

# Ryding Lands Study

**Public Meeting # 1**

December 10, 2025





# Land Acknowledgment



# Agenda

## Opening Remarks

Councillor Nunziata

## Overview Presentation (approx. 20min)

Jessica Krushnisky, City Planning, City of Toronto

## Open House and One-on-One Conversations

# Outline

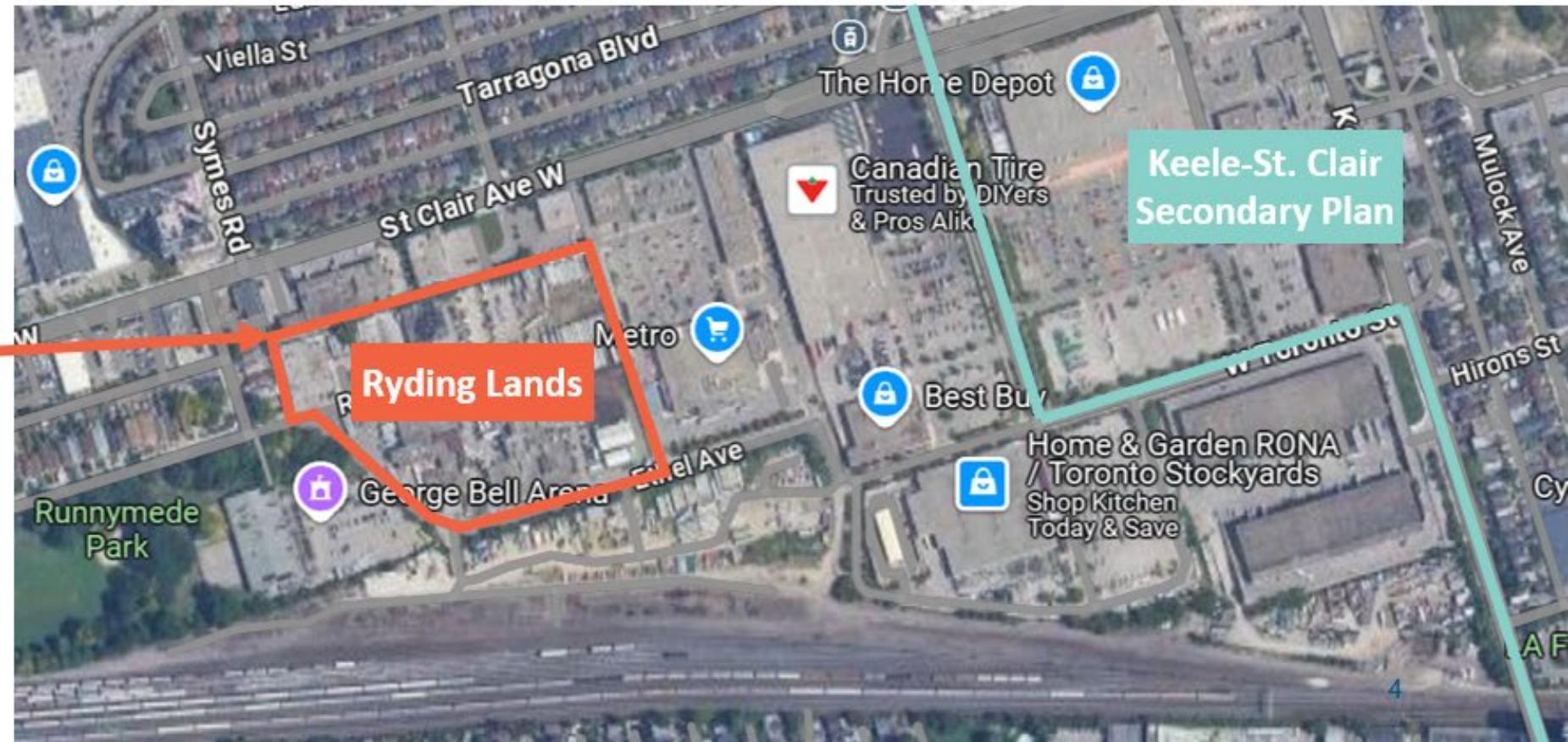
1. Study Overview
2. Policy Context
3. What Could Your Comments Influence?
4. Next Steps

# Purpose & Study Area

- Set a renewed vision for the study area and establish a planning framework for how the area will grow over time.

- 99, 109, 116, 116R and 126-142 Ryding Avenue
- 90 Ethel Avenue

This totals 3.15 hectares (7.78 acres)



# How Did We Get Here?

2021 - Property owners submitted requests to convert their lands from *Core Employment Areas* to allow for non employment uses.



