

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

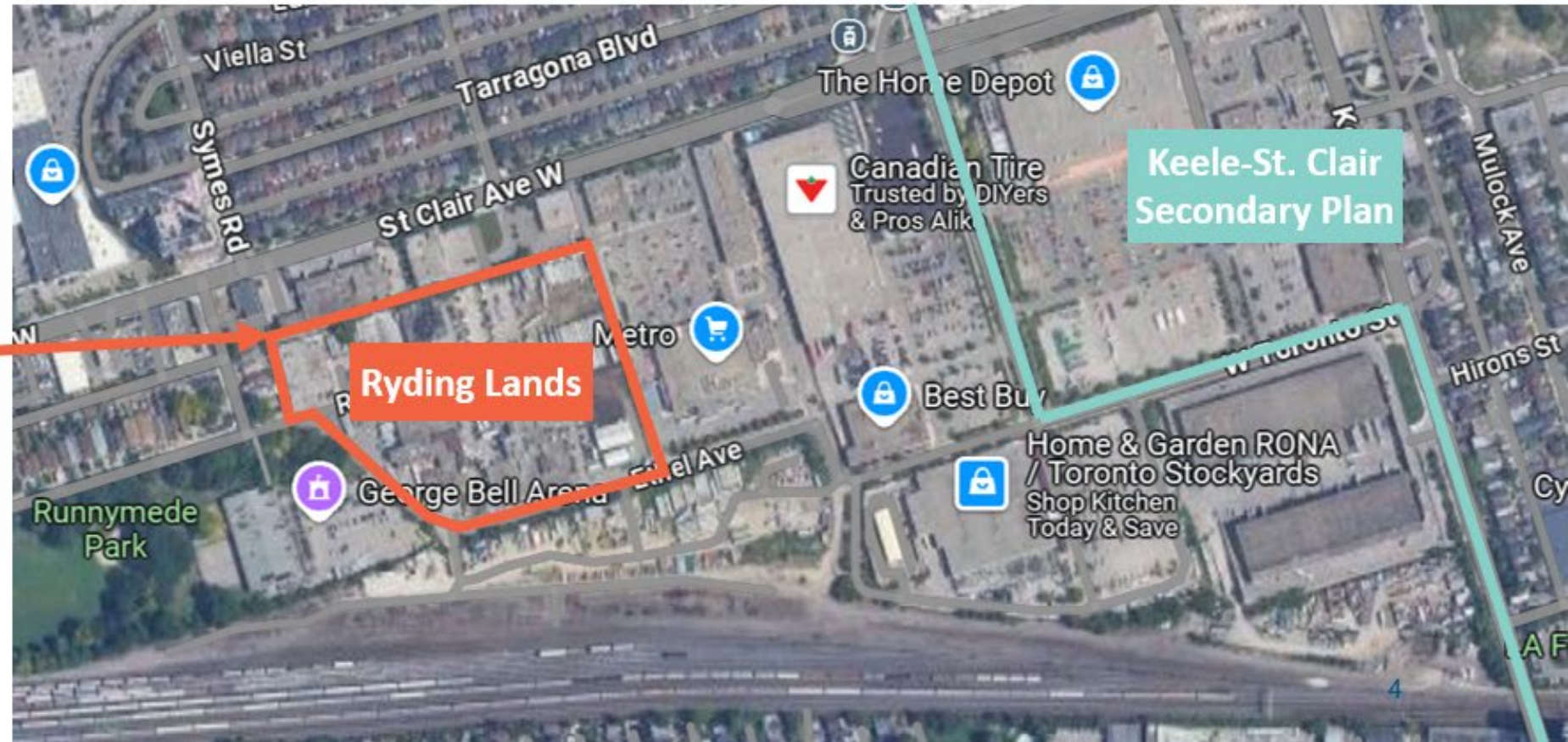
1. Study Overview
2. Policy Context
3. What Could Your Comments Influence?
4. Next Steps

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.



