

Authority: Planning and Housing Committee Item
PH35.16, adopted as amended, by City of Toronto Council
on July 19, 20, 21, and 22, 2022

CITY OF TORONTO

Bill 811

BY-LAW -2022

To adopt Amendment 540 to the Official Plan for the City of Toronto with respect to the implementation of twenty-three Major Transit Station Areas and Protected Major Transit Station Areas and associated maps along the Bloor-Danforth Corridor in the City of Toronto.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas authority is given to Council under section 16(15) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with section 17 the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 540 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on July , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 540 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by:
 - a. adding a Site and Area Specific Policy 614 as included in Schedule "1";
 - b. adding a Site and Area Specific Policy 615 as included in Schedule "2";
 - c. adding a Site and Area Specific Policy 616 as included in Schedule "3";
 - d. adding a Site and Area Specific Policy 617 as included in Schedule "4";
 - e. adding a Site and Area Specific Policy 618 as included in Schedule "5";
 - f. adding a Site and Area Specific Policy 619 as included in Schedule "6";
 - g. adding a Site and Area Specific Policy 620 as included in Schedule "7";
 - h. adding a Site and Area Specific Policy 621 as included in Schedule "8";
 - i. adding a Site and Area Specific Policy 622 as included in Schedule "9";
 - j. adding a Site and Area Specific Policy 623 as included in Schedule "10";
 - k. adding a Site and Area Specific Policy 649 as included in Schedule "11";
 - l. adding a Site and Area Specific Policy 650 as included in Schedule "12";
 - m. adding a Site and Area Specific Policy 651 as included in Schedule "13";
 - n. adding a Site and Area Specific Policy 652 as included in Schedule "14";
 - o. adding a Site and Area Specific Policy 653 as included in Schedule "15";
 - p. adding a Site and Area Specific Policy 654 as included in Schedule "16";
 - q. adding a Site and Area Specific Policy 655 as included in Schedule "17";
 - r. adding a Site and Area Specific Policy 656 as included in Schedule "18";
 - s. adding a Site and Area Specific Policy 657 as included in Schedule "19";
 - t. adding a Site and Area Specific Policy 658 as included in Schedule "20";
 - u. adding a Site and Area Specific Policy 659 as included in Schedule "21";

- v. adding a Site and Area Specific Policy 660 as included in Schedule "22";
 - w. adding a Site and Area Specific Policy 661 as included in Schedule "23".
2. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by adding the following Site and Area Specific Policies to the "Table of Contents", in alphabetical order:

Site and Area Specific Policy Number	Protected Major Transit Station Area/ Major Transit Station Area
661	Bathurst
655	Bloor GO
656	Bloor-Lansdowne GO
614	Broadview
649	Castle Frank
615	Chester
660	Christie
619	Coxwell
623	Danforth GO
617	Donlands
658	Dufferin
654	Dundas West
618	Greenwood
652	High Park
650	Jane
653	Keele
657	Lansdowne
621	Main Street
659	Ossington

Site and Area Specific Policy Number	Protected Major Transit Station Area/ Major Transit Station Area
616	Pape
651	Runnymede
622	Victoria Park
620	Woodbine

Schedule "1" to Amendment 540

SASP 614. Protected Major Transit Station Area – Broadview Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Broadview Subway Station is a Protected Major Transit Station Area shown as the Broadview Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Broadview Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

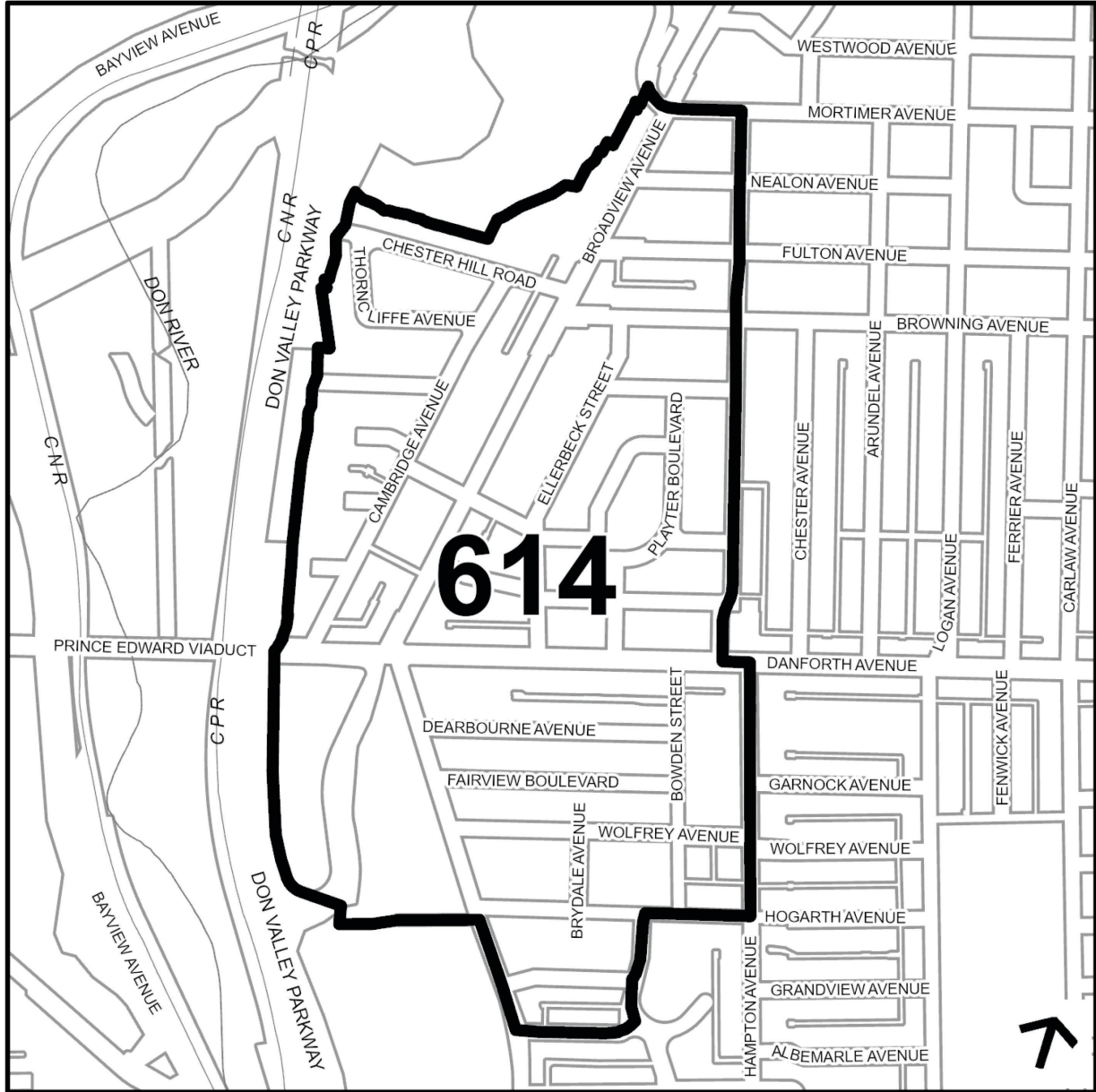
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

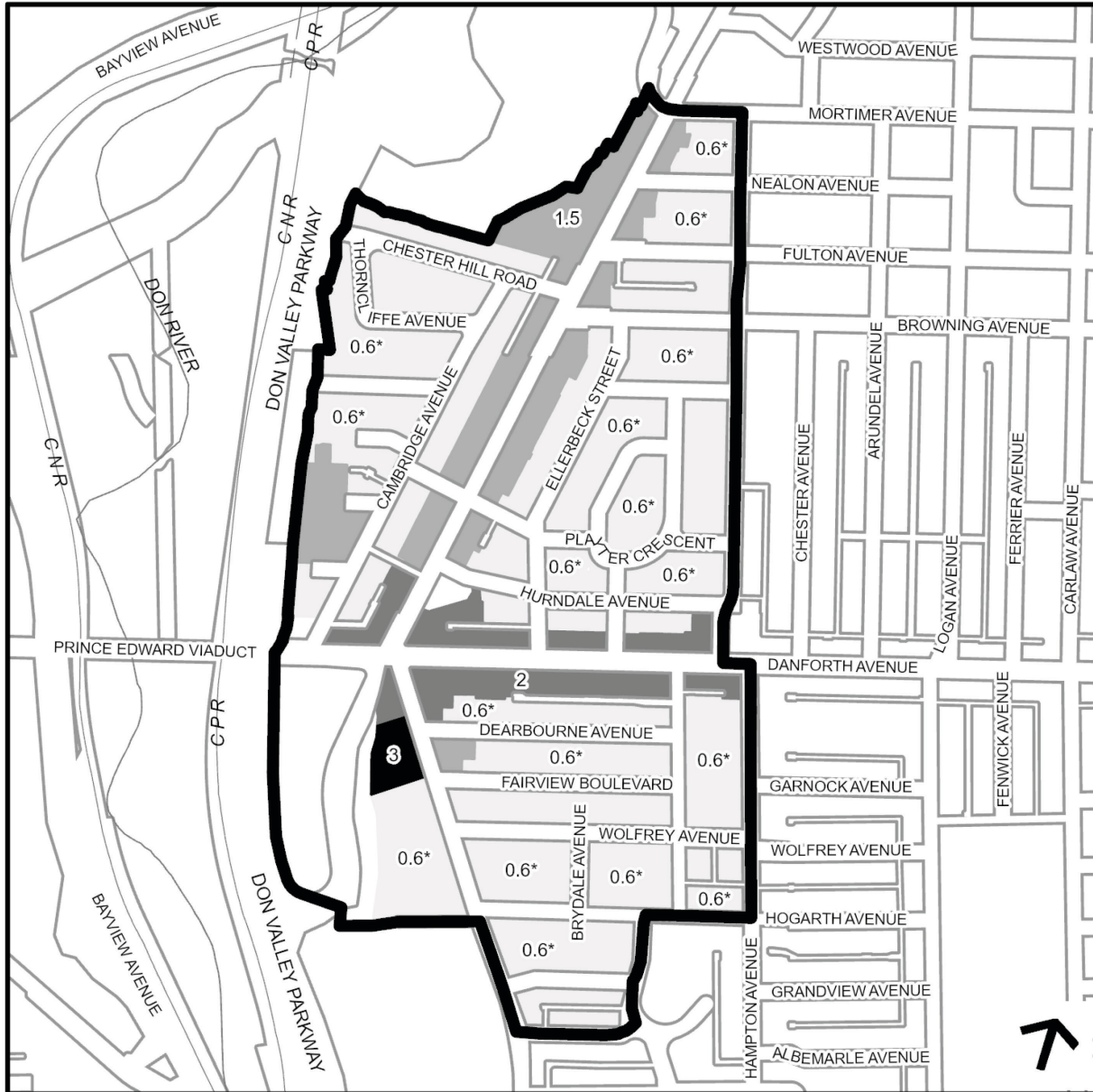
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Broadview Protected Major Transit Station Area



Map 2 – Minimum Densities, Broadview Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "2" to Amendment 540

SASP 615. Protected Major Transit Station Area – Chester Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Chester Subway Station is a Protected Major Transit Station Area shown as the Chester Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Chester Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

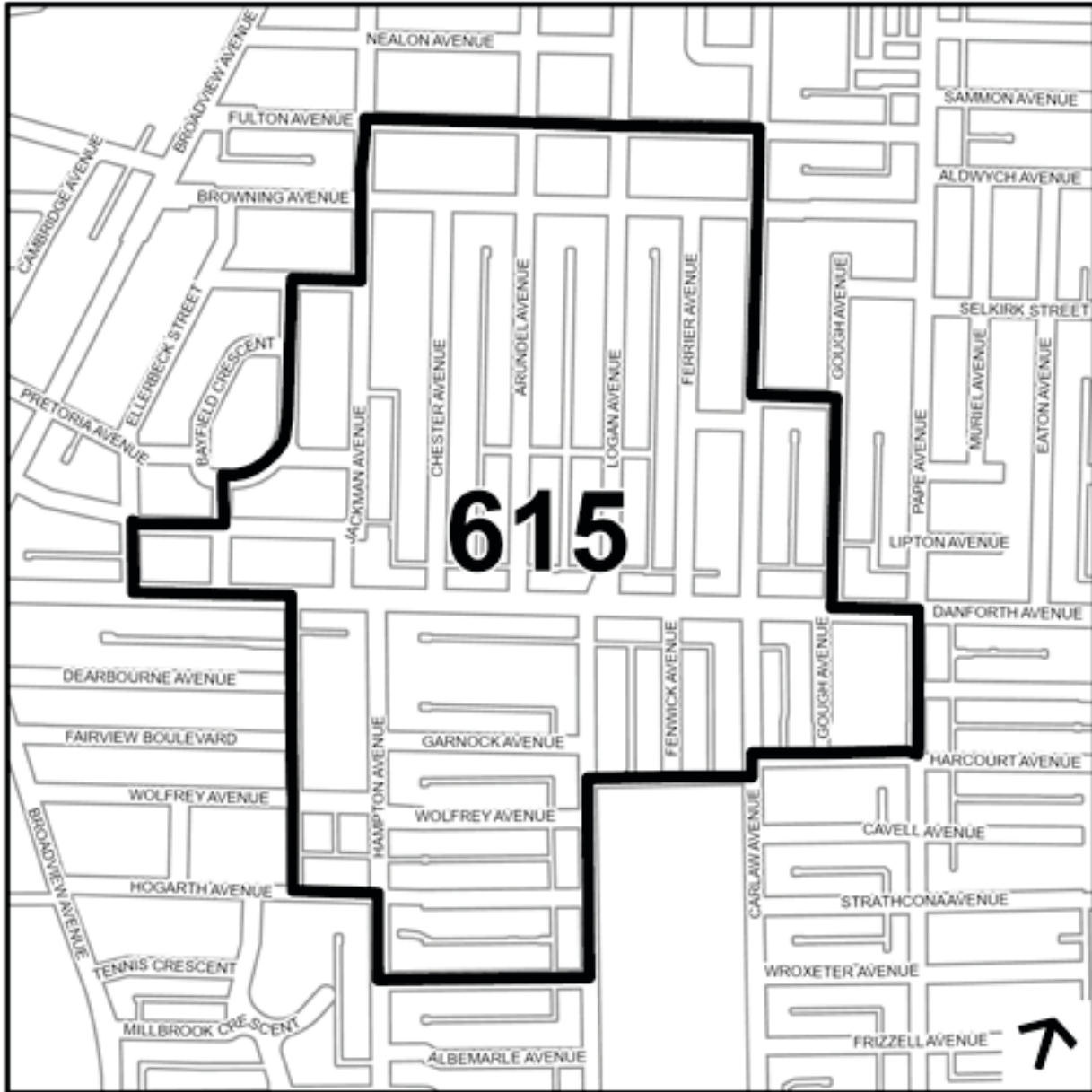
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

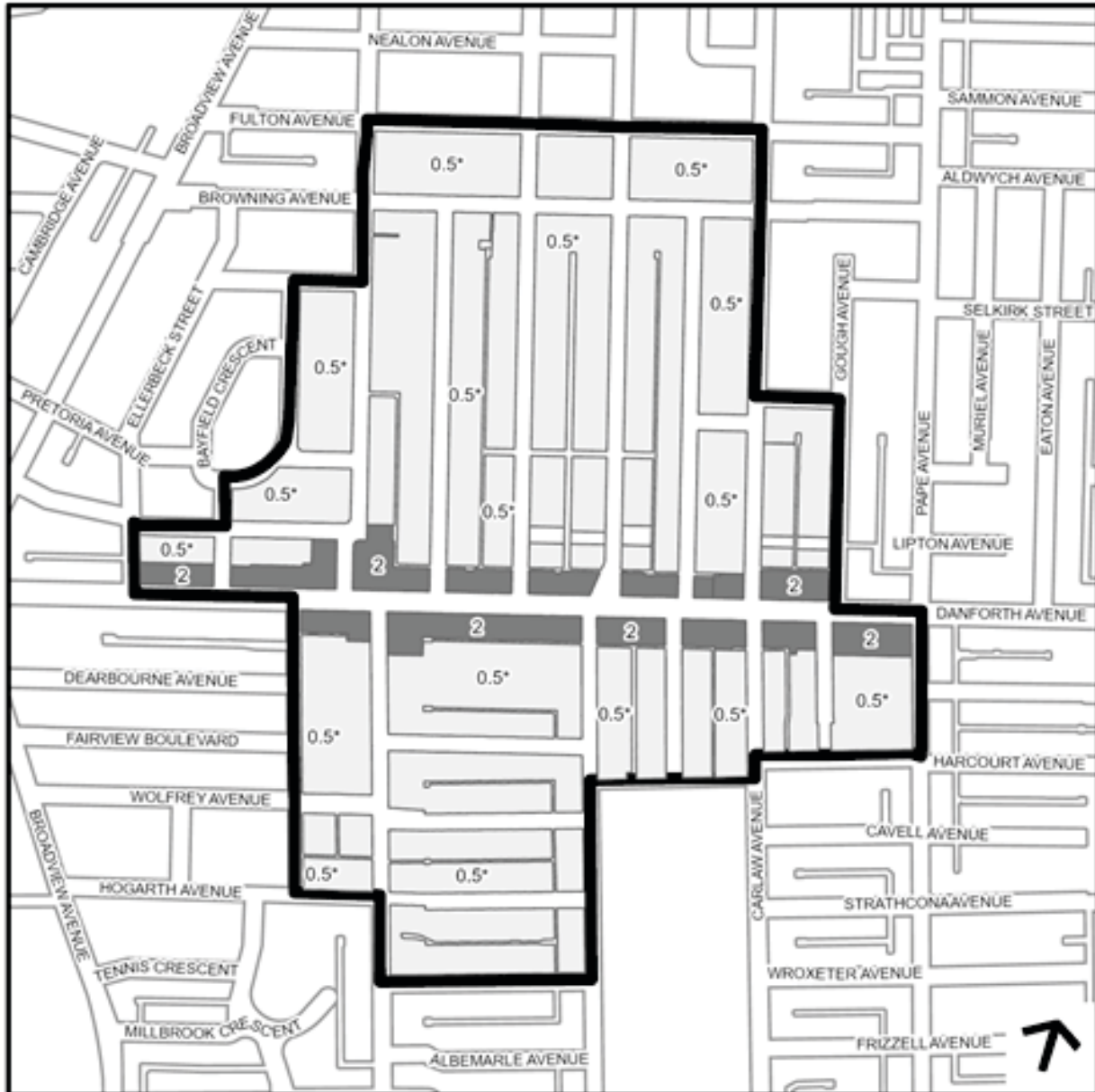
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Chester Protected Major Transit Station Area



Map 2 – Minimum Densities, Chester Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "3" to Amendment 540

SASP 616. Protected Major Transit Station Area – Pape Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Pape Subway Station is a Protected Major Transit Station Area shown as the Pape Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area - Pape Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

