

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

BY-LAW 889-2022

To adopt Amendment 570 to the Official Plan for the City of Toronto with respect to the implementation of fifty-seven Protected Major Transit Station Areas and associated maps across the City of Toronto.

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

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 570 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 669 as included in Schedule "1";
 - b. adding a Site and Area Specific Policy 674 as included in Schedule "2";
 - c. adding a Site and Area Specific Policy 764 as included in Schedule "3";
 - d. adding a Site and Area Specific Policy 722 as included in Schedule "4";
 - e. adding a Site and Area Specific Policy 697 as included in Schedule "5";
 - f. adding a Site and Area Specific Policy 703 as included in Schedule "6";
 - g. adding a Site and Area Specific Policy 718 as included in Schedule "7";
 - h. adding a Site and Area Specific Policy 688 as included in Schedule "8";
 - i. adding a Site and Area Specific Policy 723 as included in Schedule "9";
 - j. adding a Site and Area Specific Policy 625 as included in Schedule "10";
 - k. adding a Site and Area Specific Policy 716 as included in Schedule "11";
 - l. adding a Site and Area Specific Policy 701 as included in Schedule "12";
 - m. adding a Site and Area Specific Policy 693 as included in Schedule "13";
 - n. adding a Site and Area Specific Policy 675 as included in Schedule "14";
 - o. adding a Site and Area Specific Policy 727 as included in Schedule "15";
 - p. adding a Site and Area Specific Policy 677 as included in Schedule "16";
 - q. adding a Site and Area Specific Policy 691 as included in Schedule "17";
 - r. adding a Site and Area Specific Policy 689 as included in Schedule "18";
 - s. adding a Site and Area Specific Policy 668 as included in Schedule "19";
 - t. adding a Site and Area Specific Policy 641 as included in Schedule "20";
 - u. adding a Site and Area Specific Policy 667 as included in Schedule "21";

- v. adding a Site and Area Specific Policy 664 as included in Schedule "22";
- w. adding a Site and Area Specific Policy 627 as included in Schedule "23";
- x. adding a Site and Area Specific Policy 698 as included in Schedule "24";
- y. adding a Site and Area Specific Policy 673 as included in Schedule "25";
- z. adding a Site and Area Specific Policy 647 as included in Schedule "26";
- aa. adding a Site and Area Specific Policy 761 as included in Schedule "27";
- bb. adding a Site and Area Specific Policy 687 as included in Schedule "28";
- cc. adding a Site and Area Specific Policy 626 as included in Schedule "29";
- dd. adding a Site and Area Specific Policy 724 as included in Schedule "30";
- ee. adding a Site and Area Specific Policy 714 as included in Schedule "31";
- ff. adding a Site and Area Specific Policy 681 as included in Schedule "32";
- gg. adding a Site and Area Specific Policy 765 as included in Schedule "33";
- hh. adding a Site and Area Specific Policy 646 as included in Schedule "34";
- ii. adding a Site and Area Specific Policy 702 as included in Schedule "35";
- jj. adding a Site and Area Specific Policy 692 as included in Schedule "36";
- kk. adding a Site and Area Specific Policy 763 as included in Schedule "37";
- ll. adding a Site and Area Specific Policy 680 as included in Schedule "38";
- mm. adding a Site and Area Specific Policy 699 as included in Schedule "39";
- nn. adding a Site and Area Specific Policy 726 as included in Schedule "40";
- oo. adding a Site and Area Specific Policy 676 as included in Schedule "41";
- pp. adding a Site and Area Specific Policy 665 as included in Schedule "42";
- qq. adding a Site and Area Specific Policy 757 as included in Schedule "43";
- rr. adding a Site and Area Specific Policy 704 as included in Schedule "44";
- ss. adding a Site and Area Specific Policy 666 as included in Schedule "45";

- tt. adding a Site and Area Specific Policy 762 as included in Schedule "46";
 - uu. adding a Site and Area Specific Policy 719 as included in Schedule "47";
 - vv. adding a Site and Area Specific Policy 662 as included in Schedule "48";
 - ww. adding a Site and Area Specific Policy 624 as included in Schedule "49";
 - xx. adding a Site and Area Specific Policy 725 as included in Schedule "50";
 - yy. adding a Site and Area Specific Policy 700 as included in Schedule "51";
 - zz. adding a Site and Area Specific Policy 721 as included in Schedule "52";
 - aaa. adding a Site and Area Specific Policy 717 as included in Schedule "53";
 - bbb. adding a Site and Area Specific Policy 720 as included in Schedule "54";
 - ccc. adding a Site and Area Specific Policy 648 as included in Schedule "55";
 - ddd. adding a Site and Area Specific Policy 760 as included in Schedule "56"; and
 - eee. adding a Site and Area Specific Policy 713 as included in Schedule "57".
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
669	Birchmount
674	Caledonia
764	Corktown
722	Davisville
697	Driftwood
703	Duncanwoods
718	Dupont
688	East Harbour
723	Eglinton

Site and Area Specific Policy Number	Protected Major Transit Station Area/ Major Transit Station Area
625	Eglinton GO
716	Eglinton West
701	Emery
693	Exhibition
675	Fairbank
727	Finch
677	Forest Hill
691	Front-Spadina
689	Gerrard-Carlaw
668	Golden Mile
641	Guildwood GO
667	Hakimi Lebovic
664	Ionview
627	Islington
698	Jane and Finch
673	Keelestdale
647	Kennedy
761	King-Bathurst
687	King-Liberty
626	Kipling
724	Lawrence
714	Lawrence West
681	Leaside

Site and Area Specific Policy Number	Protected Major Transit Station Area/ Major Transit Station Area
765	Leslieville
646	Long Branch
702	Milvan Rumike
692	Mimico
763	Moss Park
680	Mount Pleasant
699	Norfinch Oakdale
726	North York Centre
676	Oakwood
665	O'Connor
757	Park Lawn
704	Pearldale
666	Pharmacy
762	Queen-Spadina
719	Rosedale
662	Scarborough Centre
624	Scarborough GO
725	Sheppard-Yonge
700	Signet Arrow
721	St Clair
717	St Clair West
720	Summerhill
648	Warden

Site and Area Specific Policy Number	Protected Major Transit Station Area/ Major Transit Station Area
760	Yonge-Steeles
713	Yorkdale

Schedule "1" to Amendment 570

SASP 669. Protected Major Transit Station Area – Birchmount Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Birchmount LRT Station is a protected major transit station area shown as the Birchmount Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

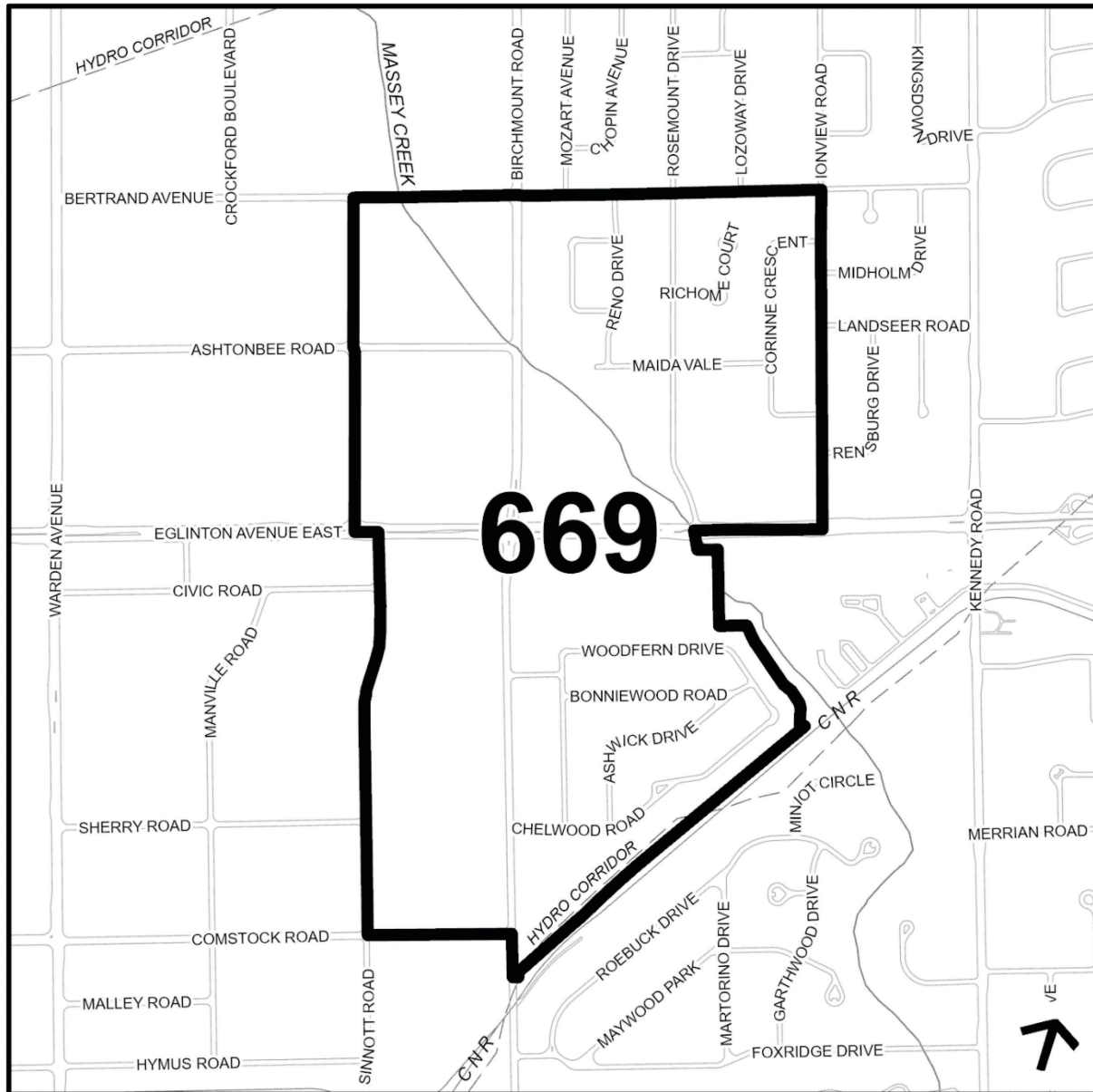
Existing and permitted development within the Protected Major Transit Station Area – Birchmount Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

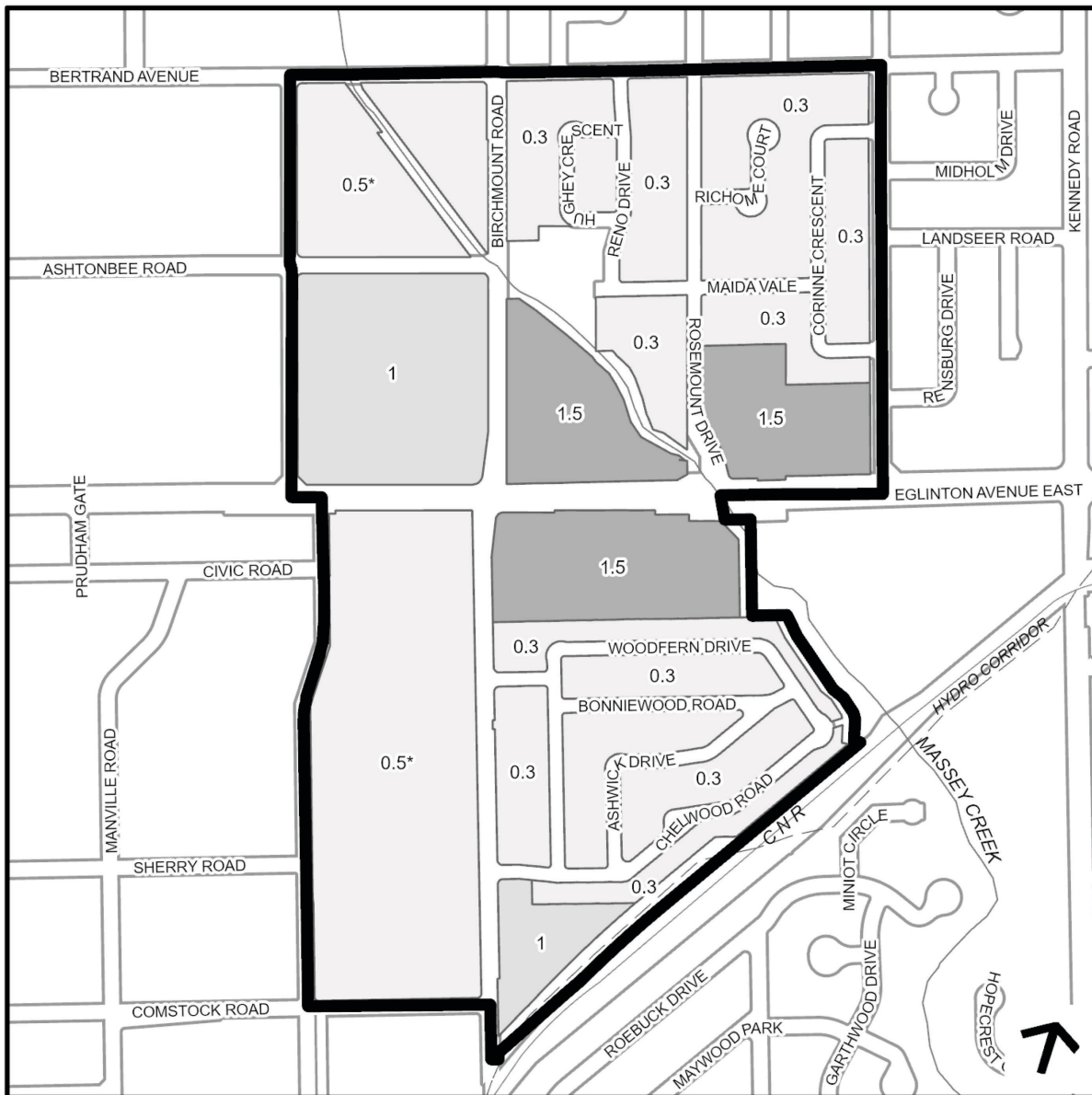
The authorized uses of land are as identified by the land use designations on Map 20 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Birchmount Protected Major Transit Station Area

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



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*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 570

SASP 674. Protected Major Transit Station Area – Caledonia Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Caledonia LRT Station is a protected major transit station area shown as the Caledonia Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

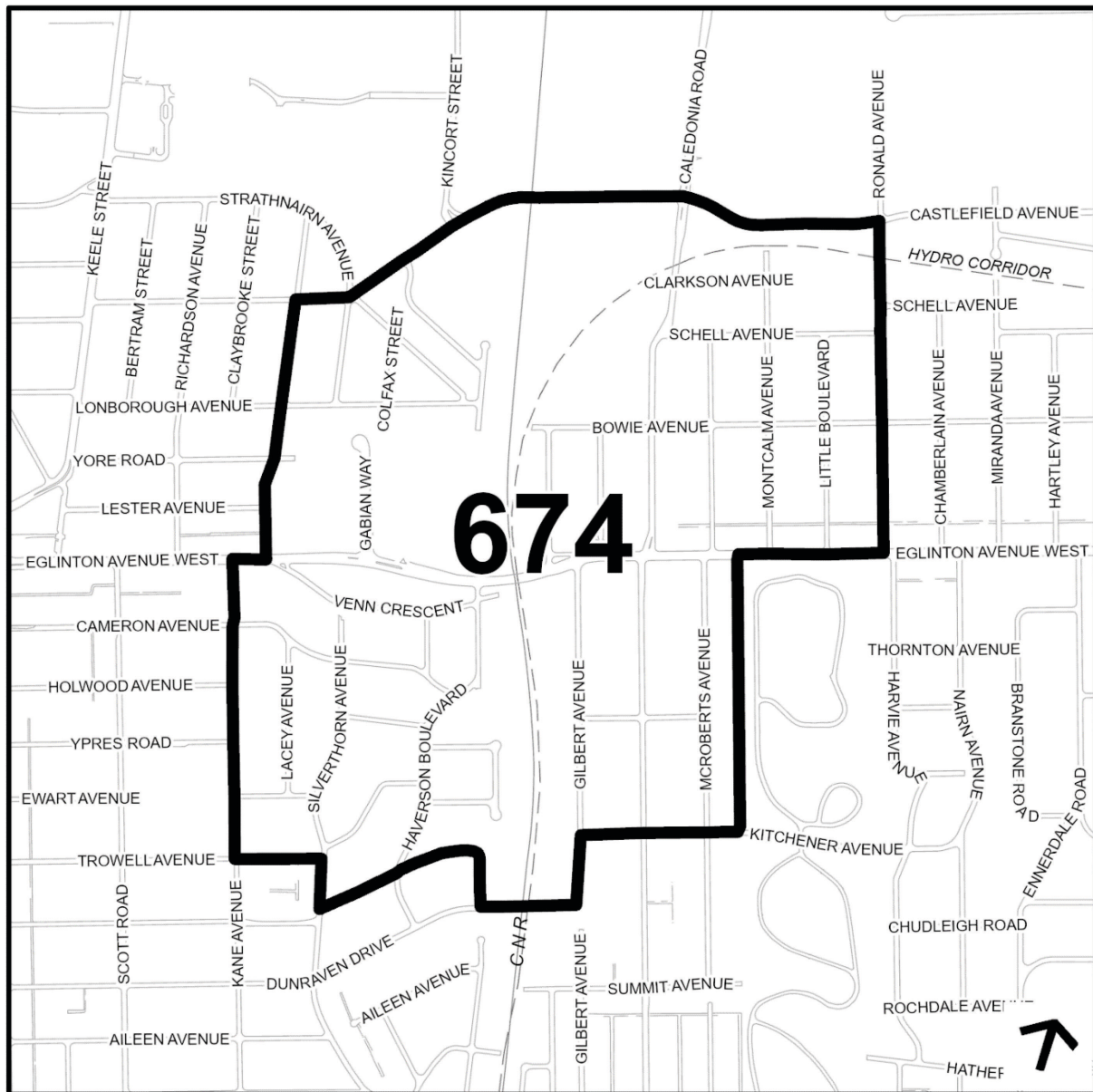
Existing and permitted development within the Protected Major Transit Station Area – Caledonia Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

c) Authorized Uses of Land

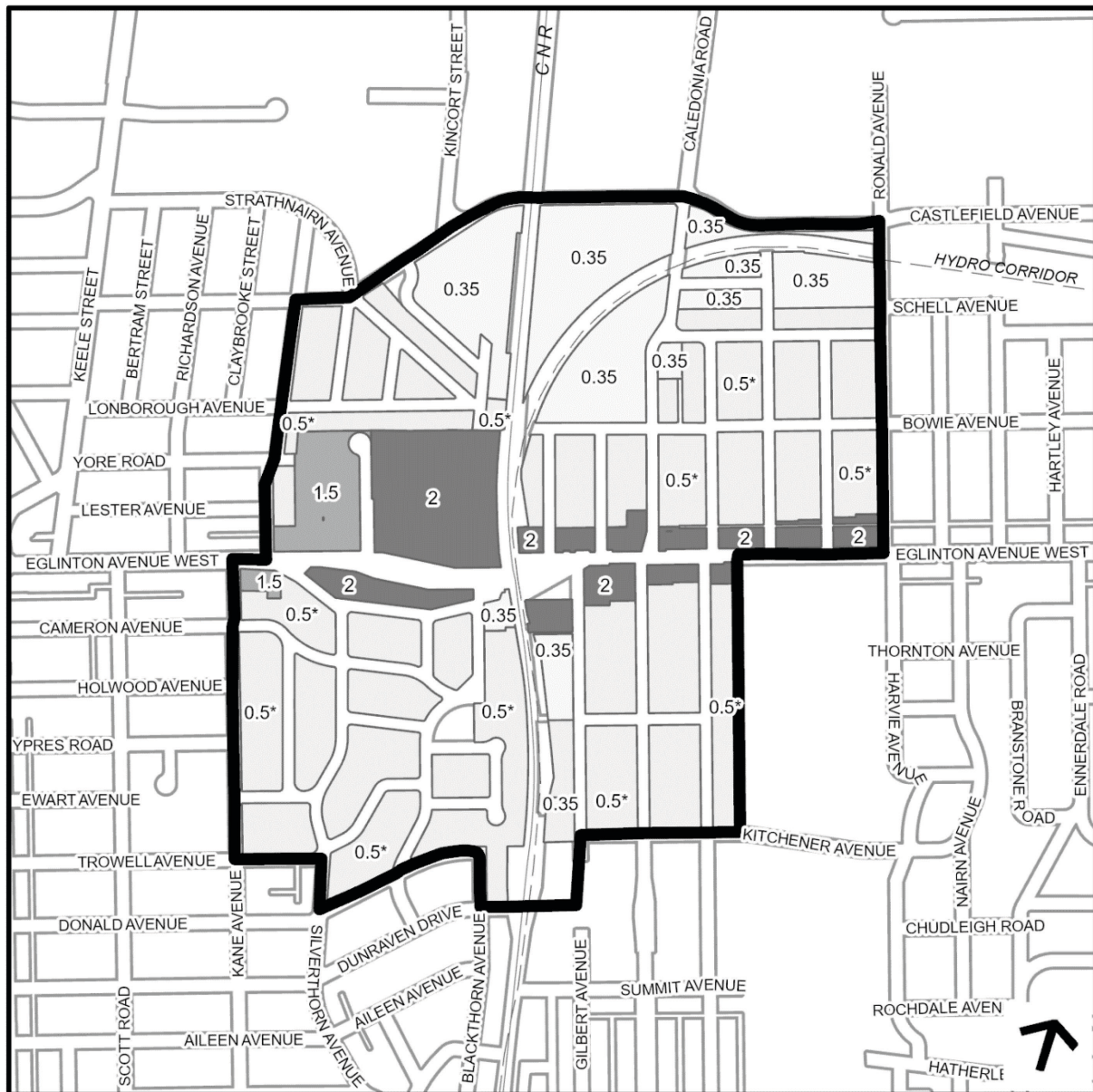
The authorized uses of land are as identified by the land use designations on Map 17 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Caledonia Protected Major Transit Station Area

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



Minimum Density

0 FSI	0.3 FSI or 3 units*	1.0 FSI	2.5 FSI
0.35 FSI	0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
0.9 FSI or 3 units*	2.0 FSI	3.5 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 570

SASP 764. Protected Major Transit Station Area – Corktown Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

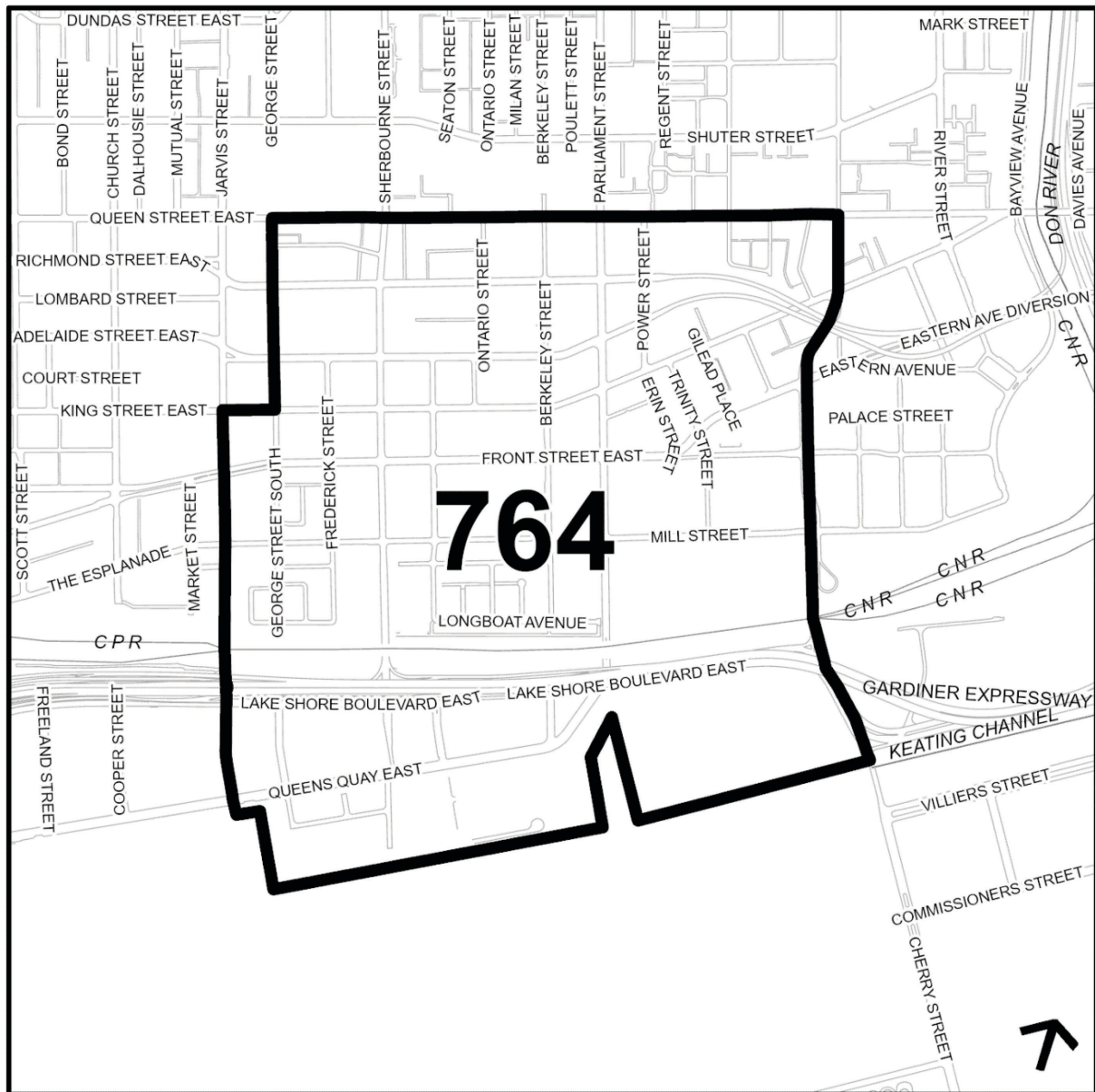
Existing and permitted development within the Protected Major Transit Station Area – Corktown Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

c) Authorized Uses of Land

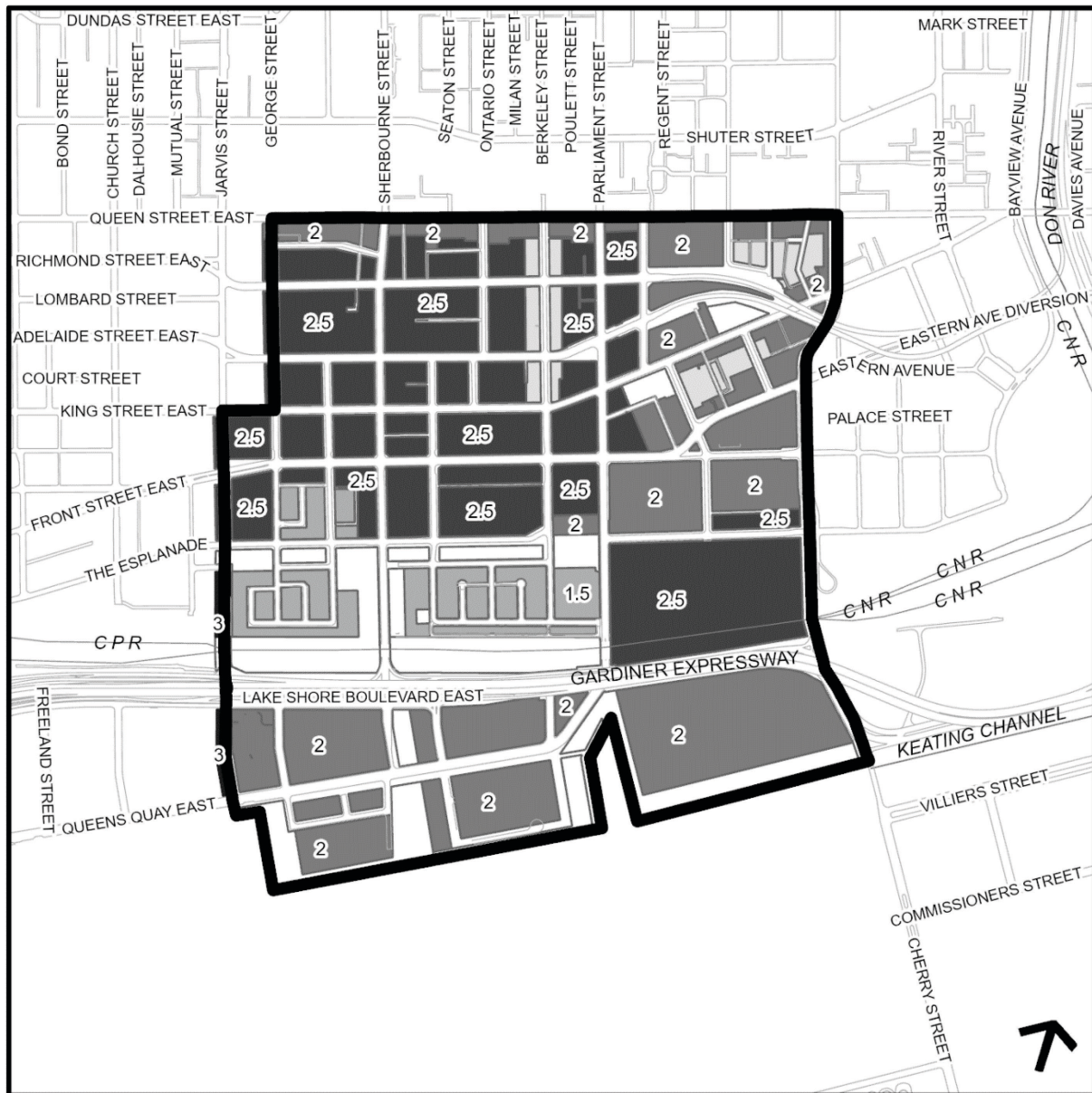
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities











Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Corktown Protected Major Transit Station Area

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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 722. Protected Major Transit Station Area – Davisville Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Davisville Subway Station is a protected major transit station area shown as the Davisville 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 – Davisville Station is planned for a minimum population and employment target of 350 residents and jobs combined per hectare.

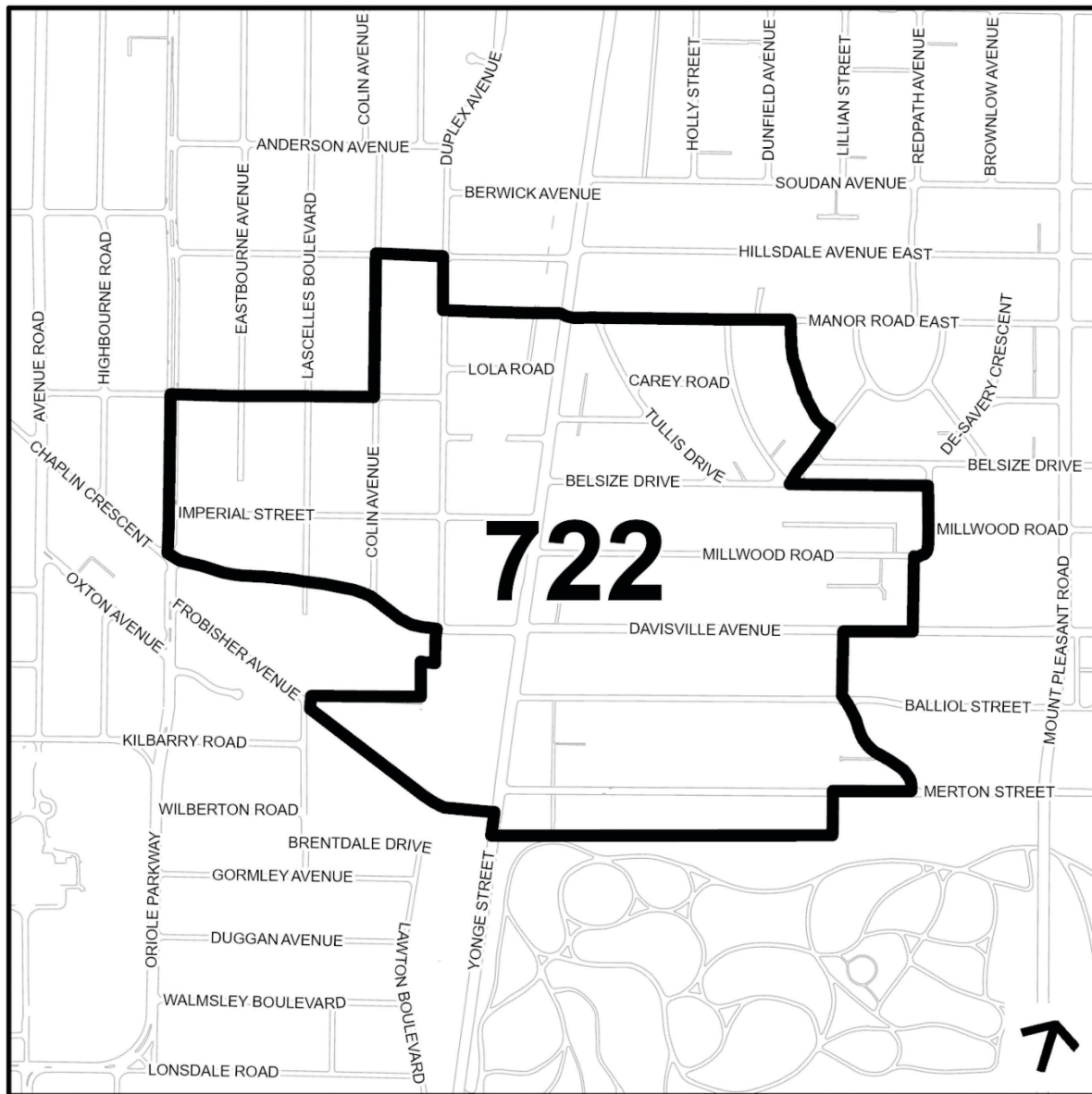
c) Authorized Uses of Land

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

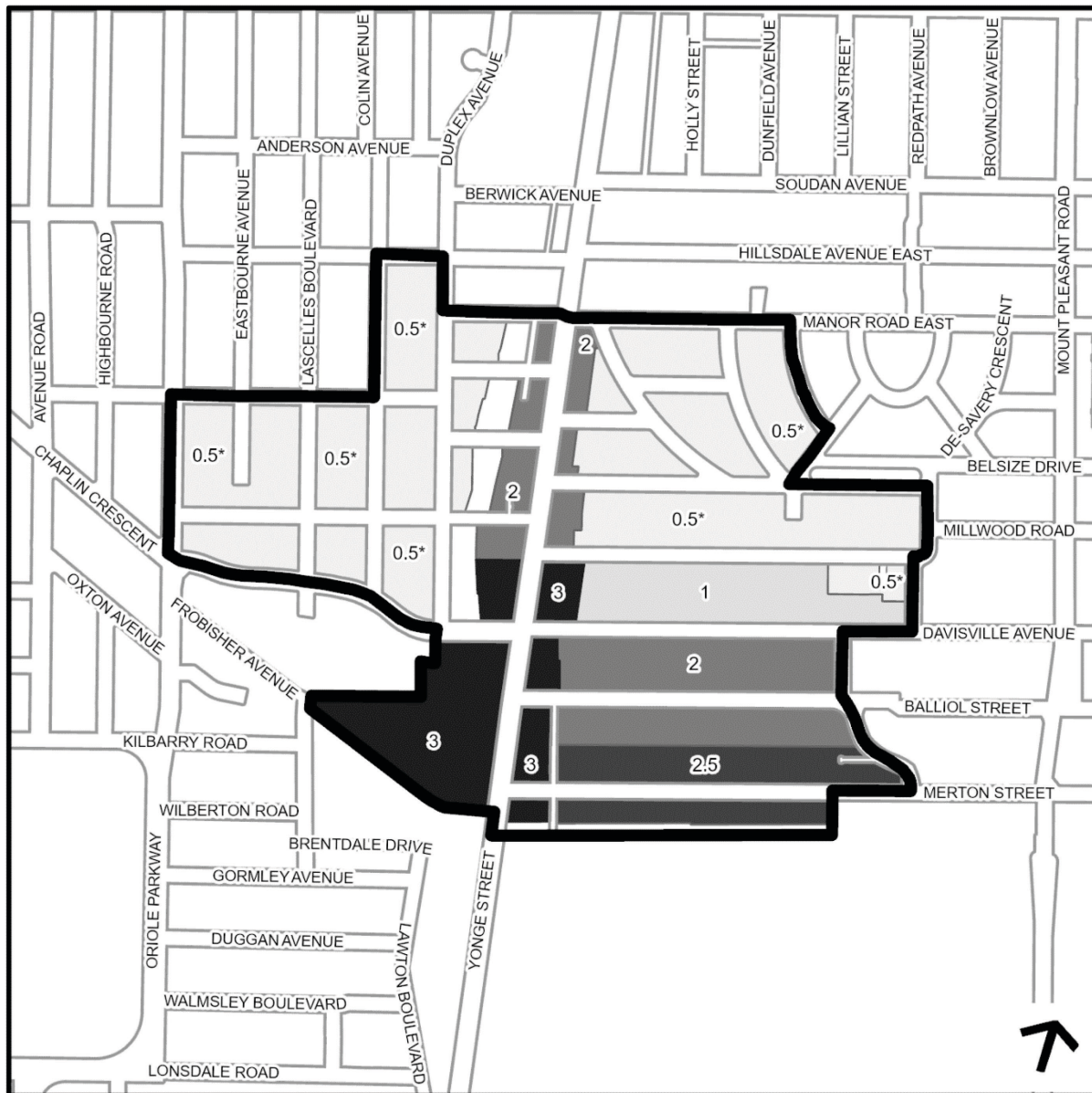
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Davisville Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 697. Protected Major Transit Station Area – Driftwood Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Driftwood LRT Station is a protected major transit station area shown as the Driftwood 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 – Driftwood Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

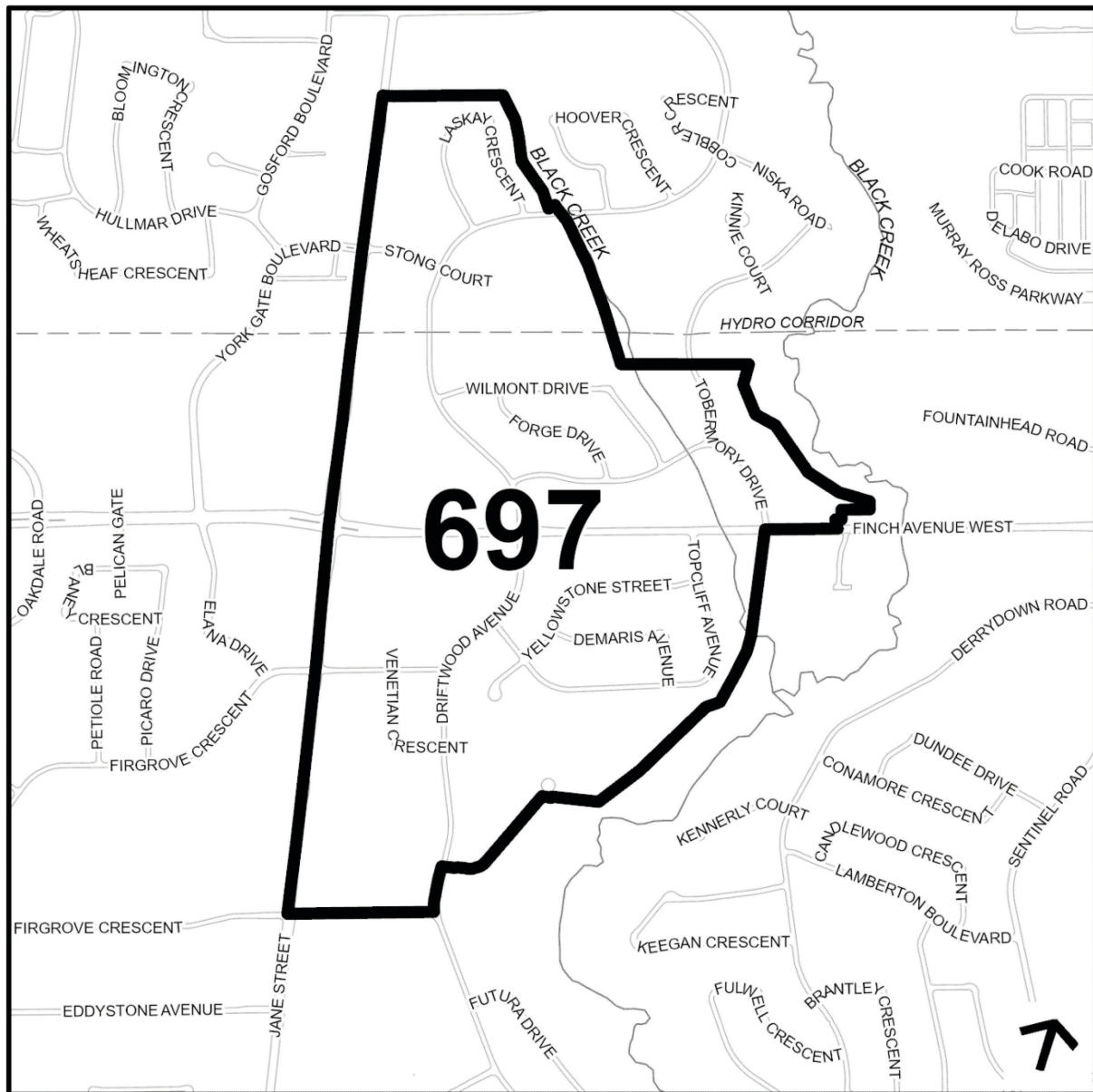
c) Authorized Uses of Land

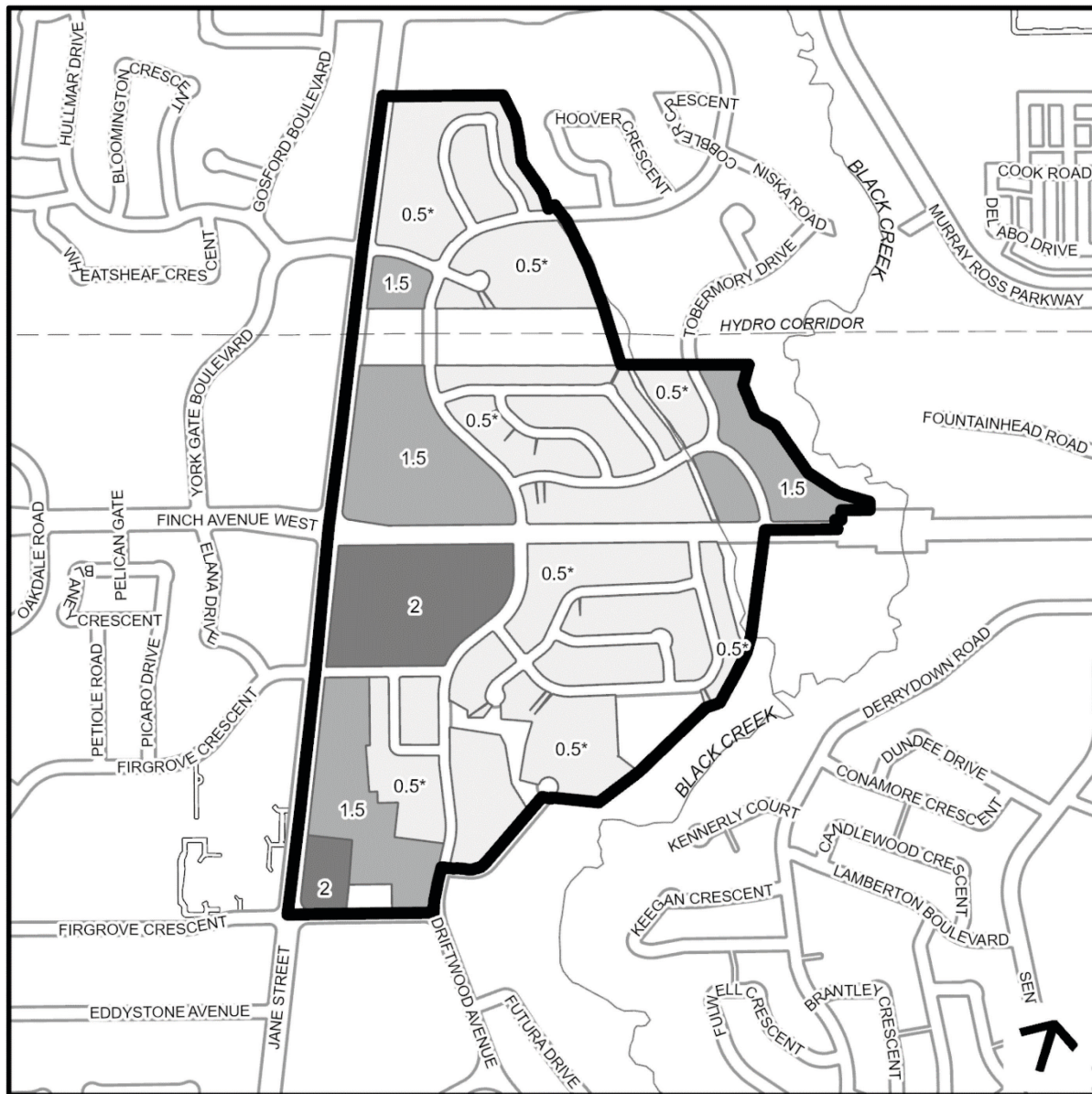
The authorized uses of land are as identified by the land use designations on Maps 13 and 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.











