



Wynford-Concorde Focused Area Study

Wrap-up Open House Meeting Summary Report

Table of Contents

| | |
|--|---|
| Meeting Overview | 3 |
| Wrap-up Open House..... | 3 |
| Materials Presented..... | 4 |
| What we heard | 5 |
| Feedback on Draft Policies & Maps..... | 5 |
| Next Steps | 7 |

Meeting Overview

Wrap-up Open House

The City of Toronto hosted a wrap-up open house on December 2, 2025, at the Japanese Canadian Cultural Centre, as part of the Wynford-Concorde Focused Area Study. This open house marks the end of Phase 3 of this study and leads into the fourth and final phase of this study where the City will prepare a final report and recommendations to inform the long-term implementation of development projects in the study area.

As the final open house in this study, this meeting focused on sharing back the planning framework that was developed based on the policy direction, community input, and research findings explored in the earlier phases of this focused area study. The City set up boards with draft policies and maps for public realm, parkland and culture, pedestrian connections, building setbacks, mobility network, and transit. Community members were invited to review these materials in-person at the open house and provide their feedback directly on the boards using Post-it notes.

Materials Presented

The following policies were presented as boards at the open house on December 2, 2025. These policies are intended to serve as a framework when new development and redevelopment are proposed in the study area:

Public Realm Structure Policies: Draft policies aimed at providing direction for future development as well as private and public realm investment opportunities and priorities. A map was used to highlight the plan for structuring the public realm, mapping out potential new connections, trails, park locations, and existing institutional buildings, cultural corridors, pedestrian connections, trails and parks.

Parkland & Cultural Corridor Policies: Draft policies identifying potential new parks and encouraging more public art and cultural spaces in the Wynford-Concorde Cultural Corridor.

Draft Pedestrian Connections & Building Setback Policies: Draft policies encouraging publicly accessible open spaces (POPS) as a key part of the public realm network, as well as policies encouraging larger more generous setbacks to allow for enhanced pedestrian zones and preserving the landscape of the area. A map highlighted potential mid-block connections, active connections, and multi-use trails.

Mobility Network & Travel Demand Management Policies: Draft policies focused on prioritizing pedestrians and people using mobility devices as part of the mobility network, as well as enhanced connectivity for a variety of different transportation modes. A map highlighted bikeways, multi-modal hubs, intersection safety improvements, and interchange upgrades.

Don Valley Parkway Interchange & Transit Policies: Draft policies focused on prioritizing pedestrian and cyclist safety, as well as transit supportive infrastructure during future development plans.

What we heard

Feedback on Draft Policies & Maps

Participants were asked to provide their input on the policies and maps that have been drafted based on their input and best practices identified during the earlier project phases. Many participants were already familiar with the core topics and policies being drafted. They were asked to share what they like about the draft policies and highlight anything that might be missing from the policies in their current form.

Public Realm & Parkland

- Recommendation to consider food security as part of the draft realm structure – *“there aren’t a lot of supermarkets in the area, it’s kind of a food desert. I’m worried future development or parks will overtake or replace current grocery stores. They should plan around the grocery stores.”*
- Suggestion to repurpose underutilized private parking lots as parks, specifically at the Northeast corner of Wynford Drive and Concorde Place.
- Request to add parkland north of Wynford Drive.
- Emphasis on trees and environmental considerations: *“Forgot trees – environment.”*
- Desire for amenities for seniors, including a pool: *“Think about a pool. How about us seniors?”*
- Request for more specific bylaws regarding construction in residential areas: *‘Ensure by law a minimum square meterage of any future development of residential construction.’*

Pedestrian Connections

- Improvements aimed at pedestrian safety generally received positive feedback, but there were some suggestions for further improvement.
- Strong support for new pedestrian crossings along Wynford Drive (south), especially near Wynford Heights Crescent and Concorde Place at Concorde Gate as well as more pedestrian connections from Eglinton Ave to Wynford Drive.
- Requests for further improvements:
 - *“Sidewalk connections on the bridge”*
 - *“Need WE/NS public road and street connections within the site or along rail corridor”*
 - *“North of Wynford Drive – more mixed-use in the future and need better road/street connection”*
- Reminder to consider accessibility with any potential improvements: *“They should include some plans for accessibility with the multi-use trail. I am concerned it will be too steep and not accessible.”*

Mobility Network

- Improvements to the mobility network in the area were generally well received with a few suggestions to further improve mobility in the area.
- Suggestion for the proposed multi-use public trail:
 - *‘Explore trail through the lands connecting Wynford Drive (South) to the new trail on the map.’*
- Requests to improve intersection safety at the following locations:
 - *DVP off ramp*
 - *Wynford Drive (south) at Wynford Heights Cres*
 - *Concorde Place at Concorde Gate*

Next Steps

Feedback from this session will inform refinements to the draft policies and maps before the Final Report and policies are presented to the Community Council in Spring 2026.