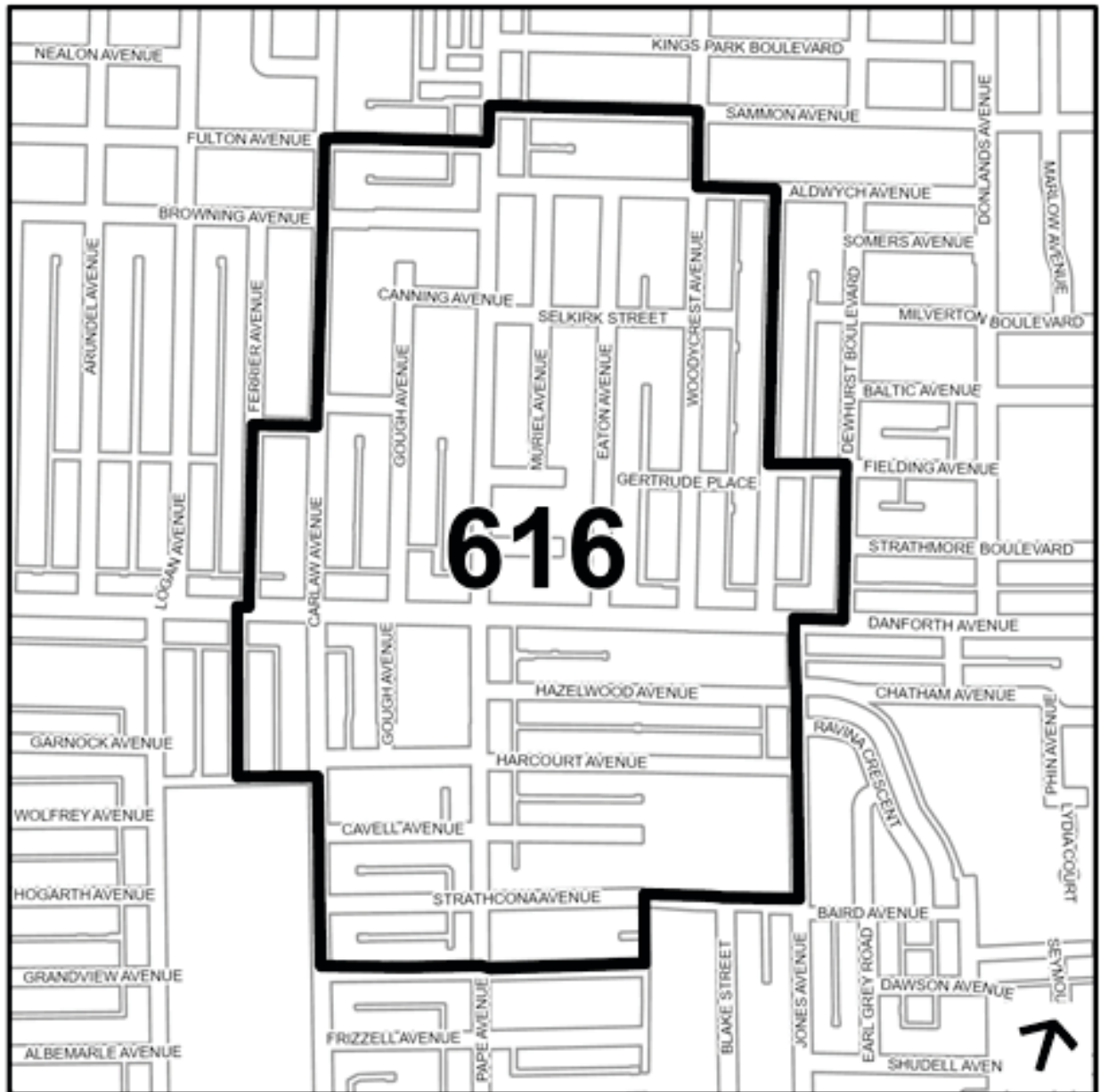
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17, 18, 20, and 21 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

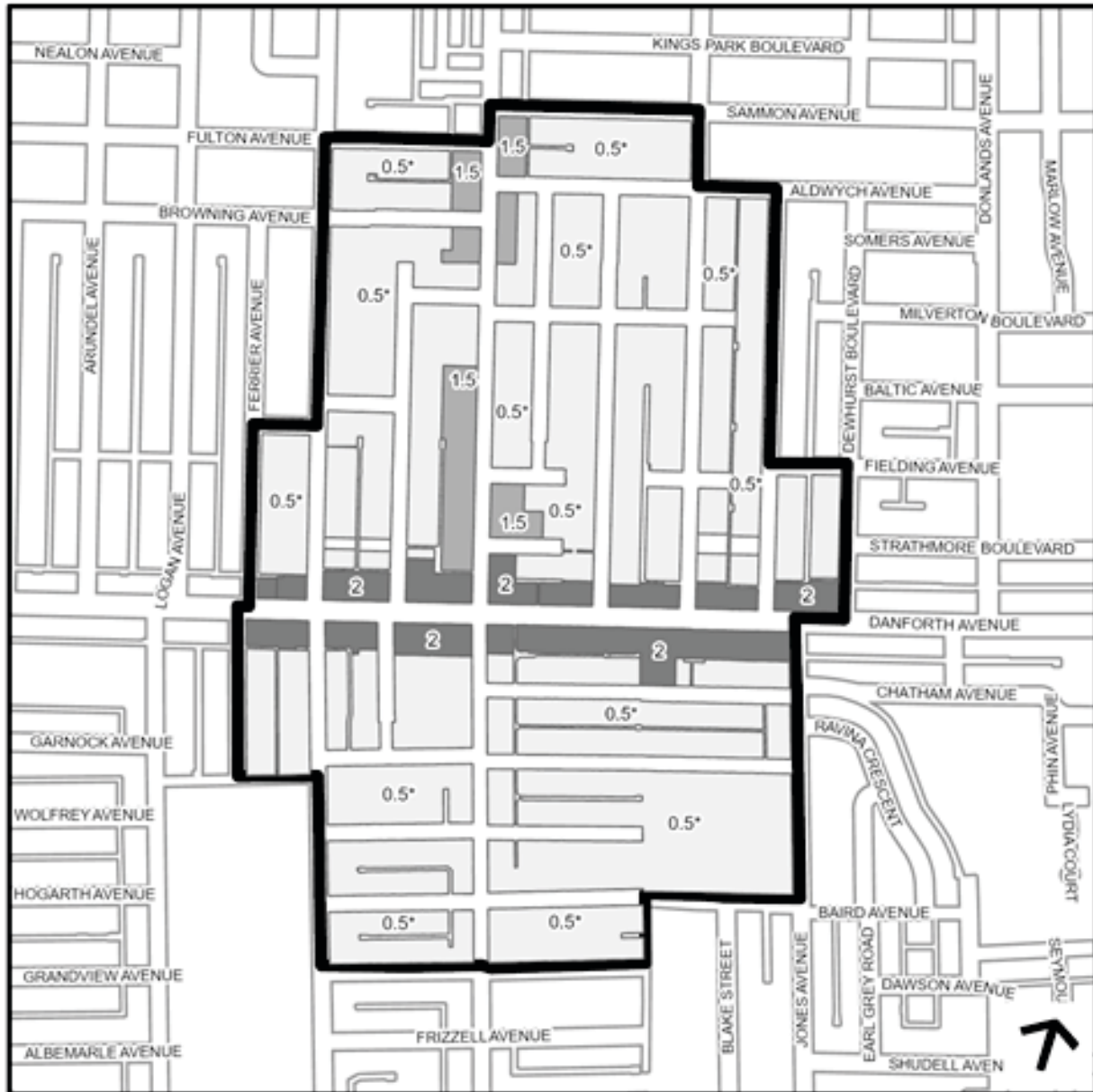
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Pape Protected Major Transit Station Area



Map 2 – Minimum Densities, Pape Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "4" to Amendment 540

SASP 617. Protected Major Transit Station Area – Donlands Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Donlands Subway Station is a Protected Major Transit Station Area shown as the Donlands Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Donlands Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

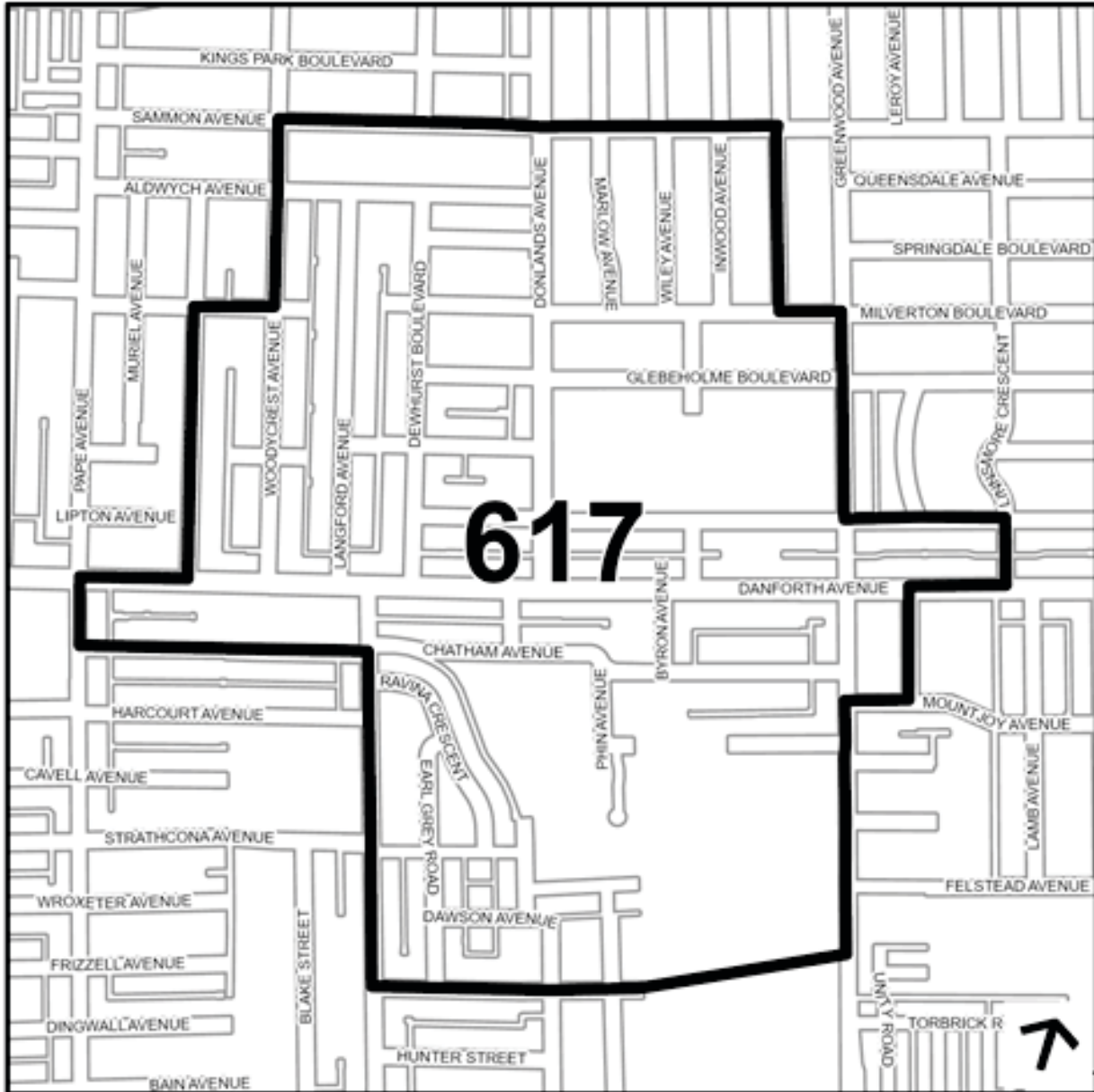
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 20 and 21 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

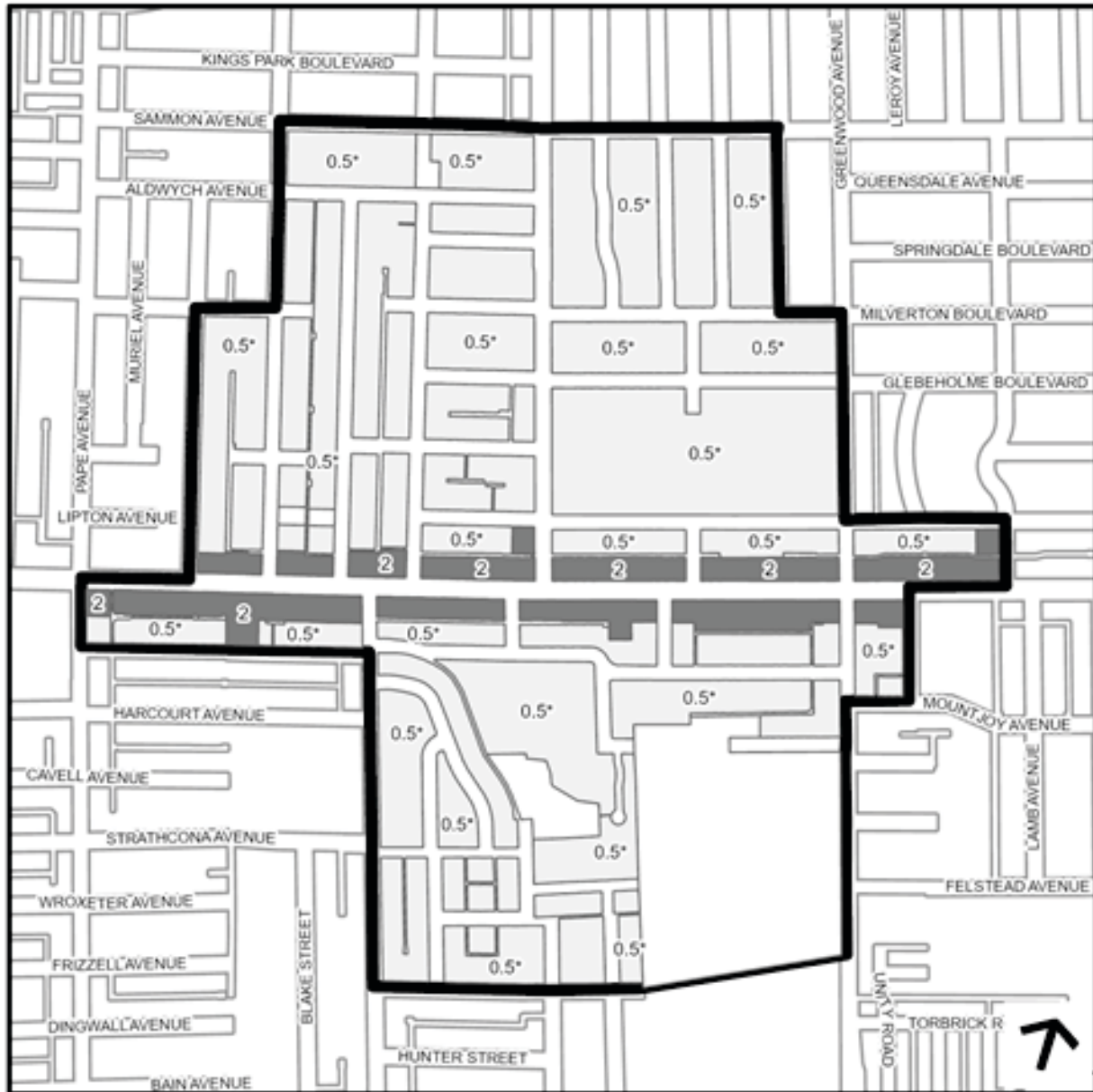
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Donlands Protected Major Transit Station Area



Map 2 – Minimum Densities, Donlands Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "5" to Amendment 540

SASP 618. Protected Major Transit Station Area – Greenwood Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Greenwood Subway Station is a Protected Major Transit Station Area shown as the Greenwood Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Greenwood Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

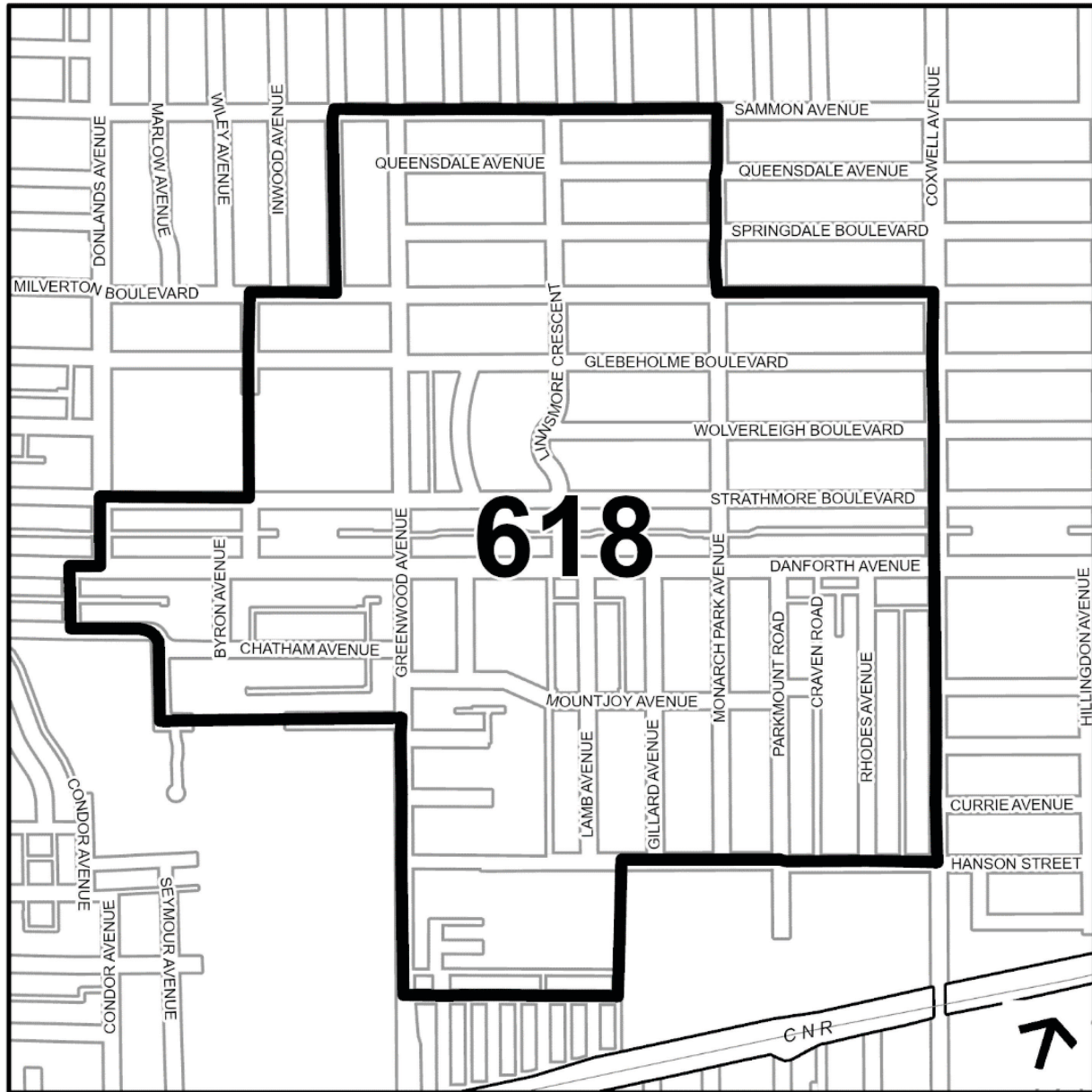
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 20 and 21 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

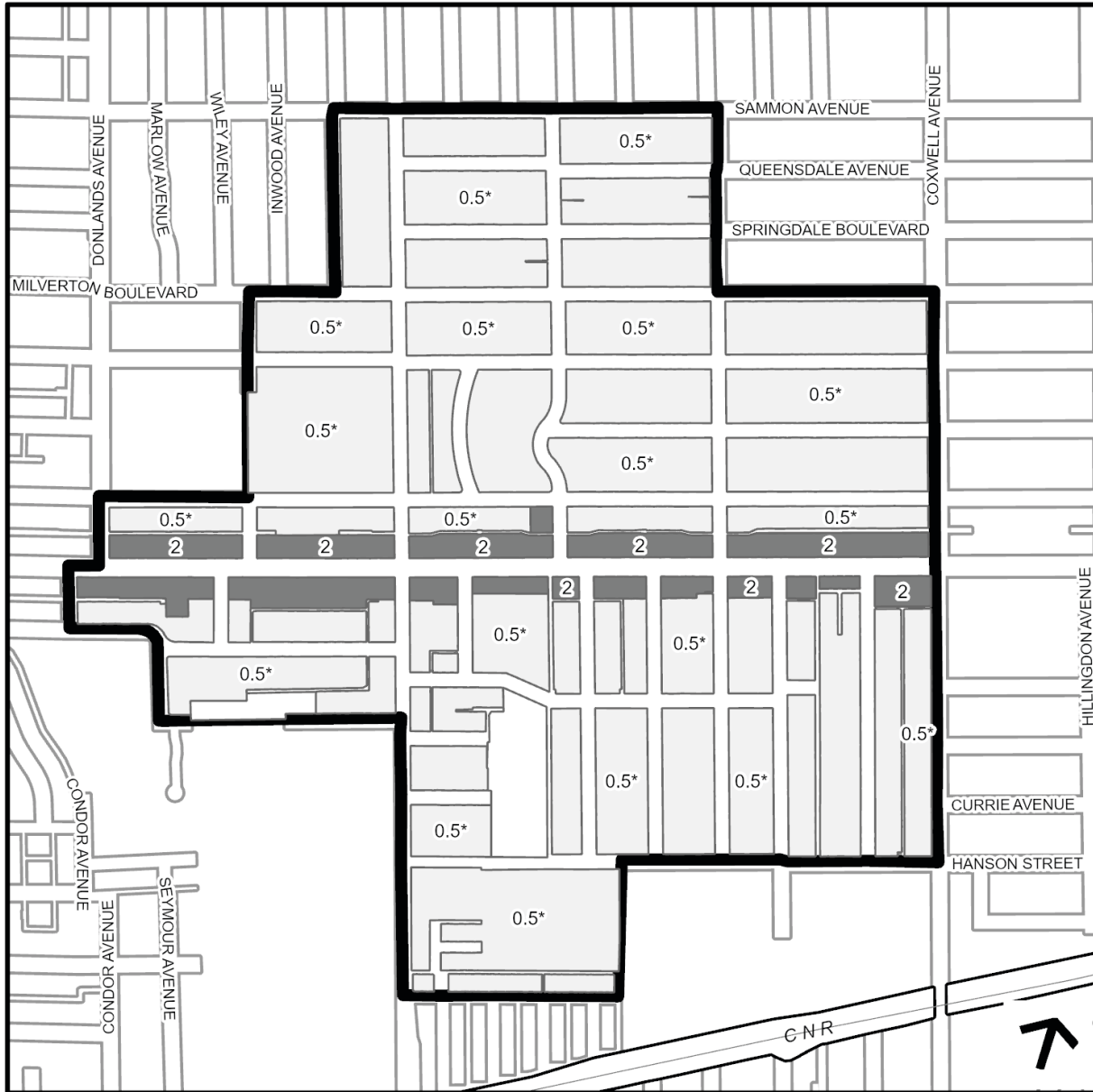
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Greenwood Protected Major Transit Station Area