d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Driftwood Protected Major Transit Station Area



Map 2 – Minimum Densities, Driftwood Protected Major Transit Station Area**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 703. Protected Major Transit Station Area – Duncanwoods Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Duncanwoods LRT Station is a protected major transit station area shown as the Duncanwoods Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

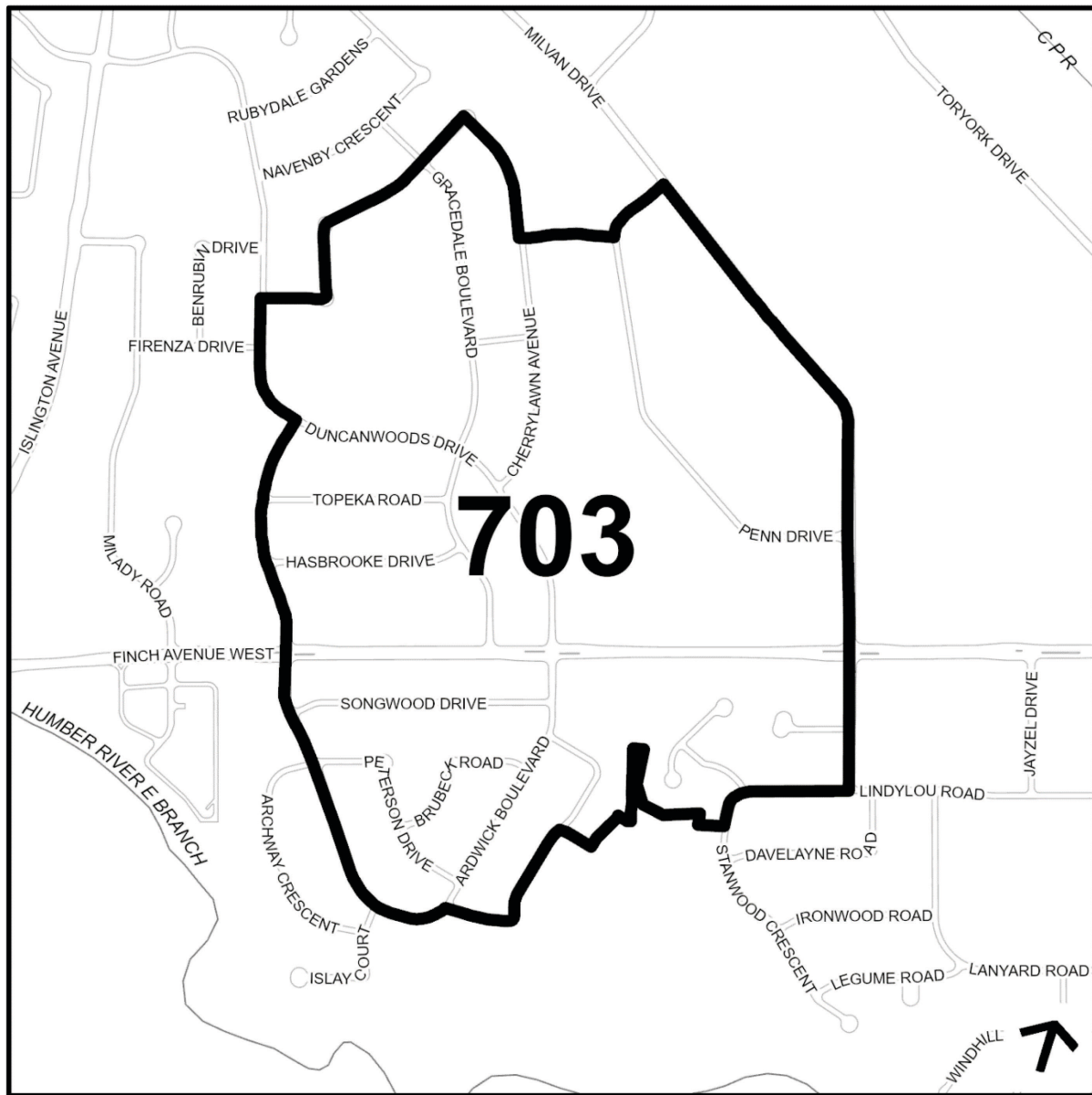
Existing and permitted development within the Protected Major Transit Station Area – Duncanwoods Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

c) Authorized Uses of Land

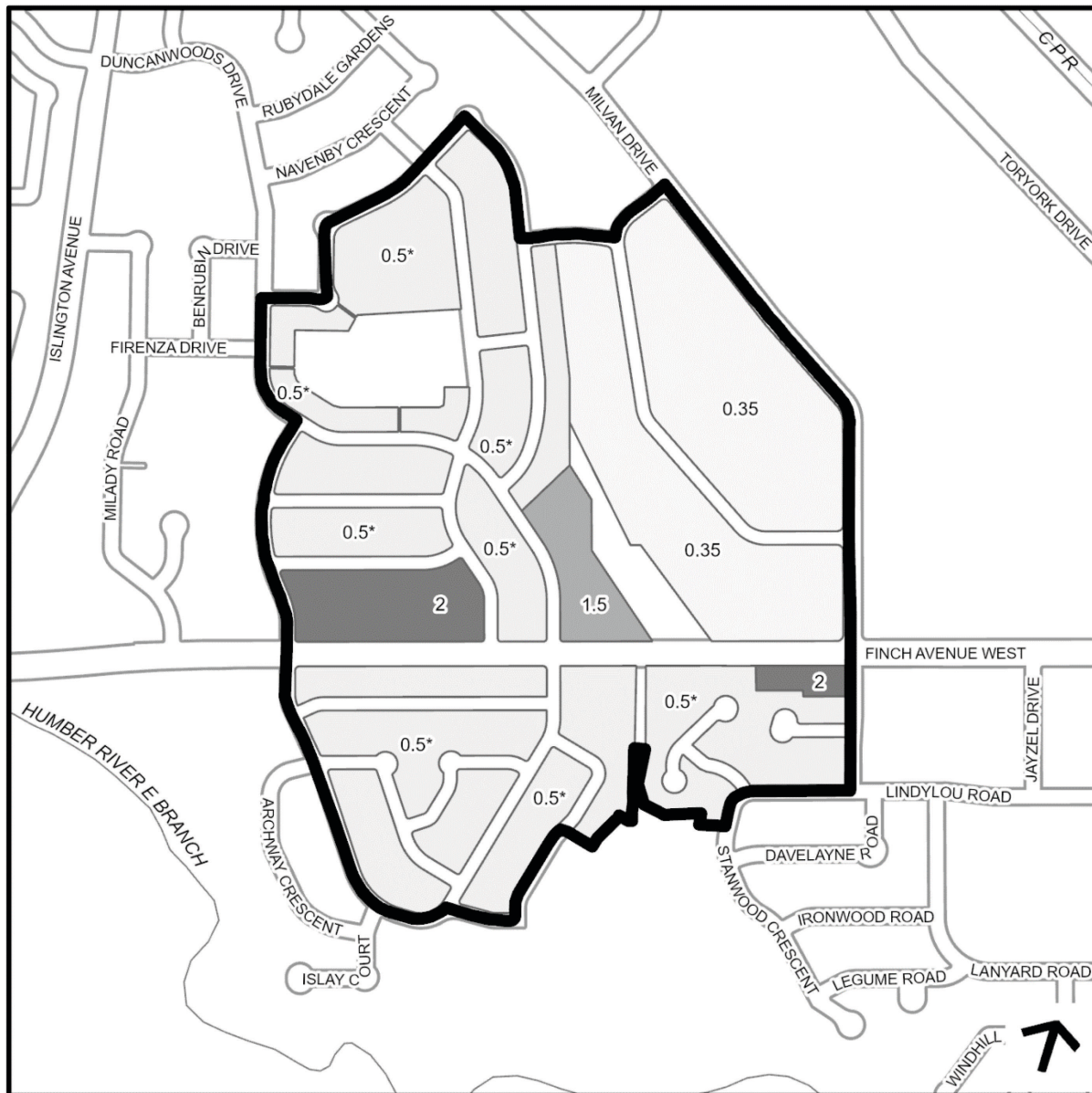
The authorized uses of land are as identified by the land use designations on Map 13 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities












Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Duncanwoods Protected Major Transit Station Area

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



Minimum Density

 0 FSI	 0.3 FSI or 3 units*	 1.0 FSI	 2.5 FSI
 0.35 FSI	 0.5 FSI or 3 units*	 1.5 FSI	 3.0 FSI
	 0.9 FSI or 3 units*	 2.0 FSI	 3.5 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 570

SASP 718. Protected Major Transit Station Area – Dupont Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

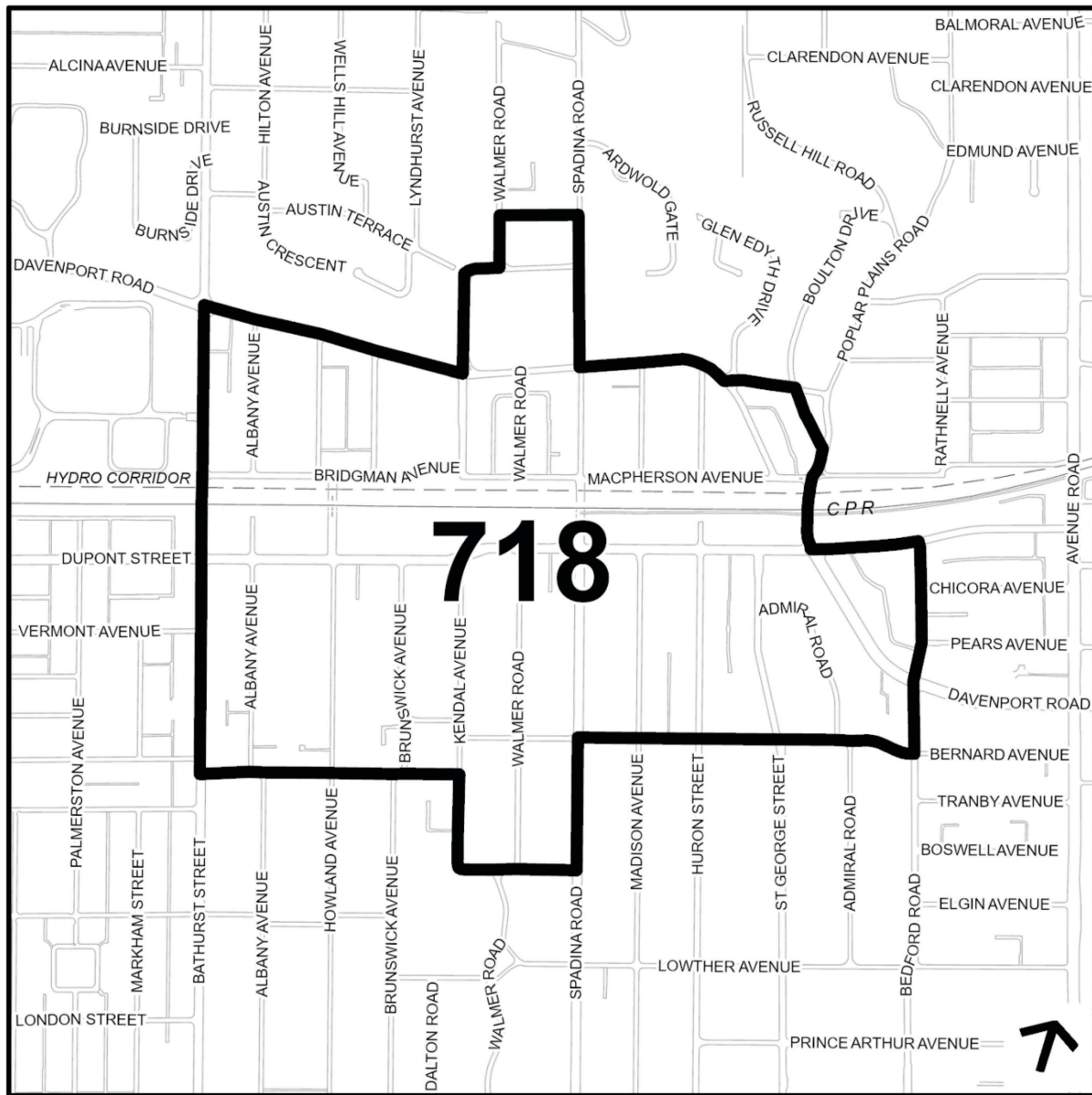
Existing and permitted development within the Protected Major Transit Station Area – Dupont Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

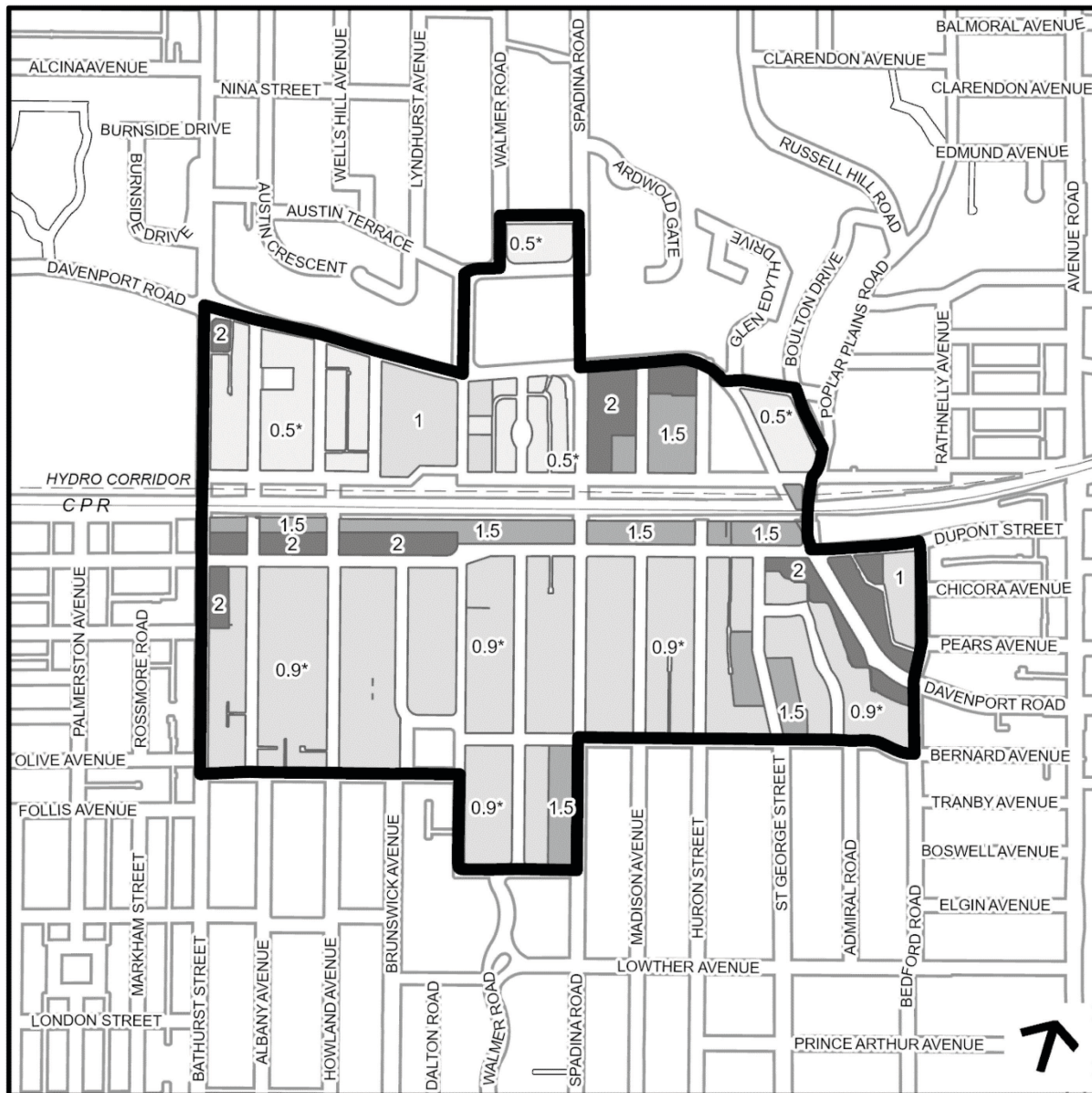
The authorized uses of land are as identified by the land use designations on Map 17 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Dupont Protected Major Transit Station Area

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



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*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 570

SASP 688. Protected Major Transit Station Area – East Harbour Station

a) Protected Major Transit Station Area Delineation

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

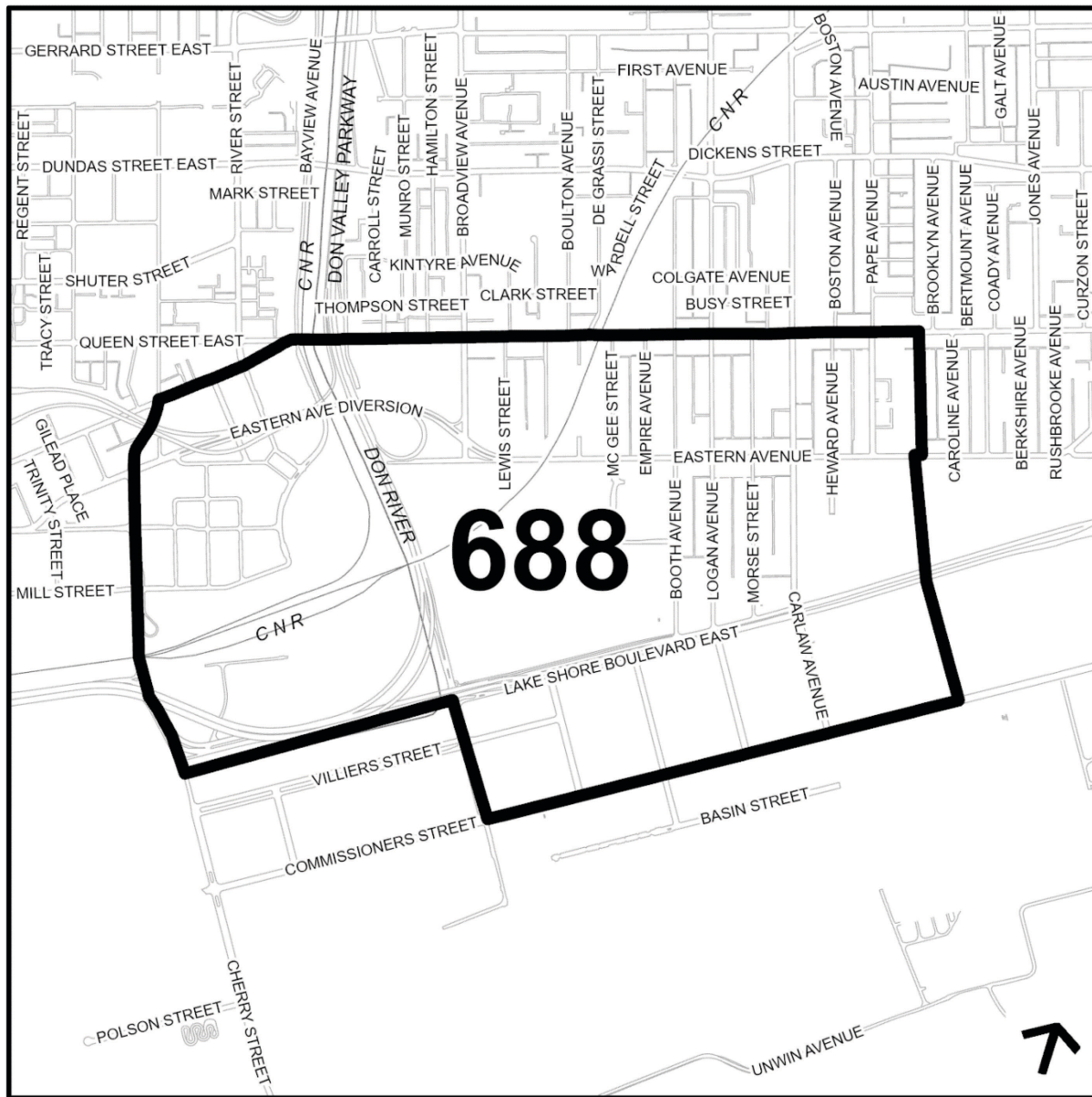
c) Authorized Uses of Land

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

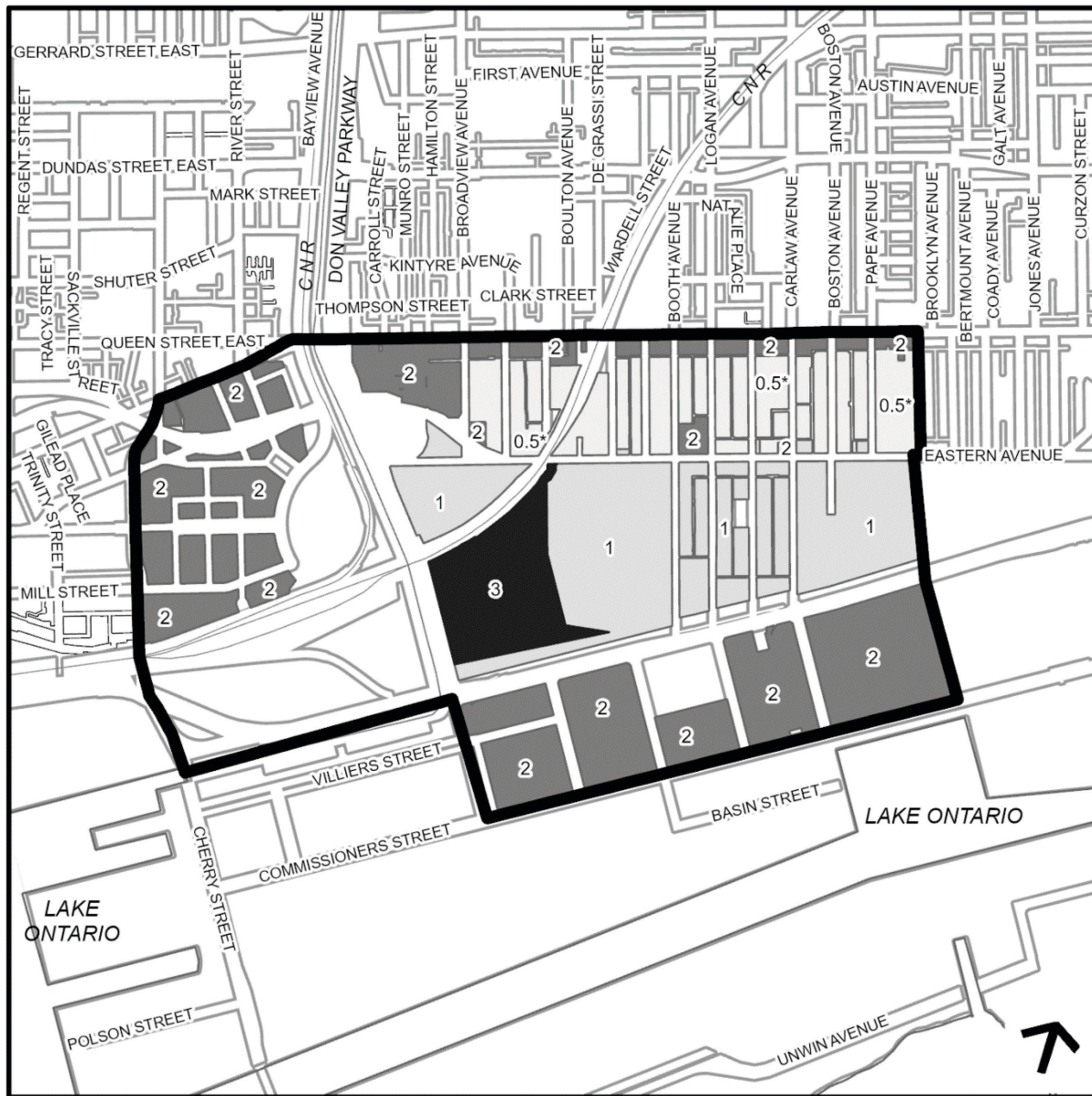
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.










Map 1 – East Harbour Protected Major Transit Station Area



Map 2 – Minimum Densities, East Harbour Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 723. Protected Major Transit Station Area – Eglinton Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Eglinton Subway/LRT Interchange Station is a protected major transit station area shown as the Eglinton 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 – Eglinton Station is planned for a minimum population and employment target of 600 residents and jobs combined per hectare.

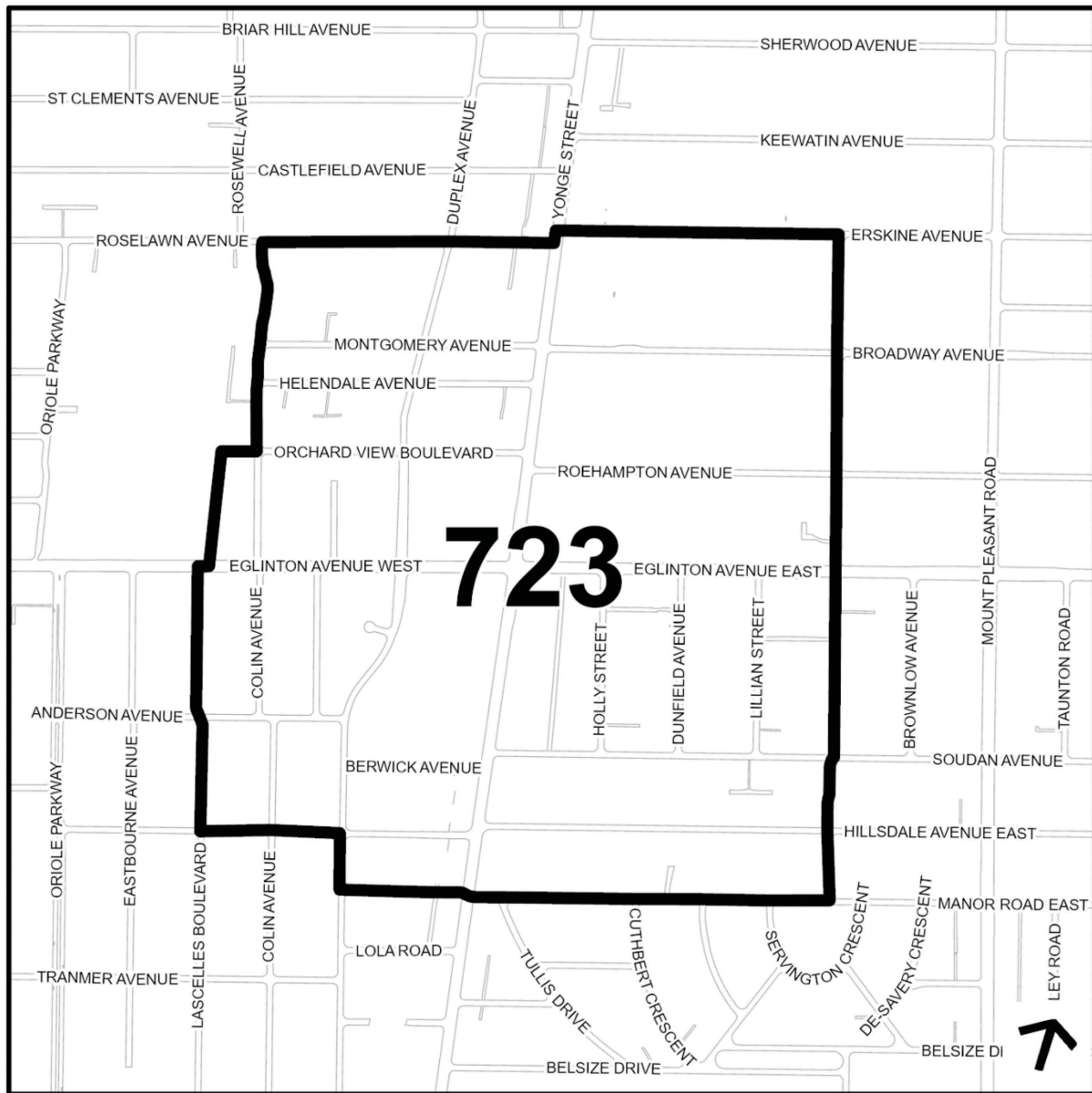
c) Authorized Uses of Land

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

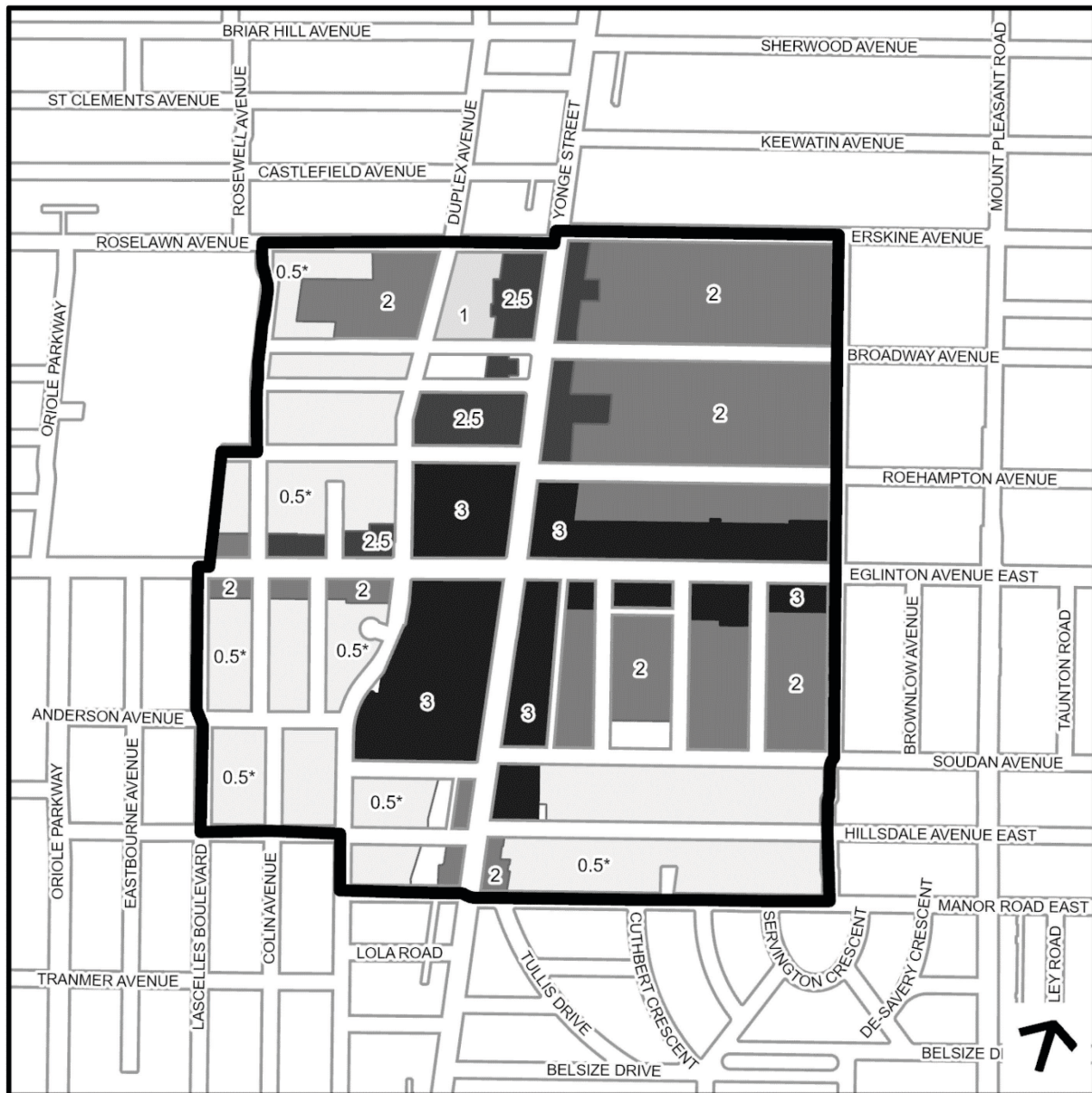
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.










Map 1 – Eglinton Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 625. Protected Major Transit Station Area – Eglinton GO Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Eglinton GO Station is a protected major transit station area shown as the Eglinton 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 – Eglinton GO Station is planned for a minimum population and employment target of 150 residents and jobs combined per hectare.

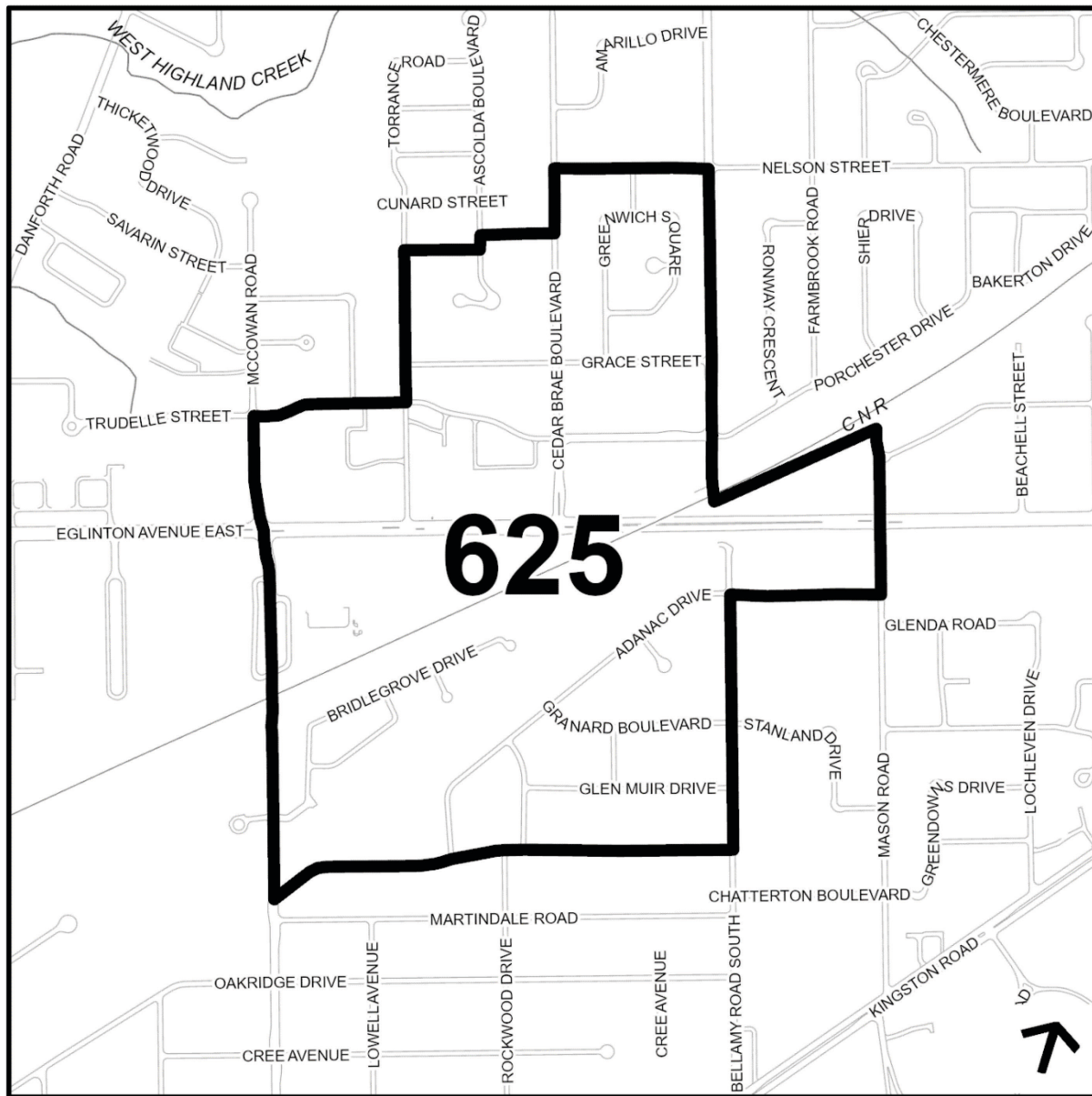
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 20 and 23 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

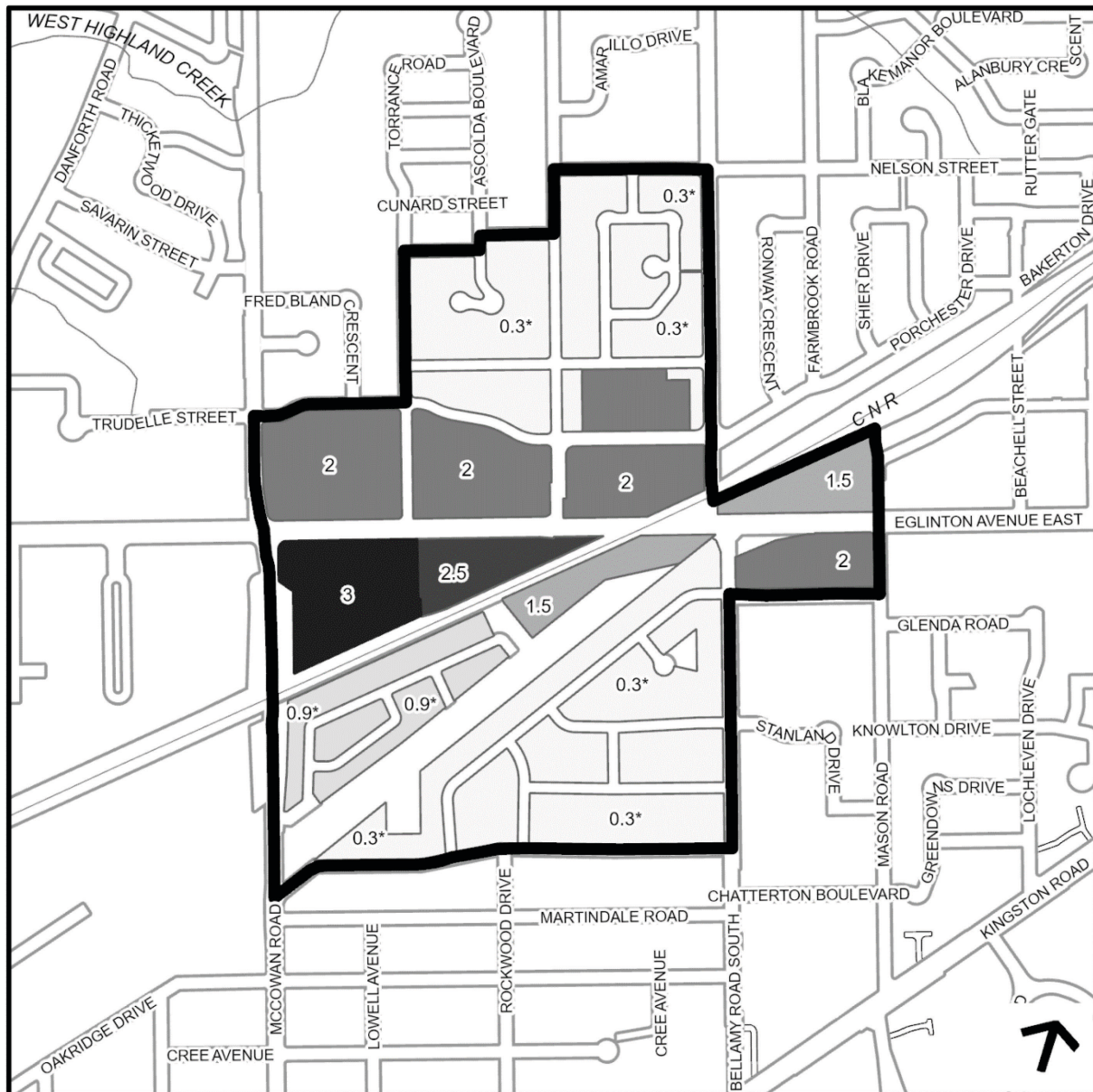
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Eglinton GO Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 716. Protected Major Transit Station Area – Eglinton West Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Eglinton West Subway/LRT Interchange Station is a protected major transit station area shown as the Eglinton 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 – Eglinton West 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 Map 17 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.

