

Ryding Lands Study



Welcome!

Thank you for being here.

Presentation Time: 7:00PM

Good to know:

- We would like to introduce you to the study and seek your input.
- If you know someone who would be interested in this study, please let them know about it. We'd be happy to be connected!
- More details can be found on the website, where you can also **sign up for our project email list.**

www.toronto.ca/regen

(under the Ryding Lands accordion)



Why Study This Area?



City Council Decision

The Ryding Lands were converted from the *Core Employment Areas* land use designation in Toronto's Official Plan to *Mixed Use Areas* through Official Plan Amendment 653, which was approved by the Minister of Municipal Affairs and Housing, with modifications, on January 27, 2025.

This resulted in Site and Areas Specific Policy (SASP) 832, which sets out Local Area Study requirements for the Ryding Lands.

Purpose of this Study: To determine the vision for the future use of the lands.

Ask a member of the Study Team to learn more about this project's background and how it got started.



Timeline

We are here – is there anything we've missed?

Taking Stock

- Background review and analysis – planning policy, demographics, infrastructure, community services and facilities, etc.
- Compatibility and Mitigation Study
 - Can we support nearby employment and reasonably permit residential uses?
- Economic Development Study
 - How can we support a complete community with lots of nearby jobs?
- Public Launch Event

Draft Direction

- Develop, evaluate and test options based on findings so far and input from the public
- Select preferred option
- Prepare population and job estimates

Confirming a Path Forward

- Finalize supporting studies
- Draft new policies with community input
- Public Engagement Event

Draft Instruments

- Prepare Staff Report and Official Plan Amendment
- Etobicoke York Community Council and City Council

Economic Development



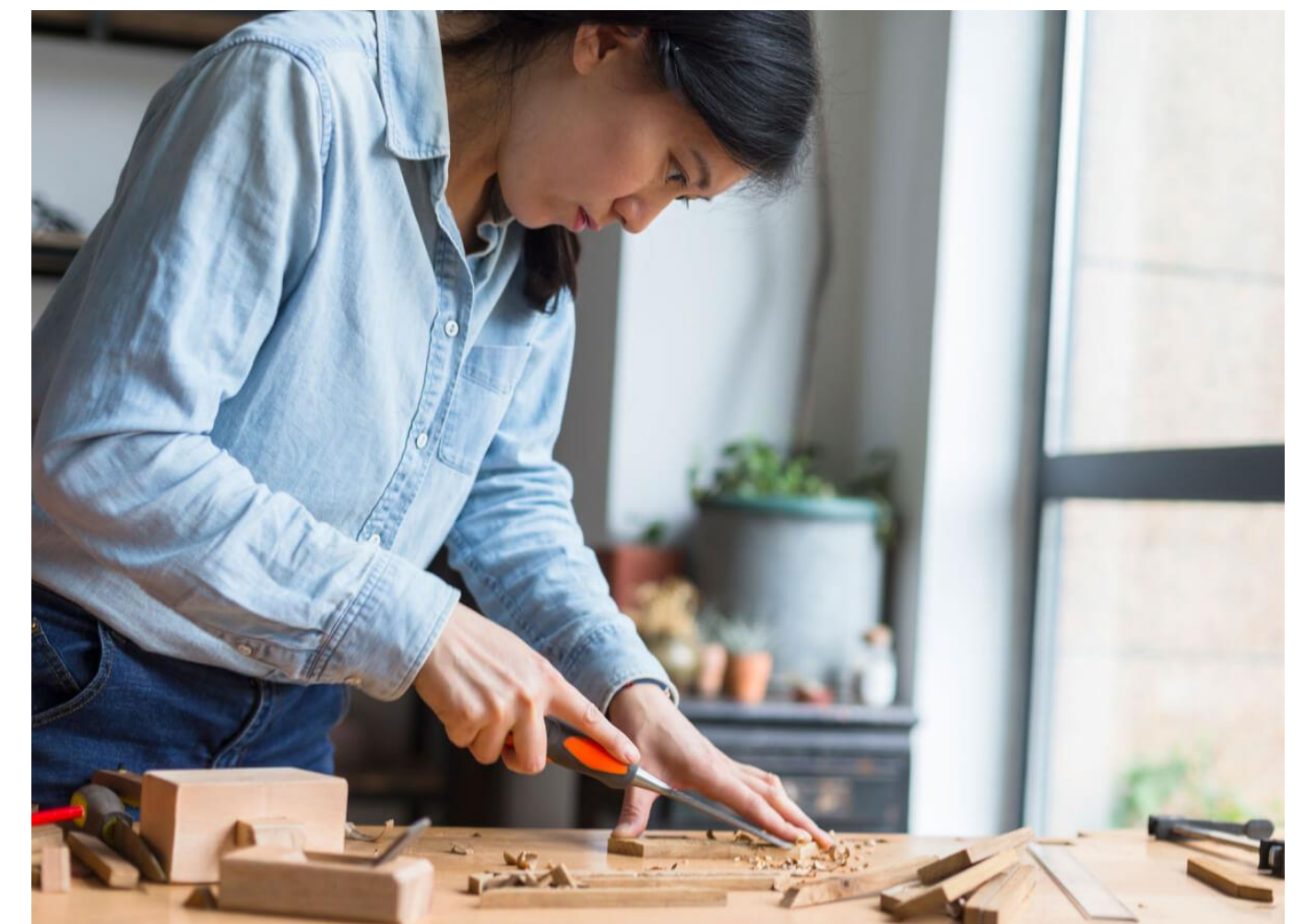
Ideation of potential businesses and built form.



