

Attachment 2: OPA 524 - Downtown PMTSAs, Interpretation Policies for MTSAAs and PMTSAs, and Chapter 8

Authority: Planning and Housing Committee Item PH##.#,
adopted by City of Toronto Council on [Month] [Day] and
[Day], 2021

CITY OF TORONTO

Bill

BY-LAW -2021

To adopt Amendment 524 to the Official Plan for the City of Toronto with respect to the implementation of Major Transit Station Areas and Protected Major Transit Station Areas and associated maps

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 524 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [Month], 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 524 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

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

1. Chapter 1, Section 4 Organization of the Plan is amended by:
 - a. Deleting "seven" and adding "eight" between "into" and "chapters."
 - b. Adding "Chapter Eight contains site and area specific policies for Major Transit Station Areas and Protected Major Transit Station Areas" after "Chapter Seven contains site and area specific policies."

2. Chapter 5, Section 5.6 Interpretation is amended by:
 - a. Replacing "and" with a comma between "Chapters Six and Seven" in the second sentence of Policy 2, and adding "and Eight" after "Seven";
 - b. Replacing "and" with a comma between "Chapters Six and Seven" in the last sentence of Policy 3, and adding "and Eight" after "Seven";
 - c. Replacing "and" with a comma between "Chapters Six and Seven" in Policy 7, and adding "and Eight" after "Seven";
 - d. Adding Policy 16 as follows:

"Population and employment targets are a cumulative measure of planned density across the entire delineated area. Individual developments within a delineated Major Transit Station Area or Protected Major Transit Station Area are not required to meet the population and employment targets."
 - e. Adding Policy 17 as follows:

"Despite Policy 7, minimum development densities within the delineated area of a Protected Major Transit Station Area are to be applied together with all appropriate policies of the Official Plan, applicable Secondary Plans or Chapter 7 Site and Area Specific Policies, including matters of heritage, built form and public realm, servicing, natural areas, parks and other open spaces, and others."
 - f. Adding Policy 18 as follows:

"Minor additions, extensions, conversions and renovations to existing buildings, or new ancillary buildings or structures are not required to meet the minimum development density within a delineated Protected Major Transit Station Area."

- g. Adding the following non-policy text after New Policy 18:

"The following terms and concepts apply to Major Transit Station Areas and Protected Major Transit Station Areas:

Planned density targets (minimum residents and jobs per hectare) for Major Transit Station Areas and Protected Major Transit Station Areas are based on all existing and permitted uses within the delineated area;

Minimum development densities for Protected Major Transit Station Areas represent the minimum Floor Space Index (FSI) or minimum unit count to be achieved within the identified areas. The minimum development densities for Protected Major Transit Station Areas are separate and apart from the planned density targets (residents and jobs per hectare);

Minimum units – where a minimum number of units may be applied to lands within a Protected Major Transit Station Area, the minimum number of units can include: dwelling units; dwelling rooms; and self-contained living accommodations, including laneway, garden and secondary suites; and

Station area overlap – Some areas are included in more than one delineated station area. Inclusion of lands in multiple areas does not affect density requirements for these areas."

3. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is added after Chapter 7.
4. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas is amended by:
- a. adding the following non-policy introductory text:

"The policies of this Chapter implement a framework to facilitate transit-supportive development through the delineation of Major Transit Station Areas and Protected Major Transit Station Areas across the City.

This Chapter includes Site and Area Specific Policies (SASPs) for each Major Transit Station Area or Protected Major Transit Station Area and consist of:

- Individual delineations of Major Transit Station Areas or Protected Major Transit Station Areas; and
- Minimum density requirements expressed in:
 - Residents and jobs per hectare for all Major Transit Station Areas and Protected Major Transit Station Areas; and

- Floor Space Index (FSI) and/or a minimum number of units for Protected Major Transit Station Areas.

The Site and Area Specific Policies of this Chapter set out minimum requirements that reflect existing policies of the Plan unless amended by Council as part of a local area study. The policies of this Chapter are not to be read in isolation or to the exclusion of other relevant policies of this Plan.

Any amendment to the delineation or policies of the Protected Major Transit Station Areas or Major Transit Station Areas will require the approval of the Minister (as defined under the Planning Act, as amended) in accordance with Section 16(18) of the Planning Act, as amended."

- b. adding the heading "Table of Contents" after the non-policy introductory text and include the following:

Site and Area Specific Policy #	Protected Major Transit Station Area/Major Transit Station Area
599	Bay Station
600	Bloor-Yonge Station
603	College Station
604	Dundas Station
584	Finch West Transit Station Area
606	King Station
612	Museum Station
609	Osgoode Station
605	Queen Station
611	Queen's Park Station
585	Sentinel Transit Station Area
601	Sherbourne Station
597	Spadina Station
608	St. Andrew Station
598	St. George Station
610	St. Patrick Station
607	Union Station
602	Wellesley Station

3. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by adding the following Site and Area Specific Policies:
- a. adding a Site and Area Specific Policy 597 as included in Schedule "1";
 - b. adding a Site and Area Specific Policy 598 as included in Schedule "2";

- c. adding a Site and Area Specific Policy 599 as included in Schedule "3";
- d. adding a Site and Area Specific Policy 600 as included in Schedule "4";
- e. adding a Site and Area Specific Policy 601 as included in Schedule "5";
- f. adding a Site and Area Specific Policy 602 as included in Schedule "6";
- g. adding a Site and Area Specific Policy 603 as included in Schedule "7";
- h. adding a Site and Area Specific Policy 604 as included in Schedule "8";
- i. adding a Site and Area Specific Policy 605 as included in Schedule "9";
- j. adding a Site and Area Specific Policy 606 as included in Schedule "10";
- k. adding a Site and Area Specific Policy 607 as included in Schedule "11";
- l. adding a Site and Area Specific Policy 608 as included in Schedule "12";
- m. adding a Site and Area Specific Policy 609 as included in Schedule "13";
- n. adding a Site and Area Specific Policy 610 as included in Schedule "14";
- o. adding a Site and Area Specific Policy 611 as included in Schedule "15";
- p. adding a Site and Area Specific Policy 612 as included in Schedule "16".

Schedule "1" to Amendment 524**SASP 597. Protected Major Transit Station Area – Spadina Station****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing Spadina Subway Station is a protected major transit station area shown as the Spadina 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 – Spadina Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

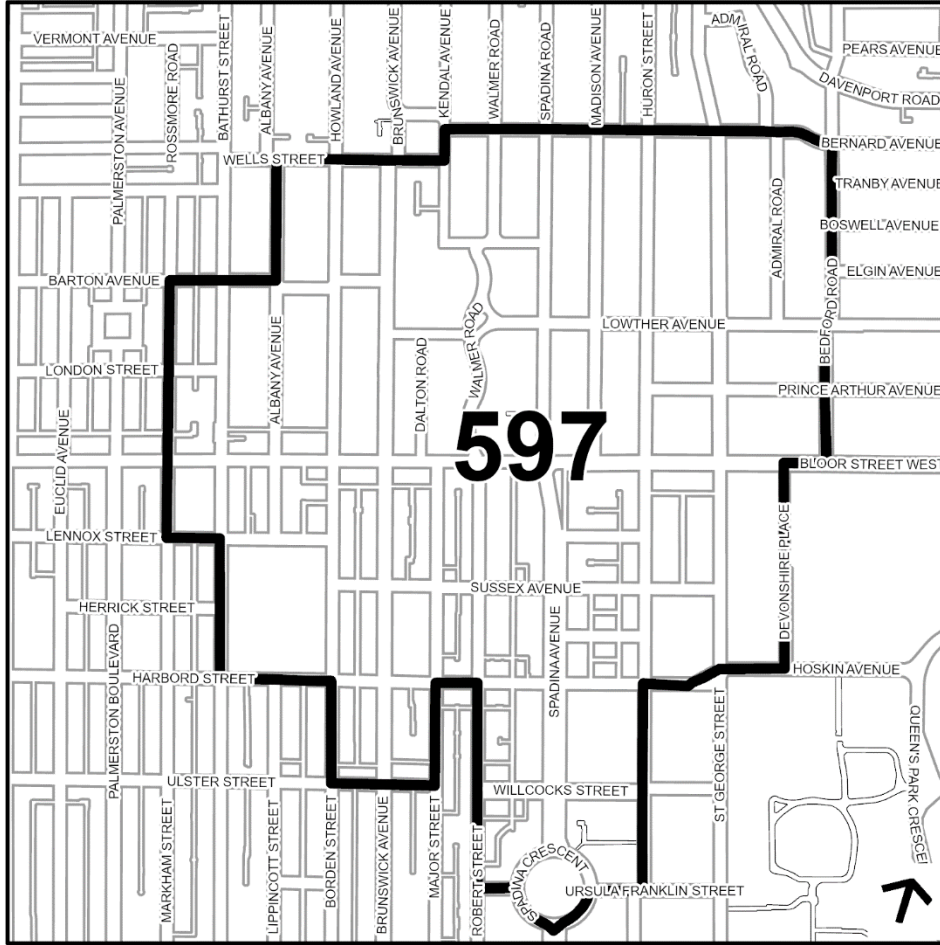
c) Authorized Uses of Land

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

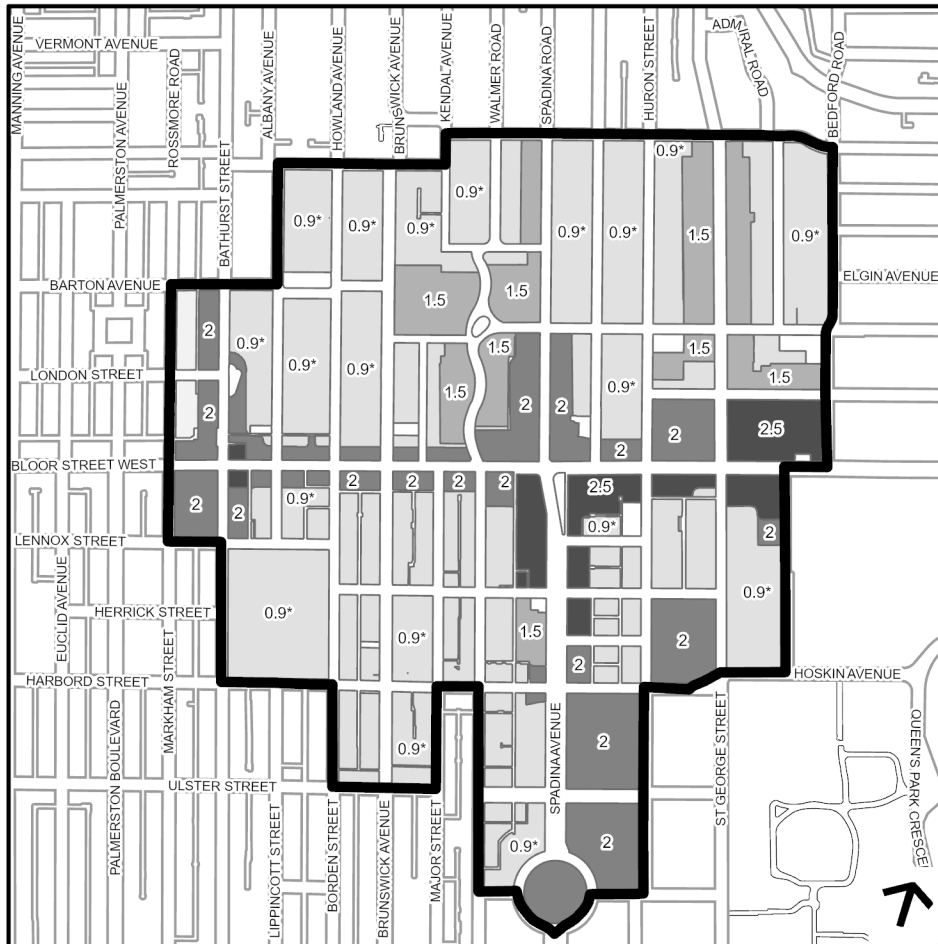
d) Minimum Densities

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

Map 1 – Spadina Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.5 FSI	 2.5 FSI
 0.9 FSI or 3 units*	 2.0 FSI	 3.0 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 524**SASP 598. Protected Major Transit Station Area – St. George Station****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing St. George Subway Station is a protected major transit station area shown as the St. George Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – St. George Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