716

Schedule "12" to Amendment 570

SASP 701. Protected Major Transit Station Area – Emery Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Emery LRT Station is a protected major transit station area shown as the Emery Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

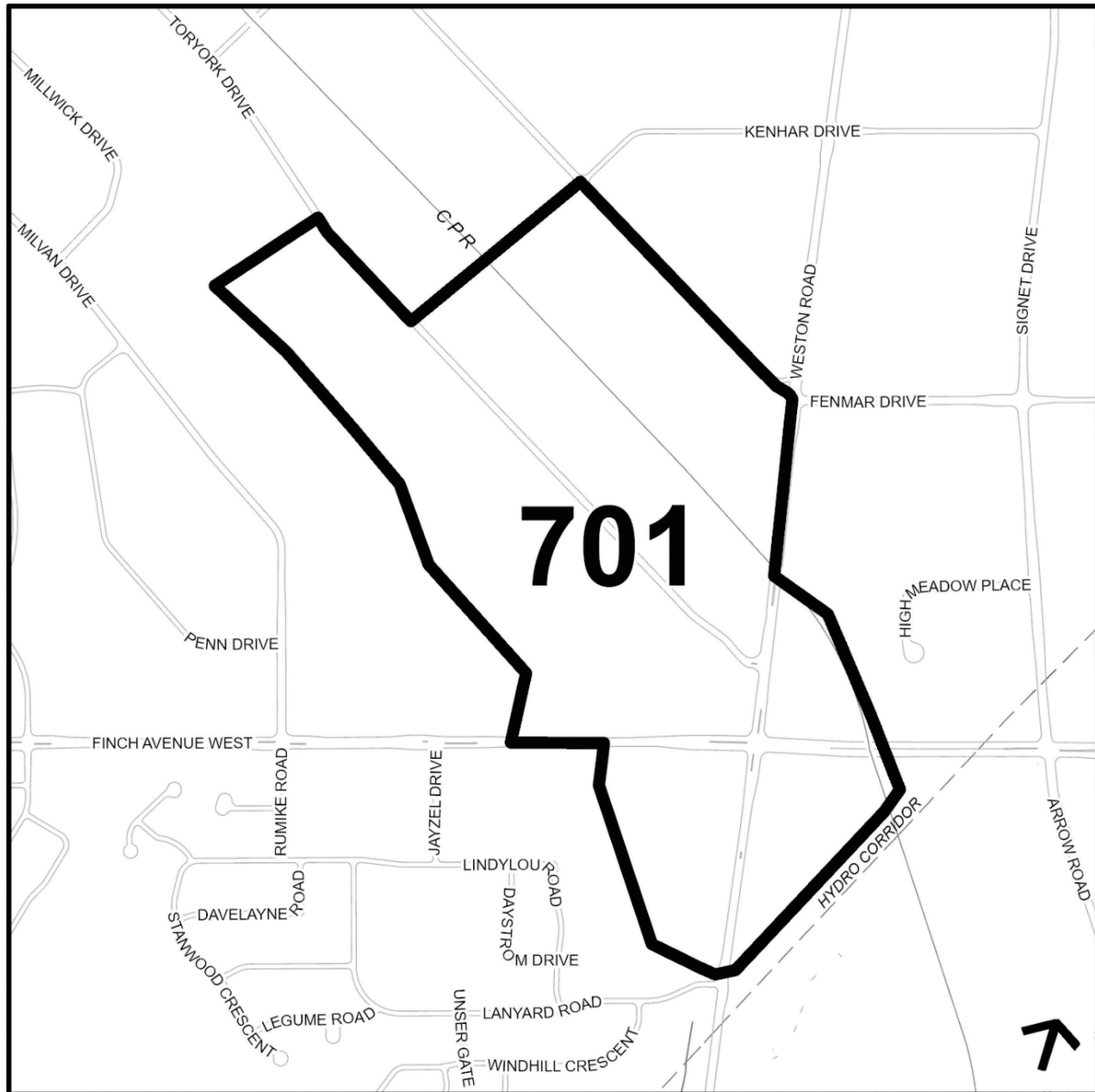
Existing and permitted development within the Protected Major Transit Station Area – Emery Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

c) Authorized Uses of Land

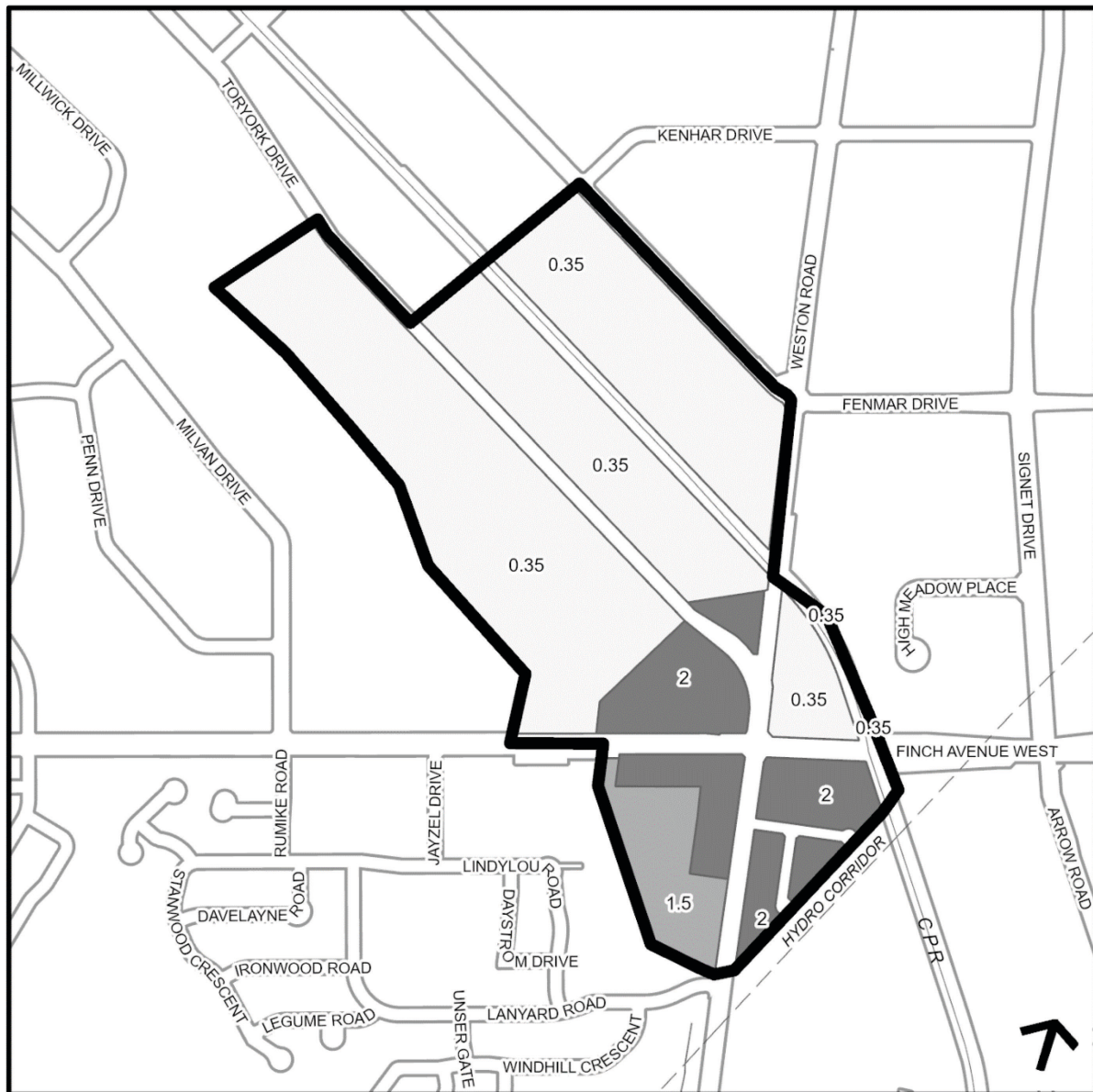
The authorized uses of land are as identified by the land use designations on Map 13 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Emery Protected Major Transit Station Area

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



Minimum Density

0 FSI	0.3 FSI or 3 units*	1.0 FSI	2.5 FSI
0.35 FSI	0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
	0.9 FSI or 3 units*	2.0 FSI	3.5 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 570

SASP 693. Protected Major Transit Station Area – Exhibition Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

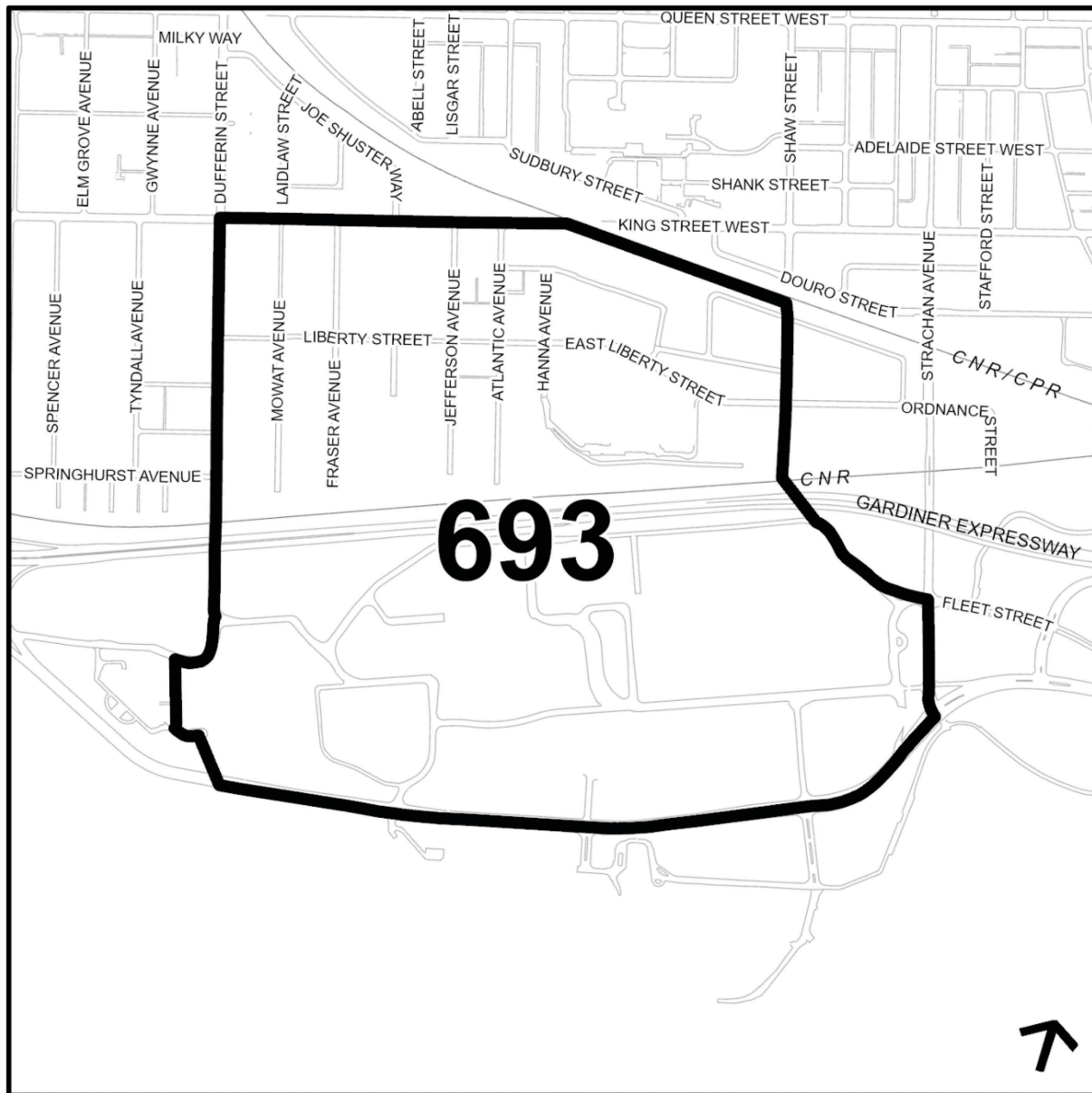
Existing and permitted development within the Protected Major Transit Station Area – Exhibition Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

c) Authorized Uses of Land

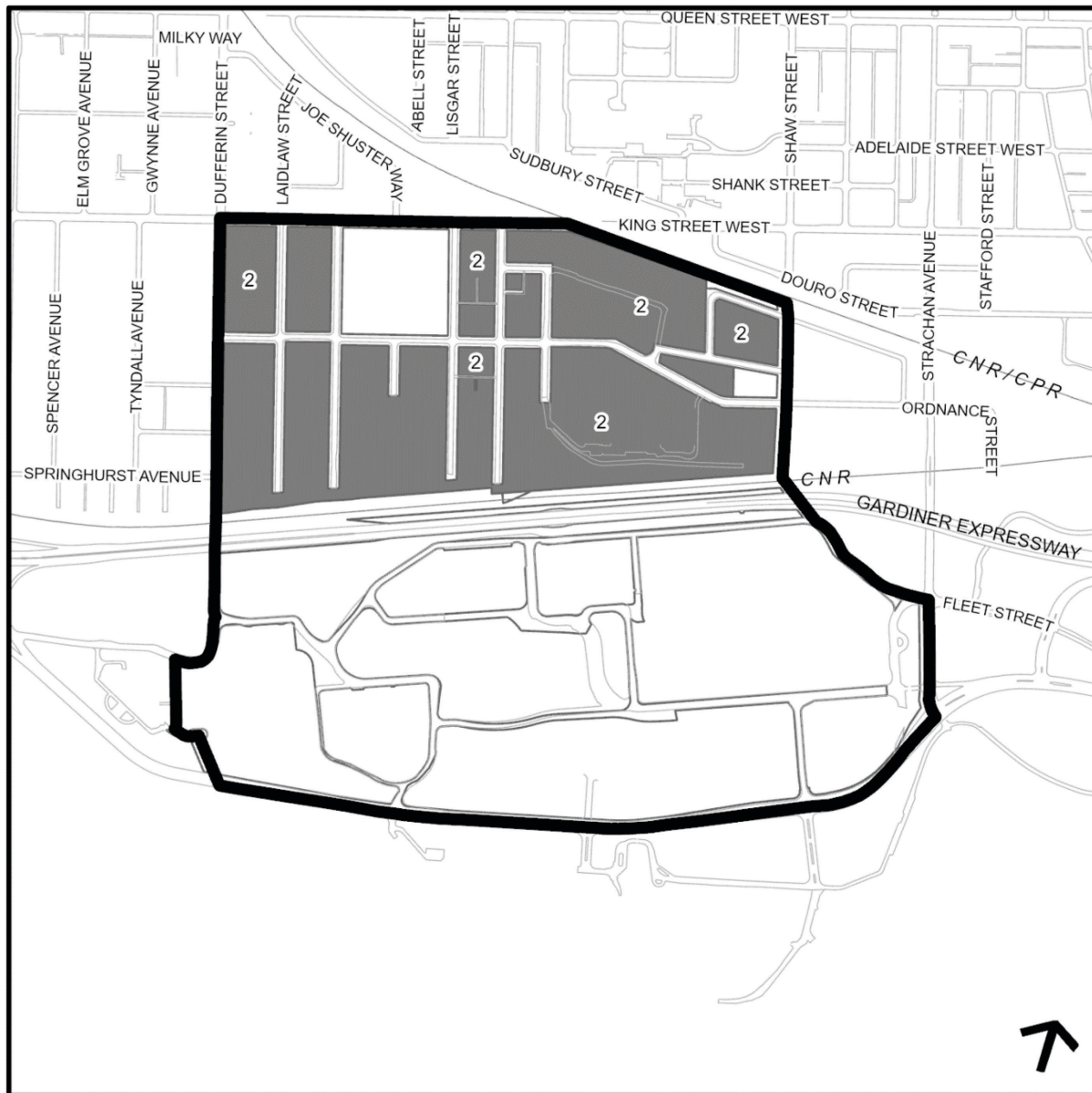
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Exhibition Protected Major Transit Station Area

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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 675. Protected Major Transit Station Area – Fairbank Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Fairbank LRT Station is a protected major transit station area shown as the Fairbank Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

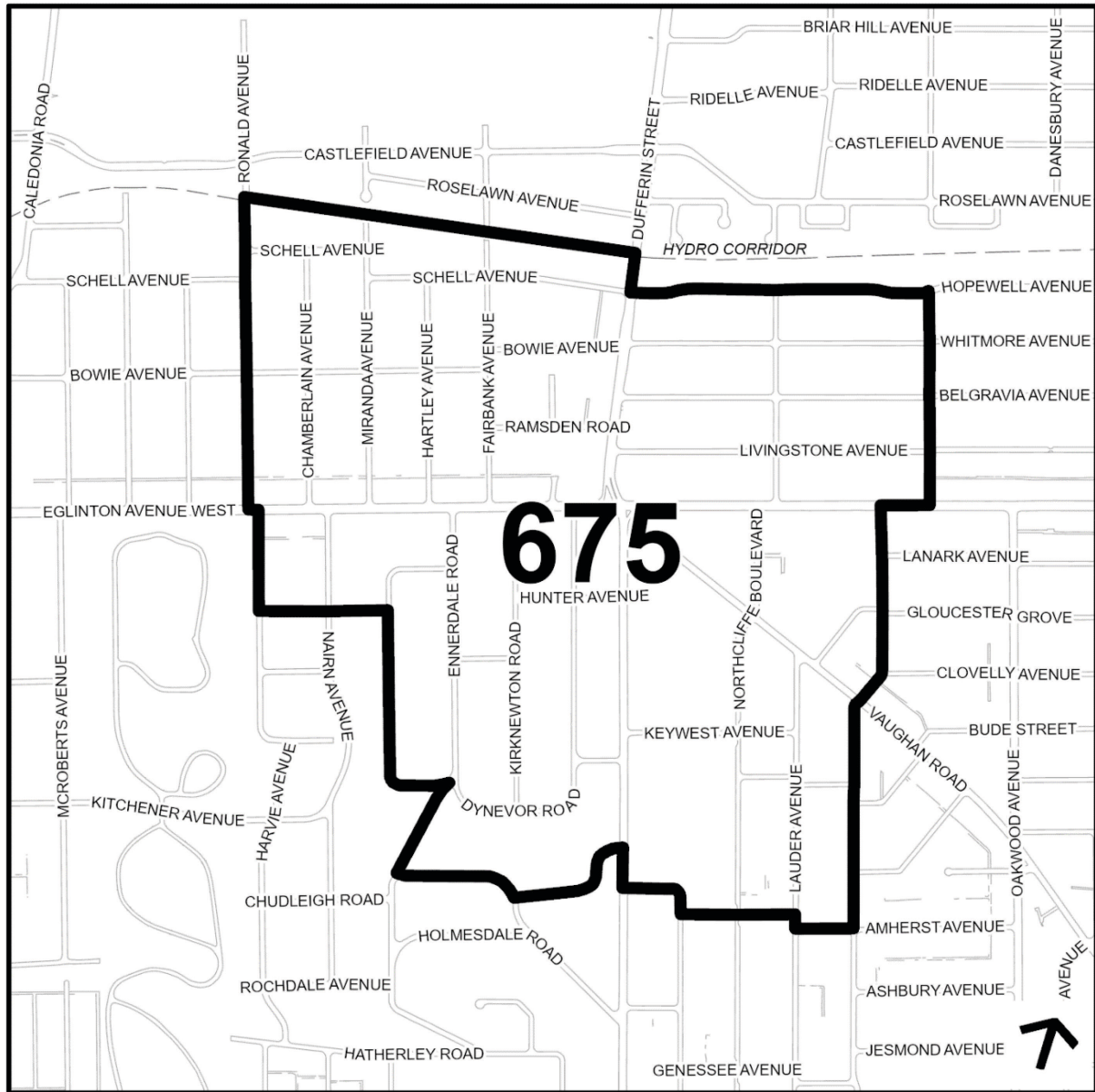
Existing and permitted development within the Protected Major Transit Station Area – Fairbank Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

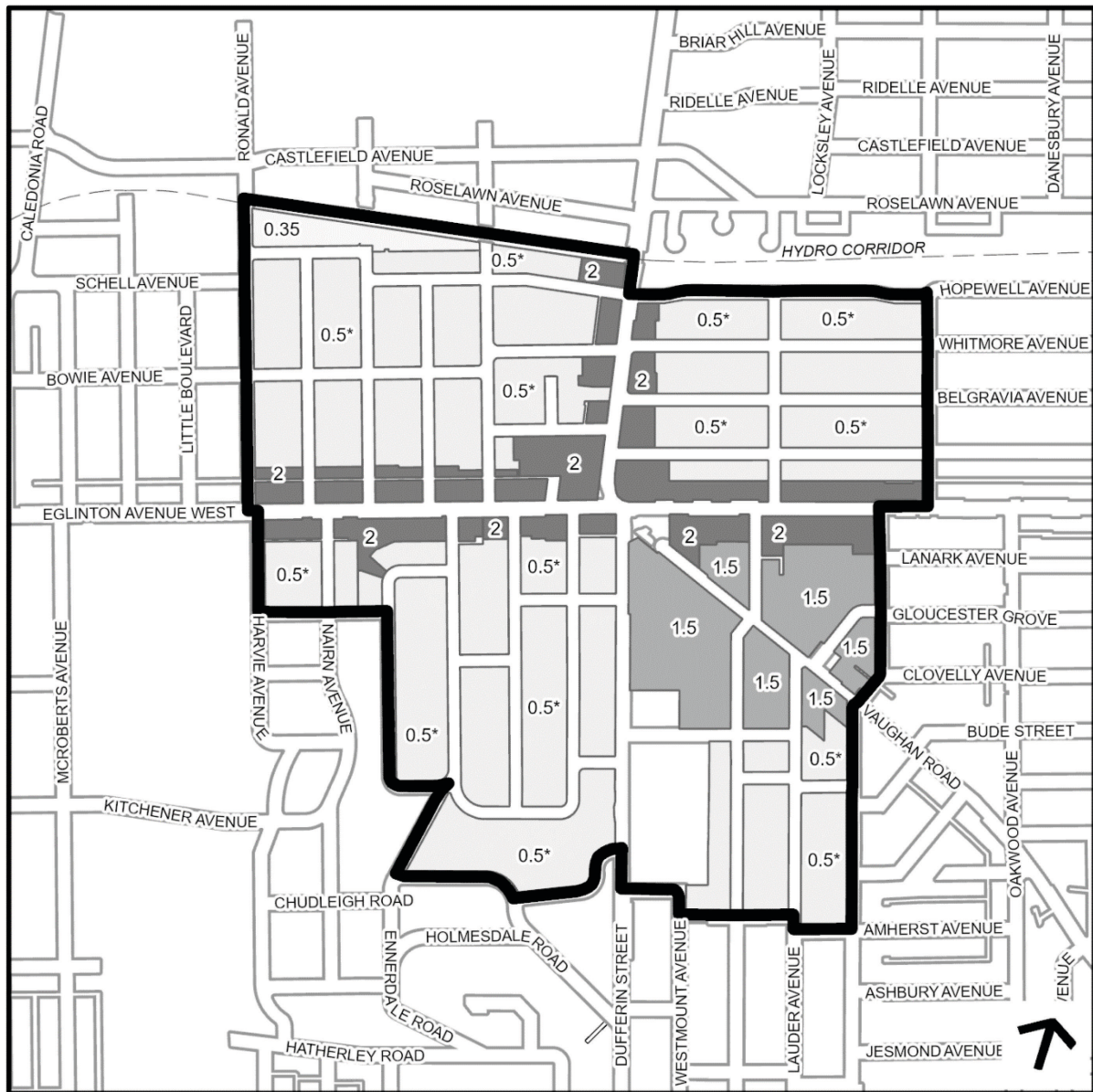
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 17 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.

Map 1 – Fairbank Protected Major Transit Station Area

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

Minimum Density

0 FSI	0.3 FSI or 3 units*	1.0 FSI	2.5 FSI
0.35 FSI	0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
	0.9 FSI or 3 units*	2.0 FSI	3.5 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 570

SASP 727. Protected Major Transit Station Area – Finch Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Finch Subway Station is a protected major transit station area shown as the Finch 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 – Finch Station is planned for a minimum population and employment target of 350 residents and jobs combined per hectare.

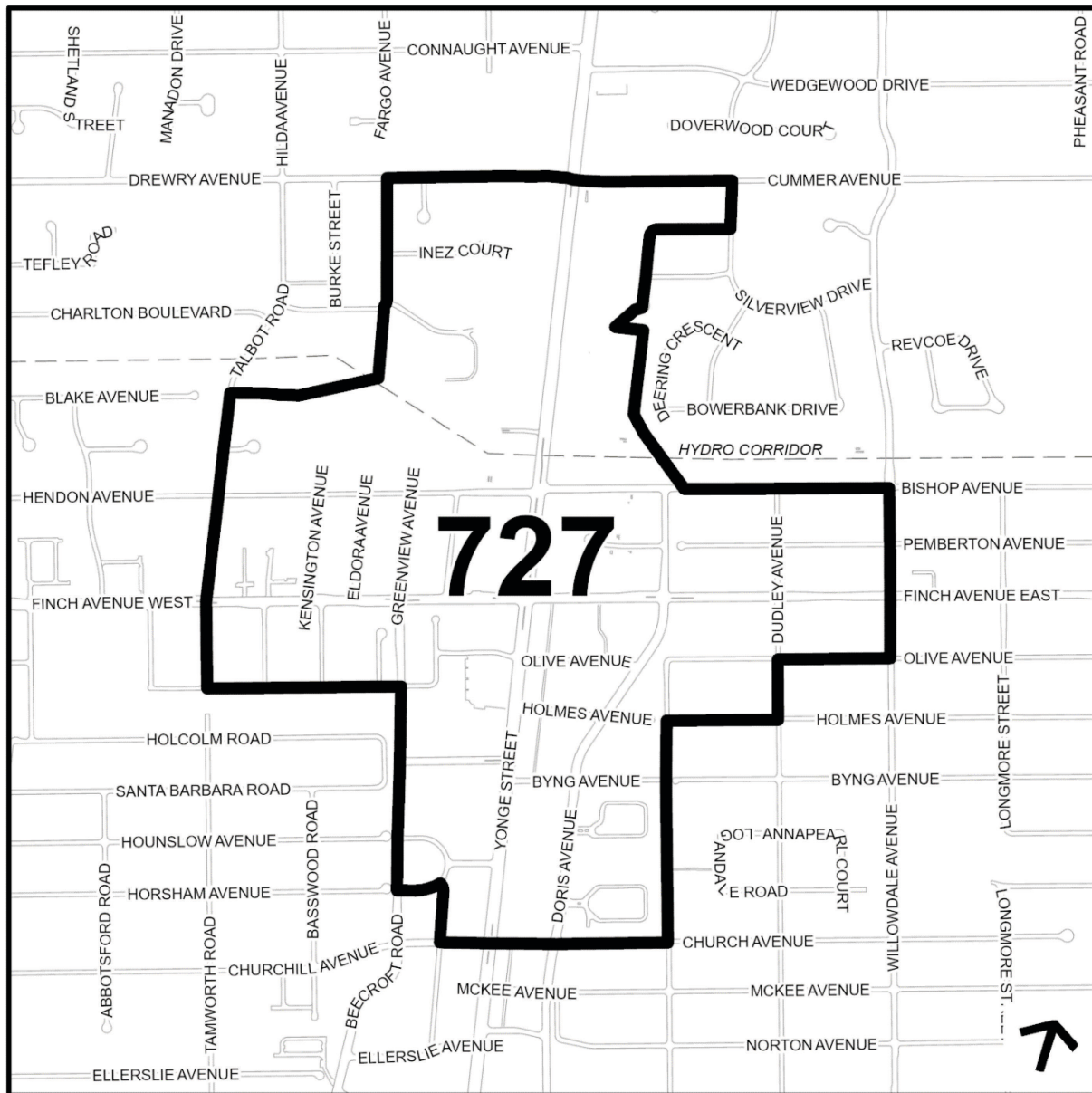
c) Authorized Uses of Land

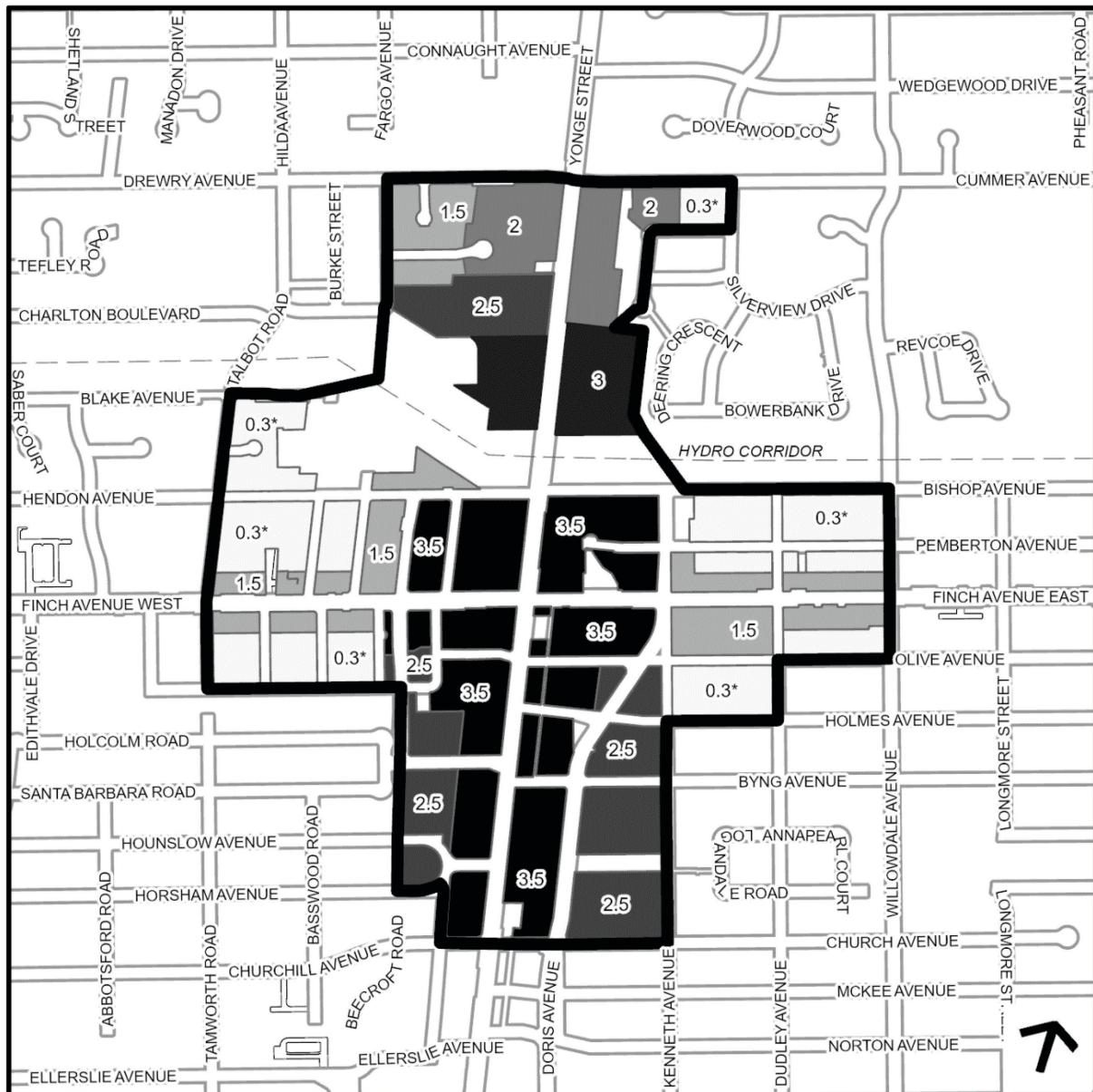
The authorized uses of land are as identified by the land use designations on Map 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.











d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Finch Protected Major Transit Station Area



Map 2 – Minimum Densities, Finch Protected Major Transit Station Area**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 677. Protected Major Transit Station Area – Forest Hill Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Forest Hill LRT Station is a protected major transit station area shown as the Forest Hill Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

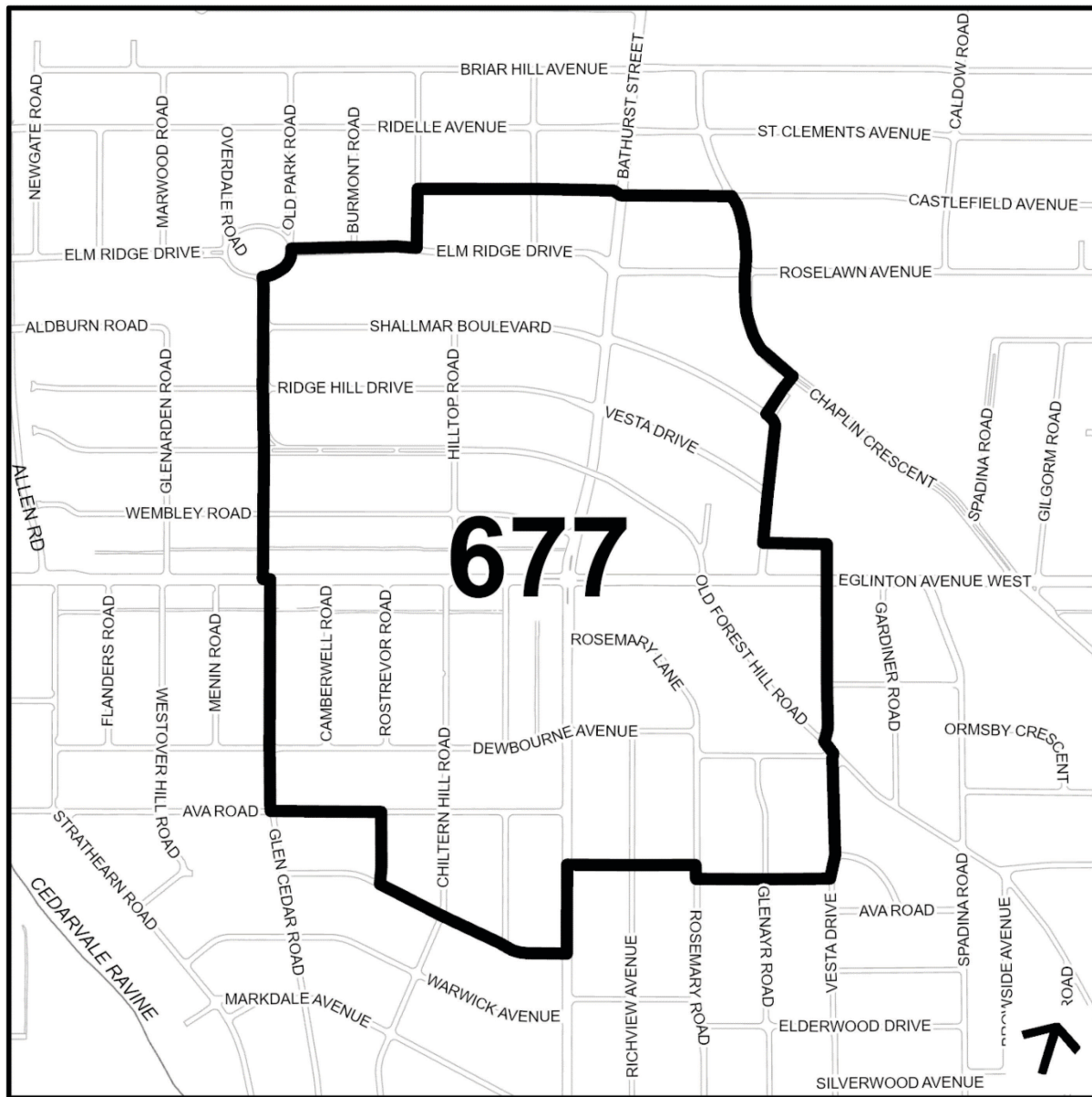
Existing and permitted development within the Protected Major Transit Station Area – Forest Hill Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

c) Authorized Uses of Land

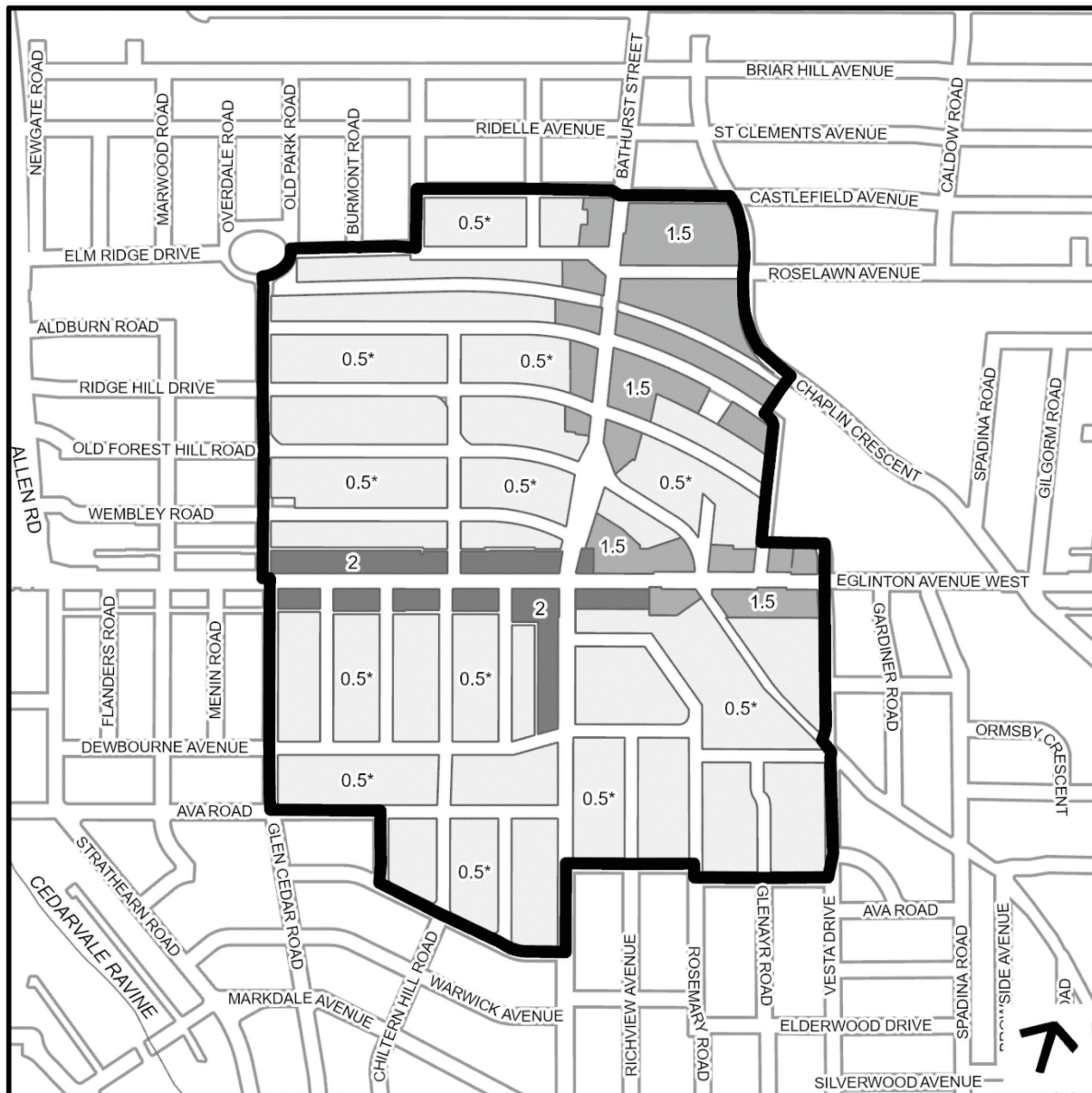
The authorized uses of land are as identified by the land use designations on Map 17 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities


Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Forest Hill Protected Major Transit Station Area

Map 2 – Minimum Densities, Forest Hill Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 691. Protected Major Transit Station Area – Front-Spadina Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Front-Spadina GO Station is a protected major transit station area shown as the Front-Spadina Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

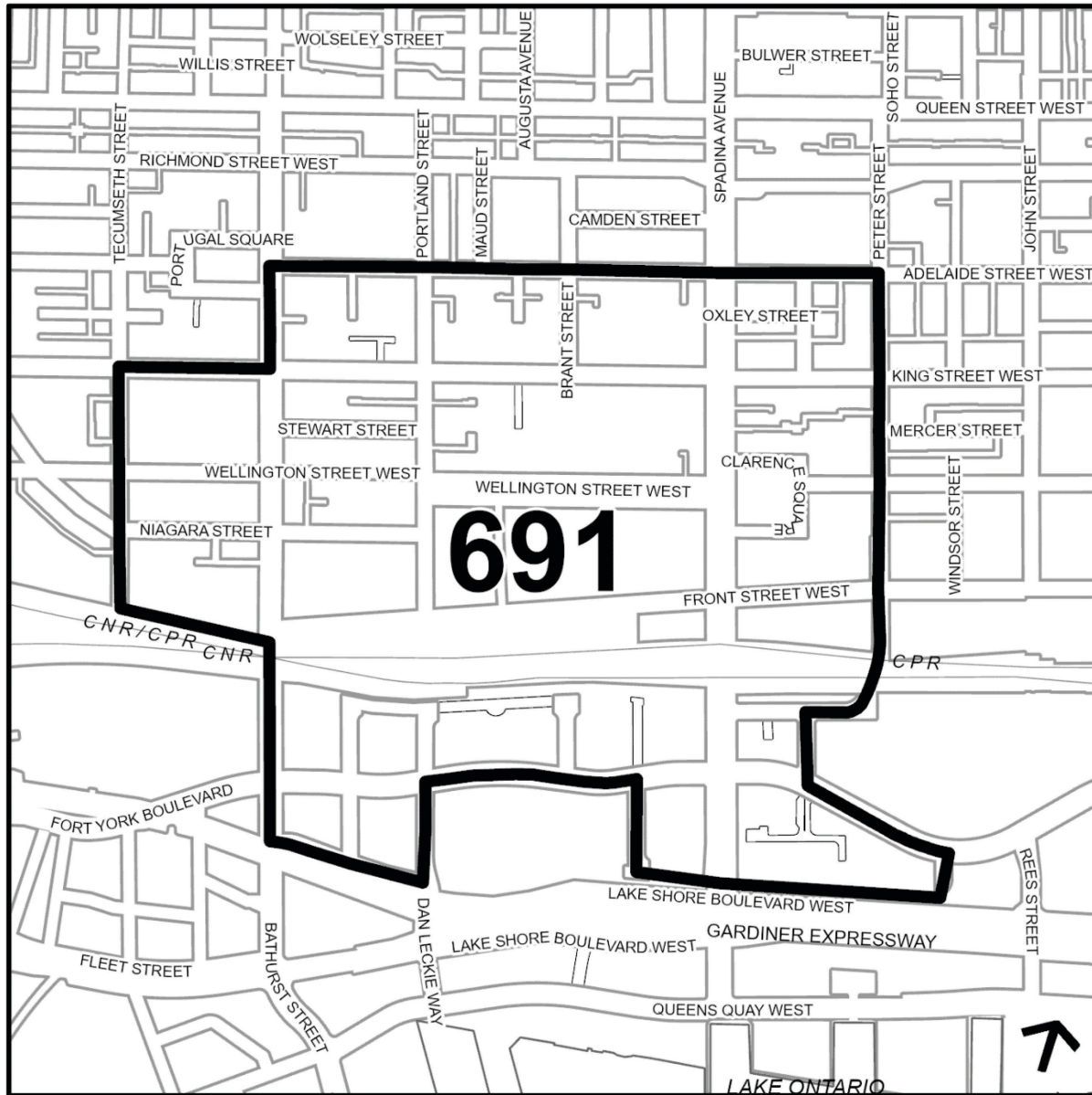
Existing and permitted development within the Protected Major Transit Station Area – Front-Spadina Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

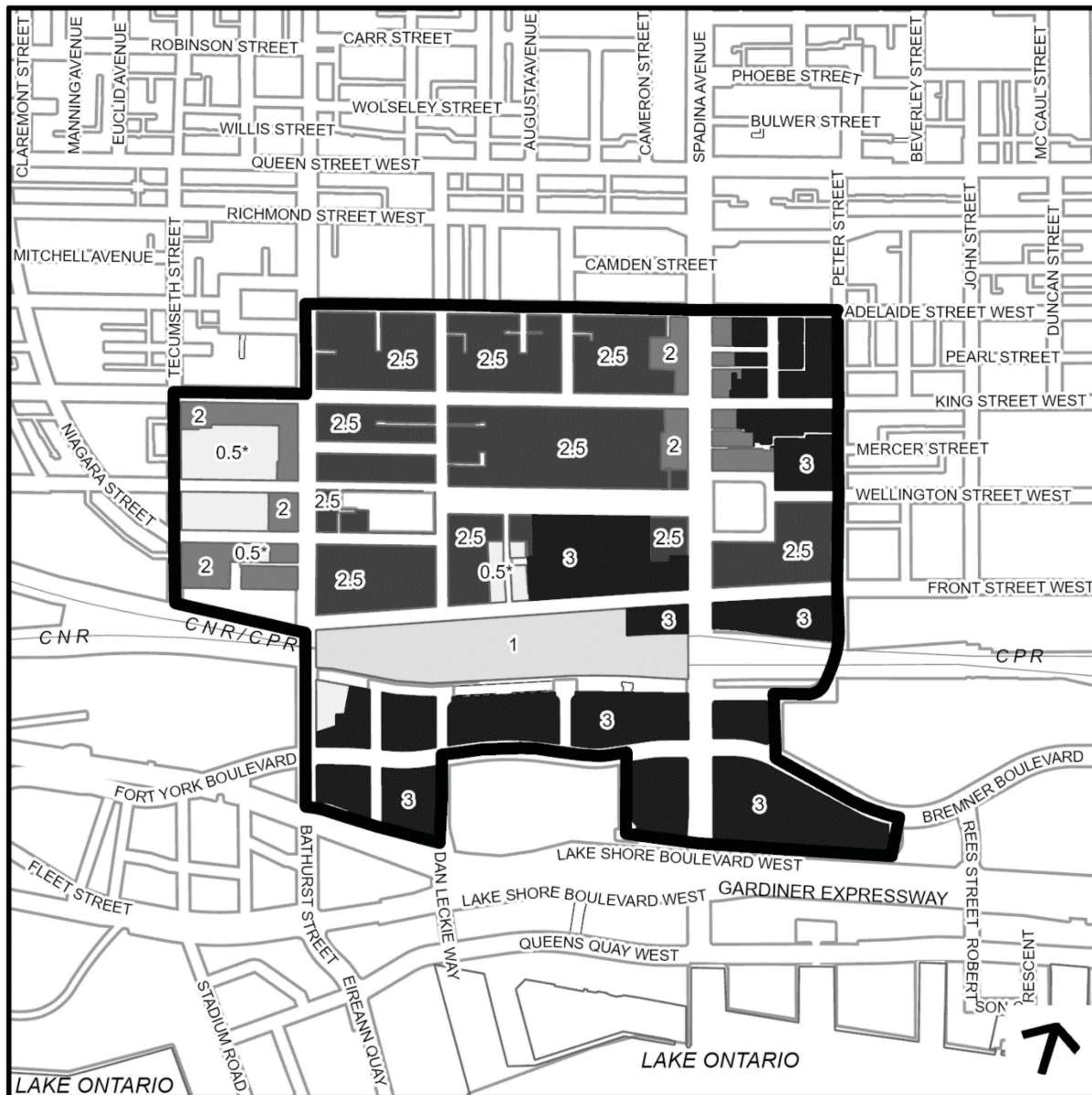
c) Authorized Uses of Land

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.

