



WYNFORD-CONCORDE FOCUSED AREA STUDY

**SUMMARY REPORT ON FEEDBACK
FROM COMMUNITY OPEN HOUSE
HOSTED JULY 10, 2025**

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Community Shareback Meeting

IN-PERSON OPEN HOUSE – JULY 10, 2025

The goal of the Wynford-Concorde Focused Study Area is to develop a planning framework, with a focus on enhanced public realm and streetscape for the area to better serve the existing and anticipated residential and employment populations of the area. The City of Toronto has conducted a variety of sessions to engage the community and gather input in drafting the planning framework. On July 10, 2025 the City hosted an open house for members of the community to view progress to-date, learn from existing research findings, and provide their feedback on the current policy direction. The City presented the draft vision, draft guiding principles, as well as some areas for improvement and emerging themes and key elements for improvement that were identified in the feedback collected this far. The attendees of the open house were asked to provide comments directly on the display boards at the venue using Post-it Notes. There was also a general feedback form that could be used to capture additional commentary.

This meeting marks the conclusion of Phase 2 of the study (information gathering, visioning, and analysis). The City will be moving into Phase 3 (draft directions and recommendations) in Fall 2025.

This report summarizes community input received on the items presented at the open house hosted on July 10, 2025.

Draft Vision

The draft vision prepared by the City was shown to attendees:

Wynford-Concorde is envisioned as a safe, sustainable, and connected community with vibrant public spaces, accessible transit and a walkable, green streetscape. Enhanced mobility, active parkland, and inviting gathering places will contribute to a thriving, people-oriented neighborhood.

Wynford-Concorde's future mobility system is envisioned to support the neighborhood's growth and development while finding synergy between the existing and new. It will welcome people and activate jobs by providing convenient, safe, and accessible multimodal transportation options that connect communities and transit infrastructure.

Feedback on Draft Vision – What We Heard

The attendees of the open house were asked what their vision is, what they like about the draft vision, and what they think the vision should include.

One attendee provided their own vision for the area, writing that their vision is *“somewhere we can feel safe.”*

Attendees provided more feedback on what they think the draft vision should include. Residents consistently highlighted safety as a top priority. Many asked for improved lighting on streets and walkways, and for safer crossings with well-marked signals at busy intersections such as Concorde Place and Concorde Gate. Several suggested traffic-calming measures like speed bumps, stop signs, or additional traffic lights to help manage congestion expected from upcoming developments.

As one participant stressed, *“Public safety must be paramount... With the two towers approved in the Noor Cultural Centre and Concord, traffic will substantially increase, so please ensure that more traffic signals, such as traffic lights or stop signs [will be installed].”* Participant comments are highlighted below.

I think the vision should include....

1. Safety & Lighting

- *“Good lighting (safety)”*
- *“Better lighting on street & walkways”*
- *“Crosswalk lights at Concorde Pl. & Concorde Gate”*

2. Traffic & Road Safety

- *“Smoother traffic & larger turning radii at Wynford & Eglinton intersection. This is very dangerous near the entry.”*
- *“Speed to ground on Concorde Place”*
- *“Removing 2 car lanes for cyclists is not going to work, [and] it will cause more issues with traffic.”*
- *“The population at Concord Place is mostly elderly. These people will not cycle or walk long distances.”*
- *“Running/walking lanes for people to go on. Many times, walking on the sidewalk becomes hard for runners and walkers because the sidewalks have a lot of cars, bikes, etc.”*
- *“Running/walking path widened”*

Opinions are divided on whether adding bike lanes will improve road safety and ease congestion. Those who support bike lanes didn't provide a specific reason. Those who oppose bike lanes overall think that narrowing the existing lane for vehicles could make congestion worse, and that bike lanes aren't the right solution for the community, considering the large senior population in the area who won't be using them. Those that do enjoy going for walks advocated for wider paths.

3. Green Space & Amenities

Another commonly mentioned topic that the attendees think should be included in the vision is how to make the area more comfortable and vibrant for residents. They envision inviting gathering places with more trees and benches, and restaurants and grocery stores at the street level of new condos.

4. Community, Character, and Comfort

- *“The local characteristics of the community to be maintained and enhanced. Local shops and businesses should be kept.”*
- *“When you have mobility challenges, where you live and what you can view is important [and] impacts your wellbeing.”*
- *“Bike builders get back from street to preserve the ‘Green Vision’ – avoid Grey/Red Concrete”*
- *“Noise from [CP] rail tracks”*

Lastly, how to accommodate development while preserving the natural scenery that many residents enjoy and rely on in their daily lives, especially for seniors and those with limited mobility, remains a concern for a few. They also raised comfort issues such as railway noise.

Draft Guiding Principles

Feedback on Draft Principles – What We Heard

The draft guiding principles below were posted on a display board and attendees were provided with green and red dot stickers were used attendees to indicate like or dislike for each principle. The attendees expressed favourable opinions towards these principles. Each principle was favoured equally, and no red dots were added. Only one comment was provided, saying the principles are great in theory overall, but aren’t specific enough to the neighbourhood.