1. Flexible office space



2. Hotel



3. Maker Space



4. Light Industrial



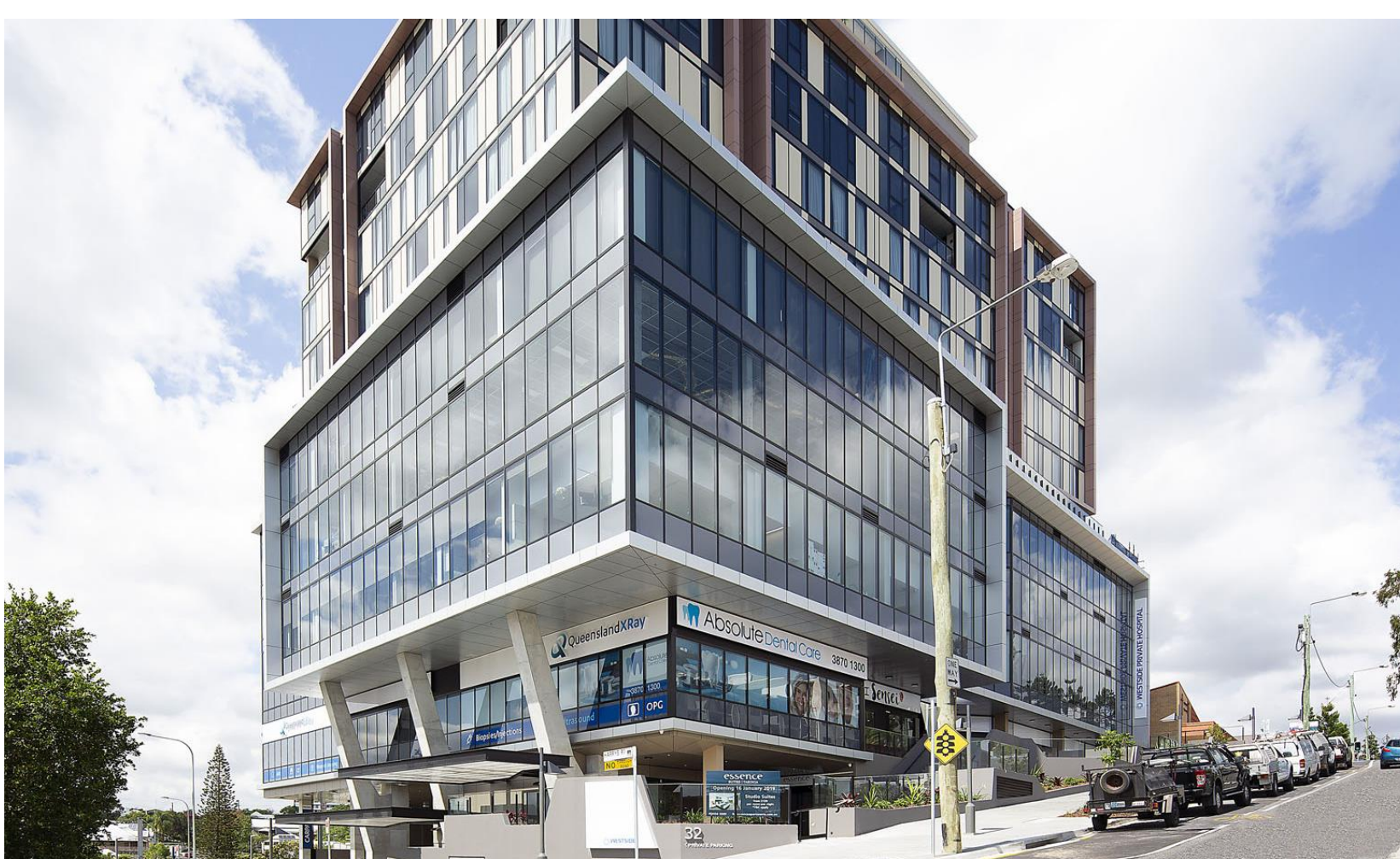
5. Restaurants & Cafes



6. Flex Industrial



7. Arts and Culture



8. Medical Offices



9. Child Care



10. Small Stacked Industrial Units



11. Larger Multi-Level Industrial Units



12. Retail Stores

Image Sources: (1) Parliament&Co (2025). Retrieved December 3, 2025, from <https://parliamentandco.com/Parliament&Co> (2) HD Staff (February/March 2022). *2022 Development Update: Toronto*. Hospitality Design. <https://hospitalitydesign.com/projects/development-destinations/2022-development-toronto/> (3) Marine Landing (2025). *Buildings & Amenities*. Retrieved December 3, 2025, from <https://marinelanding.ca/buildings-amenities/> (4) Marine Landing (2025). *Creative Industrial*. Retrieved December 3, 2025, from <https://marinelanding.ca/creative-industrial/> (5) Archetype (n.d.). *Creative Industrial Space For Sale*. Retrieved December 3, 2025, from <https://archetypevancouver.com/creative-industrial/> (6) Intra Urban Business Parks (n.d.). *Evolution Block*. Retrieved December 3, 2025, from <https://intraurban.ca/locations/evolution/> (7) Milns, J., as cited in Middleton, C. (April 28, 2022). *The top 24 art galleries in Toronto by neighbourhood*. BlogTO. https://www.blogto.com/arts/2016/08/the_top_21_art_galleries_in_toronto_by_neighbourhood/ (8) DMA Engineers (n.d.). *Taringa Mixed Use*. Retrieved December 3, 2025, from <https://dmaengineers.com.au/project/taringa-mixed-use/> (9) Medway (2025). *Découvrez le Medway Wil*. Retrieved December 3, 2025, from <https://condosmedway.ca/projet/riviere-st-charles/?t=c&disponibilite=oui> (10) Howarth, F. as cited in DRMM Studio (2025). *WorkStack*. Retrieved December 3, 2025, from <https://drmmstudio.com/project/workstack/> (11) Howarth, F. as cited in Architecture Today (2025). *Haworth Tompkins' industrial achievement*. Retrieved December 3, 2025, from <https://architecturetoday.co.uk/haworth-tompkins-industrial-achievement/> (12) Krushnisky, J. (2025)

Economic Development



What are your ideas for businesses, services, recreation, etc. for the area?

add your comments here

How important is it for you to be able to work close to where you live?