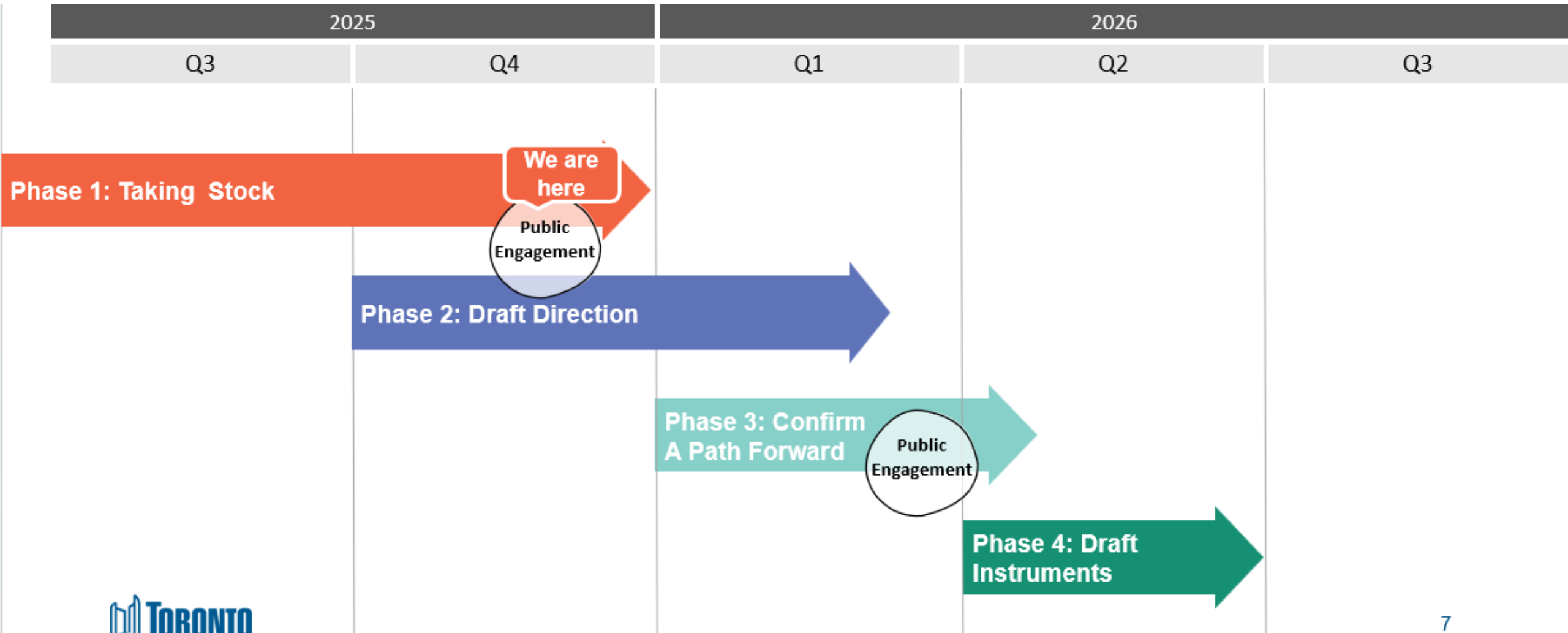
2025 - The Province approved the amendments, with modifications, setting the stage for the Ryding Lands Study.

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:

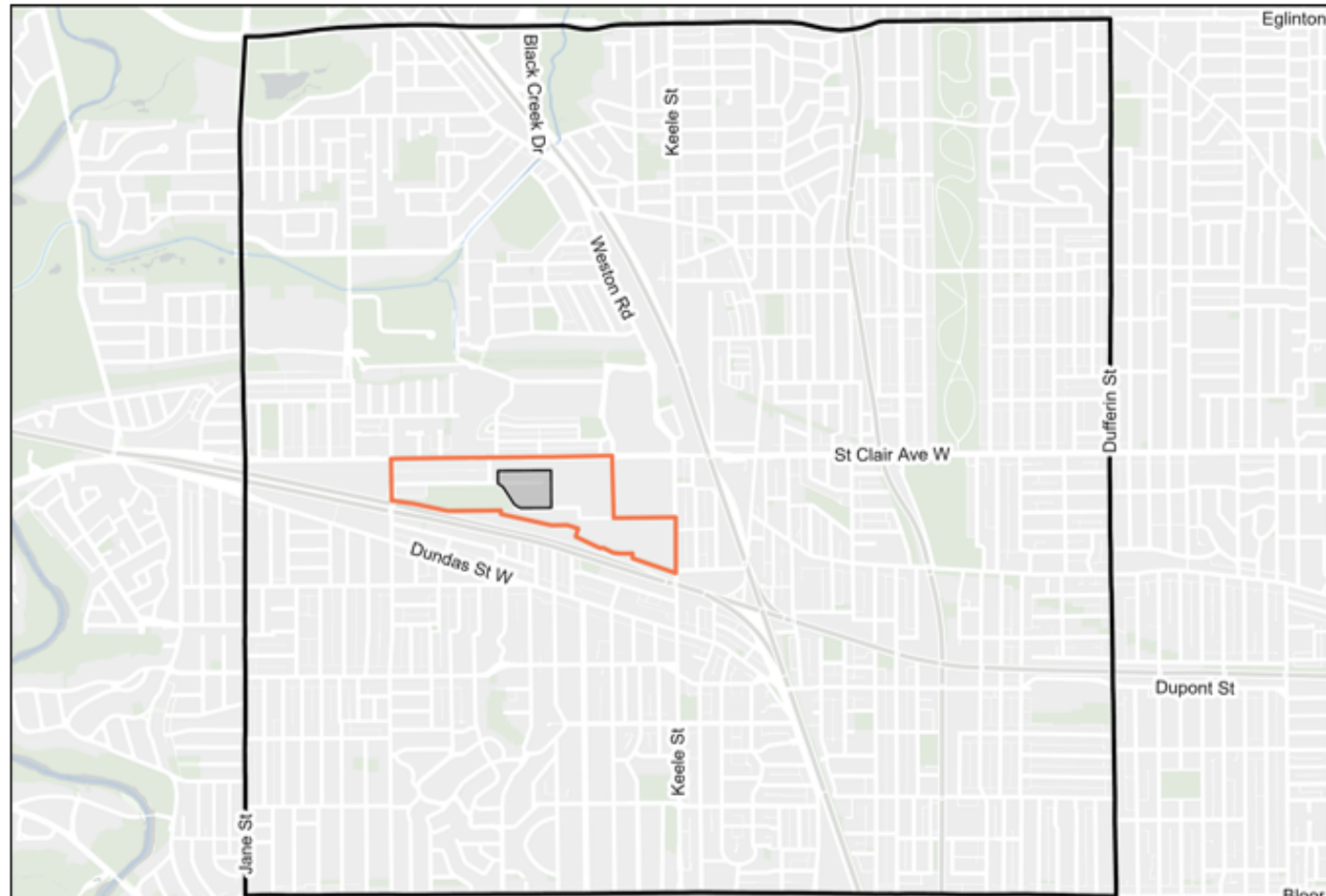
- **Land Use and Built Form**
- **Mobility and Public Realm**
- **Community Services and Facilities**
- **Servicing**

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

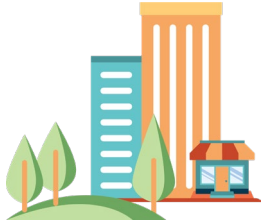
Study Scope

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

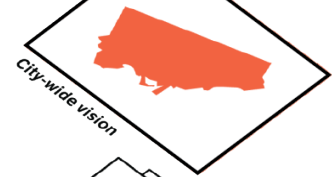
- Ensures that servicing infrastructure can support anticipated growth and identifies any required upgrades

Where Does this Fit in Ontario's Planning Framework?



Provincial Policy

Sets the rules for land use planning and development in Ontario.



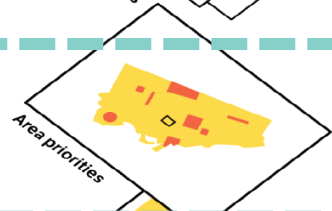
Toronto Official Plan

Guides how the City will grow and develop.



City-wide strategies

Council's strategies and action plans e.g. Reconciliation, climate change and housing.



Secondary Plans and Site and Area Specific Policies

Official Plan policies that apply to specific lands to address unique local needs.



Zoning By-laws

Detailed regulations such as for the use of land, type and height of buildings and structures, and other standards which set permissions for how a piece of land may be used.

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



- Visit 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.