2023 - City Council adopted Official Plan Amendment (OPA) 653 to redesignate the lands to *Mixed Use Areas*, with a **Site and Area-Specific Policy 832 (2023.PH5.3)**. Amendments sent to the Province for final approval.



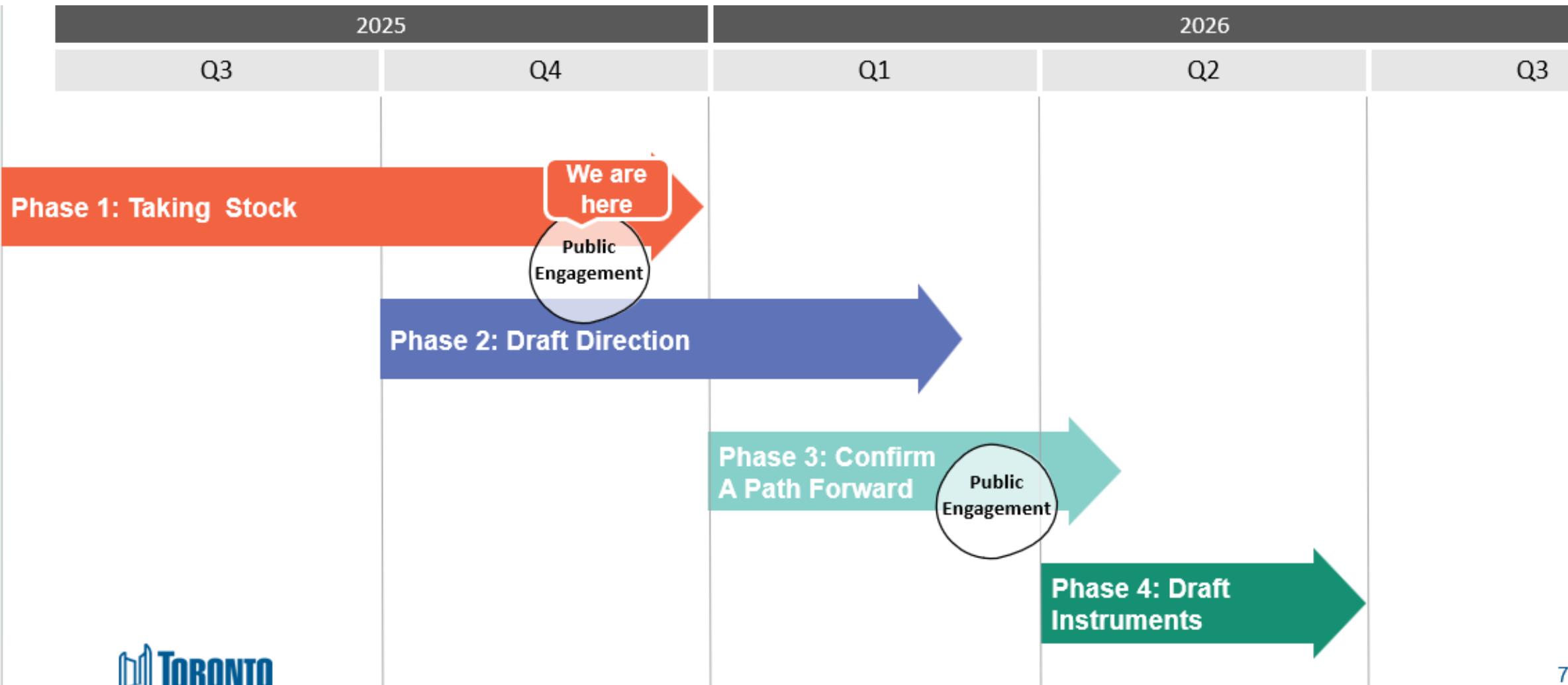
2025 - The Province approved the amendments, with modifications, setting the stage for the Ryding Lands Study.

# Site and Area Specific Policy 832 (SASP 832)

**The Ryding Lands Study requirements are outlined in SASP 832:**

- No residential uses and/or live-work uses are permitted until the Study is completed
- New residential development is encouraged to provide affordable housing (10% of residential Gross Floor Area (GFA) as affordable ownership or 7% as affordable rental for 99 years)
- Development to provide a minimum non-residential GFA of 1.0 times the site area or 15% of total GFA, whichever is lesser
- Studies and strategies to inform the framework for new development (e.g. Land Use Plan, Community Services and Facilities Strategy, Servicing Plan, Public Street and Lane Plan)