“Living near work is important to be because ...”

“It’s not important to me because ...”

“My commute affects me by .”

“If I could change one thing about living/working here, it would be .”

add your comments here

Examples of Mixed Use Developments



SASP 832 directs new development to include a significant amount of space for jobs. Here are some examples of how this could be done.

Wick Lane (London, UK)

- Light industrial uses integrated with residential community



DRMM Studio (2025). *Wick Lane*. Retrieved December 3, 2025, from [Wick Lane | dRMM Architects](https://www.drmmstudio.com/projects/wick-lane)

Parliament & Co (Toronto, ON)

- Mix of retail space, commercial lofts, event space and live-work units



Parliament&Co (July 29, 2025). *Construction Update*. Retrieved December 3, 2025, from <https://parliamentandco.com/ConstructionUpdate>

Archetype (Vancouver, BC)

- Rental residential units with creative industrial and office space

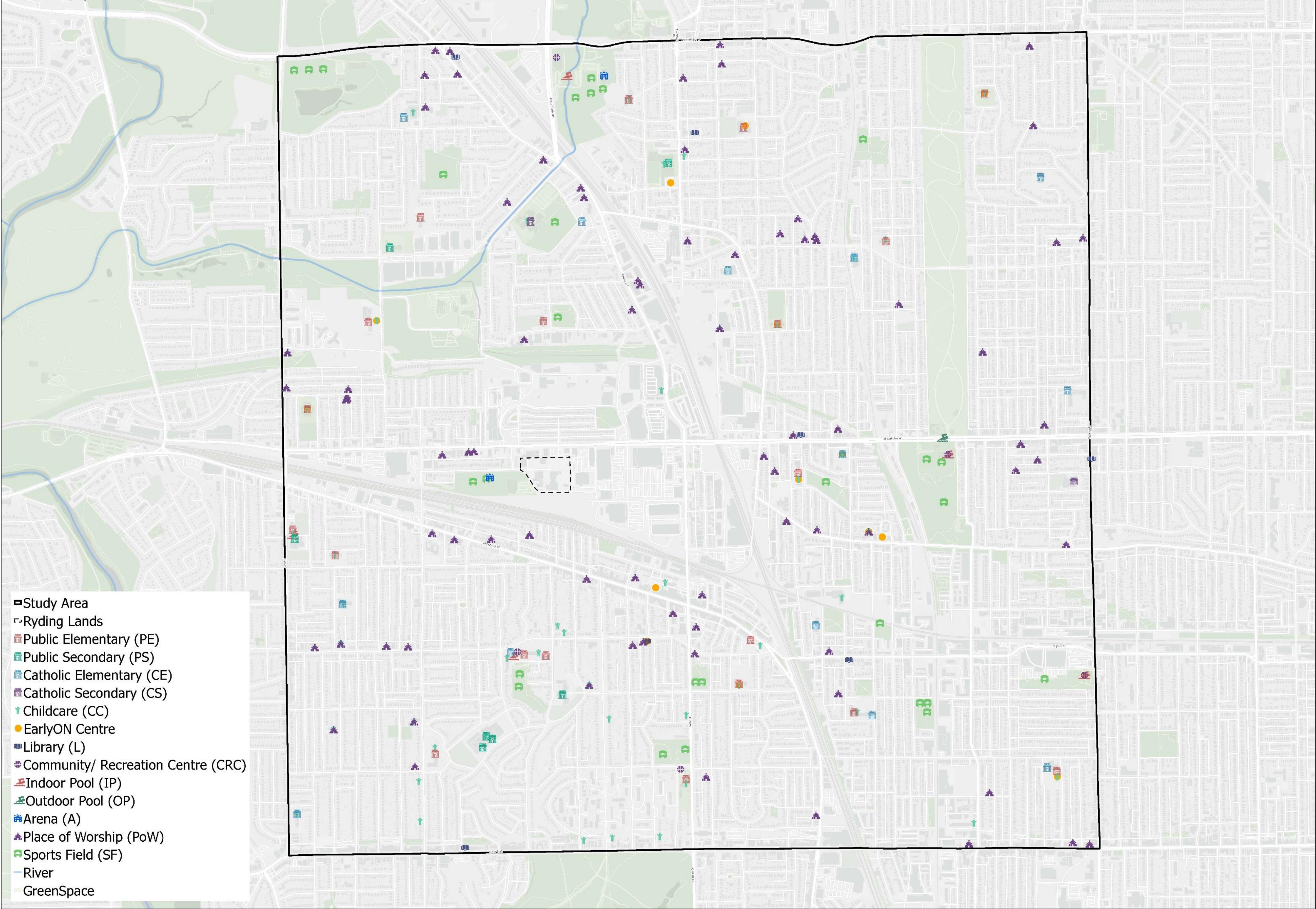


Archetype (n.d.). *Building*. Retrieved December 3, 2025, from <https://archetypevancouver.com/building/>