Map 1 – Front-Spadina Protected Major Transit Station Area

Map 2 – Minimum Densities, Front-Spadina Protected Major Transit Station Area**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 689. Protected Major Transit Station Area – Gerrard-Carlaw Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

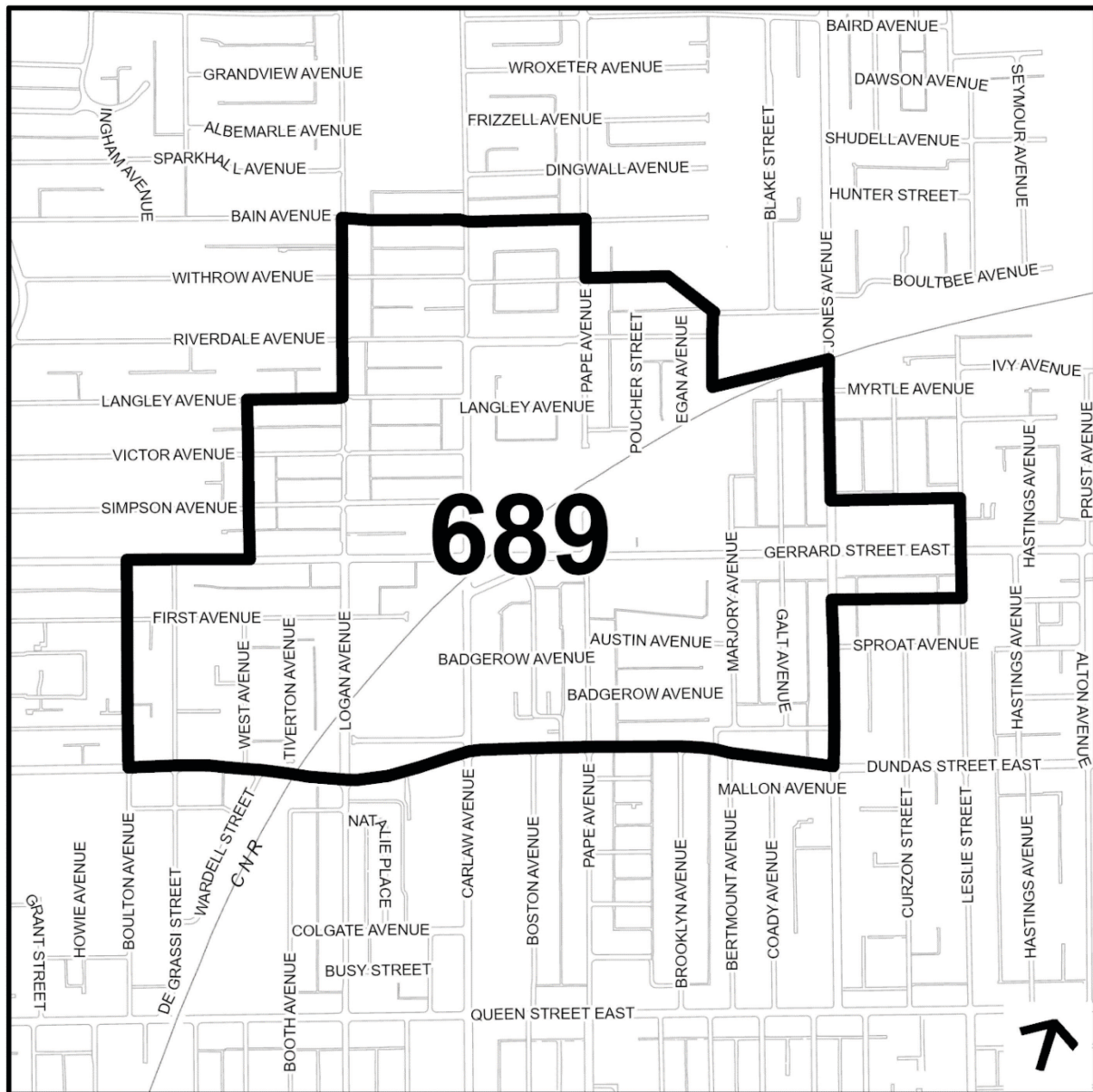
Existing and permitted development within the Protected Major Transit Station Area – Gerrard-Carlaw Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

c) Authorized Uses of Land

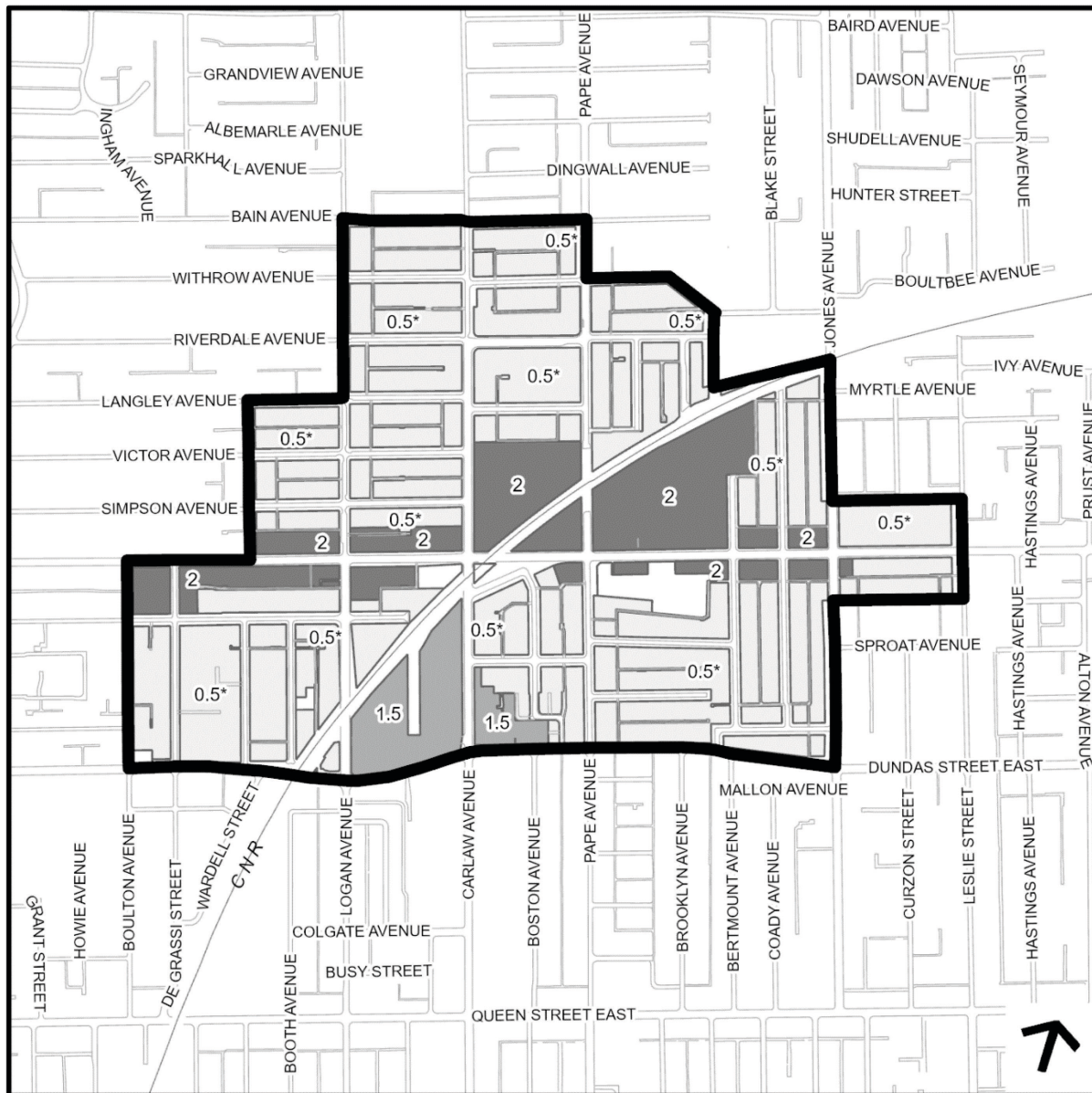
The authorized uses of land are as identified by the land use designations on Maps 18 and 21 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Gerrard-Carlaw Protected Major Transit Station Area

Map 2 – Minimum Densities, Gerrard-Carlaw Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 668. Protected Major Transit Station Area – Golden Mile Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Golden Mile LRT Station is a protected major transit station area shown as the Golden Mile Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

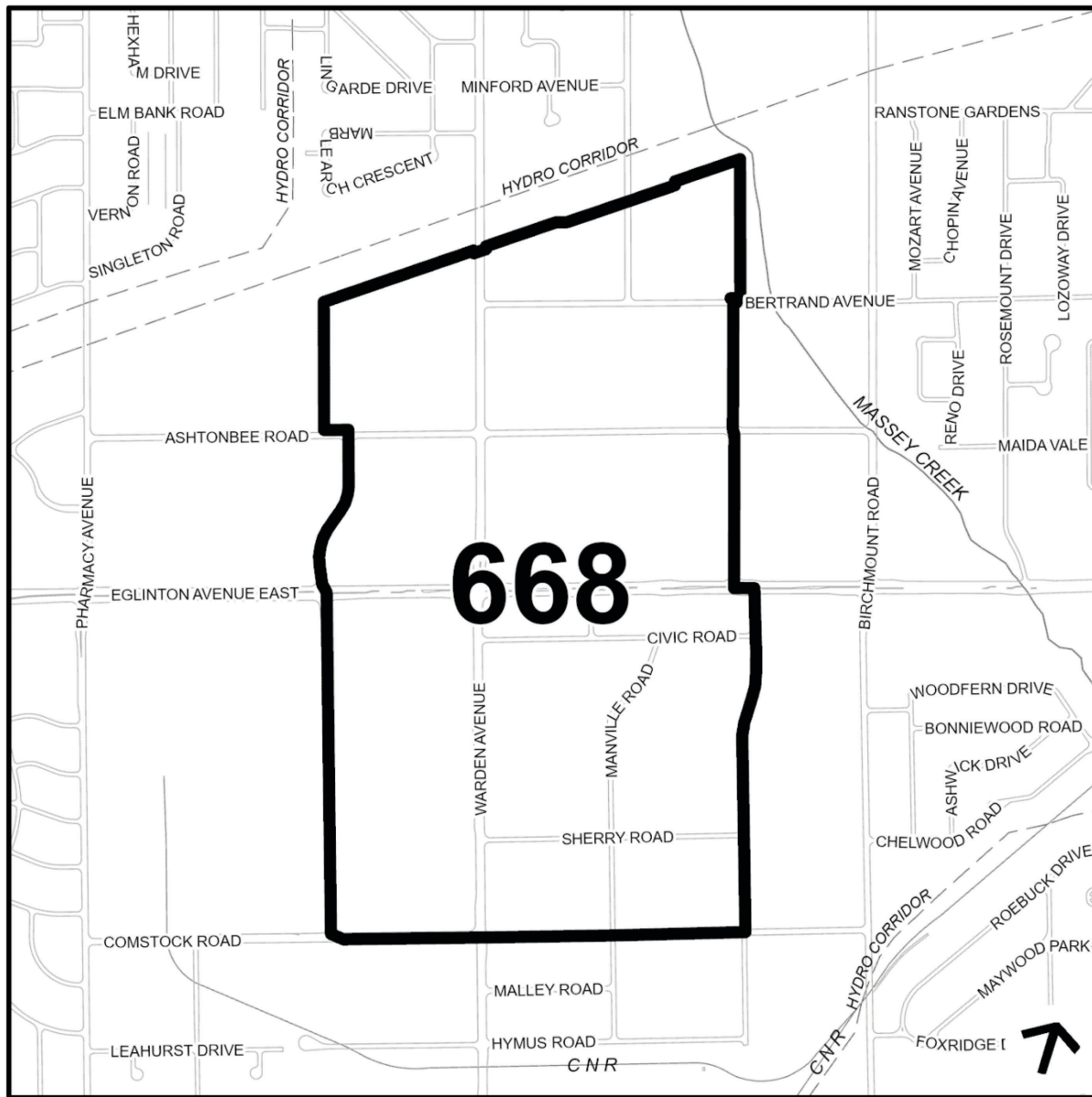
Existing and permitted development within the Protected Major Transit Station Area – Golden Mile Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

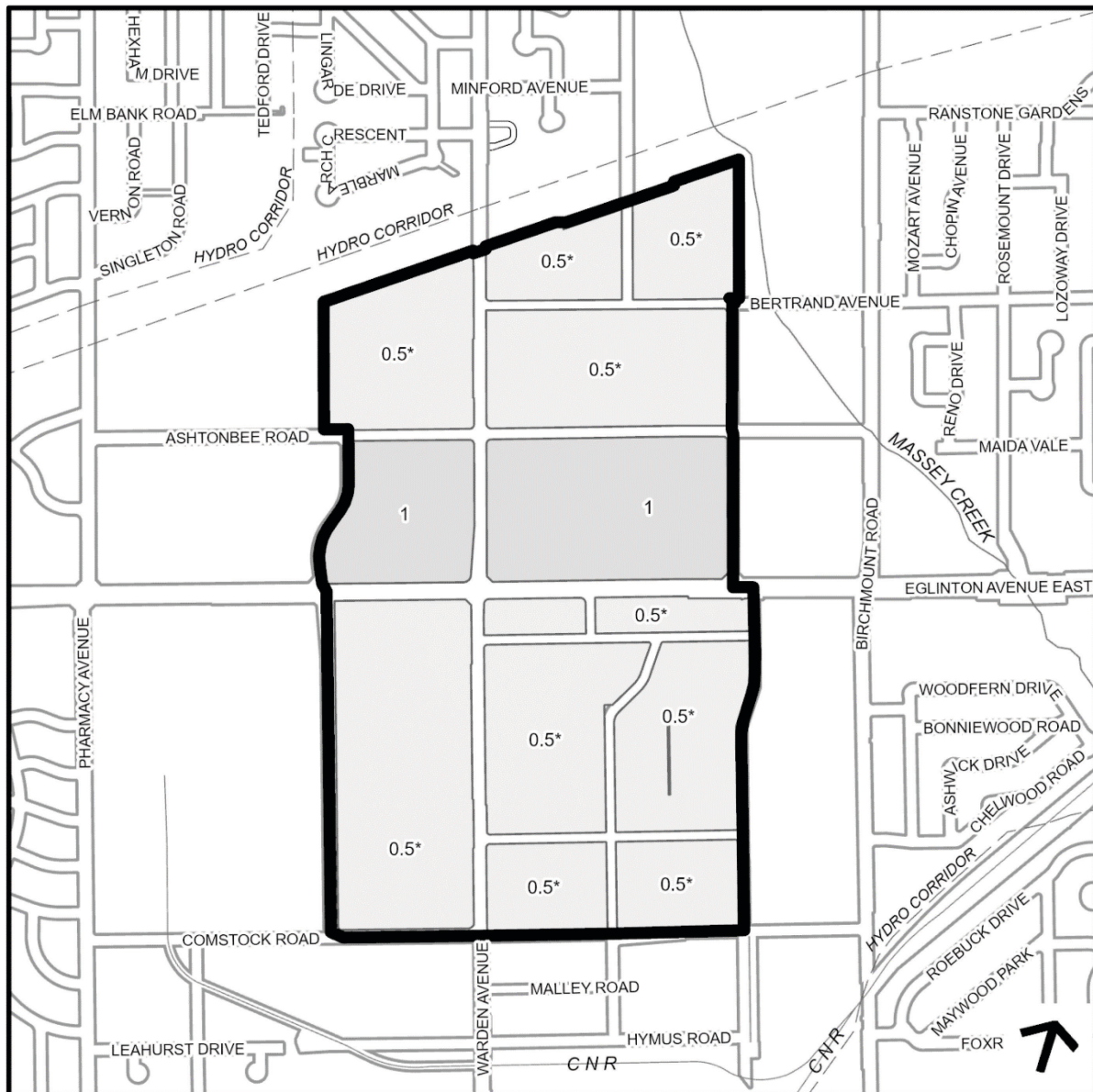
The authorized uses of land are as identified by the land use designations on Map 20 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Golden Mile Protected Major Transit Station Area

Map 2 – Minimum Densities, Golden Mile Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 641. Protected Major Transit Station Area – Guildwood GO Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

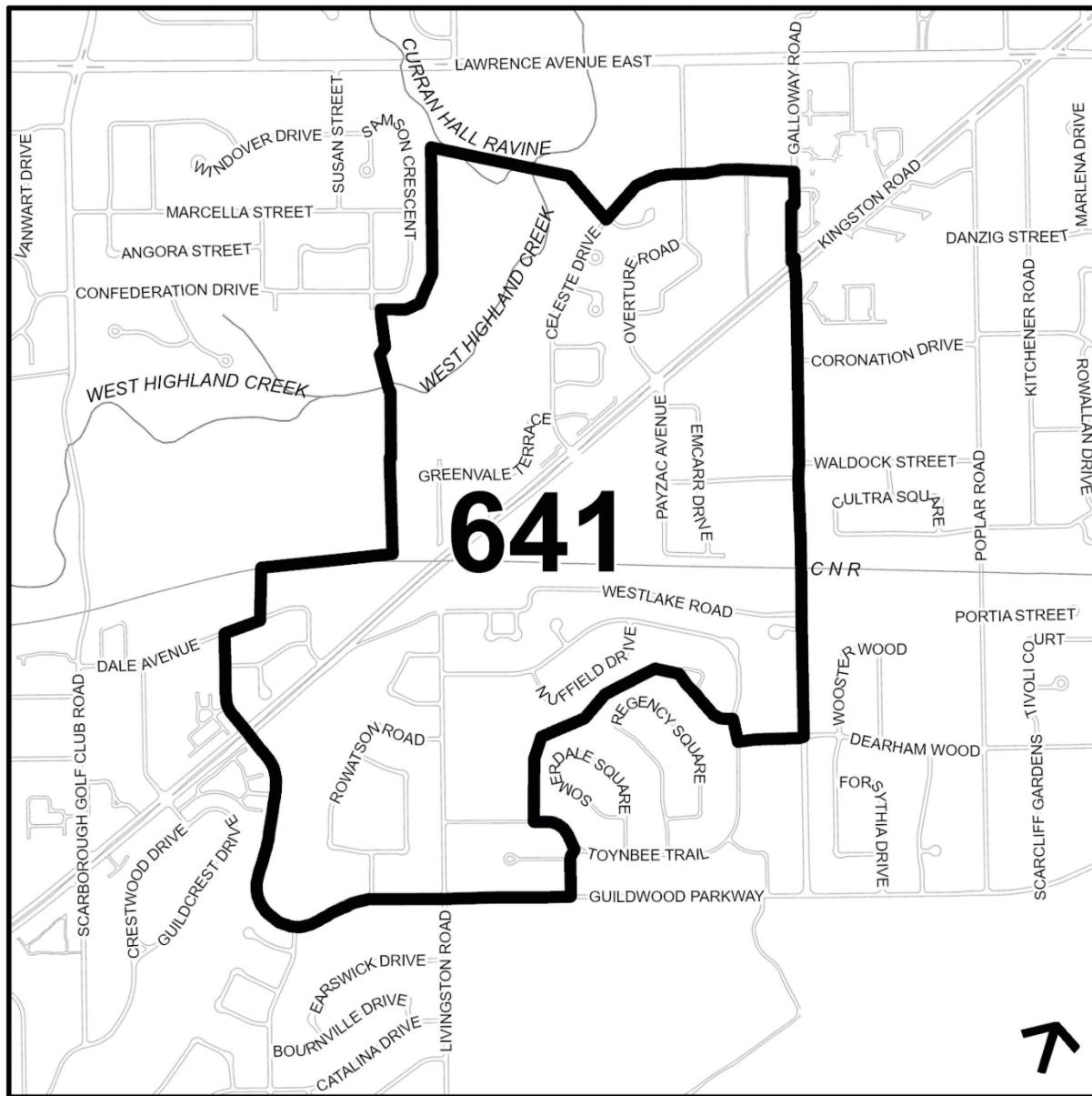
Existing and permitted development within the Protected Major Transit Station Area – Guildwood GO Station is planned for a minimum population and employment target of 150 residents and jobs combined per hectare.

c) Authorized Uses of Land

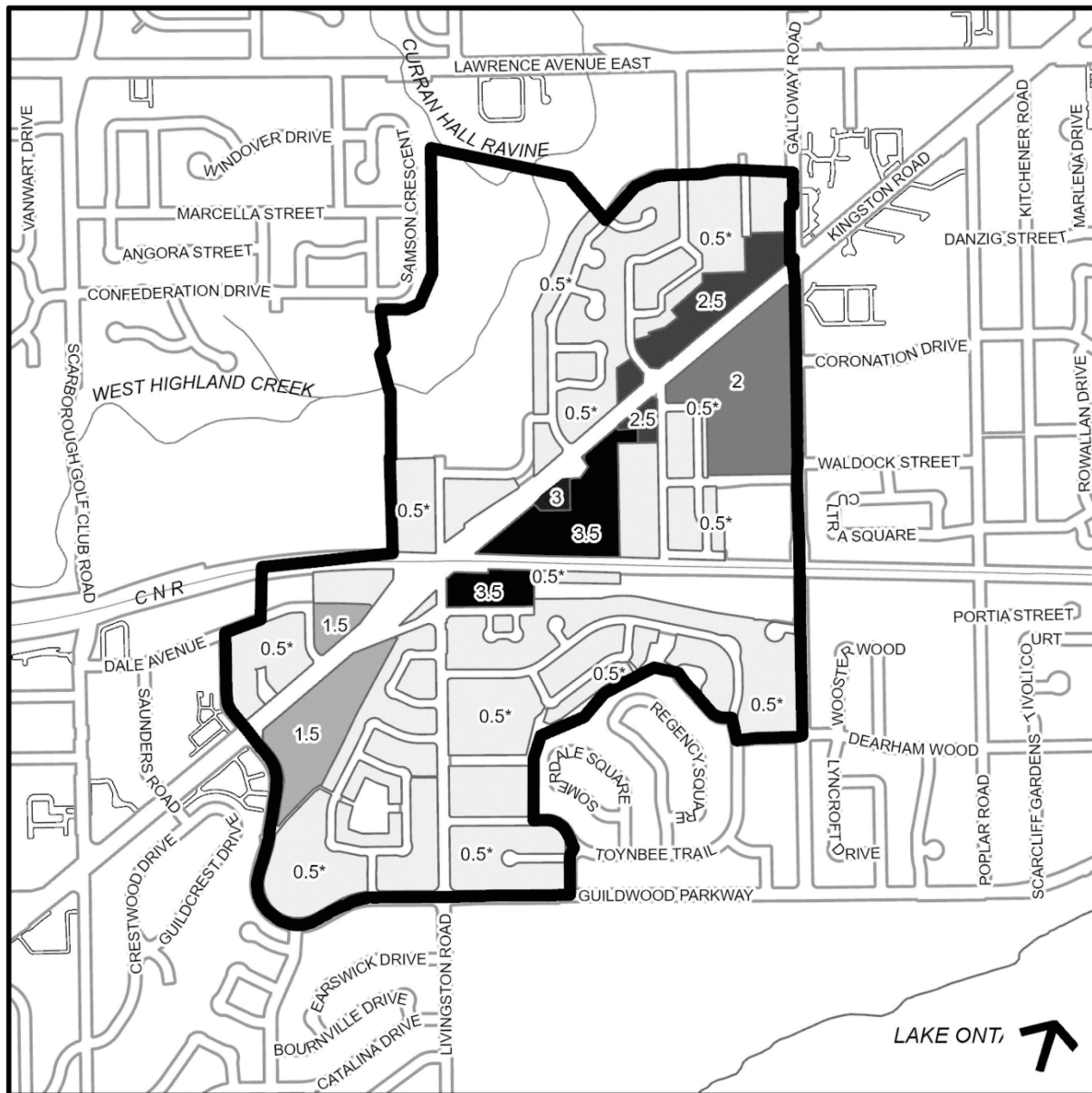
The authorized uses of land are as identified by the land use designations on Map 23 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Guildwood GO Protected Major Transit Station Area

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



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*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 570

SASP 667. Protected Major Transit Station Area – Hakimi Lebovic Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Hakimi Lebovic LRT Station is a protected major transit station area shown as the Hakimi Lebovic 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 – Hakimi Lebovic Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

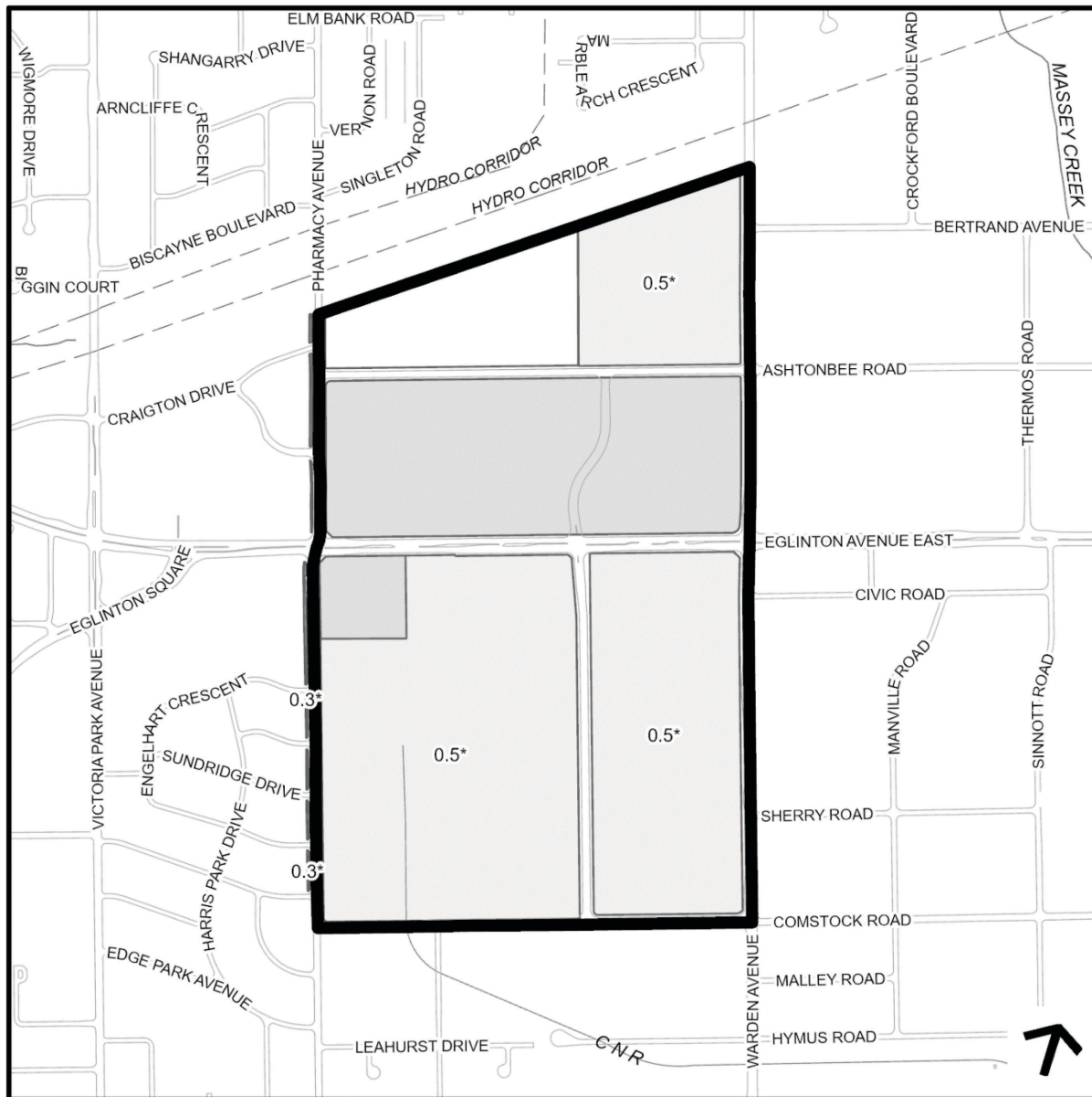
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 20 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.

Map 1 – Hakimi Lebovic Protected Major Transit Station Area

Map 2 – Minimum Densities, Hakimi Lebovic Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*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 570

SASP 664. Protected Major Transit Station Area – Ionview Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Ionview LRT Station is a protected major transit station area shown as the Ionview Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

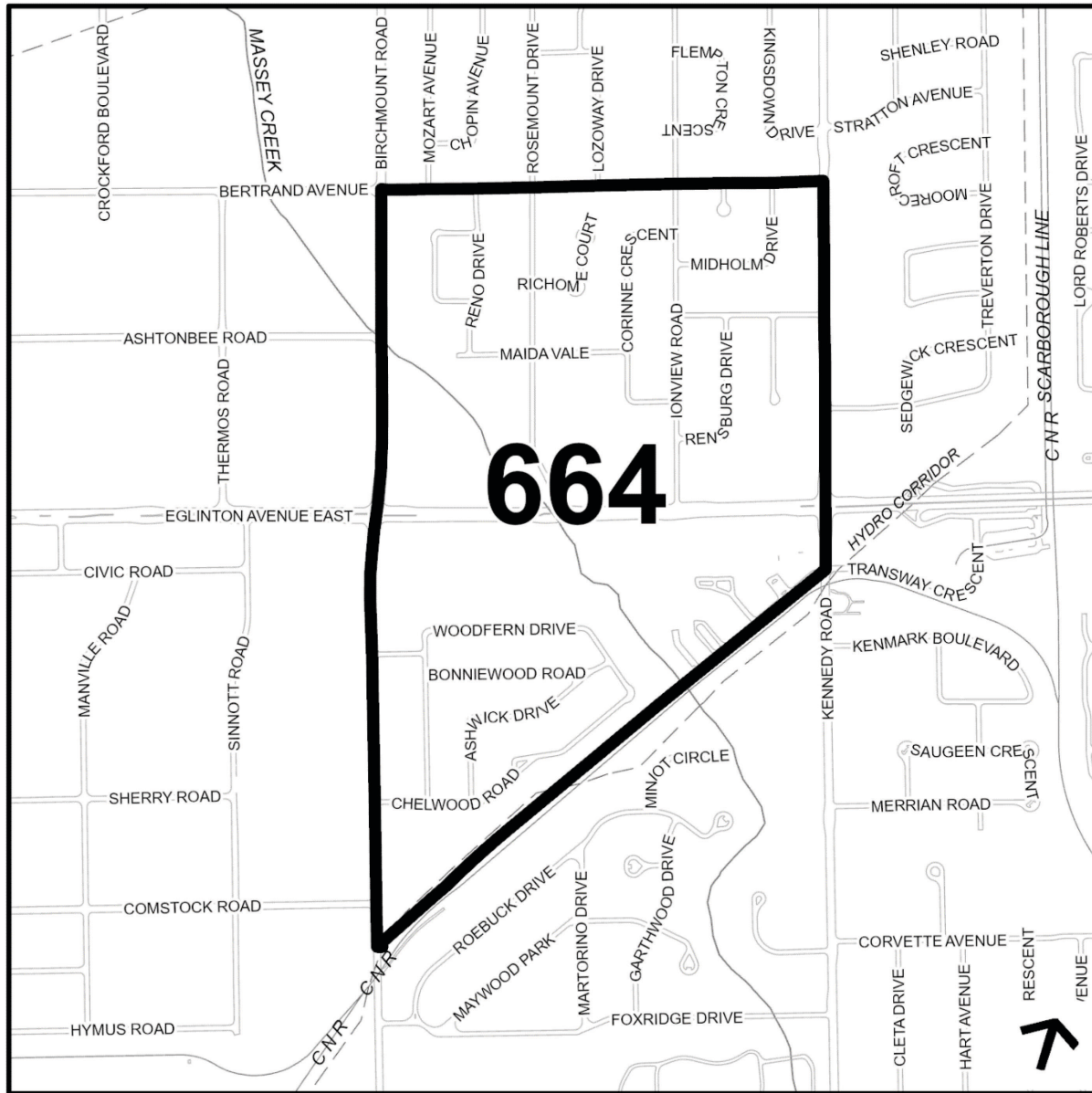
Existing and permitted development within the Protected Major Transit Station Area – Ionview Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

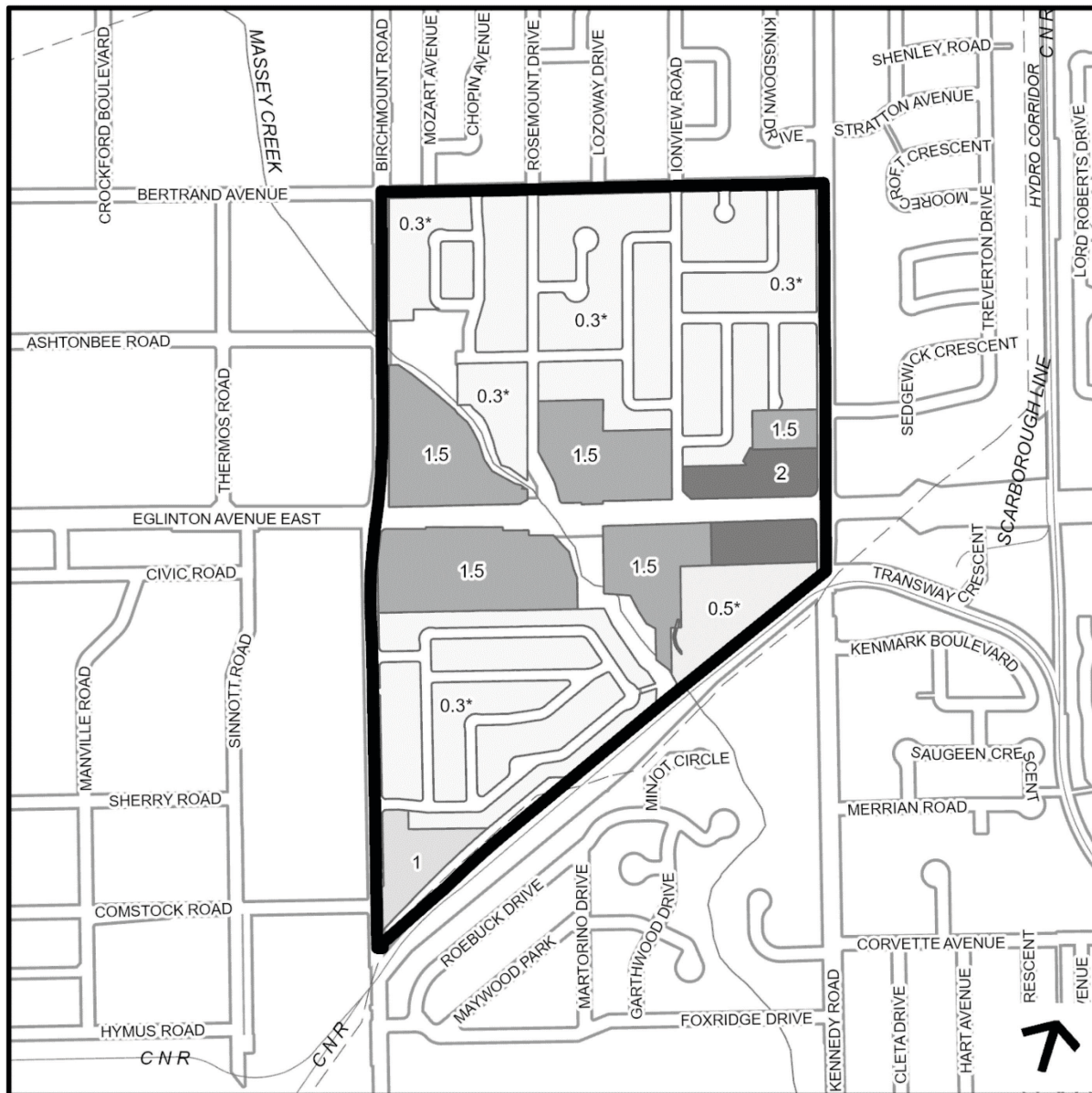
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 20 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.