Map 2 – Minimum Densities, Greenwood Protected Major Transit Station Area



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
0.9 FSI or 3 units*	2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "6" to Amendment 540

SASP 619. Protected Major Transit Station Areas – Coxwell Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Coxwell Subway Station is a Protected Major Transit Station Area shown as the Coxwell Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Coxwell Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

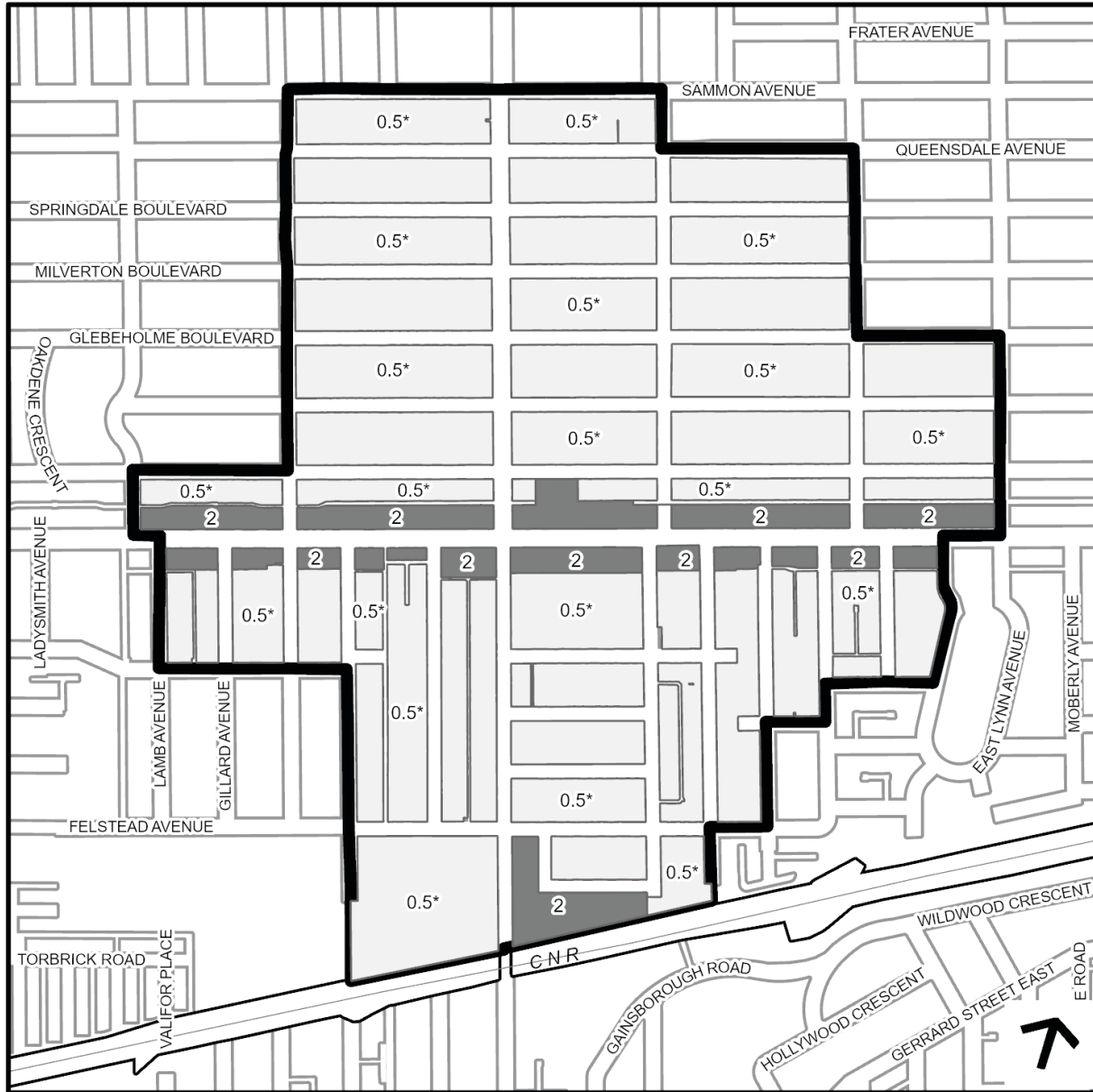
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 20 and 21 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 2 – Minimum Densities, Coxwell Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "7" to Amendment 540

SASP 620. Protected Major Transit Station Area – Woodbine Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Woodbine Subway Station is a Protected Major Transit Station Area shown as the Woodbine Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Woodbine Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 20 and 21 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.









d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 2 – Minimum Densities, Woodbine Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "8" to Amendment 540

SASP 621. Protected Major Transit Station Area – Main Street Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Main Street Subway Station is a Protected Major Transit Station Area shown as the Main Street Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Main Street Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

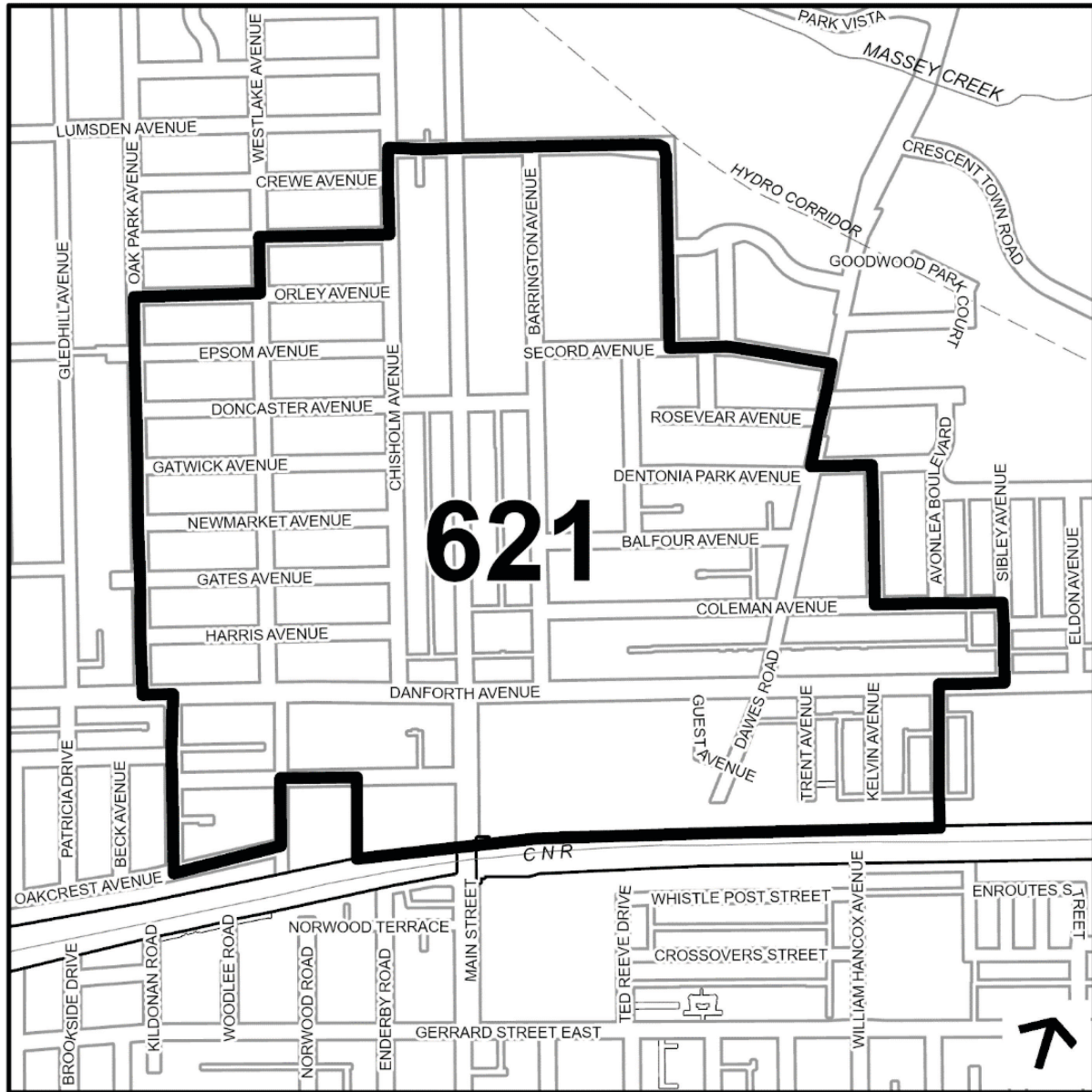
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 20 and 21 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

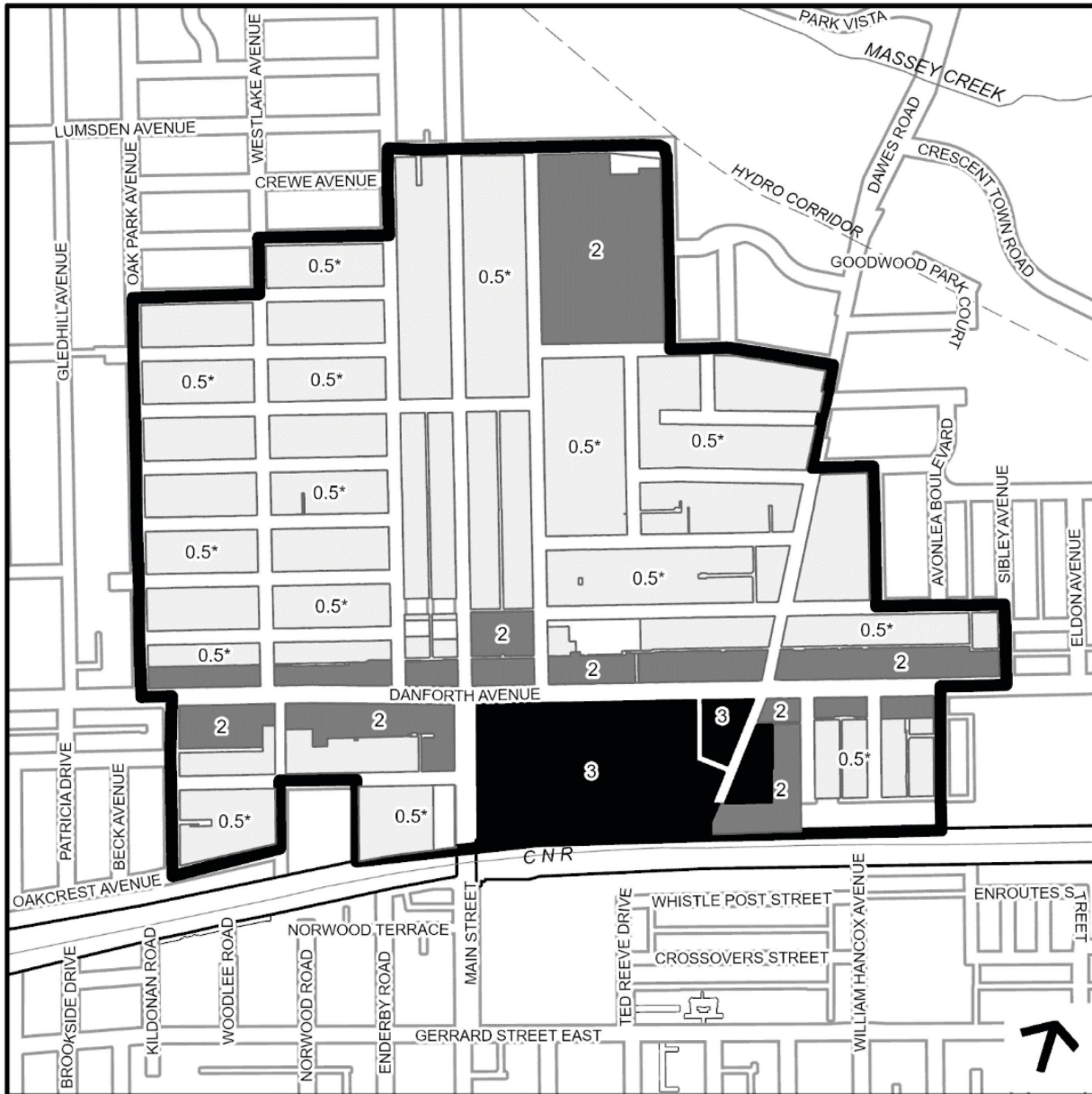
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.








Map 1 – Main Street Protected Major Transit Station Area



Map 2 – Minimum Densities, Main Street Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "9" to Amendment 540

SASP 622. Protected Major Transit Station Area – Victoria Park Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Victoria Park Subway Station is a Protected Major Transit Station Area shown as the Victoria Park Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Victoria Park Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

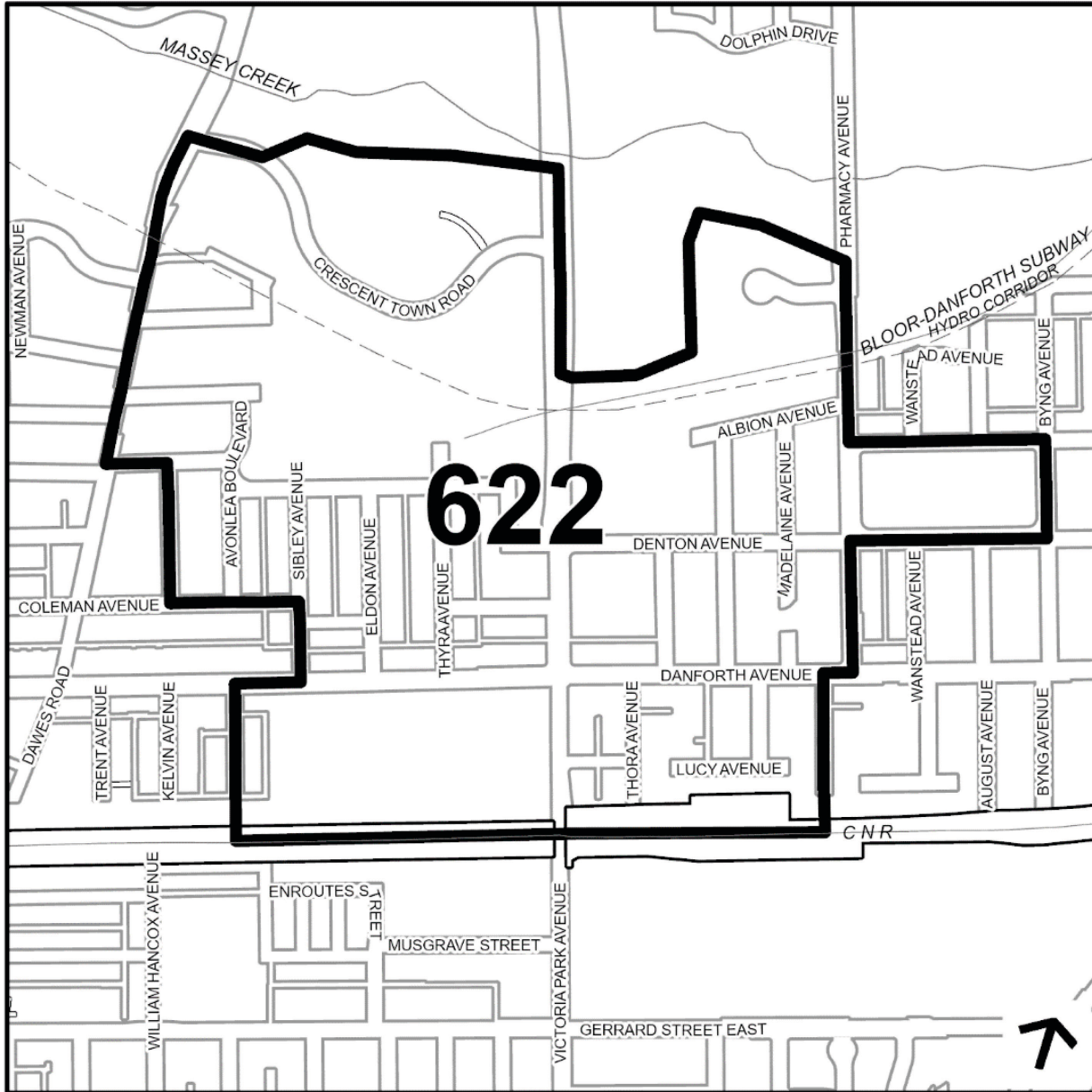
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 20 and 21 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Victoria Park Protected Major Transit Station Area



Map 2 – Minimum Densities, Victoria Park Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "10" to Amendment 540

SASP 623. Protected Major Transit Station Area – Danforth GO Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Danforth GO Station is a Protected Major Transit Station Area shown as the Danforth GO Protection Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Danforth GO Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

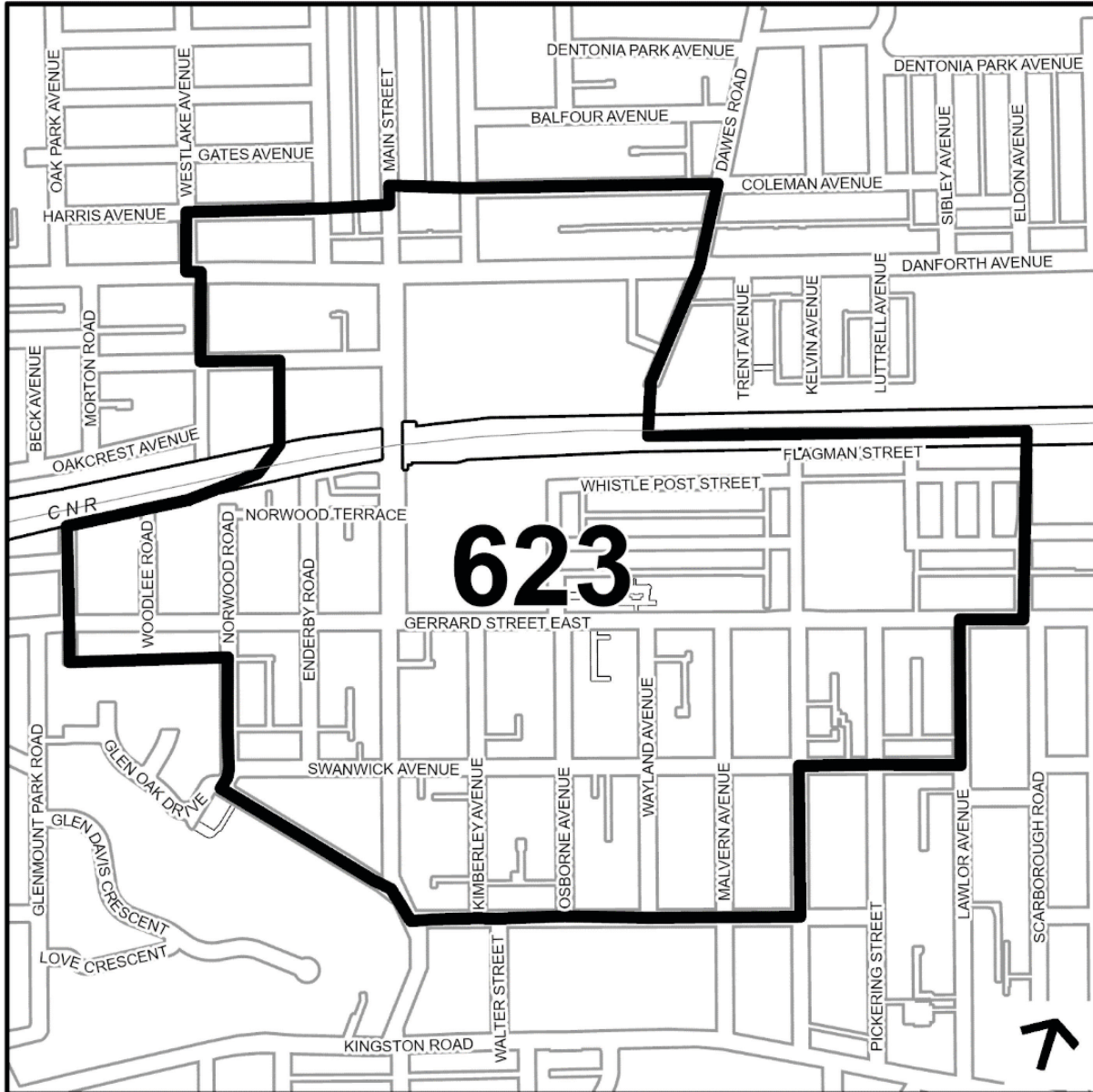
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 20 and 21 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

