare (CC)	Outdoor Pool (OP)
Public Secondary (PS)	Library (L)	Arena (A)
		Community/Recreation Centre (Not yet constructed)



# Tell us what you think

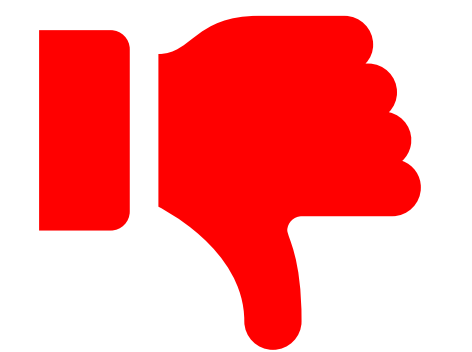


What do you like about the area?



- Wynford-Concorde Focused Area Study
- Ontario Line
- Eglinton Crosstown LRT
- GO Transit Line

What do you dislike about the area?





# Thank You and Stay Tuned!



Thank you for attending tonight's Open House Kick-off Meeting

Following the Open House Kick-off Meeting, there will be additional opportunities for community engagement throughout the study. These opportunities will include:

- The establishment of a Local Advisory Committee
- A Community Mapping Workshop
- Additional Community Consultation Meetings
- On-line engagement opportunities

If you are interested in applying for membership to the Local Advisory Committee, please take an application form and return it to the Community Planner by January 15, 2024

Please ensure you signed-in today. By signing-in you will be notified of any future meetings and community engagement opportunities



<https://twitter.com/CityPlanTO>