Community Service Facilities



Existing Community Services and Facilities



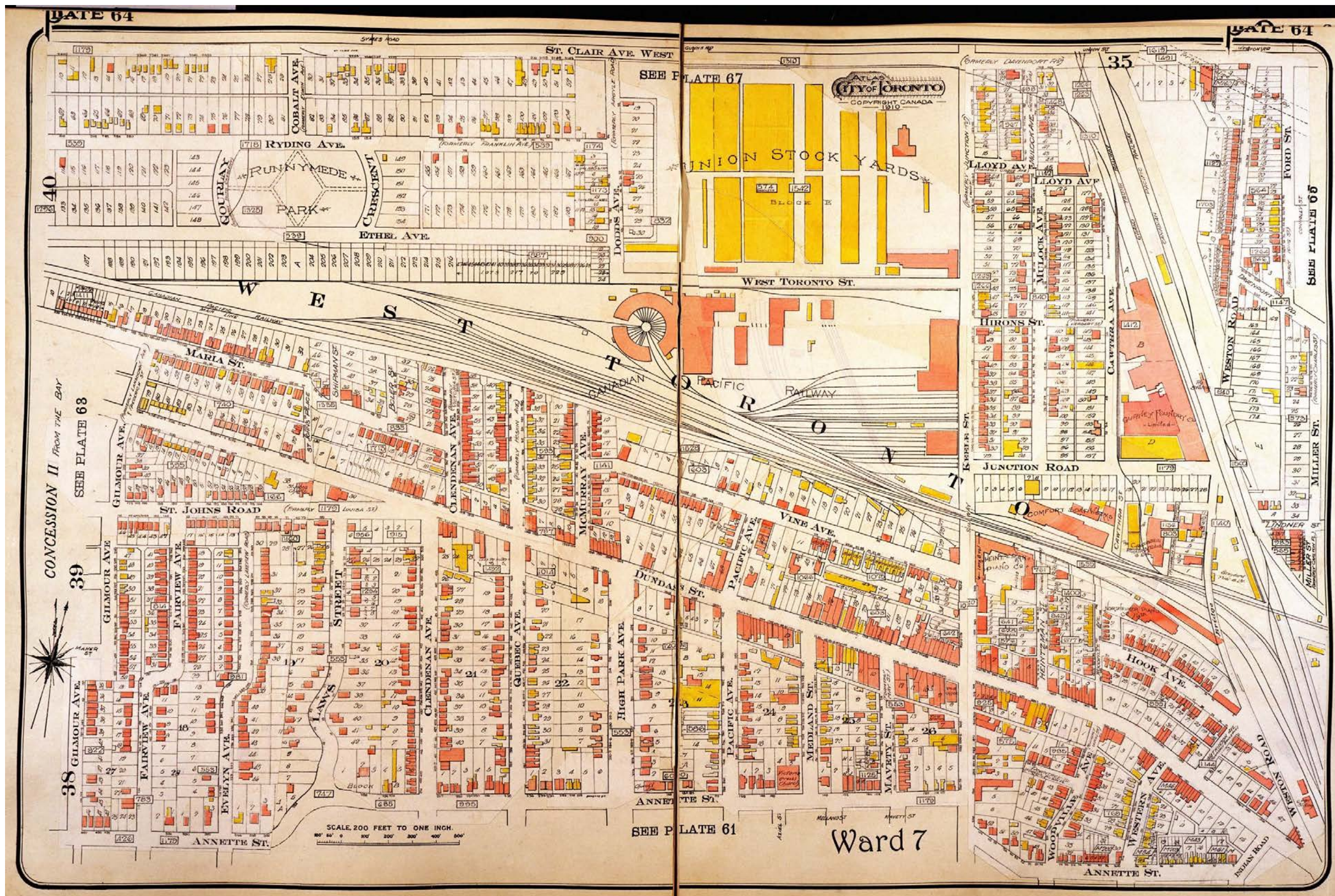
This area is anticipated to grow. We will evaluate the needs of the growing population and consider the evolving needs of the area as the Ryding Lands change. The map above shows the existing community services and facilities.

Heritage Resources



Are there properties in the area that may have cultural heritage value? If so, we can integrate them into plans for the future.

- Since time immemorial, Toronto has been home to Indigenous peoples. The study area is close to two important Indigenous trails:
 - one which is now followed by much of Davenport Road, and;
 - the Toronto Carrying Place Trail along the Humber River.
- Today's St. Clair Avenue and Keele Street were laid out in the 1790s as rural concession roads.
- Beginning in the 1850s, the area became a hub for railway lines and railway yards.
- In 1882, the subject area was subdivided into residential streets and lots, centred around Runnymede Park.
- From the 1890s through the 1960s, residential lots were acquired and streets were reoriented to accommodate industries related to the Stockyards.
- A Canadian Pacific railyard is located to the south of the Ryding Lands.
- Runnymede Park and surrounding streets were never built as planned in 1882. In the 1950s, the park was expanded to the west.
- George Bell Arena was completed in 1961.



