

Ryding Lands Study

Public Meeting # 2

April 15, 2026





Land Acknowledgment



Agenda

Opening Remarks

Councillor Nunziata

Overview Presentation (approx. 15min)

Jessica Krushnisky, City Planning, City of Toronto

Open House and One-on-One Conversations



Outline

1. Study Recap
2. The Planning Framework
3. Emerging Directions
4. Demonstration Plans
5. Next Steps

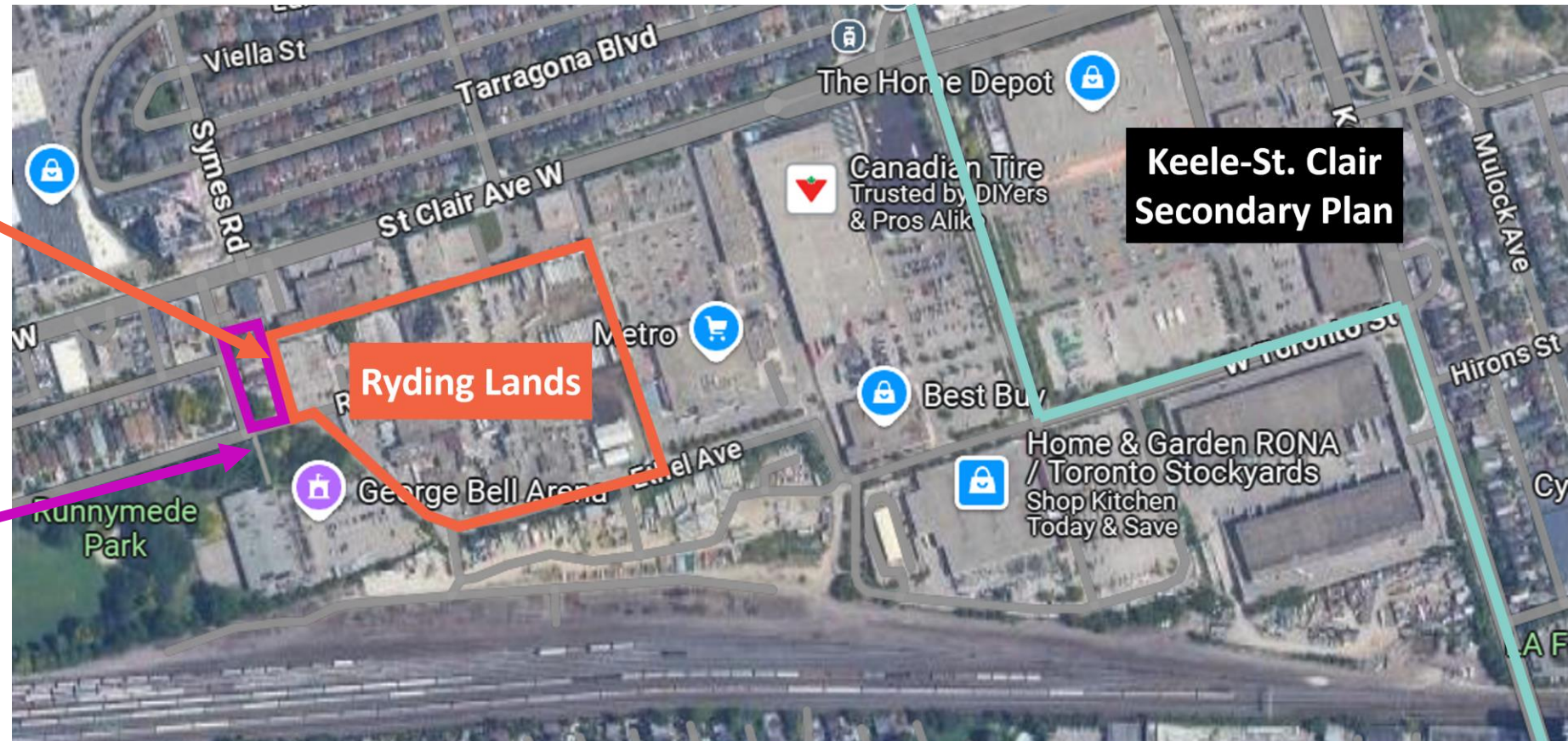
Study Recap

The Ryding Lands Study will 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)

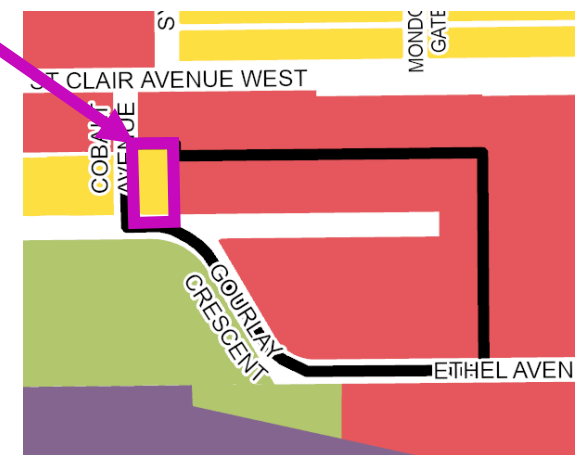
Additional proposed lands to be added: 1, 3, 5, 7, 9 & 11 Cobalt Avenue



Why Change the Ryding Lands Boundary?