Draft Principles Presented
The Wynford-Concorde Focus Area will be safe, sustainable, and connected complete community.
Create a resilient, people-oriented, and thriving neighborhood that reflects the needs of both current and future residents.
A multi-modal transportation network will accommodate and support the level of growth anticipated in the Wynford-Concorde Community.
Streets, streetscapes, the public realm, and public spaces will be enhanced to be a vibrant, safe, and accessible for all users, regardless of age and ability.
New and revitalized parkland and gathering spaces will support active lifestyles and social connection.
A wide range of reliable and accessible mobility options will be provided to meet the needs of all user groups.
Cultivate environmental stewardship to address the impacts of climate change through infrastructure.

Key Elements for Improvement

Feedback on Key Elements for Improvement – What We Heard

The City presented 5 key elements for improvement and participants left feedback for some of these elements:

- 1. Safety & Multi-Modal Improvements:** Safety, multi-modal mobility, and public realm improvements
 - One participant left a comment about improvements to public realm:
“With the new people moving into this area, there should be benches, trees, shade.”
- 2. Transit Improvements on Wynford Dr & Gervais Dr:** Safety improvements and intersection redesign
 - No comments were provided under this element.
- 3. Don Valley Parkway Ramps:** Understanding access demands and conflict zones
 - No comments were provided under this element.
- 4. Wynford Dr & Concorde PI Intersection:** Safety improvements and intersection redesign
 - No comments were provided about this element.
- 5. Improved Trail Connectivity:** Safety improvements and intersection redesign
 - Some participants requested more accessible trail paths:
“Add a bike / trail path from Concorde Pl. through bridge over DVP to Wynford Drive / park.”
“An accessible path east of DVP. The trails are not accessible now.”
“Why can’t we connect the local trail to the ravine?”

Overall, Participants provided limited feedback on the five key elements, focusing mainly on the need for improved public realm features such as benches, trees, and shade, and on better trail connectivity, including calls for more accessible paths and stronger connections to the ravine. No comments were provided on the transit, DVP ramps, or intersection elements.

Wynford Heights Crescent

Feedback on Wynford Heights Crescent – What We Heard

Attendees were shown some current information about Wynford Heights Crescent:

- **Current conditions:** 40km/hr speed limit, wide lanes, concerns about speeding, and no dedicated space for cyclists or safe pedestrian crossings.
- **Interim options:** flexible speed signs, crossing protection, traffic calming, and space for street life.
- **Long-term vision:** narrow vehicle lanes, add a bi-directional cycle track, and create a safer, more vibrant street.

Attendees were divided about the idea of bike lanes. One participant expressed frustration with the growth of bike infrastructure, stating:

“No more bike paths. None have been removed.”

Others, however, emphasized the need for more greenery and pedestrian-friendly design:

“Use up one of the wide lanes for more trees + benches + shade.”

Concerns were also raised about ensuring that crosswalks and pedestrian space are clearly defined in the redesign:

“Crosswalk extended with no dedicated space for pedestrians.”

Overall, the feedback reflected a tension between skepticism about expanding bike lanes and a strong interest in slowing traffic, adding shade, and making the street more comfortable for people on foot.

Wynford-Concorde Intersection

Feedback on Wynford-Concorde Intersection – What We Heard

To gather feedback on reimagining the Wynford-Concorde Intersection, participants were shown the following information:

- **Current conditions:**
 - Wide intersection for vehicles, long pedestrian crossings, no continuous cycle tracks, minimal shade/seating, and surrounding buildings set back.
 - Lack of signals affects accessibility, long crossings are difficult for pedestrians, and turning traffic is dangerous.
- **Long-term vision:**
 - a “complete intersection” with safer crossings, cycle tracks, shade and seating, lighting, and more active street frontages.
 - remove right-turn channel, add protected cycling infrastructure, reduce lanes, and shorten pedestrian crossings.

Residents consistently stressed pedestrian safety and accessibility at this intersection, especially given the presence of multiple seniors’ residences nearby:

- *“People have not been considered – there are 2 large seniors’ residences here.”*
- *“Wynford-Concorde residents need more accessible pedestrian crossings.”*
- *“The northbound traffic movement – this is very unsafe.”*
- *“The safety for pedestrians crossing Wynford is a major concern with so much turning traffic.”*

There was also support for prioritizing vulnerable road users and integrating cycling safety:

“Would like pedestrian priority & bicycle safety incorporated in all changes.”

Finally, one attendee urged that improvements extend beyond this one intersection:

“Streetscape to continue to Wynford Place / Eglinton.”

Overall, feedback on the intersection revealed widespread concern about pedestrian vulnerability, especially for seniors, and support for changes that rebalance the space away from cars and toward safer, more comfortable crossings.

