

## Wynford-Concorde Focused Area Study Local Advisory Committee Meeting #1 - Minutes

Date: December 10<sup>th</sup>, 2024

Time: 5:00PM

Location: Broadlands Community Centre

Attendees:

LAC Committee Members –

- Alana Martin
- Firoz Abdulla
- Richard McFarlane
- Irene Miao-Glass
- Judy McMahan
- Jane Rowan
- Allan McKeller
- Salima Kheraj
- Alykhan Neky

City of Toronto Project Team-

- Dan Tovey, Manager, Community Planning
- Marian Prejel, Senior Planner, Community Planning
- Richard Martin, Planner, Community Planning
- Marlon Gullusci, Planner, Transportation Planning
- Louis Wong, Planner, Urban Design

Environics Research Consultants

### Notes

#### Welcome and Introductions (5 minutes)

- Introductions of City staff, LAC members and Environics Consultants
- Environics presented an overview of meeting agenda

#### Overview/Review of the Focused Area Study

- City staff member presented a review of the Focused Area Study
- Focus of this study is on streetscape, public realm and mobility
- This study is not looking at: any lands outside of the boundary, zoning changes, density, community centres or community spaces

- A few committee members expressed concern about scope; it was reiterated the scope for the consultation is final
- The main portion of this study will be the community mapping workshop, targeted for February of next year.
  - If the current Canada Post strike is still ongoing and mail invitations are not an option, the City may ask the LAC for help in spreading the word about the workshop within the community

## Role of LAC

- Role of LAC is to support the consultation process, acting as local experts who know how we can most effectively engage your communities.
  - LAC can provide a strong understanding of context and best ways to involve the wider community
  - We want to ensure the consultations reach a diverse group of residents within the community
- LAC helps to shape how community will engage in the process, but does not directly make decisions

## Expectations of members:

- Actively participate, read provided materials, offer feedback and suggestions for improved community engagement
- Terms of reference: provide some useful guidelines on how the LAC will operate
- We expect that there will be three LAC meetings in total over the course of the study

## Discussion on the City's vision for the Study Area

- LAC members inquired about when they would receive a copy of the city's vision for the study area.
  - City response: This study is meant to inform the creation and refinement of that vision. When we have a vision developed, we will share it. This will likely happen in phase three of the study, when information gathering has been completed and we have gone through the feedback collected to inform the development of some visions and next steps.
- LAC members inquired as to whether a release of the vision in phase three would allow for enough time for residents to provide meaningful input
  - City response: The purpose of the LAC is to bring forward topics that we would like your input on. The study is not done, this is the time where we do the consultation and receive input. The process is very fluid and we will be actively consulting the community along the way as we move through each phase, it is less rigid of a process than you may have expected.

## Discussion of Project Scope and Boundaries

- LAC members inquired as to whether there is any wiggle room within the scope of this project to discuss development and past approved development applications
  - City response: There is not much to talk about when it comes to land use and built form at this time. Approvals have already been made and this area has been designated as a tall built community. Right now we need to focus on public realm, streetscape and mobility, which can have a meaningful impact on the lives of residents.
- LAC members requested clarification of the study boundary and whether or not the area will be expanded.
  - City response: This project covers Don Mills all the way down to Eglinton. The study area will not be expanded.
- LAC: Will builders comply with the decisions made through this project?
  - City response: Yes, they will need to comply with the direction that comes out of the study.
- LAC members raise concerns about transportation accessibility, community spaces and ability to accommodate rapid population growth in the area
  - City response: MTSA boundary includes us. As we go through the workshops we will take all of this information and work with it. The LAC meetings are more about seeking your advice for the study process and the engagement process.
  - ER: These are all topics to discuss at the community engagement workshops, but the LAC meetings need to focus on the process itself and how to engage the community about these issues.
- LAC members ask to clarify whether LAC meetings are confidential, and if they are allowed to discuss the events of LAC meetings with neighbours not on the LAC
  - ER Response: The LAC is not secret, and you are welcome to speak to people about these meetings. LAC meetings are limited to members only simply because we need to be able to have these constructive discussions with representatives of the community. Notes and summary documents will also be made publicly available.
- City: Is there a preference for future LAC meetings to be virtual?
  - Group agrees on preference for in-person meetings
- LAC members inquire as to whether there are any business representatives on the LAC, or if it consists solely of residents.
  - The LAC contains two representatives from the Aga Khan. There were no other business representatives who expressed interest in the study
- LAC members raise concerns (based on discussions from previous studies) that developers will disregard the findings of focus studies such as this one.