- The properties along the east side of Cobalt Avenue are currently designated *Neighbourhood Areas*
- Lands to the north and east are designated *Mixed Use Areas*, meaning intensification is encouraged around these properties (but excluding them)
- Proposed redesignation of 1, 3, 5, 7, 9 and 11 Cobalt Avenue to *Mixed Use Areas* would permit intensification, should the owners choose to build or sell

Additional proposed lands to be added: 1, 3, 5, 7, 9 & 11 Cobalt Avenue



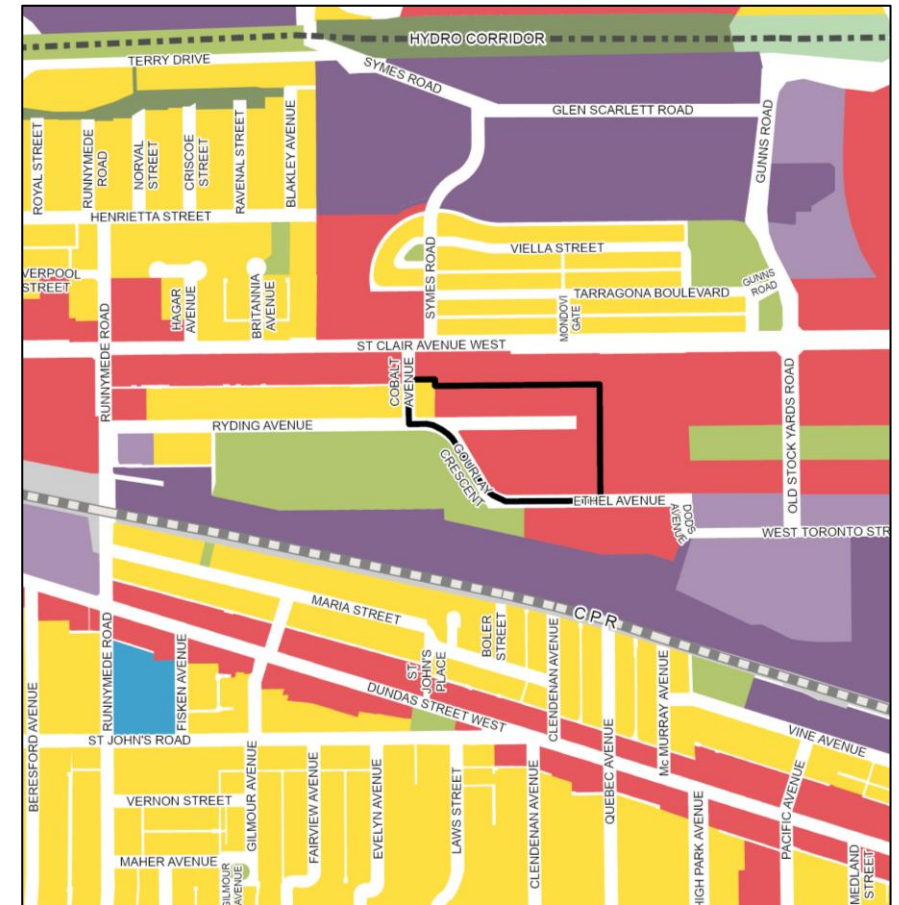
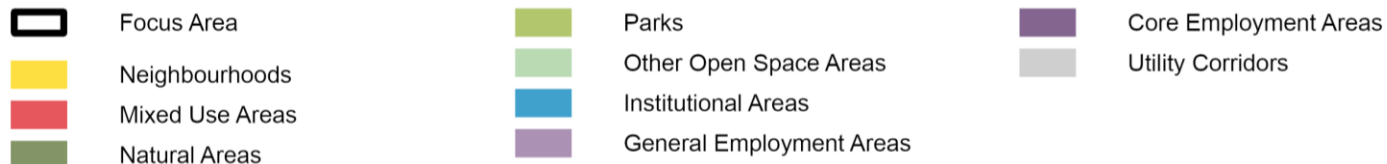
Study Recap

The Study requirements are outlined in Site and Area Specific Policies (SASPs) 832.