The study area as depicted in a 1913 Fire Insurance Plan

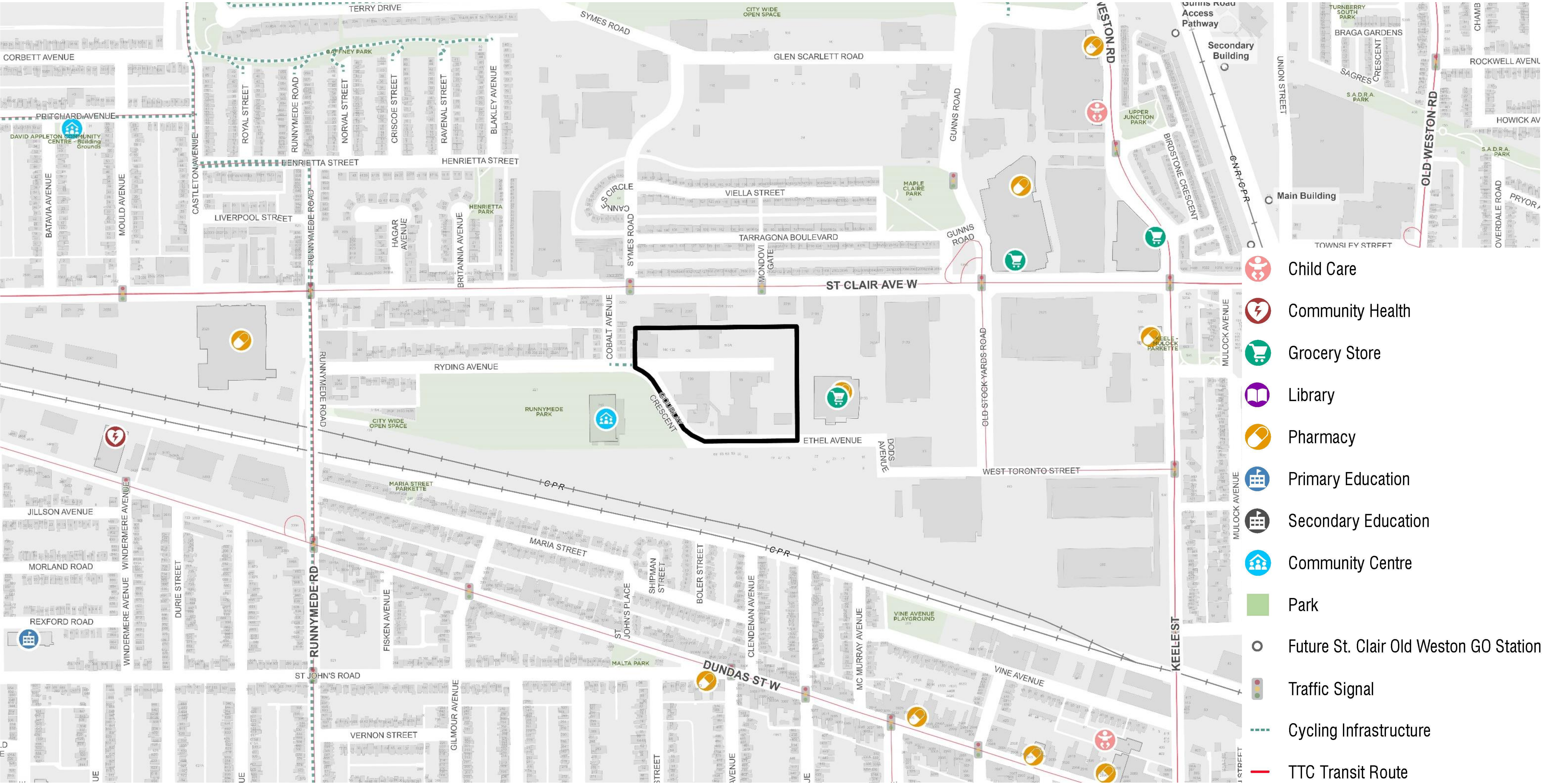


Aerial photo of the study area, 1956

Mobility and Public Realm Context

The way people move to and through the area is changing. The terminus of the 512 streetcar line is nearby, as is the future St. Clair-Old Weston UP Express station. There are opportunities to create a more connected street network, making walking, cycling, and driving more direct and logical.

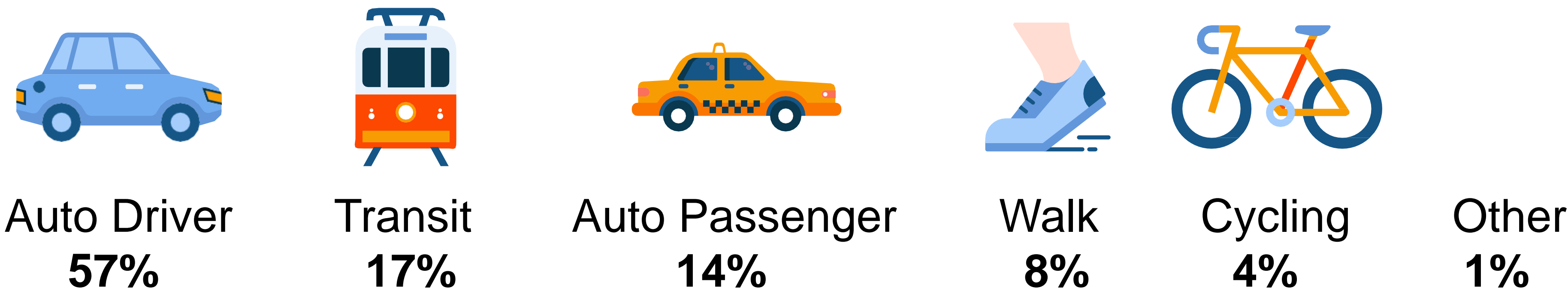
What locations do you travel to in the area? (use green stickers for bike trips, yellow for car trips, red for walk trips and blue for transit trips)



What are the current challenges for getting around?
What destinations do you want easier access to?
How can getting around be more pleasant?
What would make you want to spend more time outside in the area?

add your comments
here

Within the broader Ryding Area, this is how people got around on average in 2022:

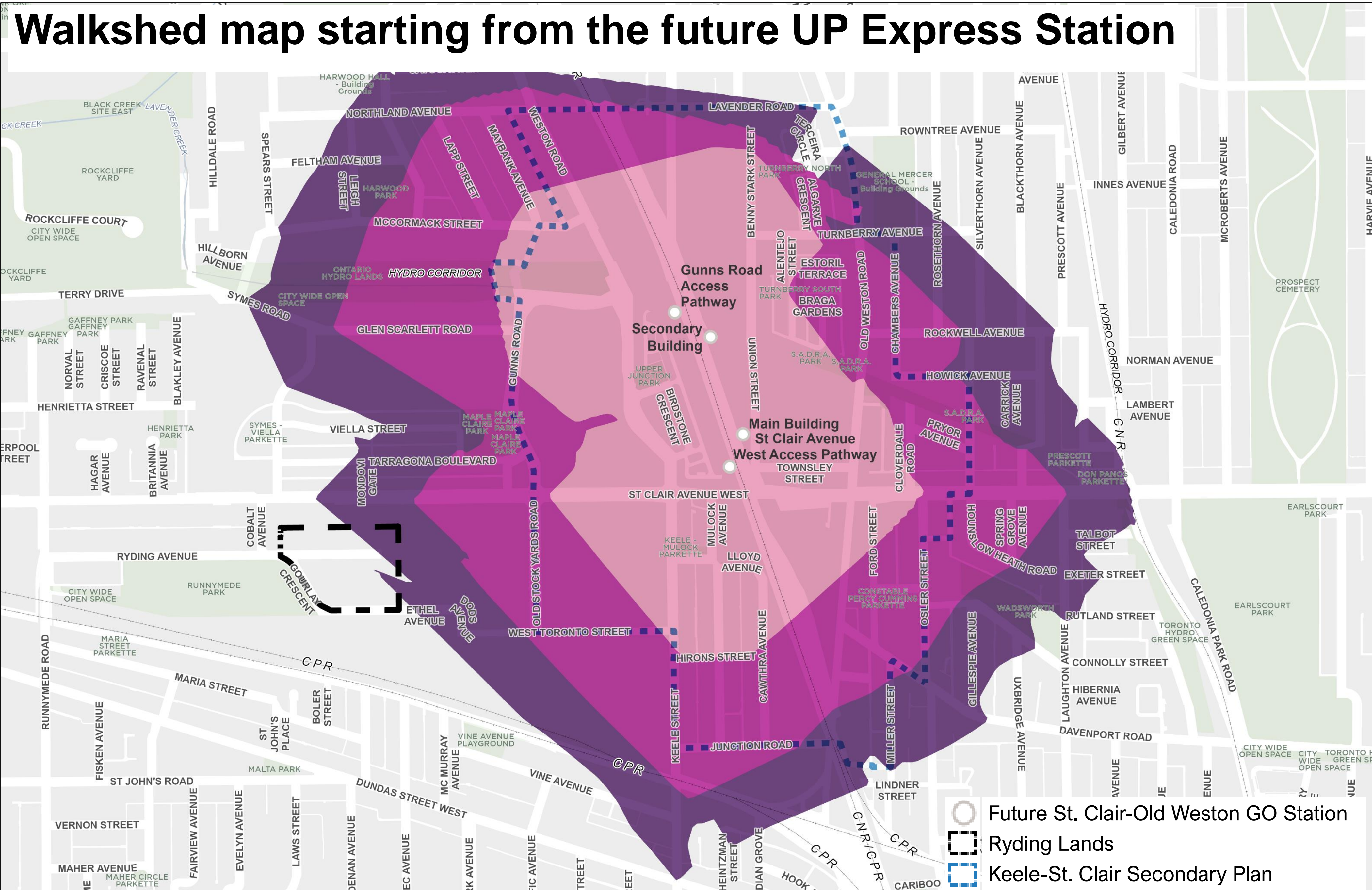
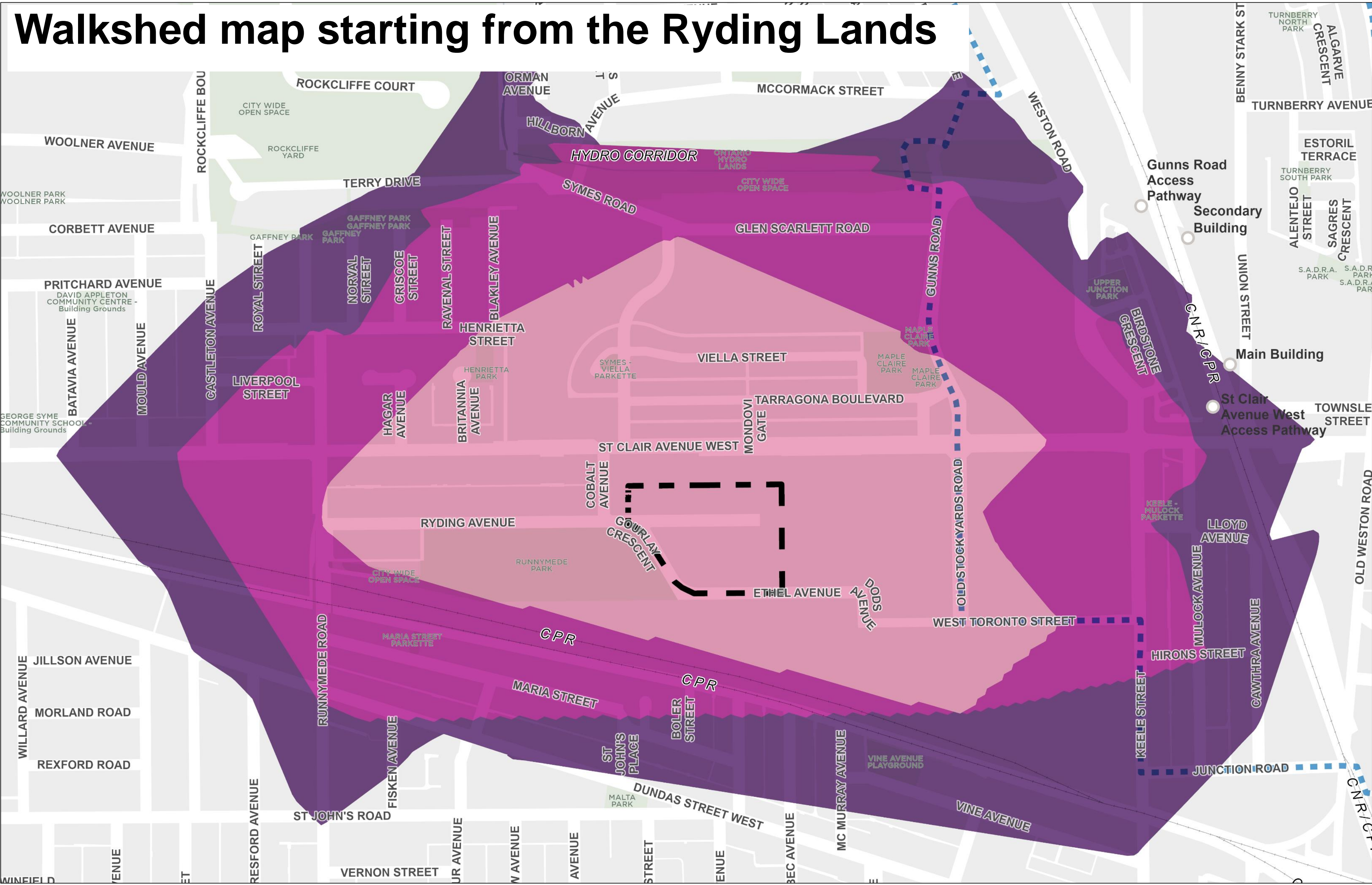


*The Study Team can provide information about the source & geography of these stats

Mobility and Public Realm Context

These maps show how far you can currently walk along public streets.