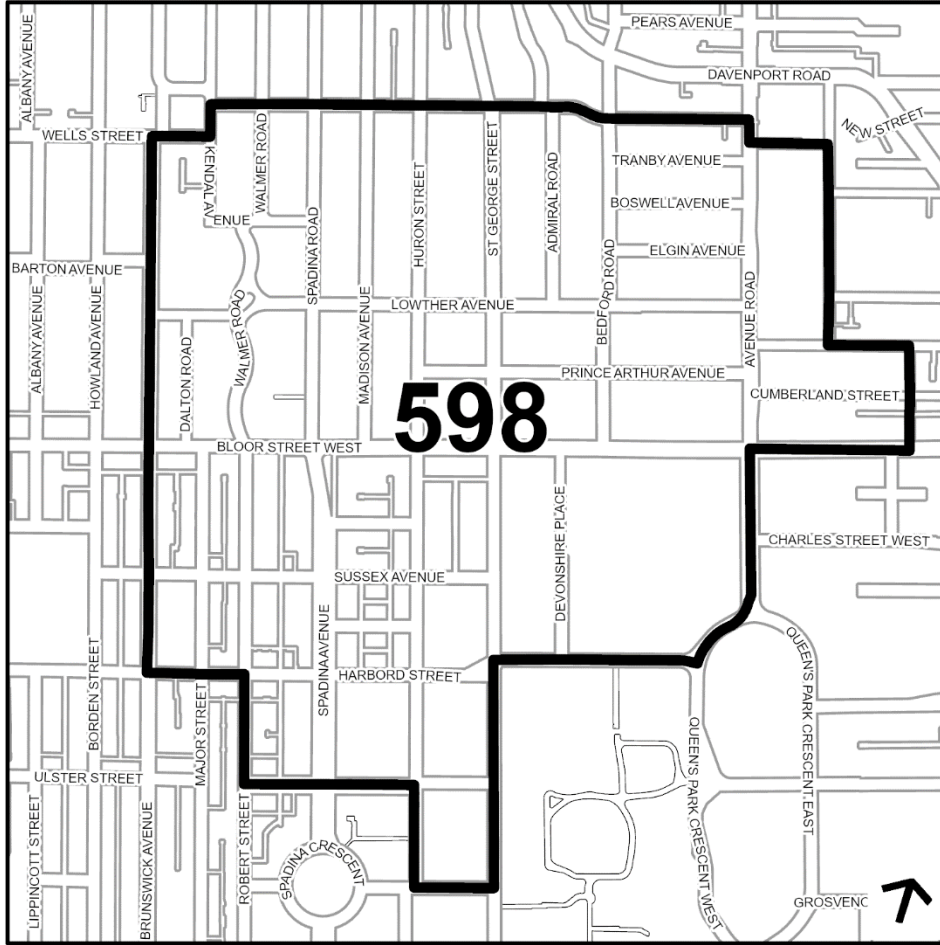
c) Authorized Uses of Land

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

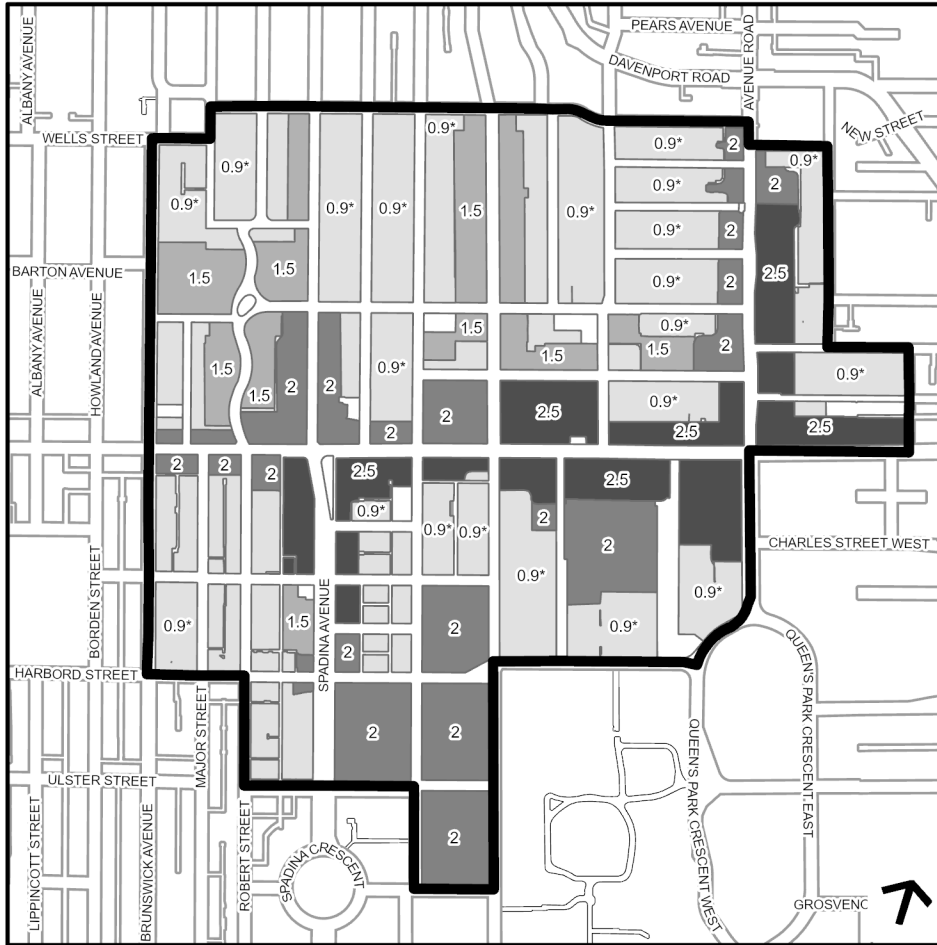
d) Minimum Densities

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

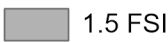
Map 1 – St. George Protected Major Transit Station Area



Map 2 – Minimum Densities, St. George Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.5 FSI	 2.5 FSI
 0.9 FSI or 3 units*	 2.0 FSI	 3.0 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 524

SASP 599. Protected Major Transit Station Area – Bay Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Bay Subway Station is a protected major transit station area shown as the Bay Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area - Bay Station is planned for a minimum population and employment target of 900 residents and jobs combined per hectare.