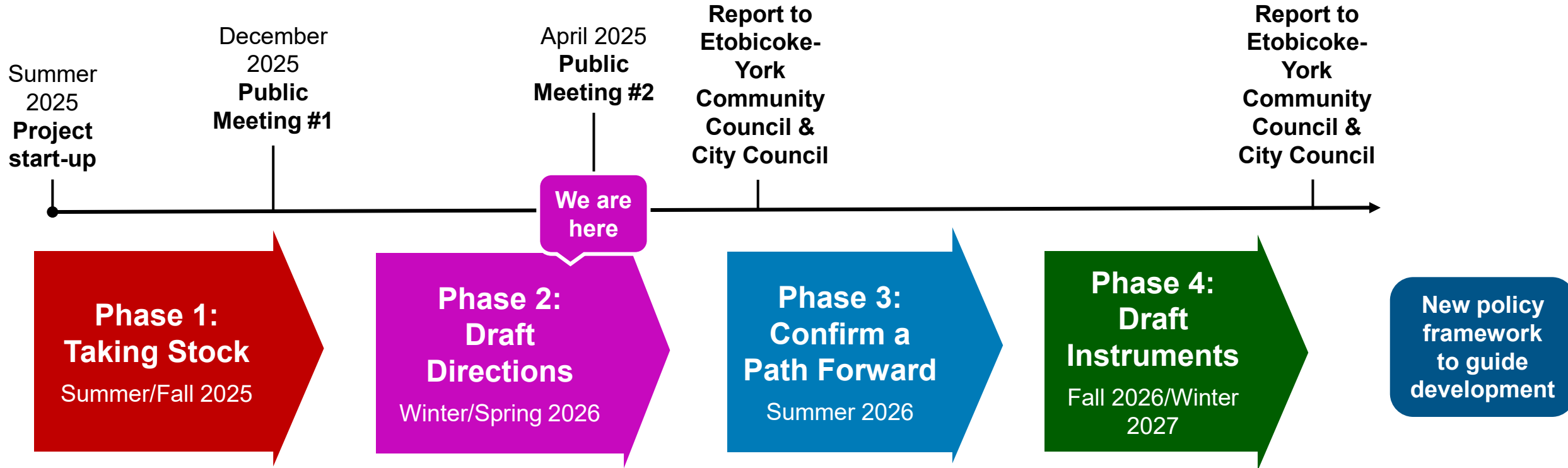
A revised SASP will set out a new planning framework to guide redevelopment.

The Study includes:

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



Study Schedule



Streets & Blocks – Some Ideas

What do you think?

1. Large block - where should a public laneway or public street go near the location labelled '1'?
2. Where could new park space go within the study area (black outline)?
3. What do you think of the ideas shown here?
4. What other connections could be made?
5. Anything else you'd like to tell us about the future network?



- New streets planned through existing policy/development
- New laneways planned through existing policy/development
- IDEAS: new or re-aligned streets here?
- IDEAS: new laneways here?
- New mid-block connection planned through development
- Future public parks (designated or secured)

What We've Heard

Need improved cycling/walking connections through the Ryding and Stockyards lands, including from north of St. Clair to the Junction neighbourhood

Interest in expanding Runnymede Park and additional park spaces

Interested in high-density, mixed-use development to take advantage of transit

Concern about limited access to community services - need for expanded recreation and community facilities

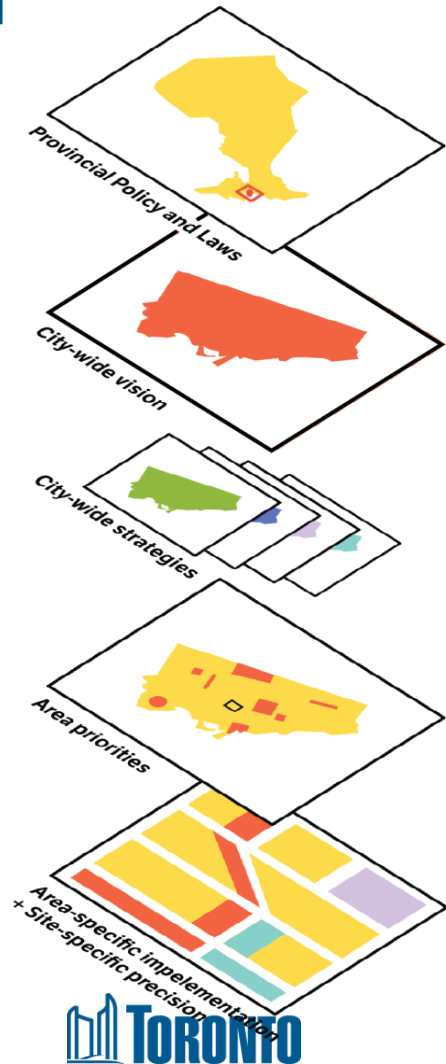
Concern about the capacity of the local water treatment plant and the potential impacts on the Humber River

More retail including big box retail stores

Should incorporate green infrastructure, including green roofs, bioswales, grey water systems, and permeable pavement

Interest in light industrial/maker spaces at street level, integrating local businesses

One part of the overall planning framework



Provincial Policy

Directs mixed use growth and development of complete communities in areas served by transit

Toronto Official Plan

General policies guiding land use, built form (including heights and densities near P/MTSAs), public realm, mobility, economic health, community services and facilities, municipal infrastructure and environmental protection

City-wide Guidelines and Strategies

Address themes like Reconciliation, climate change, housing and built form/urban design

Site and Area Specific Policies – Official Plan policies tailored to specific areas/sites

Ryding Lands Study: Focused on adding specificity to help guide new development

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.

Emerging Directions - Overview

The **emerging directions** identify what types of objectives and requirements are proposed to come out of this Study, based on a number of inputs. These are not policies, but will guide policy development.

Inputs include:

- Results of technical studies
- Facts and figures
- Existing planning policy, legislation and law
- City objectives and guidelines
- Public and stakeholder input

Emerging Directions

Intent

Transformative change with a mix of uses, requiring new streets and blocks, servicing, public spaces and amenities, best achieved through coordination.

