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July 6, 2026

Chris Barnett
Direct Dial: 416.862.6651
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Our Matter Number: 1254095

Sent By Electronic Mail: etcc@toronto.ca

Etobicoke York Community Council
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Attention: Attention

Dear Chair Crisanti and Committee Members:

EY33.14 – Ryding Lands Study – Directions Report

We act on behalf of Maple Leaf Foods Inc. (“MLF”) the owner of a parcel of land that is referred to as 90 Ethel Avenue (the “Property”), although it has not historically had a municipal address formally assigned to it. It is also identified as Part 1 on Plan 64R-16028 and is approximately 0.75 ha, located immediately to the east of the lands known municipally as 99 and 109 Ryding Avenue.

Our client has participated in the public consultation process to date, including the meetings staff have scheduled with the landowners in the area. On May 13, 2026, we submitted a letter to staff providing comments on the draft emerging directions, a copy of which is attached.

Those comments have not been addressed in the Directions contained in Attachment 8 to the Staff Report to MLF’s satisfaction, and we ask that the issues raised be properly addressed and responded to in any future reporting and decision making.

In particular, we highlight for the Committee that a key element of the Emerging Directions and overall proposed structure of the area is the extension of both Ryding Avenue and Mondovi Gate. Based on the conceptual mapping provided, both would be across the Property. There is a presumption that any such extensions would be “through development”. No detailed justification from a transportation perspective for the extensions has been provided, nor is any indication as to the timing of the need for the extensions been provided. In the event that MLF does not proceed with the development of the Property, the proposed extensions would need to be expropriated.

MLF welcomes the opportunity to continue to provide input to the City, and looks forward to seeing the reports that we understand have been undertaken as part of the Ryding Study.

Yours truly,

Osler, Hoskin & Harcourt LLP

A handwritten signature in black ink, appearing to read "Chris Barnett", with a large, sweeping flourish extending from the end of the name.

Chris Barnett
Partner

CB:rj

c: Maple Leaf Foods Inc.

May 13, 2026

Chris Barnett
Direct Dial: 416.862.6651
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Our Matter Number: 1254095

Sent By Electronic Mail: RydingLands@toronto.ca

Strategic Initiatives, Policy & Analysis
City Planning Division
Metro Hall, 22nd Floor
55 John Street
Toronto, Ontario
M5V 3C6

Attention: Jessica Krushnisky, Senior Planner

Dear Ms Krushnisky:

Ryding Lands Study - Emerging Directions

We act on behalf of Maple Leaf Foods Inc., (“MLF”) the owner of a parcel of land that is referred to as 90 Ethel Avenue (the “Property”), although it has not historically had a municipal address formally assigned to it. It is also identified as Part 1 on Plan 64R-16028 and is approximately 0.75 ha, located immediately to the east of the lands known municipally as 99 and 109 Ryding Avenue.

Based on the material presented at the public meeting and to the landowners, the Property appears to be key to the development of the streets and blocks in the concepts presented to date. The potential extension of Ryding Avenue and Mondovi Gate appear to run through the Property. We note that no information has been presented that justifies the rationale for the potential taking of land from the Property for these potential new roads. As requested, our comments are organized by reference to the Emerging Directions in the material provided.

Emerging Direction #1: Intent

MLF supports the intent to permit a more intensely developed area, provided that appropriate heights and densities as well as an appropriate mix of commercial uses is provided for.

Emerging Directions 3-7: Streets and Blocks

Since the Property is in a location through which the extension of Ryding Avenue and Mondovi Gate south to Ryding appears to be contemplated, MLF wants to ensure that any mapping which contemplates the extension of those roads does not limit any potential development of its property (the extension of Ryding will effectively cut its property into

two separate pieces). Any mapping and policies should also not assume that the land will necessarily be available “through development”. If MLF does not proceed with any development in the immediate future, any land needed for roads will need to be expropriated. Clarity should also be provided on when the City expects the road extensions will be needed.

Direction 6 also makes reference to a laneway system being required north of Ryding Avenue. This laneway appears to require MLF to provide lands to complete this system. As with our comments on the public road system, there should be no presumption that MLF will be developing in the immediate future.

Emerging Directions 9-10: Land Use

While the underlying designation in the area is Mixed Use, MLF is concerned about continuing to have mandated ratios of uses, particularly requiring a specified minimum of non-residential uses. A mix of uses may be appropriate, but minimums do not take into consideration the broader uses in the area and do not allow for the planning of a complete community that reflects the specific needs and demands of the area. A range of uses should continue to be permitted in order to allow for flexibility as the study area develops – but mandated minimums should not be carried forward.

Emerging Direction 11

There is reference to the requirement for buildings to be set back to provide space for landscaping. As the Study is at an official plan level, specific setbacks would not be appropriate, as setbacks are more properly addresses at the zoning level.

Emerging Direction 12

There is reference to a potential requirement for property owners to work together so parkland contributions are consolidated. It is not clear how the City can implement such a requirement, as the Planning Act does not contain any mechanism to require consolidation of parkland contributions.

Emerging Direction 15: Buildings/Built Form

A mix of mid-rise and tall buildings is appropriate for the study area. However, the heights should reflect the approvals that exist in the wider area. In particular, the recent re-zoning of 87 Ethel for buildings of up to 34 storeys should be considered as setting important context. Heights should not be less than that on the Property, given that it is closer to transit and St. Clair Avenue. The specific heights should be determined at the zoning stage, with an appropriate range set in the secondary plan.

MLF welcomes the opportunity to continue to provide input to the City, and looks forward to seeing the reports that we understand have been undertaken as part of the Ryding Study.

Yours truly,

Osler, Hoskin & Harcourt LLP

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Chris Barnett
Partner

CB:rj

c: Maple Leaf Foods Inc.