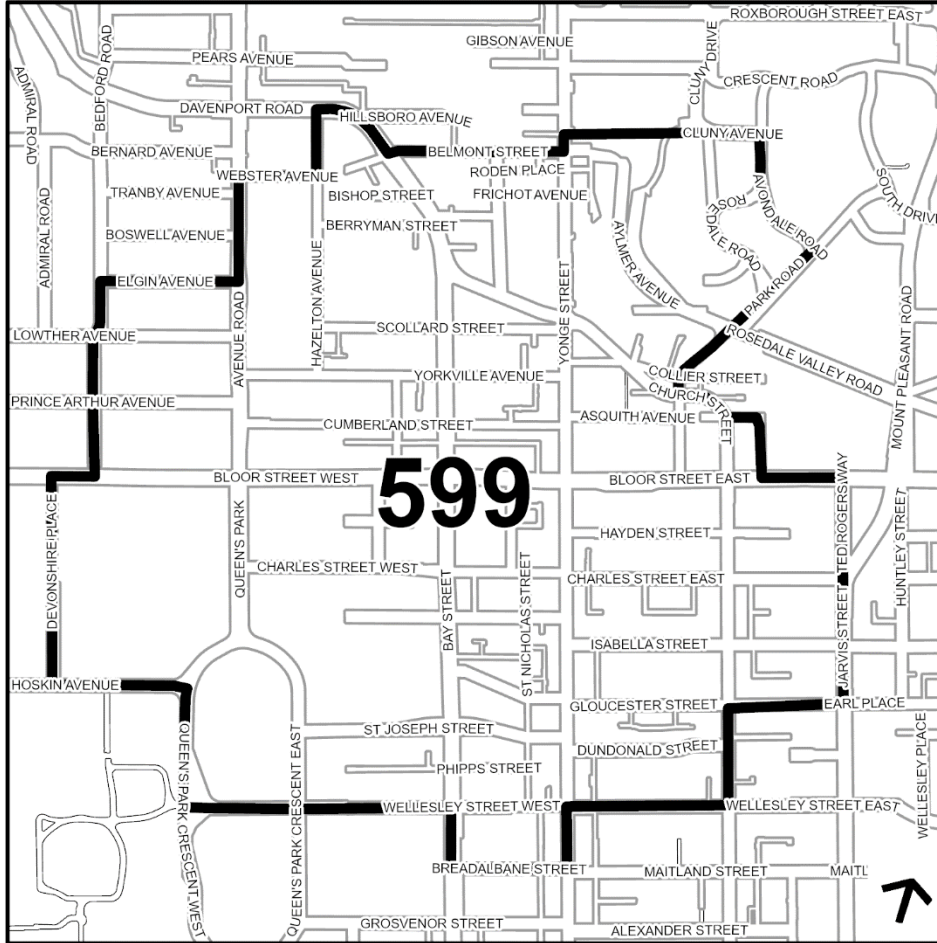
c) Authorized Uses of Land

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

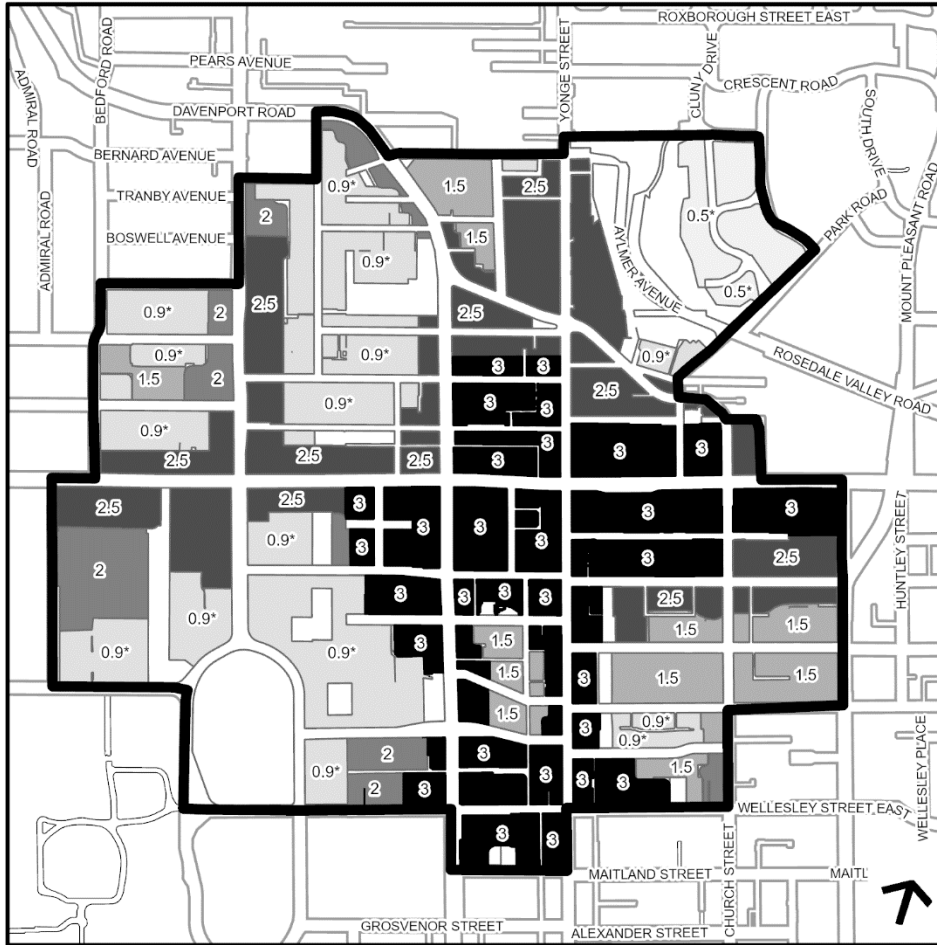
d) Minimum Densities

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

Map 1 – Bay Protected Major Transit Station Area



Map 2 – Minimum Densities, Bay 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 524

SASP 600. Protected Major Transit Station Area – Bloor-Yonge Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Bloor-Yonge Subway Station is a protected major transit station area shown as the Bloor-Yonge Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – Bloor-Yonge Station is planned for a minimum population and employment target of 900 residents and jobs combined per hectare.

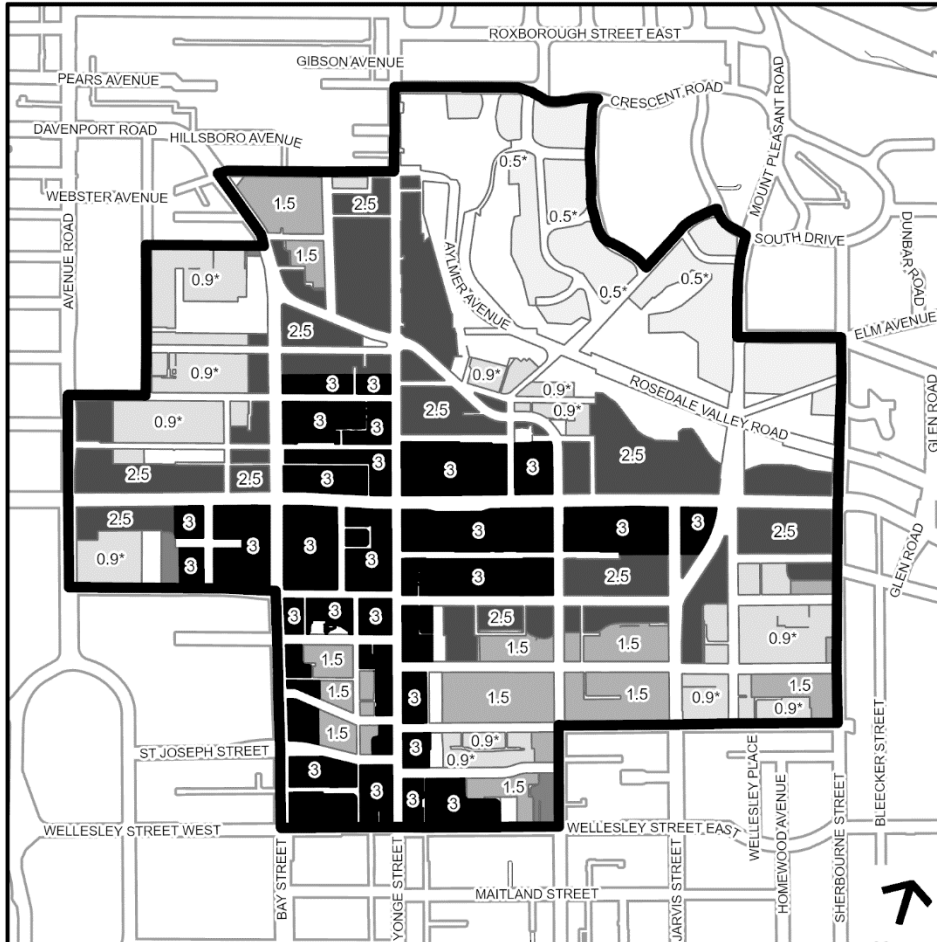
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 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 2 – Minimum Densities, Bloor-Yonge 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 524

SASP 601. Protected Major Transit Station Area – Sherbourne Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Sherbourne Subway Station is a protected major transit station area shown as the Sherbourne Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – Sherbourne Station is planned for a minimum population and employment target of 500 residents and jobs combined per hectare.

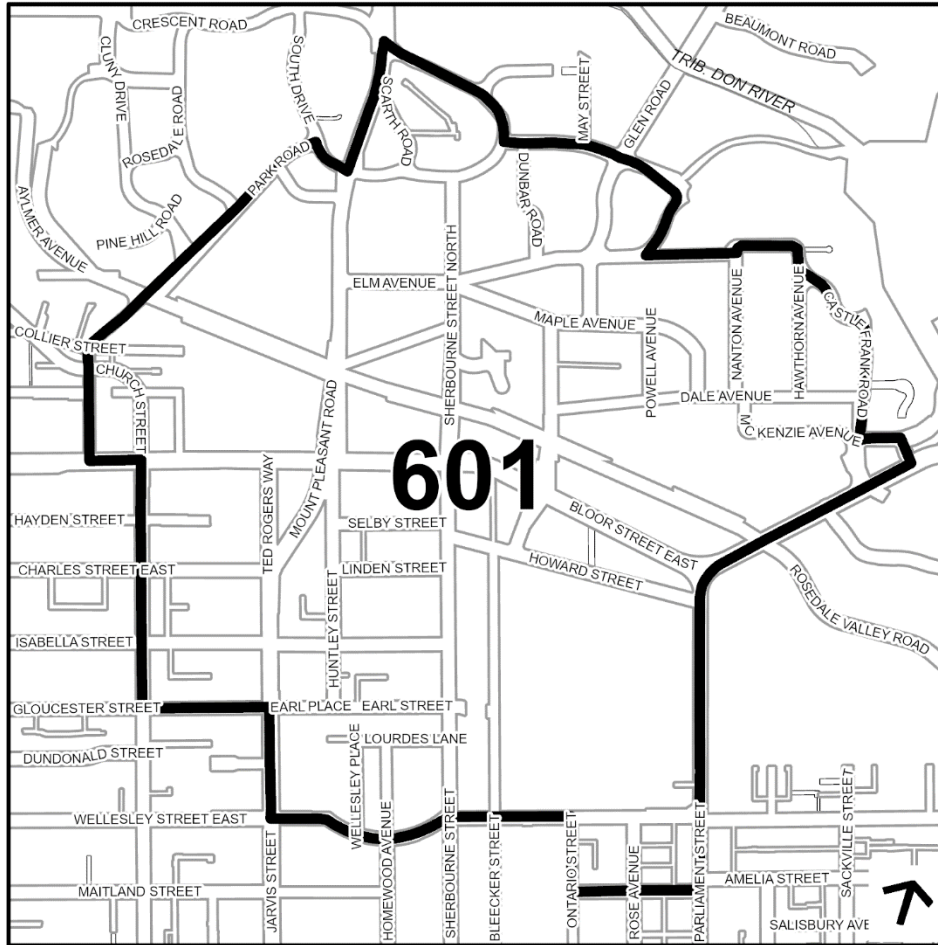
c) Authorized Uses of Land

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

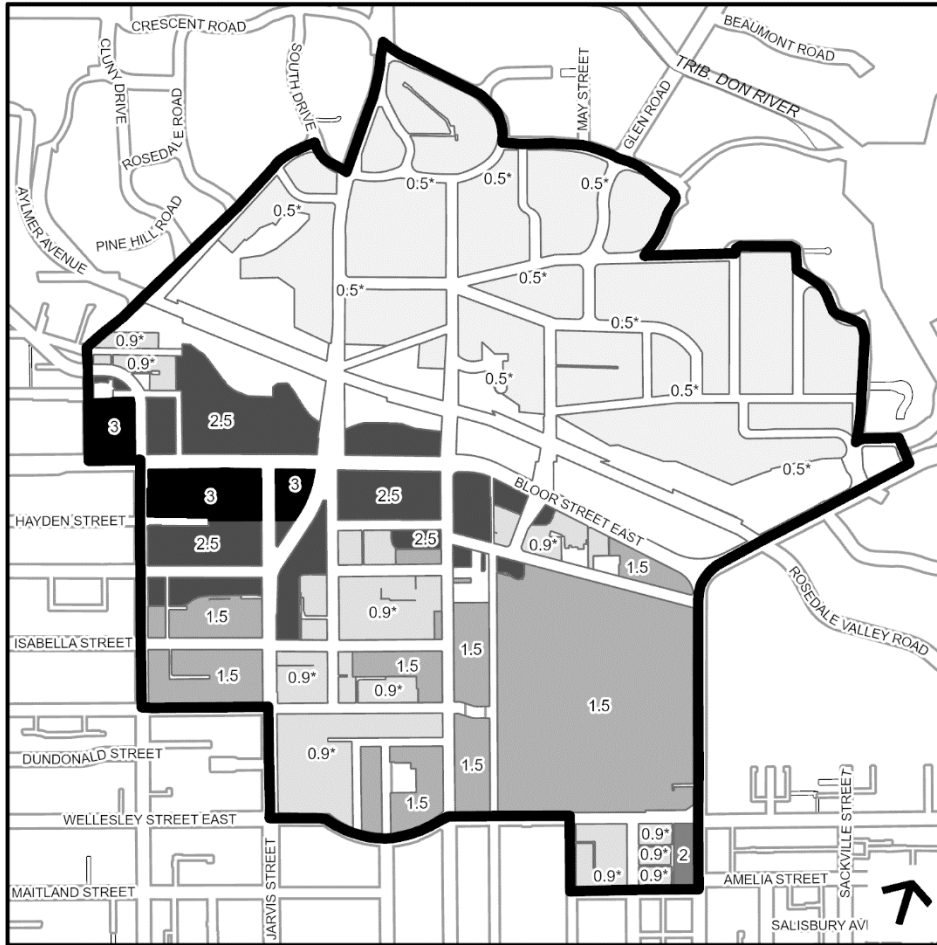
d) Minimum Densities

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

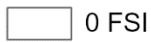



Map 1 – Sherbourne Protected Major Transit Station Area



Map 2 – Minimum Densities, Sherbourne 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 524

SASP 602. Protected Major Transit Station Areas – Wellesley Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Wellesley Subway Station is a protected major transit station area shown as the Wellesley Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – Wellesley Station is planned for a minimum population and employment target of 1000 residents and jobs combined per hectare.