- City Response: This study is about streetscape, public realm and mobility. We are not focusing on land use, zoning, or rehashing what happened at previous land tribunals. We are looking into the future.
- ER response: In order for the meetings to be productive, we need to focus on what is in scope. Discussions that happen about topics beyond scope are not productive because they will not have an impact on the study. The scope (public realm, streetscape, mobility) is set and encompasses what will make an impact on the neighbourhood day-to-day.
- LAC members inquire about who will fund the changes that come about from the study
  - City: There is a mix of the city and others who would fund this. There is a funding means as well as a requirement for developers to comply with the policies/streetscape directions that are identified through the policies, as long as they are approved. Implementation is a long-term and ongoing process.

## Community Engagement Process and Timeline

### *Why Community Consultation*

- ER: We are looking to the LAC to be onboard with the consultation process
  - The main consultation with the broader community will be the community mapping workshop in February, where the neighbourhood will be openly invited to participate. It will take place at the Japanese Canadian Cultural Centre
- Consultations in this format allow for us to gather perspectives from a broad range of participants through workshopping activities
- Traditional meetings limit engagement, while workshops allow active participation for all, and encourage collaboration and ideation.

### *Overview of planned consultations and activities*

- ER: Activities are designed to look to the future of the community
  - Activities are visual and collaborative, encouraging diverse input and high engagement, drawing out high quality insights from communities
  - Activities may be used to highlight important places, concerns, opportunities for improvement, identify strengths in the area and create a visual representation of hopes and goals for the community – ultimately representing the voices of the community
- There will be tabletop activities in groups. Each table will have discussions on their own.
  - We use tabletop activities to facilitate discussion among smaller groups to draw deep insights

- Sample activity: Wish trees, one for each of the three main areas of the planning study. Groups write down their hopes for the neighbourhood into these templates, encouraging creative thinking, ideation and collaboration
- Sample activity: Empathy Mapping, looking at things from other people's perspective, encouraging people to think about the neighbourhood and specific topics from the perspective of an assigned persona.
- Sample activity: Investing for Change, "Investing" exercise to prioritize different community needs.

*Feedback from LAC – discuss methods to ensure diverse community participation*

- ER: What is the best way to engage people? Will people be open to participating in these kinds of activities?
  - LAC members note similarity of this approach to a consultation that was run by the City team in the past
  - LAC: Did post it note activities from the open house work?
  - City: Yes, we came to understand themes of resident priorities and concerns.
  - LAC: What were the findings from the open house meeting? Were they ever shared?
  - City: Yes, a summary is posted on the City's project website which summarizes the themes of the open house activities and their findings.
  - ER: Our goal is to take some of those insights from previous activities and use probing questions and activities to build upon those findings.
  - Some concerns are raised about whether elderly people, those who don't speak much English and busy families will be willing/able to participate. Some concerns also about people feeling intimidated by in-person event format.
- Decision is made to include supplemental activities to 'meet people where they are' where possible. Suggestions include having community members run their own consultations within their smaller groups/organizations; using postcards to gather feedback; or employing qualitative online engagement methods to accompany the in-person event.
- Aga Khan representatives offer to help disseminate information and conduct their own engagement with people who visit the centre, bringing findings back to the larger group.
- ER and City to follow up with Aga Khan and look into the feasibility of these options as supplemental engagement strategies

*Involvement of the LAC at each phase*

- ER: We are looking for the LAC's feedback and guidance on how you think your community and neighbours would prefer to come to an event and share their thoughts

Q&A

- LAC: Is there a way that LAC members will be connected to each other outside of the room?
  - City: For privacy purposes, we don't provide contact information of other LAC members.
  - Members are asked to reply to the study email address to indicate whether they are comfortable with having their email addresses shared. The names and email addresses of those who are comfortable sharing contact information will be appended to the meeting notes when they are circulated to the group.
- The names and titles of city representatives in attendance will also be provided in the meeting notes
- The LAC's role at this time is to inform the development of the Community Mapping Workshop which is scheduled for February 2025.
- LAC members are also welcome to participate in the Community Mapping Workshop.
- Following the Community Mapping Workshop, and depending on what we hear from the community, we may have another LAC meeting to discuss next steps.
- Members are encouraged to send any further feedback that may inform the development of the workshop to the study email address:  
[studywynfordconcorde@toronto.ca](mailto:studywynfordconcorde@toronto.ca)
- Sample LACs: There is a tab on the city planning website where you can find summaries of past similar projects. Golden Mile and Scarborough Now are some examples.