



Wynford-Concorde Focused Area Study Open House Kick-off Meeting Summary

Tuesday December 5, 2023
Japanese Canadian Cultural Centre, 6 Sakura Way
5:00-8:30 pm (Open House)
5:30 and 7:00 pm (Information Session)

Meeting Overview

On December 5, 2023, approximately 200 people participated in the kick-off meeting for the Wynford-Concorde Focused Area Study. The meeting took place at the Japanese Canadian Cultural Centre.


The purpose of the meeting was to launch the Wynford-Concorde Focused Area Study and provide a high-level overview of the study process and areas of focus to the community. The meeting was set up in the form of an open house with approximately 20 information and activity boards grouped by theme, located in Kobayashi Hall. City Staff from Community Planning, Urban Design, Policy & Research, Transportation Planning, Transportation Services, and the Parks Division were stationed at the boards and available to speak with attendees, answer questions, and record feedback. Councillor Jon Burnside and his staff also attended the meeting.

A 15-minute Information Session occurred in Shokokai Court at 5:30 and again at 7:00 pm. The Information Session presentation was given by Marian Prejel, Senior Planner, with opening remarks provided by Councillor Burnside. The Information Session provided an overview of the study goals, scope, phasing, and engagement opportunities for the Study. After the presentation attendees were directed back to Kobayashi Hall, where staff were available to answer any questions or provide clarifications about the Study.

Meeting Purpose

The purpose of the Open House meeting was to introduce the Wynford-Concorde Focused Area Study, to gather initial feedback, and to provide information regarding the study process and the areas of focus.

This summary was prepared by City Planning staff at the City of Toronto. It provides a summary of the feedback received and is not intended to be a verbatim transcript of the meeting or comments. This document summarizes the feedback received at the information and activity



boards, as well as written comments provided at the meeting itself. This summary document does not include a summary of any correspondence received from attendees via email in the days after the December 5th meeting.

Meeting Background

At the Open House Kick-off Meeting, background and policy material was presented to the community for information. Interactive activity boards which sought feedback from the community based on themes/particular subjects were provided alongside the information boards. The key themes covered by the material presented included: Study Area, Purpose and Possible Outcomes; Study Process, Phasing and Consultation; Study Scope; Planning Policies, Guidelines and Initiatives; Area Developments; Built Form and Public Realm; Mobility and Complete Streets; Parkland Dedication and Provision; Community Services and Facilities; and Engagement Opportunities.

A total of five (5) activity boards were developed to allow attendees to provide initial input on the study area including the existing conditions and characteristics of the area, likes and dislikes, and issues and opportunities within the study area focused on themes such as public realm, mobility, parkland, and community services and facilities.

Feedback Received


The following feedback was provided by participants during the Open House at the information and activity boards.

Study Process

- Some attendees expressed concern that the study was not started earlier.
- Some attendees inquired about the overall size of the study area (hectares).

Public Realm and Streetscape

- Attendees suggested that green spaces should be provided and they should integrate with the existing context of trails.
- Suggestion that additional tree planting would soften the landscape of the area and contribute to distinctive nature of the area.
- Suggestion that greater setbacks at grade should be provided in order to provide for the greening of the area and protect existing mature tree canopies.
- Attendees expressed a desire for cycling infrastructure including the provision of grade separated bike lanes.


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- Suggestion that the provision of green infrastructure, such as EV chargers in the public realm, be examined as part of the study.

Transportation and Mobility

- Concerns raised about pedestrian accessibility for seniors and disabled folks (narrow sidewalks and grade differences between Wynford Drive and Eglinton Avenue East).
- Safety concerns at cross-walks, double-left and double-right intersections, driveway curb-cuts, and highway access ramps due to speeding and high vehicular traffic volumes.
- Attendees identified the need for increased cycling and pedestrian connectivity with surrounding destinations, specifically north of the rail corridor running east-west.
- Attendees noted that bus frequency improvements are needed for the 100A and 34C routes. Buses are always full with no seats (specifically during end of school hours when students need the bus).
- Highway bound through-traffic is creating traffic infiltration concerns, resulting in bus-service delays, challenging to access-egress during rush hour periods or during large events at local destinations.

Parks

- Some attendees expressed concerns regarding the parkland provision calculations shown in the Parkland Strategy should not include ravine lands as they are not fully accessible and provide a different use from parks.
- Comments identified that the connection to East Don Trail north of Wynford Dr is too steep. Attendees identified that access to ravines should be improved and maintained in the winter.
- Some attendees identified that the City was not securing enough parkland with recently approved developments, and felt that the parkland that has been secured is too small.
- Attendees felt that more parks are generally needed in and around the study area.
- Attendees identified that the parkland secured at the intersection of Don Mills Road and Eglinton Avenue East (Celestica site) is too far for people living towards the east.

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- A number of attendees expressed concern that the proposed school at Concorde Gate and Concorde Place will monopolize use of adjacent parkland.

Community Services and Facilities

- A number of attendees commented that there was a need for more spaces for seniors to gather and to allow aging in place.
- Some attendees identified that there was a need for library services, childcare, and schools in the community.
- More parks and open space for families with children as well as seniors.
- Attendees identified that the new recreation centre at Don Mills Road and Moriyama Drive is too far for seniors to walk to. Others commented that this recreation centre will be a private club for the new Celestica neighbourhood.

Other Feedback

- Some attendees inquired about the applications recently approved by the Ontario Land Tribunal, whether revisions/an overturning of the approvals was possible, and anticipated timing for construction.
- Question regarding disaster planning for the area. Concerns regarding rail derailment and evacuation plan in case of a disaster.
- Comments were made regarding the desire for more retail in the area. Some participants wanted to see more medical facilities in the area, including a hospital in the local area.
- Attendees requested that synergies between existing cultural uses/destinations be considered.

Written Feedback

Comment sheets were available at the activity board stations and at the Welcome sign-in table. The comment sheets allowed attendees to provide written feedback at the Open House meeting. Attendees were asked to drop off completed sheets at the Welcome sign-in table on their way out.

The comment sheet sought attendees opinions on the area, focusing on what they would like to protect, enhance, and what needs improvement. A box for general comments was also provided on the comment sheet. The following provides a summary of the comment sheet feedback:



Protect

- All existing greenspaces – parkland, parkettes, playgrounds
- Flemington Golf Course against development
- Existing trees, wildlife, and environment
- Non-residential uses such as dentists and grocery stores
- Existing density

Enhance

- Parkettes and play grounds
- Add more restaurants to the area
- Add more places – library, gym, community centre – the neighbourhood is isolated
- Speed restrictions and traffic calming

Improve

- Bus service
- Cross walks, walkability, and pedestrian safety
- The existing plaza with better shopping and restaurant options
- Make the area a destination
- Connect parks and open spaces and expand parkland
- Traffic congestion
- Wifi availability of outside spaces

Other comments

- The community is well designed. Need to respect what was done because it works well in general
- Close the DVP ramp on Concorde Gate
- The neighbourhood can feel isolated as there is no where to go
- Examine the provision of a shuttle bus/community bus to service the area



Local Advisory Committee (LAC)

As part of the study, a Local Advisory Committee (LAC) will be established. A Terms of Reference for the LAC and application were made available to interested attendees. Attendees were given until January 15, 2024 to apply for the LAC.