Boundary

Expand to include lands along Cobalt Avenue.

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

Active connections (e.g. for walking, cycling) should be developed to support connectivity and integrate with the broader area network.



Emerging Directions

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.

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.).

Existing policies require a minimum proportion of non-residential uses to support a variety of local jobs - these policies should remain.

Emerging Directions

Parks

Landowners should work together to provide parkland contribution in a coordinated way.

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.

New development on the north side of Ryding Avenue should respect the planned mid-rise corridor vision along St. Clair Avenue West, minimizing visual and shadow impacts.

New development should provide an appropriate transition to the low-scale neighbourhood properties west of Cobalt Avenue.



Emerging Directions

Housing

Require residential units that have multiple bedrooms to support families and households with multiple members.

Community Services and Facilities

The area is expected to grow. Services and facilities should expand with growth.

Heritage

Interpretation and/or commemoration of the area's history should be incorporated into development.

Demonstration Plans

- Opportunity to ‘test’ the emerging directions
 - **Concept 1** – lower density, where it’s assumed property owners develop their land independently
 - **Concept 2** – higher density, where it’s assumed property owners work together to development the lands comprehensively
- Examples of how the area may develop to support policy development
- A demonstration plan does not determine how development will occur
- The final policies that come out of the Ryding Lands Study will guide new development, which could be different from the demonstration plans

Concept 1

- Public parks
- Mid-rise/tall building zone
- Non-residential buildings
- Public connection
- New property line