# Project Phasing



# Study Scope

**Background studies** will look at the surrounding area to understand the local context and evaluate potential impacts:

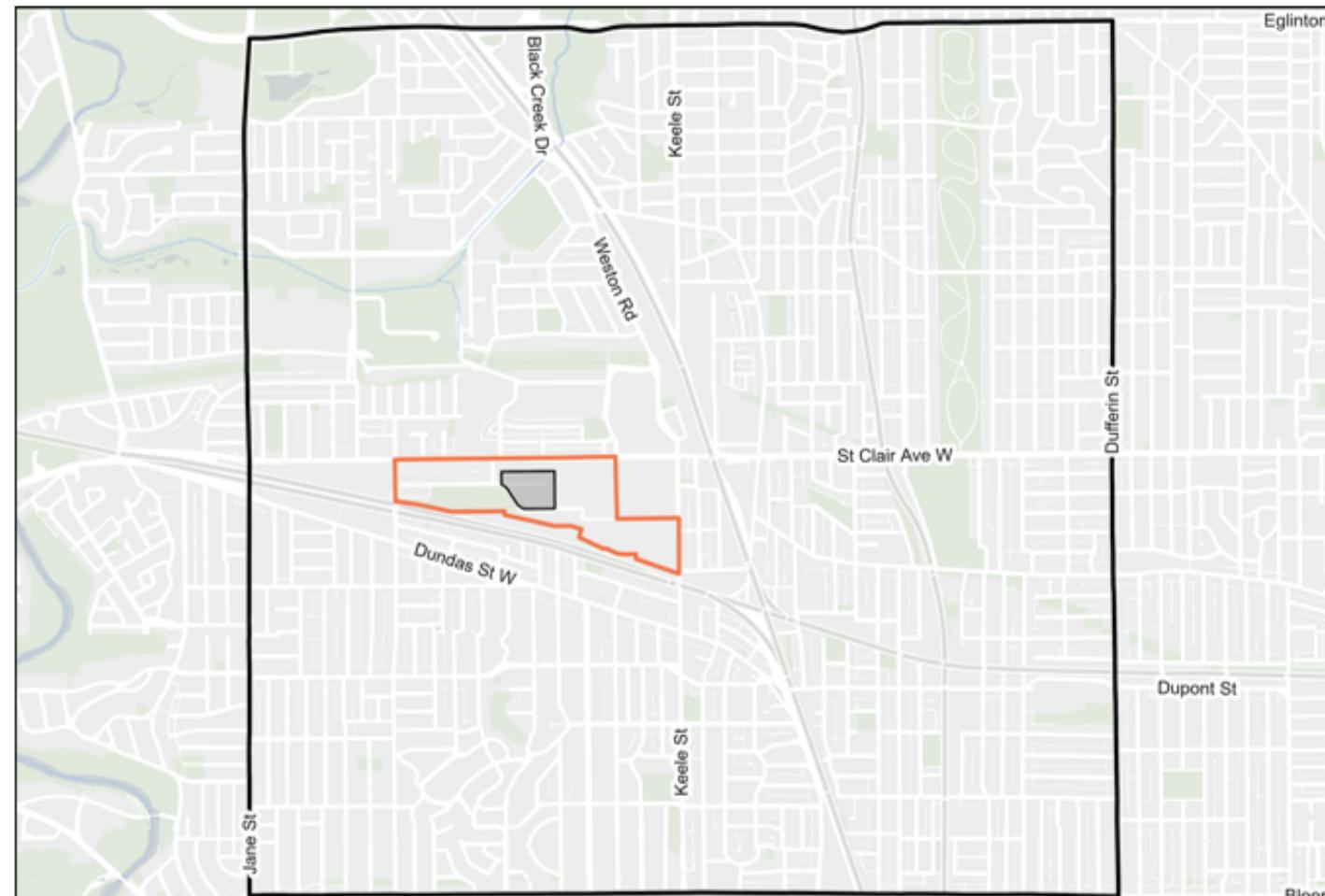
- **Land Use and Built Form**
- **Mobility and Public Realm**
- **Community Services and Facilities**
- **Servicing**

The Study will result in an Official Plan Amendment to implement the planning framework, replacing the current SASP 832.

# Study Scope

The focus of the study is the Ryding Lands. To evaluate their potential, we need to consider a larger area in terms of mobility, public realm connections, and community services and facilities. The general boundaries are displayed here.

