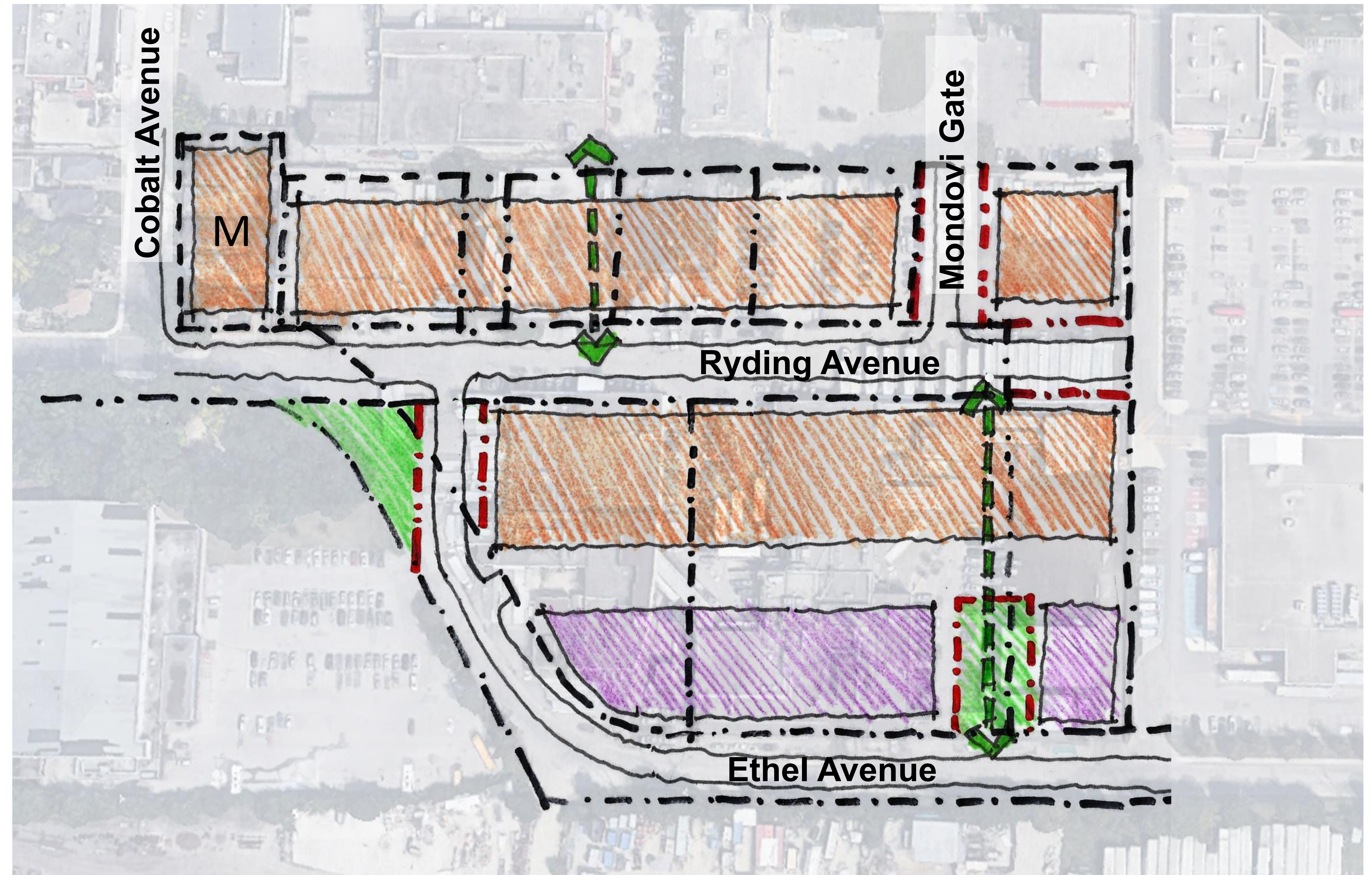




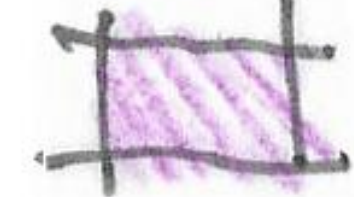


Demonstration Plan – Concept 1

What do you think?

