

# Consultation Summary

*This report is not intended to provide a verbatim transcript of the meeting, but instead provides a high-level summary of participant feedback.*

*If you have any questions after reviewing this summary and the appendix, please contact the project team at [rydinglands@toronto.ca](mailto:rydinglands@toronto.ca)*

## Introduction

The Ryding Lands Study will establish a planning framework to guide how the area will grow and evolve over time. This includes identifying an approximate mix of land uses, supporting infrastructure and community services, and improving connectivity to the surrounding community. The study area for the Ryding Lands Study consists of the lands subject to Site and Area Specific Policy 832, illustrated on the below map.



## Ryding Lands Study

Site and Area Specific Policy 832

■ Site and Area Specific Policy 832

↑  
Not to Scale

## Event Overview

On December 10, 2025, the City of Toronto hosted the first Public Meeting at the David Appleton Community Centre, 33 Pritchard Avenue. Presentation materials from the meeting are available on the [project webpage](#) under the Ryding Lands accordion, including:

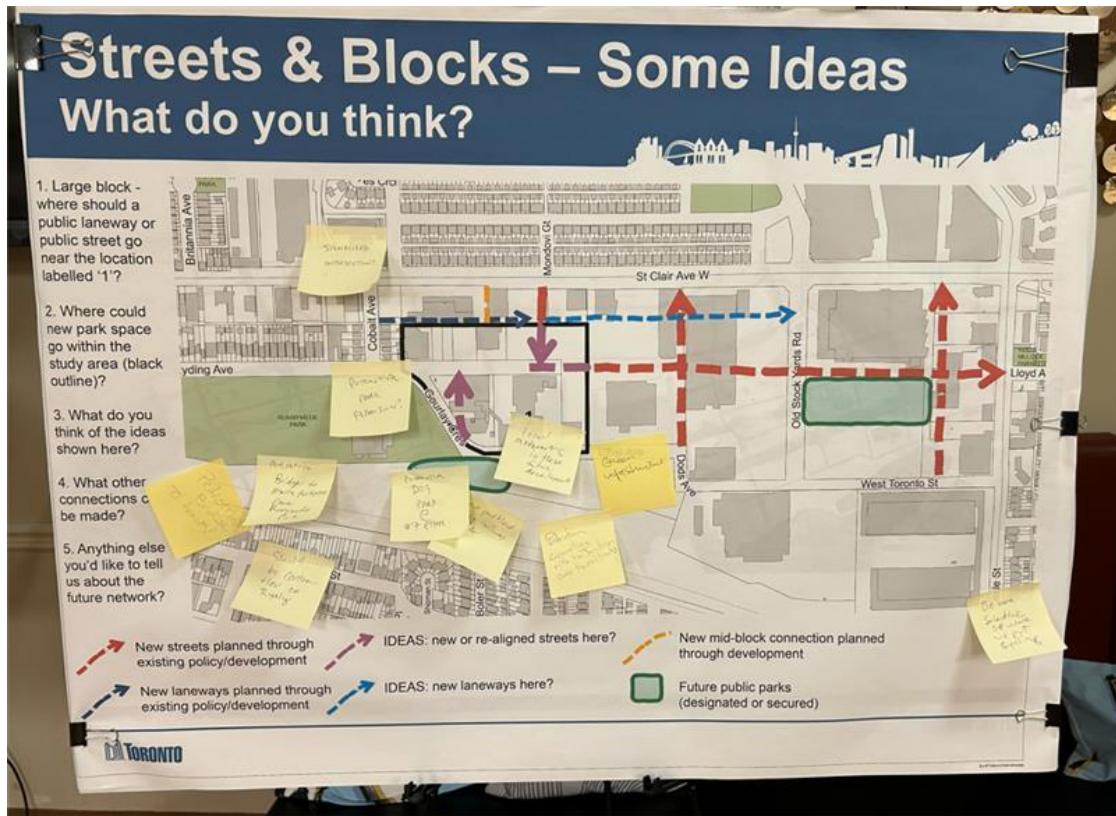
- Public Meeting Presentation; and
- Information Boards

The purpose of the consultation was:

- To introduce the study;
- To seek early input from the community to guide future phases of the Study, and; support ongoing engagement

The event was held between 6:30 p.m. and 8:00 p.m. There were approximately 40 people who attended the meeting, excluding City staff. The meeting consisted of an open house and a 20-minute presentation. Attendees were able to participate by asking questions of project team members and posting comments on the information boards during the open house. In addition, feedback was also welcomed via email and phone, both in advance and following the meeting.