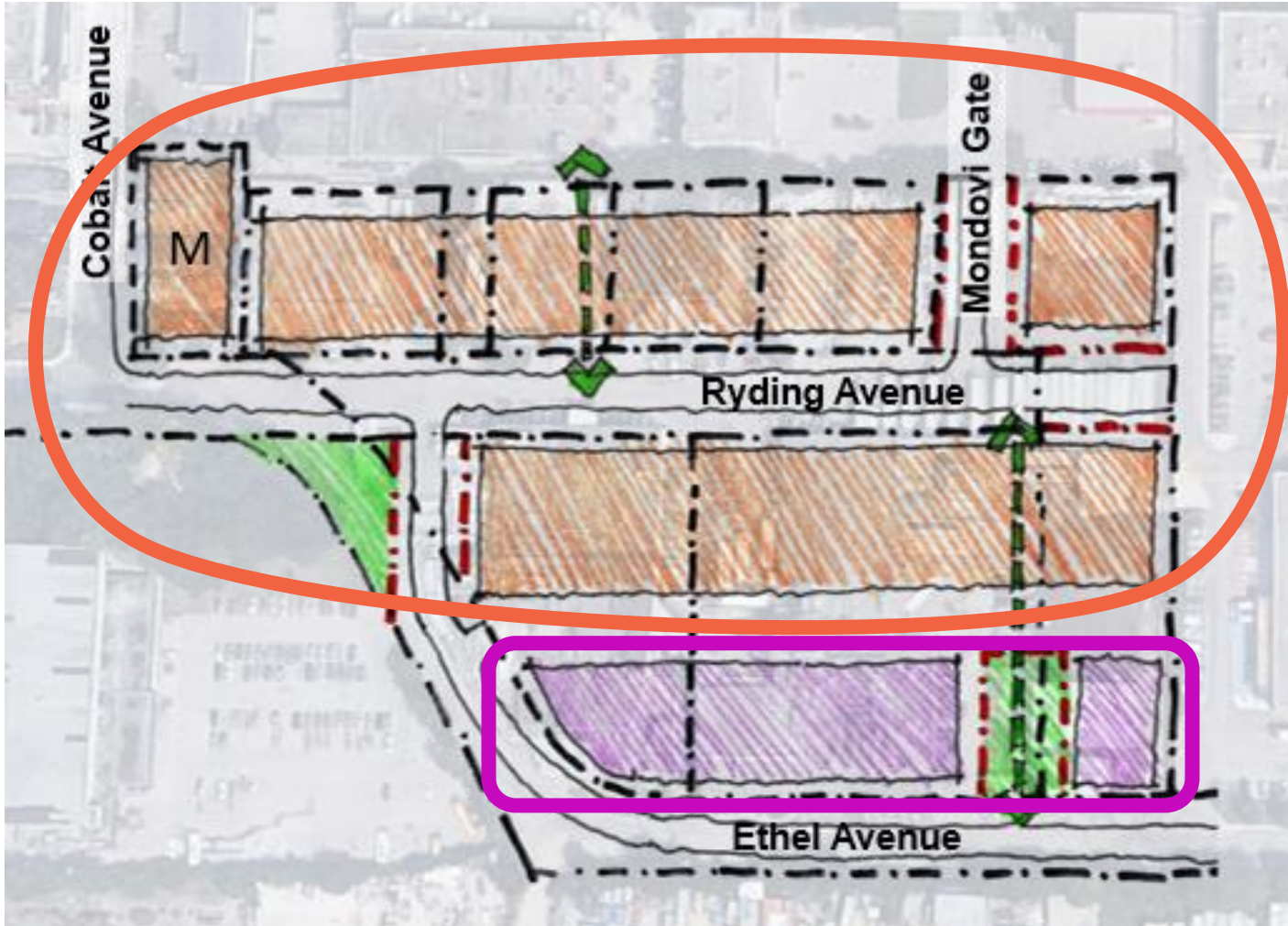
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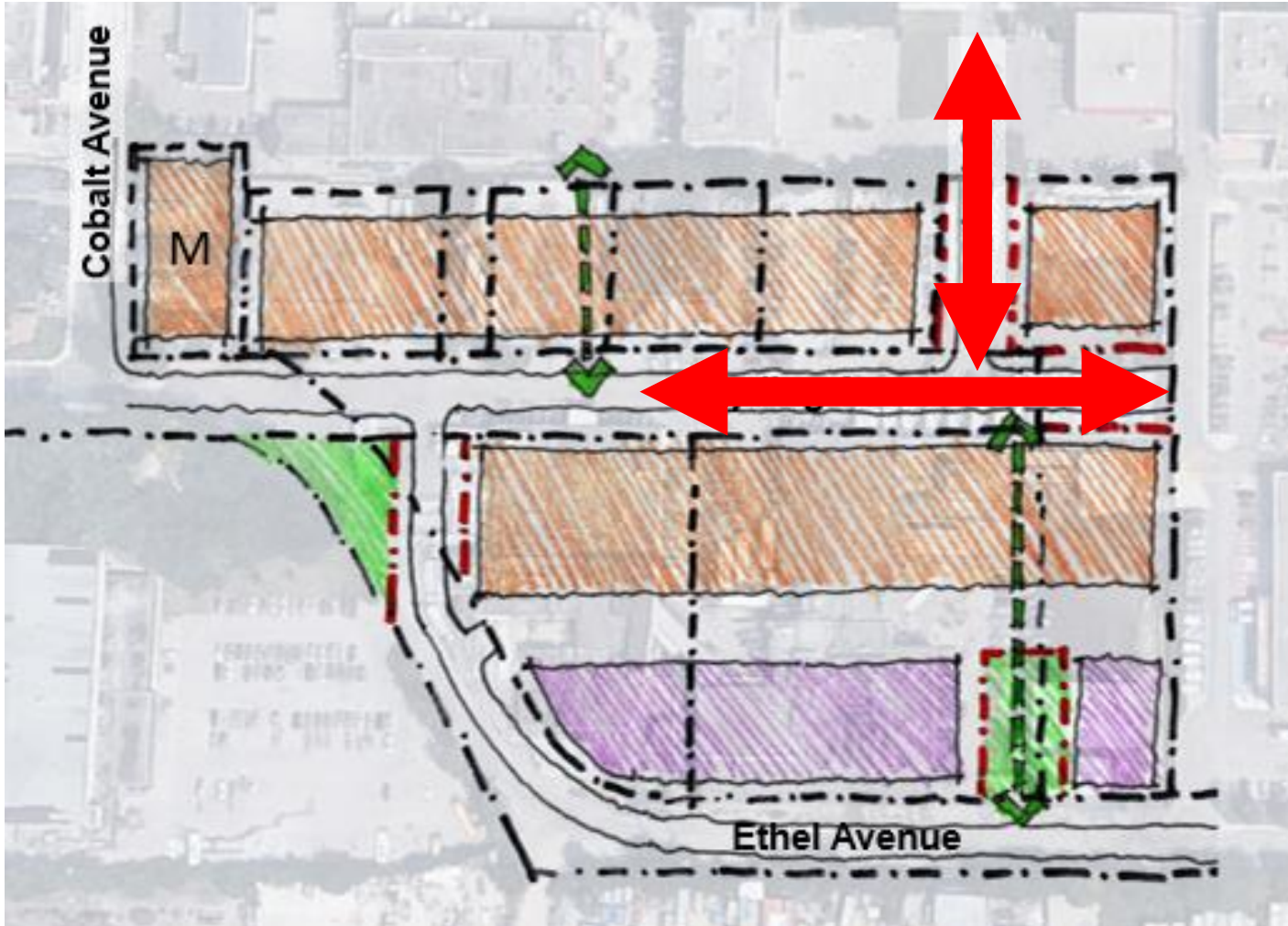