What existing pedestrian-only connections should we be aware of? Where should new pedestrian connections be located? Also take a look at the ‘Streets & Blocks’ board.



Planning Context



The Ryding Lands Study will result in an Official Plan Amendment to guide development on these lands.

How does this fit into Ontario’s Planning Framework?

Less Specific

More Specific

Provincial Policy

Sets the rules for land use planning and development in Ontario

Toronto Official Plan

Guides how the City with grow and develop.



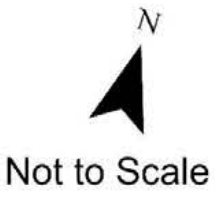
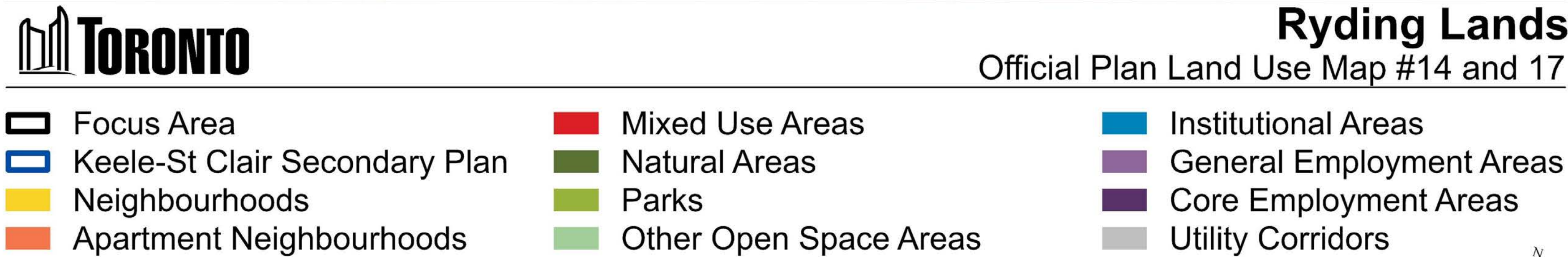
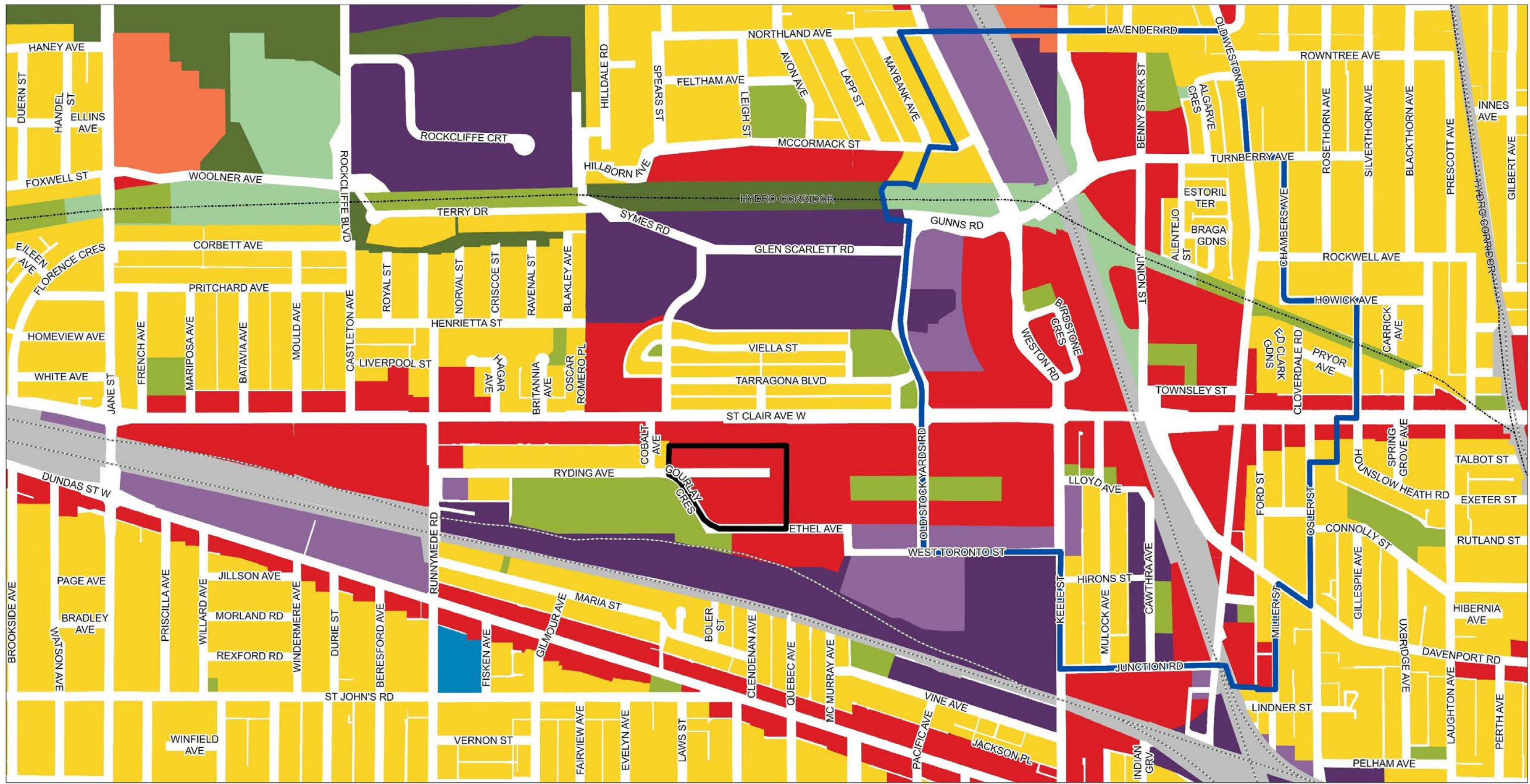
Secondary Plans and Site and Area Specific Policies

Official Plan policies that apply to specific sites or areas and are tailored 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.