Key elements of Concept 1

- Property owners develop their lands independently
- Lower density concept
- Non-residential-only buildings along Ethel Avenue
- Other buildings are mixed use (non residential for the lower floors, and residential for upper floors)
- Mix of mid-rise and tall buildings (mid-rise only along Cobalt Avenue)
- Ryding Avenue connects through the site towards the east (ultimately it would connect to Keele Street), with potential for cycling facilities
- Mondovi Gate connects between St Clair Avenue West and Ryding Avenue
- Intersection improvements to the Ryding Avenue and Gourlay Crescent intersection
- There is a public route connecting Ryding Avenue to Ethel Avenue through the development block
- Smaller parks resulting from individual development applications



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

M Mid-rise building (to transition to adjacent low rise buildings)

**Mid-rise buildings are generally no taller than the street is wide. Tall buildings are generally taller than the street is wide. Refer to the Official Plan or applicable guidelines for details.*

add your comments here

Demonstration Plan – Concept 2





What do you think?

Key elements of Concept 2

- The property owners work together to develop the lands comprehensively
- Higher density concept facilitated in part due to collaborative approach
- All buildings are mixed use (non residential for the lower floors, and residential for upper floors)
- Mix of mid-rise and tall buildings (mid-rise only along Cobalt Avenue)
- Ryding Avenue connects through the site towards the east (ultimately it would connect to Keele Street), with potential for cycling facilities
- Mondovi Gate connects between St Clair Avenue West and Ryding Avenue
- Intersection improvements to the Ryding Avenue and Gourlay Crescent intersection
- There is a public route connecting Ryding Avenue to Ethel Avenue through the development block
- Opportunity for a larger, consolidated park resulting from coordination and agreement among property owners



add your comments here

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

M Mid-rise building (to transition to adjacent low rise buildings)