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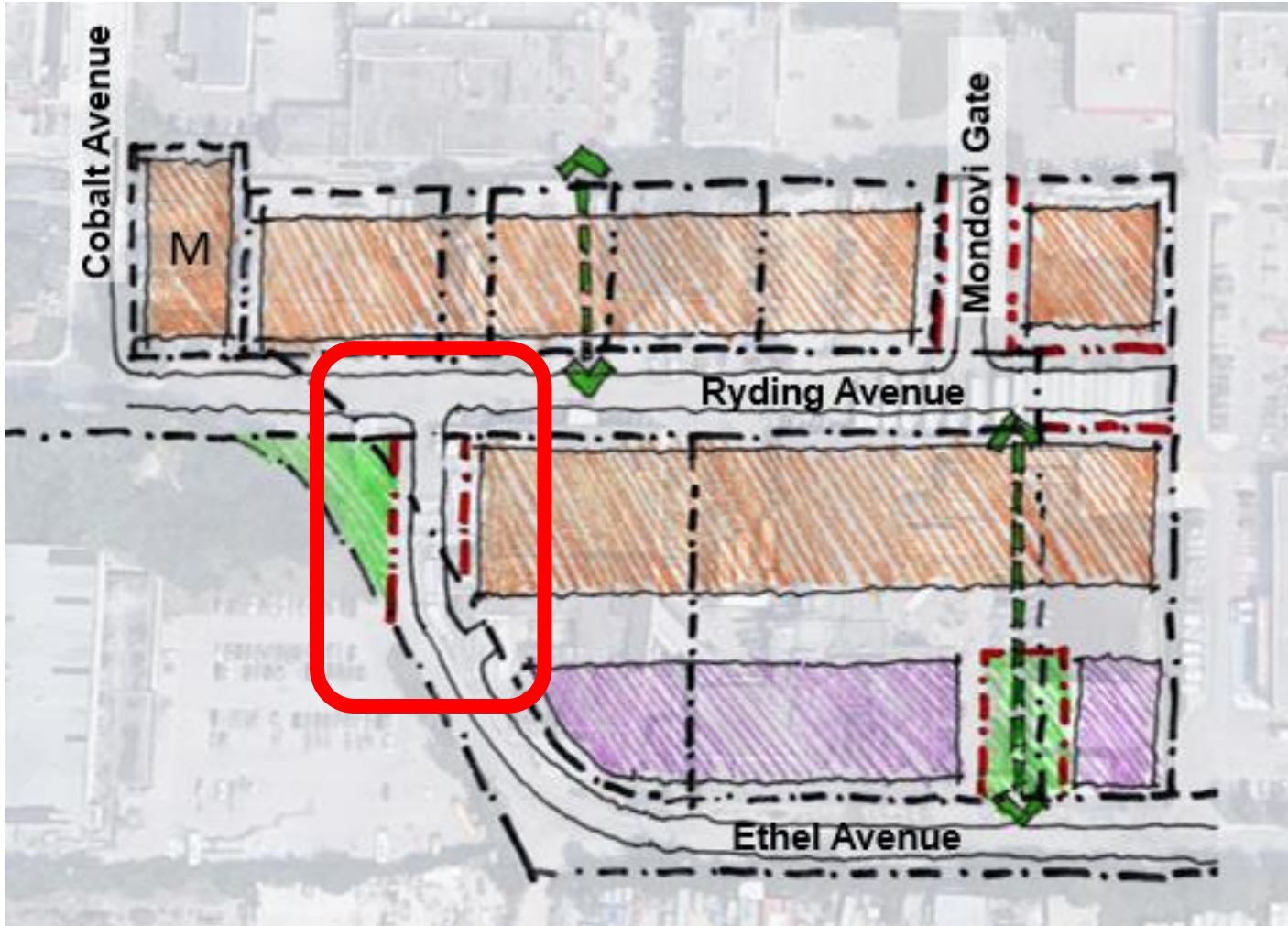
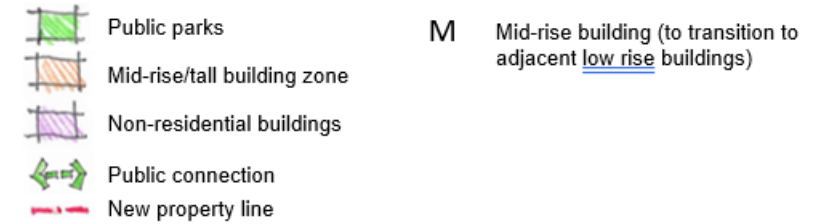
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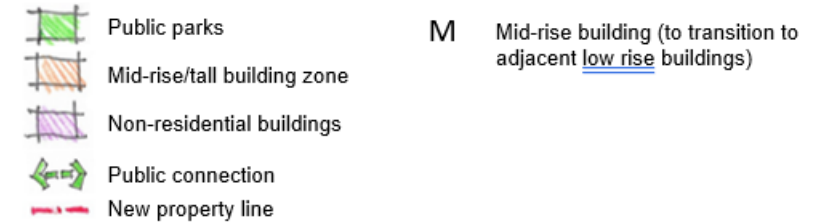
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- Mondovi Gate connects between St Clair Ave. W and Ryding Ave.