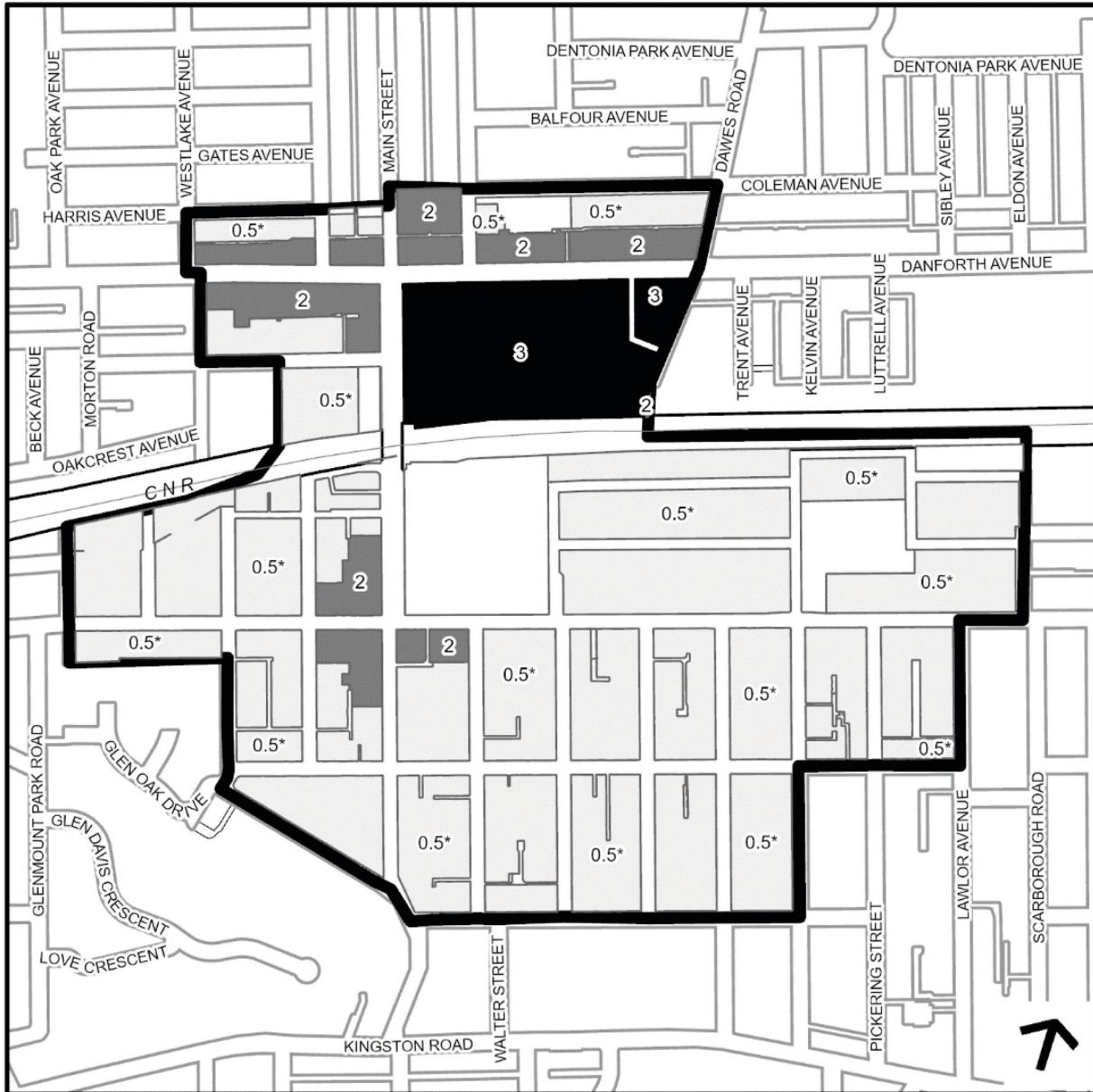
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.


Map 1 – Danforth GO Protected Major Transit Station Area



Map 2 – Minimum Densities, Danforth GO Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "11" to Amendment 540

SASP 649. Protected Major Transit Station Area – Castle Frank Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Castle Frank Subway Station is a Protected Major Transit Station Area shown as the Castle Frank Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Castle Frank Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

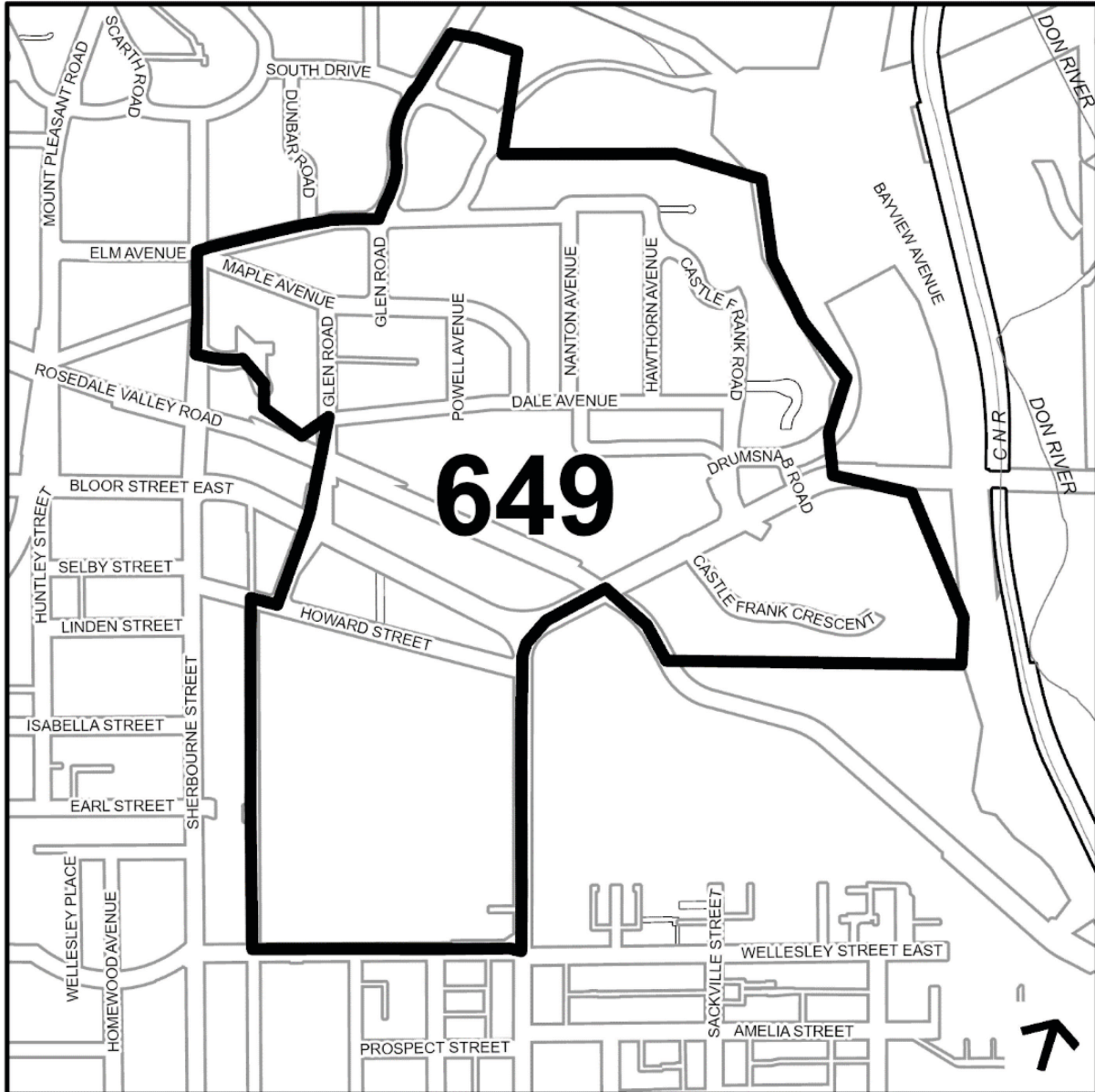
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

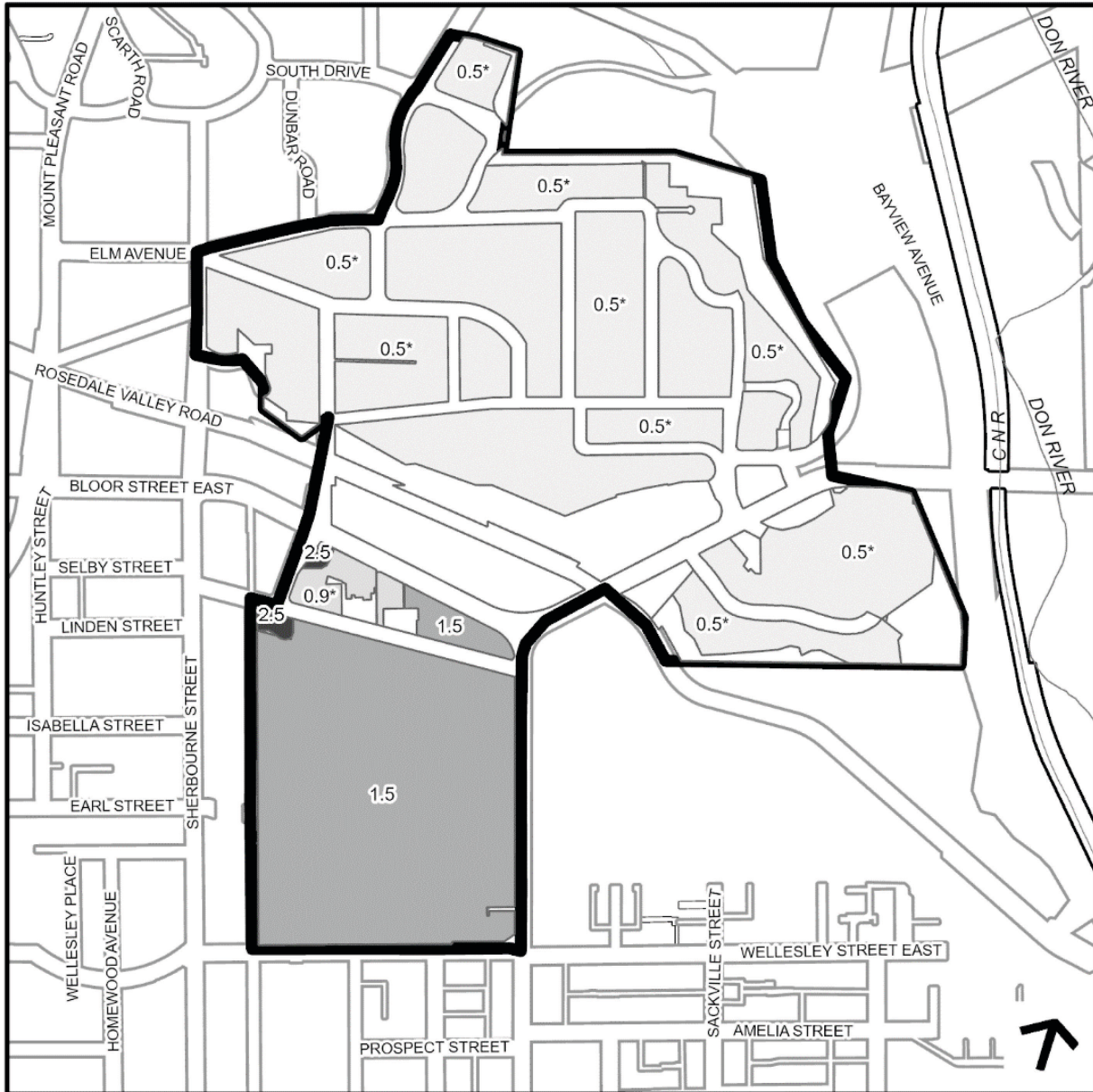
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.








Map 1 – Castle Frank Protected Major Transit Station Area



Map 2 – Minimum Densities, Castle Frank Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "12" to Amendment 540

SASP 650. Protected Major Transit Station Area – Jane Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Jane Subway Station is a Protected Major Transit Station Area shown as the Jane Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Jane Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

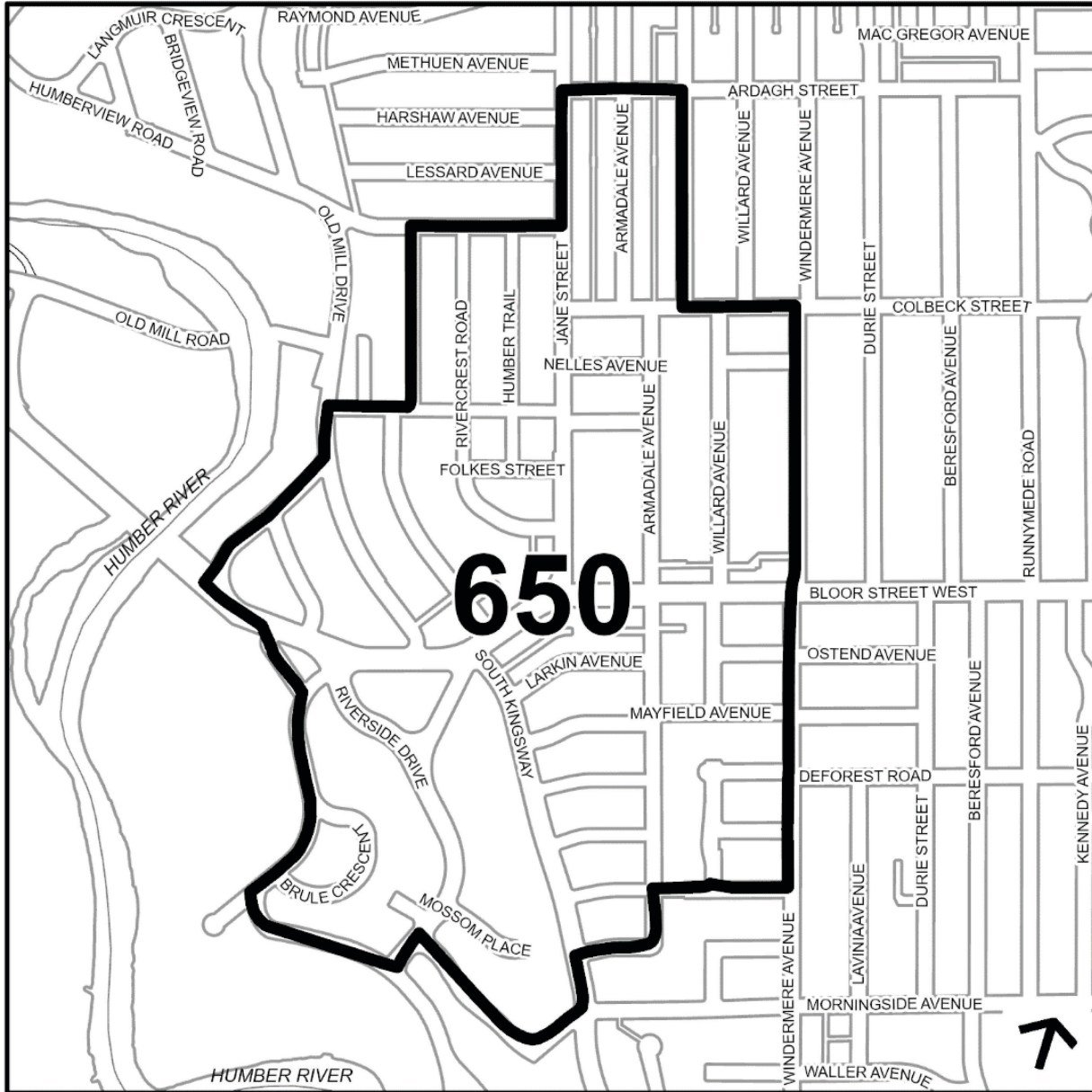
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 14 and 15 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

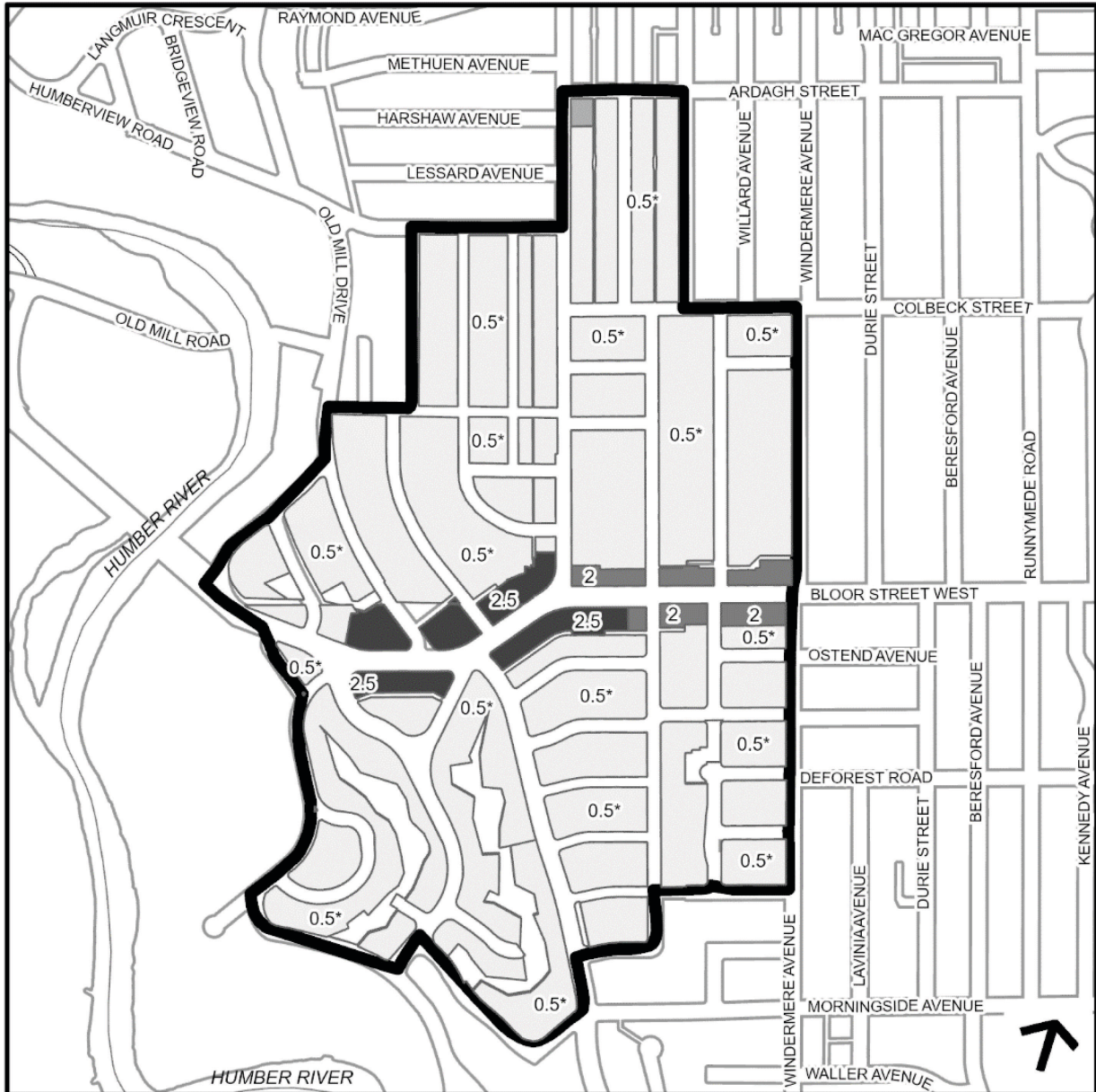
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.