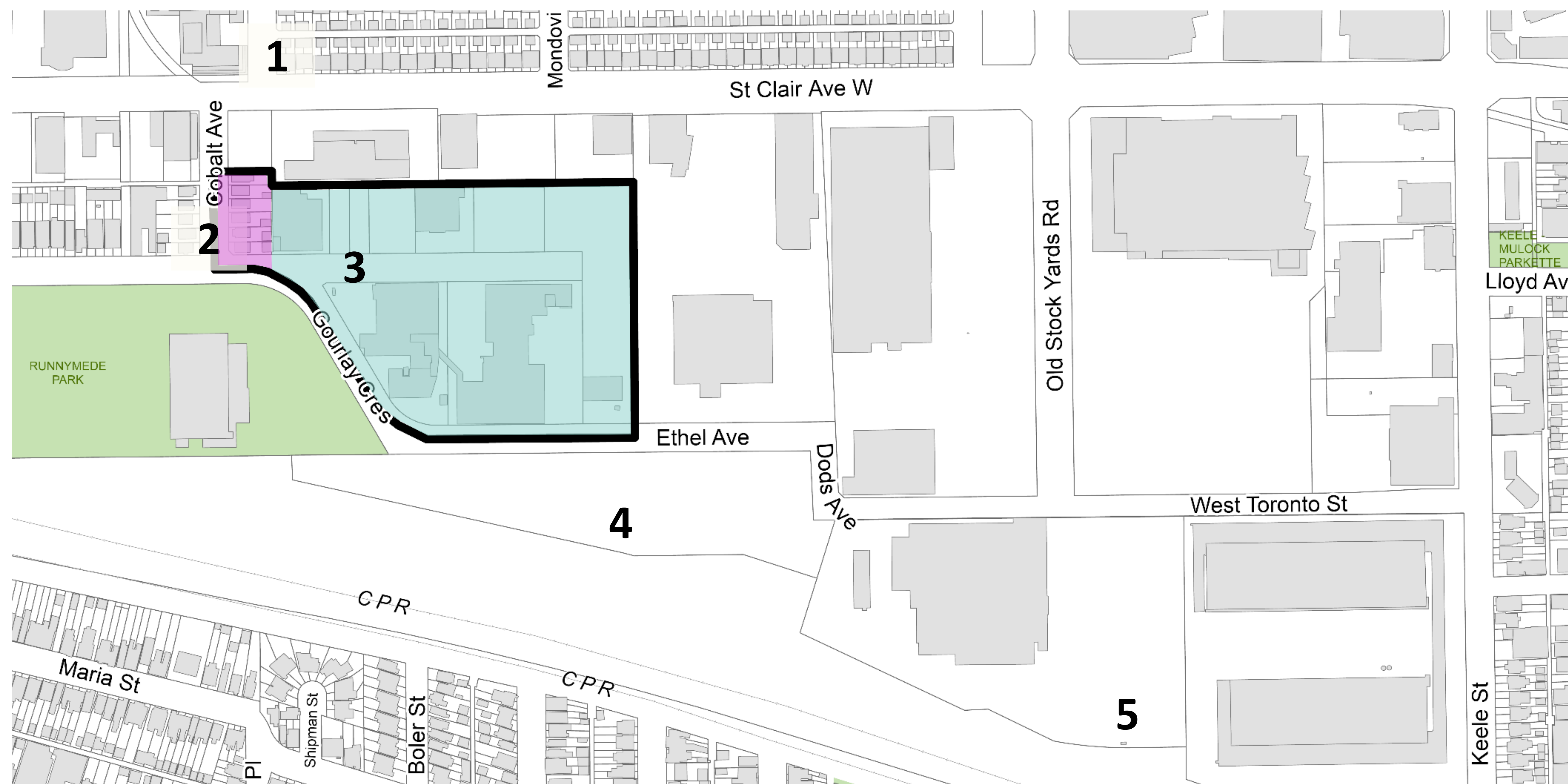
**Mid-rise buildings are generally no taller than the street is wide. Tall buildings are generally taller than the street is wide. Refer to the Official Plan or applicable guidelines for details.*