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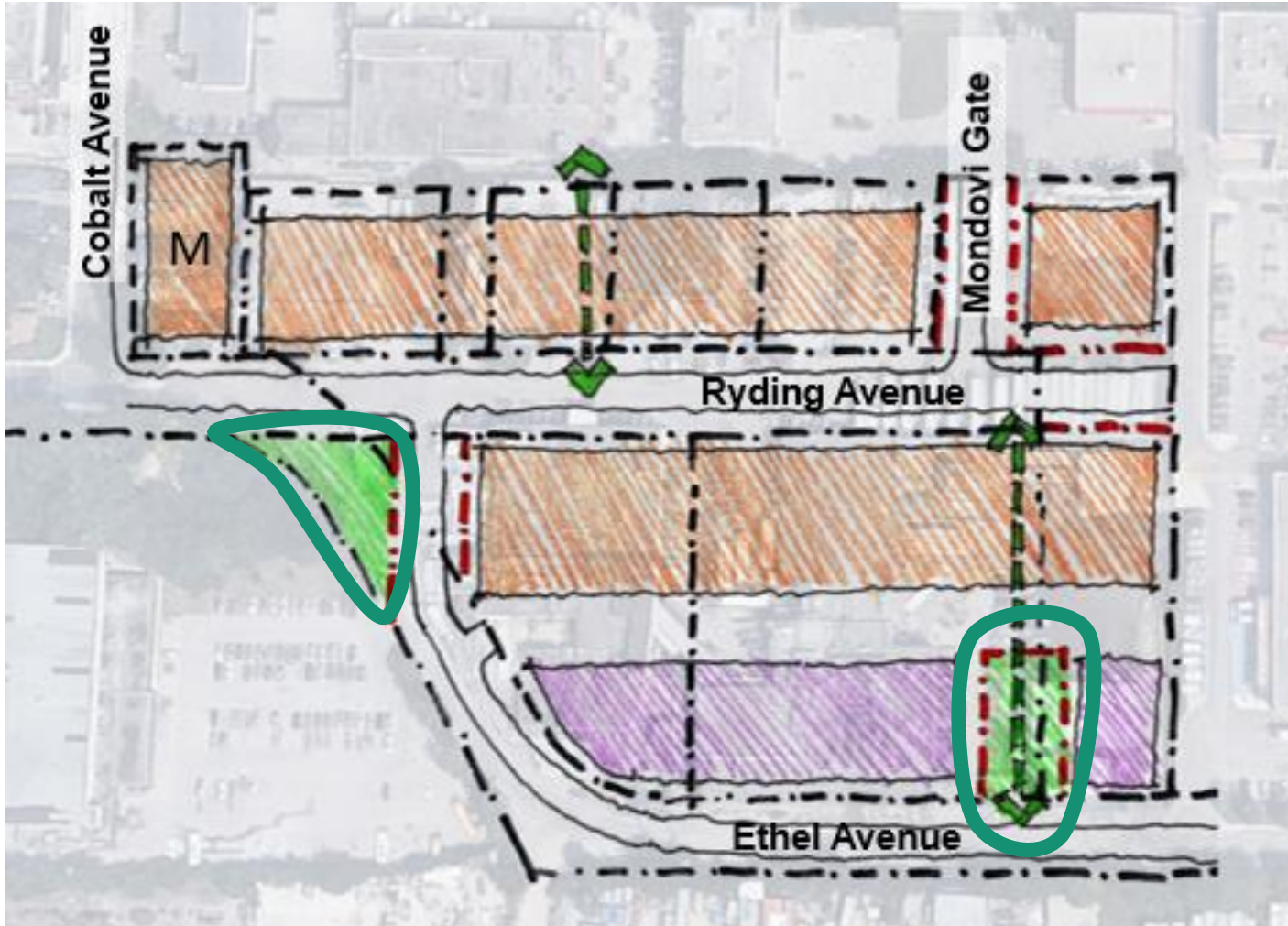
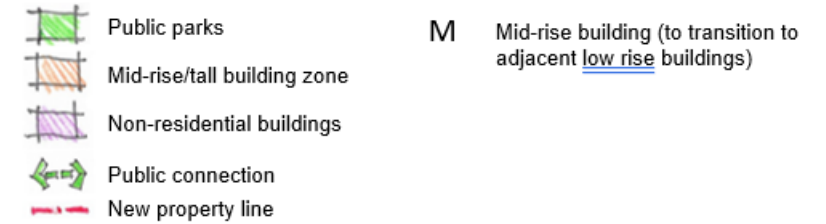
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- Intersection improvements to the Ryding Ave. and Gourlay Cres. intersection

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- Intersection improvements to the Ryding Ave. and Gourlay Cres. intersection
- There is a public route connecting Ryding Ave. to Ethel Ave. through the development block

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- Mondovi Gate connects between St Clair Ave. W and Ryding Ave.
- Intersection improvements to the Ryding Ave. and Gourlay Cres. intersection
- There is a public route connecting Ryding Ave. to Ethel Ave. through the development block
- Smaller parks resulting from individual development applications