Map 1 – Ionview Protected Major Transit Station Area

Map 2 – Minimum Densities, Ionview Protected Major Transit Station Area**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 627. Protected Major Transit Station Area – Islington Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

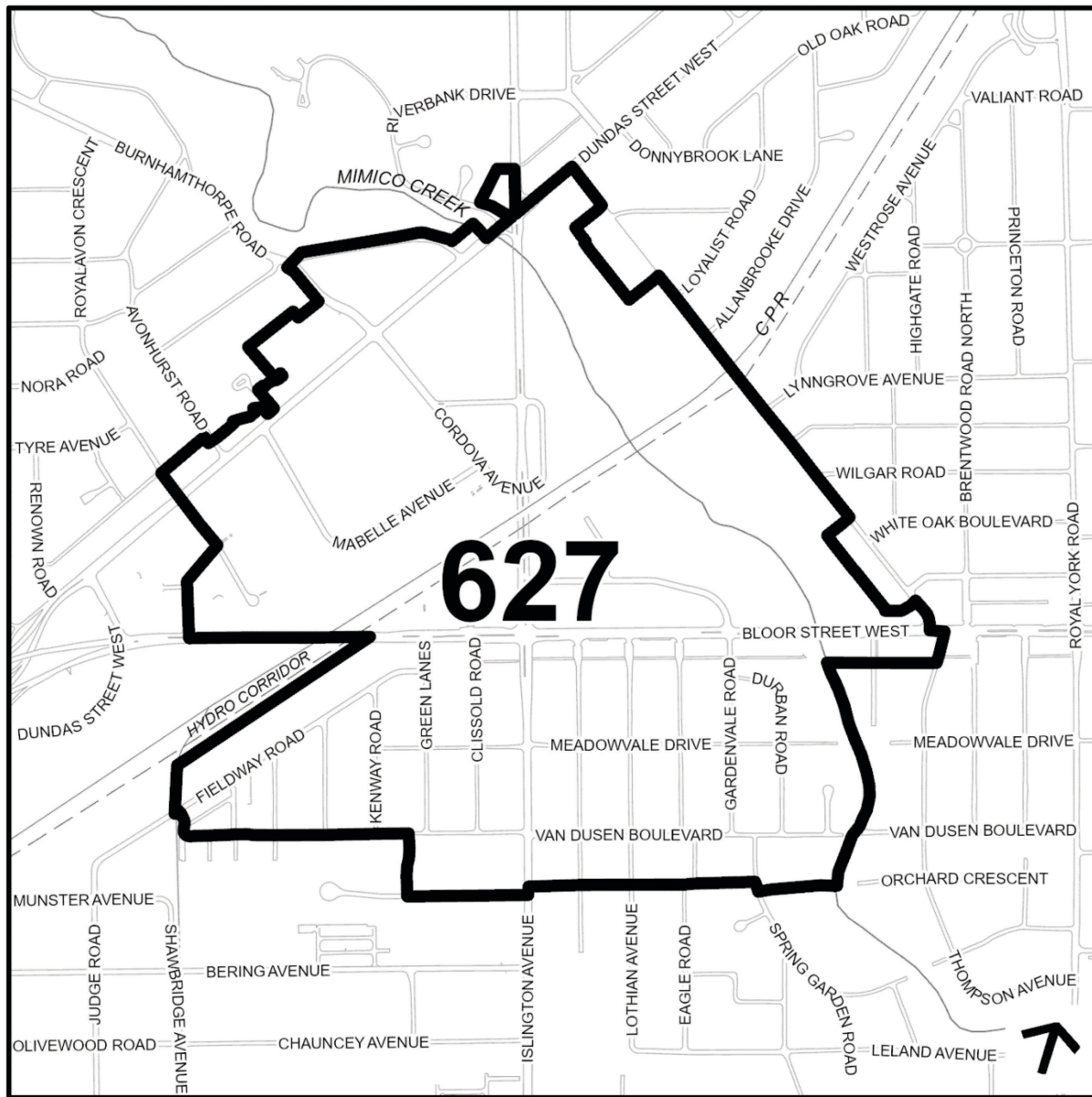
Existing and permitted development within the Protected Major Transit Station Area – Islington Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

c) Authorized Uses of Land

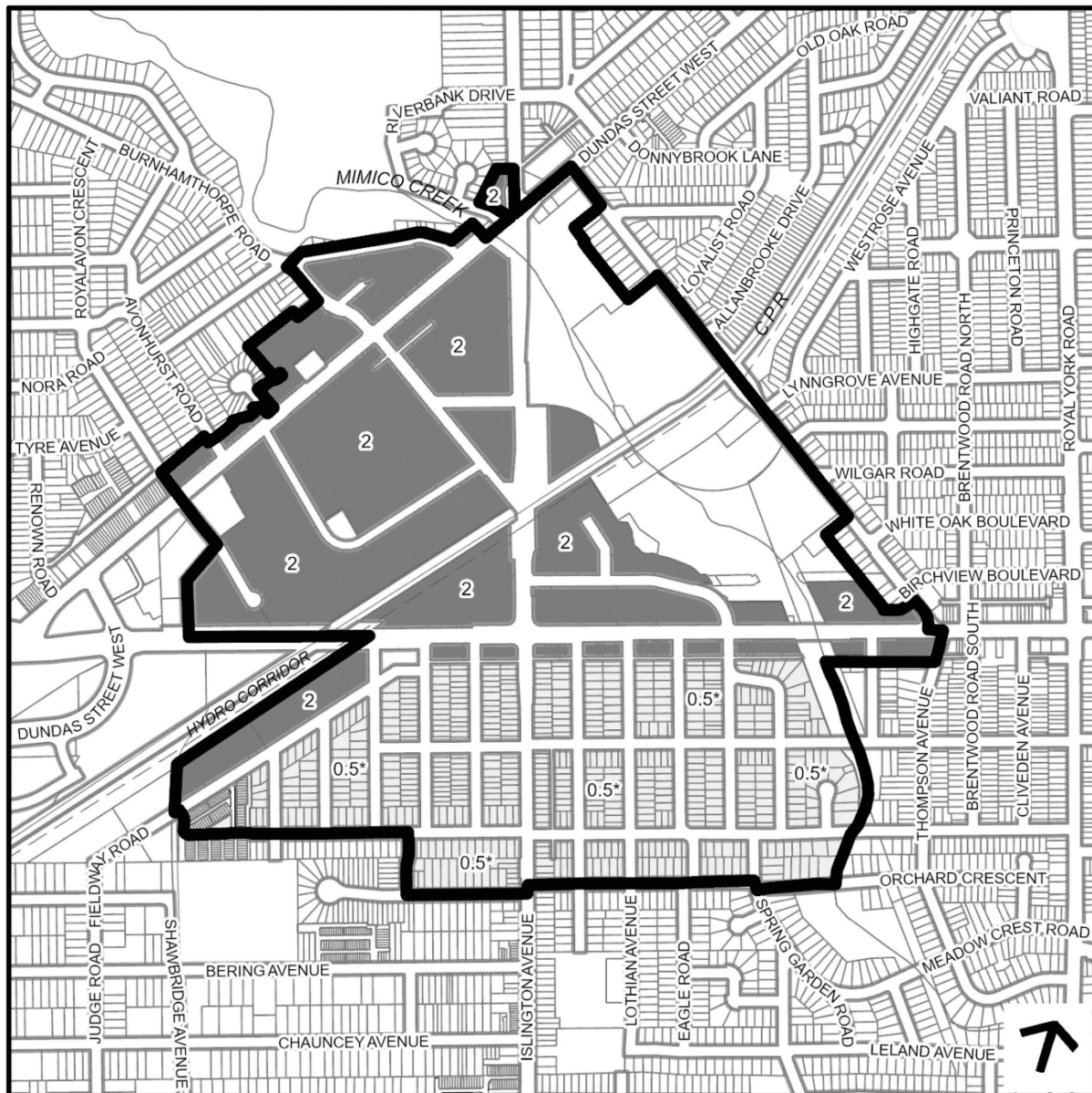
The authorized uses of land are as identified by the land use designations on Maps 14 and 15 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Islington Protected Major Transit Station Area

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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "24" to Amendment 570

SASP 698. Protected Major Transit Station Area – Jane and Finch Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Jane and Finch LRT Station is a protected major transit station area shown as the Jane and Finch 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 – Jane and Finch Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

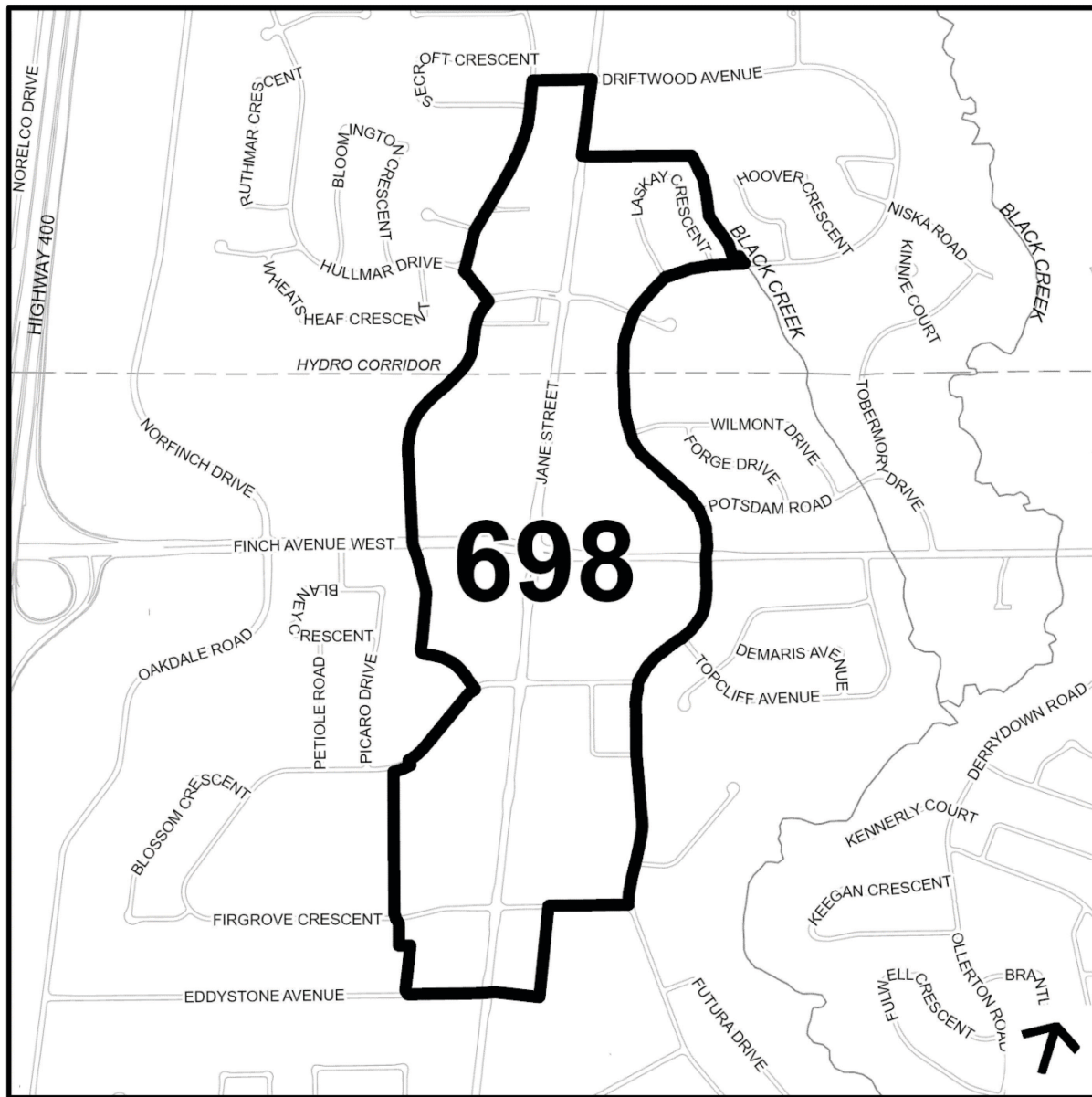
c) Authorized Uses of Land

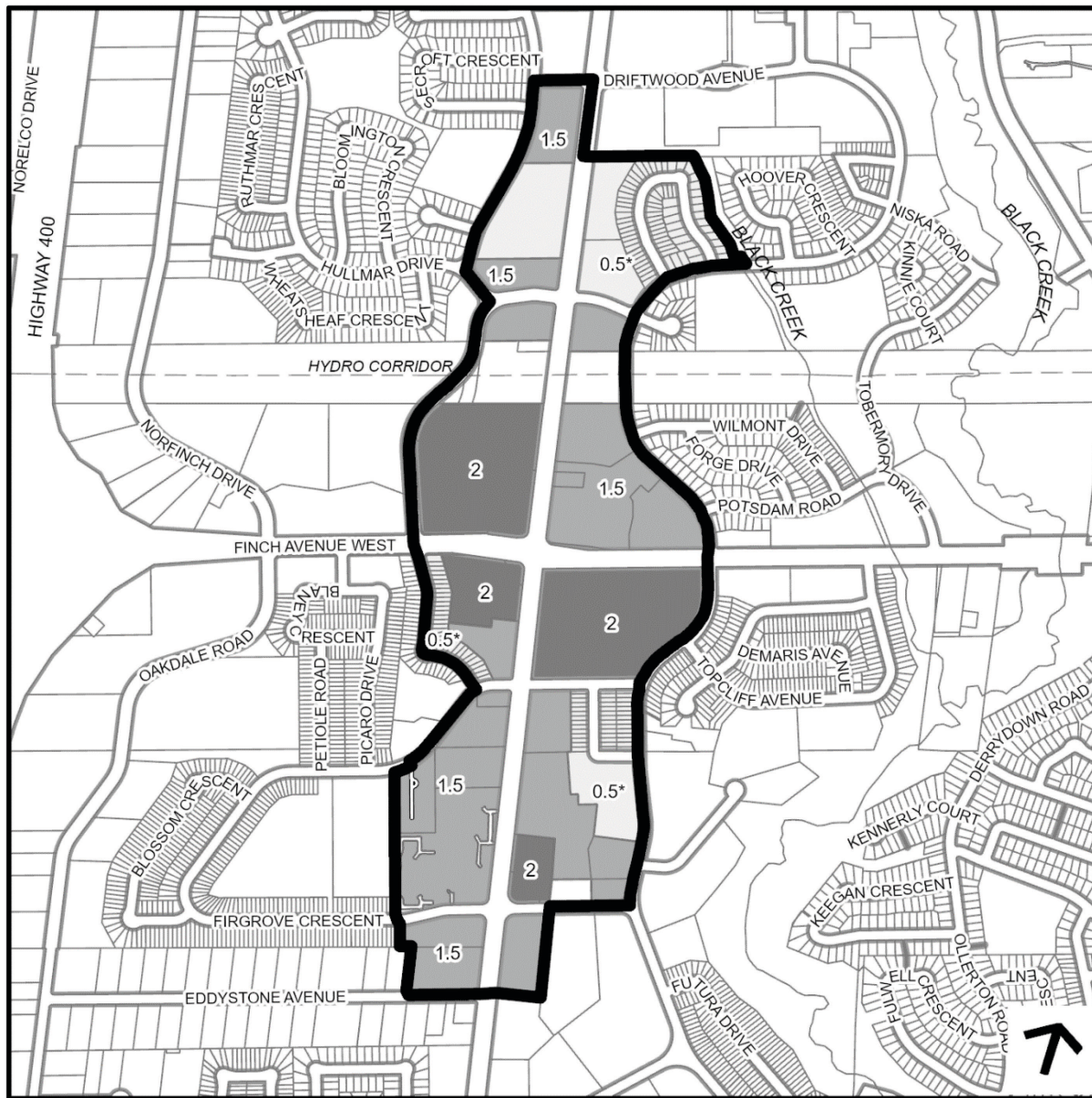
The authorized uses of land are as identified by the land use designations on Maps 13 and 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities








Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Jane and Finch Protected Major Transit Station Area



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

Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "25" to Amendment 570

SASP 673. Protected Major Transit Station Area – Keelesdale Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Keelesdale LRT Station is a protected major transit station area shown as the Keelesdale 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 – Keelesdale Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

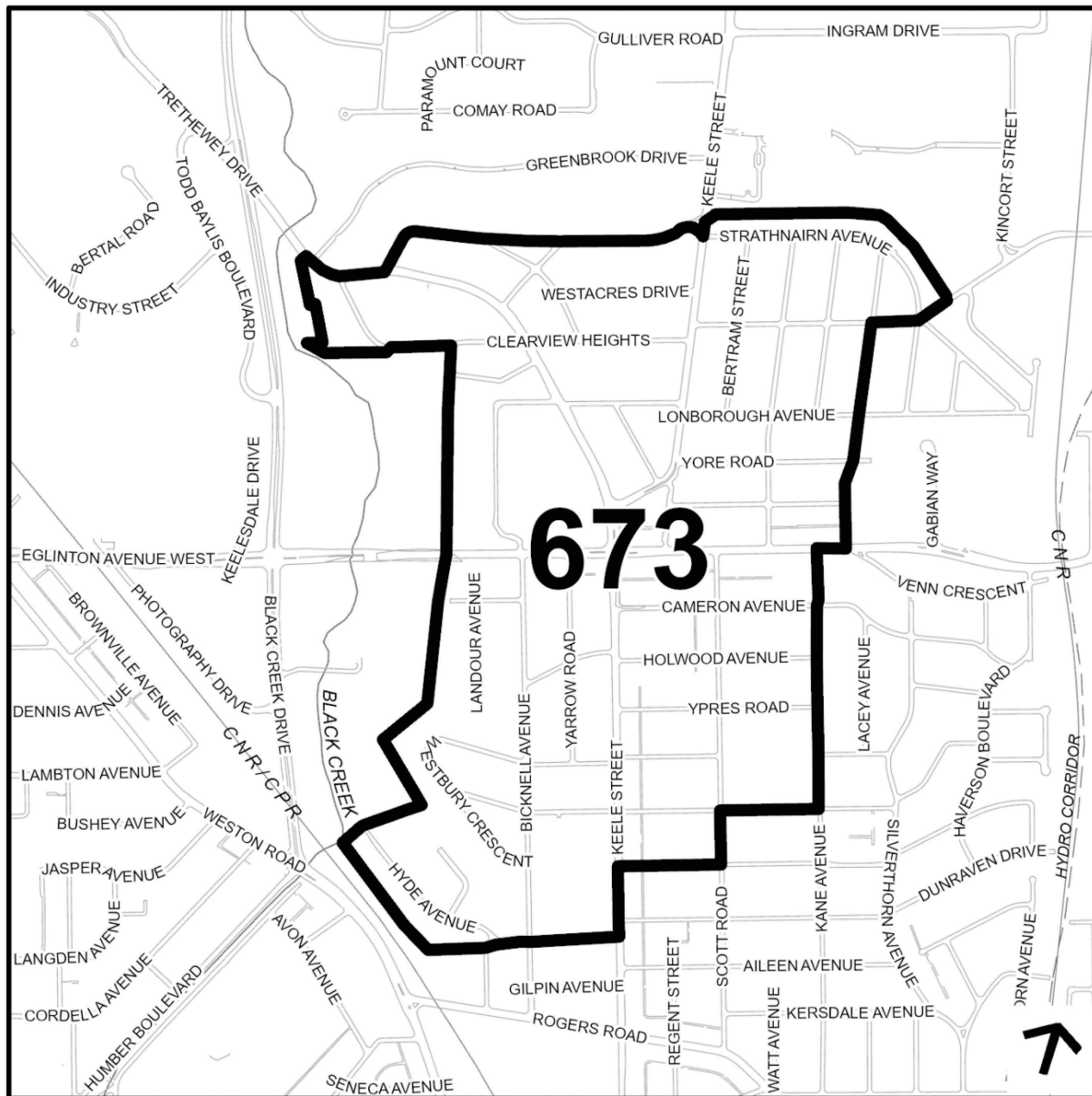
c) Authorized Uses of Land

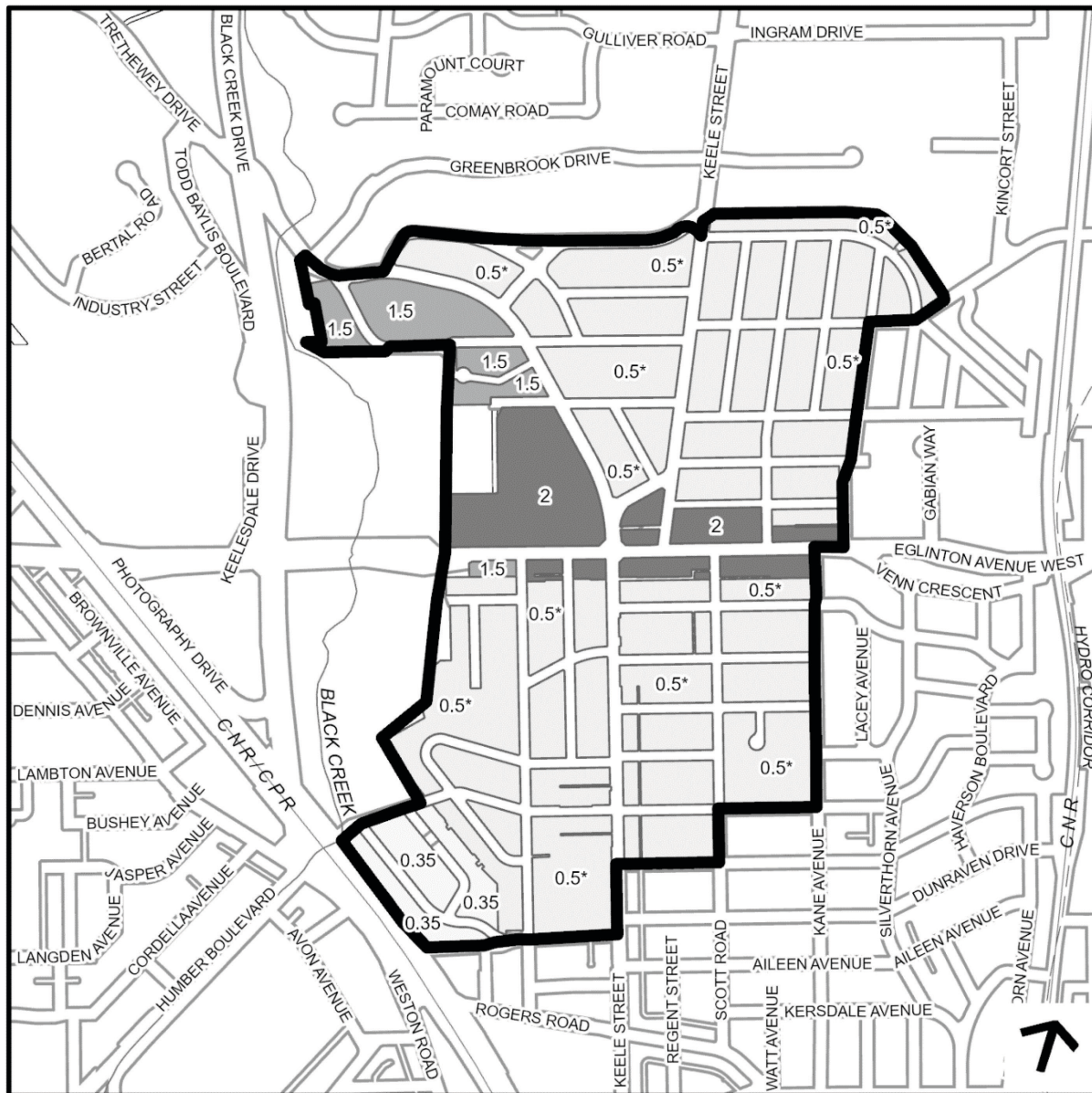
The authorized uses of land are as identified by the land use designations on Map 17 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Keelesdale Protected Major Transit Station Area



Map 2 – Minimum Densities, Keelesdale Protected Major Transit Station Area**Minimum Density**

0 FSI	0.3 FSI or 3 units*	1.0 FSI	2.5 FSI
0.35 FSI	0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
	0.9 FSI or 3 units*	2.0 FSI	3.5 FSI

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

Schedule "26" to Amendment 570

SASP 647. Protected Major Transit Station Area – Kennedy Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

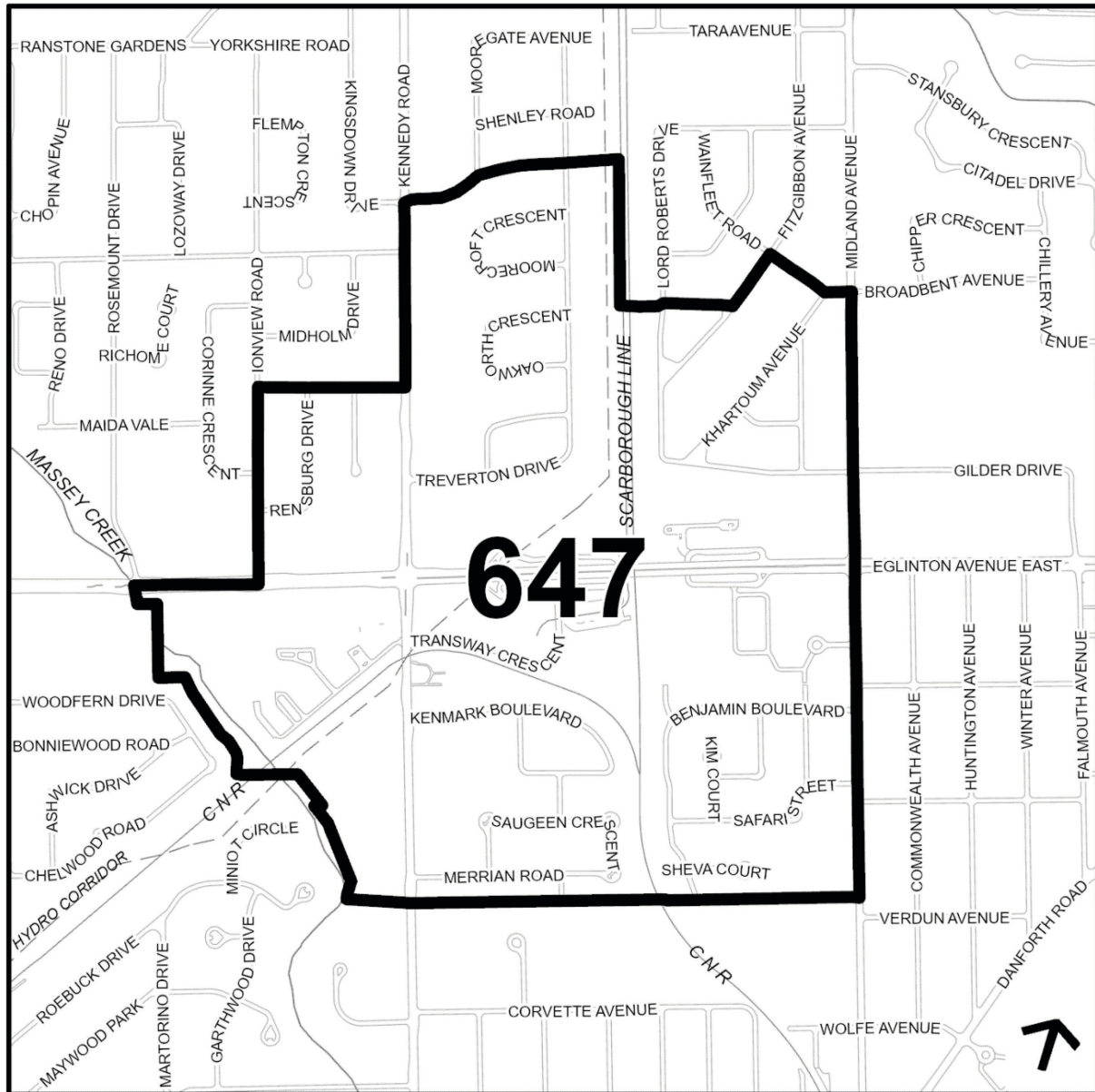
Existing and permitted development within the Protected Major Transit Station Area – Kennedy Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

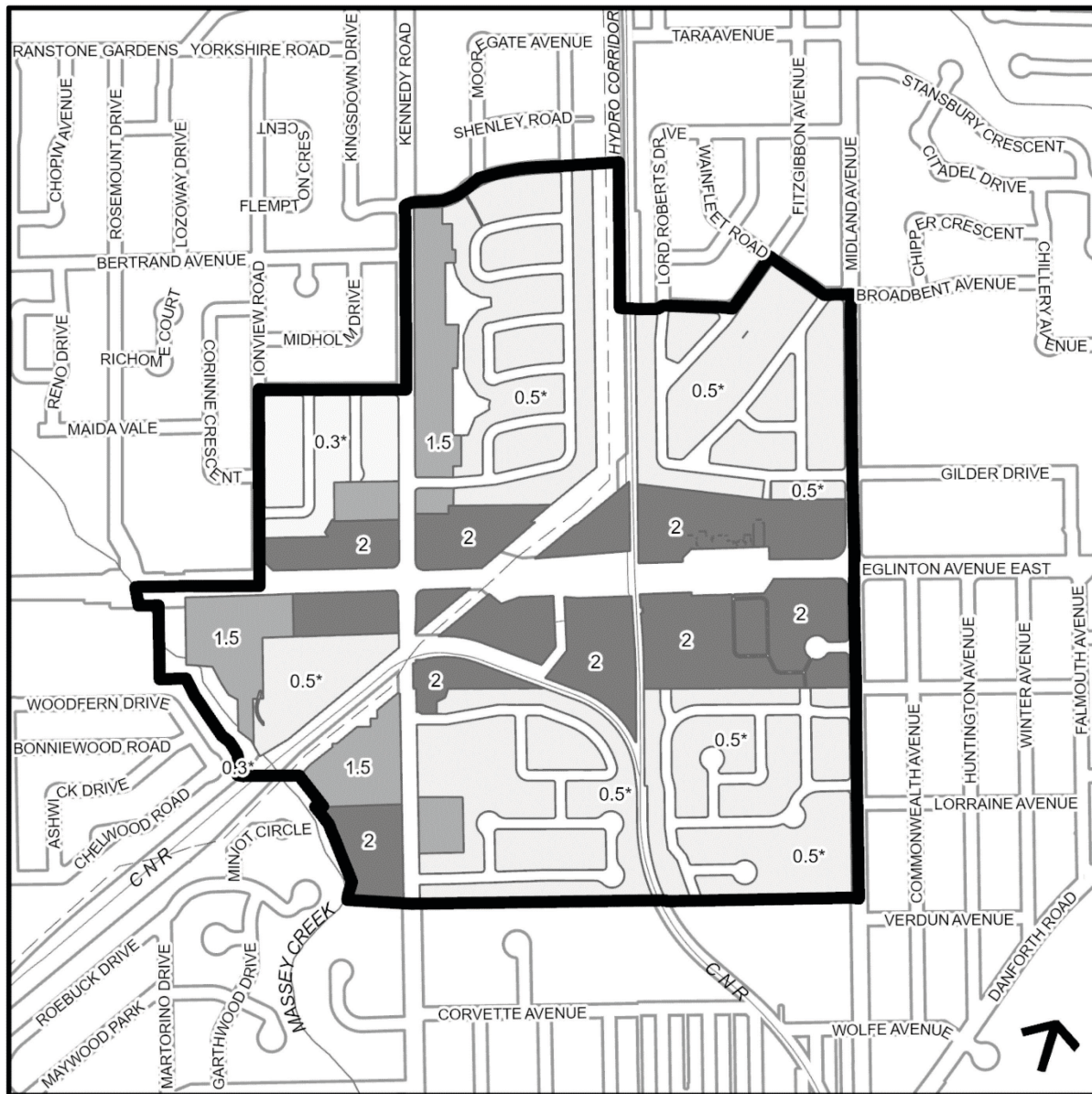
c) Authorized Uses of Land








The authorized uses of land are as identified by the land use designations on Map 20 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.

Map 1 – Kennedy Protected Major Transit Station Area

Map 2 – Minimum Densities, Kennedy Protected Major Transit Station Area**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "27" to Amendment 570

SASP 761. Protected Major Transit Station Area – King-Bathurst Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned King-Bathurst Subway Station is a protected major transit station area shown as the King-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 – King-Bathurst Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

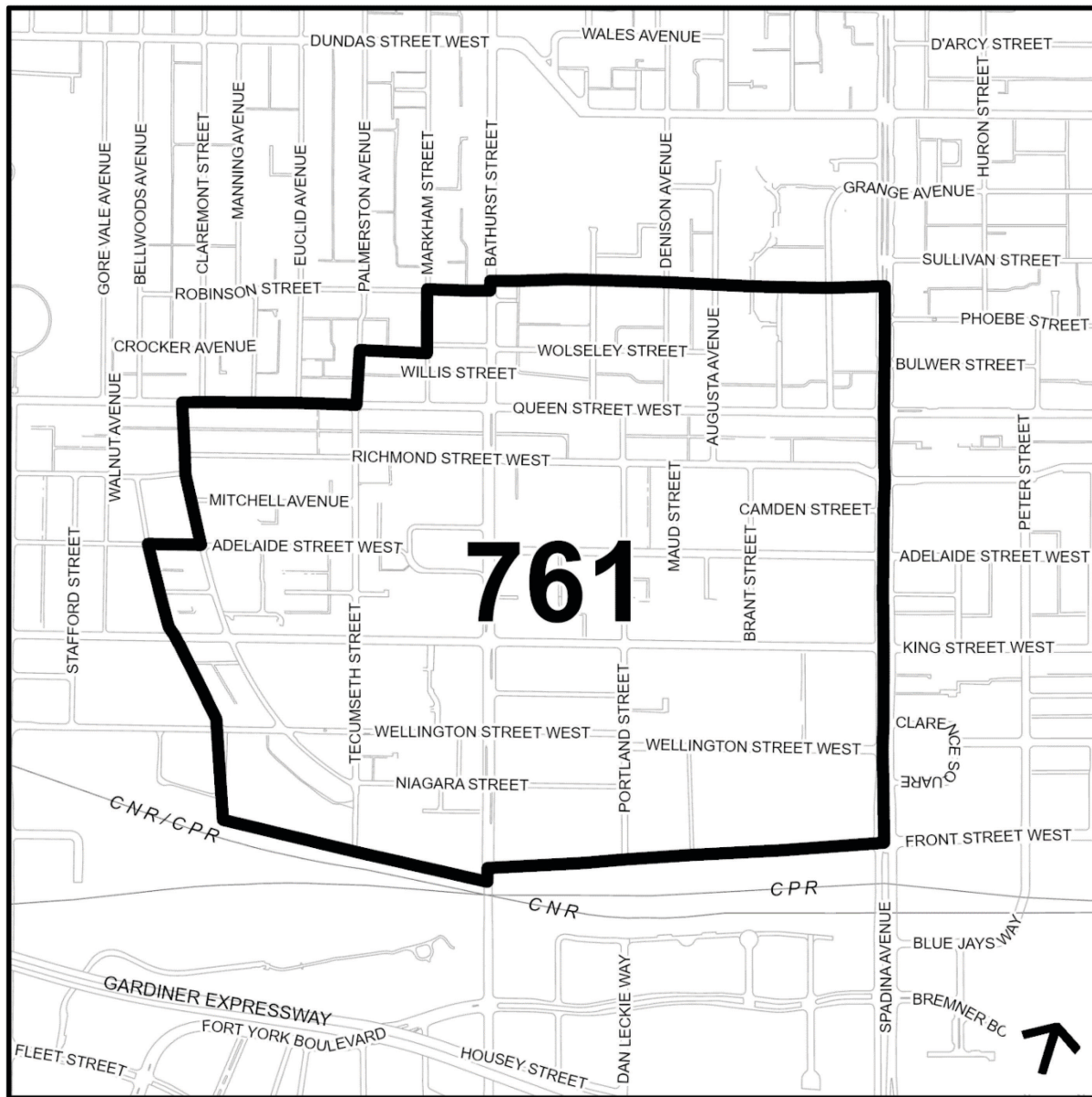
c) Authorized Uses of Land

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.

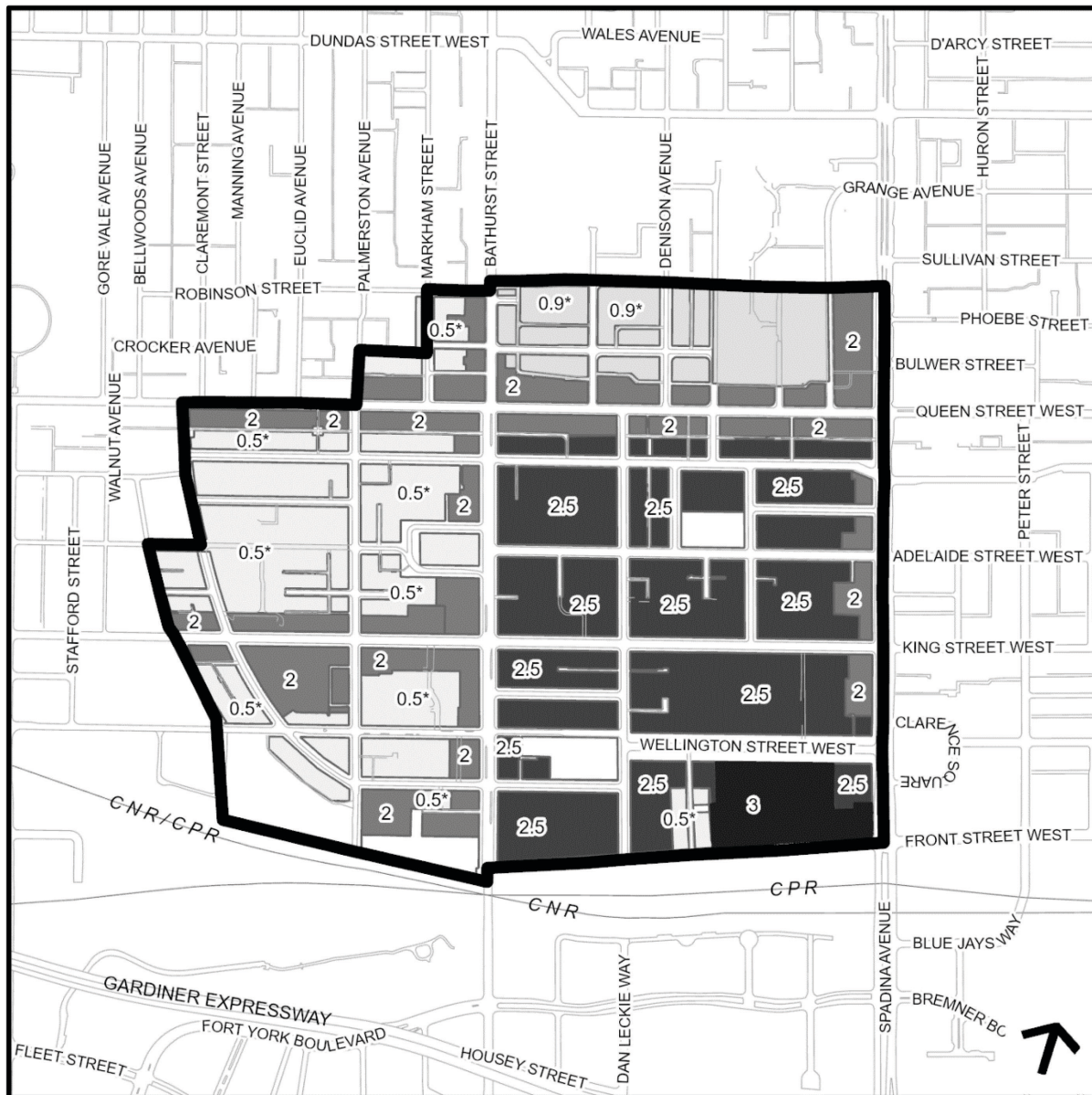
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – King-Bathurst Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "28" to Amendment 570

SASP 687. Protected Major Transit Station Area – King-Liberty Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned King-Liberty GO Station is a protected major transit station area shown as the King-Liberty Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

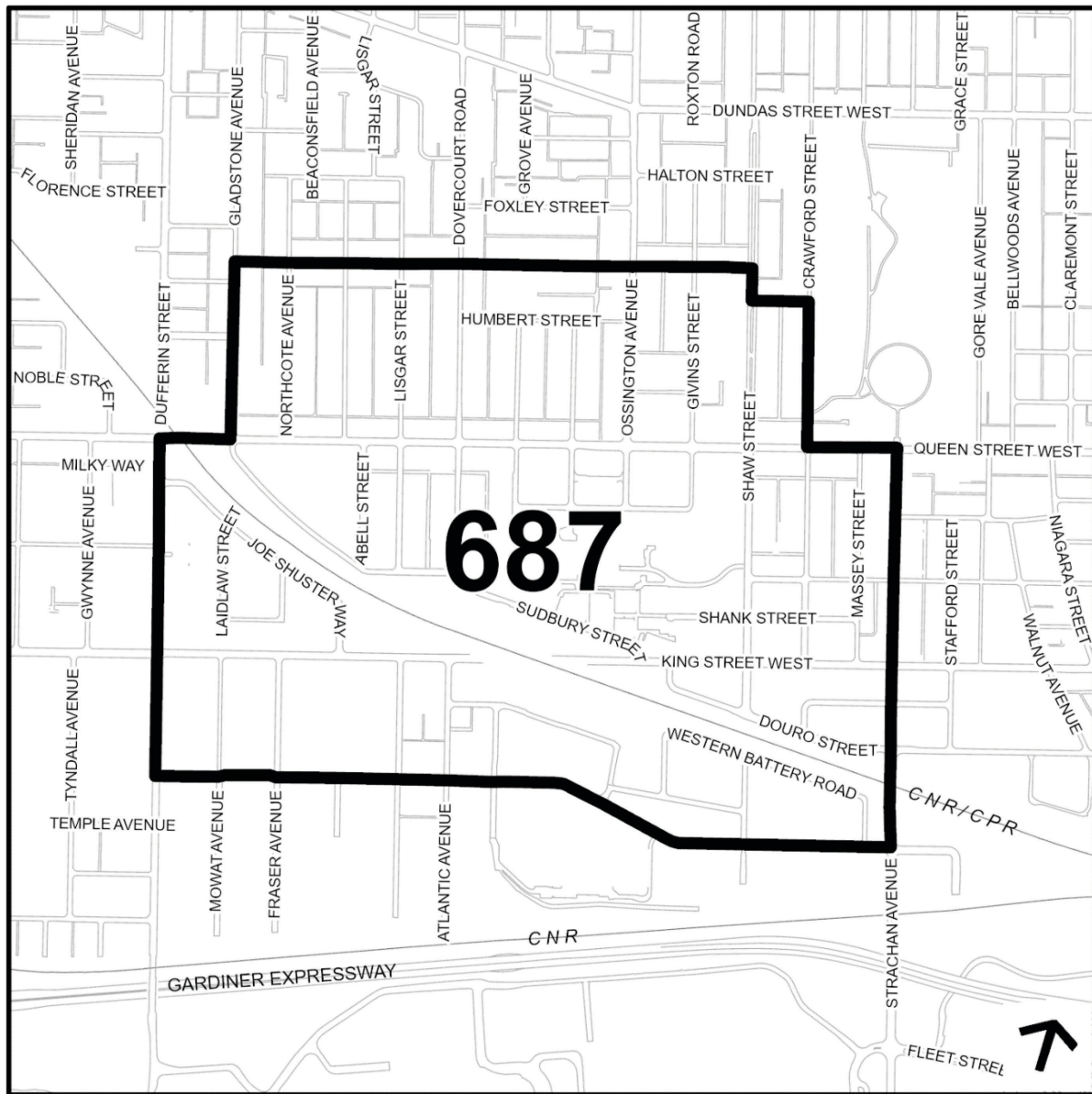
Existing and permitted development within the Protected Major Transit Station Area – King-Liberty Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

