



Ryding Lands: April 30, 2026

Engagement Summary

This report is not intended to provide a verbatim transcript of engagement meetings and correspondence but instead provides a high-level summary of participant feedback.

If you have any questions after reviewing this summary and the appendix, please contact the project team at rydinglands@toronto.ca

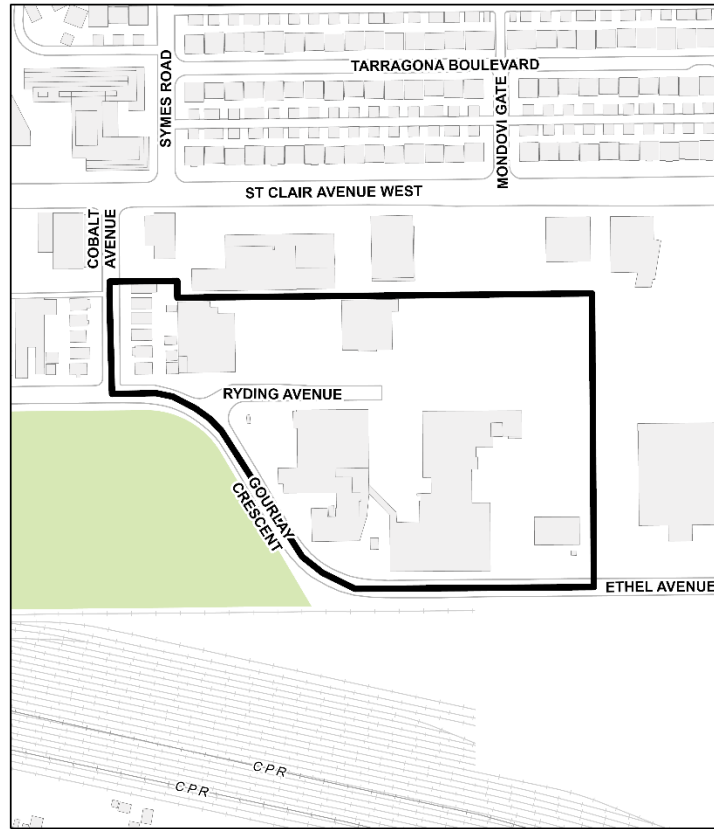
Introduction

The Ryding Lands Study will establish a planning framework to guide the long-term growth and change within the area. The Study will identify an appropriate mix of land uses, supporting infrastructure and community services, and opportunities to improve connectivity to surrounding neighbourhoods.

The Ryding Lands was originally comprised of 99, 109, 116, 116R and 126-142 Ryding Avenue and 90 Ethel Avenue. The lands at 1-11 Cobalt Avenue are now also proposed to be included.

The Study will develop land use policies and urban design directions to support complete communities, appropriate built form, and enhanced public realm over time.

This Engagement Summary Report documents feedback received during the second phase of work, including the second public meeting, which was held to provide an update on Study progress, present early policy directions, and gather community input to inform the next phase of work.



Indigenous Engagement

As part of the Study’s initial engagement process, the City reached out First Nations, Inuit, Metis and Indigenous-serving organizations (e.g. the Toronto Aboriginal Support Services Council). The Mississaugas of the Credit First Nation (MCFN) were the sole respondents, requesting to be kept informed. As part of this most recent round of engagement, the City contacted MCFN to invite participation and share information about the Ryding Lands Study. At the time of writing this report, the City has not received a response.

Landowner Meeting

On April 13, 2026, the City hosted a Landowner Meeting to provide an update on the Study and discuss emerging directions.

Landowners expressed support for clear policy direction while emphasizing the need for flexibility, noting that policies should remain general rather than require formalized

collaboration between properties. Feedback also indicated interest in higher density, mixed-use development, with more detailed non-residential requirements to be addressed at the zoning stage.

Written feedback was also received. Some of the concerns include the extension of Ryding Avenue and realignment of Gourlay Crescent, minimum proportions of non-residential uses, maximum building heights, and suggestions about the where certain elements should be located (e.g. there was a suggestion that setbacks should only be prescribed in zoning by-laws).

Public Meeting Overview

On April 15, 2026, the City of Toronto hosted the second Public Meeting at the David Appleton Community Centre, 33 Pritchard Avenue. Presentation materials from the meeting are available on the [project webpage](#) under the Ryding Lands accordion, including:

- Public Meeting Presentation
- Information Boards; and
- Emerging Directions handout.

