

# Ryding Lands Study



## Welcome!

## Thank you for being here.

**Presentation Time: 7:00PM**

### **Good to know:**

- We would like to share study progress and seek your input.
- If you know someone who would be interested in this study, please let them know about it. We're 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](http://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



## Taking Stock (Summer/Fall 2025)

- 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 (Winter/Spring 2026)

- Develop, evaluate and test options based on findings so far and input from the public
- Draft policy directions and seek input on them
- Prepare population and job estimates
- Public Engagement Event

**We are here**

## Confirming a Path Forward (Later in 2026)

- Finalize supporting studies
- Draft new policies with community input

## Draft Instruments (Late 2026/Early 2027)

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

# 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 direction for land use planning and development in Ontario

### Toronto Official Plan

Guides how the City will grow and develop.



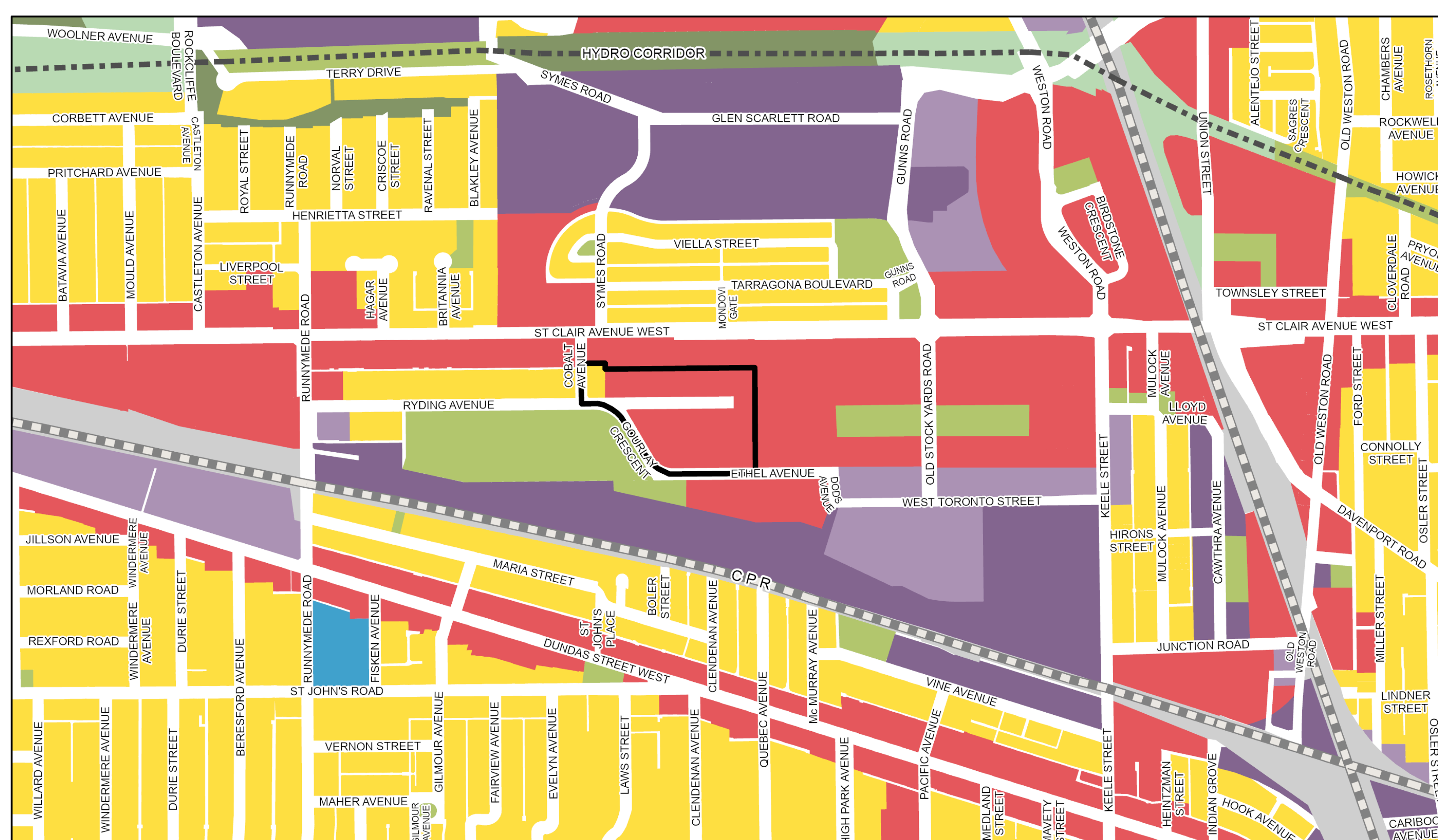
### Secondary Plans and Site and Area Specific Policies

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.