Ryding Lands Study Area

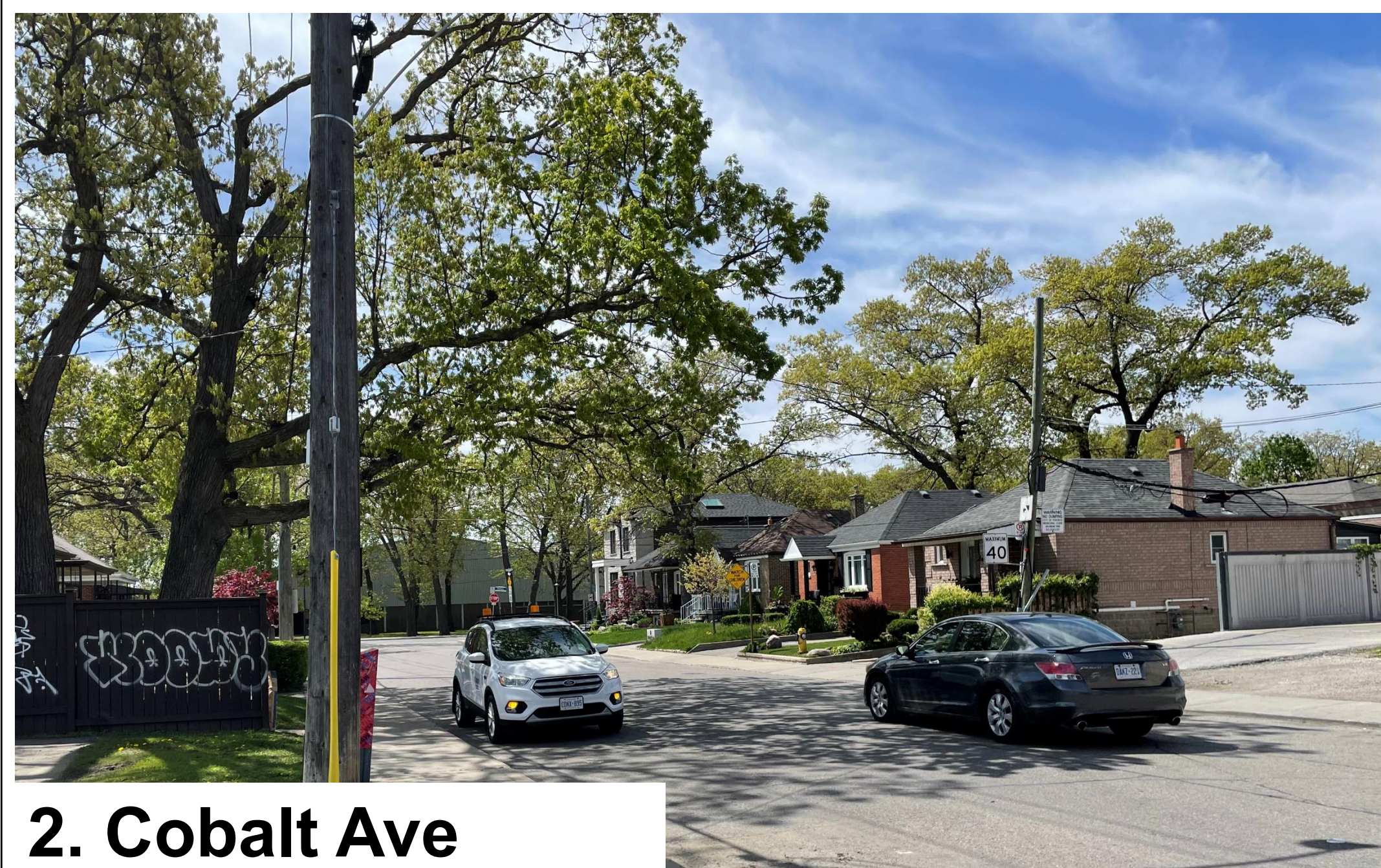


The Ryding Lands was originally comprised of 99, 109, 116, 116R and 126-142 Ryding Avenue and 90 Ethel Avenue (in turquoise). We are also proposing to add 1-11 Cobalt Avenue to the Study Area (in pink).

The suggested study boundary is included here. The final boundary may be different depending in part on public feedback.



1. St. Clair Ave W



2. Cobalt Ave



3. Ryding Lands



4. Rail yard and 87 Ethel Ave



5. Rail heritage

Development Applications

Official Plan Amendment, Zoning By-law Amendment and Site Plan Control

Applications 1-6 below are outside of the Ryding Lands Study Area, but help to understand the surrounding context.