Map 1 – Jane Protected Major Transit Station Area



Map 2 – Minimum Densities, Jane Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "13" to Amendment 540**SASP 651. Protected Major Transit Station Area – Runnymede Station****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing Runnymede Subway Station is a Protected Major Transit Station Area shown as the Runnymede Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Runnymede Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

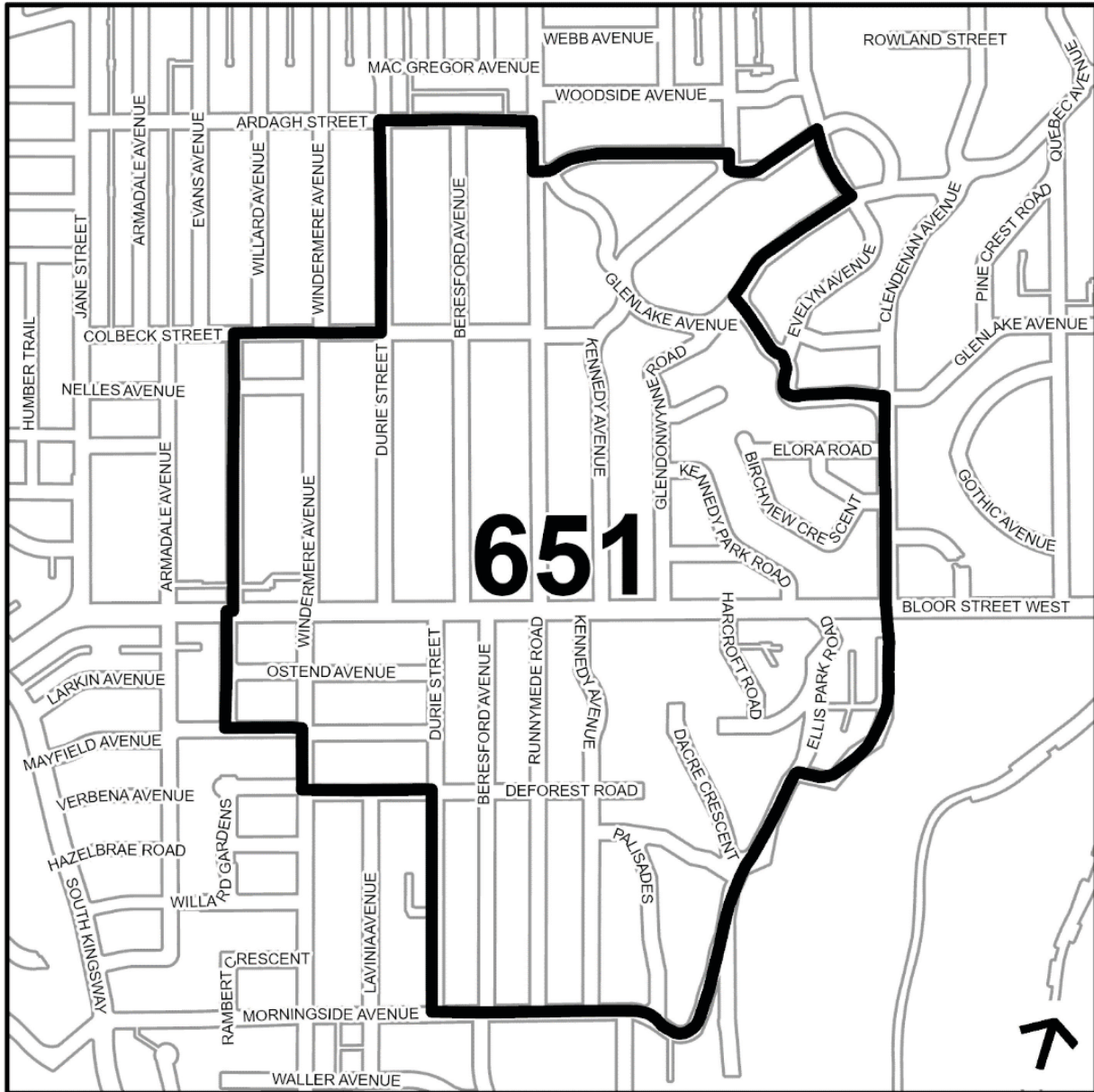
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 14, 15, 17, and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

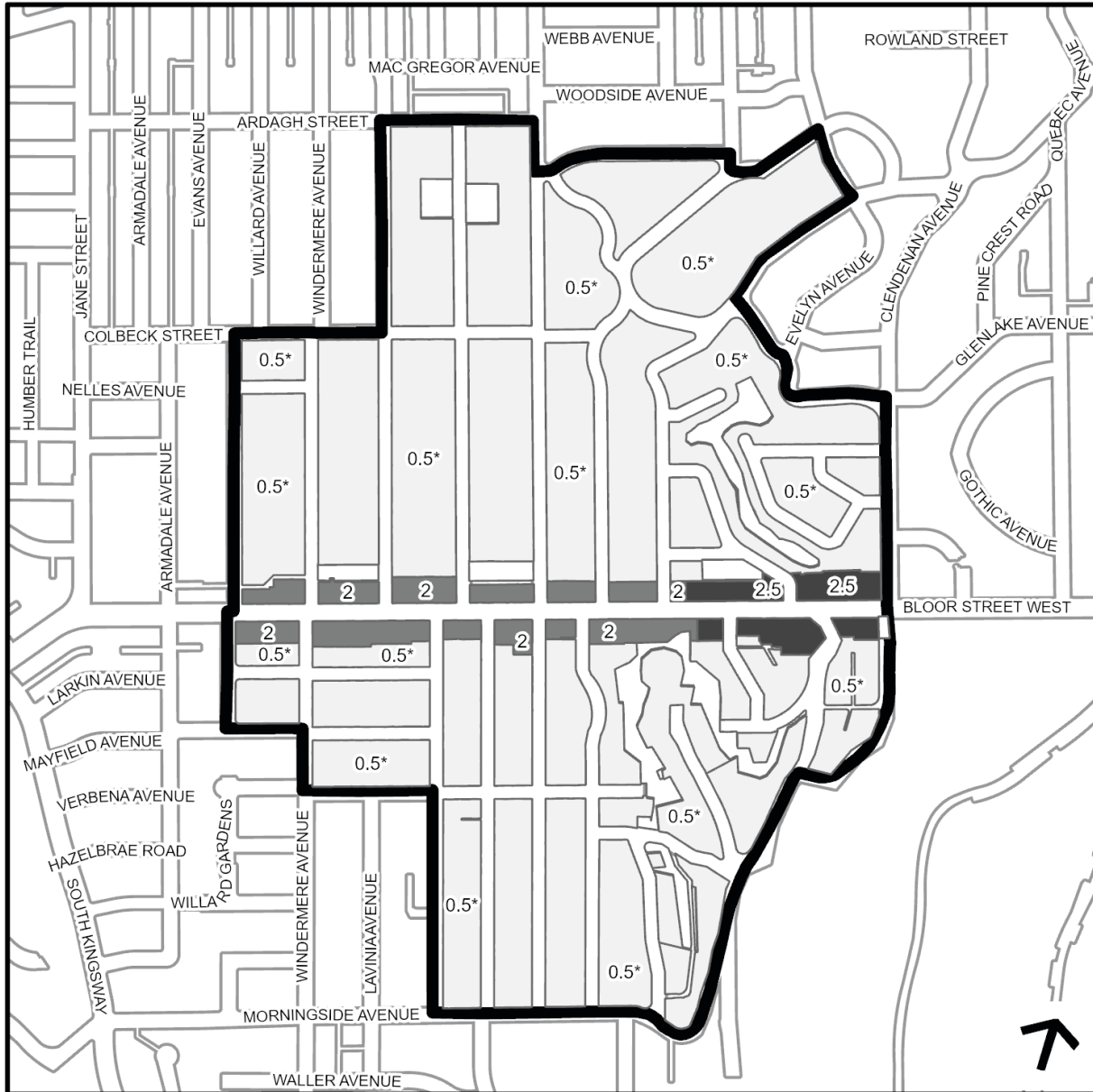
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Runnymede Protected Major Transit Station Area



Map 2 – Minimum Densities, Runnymede Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "14" to Amendment 540**SASP 652. Protected Major Transit Station Area – High Park Station****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing High Park Subway Station is a Protected Major Transit Station Area shown as the High Park Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – High Park Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

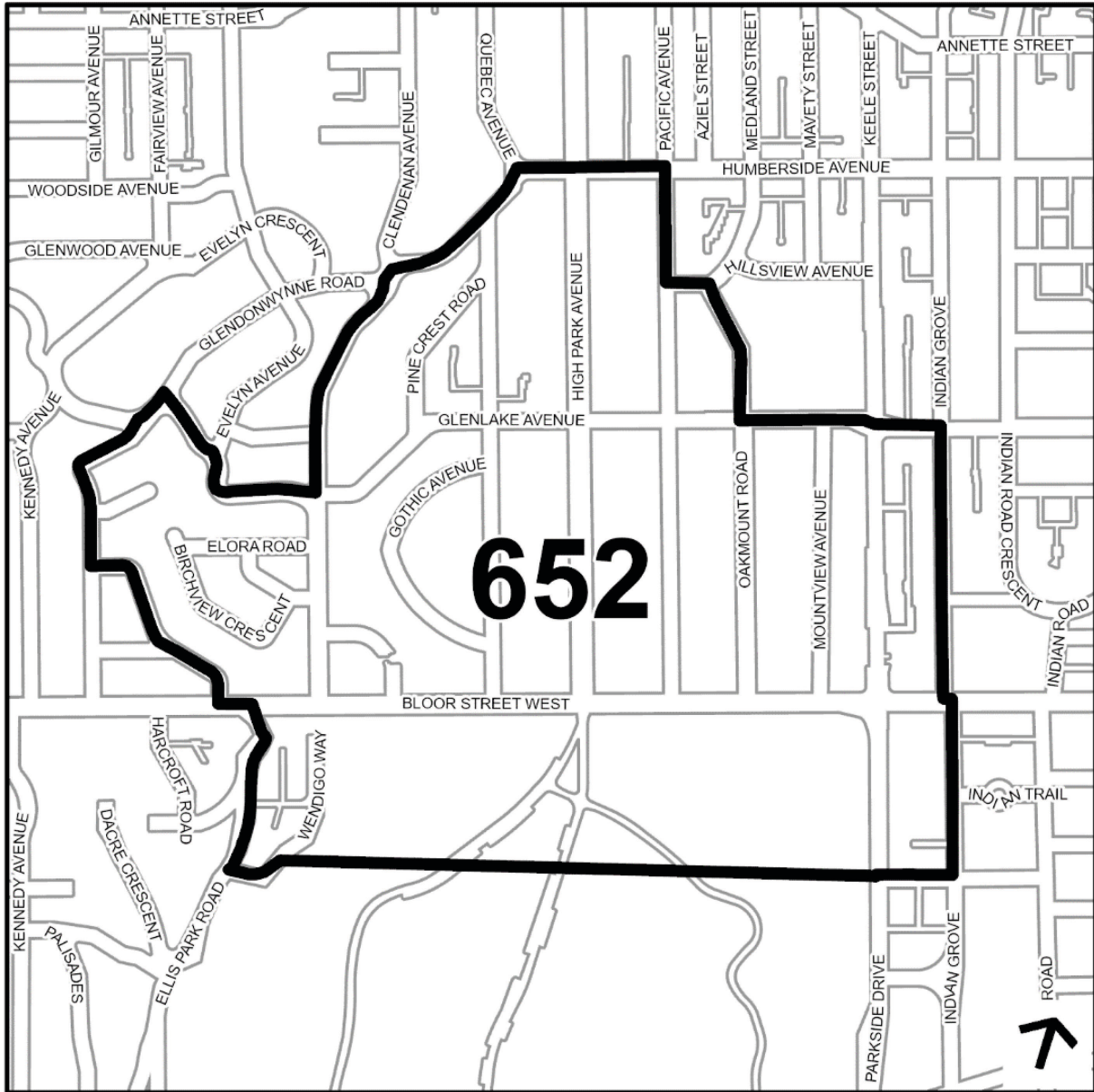
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 14, 17, and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

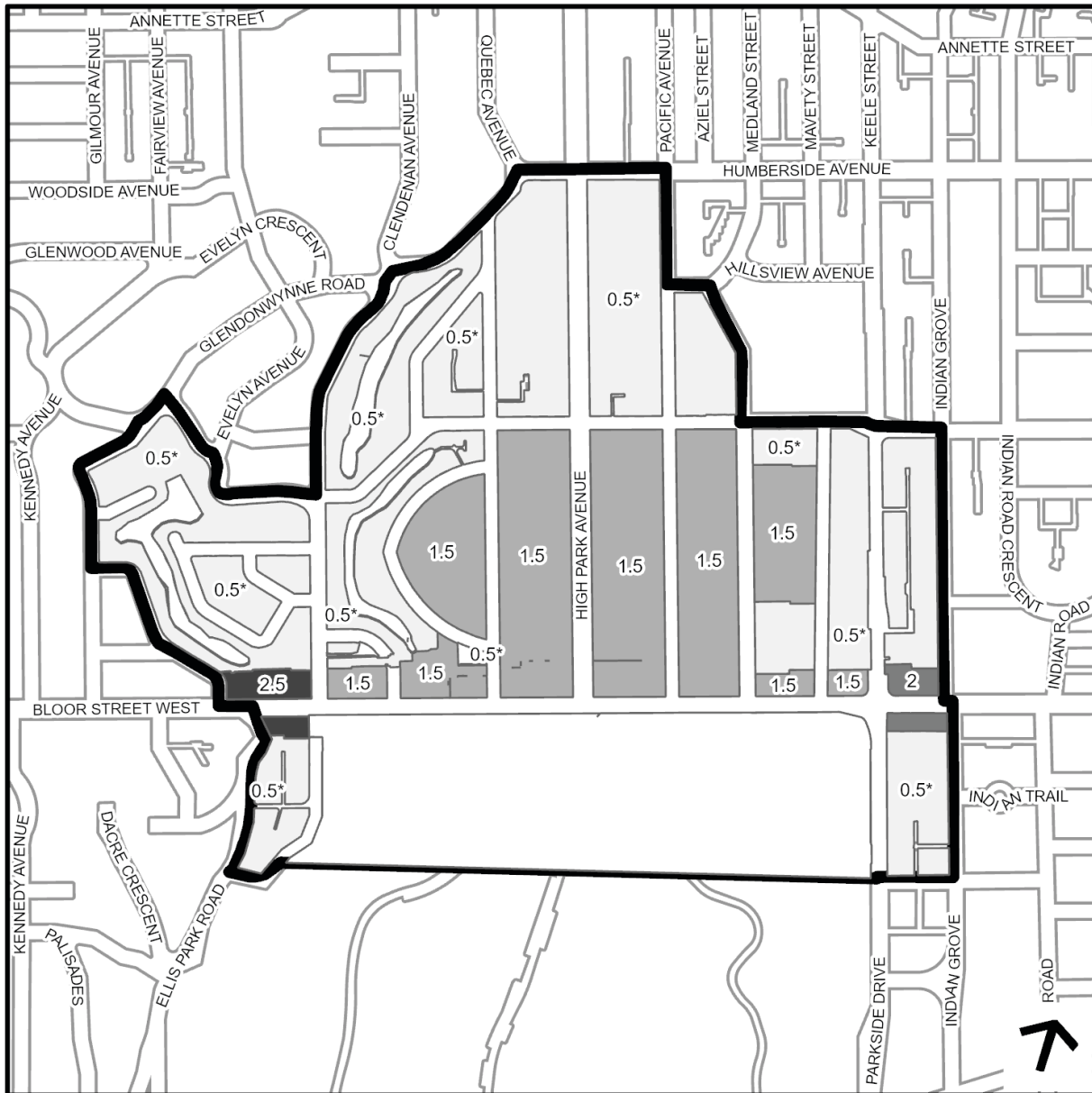
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – High Park Protected Major Transit Station Area



Map 2 – Minimum Densities, High Park Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "15" to Amendment 540**SASP 653. Protected Major Transit Station Area – Keele Station****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing Keele Subway Station is a Protected Major Transit Station Area shown as the Keele Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Keele Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

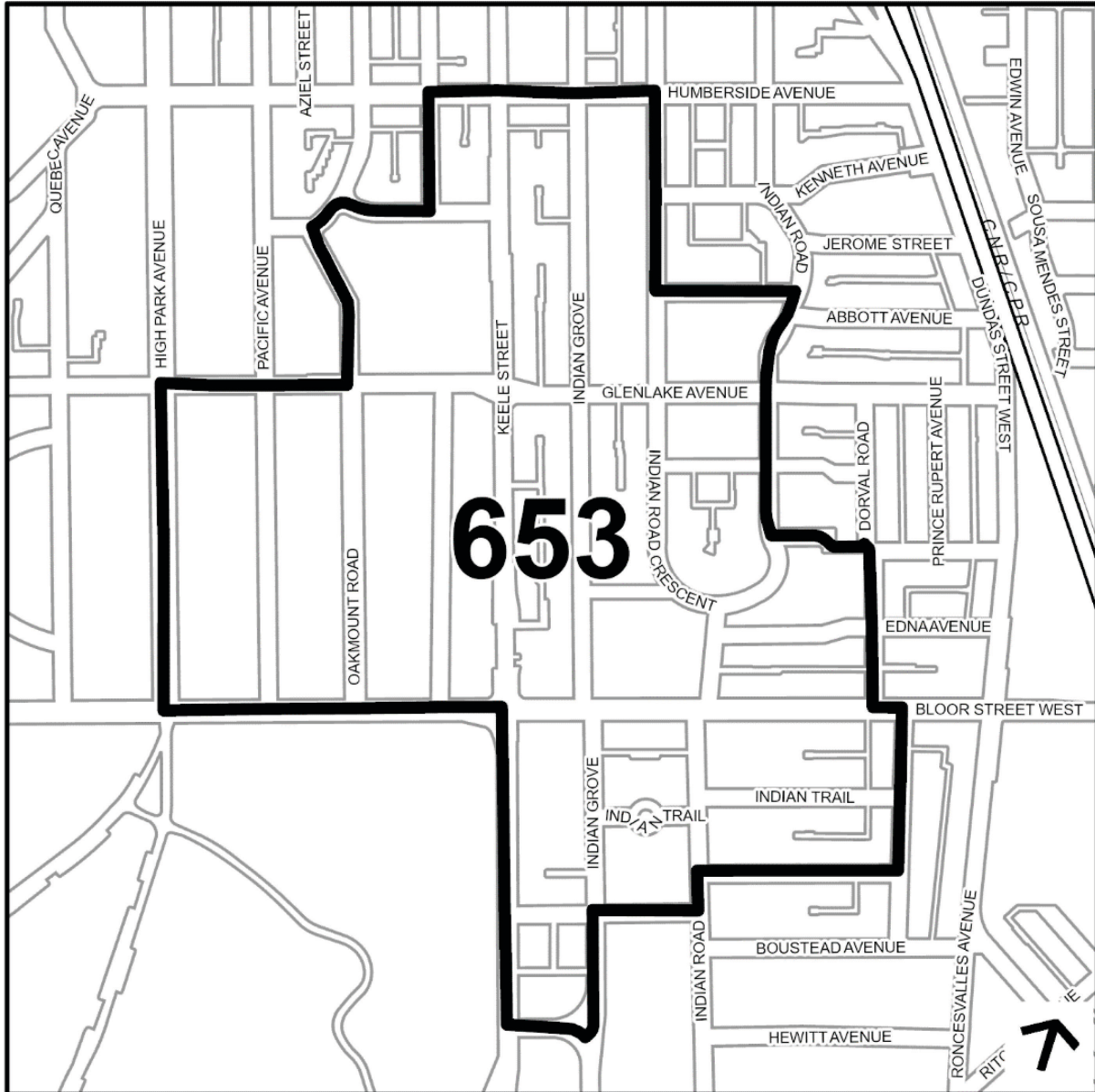
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