- Focus Area
- Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas
- Institutional Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors



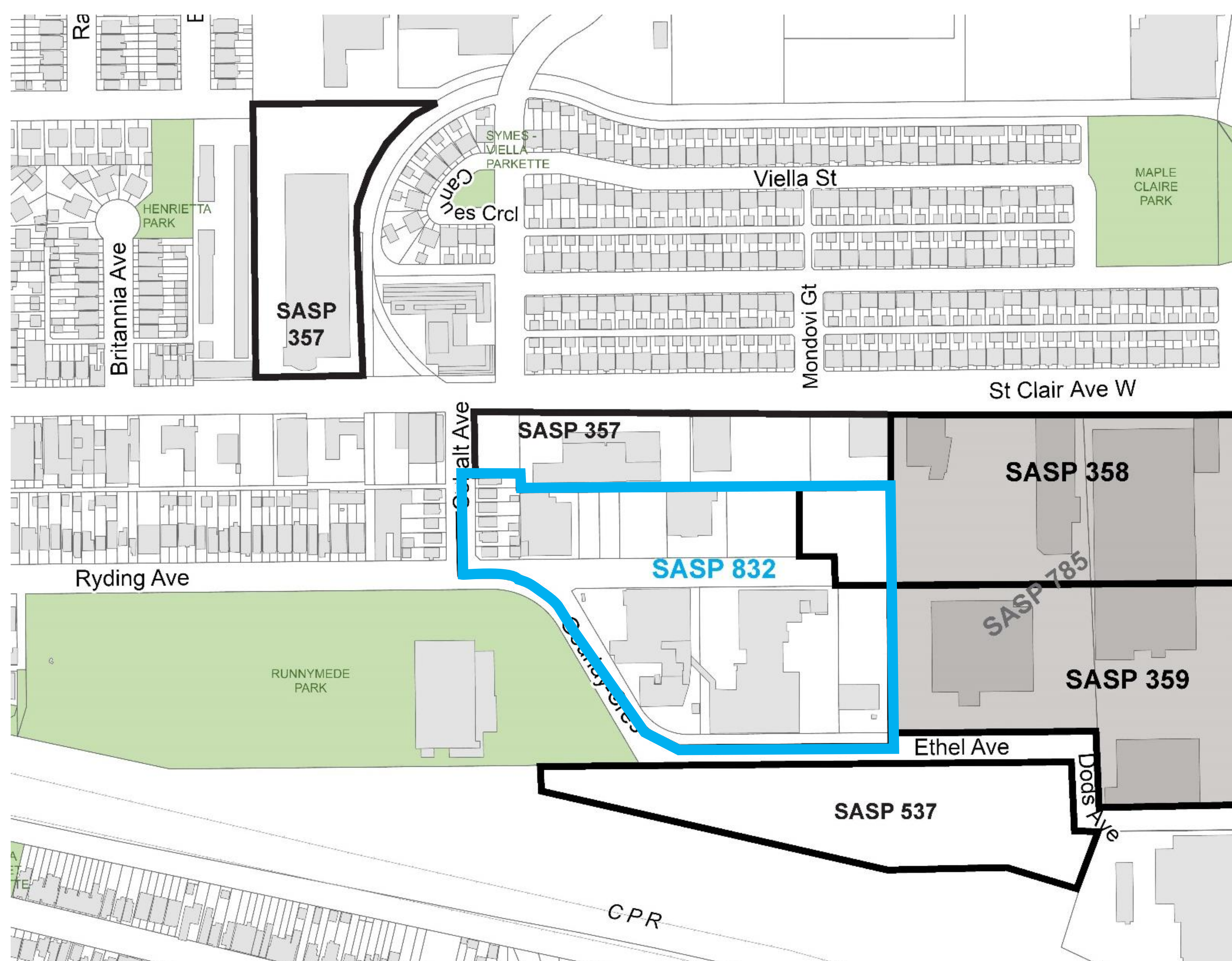
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Date Extracted: March 26, 2026