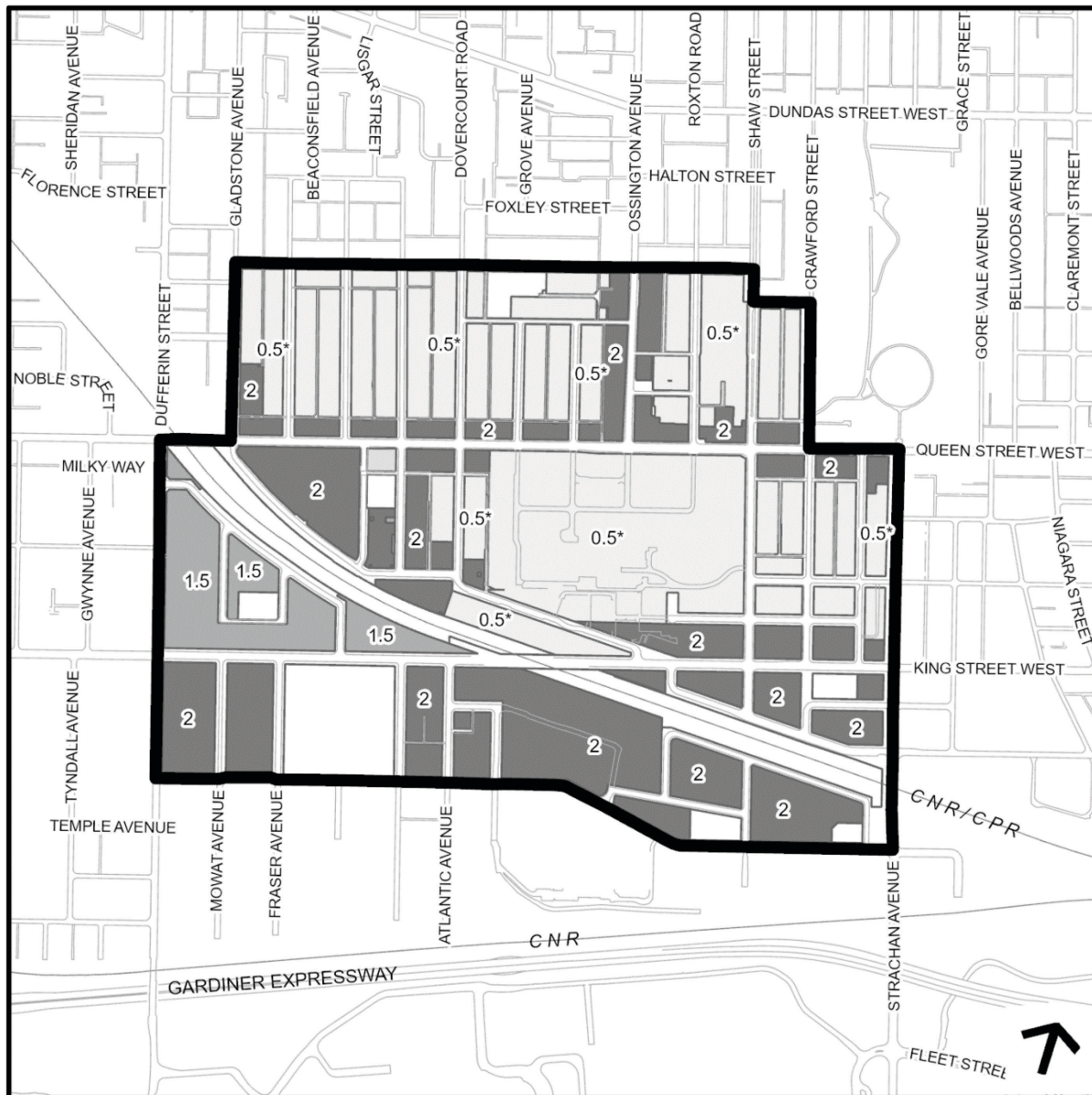
c) Authorized Uses of Land

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

Map 1 – King-Liberty Protected Major Transit Station Area

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

Minimum Density

	0 FSI		1.0 FSI		2.5 FSI
	0.3 FSI or 3 units*		1.5 FSI		3.0 FSI
	0.5 FSI or 3 units*		2.0 FSI		3.5 FSI
	0.9 FSI or 3 units*				

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

Schedule "29" to Amendment 570

SASP 626. Protected Major Transit Station Area – Kipling Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

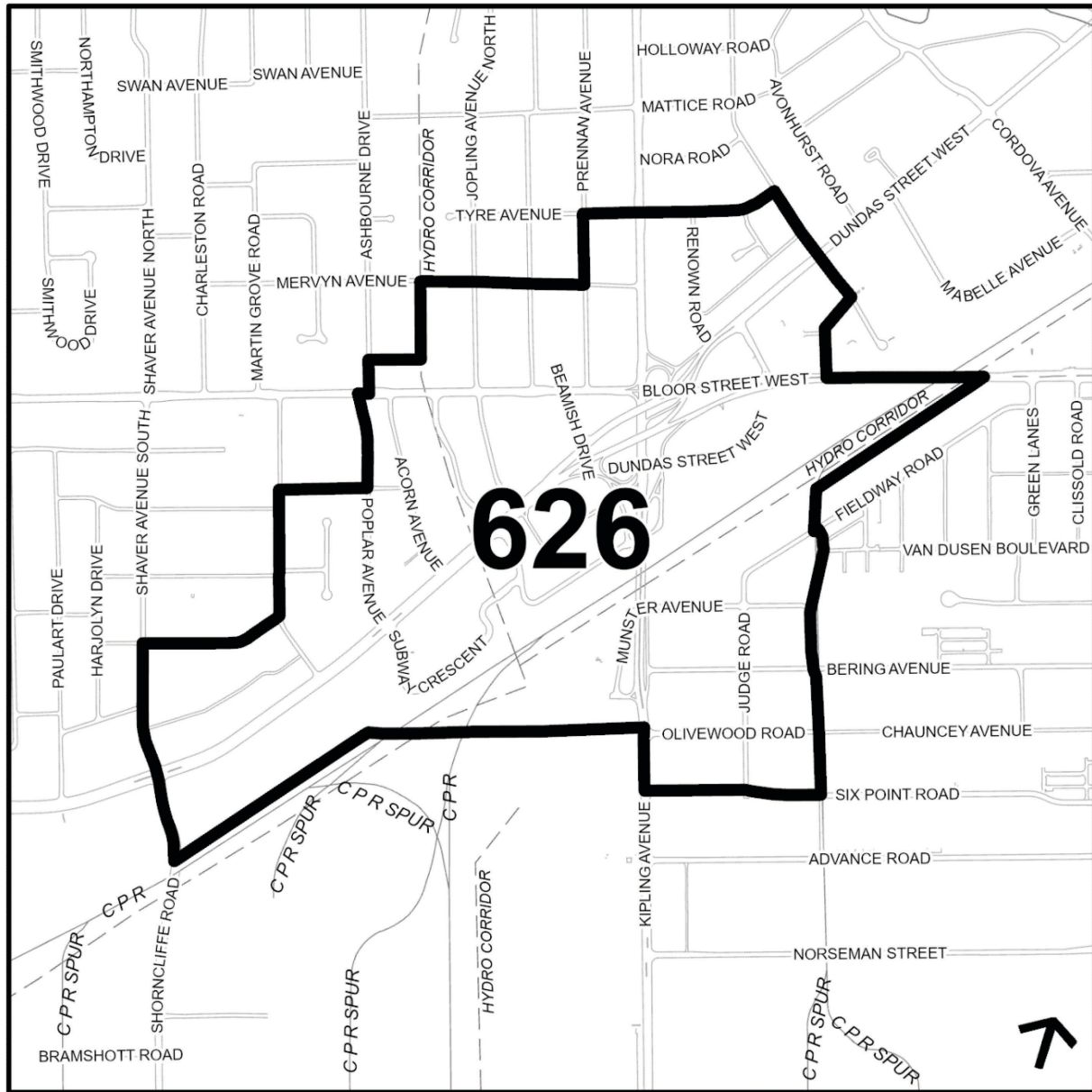
Existing and permitted development within the Protected Major Transit Station Area – Kipling Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

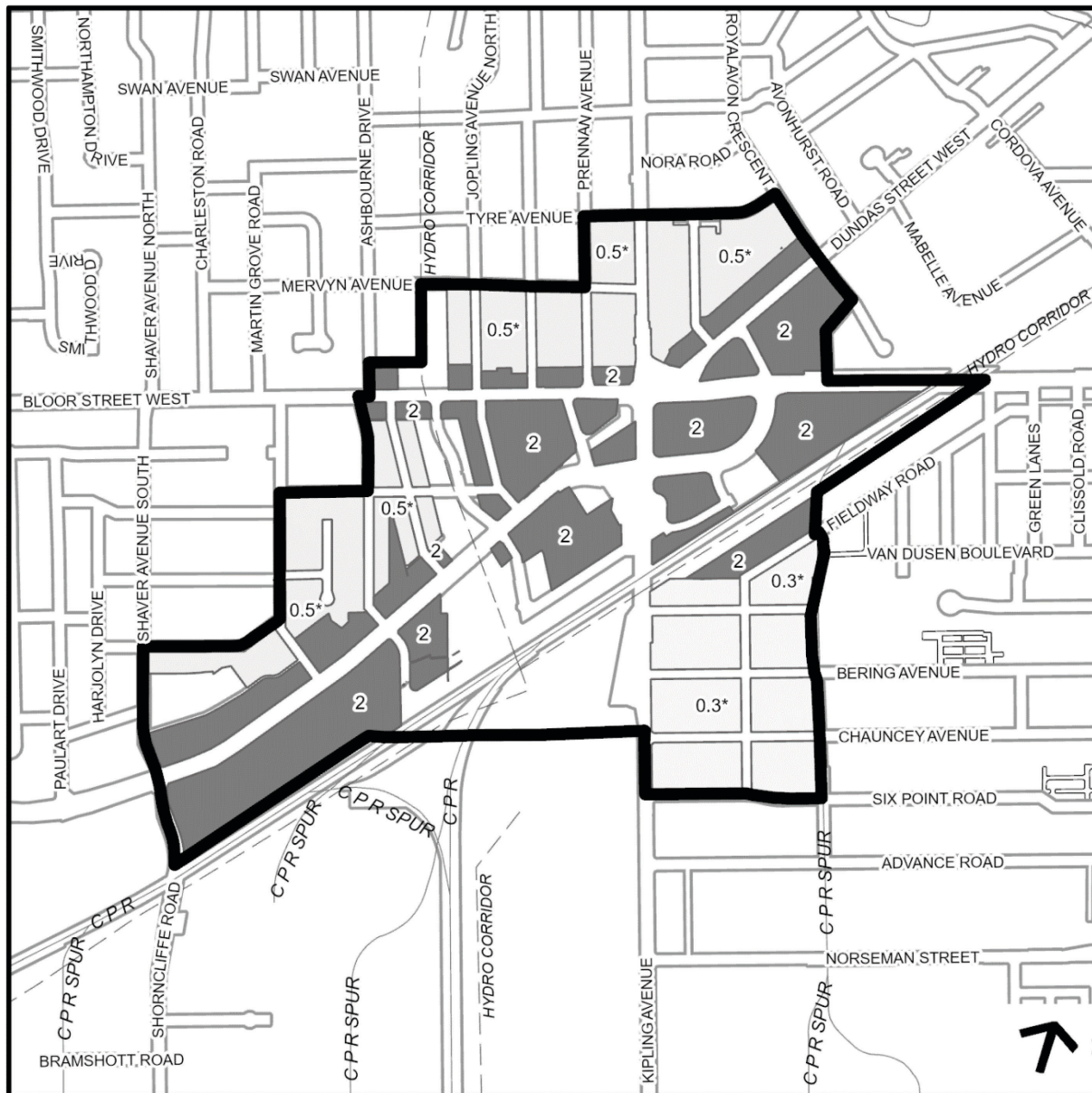
c) Authorized Uses of Land

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

Map 1 – Kipling Protected Major Transit Station Area

Map 2 – Minimum Densities, Kipling Protected Major Transit Station Area**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "30" to Amendment 570

SASP 724. Protected Major Transit Station Area – Lawrence Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Lawrence Subway Station is a protected major transit station area shown as the Lawrence 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 – Lawrence Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

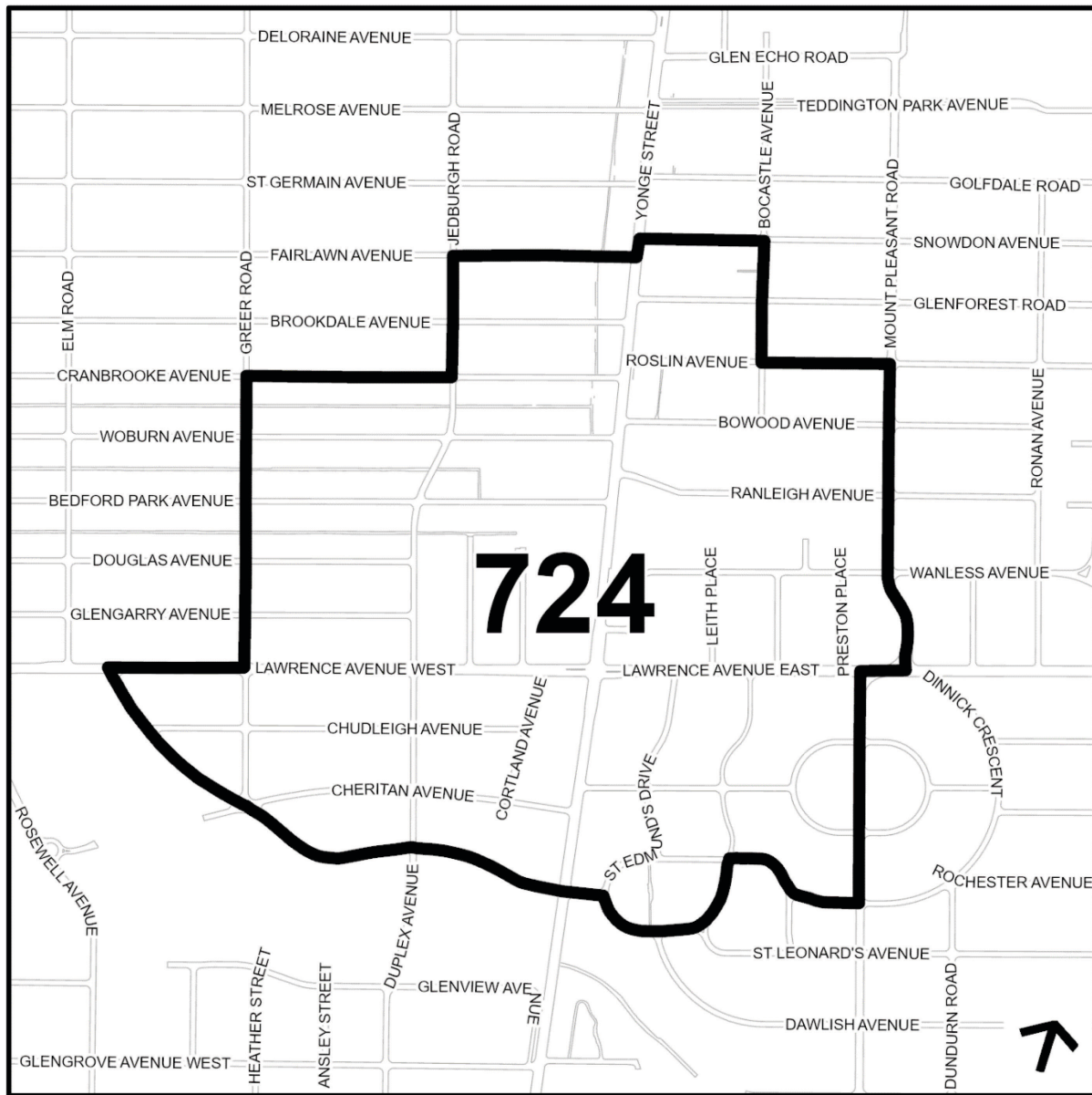
c) Authorized Uses of Land

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

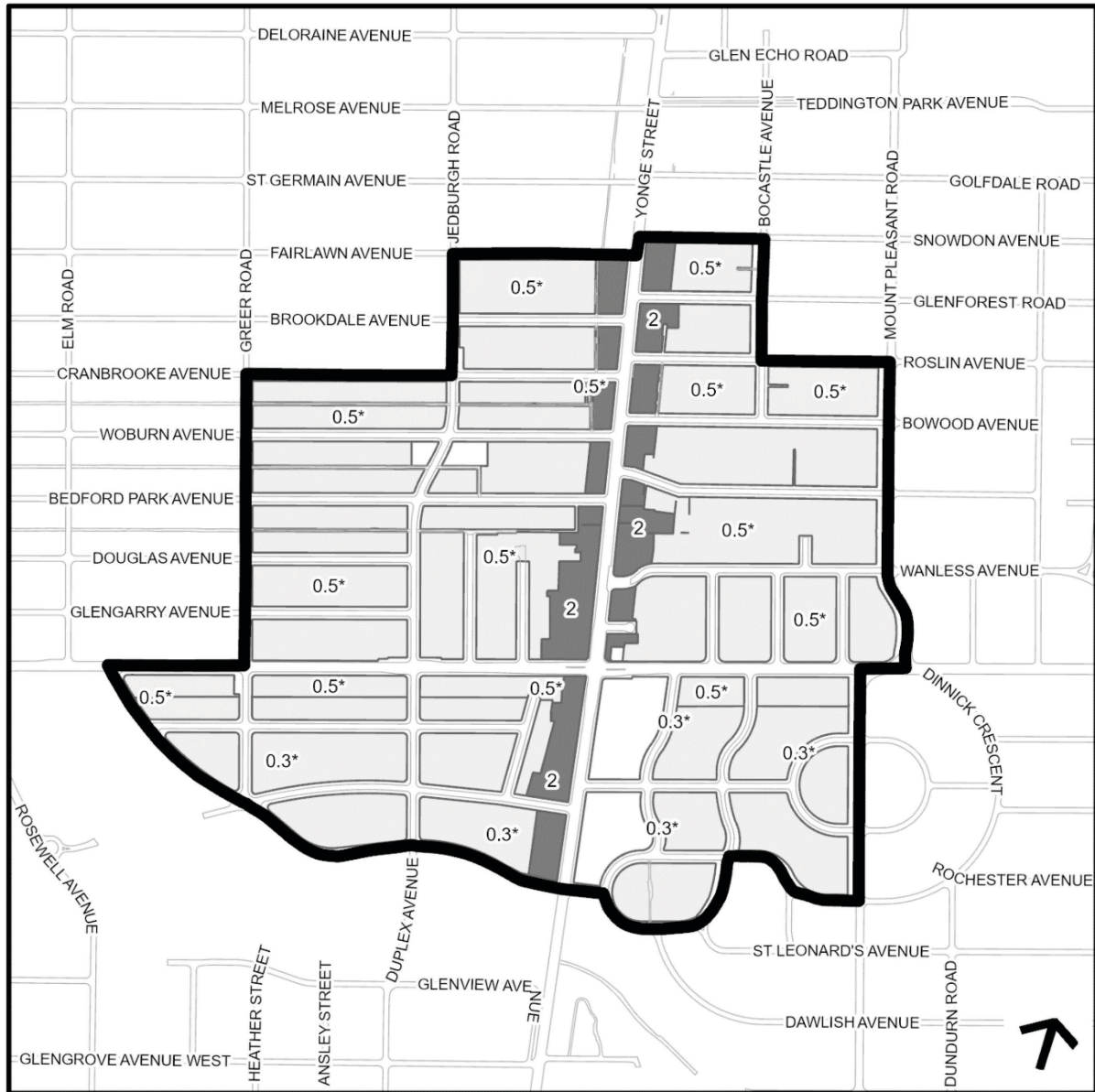
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.




Map 1 – Lawrence Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "31" to Amendment 570

SASP 714. Protected Major Transit Station Area – Lawrence West Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

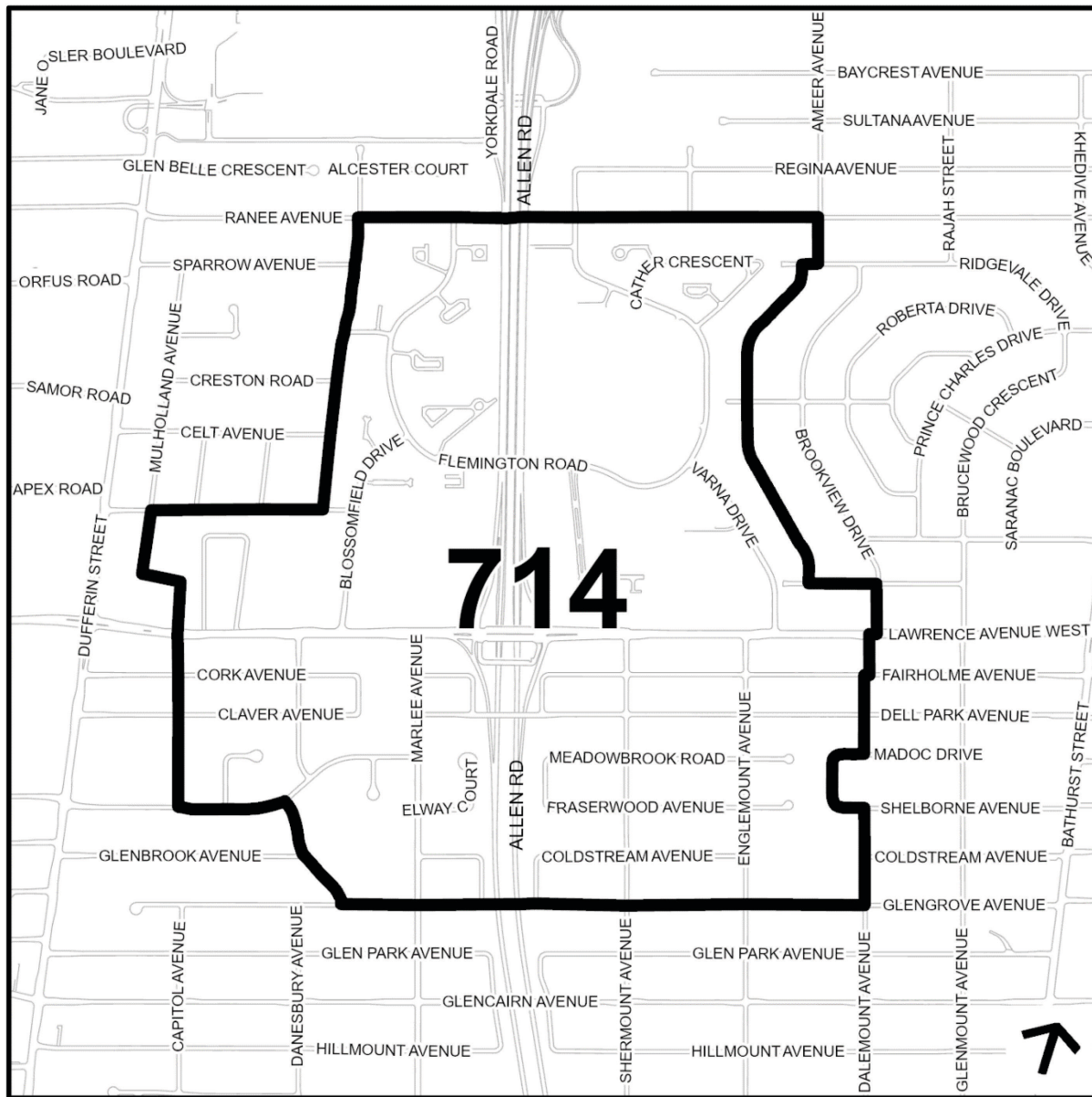
Existing and permitted development within the Protected Major Transit Station Area – Lawrence West Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

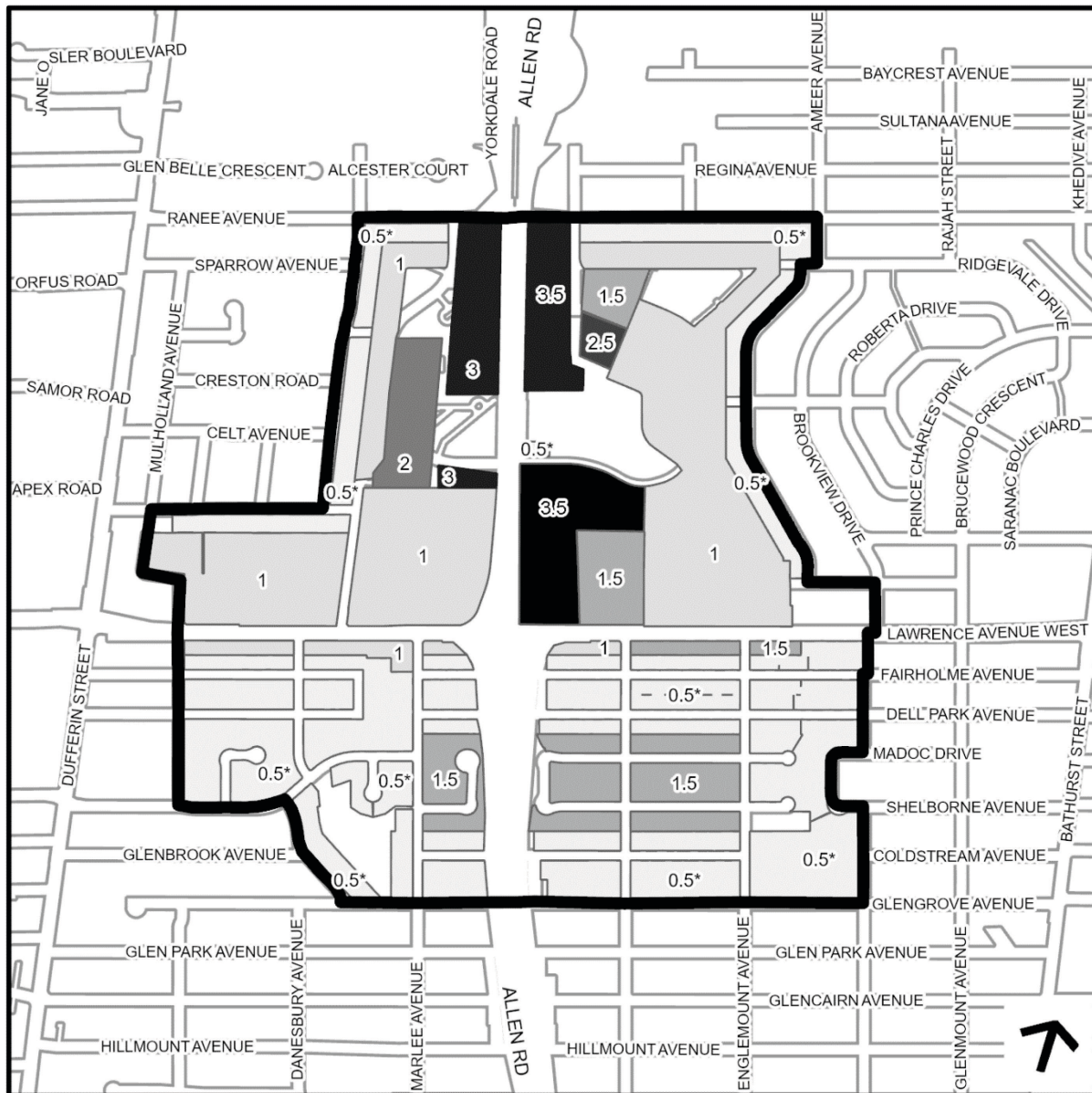
The authorized uses of land are as identified by the land use designations on Map 17 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Lawrence West Protected Major Transit Station Area

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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "32" to Amendment 570

SASP 681. Protected Major Transit Station Area – Leaside Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Leaside LRT Station is a protected major transit station area shown as the Leaside 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 – Leaside Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

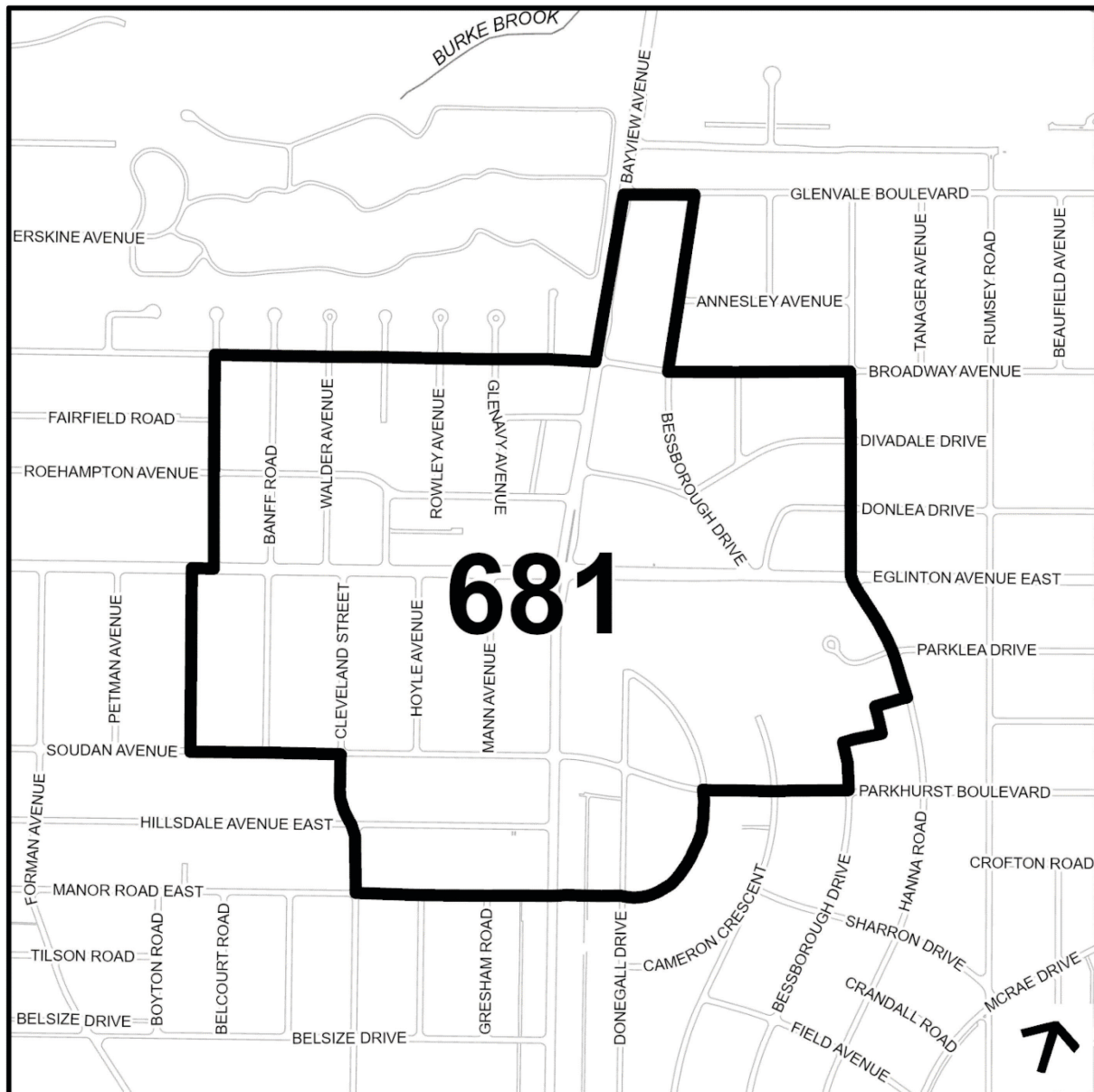
c) Authorized Uses of Land

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

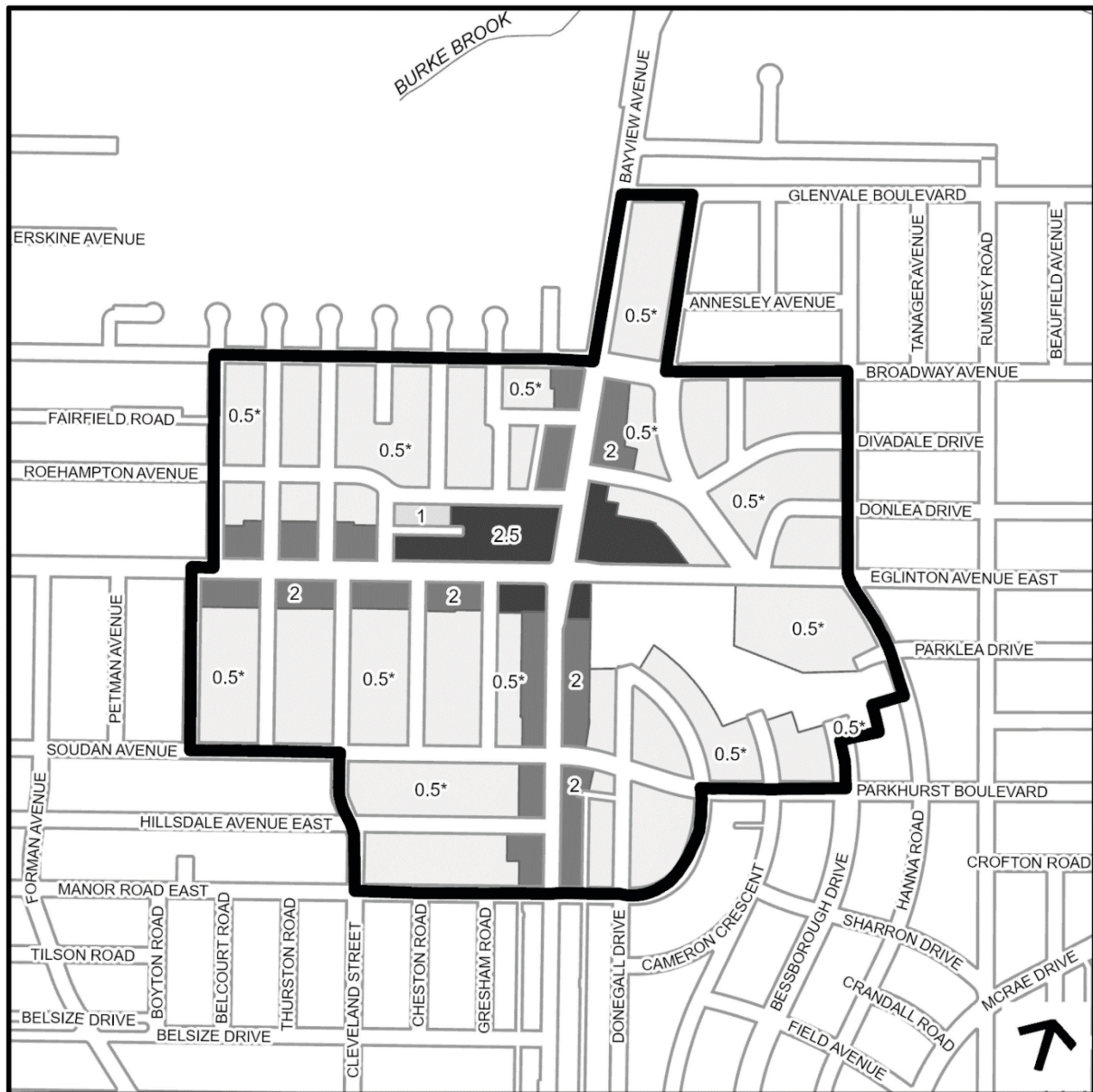
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.











Map 1 – Leaside Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "33" to Amendment 570

SASP 765. Protected Major Transit Station Area – Leslieville Station

a) Protected Major Transit Station Area Delineation

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

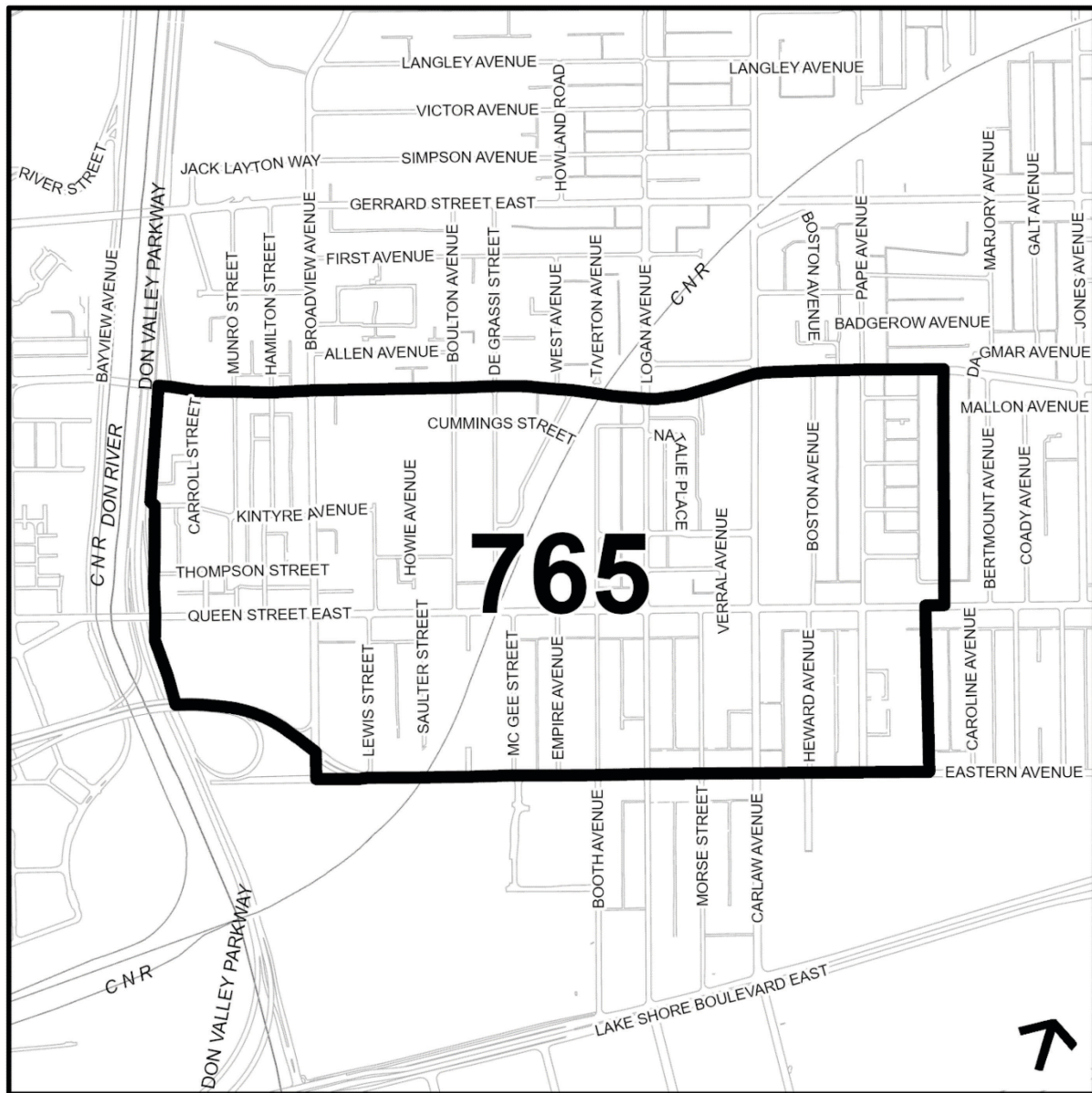
c) Authorized Uses of Land

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

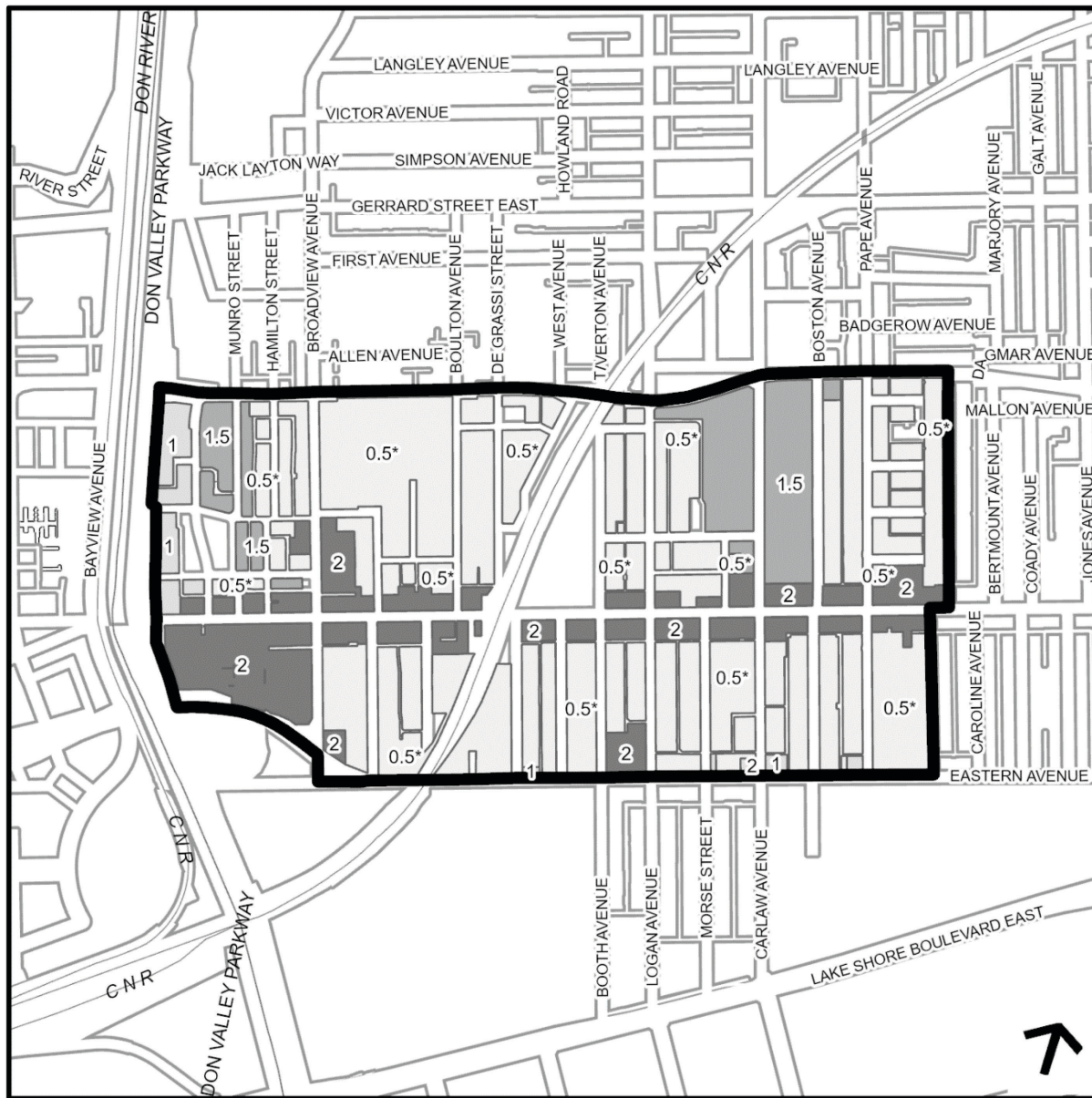
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.











Map 1 – Leslieville Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "34" to Amendment 570

SASP 646. Protected Major Transit Station Area – Long Branch Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Long Branch GO Station is a protected major transit station area shown as the Long Branch 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 – Long Branch Station is planned for a minimum population and employment target of 150 residents and jobs combined per hectare.