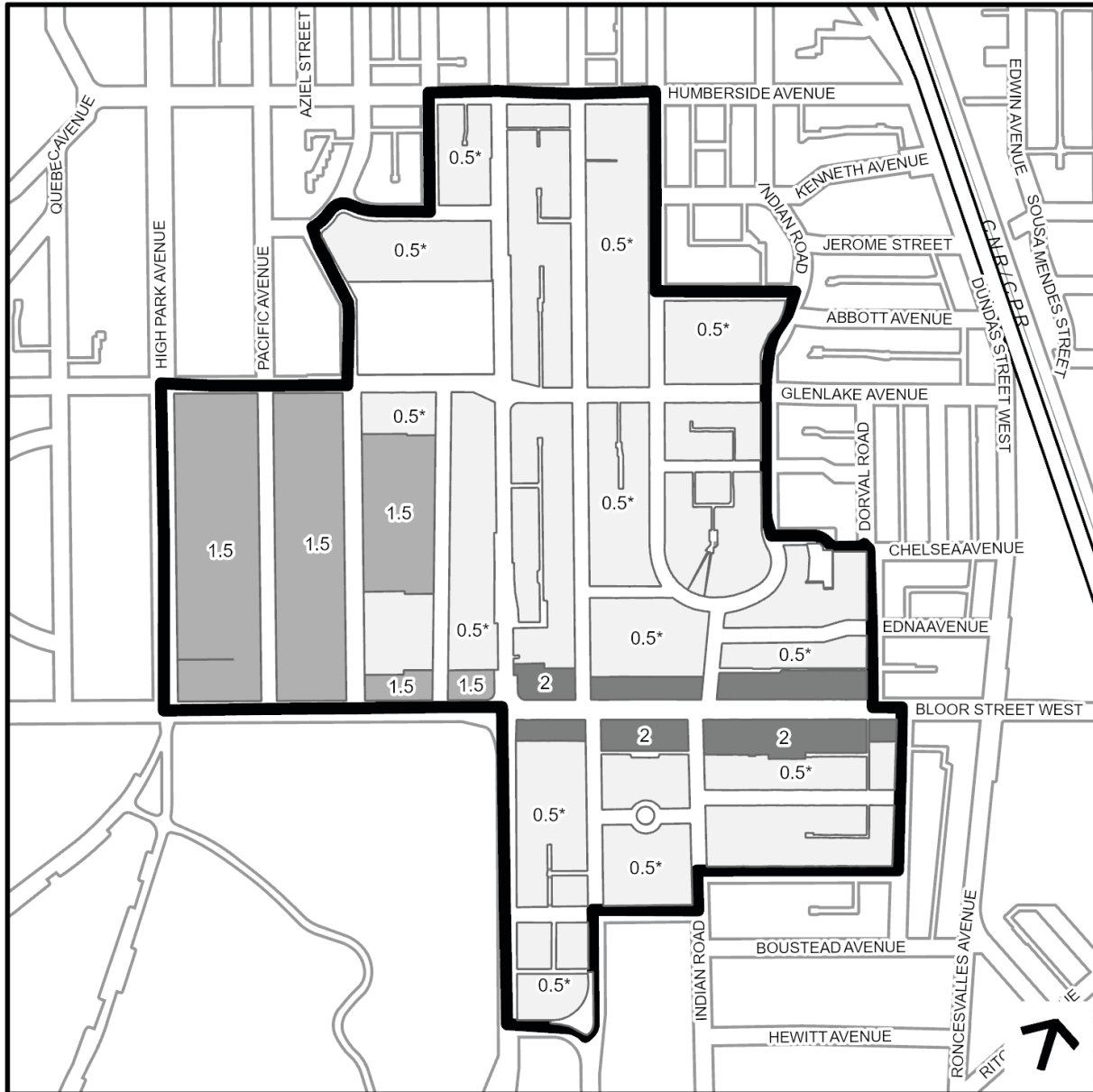
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Keele Protected Major Transit Station Area



Map 2 – Minimum Densities, Keele Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "16" to Amendment 540

SASP 654. Protected Major Transit Station Area – Dundas West Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Dundas West Subway Station is a Protected Major Transit Station Area shown as the Dundas West Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Dundas West Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

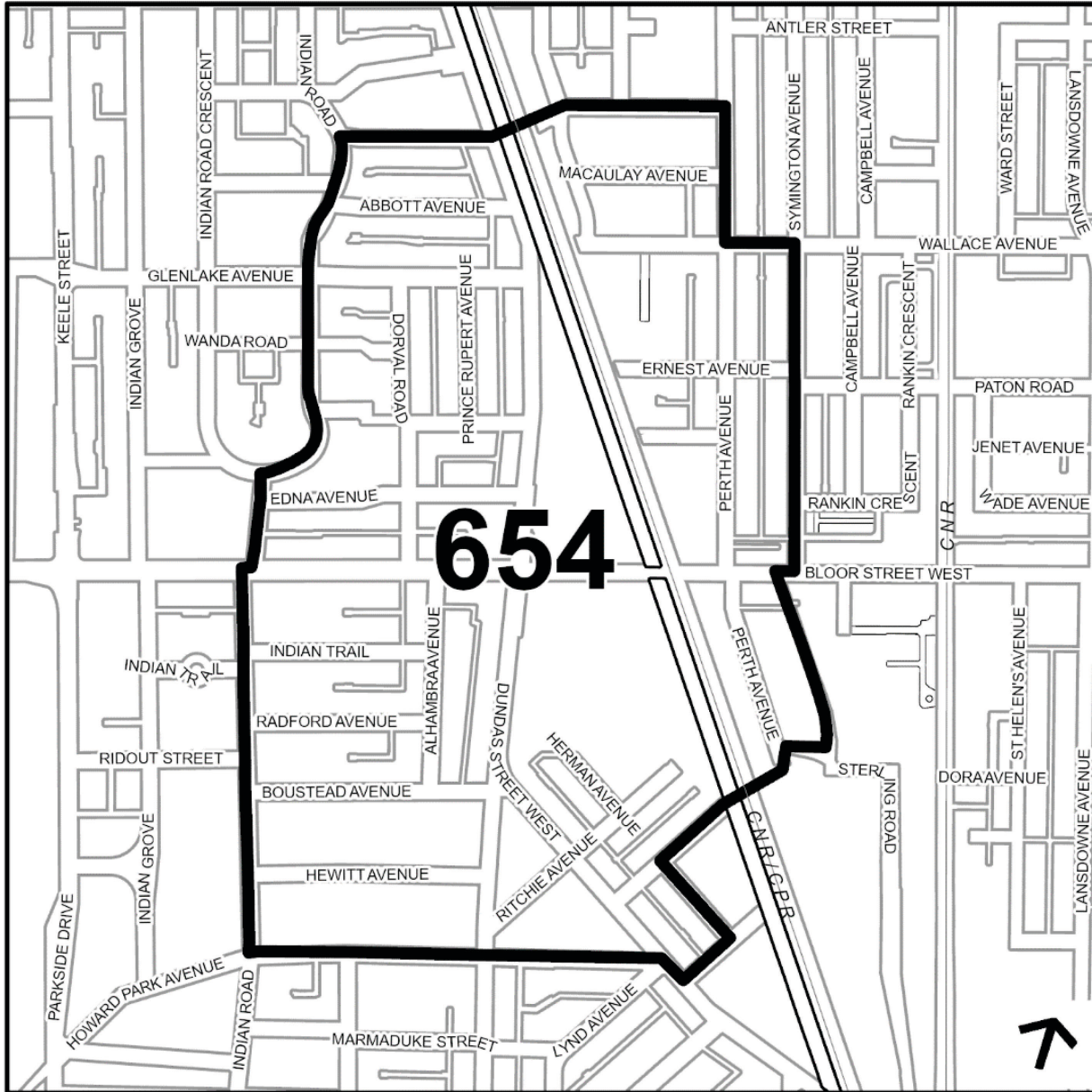
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

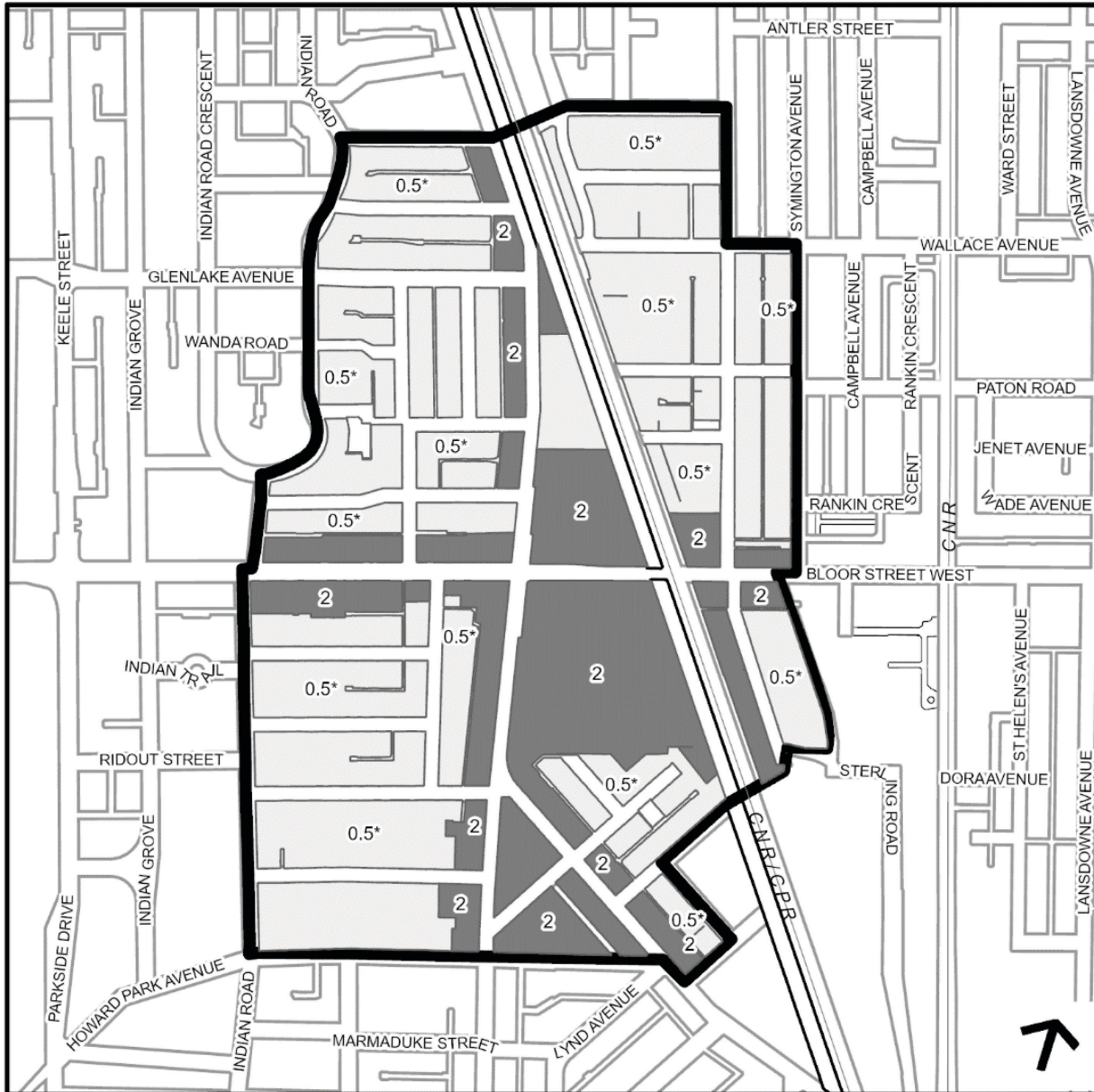
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.







Map 1 – Dundas West Protected Major Transit Station Area



Map 2 – Minimum Densities, Dundas West Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "17" to Amendment 540

SASP 655. Protected Major Transit Station Area – Bloor GO Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Bloor GO Station is a Protected Major Transit Station Area shown as the Bloor GO Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Bloor GO Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

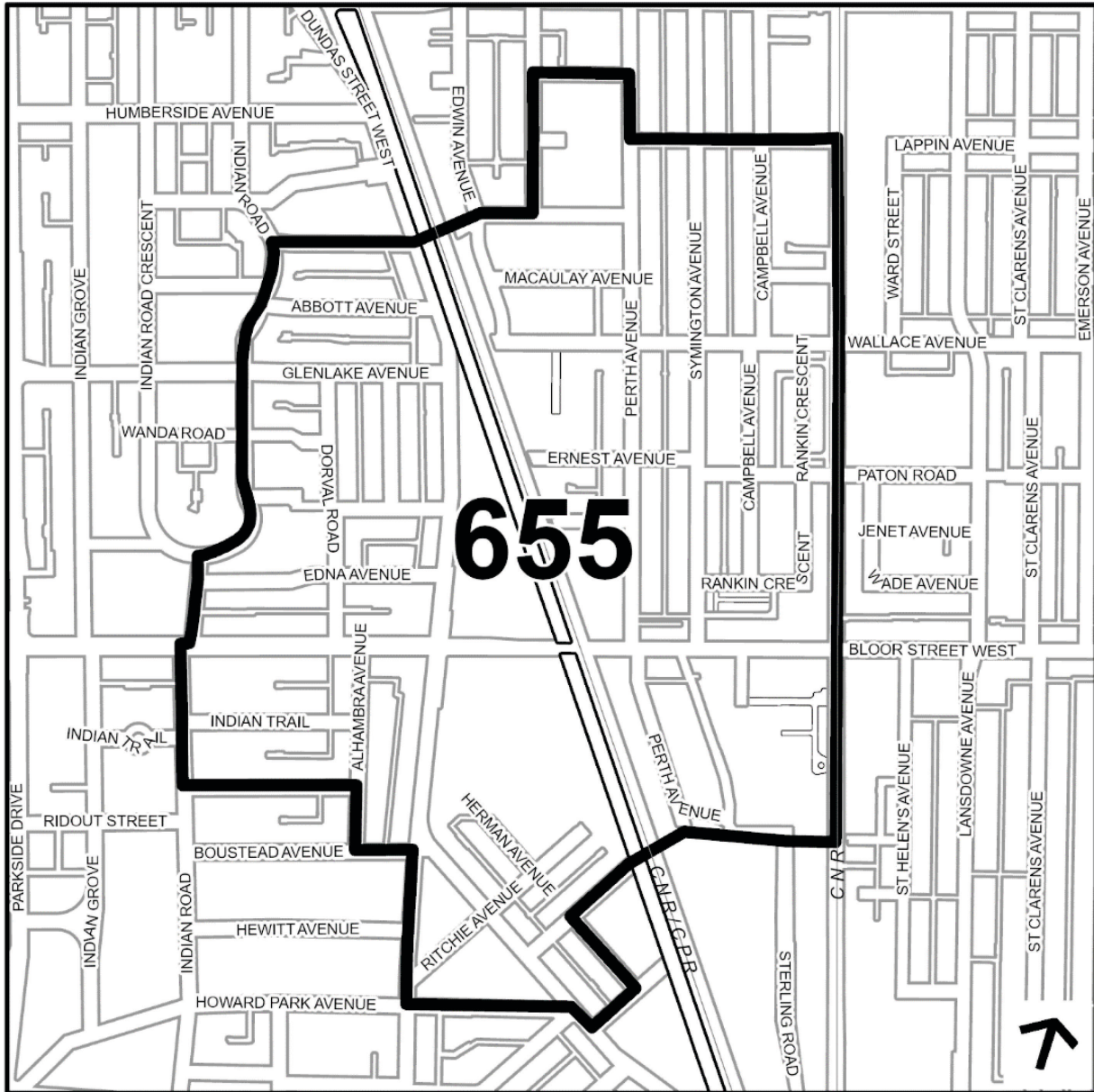
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

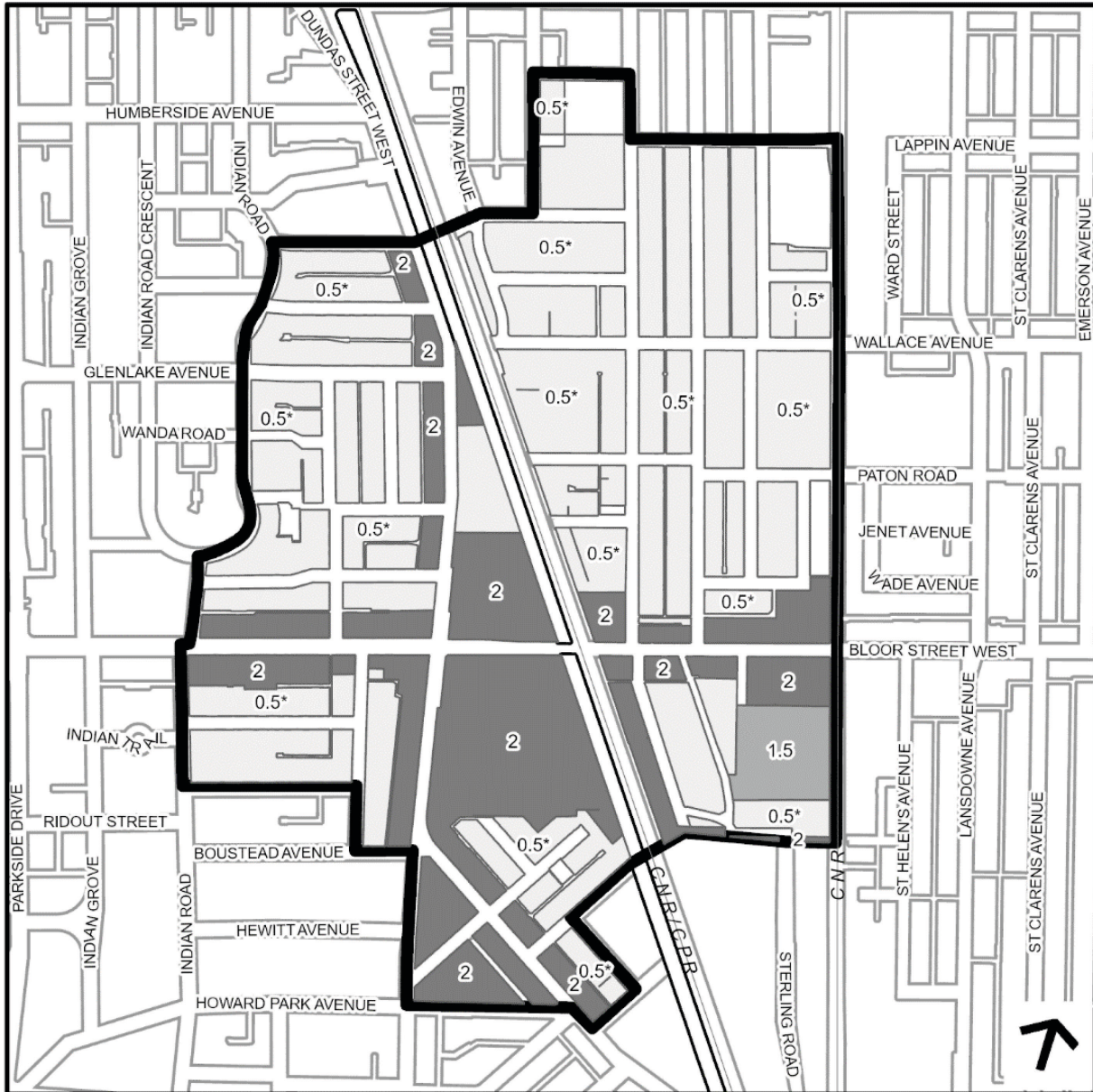
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.