1. 2335 St Clair Avenue West

Site Plan Application for an 11-storey mixed use building

2. 2237, 2255, 2283 St Clair Avenue West

Site Plan Application for an 11-storey mixed use building

3. 2231 St Clair Avenue West

Site Plan Application for an 11-storey mixed use building

4. 87 Ethel Avenue

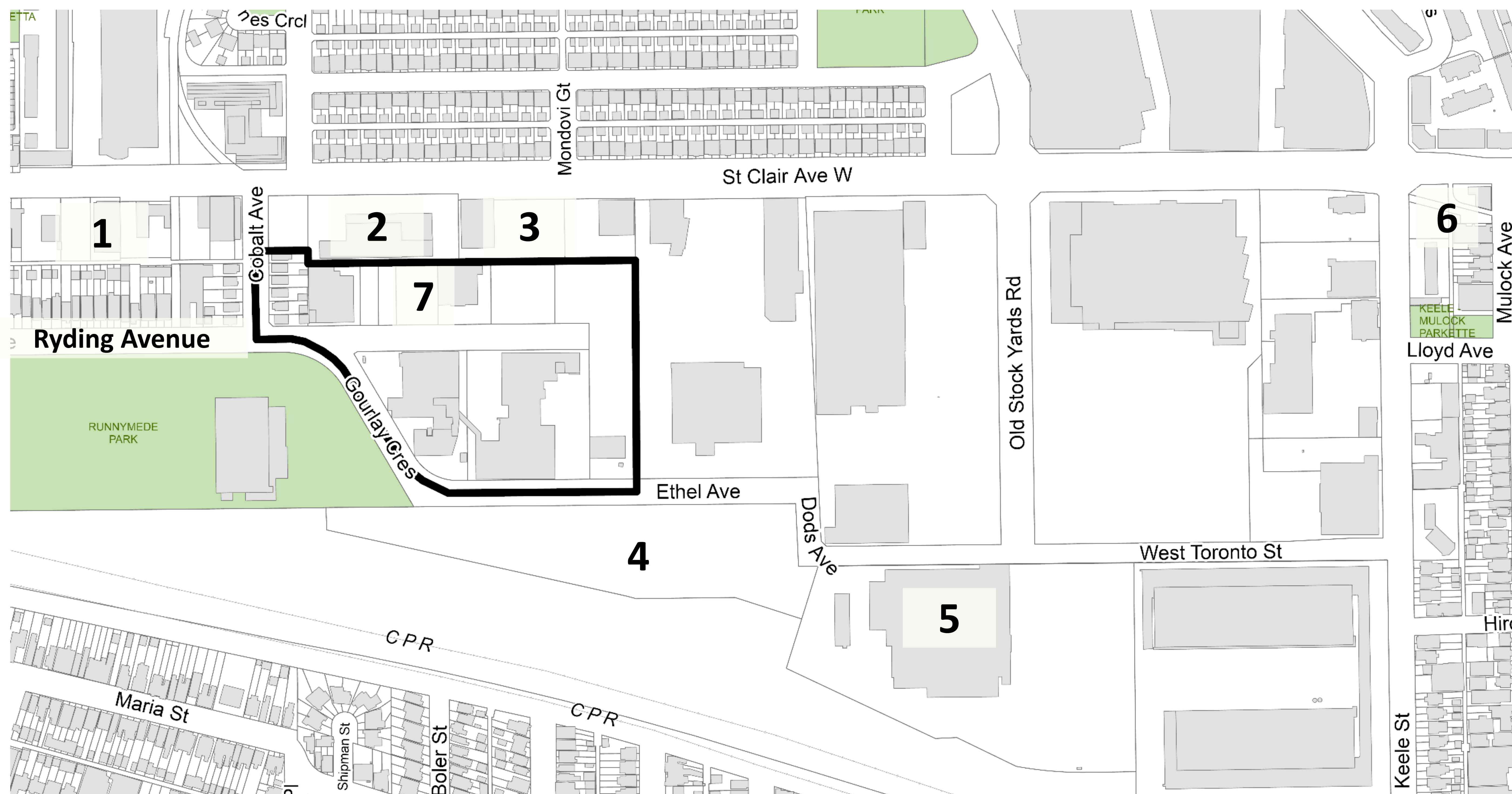
Site Plan Application for four mixed use tall buildings

5. 110 West Toronto Street

Official Plan Amendment Application to redesignate site from *General Employment Areas* to *Mixed Use Areas*

6. 611-623 A Keele Street

Official Plan, Zoning By-law and Site Plan Amendment Applications for a 33-storey mixed use building



Application 7 is within the Ryding Lands Study Area.

7. 116-142 Ryding Avenue

Official Plan and Zoning Amendment Applications for three mixed use towers (20, 34 and 26 storeys)

Development application details are available at www.toronto.ca/aic