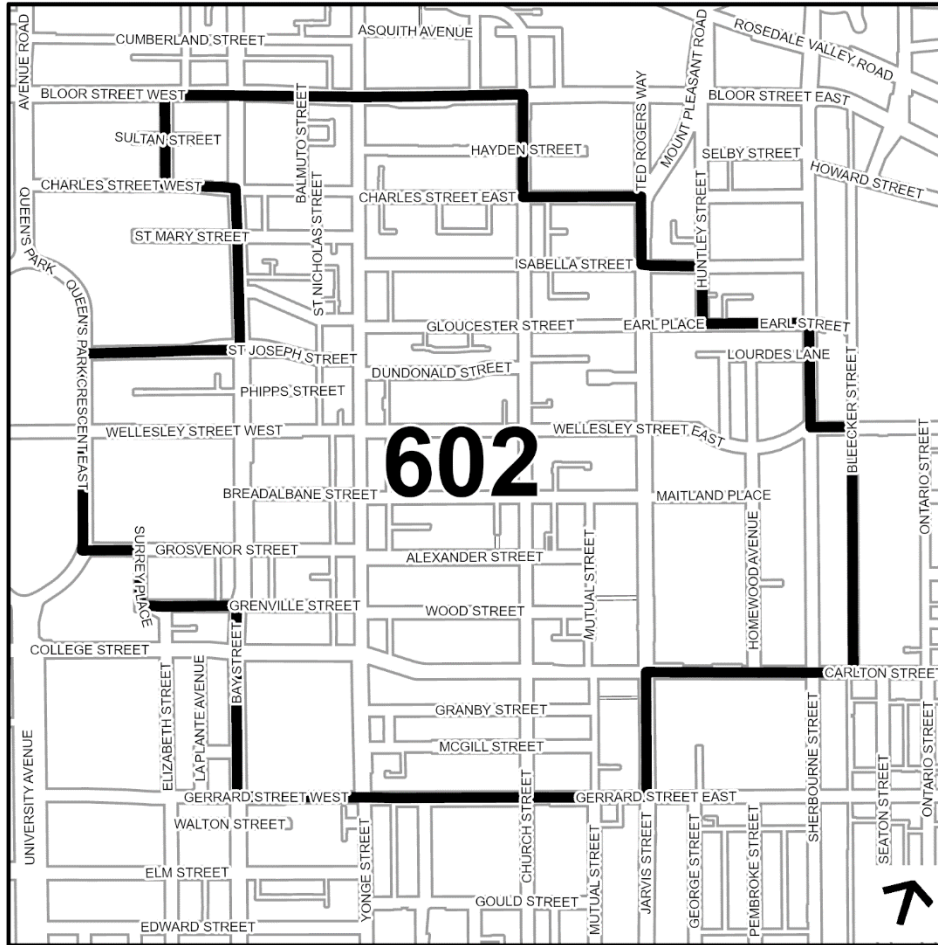
c) Authorized Uses of Land

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

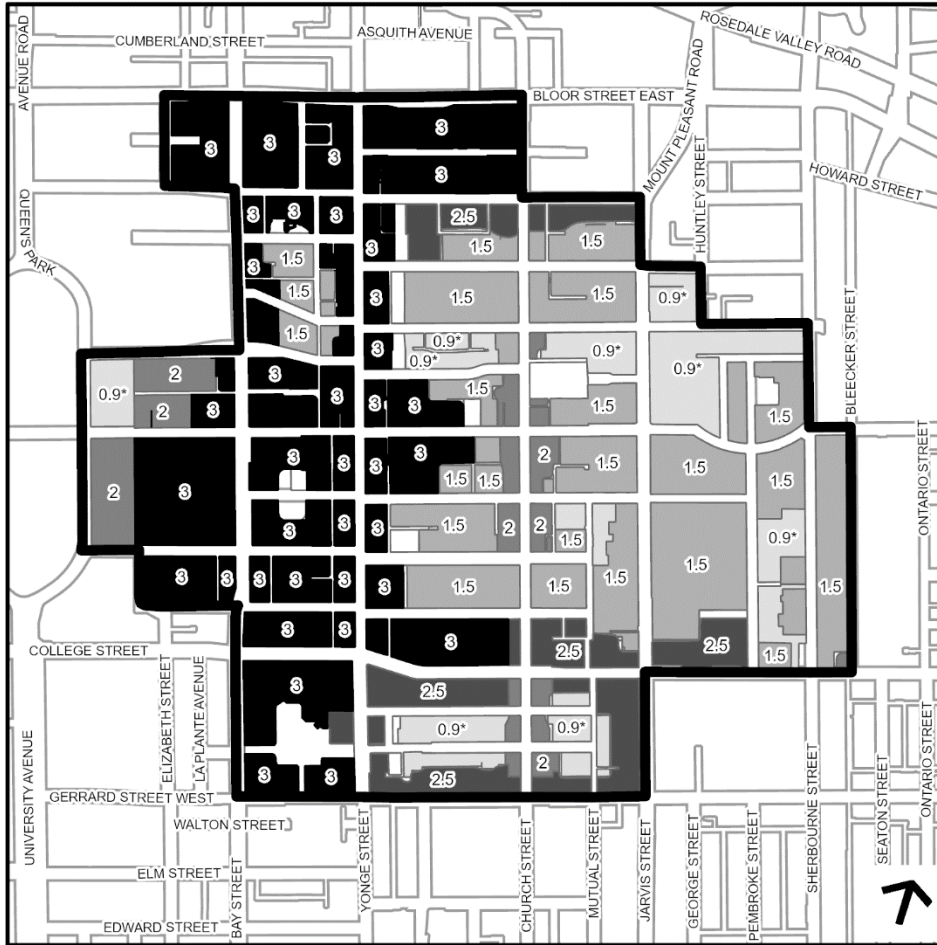
d) Minimum Densities

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



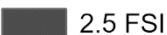


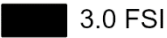
Map 1 – Wellesley Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.5 FSI	 2.5 FSI
 0.9 FSI or 3 units*	 2.0 FSI	 3.0 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 524

SASP 603. Protected Major Transit Station Area – College Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing College Subway Station is a protected major transit station area shown as the College Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – College Station is planned for a minimum population and employment target of 1200 residents and jobs combined per hectare.