# 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 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)

# City of Toronto Official Plan



**The Official Plan is a legal document. It sets direction for how to grow over a long period, covering where and how to use land.**

**The Official Plan provides direction regarding:**

- Built Form
- Mobility, including transit, vehicles, bike lanes, & goods movement
- Parks and Open Spaces
- Public Realm
- Land Use Compatibility
- Community Services and Facilities
- Heritage
- The Natural Environment and Sustainability
- Housing
- Coordination, Interpretation, and Implementation
- Etc.

**Important:**

- The City's **Official Plan applies to the Ryding Lands and will continue to apply to the lands**
- The emerging directions, which are the focus of this meeting, are intended to **build on the existing Plan**
- If you believe something is missing in the list of emerging directions, please consider that the policy may already exist in the Official Plan
- You can read the Official Plan here: [www.toronto.ca/official-plan](http://www.toronto.ca/official-plan) or speak with staff

# Emerging Directions

Please refer to the handout for details



**Intent** - transformative change with a mix of uses, requiring new streets and blocks, servicing, public spaces and amenities, best achieved through coordination

add your comments here

**Study Boundary** - expand to include lands along Cobalt Avenue

add your comments here

**Streets and Blocks** - large blocks should be broken up to make them more convenient to travel around and through and laneways should be required to accommodate vehicular access and loading, making streets safer and more pleasant

add your comments here

# Emerging Directions

Please refer to the handout for details



**Streets and Blocks** – active connections (e.g. for walking, cycling) should be developed to support connectivity and integrate with the broader area network

add your comments here

**Land Use** - a wide variety of land uses should be permitted, including light industrial uses that are compatible with residential uses (e.g. clothing manufacturers, performing arts studios, small scale workshops, etc.)

add your comments here

**Land Use** - existing policies require a minimum proportion of non-residential uses to support a variety of local jobs - these policies should remain

add your comments here

# Emerging Directions

Please refer to the handout for details



**Public Realm** - buildings should be set back from the street to provide landscaping. Ryding Avenue should include street trees and the existing large trees on Cobalt Avenue should be protected.

add your comments here

**Public Realm** - landowners should work together to provide parkland contribution in a coordinated way

add your comments here

**Built Form** - tall and mid-rise buildings are permitted. Height and density should be lower than that planned for near the Keele-St Clair intersection (where a new rapid transit station is planned) – which has a general maximum height of 35 storeys

add your comments here

# Emerging Directions

Please refer to the handout for details



**Housing** – require residential units that have multiple bedrooms to support families and households with multiple members

add your comments here

**Community Services and Facilities** - the area is expected to grow. Services and facilities should expand with growth

add your comments here

**Heritage** - interpretation and/or commemoration of the area's history should be incorporated into development

add your comments here

# What is a Demonstration Plan?



A **demonstration plan** is a demonstration of how an area could develop over time.

A demonstration plan is informed by:

- Facts and figures (e.g. size of lands, heights of nearby buildings, etc.);
- Policy and directions (e.g. Provincial planning policy, the City of Toronto's Official Plan, etc.);
- Guidelines such as Urban Design Guidelines, and guidelines related to minimum separation distances to industrial uses or rail corridors;
- By-laws such as zoning by-laws, Decisions of the Ontario Land Tribunal, Decisions of Council, etc.;
- Results and input from professional studies, such as those on land use and compatibility;
- **Input from people**, including members of the public, stakeholders, Indigenous communities, City Councillors, etc.

As a demonstration plan is just that – a demonstration – it is an example of how the area may develop. It will be used to develop policy. It helps the project team to 'test' and iterate policy directions.

Once policy is developed and in force, that policy sets direction for how the area will develop. There are ways for development to conform to those policies which may vary from any demonstration plan.

# Ryding Lands Study



## Let's Stay Connected!

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

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

Or visit our project webpage:

**[www.toronto.ca/regen](http://www.toronto.ca/regen)**

(under the Ryding Lands accordion)



- Meeting materials will be posted online in the coming weeks
- Subscribe to the email list! We'll send periodic updates about events and milestones