Don Valley Parkway (DVP) Access Points

Earlier phases of this consultation revealed community members face a number of challenges near the DVP: we heard that highway traffic is prone to speed through the neighborhood, channelized right-turn DVP ramps create conflict zones for pedestrians, cyclists, and transit riders, and that the trail and road system could be better integrated. In response, the City presented three potential changes to the DVP access points along the Wynford and Eglinton Interchange on/off ramps:

1. Removing highway access from the Wynford Drive bridge to create a safer crossing for pedestrians
2. Repurposing the northbound ramp between Wynford Drive, Concord Gate, and the DVP as part of the Don Trail network
3. Making the DVP accessible only from Eglinton Avenue East

Feedback on Potential DVP Access Points – What We Heard

Participants raised strong concerns about the proposed changes to DVP access ramps, particularly around the Wynford and Eglinton area. Many feared that ramp closures would increase congestion on already busy streets and create safety risks for both drivers and pedestrians. Others stressed the importance of keeping existing ramps open to preserve access and prevent traffic from spilling into residential areas. Their comments are included below.

Concerns about closures and congestion

- *“Wynford ramp closures will back-up Eglinton”*
- *“Great congestion at Wynford/Eglinton”*
- *“Close northbound Wynford ON-Ramp → Rush drivers to Eglinton Ramp”*
- *“Traffic Congestion @ Eglinton & Wynford – Prevent DVP Ramp removal”*
- *“Eglinton already congested”*
- *“Congestion getting worse already (longer travel)”*
- *“Very dangerous for pedestrians + cars can’t stop”*

Calls to Keep Existing Ramps

- *“Keep northbound DVP ramps as is”*
- *“Keep DVP Ramp as is”*

Safety and Visibility

- *“Visibility issues under bridge”*

Specific Ramp Issues and Alternatives

- *“Southbound Off-Ramp – Keep, Do NOT close – big fatal error”*
- *“Close or cancel (City) – waste of \$\$\$ – please do not cancel”*
- *“Don’t close Wynford DVP ramps – Concorde Place cannot take more traffic”*
- *“If we cancel Wynford DVP ramps, make sure Eglinton on-ramp can handle extra volume + make wider + more signals – this needs proper study”*
- *“Prefer alternate access from Eglinton East → Wynford ramps closed”*

Overall, the feedback reflected skepticism toward ramp closures and a clear preference for maintaining current access while addressing traffic safety through other measures.

General Comments

Attendees were also provided with a Comment Form so they could share any general feedback on all the items presented at the Open House. This section highlights the comments submitted.

Positive feedback on the engagement:

“I spoke to James and Michelle. They were very kind, patient, thoughtful, knowledgeable, and answered all my questions and had great conversations about the ones we couldn’t. We came in with great ideas and feedback. Thank you.”

Concerns about process and design:

“I felt the study was flawed in that the ‘present’ photos were not actual photos of buildings that are here at present. The girl who took the pictures said that they were taken ‘downtown’ – not very helpful for a resident who is trying to relate to this study.”

Traffic and Road Safety:

“Removing 2 care lanes for cyclists is not going to work. It will cause more issues with traffic, we already see issues now and removing 2 lanes will make it worse for sure.”

“Please consider the needs of the driver too. The population at Concorde Place is mostly elderly. These people will not cycle or walk long distances, they mostly drive. If I have a car, its unlikely I will buy a transit pass and use public transportation. Make intersections safer and easier, using roundabouts instead of traffic lights. Lane reduction may make congestion even worse. Bike lanes are great, but certain areas have no capacity for adding them. Otherwise, a very good project.”

“Bike lanes are nice to have but they need access to retail and shopping. Not at the expense of regular traffic flow. Narrow lanes are a concern to many poor drivers struggle to stay in normal lanes as it is. the concept is nice but these bike lanes need to actually connect or take you to shops or other infrastructure.”

Public Safety and Infrastructure:

“Install a traffic light (or some sort of signalling such as a stop sign.) between 133/135 Wynford Dr (or Rosewood Towers) and the potential new towers at the Noor Cultural Centre site. Public safety must be paramount! Pedestrians, drivers, cyclists. With the two towers approved in the Noor Cultural Centre & Concorde, traffic will substantially increase so please ensure more traffic signals. Please don’t remove existing TTC stops.”

Natural light, views and well-being:

“My major concern does not seem to be addressed anywhere is that when all these high rise towers are built, many of us will no longer be able to enjoy the natural light and view that was the primary reason influencing factor in the decision to purchase the condo units here. When you have mobility challenges, where you live and what you can view is important as that impacts your well being. Please take this into your consideration.”

Across all activities, participants emphasized safety, accessibility, and comfort as central priorities for the future of the Wynford–Concorde area. Feedback consistently highlighted concerns about traffic congestion and pedestrian vulnerability, particularly for seniors, alongside mixed views on cycling infrastructure. At the same time, residents expressed a strong desire for more trees, benches, shade, and accessible trail connections, as well as the preservation of local character, views, and community amenities. Overall, the feedback from this session revealed both caution toward major roadway changes and clear support for improvements that make the neighbourhood safer, greener, and more livable. This feedback will be incorporated into the next phase of this consultation project.