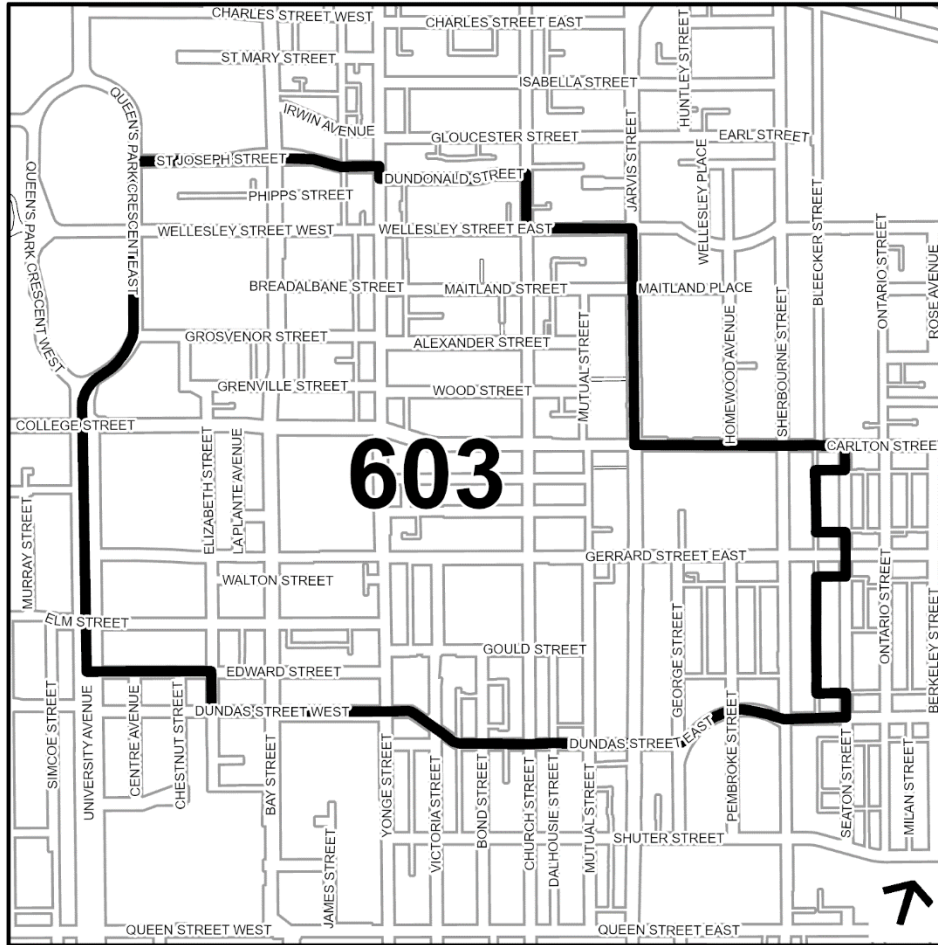
c) Authorized Uses of Land

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

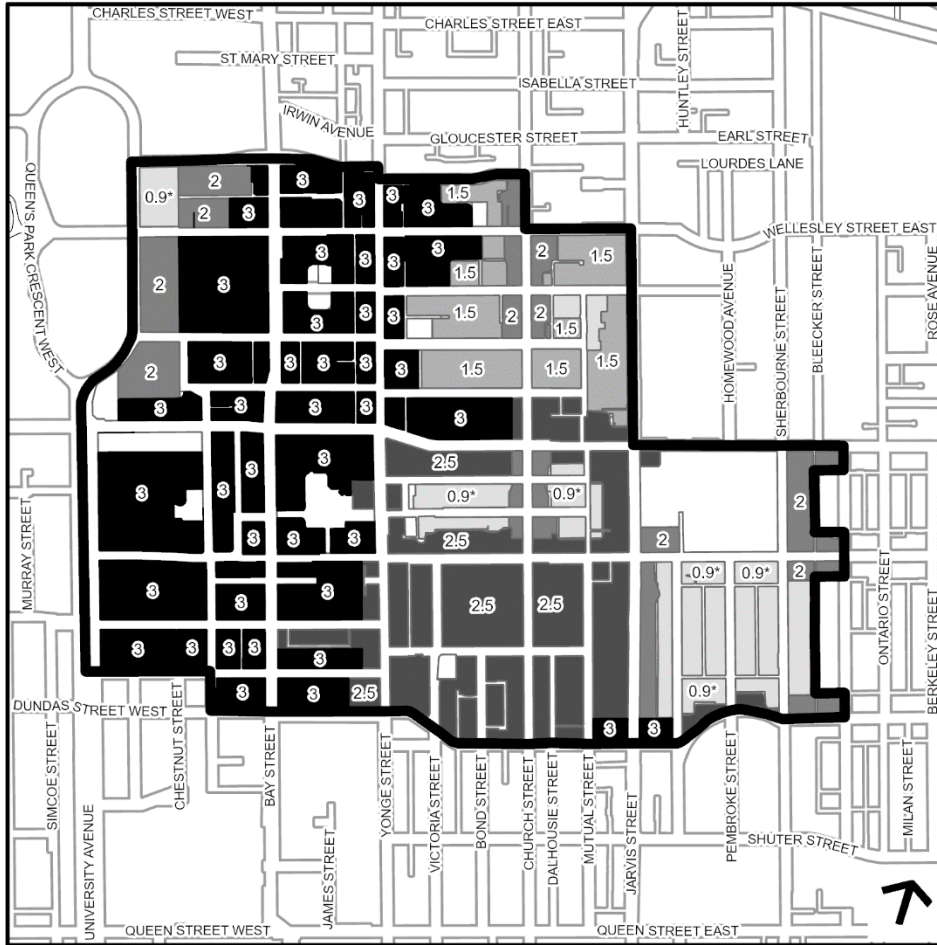
d) Minimum Densities

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







Map 1 – College Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.5 FSI	 2.5 FSI
 0.9 FSI or 3 units*	 2.0 FSI	 3.0 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 524

SASP 604. Protected Major Transit Station Area – Dundas Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – Dundas Station is planned for a minimum population and employment target of 1900 residents and jobs combined per hectare.

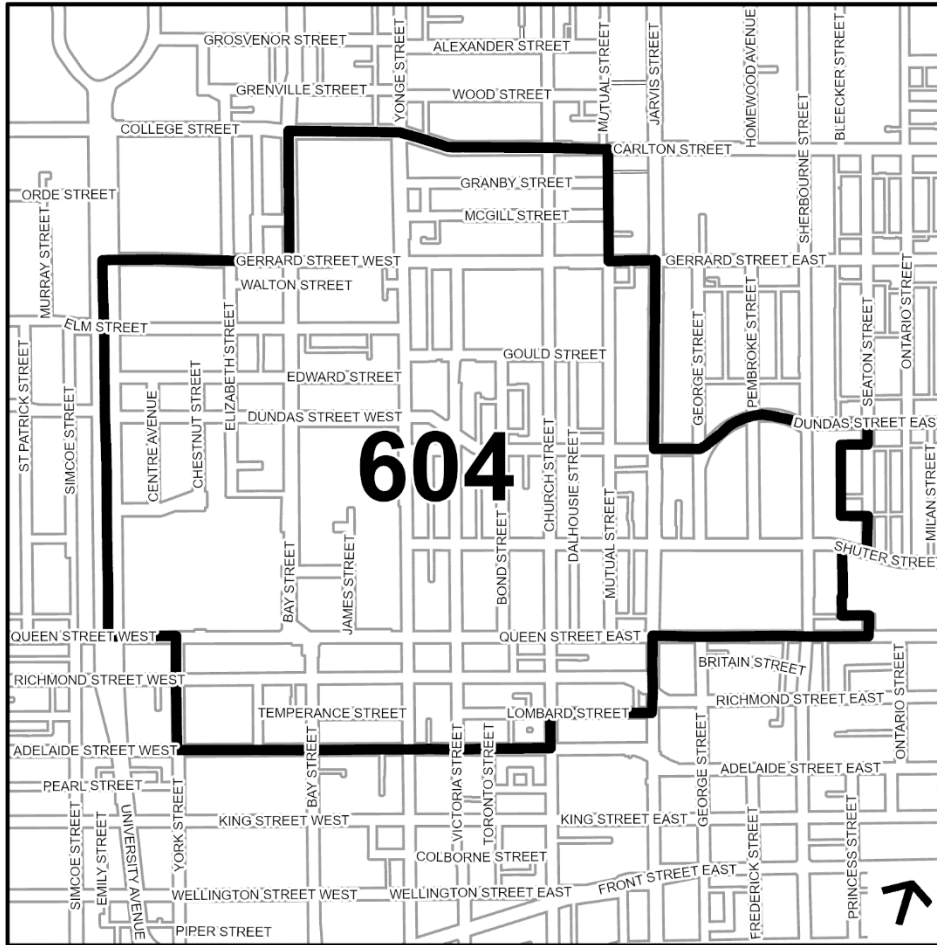
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 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.

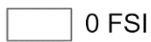
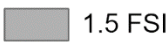




Map 1 – Dundas Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.5 FSI	 2.5 FSI
 0.9 FSI or 3 units*	 2.0 FSI	 3.0 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 524

SASP 605. Protected Major Transit Station Area – Queen Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Queen Subway Station is a protected major transit station area shown as the Queen Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – Queen Station is planned for a minimum population and employment target of 2000 residents and jobs combined per hectare.

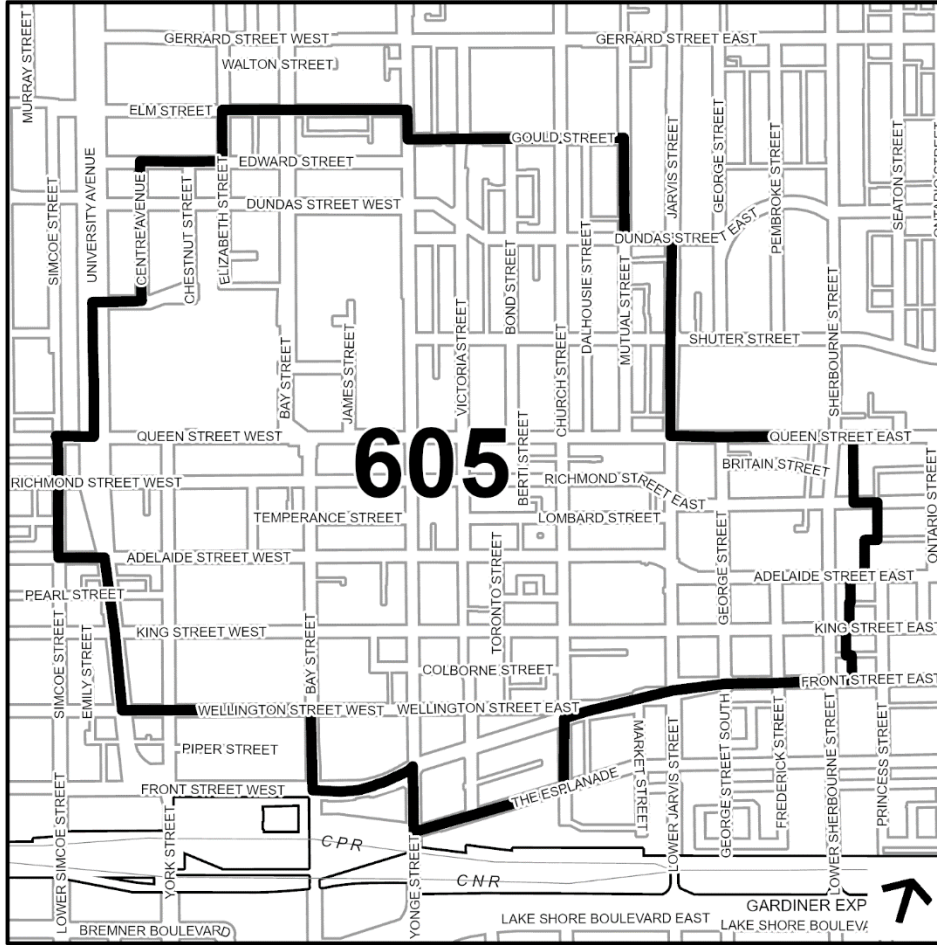
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 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 – Queen Protected Major Transit Station Area



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



Minimum Density

0 FSI	1.5 FSI	2.5 FSI
0.9 FSI or 3 units*	2.0 FSI	3.0 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 524

SASP 606. Protected Major Transit Station Area – King Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing King Subway Station is a protected major transit station area shown as the King Protection Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – King Station is planned for a minimum population and employment target of 2000 residents and jobs combined per hectare.