Map 1 – Bloor GO Protected Major Transit Station Area



Map 2 – Minimum Densities, Bloor GO Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "18" to Amendment 540

SASP 656. Protected Major Transit Station Area – Bloor-Lansdowne GO Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Bloor-Lansdowne GO Station is a Protected Major Transit Station Area shown as the Bloor-Lansdowne GO Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Bloor-Lansdowne GO Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

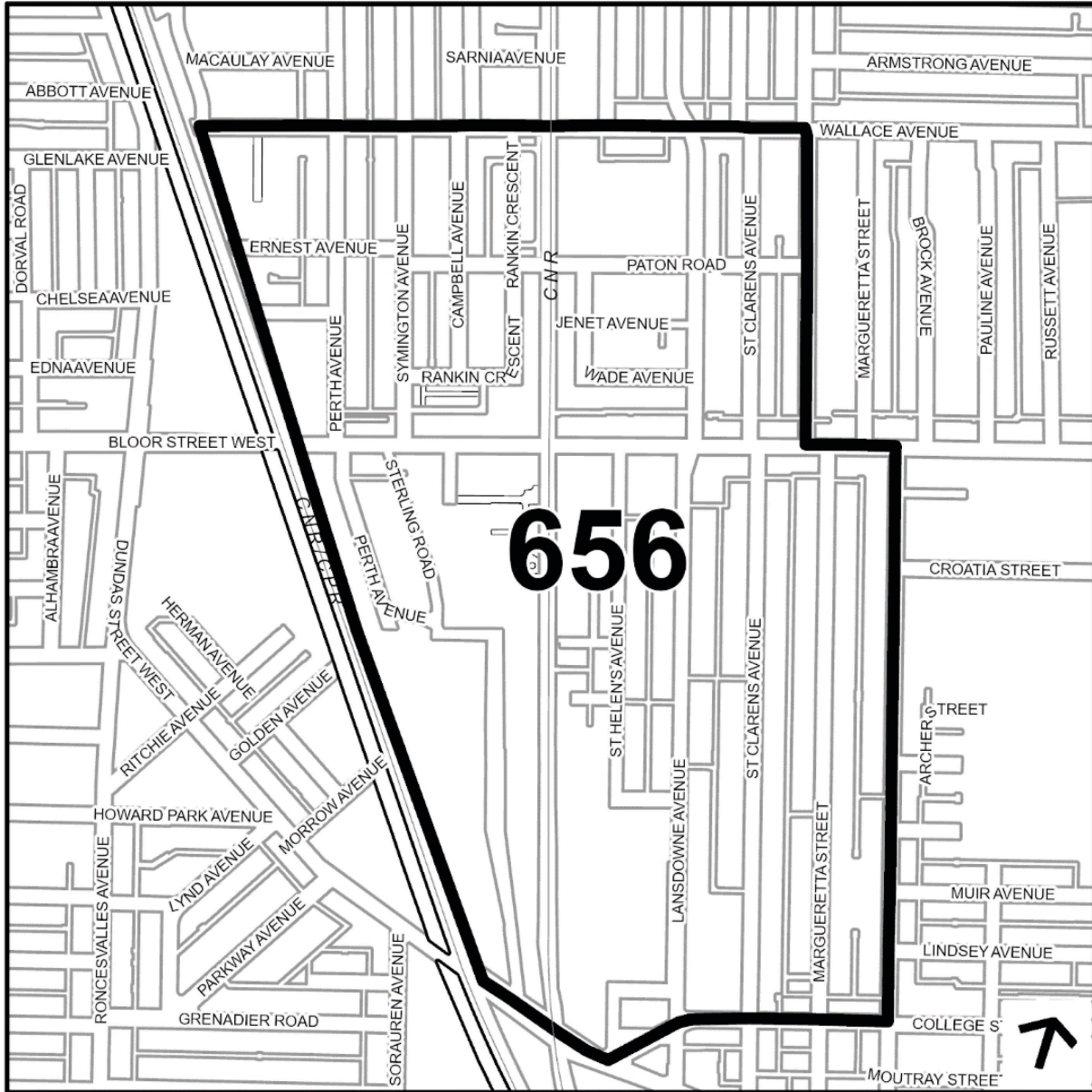
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

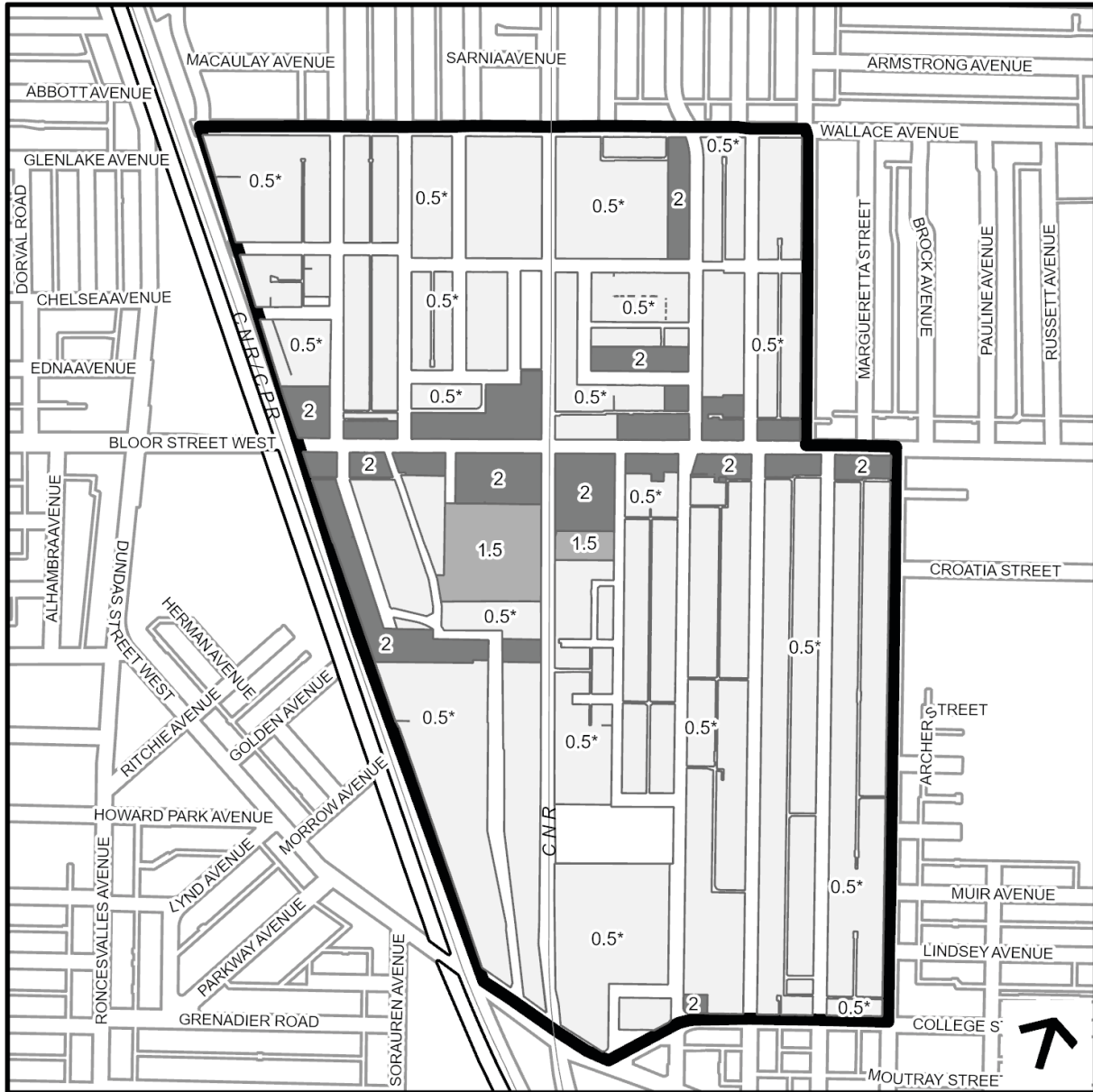
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Bloor-Lansdowne GO Major Transit Station Area



Map 2 – Minimum Densities, Bloor-Lansdowne GO Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "19" to Amendment 540

SASP 657. Protected Major Transit Station Area – Lansdowne Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Lansdowne Subway Station is a Protected Major Transit Station Area shown as the Lansdowne Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Lansdowne Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

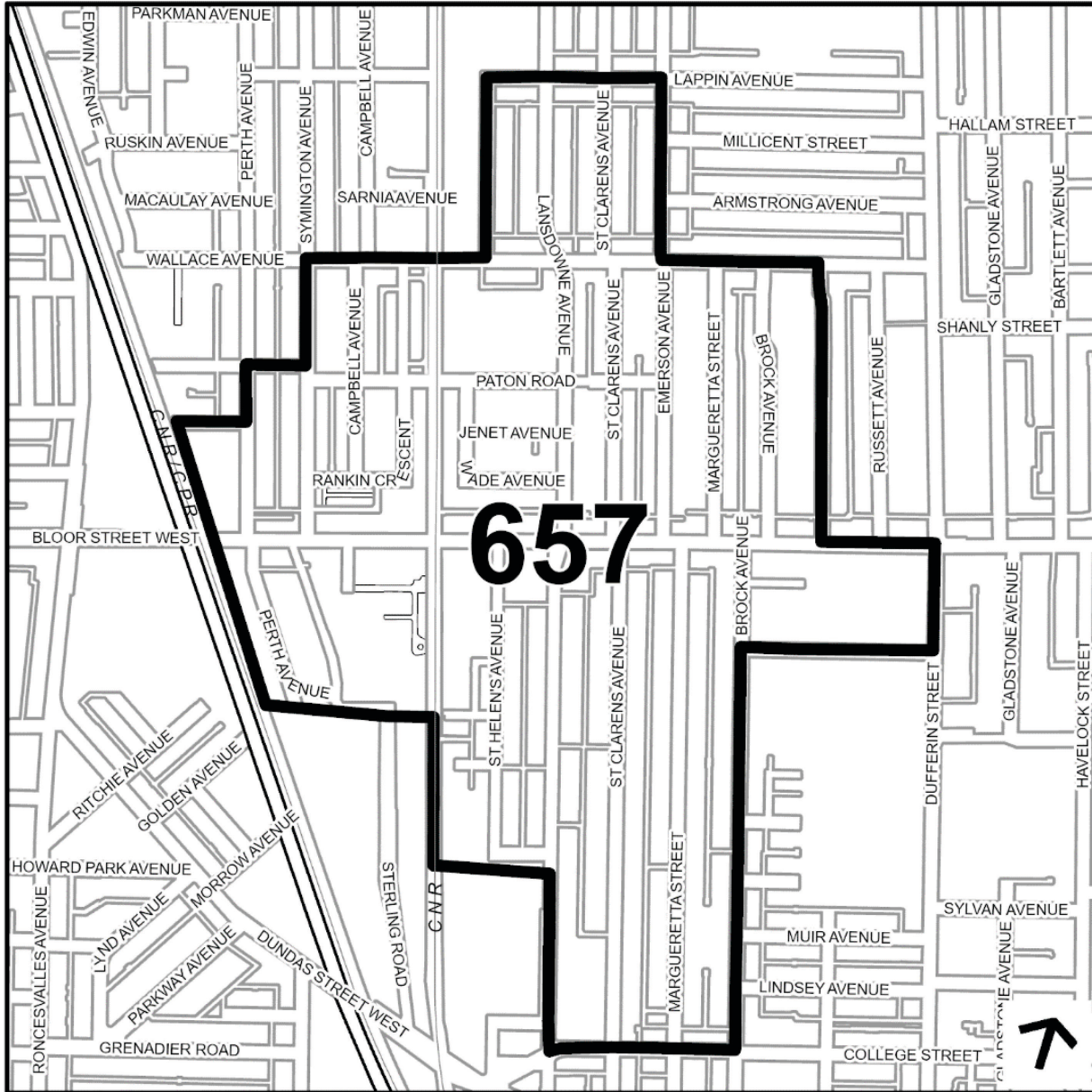
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

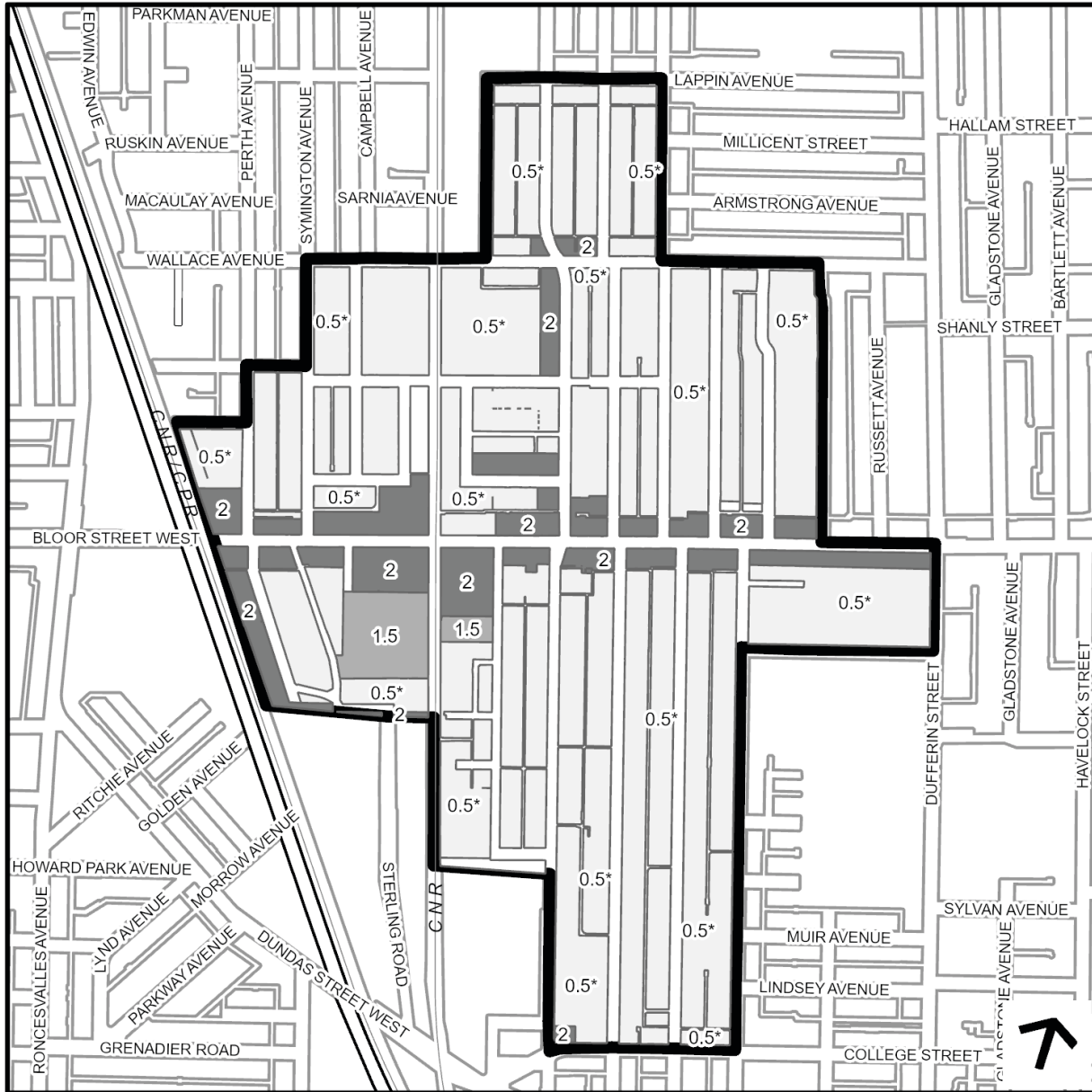
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Lansdowne Protected Major Transit Station Area



Map 2 – Minimum Densities, Lansdowne Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "20" to Amendment 540

SASP 658. Protected Major Transit Station Area – Dufferin Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Dufferin Subway Station is a Protected Major Transit Station Area shown as the Dufferin Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Dufferin Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

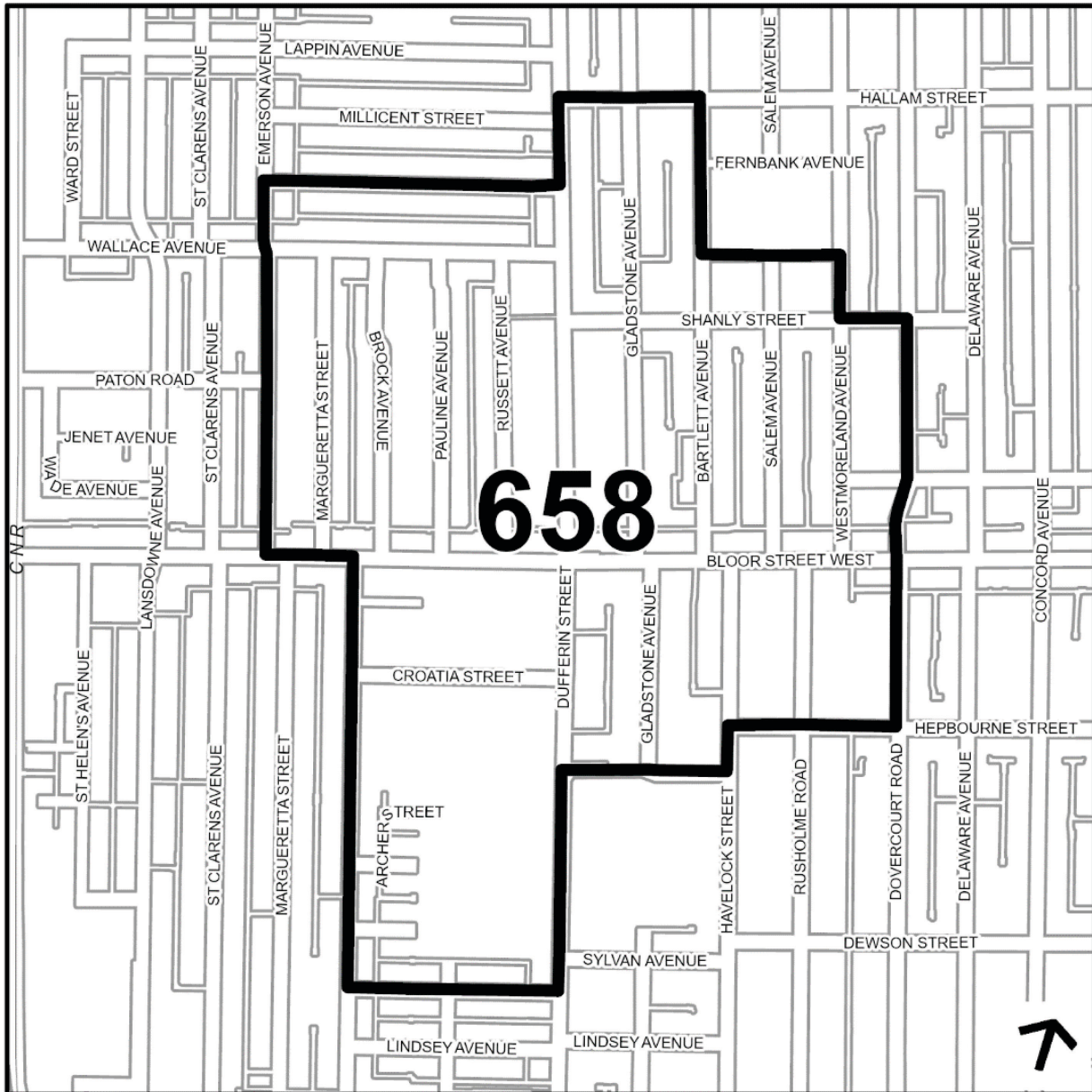
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

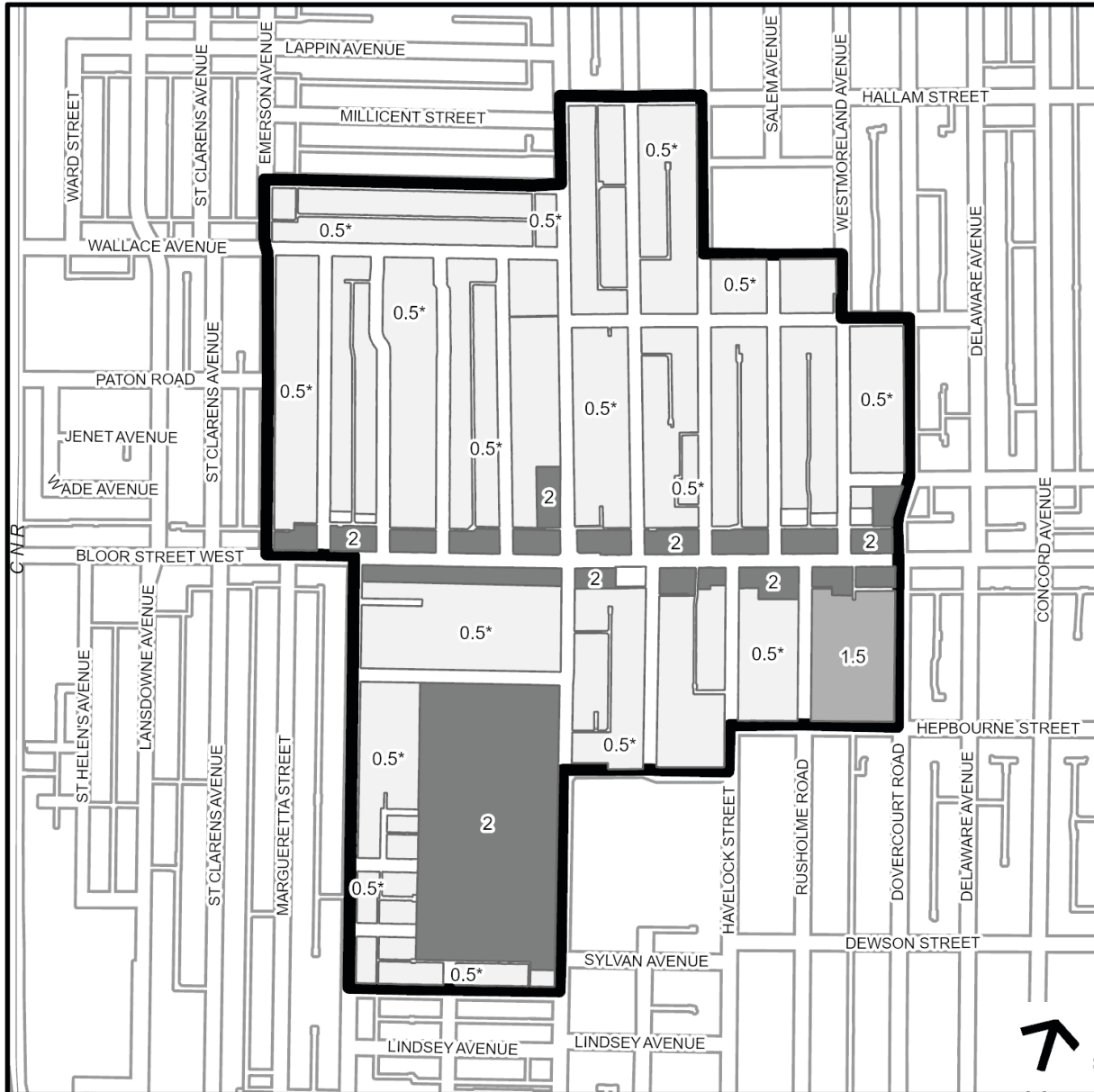
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Dufferin Protected Major Transit Station Area



