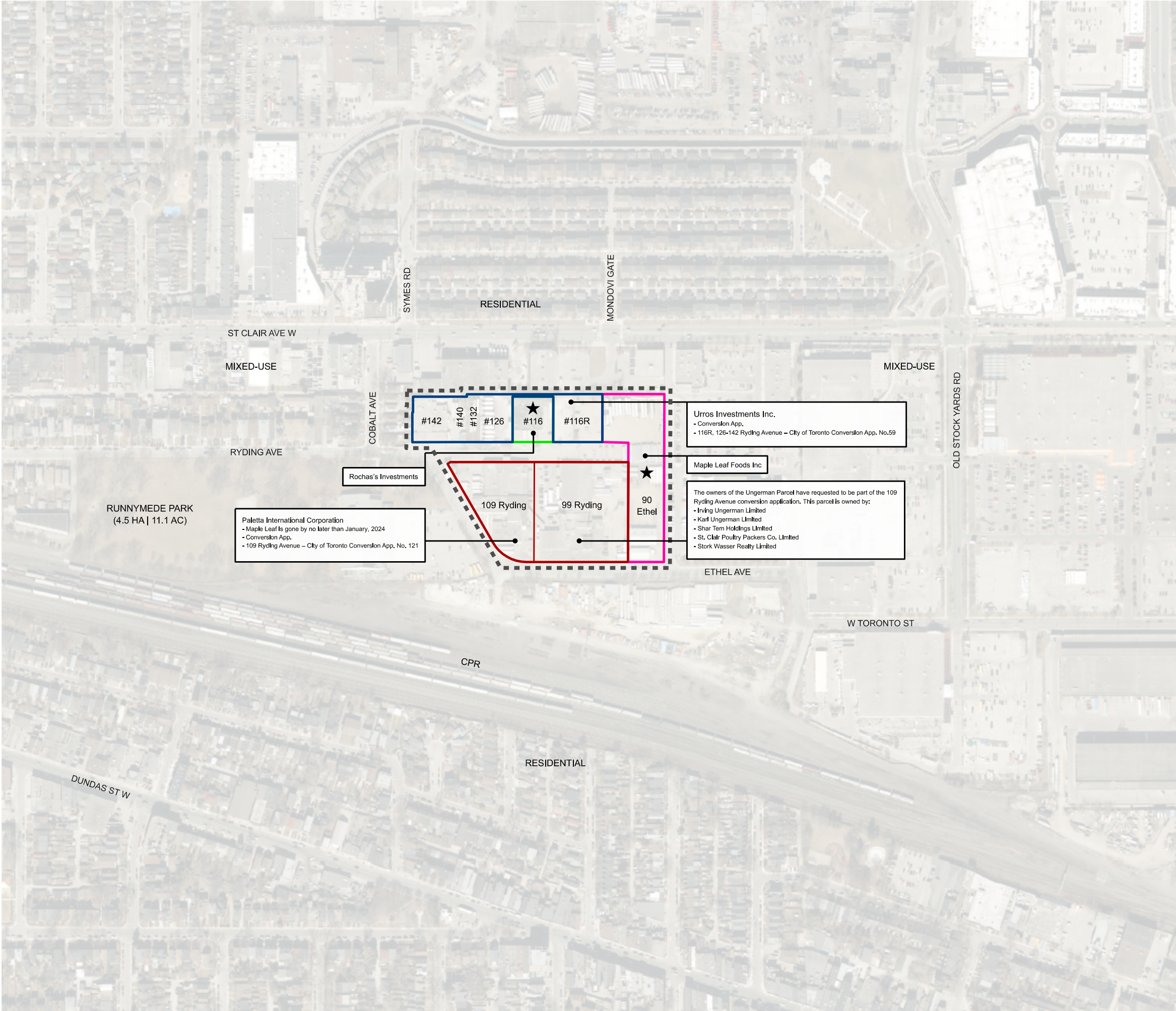


Summary of the Ryding Avenue/Ethel Avenue Conversion Applications: The Collective Parcels

WITHOUT PREJUDICE

Legend



- 116R and 126-142 Ryding Avenue
- 109/99 Ryding Avenue
- 116 Ryding Avenue
- 90 Ethel Avenue
- ★ Landowner in support of the conversion requests
- - - - 109/99 Ryding Avenue; 116R and 126-142 Ryding Avenue; 116 Ryding Avenue; and 90 Ethel Avenue = The Collective Parcels;



Notes:
 - Air photograph from First Base Solutions Inc (2021).
 - Parcel fabric referenced from City of Toronto Open Data.

Location 109/99 Ryding Avenue; 116R and 126-142 Ryding Avenue; 116 Ryding Avenue; and 90 Ethel Avenue = The Collective Parcels;

Date February 3, 2023 | Drafted By SD

Scale 0 125m | North  | 

Post Conversion Approval of the Collective Parcels;
Inclusive of OPA Nos. 537 and 591 – Proximity to
Existing TTC Services and the GO Station

WITHOUT PREJUDICE

Legend

- 116R and 126-142 Ryding Avenue
- 109/99 Ryding Avenue
- ★ Landowner in support of the conversion requests
- - - 109/99 Ryding Avenue; 116R and 126-142 Ryding Avenue; 116 Ryding Avenue; and 90 Ethel Avenue = The Collective Parcels
- 116 Ryding Avenue
- 90 Ethel Avenue
- OPA 537 AREA
- OPA 591/SASP 785

City of Toronto Official Plan - Map 17 - Land Use and OPA 537 Map 1

- | | |
|--|--|
| Neighbourhoods | Institutional Areas |
| Apartment Neighbourhoods | Regeneration Areas |
| Mixed Use Areas | General Employment Areas |
| Natural Areas | Core Employment Areas |
| Parks | Utility Corridors |
| Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities) | Employment Priority Areas |

- 500-800m Radius of Planned St Clair GO Station
- 🚶 Walking Distances to Transit - colour label on plan identifies collective parcel:
- Existing TTC bus stops as shown
- GO Station: North/South Side Connections

Official Plan Conversions

- | | |
|--|--|
| 1 1799 St. Clair Avenue West | 4 2-4 Union Street |
| 2 6 Lloyd Avenue et. al | 5 77-89 Union Street |
| 3 43 McCormack Street et. al | |

Notes:

- City of Toronto Official Plan - Map 17 - Land Use and OPA 537 Map 1 and OPA 591/SASP 785 Map 27
- Parcel fabric referenced from City of Toronto Open Data.

Location 109/99 Ryding Avenue; 116R and 126-142 Ryding Avenue; 16 Ryding Avenue; and 90 Ethel Avenue = The Collective Parcels

Date February 3, 2023 | Drafted By SD

Scale 0 200m | North |