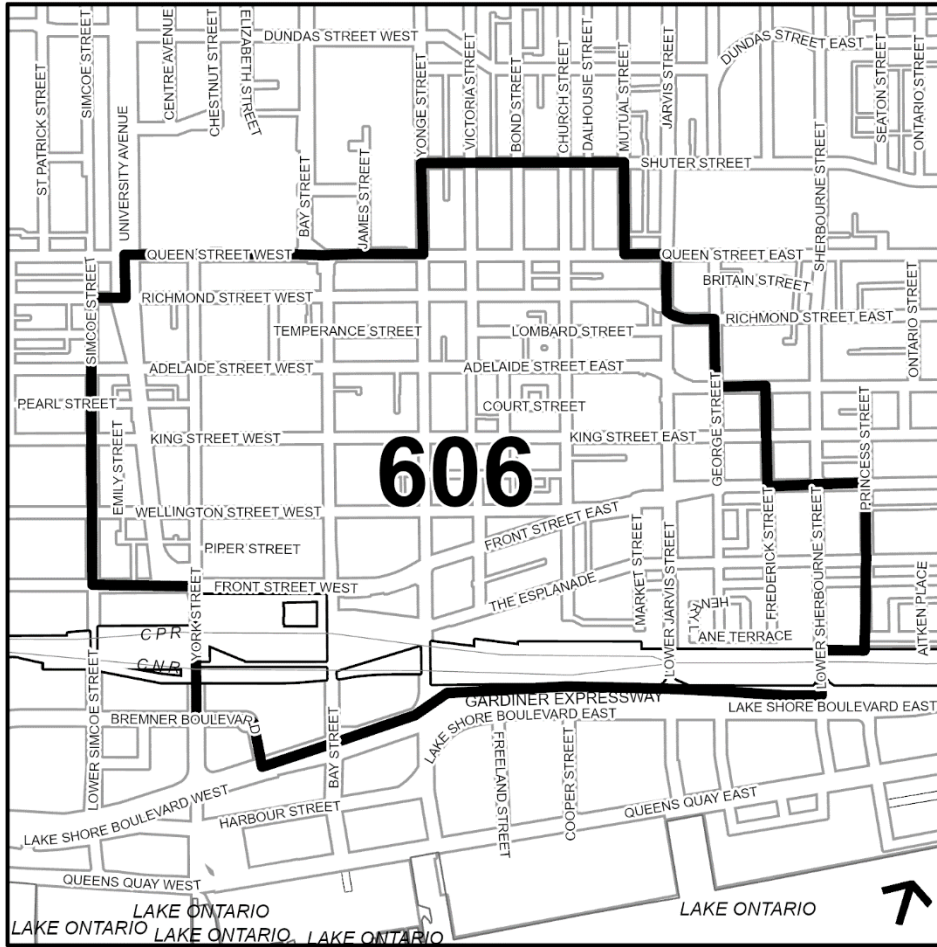
c) Authorized Uses of Land

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

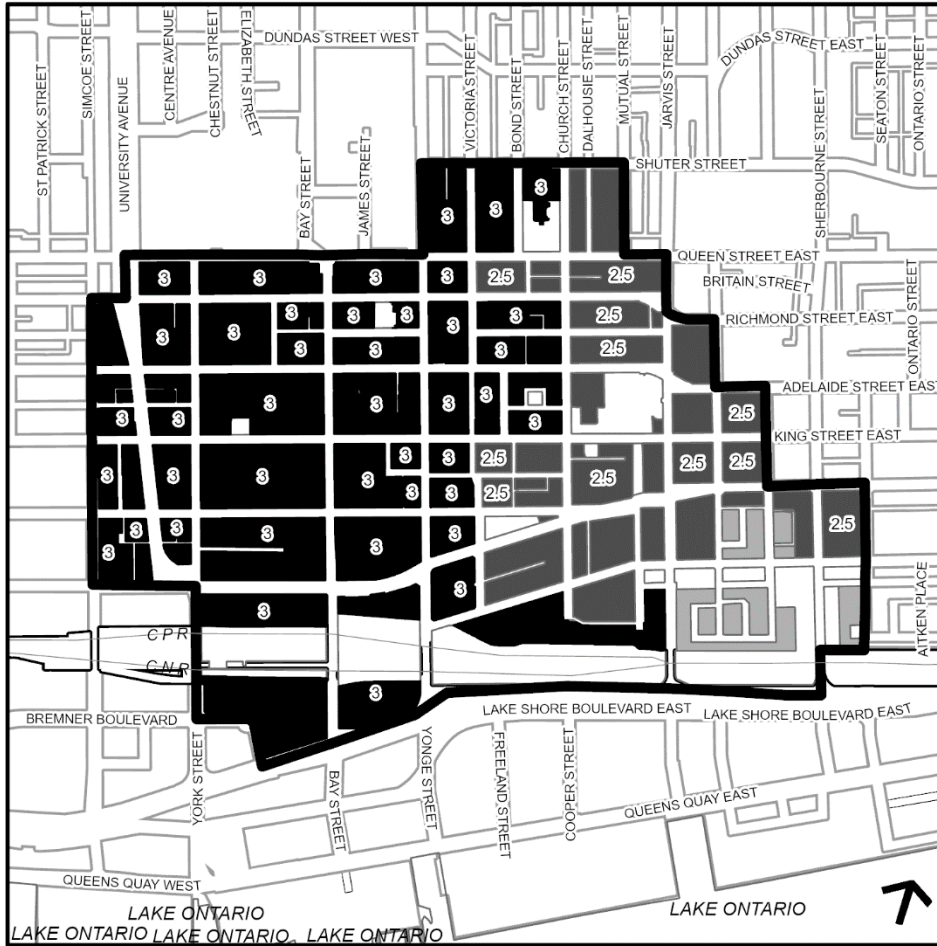
d) Minimum Densities

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







Map 1 – King Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.5 FSI	 2.5 FSI
 0.9 FSI or 3 units*	 2.0 FSI	 3.0 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 524

SASP 607. Protected Major Transit Station Area – Union Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Union Subway Station is a protected major transit station area shown as the Union Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – Union Station is planned for a minimum population and employment target of 1700 residents and jobs combined per hectare.

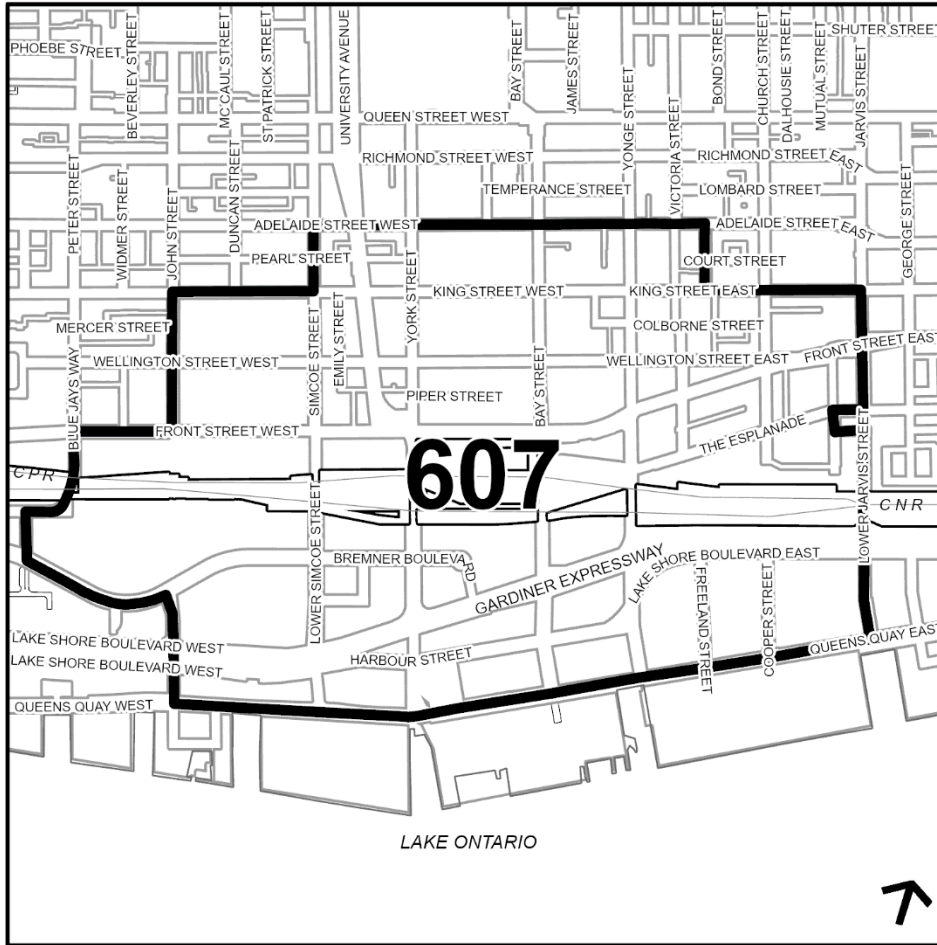
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 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.

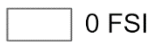





Map 1 – Union Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.5 FSI	 2.5 FSI
 0.9 FSI or 3 units*	 2.0 FSI	 3.0 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 524**SASP 608. Protected Major Transit Station Area – St. Andrew Station****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing St. Andrew Subway Station is a protected major transit station area shown as the St. Andrew Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – St. Andrew Station is planned for a minimum population and employment target of 1700 residents and jobs combined per hectare.

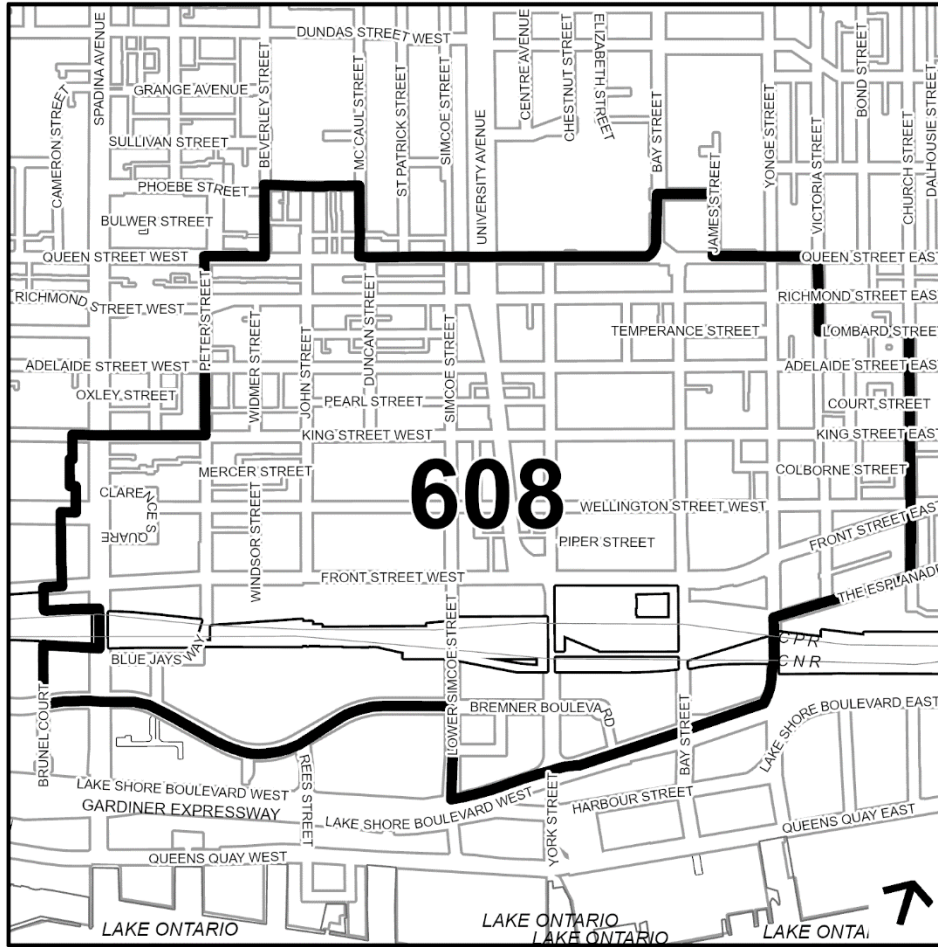
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 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.

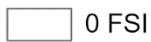


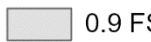

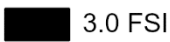
Map 1 – St. Andrew Protected Major Transit Station Area



Map 2 – Minimum Densities, St. Andrew Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.5 FSI	 2.5 FSI
 0.9 FSI or 3 units*	 2.0 FSI	 3.0 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 524

SASP 609. Protected Major Transit Station Area – Osgoode Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Osgoode Subway Station is a protected major transit station area shown as the Osgoode Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – Osgoode Station is planned for a minimum population and employment target of 1700 residents and jobs combined per hectare.