Map 2 – Minimum Densities, Dufferin Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "21" to Amendment 540

SASP 659. Protected Major Transit Station Area – Ossington Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Ossington Subway Station is a Protected Major Transit Station Area shown as the Ossington Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Ossington Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

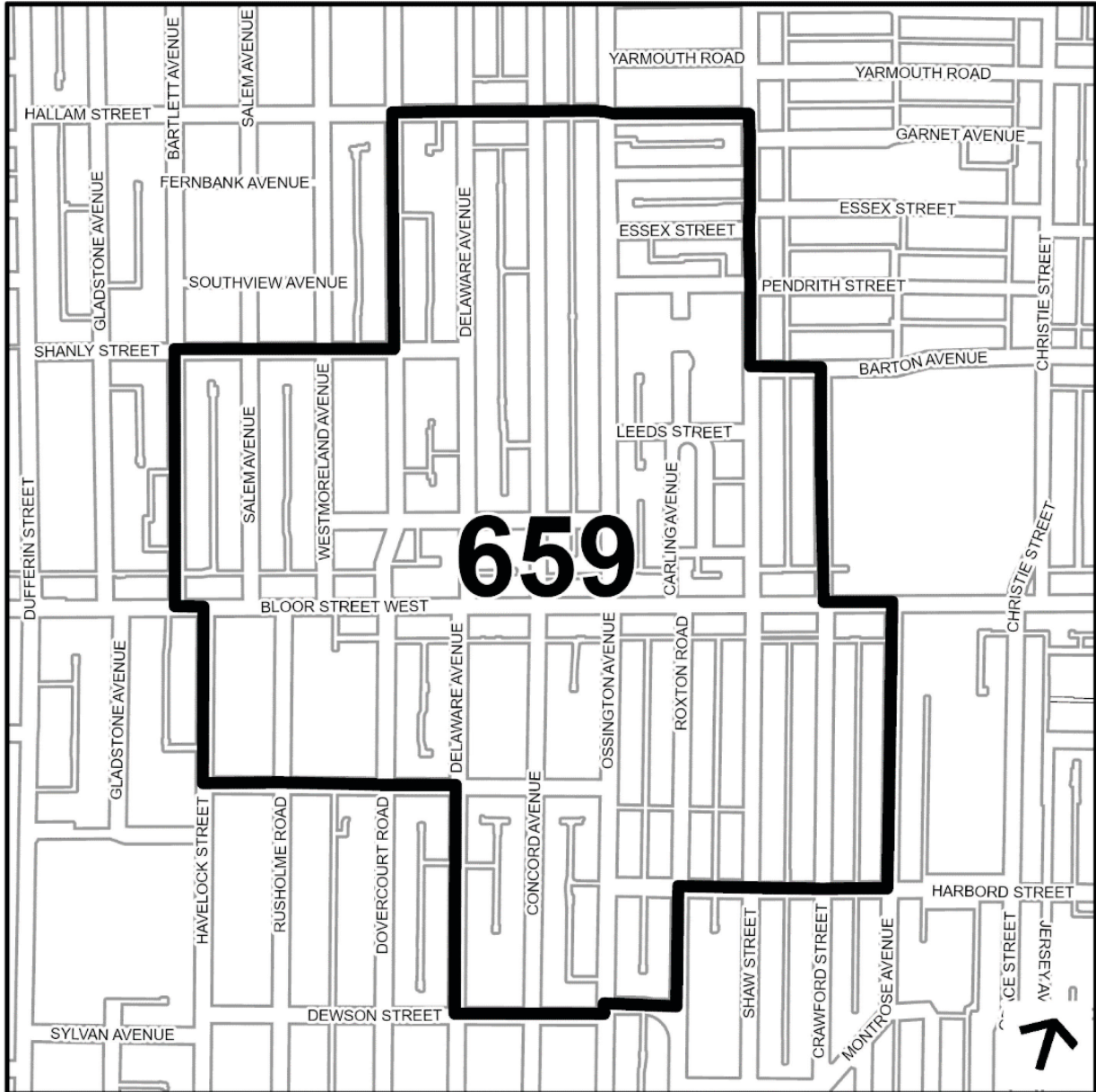
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

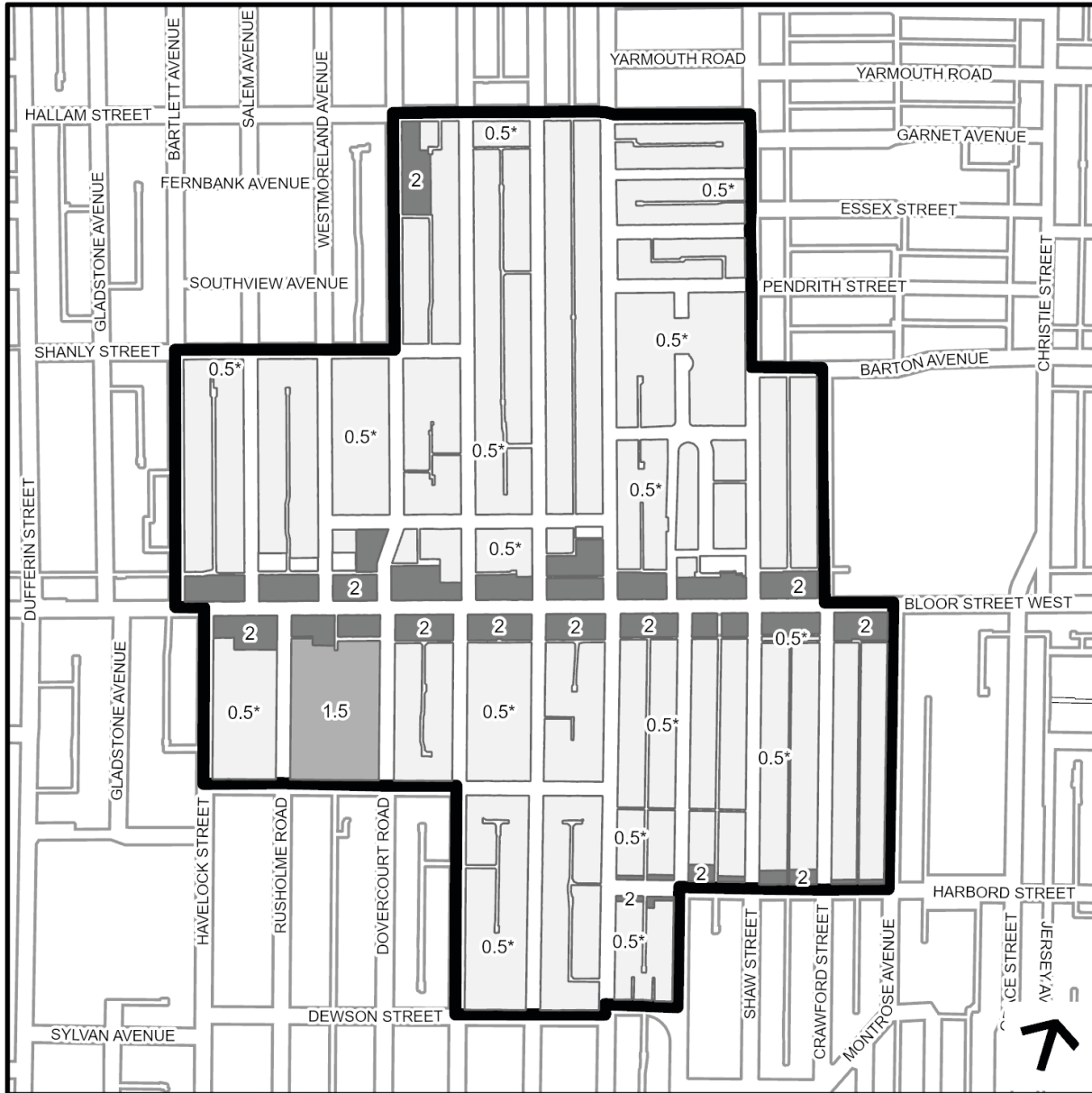
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Ossington Protected Major Transit Station Area



Map 2 – Minimum Densities, Ossington Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "22" to Amendment 540

SASP 660. Protected Major Transit Station Area – Christie Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Christie Subway Station is a Protected Major Transit Station Area shown as the Christie Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Christie Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

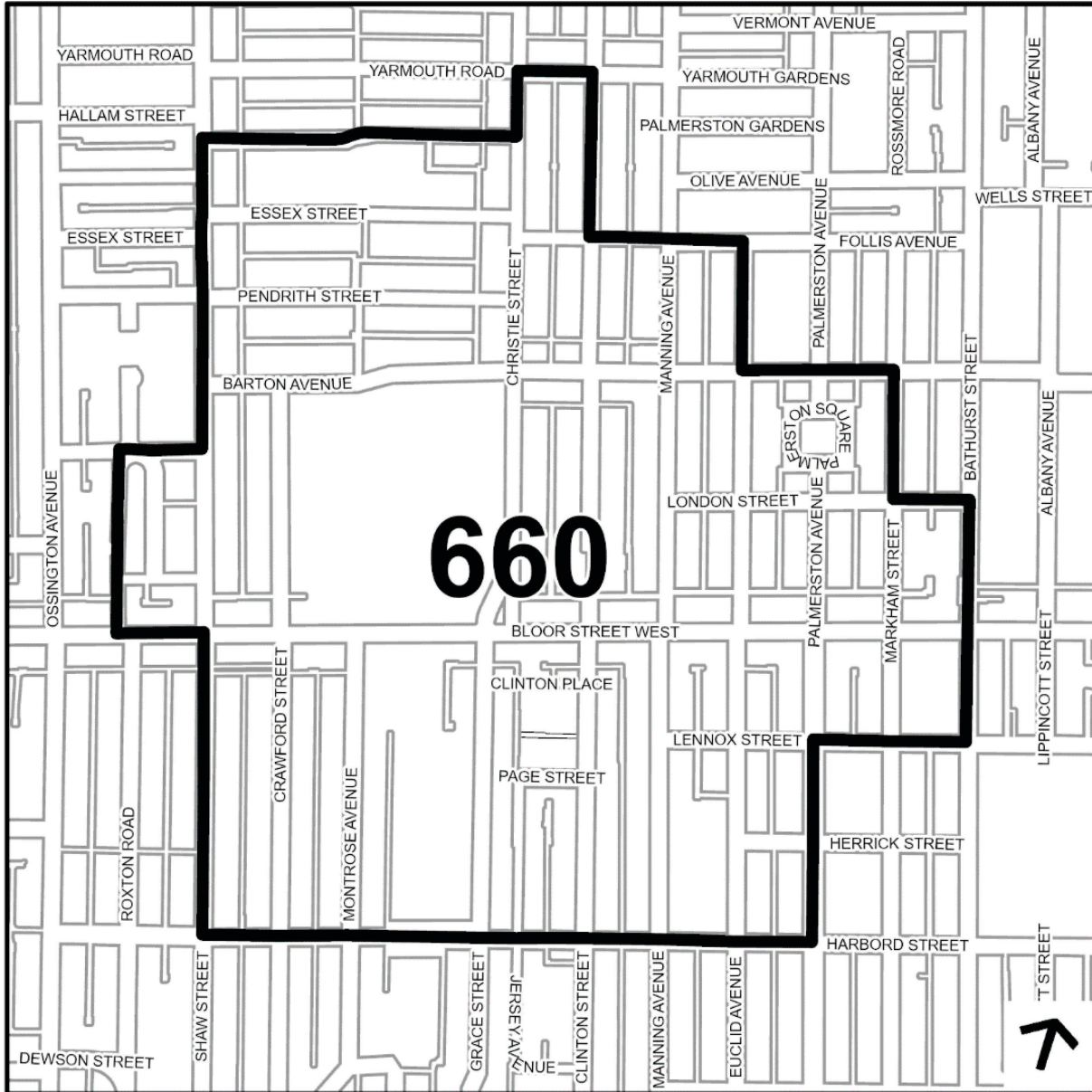
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

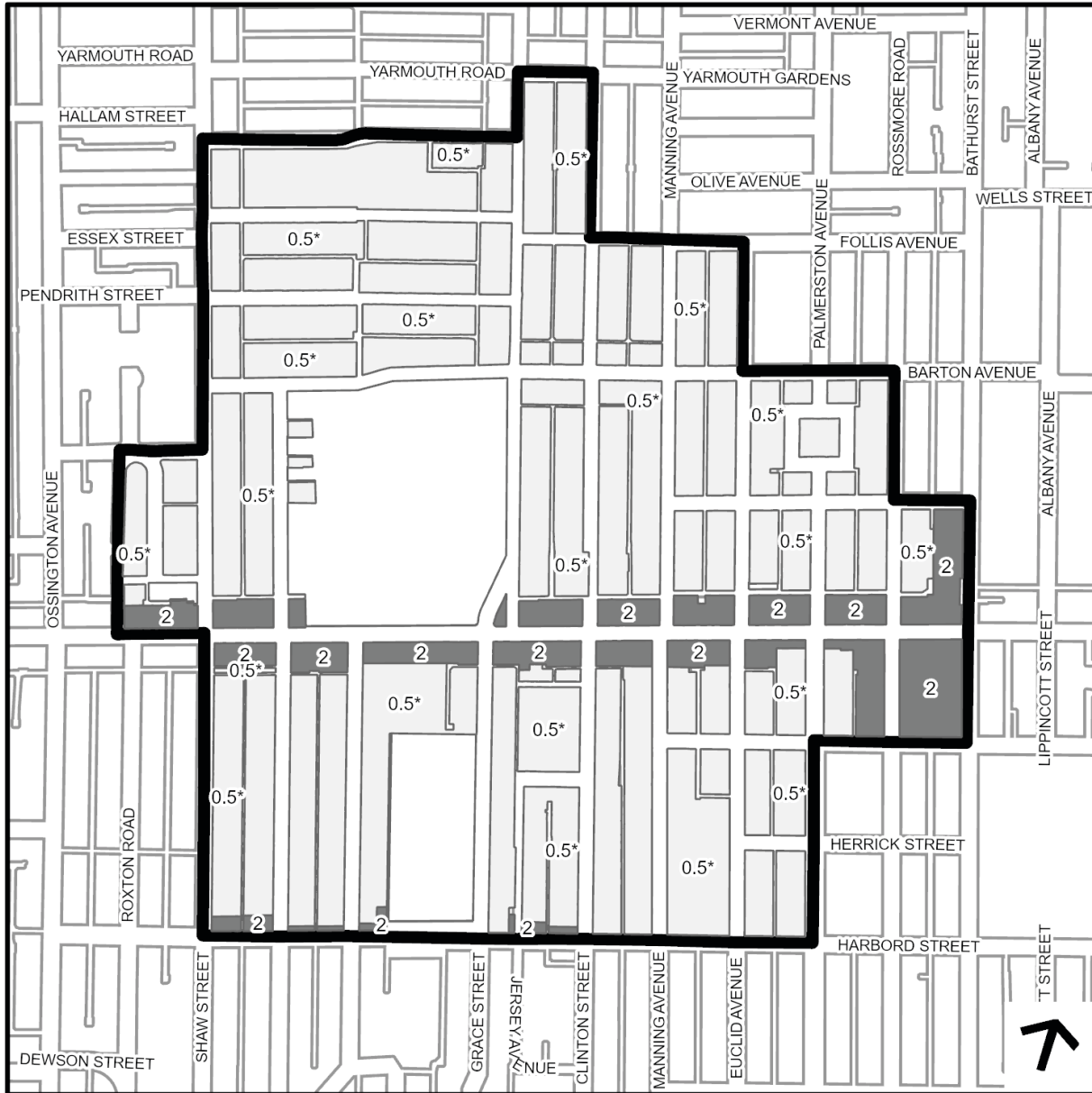
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Christie Protected Major Transit Station Area



Map 2 – Minimum Densities, Christie Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

Schedule "23" to Amendment 540

SASP 661. Protected Major Transit Station Area – Bathurst Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Bathurst Subway Station is a Protected Major Transit Station Area shown as the Bathurst Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Protected Major Transit Station Area – Bathurst Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

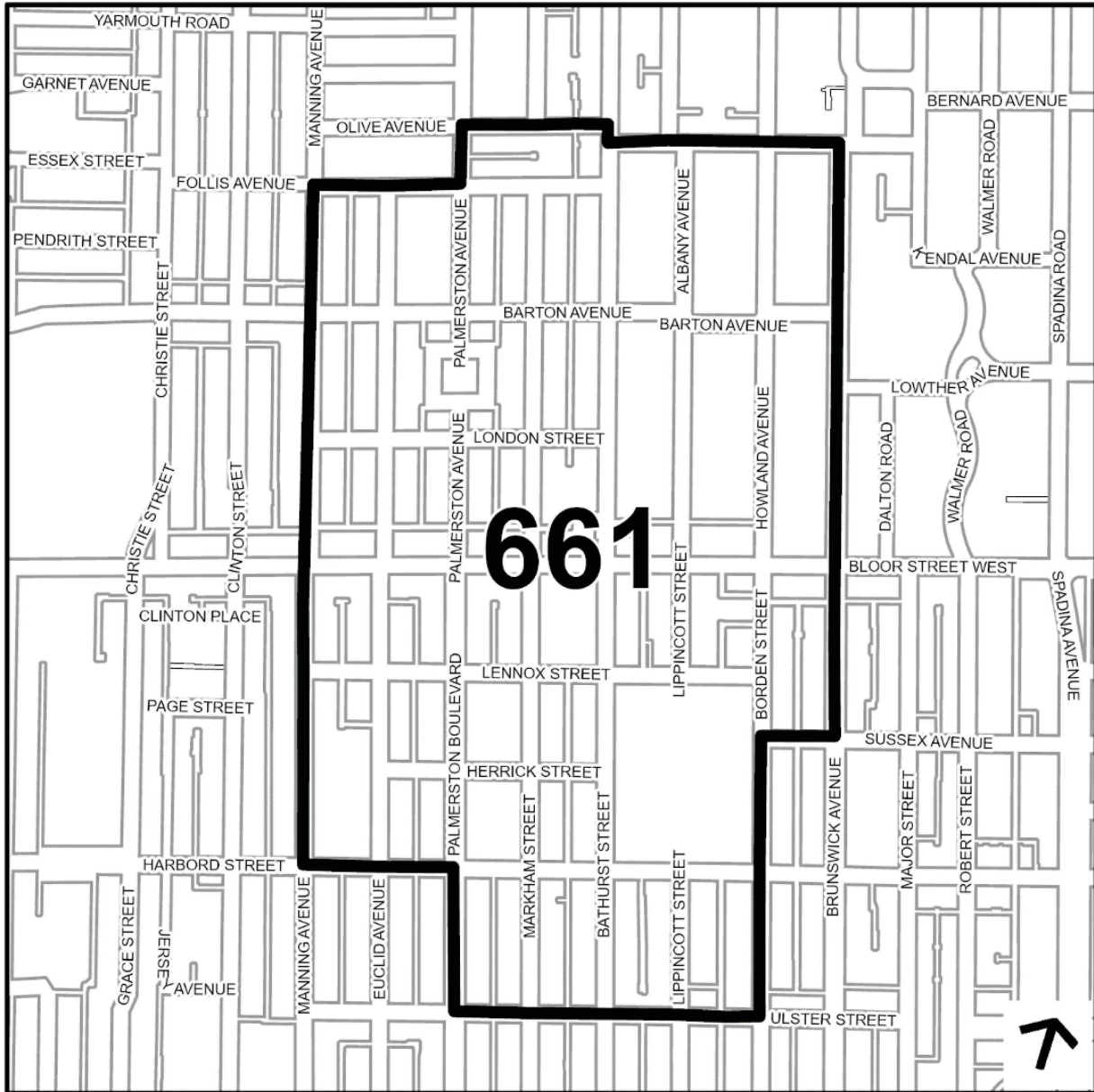
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 17 and 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Bathurst Protected Major Transit Station Area



Map 2 – Minimum Densities, Bathurst Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.9 FSI or 3 units*	 2.0 FSI	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.