

# PH19.1- Attachment 6

Ministry of Municipal Affairs  
and Housing

Ministère des Affaires municipales  
et Logement

Municipal Services Office  
Central Ontario

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*by email only*

January 14, 2020

Kerry Voumvakis  
Director  
Strategic Initiatives, Policy & Analysis  
City Planning Division  
City of Toronto

**RE: City of Toronto Draft Official Plan Amendment for the Proposed Protected Major Transit Station Areas  
Finch West Transit Station Area; and Sentinel Transit Station Area  
MMAH File No: 20-OP-194636**

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Dear Ms. Voumvakis,

Thank you for circulating the City of Toronto's draft Official Plan Amendment (OPA) for two proposed Protected Major Transit Station Areas (PMTSAs) in the City: Finch West Transit Station Area and Sentinel Transit Station Area. The draft OPA proposes to delineate and plan for these two Major Transit Station Areas (MTSAs) in advance of its Municipal Comprehensive Review. We understand that the City plans to give public notice of the draft OPA in early 2020.

As you are aware, the authority for single-tier municipalities to establish PMTSAs is provided through subsection 16(15) of the Planning Act which sets out:

"The official plan of a single-tier municipality may include policies that identify the area surrounding and including an existing or planned higher order transit station or stop as a protected major transit station area and that delineate the area's boundaries, and if the official plan includes such policies it must also contain policies that,

- (a) identify the minimum number of residents and jobs, collectively, per hectare that are planned to be accommodated within the area;
- (b) identify the authorized uses of land in the major transit station area and of buildings or structures on lands in the area; and

(c) identify the minimum densities that are authorized with respect to buildings and structures on lands in the area.

Policy 2.2.4.5 of A Place to Grow provides the opportunity for municipalities to delineate MTSAs in advance of the next Municipal Comprehensive Review (MCR) provided it is done in accordance with Sections 16(15) of the *Planning Act*.

Please note, that if the City updates its Official Plan in accordance with subsection 16(15) of the *Planning Act*, such an OPA is not exempt from the approval of the Minister, and once adopted, shall be forwarded to the Minister for a decision.

### MMAH Review

The draft OPA was shared with the Ministry of Transportation (MTO) as part of the Provincial One-Window Planning Review Service. Based on the comments received, as well as our review of *Planning Act* requirements, we have not identified any significant concerns with the proposed OPA or the City's approach. The following comments are offered for the City's consideration:

### Mapping

For clarity, it is recommended that Schedule "I" identify the boundary of the proposed Finch West PMTSA for context.

### Authorized uses and minimum densities

We note that while the City is proposing some changes to the land use designations within the proposed Finch West PMTSA (i.e., Schedule I), it defers to the existing land use policies and development criteria of the Official Plan to identify the authorized uses of land within each PMTSA (subsections c of Schedules "II" and "III").

We further note that the City has not identified minimum densities for certain areas within the proposed PMTSA for both Finch West and Sentinel Stations. If the minimum densities for these areas are to be provided for in the existing Official Plan policies, the City may wish to clarify this in the OPA. Please ensure that the minimum densities for these areas are provided through the Official Plan.

In any event, the City should be satisfied that the existing land use policies and development criteria in the Official Plan will satisfy Section 16(15) of the *Planning Act* and provide clear direction on the authorized uses of land and the minimum densities in the PMTSA's

### Approval authority

The City may wish to add wording to Schedules II and Schedule III of the draft OPA to clarify that any amendment to the delineation or the policies will require the approval of the Minister of Municipal Affairs and Housing in accordance with the Section 16(18) *Planning Act*.

## Conclusion

Thank you again for providing us with an early opportunity to review and comment on the draft OPA. We look forward to working with the City as it moves forward with the public consultation and adoption of this OPA. We also look forward to learning more about how this OPA dovetails with the broader secondary planning exercise for these areas.

Should you have any questions, please contact Julianna Zhuo via email at [julianna.zhuo@ontario.ca](mailto:julianna.zhuo@ontario.ca) or by telephone at 416-585-6652.

Yours truly,

A handwritten signature in black ink, appearing to read "Aly N. Alibhai". The signature is fluid and cursive, with a small dot at the end.

Aly N. Alibhai  
Regional Director,  
Municipal Services Office – Central Ontario



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*by email only*

February 13, 2020

Kerry Voumvakis  
Director  
Strategic Initiatives, Policy & Analysis  
City Planning Division  
City of Toronto

**RE: Proposed Protected Major Transit Station Areas (Draft OPA)  
Finch West Transit Station Area and Sentinel Transit Station Area  
MMAH File No: 20-OP-194636**

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Dear Ms. Voumvakis,

Further to our recent letter, and discussions with staff from the City of Toronto with respect to the above-noted proposed official plan amendment (OPA), we wish to provide the following additional comments for your consideration.

For clarity, our preferred implementation approach would be for the City to identify all authorized uses of land and minimum authorized densities for the lands within each proposed protected major transit station area, as part of the proposed OPA. This approach will ensure that the OPA clearly addresses the provisions of subsection 16(15) of the *Planning Act*.

Thank you again for providing us with an early opportunity to review and comment on the draft OPA. We look forward to working with the City as it moves forward with the public consultation and adoption of this OPA.

Should you have any questions, please contact me directly, or alternatively, Andy Doersam via email at [Andrew.doersam@ontario](mailto:Andrew.doersam@ontario) or by telephone at 416-585-6451.

Yours truly,

A handwritten signature in black ink, appearing to read "Maya Harris", written over a horizontal line.

Maya Harris,  
Manager, Community Planning and Development (East)  
Municipal Services Office – Central Ontario