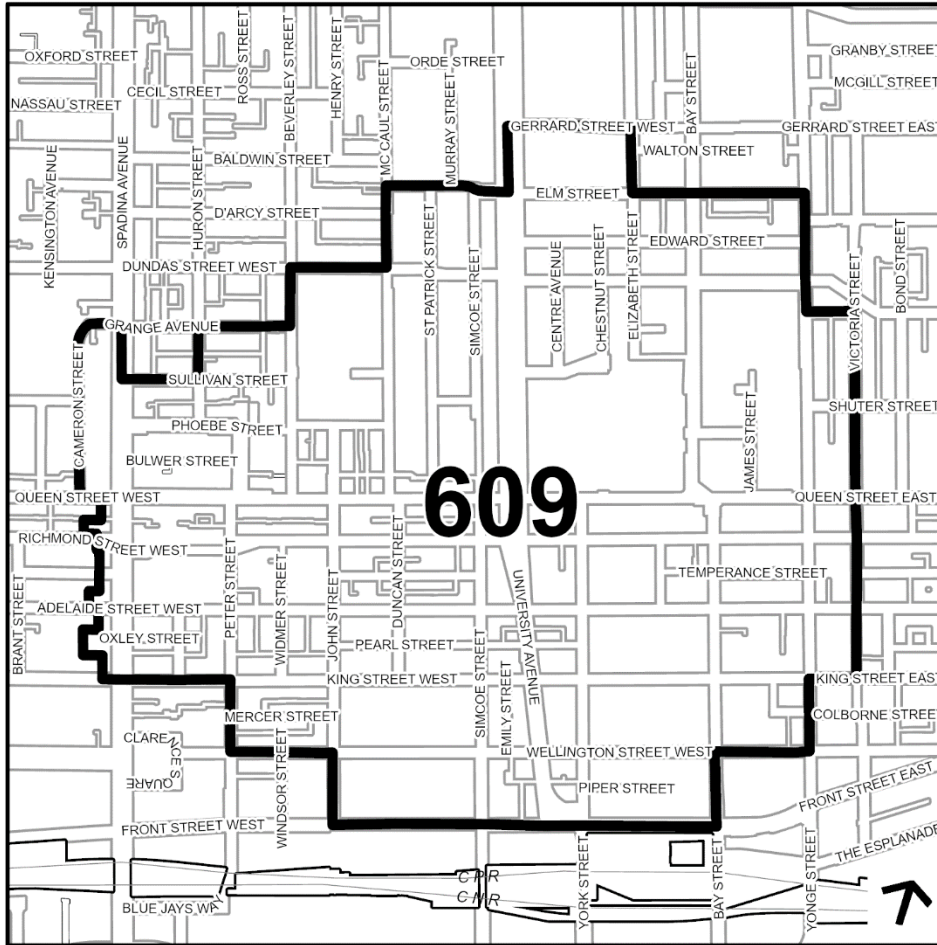
c) Authorized Uses of Land

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

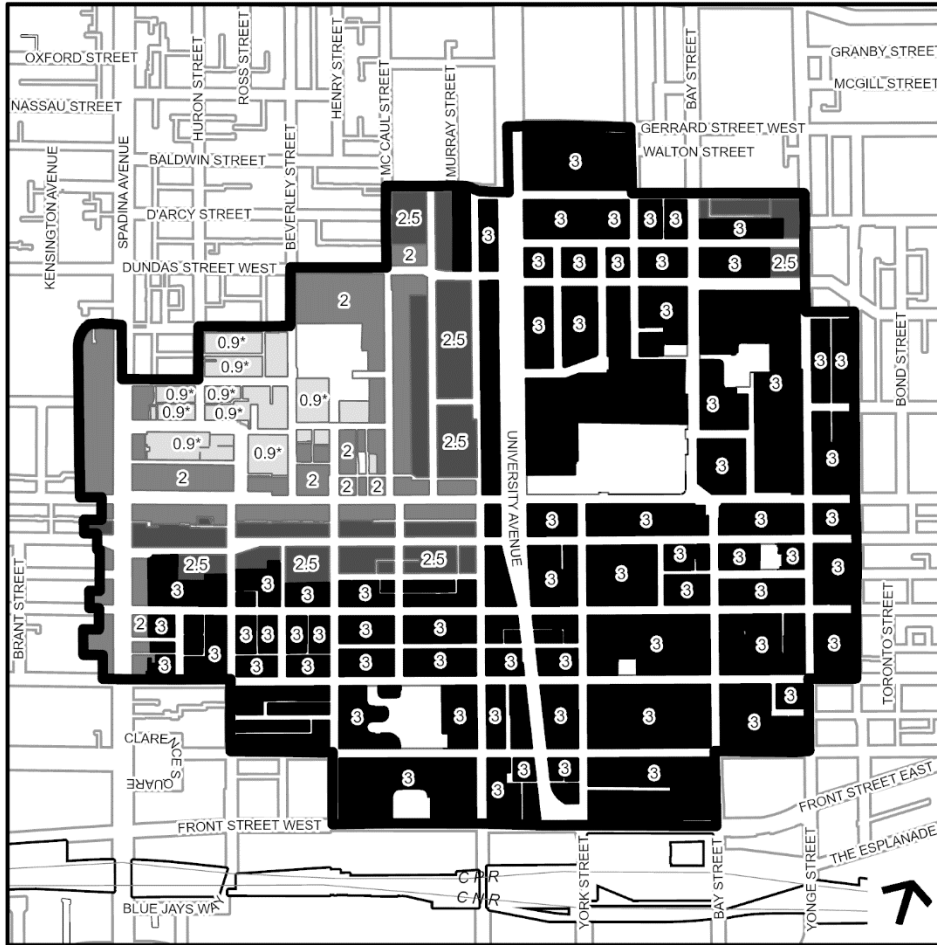
d) Minimum Densities

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



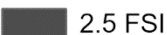


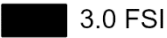
Map 1 – Osgoode Protected Major Transit Station Area



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



Minimum Density

- | | | |
|---|---|--|
|  0 FSI |  1.5 FSI |  2.5 FSI |
|  0.9 FSI or 3 units* |  2.0 FSI |  3.0 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 524**SASP 610. Protected Major Transit Station Area – St. Patrick Station****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing St. Patrick Subway Station is a protected major transit station area shown as the St. Patrick Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – St. Patrick Station is planned for a minimum population and employment target of 1500 residents and jobs combined per hectare.