The purpose of the consultation was:

- To discuss emerging policy directions; and
- To receive feedback from community members to inform next steps.

The event was held between 6:30 p.m. and 8:00 p.m. There were approximately 20 people who attended the meeting, excluding City staff. The meeting consisted of an open house and a 20-minute presentation. Attendees were able to participate by asking questions of project team





members and posting comments on the information boards during the open house. In addition, feedback was also welcomed via email, letter, and phone, both in advance and following the meeting.

Engagement Details and Promotion

Promotion

The meeting was promoted in the following ways:

- Through an update to the City of Toronto’s dedicated project webpage, published on April 2, 2026 with the meeting details;
- Through an email that was sent through the project email list and to local stakeholders on April 1, 2026, with a reminder sent on April 14, 2026;
- Through the Councillor’s office; and
- A paid social media ad geo-located to the local area on Instagram, Facebook, and LinkedIn

Presentation

At the Public Meeting, City staff delivered a presentation providing an update on the Ryding Lands Study. The presentation outlined work completed to date, introduced emerging policy directions, and identified areas where community feedback could help inform the next phase of the Study.

Community members were invited to view the presentation, ask questions, share comments, and engage directly with members of the Study team throughout the meeting.

The complete presentation is available on the [project webpage](#): click on the Ryding Lands accordion.

Summary of Community Feedback

Community members provided a range of comments related to transportation, parking, land use, infrastructure community services, and environmental considerations. In addition to feedback received during the public meeting, written comments submitted by email were also reviewed and are reflected in the key themes summarized below.

General

Several attendees asked whether the presentation will be circulated after the meeting.

All presentation materials have been made available on the [project webpage](#): click the “Ryding Lands” accordion)

Land Use, Built Form, and Development Pattern

- Support was reiterated for breaking up large blocks to improve permeability and neighbourhood integration.
- Concerns about shadow impacts from taller buildings on nearby homes and public spaces.
- Participants emphasized the importance of gradual height transitions to reduce abrupt changes.
- Concerns about growth extending westward and potential for increased density pressures on low-rise neighbourhoods to the west.

Transportation, Traffic, and Parking

- Residents raised concerns about cut-through traffic on local streets and laneways.
- On-street parking pressures were identified, including vehicles blocking laneways and private driveways.
- Participants expressed interest in residents-only parking on side streets and along Ryding Avenue.
- Suggestion to ensuring new development provides adequate on-site parking to minimize spillover into surrounding neighbourhoods.

Transit, Cycling, and Connectivity

- Attendees identified a need for improved transit service in the area.
- Strong support for protected bicycle lanes and safer cycling infrastructure.
- Participants noted challenges connecting to the Junction and expressed interest in improved pedestrian and cycling connections across the rail corridor.
- Improving non-automobile access to destinations such as the Stockyards District was identified as a priority.

Employment Uses and Economic Activity

- Residents emphasized the importance of supporting light-industrial and employment uses alongside residential development.
- Suggested uses included small-scale manufacturing, commercial kitchens, creative production spaces, cafes, coffee roasters, and community-oriented businesses.
- Participants noted the need for more opportunities to work and play locally, in addition to new housing.

Parks, Open Space, and Public Realm

- Strong support was expressed for consolidated, functional parks rather than fragmented park spaces with limited amenities.
- Support for improved connections between parks.
- Support was expressed for providing more than one park, including:
 - A potential expansion of Runnymede Park to accommodate a dog park; and
 - Larger park spaces located toward the southeast portion of the Study Area to distribute access more evenly.

Community Services and Facilities

- Residents identified a need for additional community services to support growth.
- Suggestions included a community centre and a library.
- Expansion of existing facilities such as George Bell Arena, including use of adjacent surface parking areas was suggested.

Housing Affordability and Tenure

- Interest was expressed in securing a mix of housing types and tenures, including affordable options.

Infrastructure, Servicing, and Flooding

- Residents described the area as flood-prone, with some low-lying areas nearby becoming impassable during heavy rainfall.
- There is a need to consider environmental impacts and compatibility between existing industries and new development.

What happens with this feedback?

The feedback is one component of input for the Ryding Lands Study. Inputs include planning policy and inputs from the local community, stakeholders, landowners, City Divisions, and agencies. Toronto City Planning will consider all this feedback in developing an Official Plan Amendment (OPA) to replace the current Site and Area Specific Policy 832 (SASP).