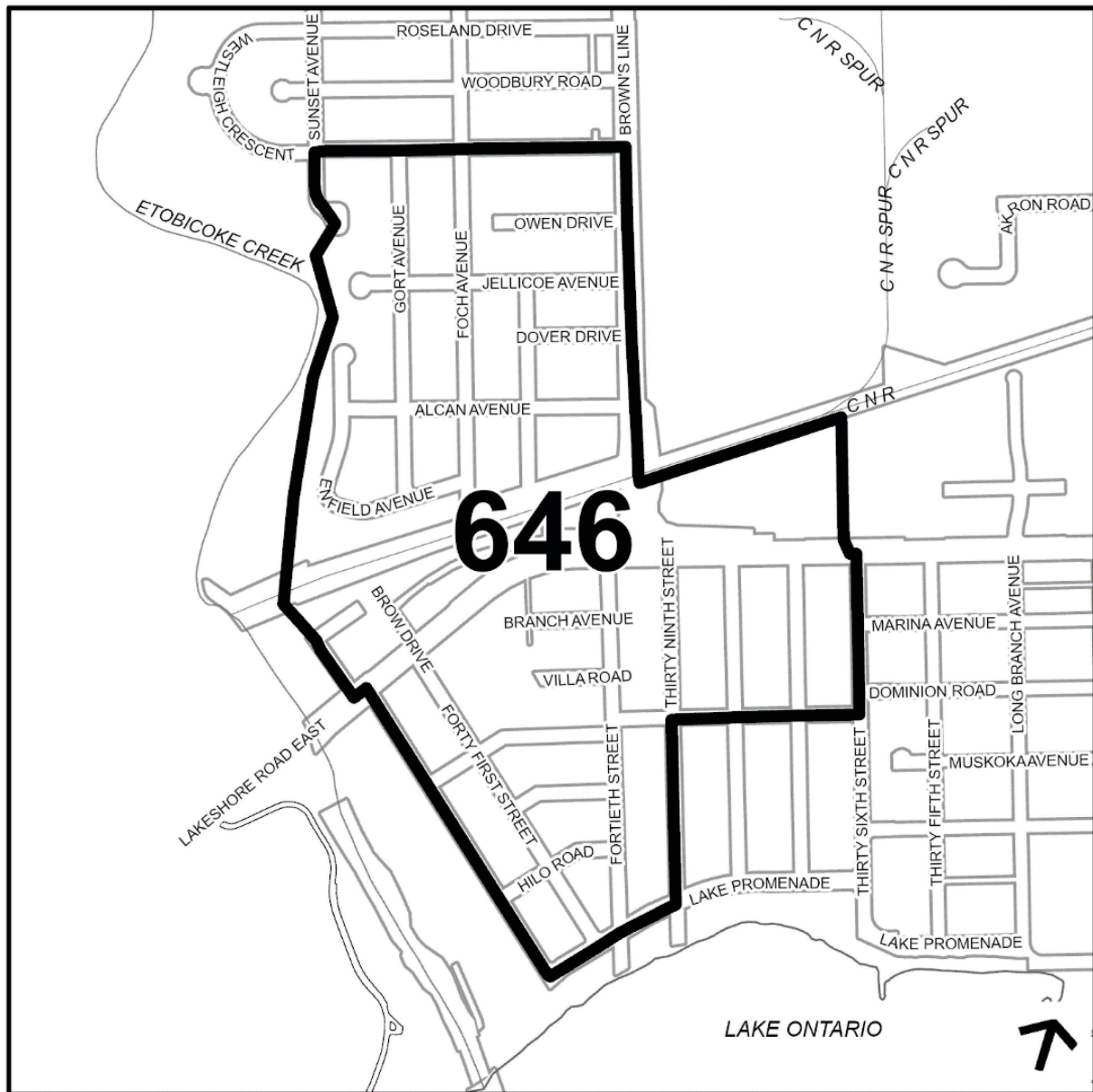
c) Authorized Uses of Land

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

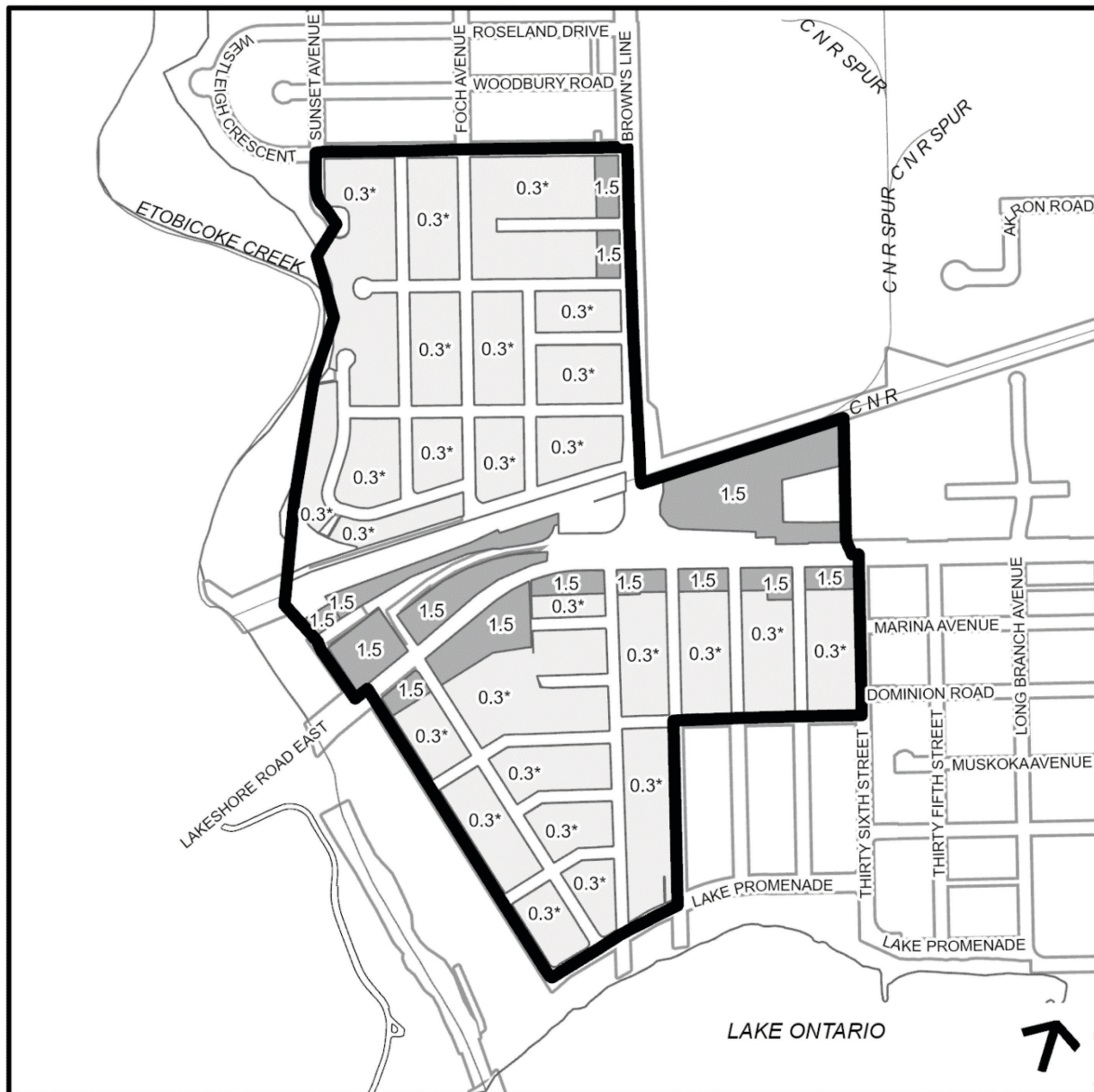
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.


Map 1 – Long Branch Protected Major Transit Station Area



Map 2 – Minimum Densities, Long Branch Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "35" to Amendment 570

SASP 702. Protected Major Transit Station Area – Milvan Rumike Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Milvan Rumike LRT Station is a protected major transit station area shown as the Milvan Rumike 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 – Milvan Rumike Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

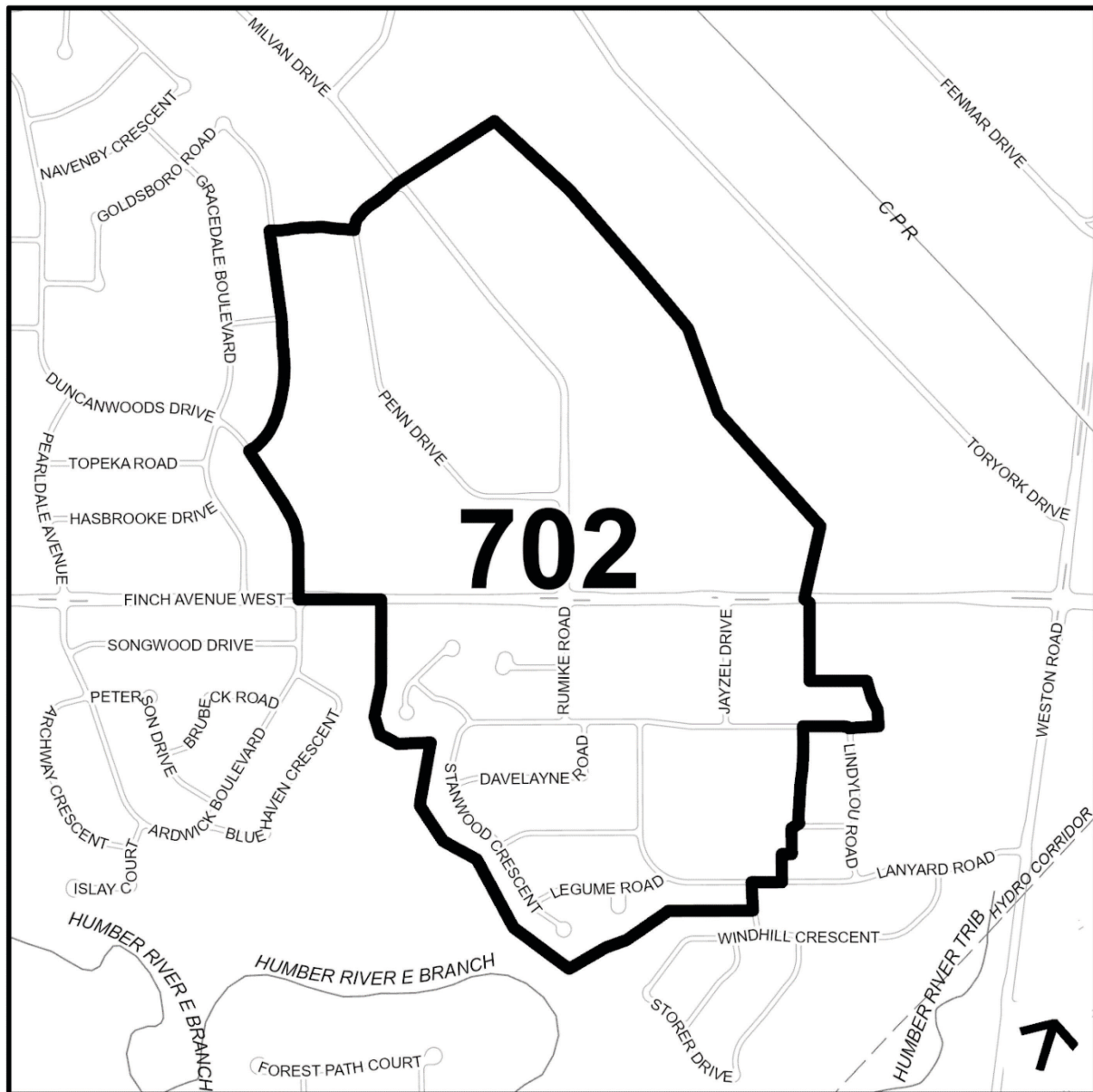
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 13 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

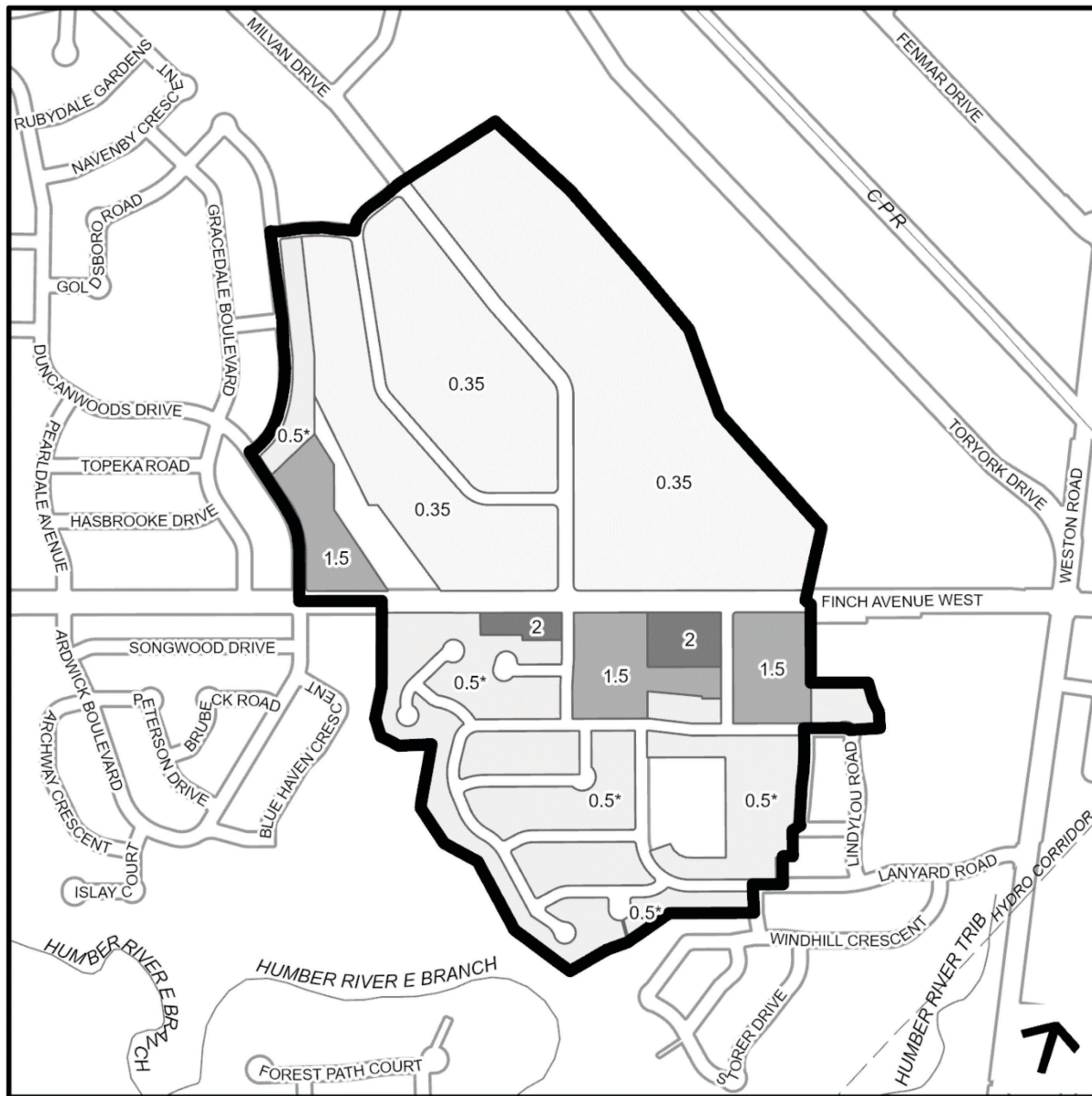
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Milvan Rumike Protected Major Transit Station Area



Map 2 – Minimum Densities, Milvan Rumike Protected Major Transit Station Area



Minimum Density

0 FSI	0.3 FSI or 3 units*	1.0 FSI	2.5 FSI
0.35 FSI	0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
	0.9 FSI or 3 units*	2.0 FSI	3.5 FSI

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

Schedule "36" to Amendment 570

SASP 692. Protected Major Transit Station Area – Mimico Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Mimico GO Station is a protected major transit station area shown as the Mimico 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 – Mimico Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

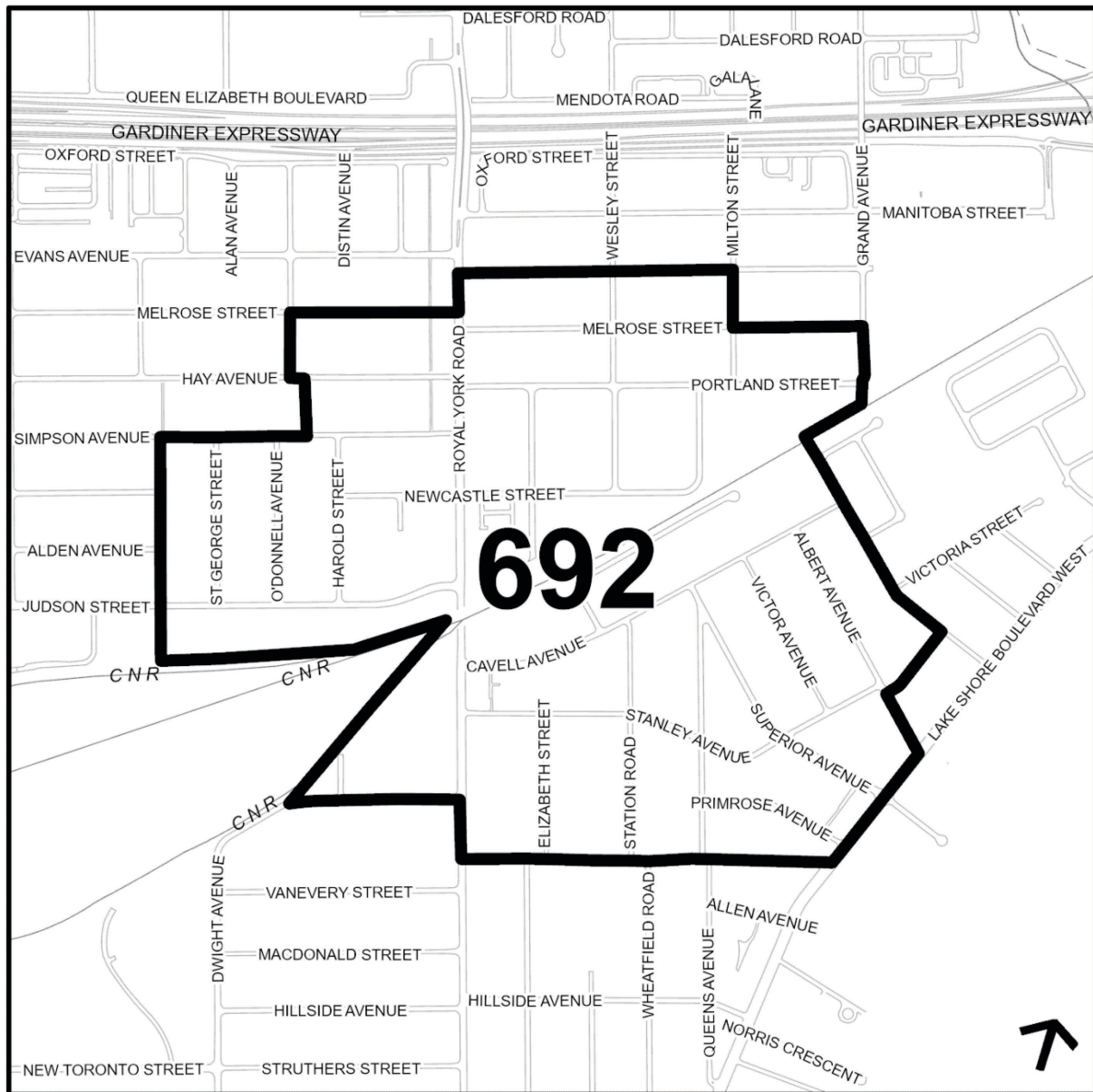
c) Authorized Uses of Land

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

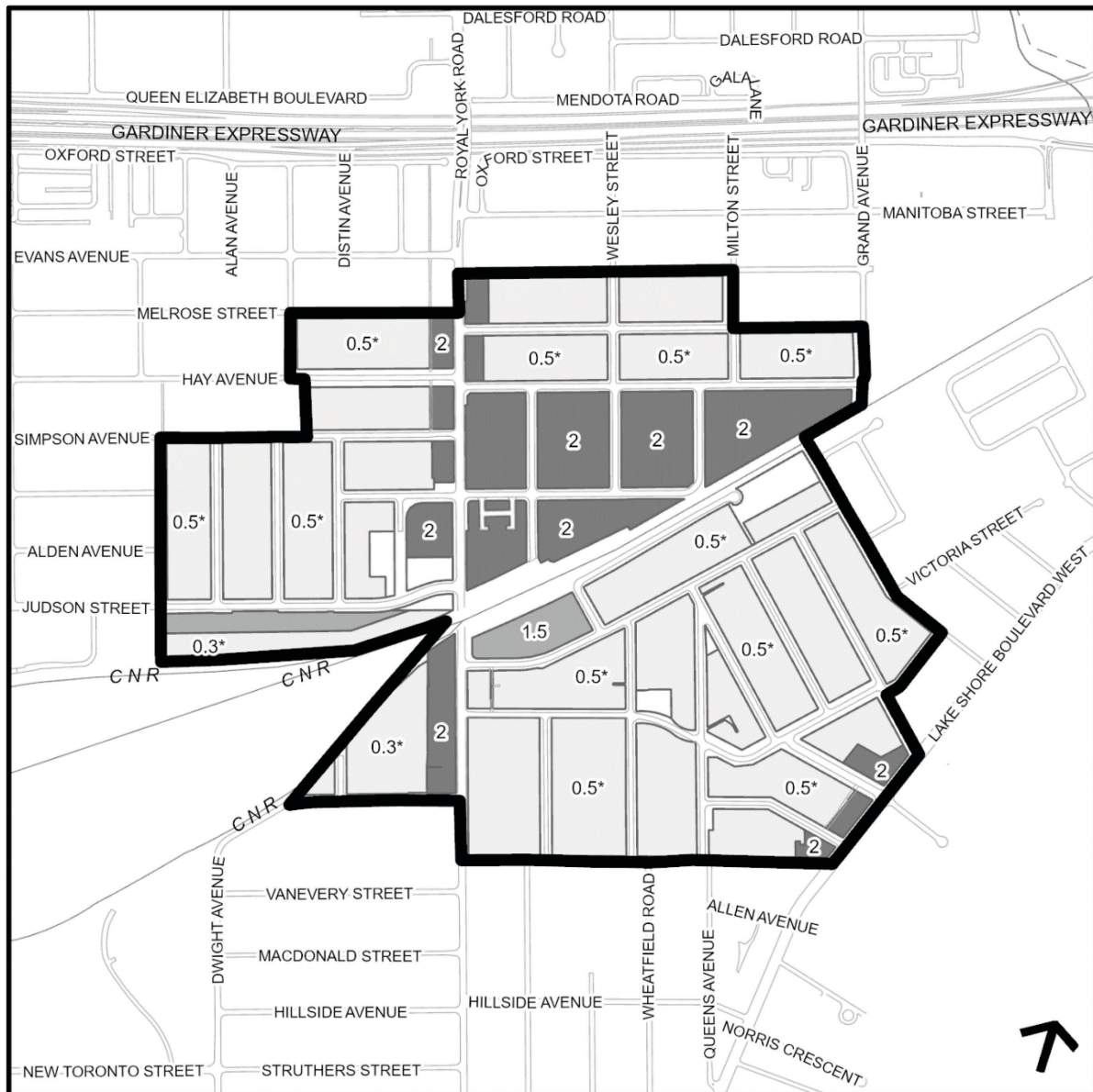
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Mimico Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "37" to Amendment 570

SASP 763. Protected Major Transit Station Area – Moss Park Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Moss Park Subway Station is a protected major transit station area shown as the Moss 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 – Moss Park Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

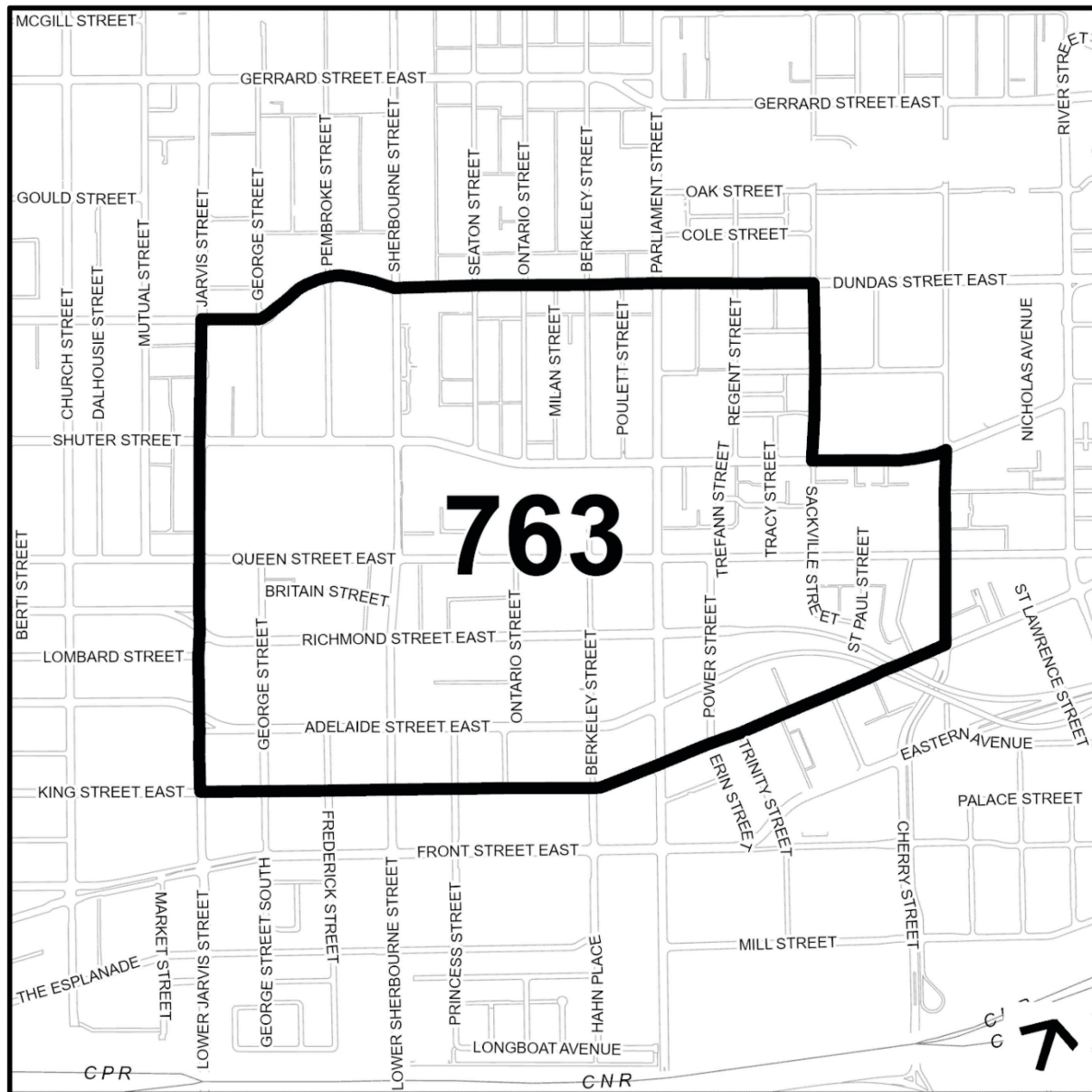
c) Authorized Uses of Land

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.








Map 1 – Moss Park Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "38" to Amendment 570

SASP 680. Protected Major Transit Station Area – Mount Pleasant Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Mount Pleasant LRT Station is a protected major transit station area shown as the Mount Pleasant 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 – Mount Pleasant Station is planned for a minimum population and employment target of 350 residents and jobs combined per hectare.

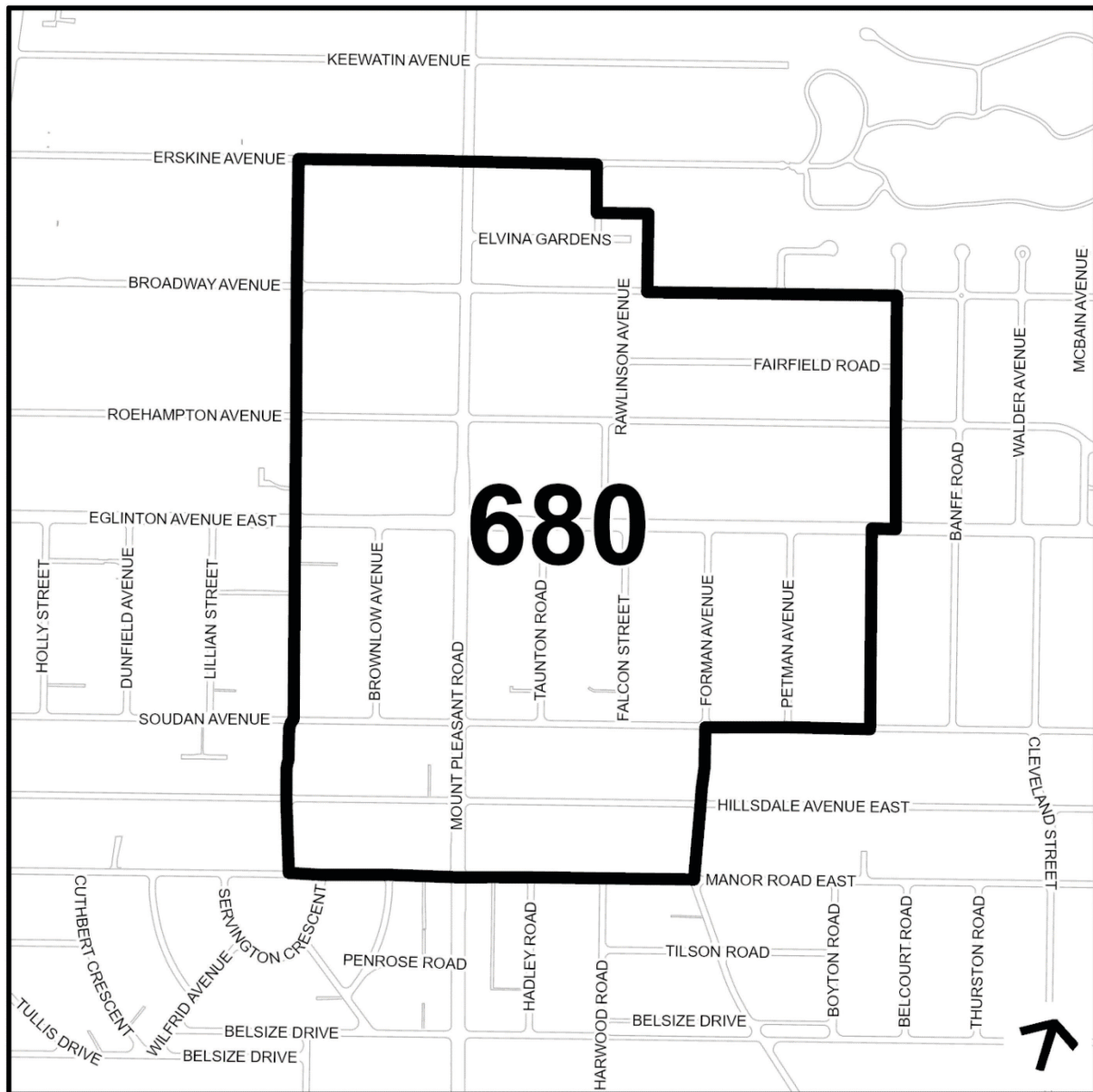
c) Authorized Uses of Land

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

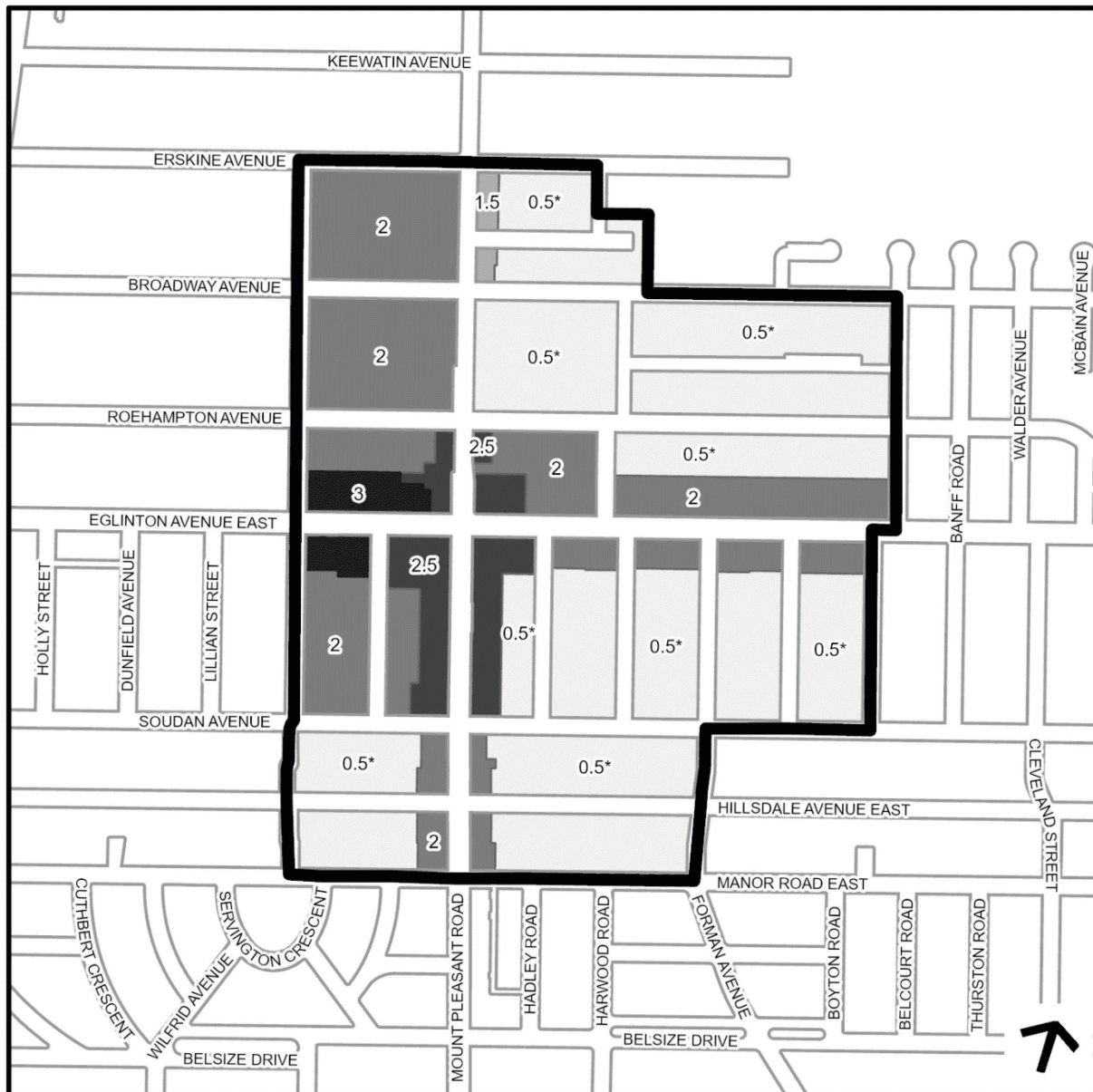
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.


Map 1 – Mount Pleasant Protected Major Transit Station Area



Map 2 – Minimum Densities, Mount Pleasant Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "39" to Amendment 570

SASP 699. Protected Major Transit Station Area – Norfinch Oakdale Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Norfinch Oakdale LRT Station is a protected major transit station area shown as the Norfinch Oakdale 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 – Norfinch Oakdale Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

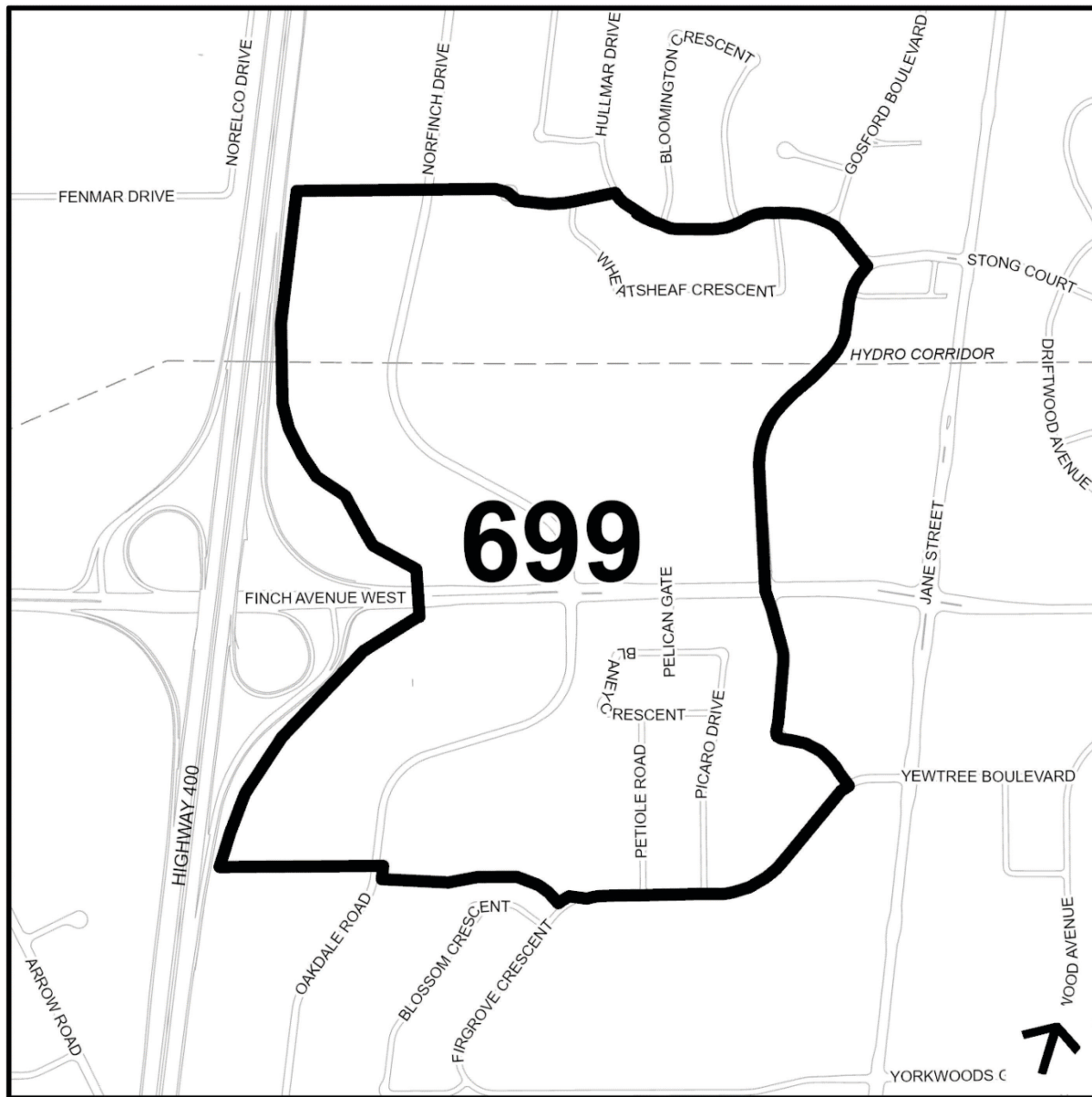
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 13 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

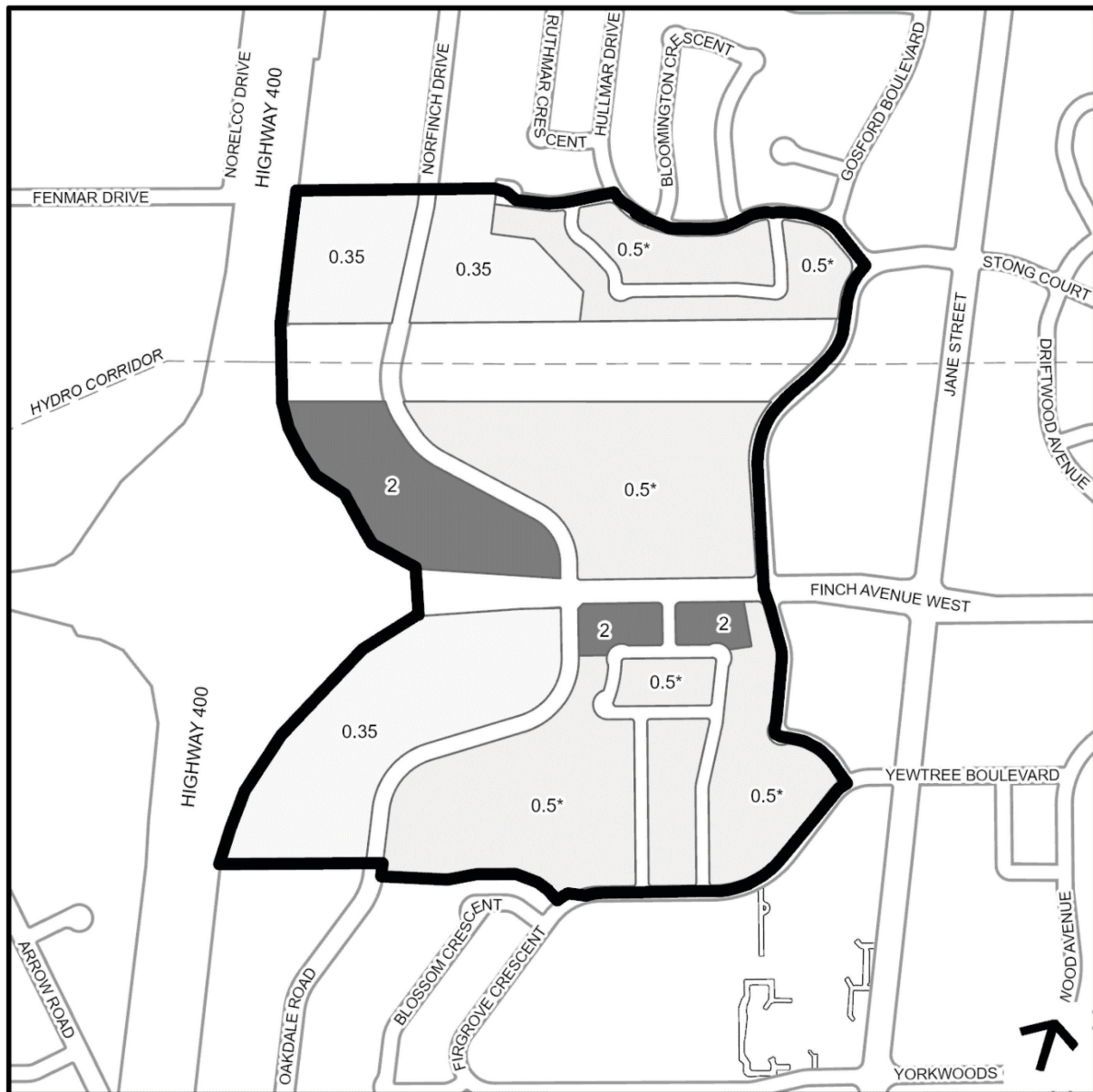
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Norfinch Oakdale Protected Major Transit Station Area



Map 2 – Minimum Densities, Norfinch Oakdale Protected Major Transit Station Area



Minimum Density

0 FSI	0.3 FSI or 3 units*	1.0 FSI	2.5 FSI
0.35 FSI	0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
	0.9 FSI or 3 units*	2.0 FSI	3.5 FSI

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

Schedule "40" to Amendment 570

SASP 726. Protected Major Transit Station Area – North York Centre Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing North York Centre Subway Station is a protected major transit station area shown as the North York Centre 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 – North York Centre Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