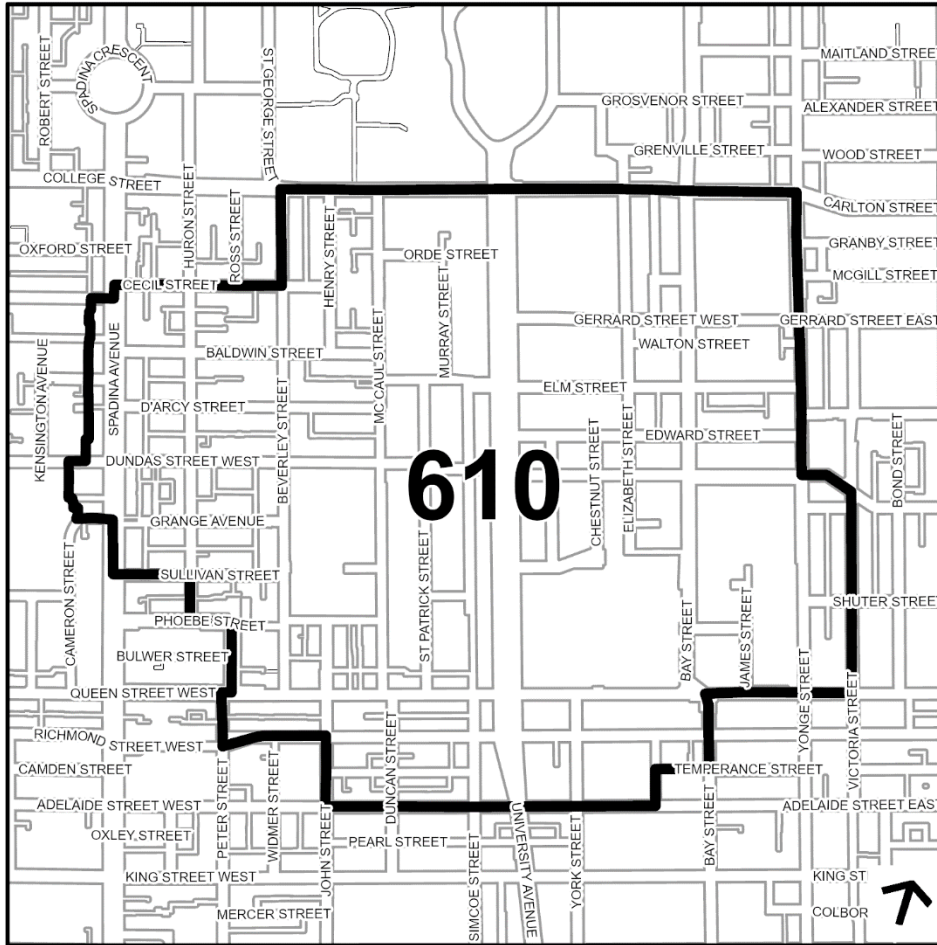
c) Authorized Uses of Land

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

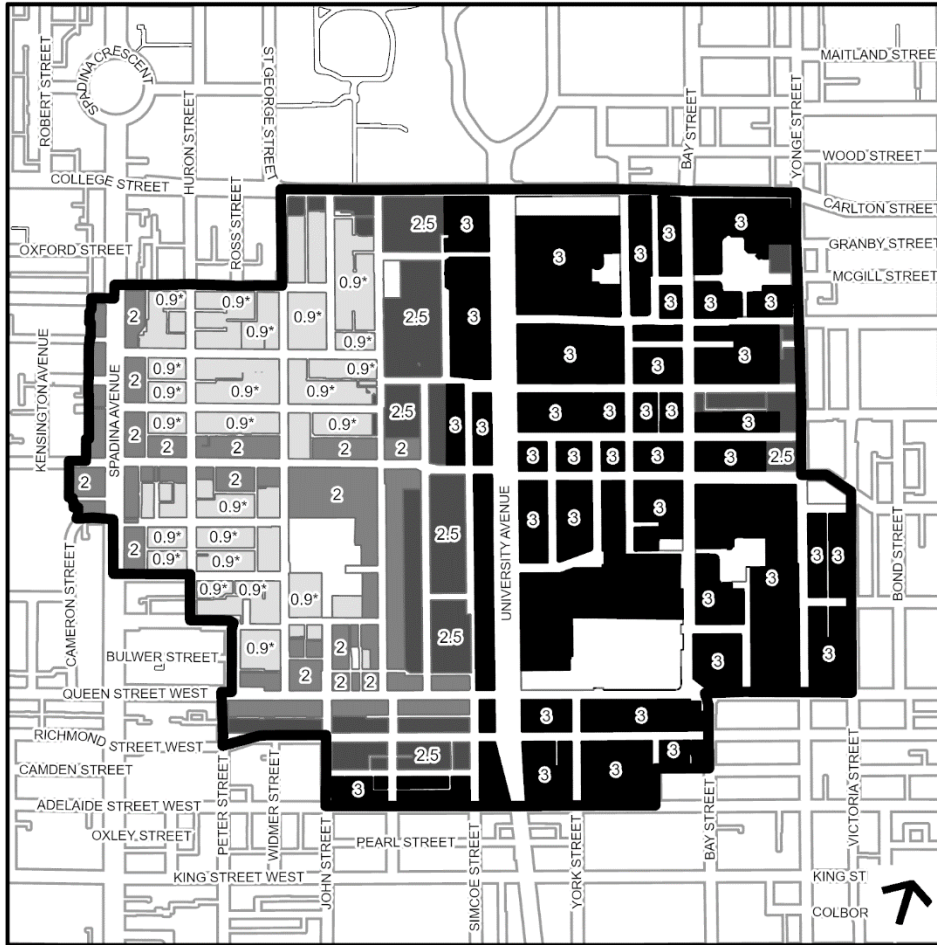
d) Minimum Densities

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

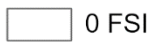


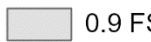


Map 1 – St. Patrick Protected Major Transit Station Area



Map 2 – Minimum Densities, St. Patrick Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.5 FSI	 2.5 FSI
 0.9 FSI or 3 units*	 2.0 FSI	 3.0 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 524**SASP 611. Protected Major Transit Station Area – Queen's Park Station****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing Queen's Park Subway Station is a protected major transit station area shown as the Queen's Park Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – Queen's Park Station is planned for a minimum population and employment target of 900 residents and jobs combined per hectare.

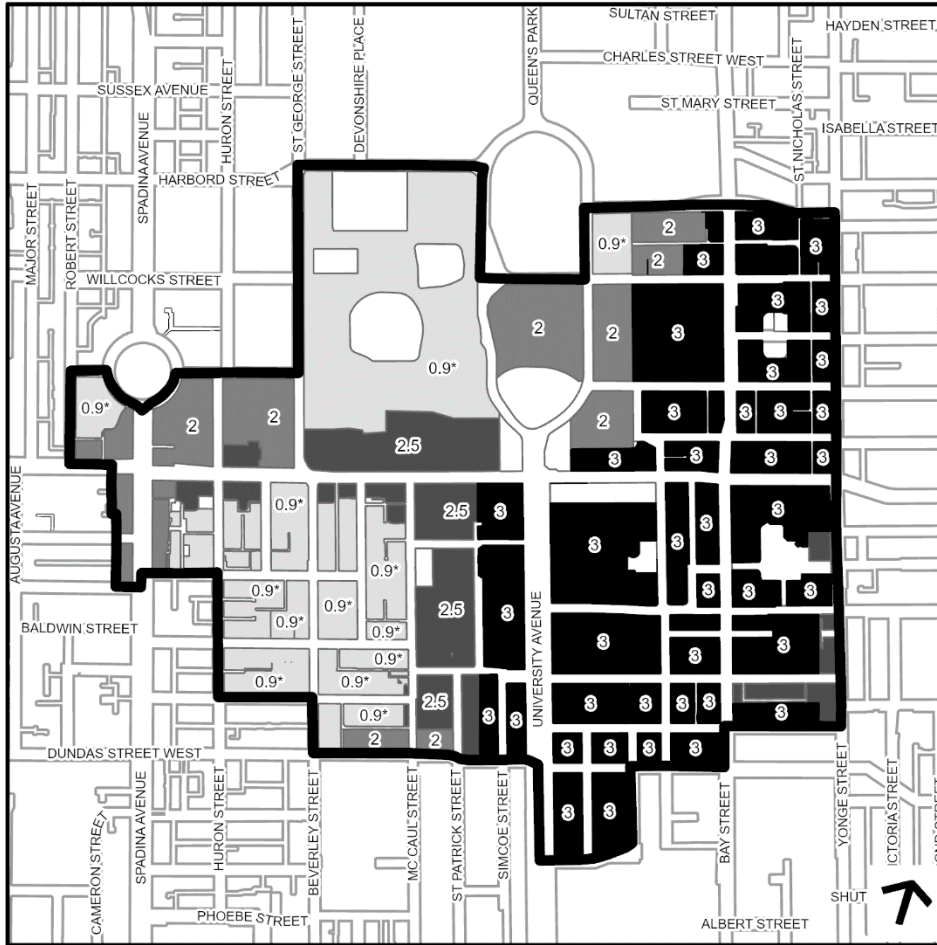
c) Authorized Uses of Land

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



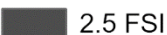


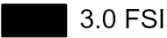
d) Minimum Densities

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

Map 2 – Minimum Densities, Queen's Park Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.5 FSI	 2.5 FSI
 0.9 FSI or 3 units*	 2.0 FSI	 3.0 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 524

SASP 612. Protected Major Transit Station Area – Museum Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Museum Subway Station is a protected major transit station area shown as the Museum Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – Museum Station is planned for a minimum population and employment target of 700 residents and jobs combined per hectare.

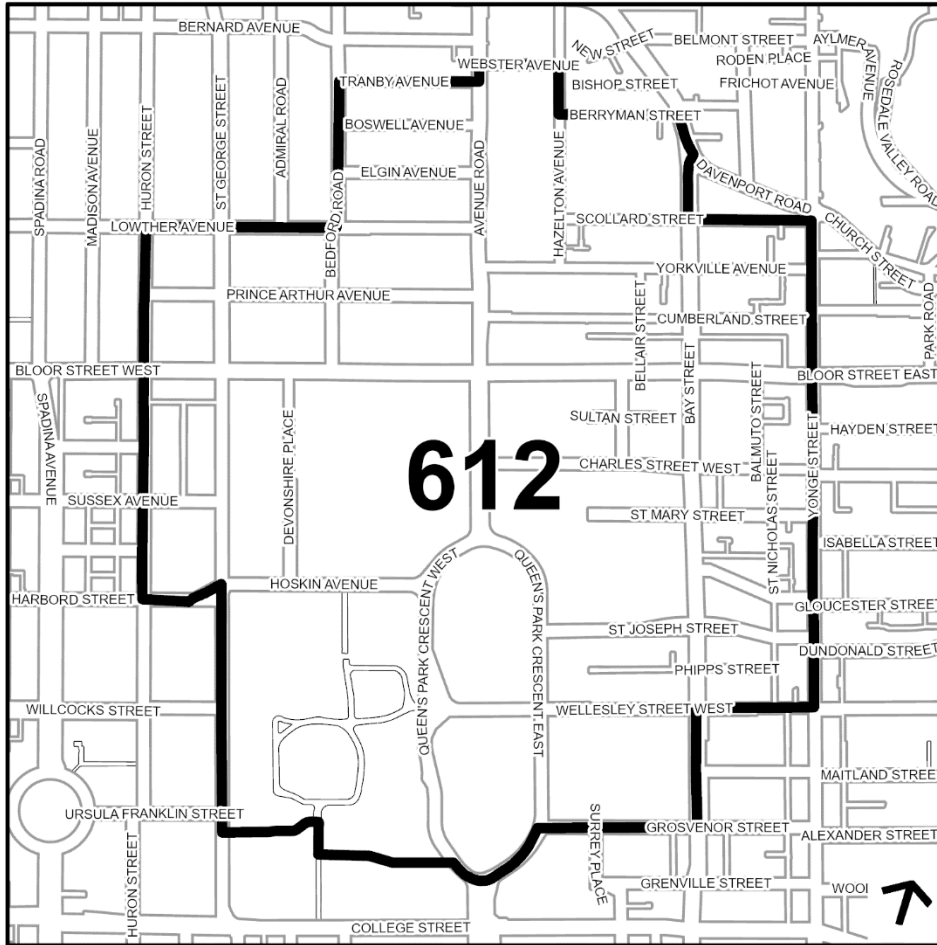
c) Authorized Uses of Land

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

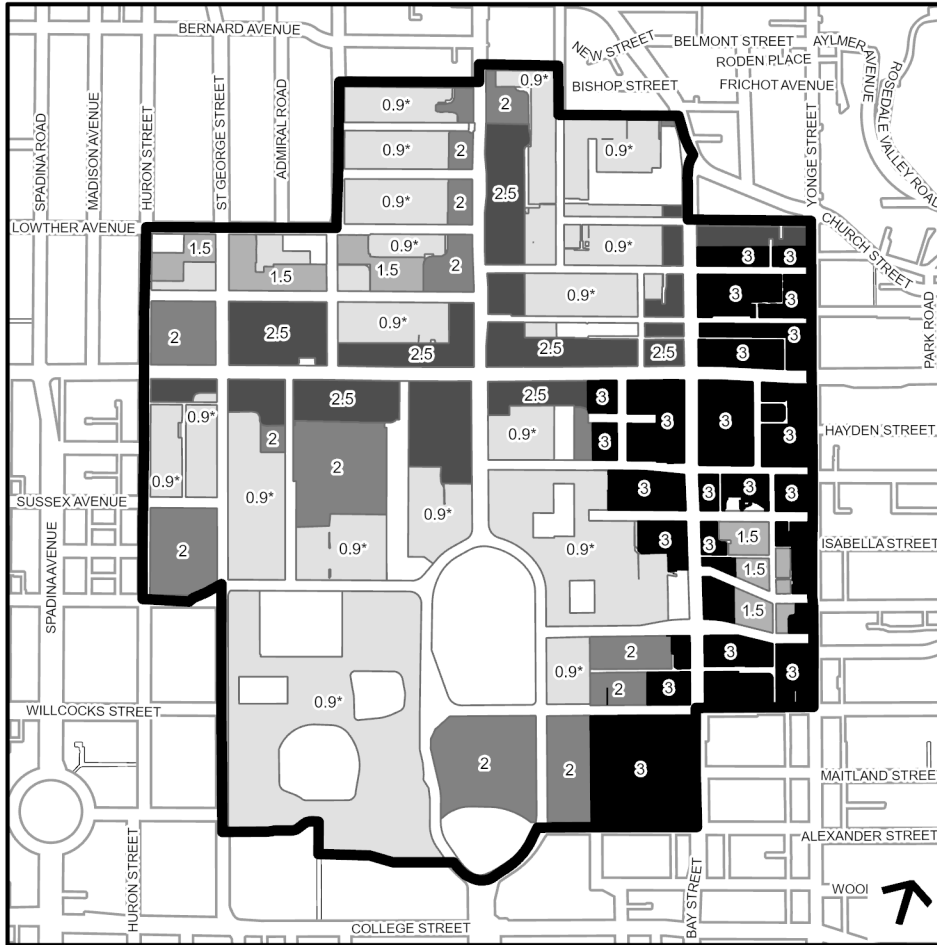
d) Minimum Densities

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

Map 1 – Museum Protected Museum Transit Station Area



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



Minimum Density

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

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