## Consultation Details and Promotion

### Promotion

The meeting was promoted in the following ways:

- Through an update to the City of Toronto's dedicated project webpage, published on November 25, 2025 with the meeting details;
- Through an email that was sent through the project email list and to local stakeholders on November 27, 2025 and December 3, 2025;
- Providing the Councillor the public meeting notice for inclusion in her newsletter; and
- A paid social media ad geo-located to the local area on Instagram, Facebook, and LinkedIn

### Presentation

At the meeting, City staff delivered a presentation that provided a brief overview of the Ryding Lands Study;

The presentation focused on:

- Overview of the study – introducing the purpose and scope of the Ryding Lands Study;

- Policy Context – explaining the relevant policies guiding the study and how the study fits within Toronto’s Planning Framework;
- Role of Public Feedback – highlighting what topics can be influenced by public feedback; and
- Next steps – outlining the upcoming phases of the process.

The complete presentation is available on the [project webpage](#): click on the Ryding Lands accordion.

## **Summary of Feedback**

City staff received feedback from attendees during the meeting and through emails following the meeting. The following is a summary of the feedback received.

### **General**

Several attendees asked whether the presentation will be circulated after the meeting.

*All presentation materials have been made available on the [project webpage](#): click the “Ryding Lands” accordion)*

### **Land Ownership and Zoning**

- Many attendees asked questions about the ownership of the lands and the potential for future development. Staff confirmed that lands were not owned by the City.

### **Community Services Facilities**

- Concerns were raised about limited access to community services and suggested the expansion of George Bell Arena, as well as the addition of local fitness facilities.

### **Parks**

- Expressed interest in expanding Runnymede Park, enjoyment of nearby parks, and additional park spaces

### **Connectivity and Public Realm**

- There was interest in improving cycling and walking connection through the Ryding Lands and Stockyards lands, including routes from north of St. Clair to the Junction neighbourhood. Suggestions included enhancing the access to green spaces and parks and creating a pathway across the CPR railway lands or a pedestrian bridge to improve connectivity.
- Supportive feedback was also received regarding the proposed realignment of Gourlay Avenue.

## **Employment and Industrial Space**

- There was strong interest in affordable and flexible industrial spaces. Suggestions included multi-storey industrial developments, permissions for outdoor storages, and an emphasis on stability and security for businesses. There was also support for creative mixed-use models, such as combining light industrial with residential or commercial uses, provided appropriate separation is maintained.
- Interest in light industrial/ maker spaces at street level, integrating local businesses displaced from the McCormick area.

## **Retail and Commercial Spaces**

- There was interest in new retail opportunities, including large format retail.
- Concerns were raised about store closures at Stockyards Village, and there was support for maintaining smaller, locally owned “mom-and-pop” businesses. A general trend of retail closures in the area was also noted.

## **Green Infrastructure**

- There was interest in incorporating green infrastructure throughout the area, including green roofs, bioswales, grey water systems, and permeable pavement.
- Concerns were raised about the capacity of the local water treatment plant and the potential impacts on the Humber River, as well as opportunities to protect migratory bird paths.

## **Other**

A few other items were raised including:

- Questions about timing and certainty of changes; and
- If there will be more opportunities for the public to provide feedback. Staff responded that there will be an additional public meeting, and that comments were welcomed via email or phone calls to staff.

## **What happens with this feedback?**

The feedback is one component of input for the Ryding Lands Regeneration Area Study. Other inputs include planning policy and inputs from the local community, stakeholders, landowners, City Divisions, and agencies. Toronto City Planning will consider all of this feedback in developing an Official Plan Amendment (OPA) to replace the current Site and Area Specific Policy 832 (SASP).