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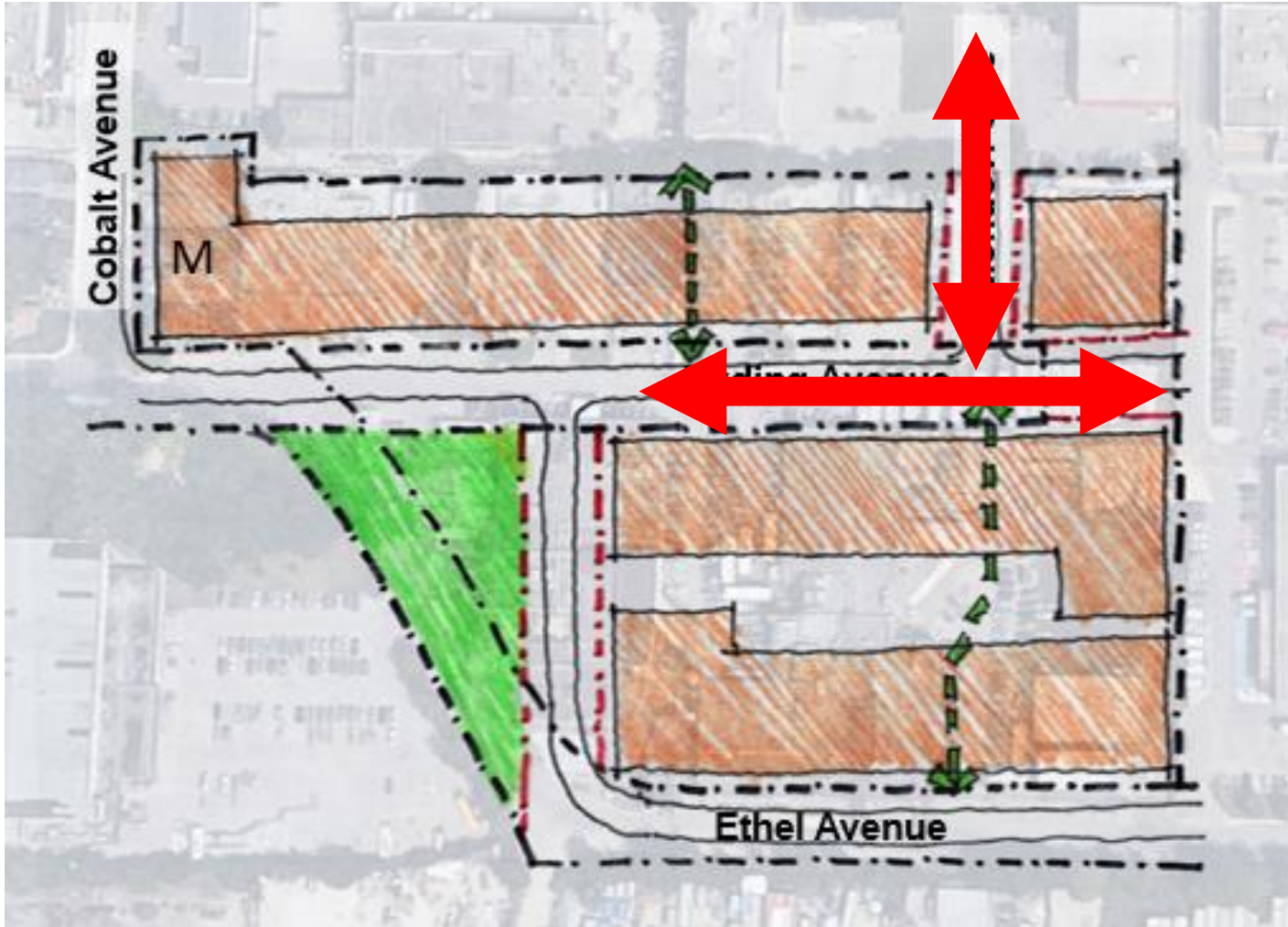
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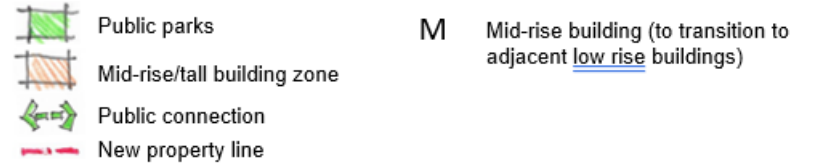
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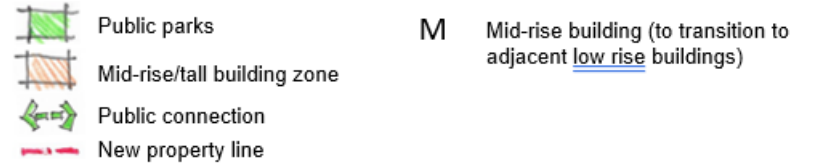
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- There is a public route connecting Ryding Ave. to Ethel Ave. through the development block
- Opportunity for a larger, consolidated park resulting from coordination and agreement among property owners

What Could Your Comments Influence?

- The existing City of Toronto Official Plan will continue to apply to the lands. We are seeking your input on policies that add to or clarify this Plan, and are specific to the Ryding area.
- Change is coming. Most of the lands have been designated *Mixed Use Areas*, which encourages growth and intensification. This decision has been made and is not up for discussion this evening.
- We are discussing how change may occur. Your comments can influence these details.

What Could Your Comments Influence?

- What do you think of emerging directions? Is anything missing that's not already covered elsewhere?
- Are there some emerging directions that you think are more important than others? What do you think should be prioritized?
- Should certain uses or building types be directed to certain areas over others?
- Do you prefer one of the two concepts, and if so, why?
- These are sample questions. Feel free to provide any comments that you wish.

Next Steps

- Completion of background studies for review and analysis
- Refine emerging directions based on background studies and public input
- Etobicoke York Community Council July 7th, 2026
- Council July 29th–31st, 2026
- Begin work on preparing draft policies

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.



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