The land use designations in the Official Plan guide the type of development that can occur throughout the City. The below map shows the land use designations for the lands in and around the Ryding Lands area.

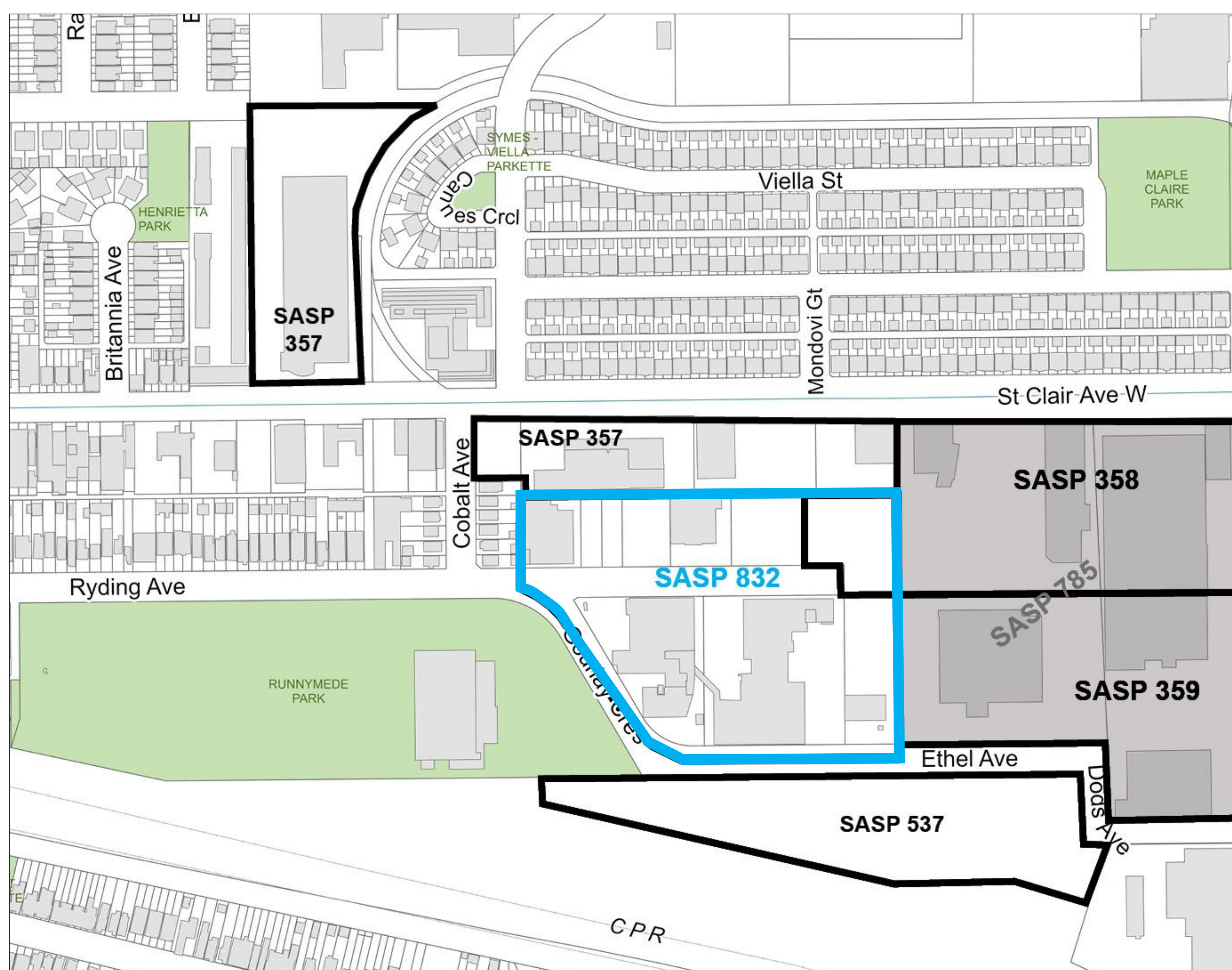


Planning Context



In addition to the Site and Area Specific Policy (SASP) 832 which applies to the Ryding Lands area, there are several other SASPs and the Keele-St. Clair Secondary Plan that are applicable to the surrounding lands. A review of these policies will be part of the Ryding Lands Study, to ensure that the development of the area is being considered comprehensively.

This map highlights the various SASPs in the vicinity of the Ryding Lands area:



What does SASP 832 require?

- The completion of a Local Area Study to determine a new policy framework guiding development – no residential and/or live-work uses can be permitted until this is completed
- New residential development is encouraged to provide affordable housing (10% of residential GFA as affordable ownership or 7% as affordable rental for 99 years)
- The provision of non-residential space – equal to a minimum of 1.0 times the site area or 15% of total gross floor area (GFA), whichever is less
- Studies and strategies to inform the Local Area Study (e.g. Land Use Plan, Community Services and Facilities Strategy, Servicing Plan, Public Street and Lane Plan)

Tell us what you think!



The Ryding Lands Study will create a framework to guide new development. We need your help to understand today's challenges and gaps that can be addressed on these lands.

What should the future street network look like? How would you like to travel through the site?

add your comments here

Where could new public parkland and other public realm improvements be best located?

add your comments here

How should pedestrians and cyclists get around?

add your comments here

What can we do to support employment?

add your comments here

What types of uses should be encouraged to locate here?

add your comments here

You're also welcome to provide feedback as you see fit – it doesn't have to be just about these questions.