- Ryding Lands Area
- Mobility and Public Realm
- Community Services and Facilities Strategy



# Background Studies



## Land Use and Built Form

- Determines appropriate land uses, built form and housing options to support a complete community
- Includes Compatibility and Mitigation and Economic Development Studies



## Mobility and Public Realm

- Ensures the multi-modal transportation network can accommodate growth
- Establishes a network of public streets, development blocks, pedestrian/cycling connections, parks and open spaces



## Community Services and Facilities

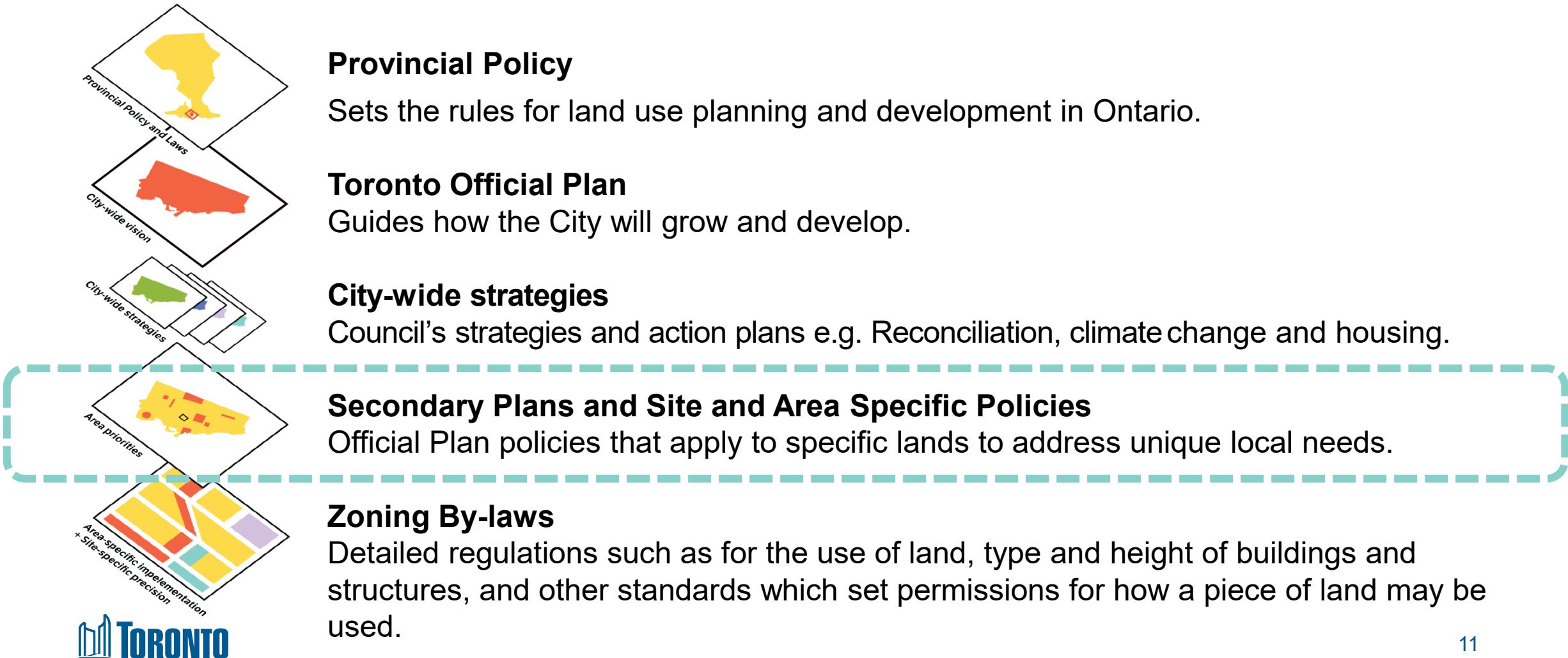
- Identify needs, opportunities and potential locations for new and expanded facilities to support growth, such as child care and community space



## Servicing

- Ensures that servicing infrastructure can support anticipated growth and identifies any required upgrades

# Where Does this Fit in Ontario's Planning Framework?



# What Could Your Comments Influence?

- Where should new street/lane/pedestrian path connections be?
- How should density be distributed? (e.g. fewer taller buildings, or more spread out across the site)
- What types of non-residential uses make sense in this area to maintain access to good jobs and meet daily needs?
- Where could a new park be located?
- Is there anything unique/important about the study area that should be considered in the future design of public or private spaces? (e.g. local heritage, cultural importance etc.)

# Next Steps

- Completion of background studies for review and analysis
- Prepare draft policies based on background studies and public input
- Public Meeting #2, anticipated in Spring 2026

# Let's Stay Connected

For more information, or to provide feedback, please contact the team at:

[RydingLands@toronto.ca](mailto:RydingLands@toronto.ca)



- Visit [www.Toronto.ca/regen](http://www.Toronto.ca/regen), and scroll to the “Ryding Lands” for more information. Meeting materials will be posted there in the coming weeks.



- Subscribe to the email list! We'll send periodic updates about events and milestones.