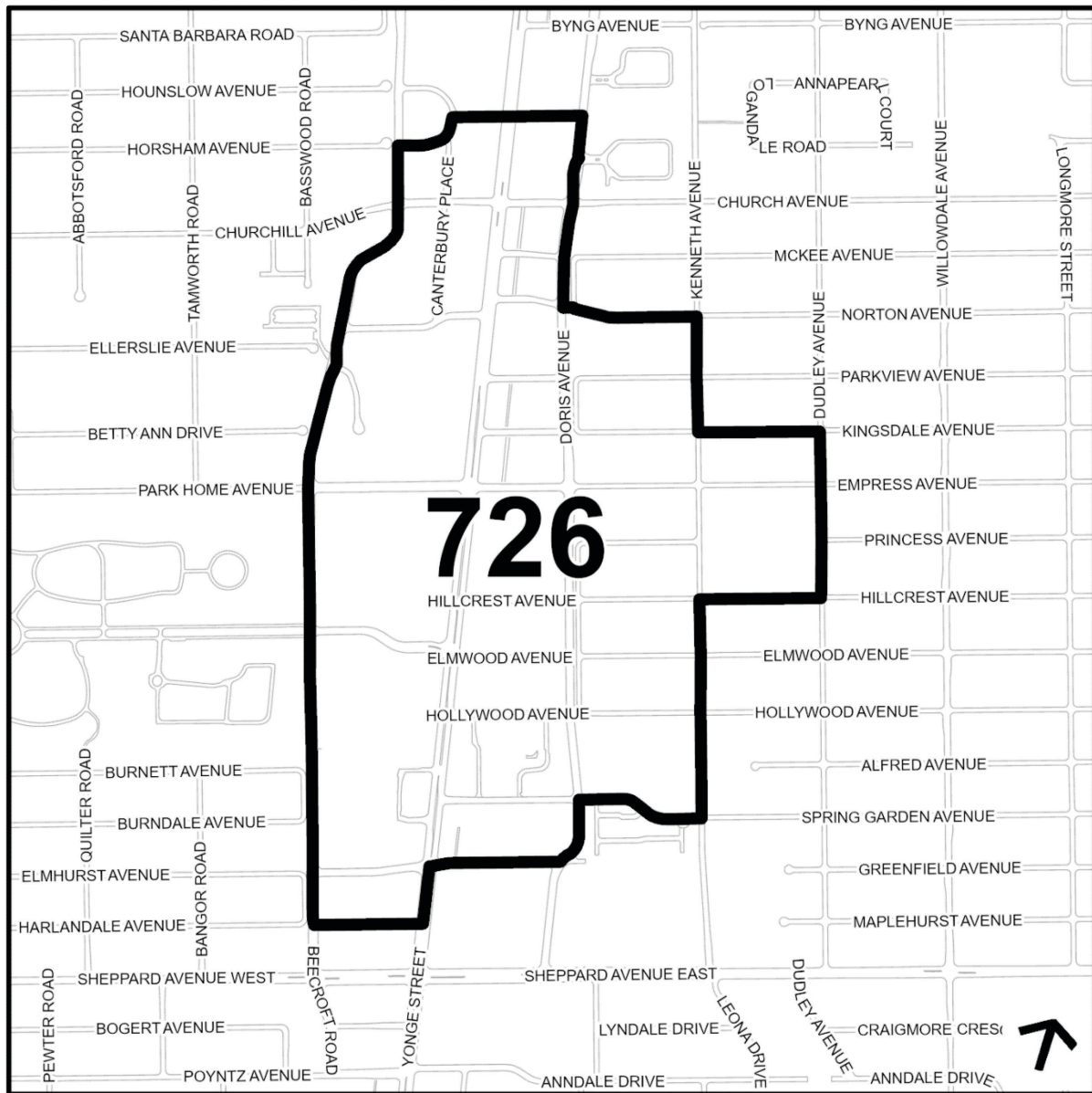
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

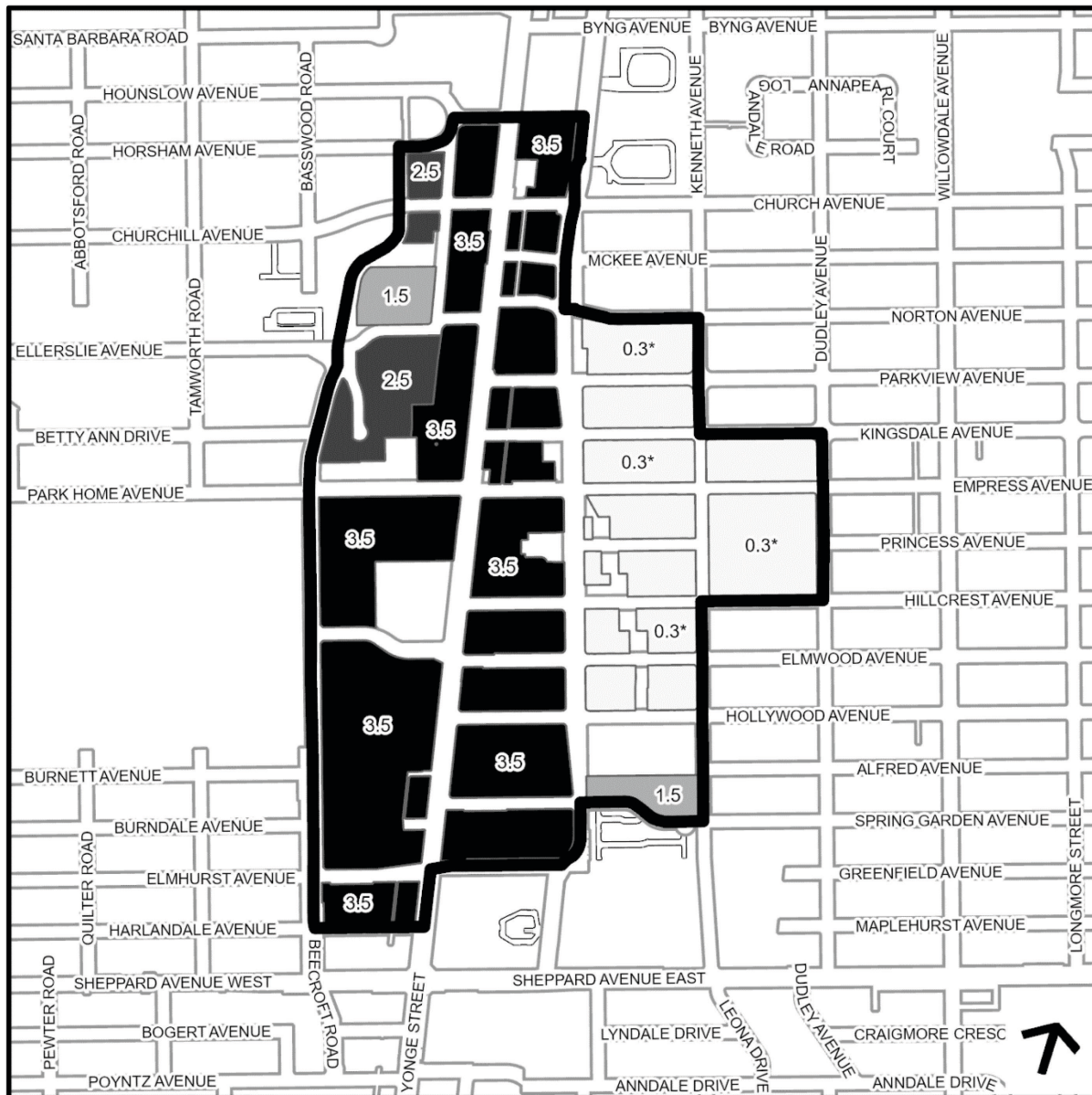
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – North York Centre Protected Major Transit Station Area



Map 2 – Minimum Densities, North York Centre Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "41" to Amendment 570

SASP 676. Protected Major Transit Station Area – Oakwood Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Oakwood LRT Station is a protected major transit station area shown as the Oakwood 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 – Oakwood Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

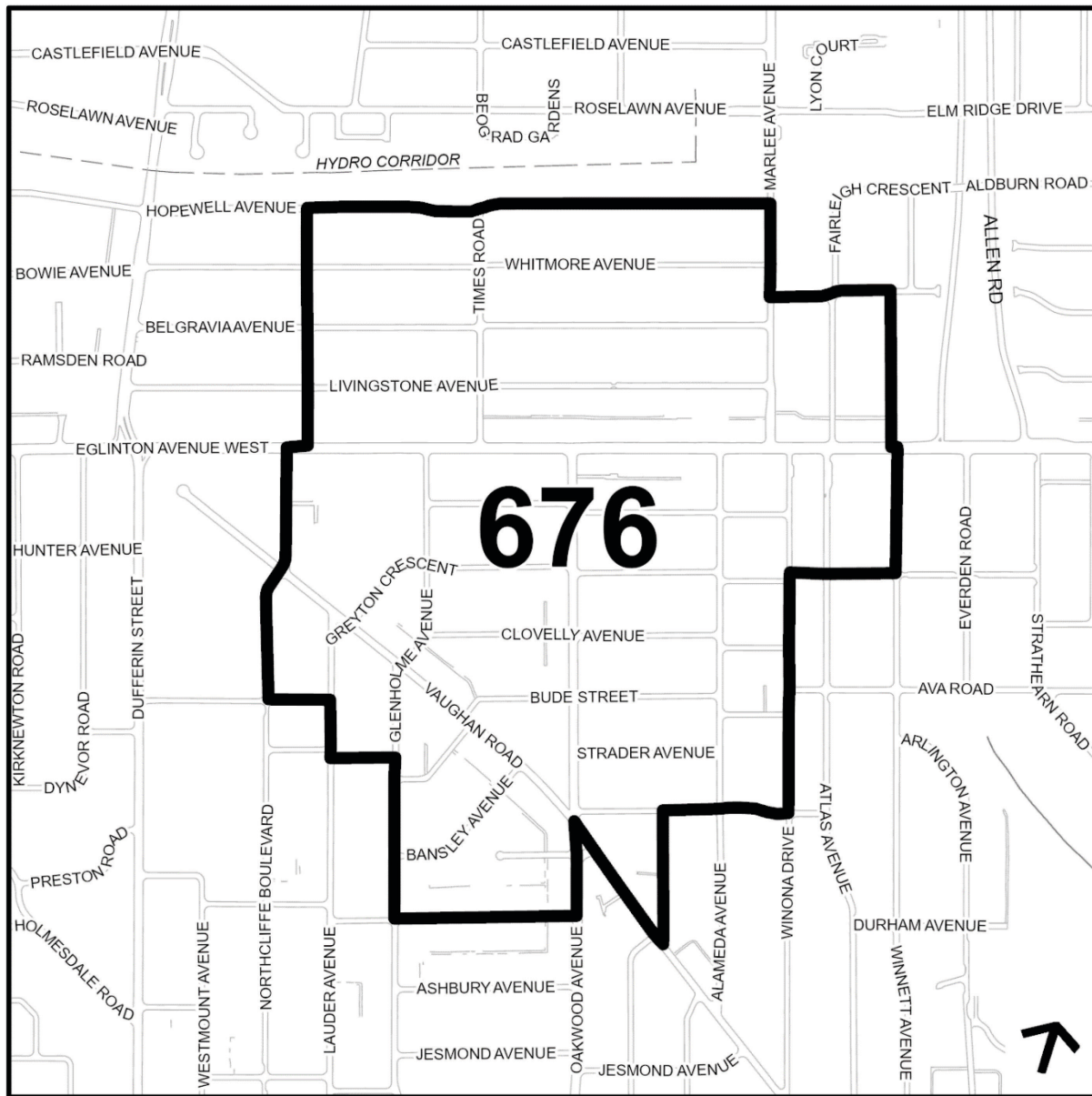
c) Authorized Uses of Land

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

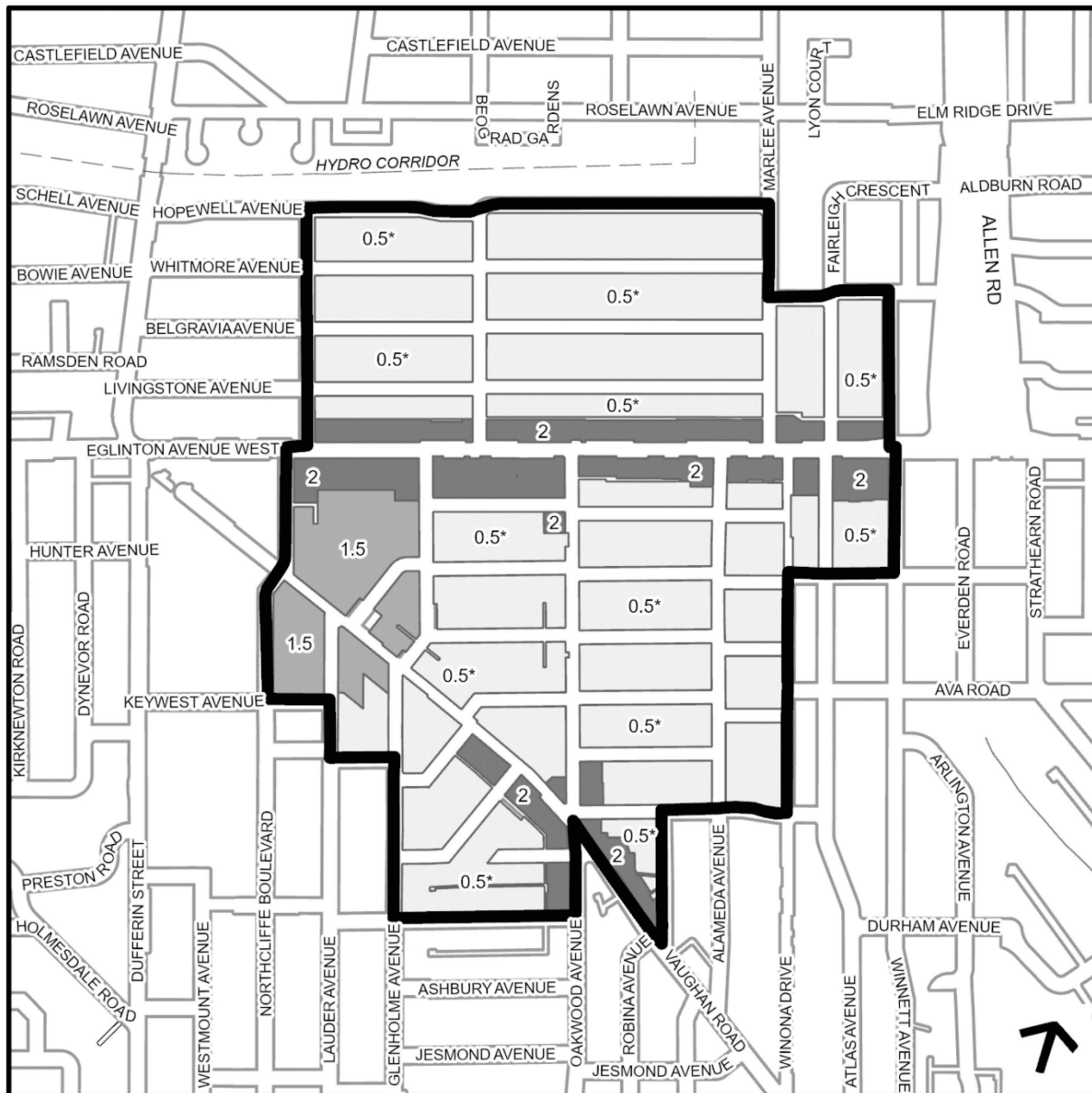
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Oakwood Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "42" to Amendment 570

SASP 665. Protected Major Transit Station Area – O'Connor Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned O'Connor LRT Station is a protected major transit station area shown as the O'Connor 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 – O'Connor Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

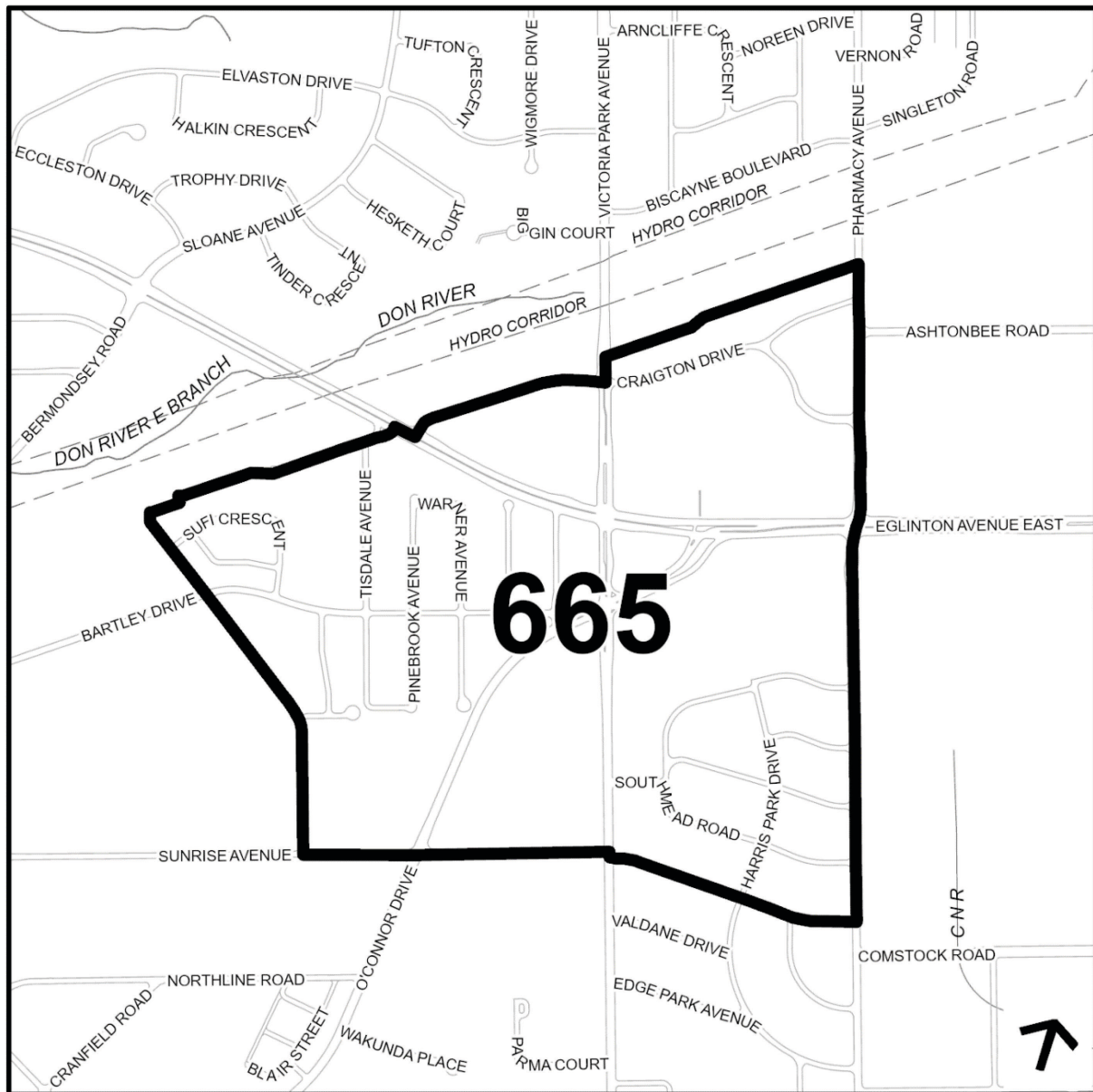
c) Authorized Uses of Land

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

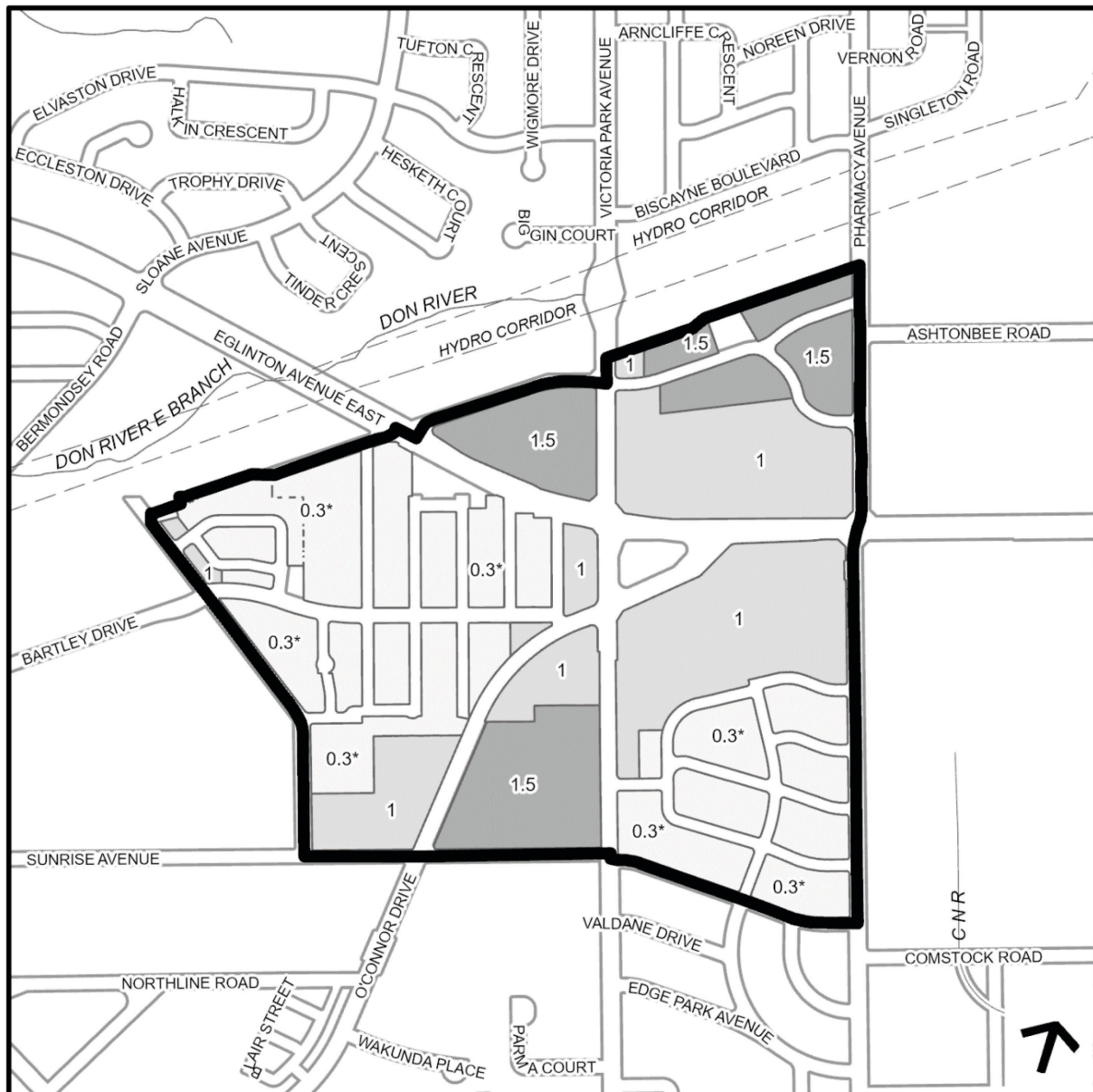
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – O'Connor Protected Major Transit Station Area



Map 2 – Minimum Densities, O'Connor Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "43" to Amendment 570

SASP 757. Protected Major Transit Station Area – Park Lawn Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Park Lawn GO Station is a protected major transit station area shown as the Park Lawn 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 – Park Lawn Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

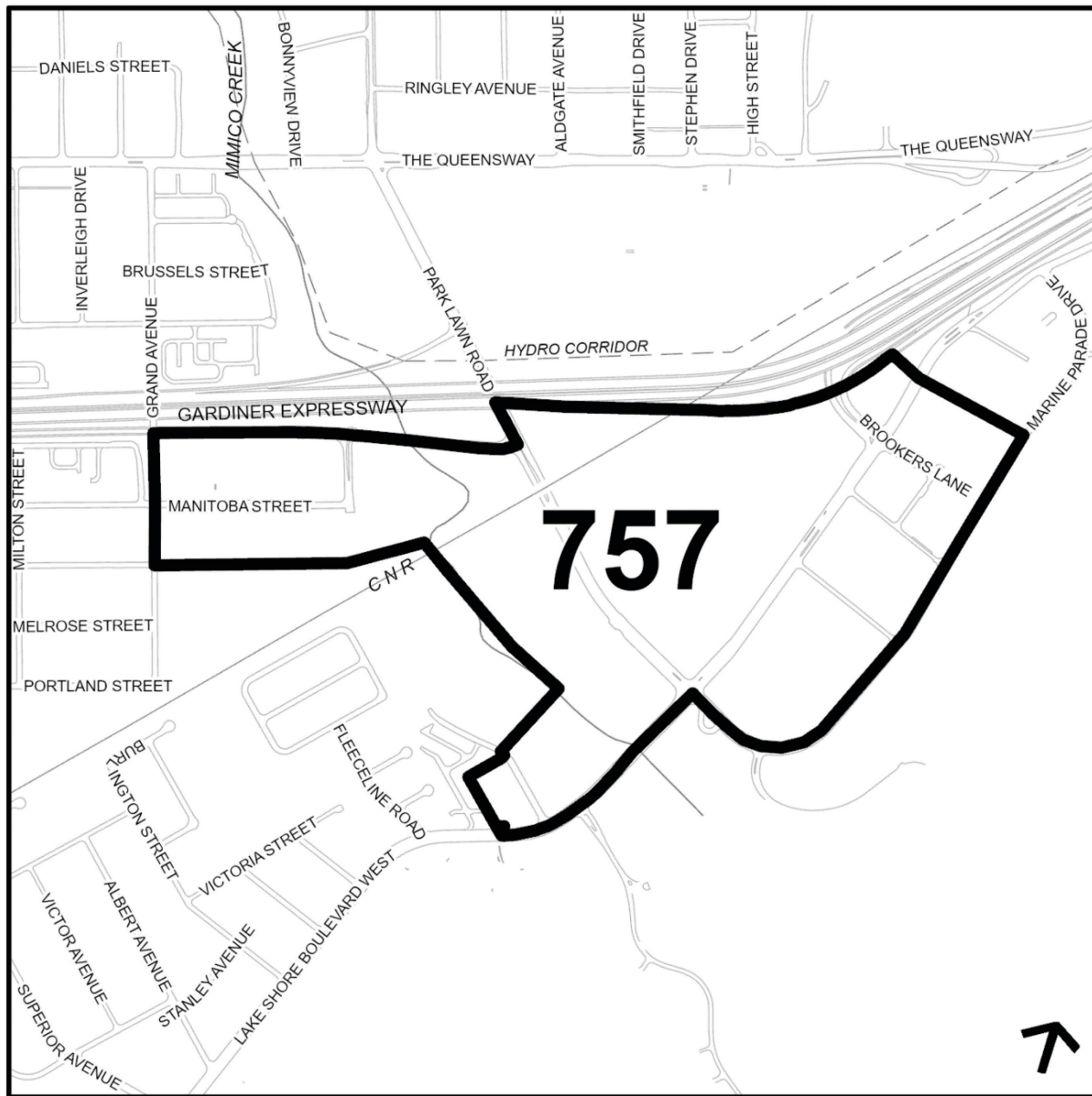
c) Authorized Uses of Land

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

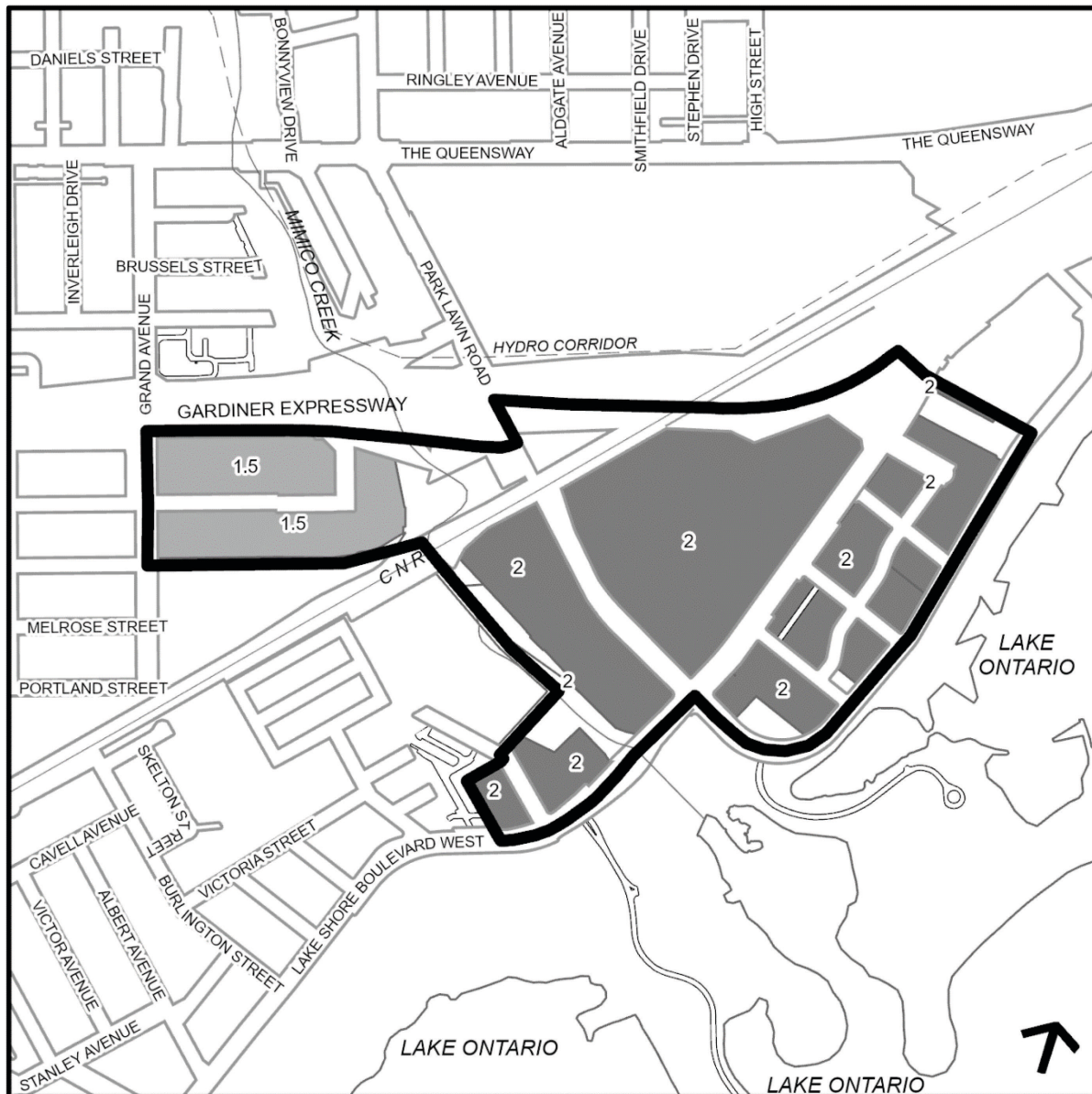
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.









Map 1 – Park Lawn Protected Major Transit Station Area



Map 2 – Minimum Densities, Park Lawn 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 "44" to Amendment 570

SASP 704. Protected Major Transit Station Area – Pearldale Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Pearldale LRT Station is a protected major transit station area shown as the Pearldale 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 – Pearldale Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

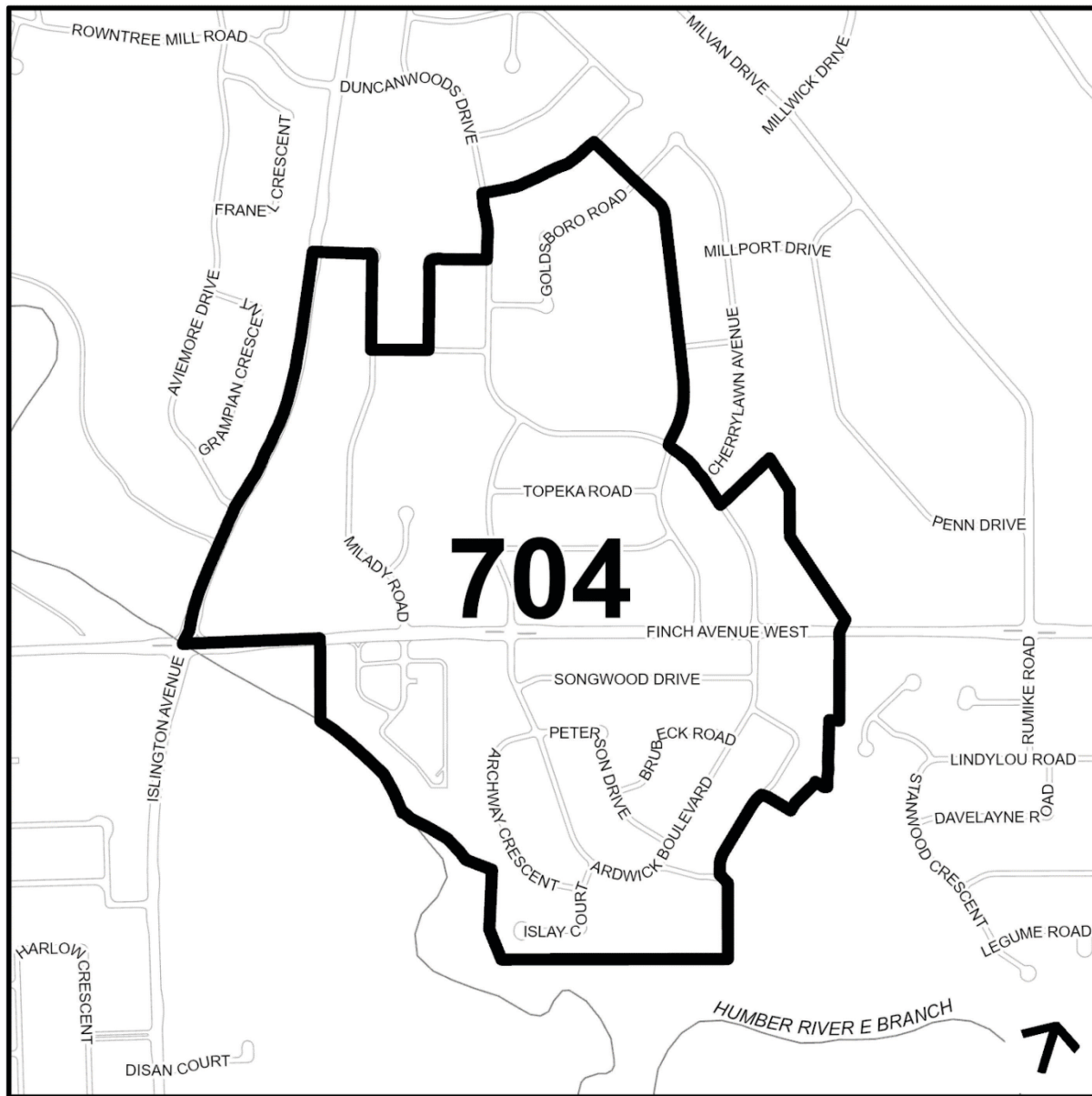
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 13 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

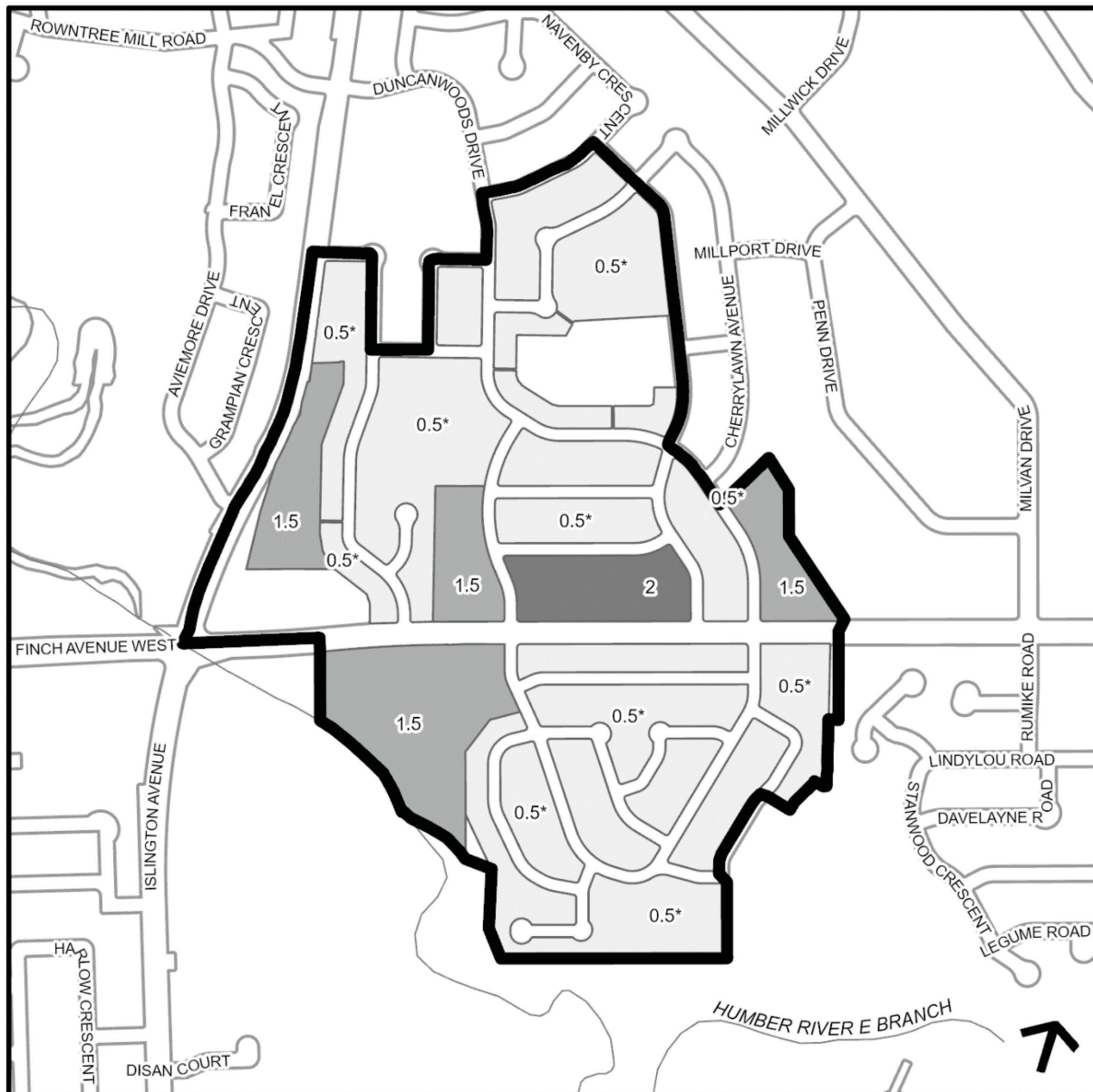
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.








Map 1 – Pearldale Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "45" to Amendment 570

SASP 666. Protected Major Transit Station Area – Pharmacy Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Pharmacy LRT Station is a protected major transit station area shown as the Pharmacy 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 – Pharmacy Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

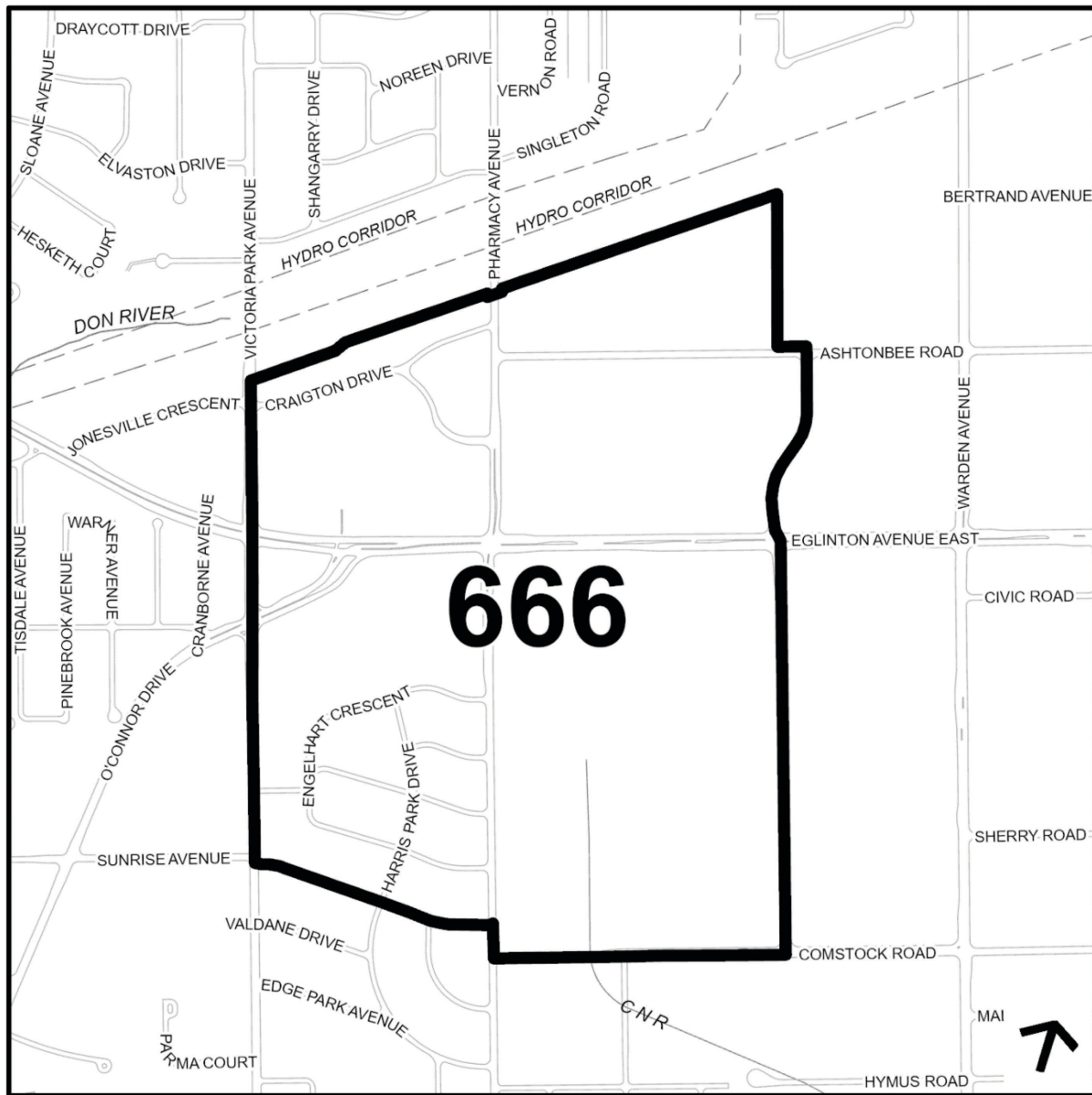
c) Authorized Uses of Land

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

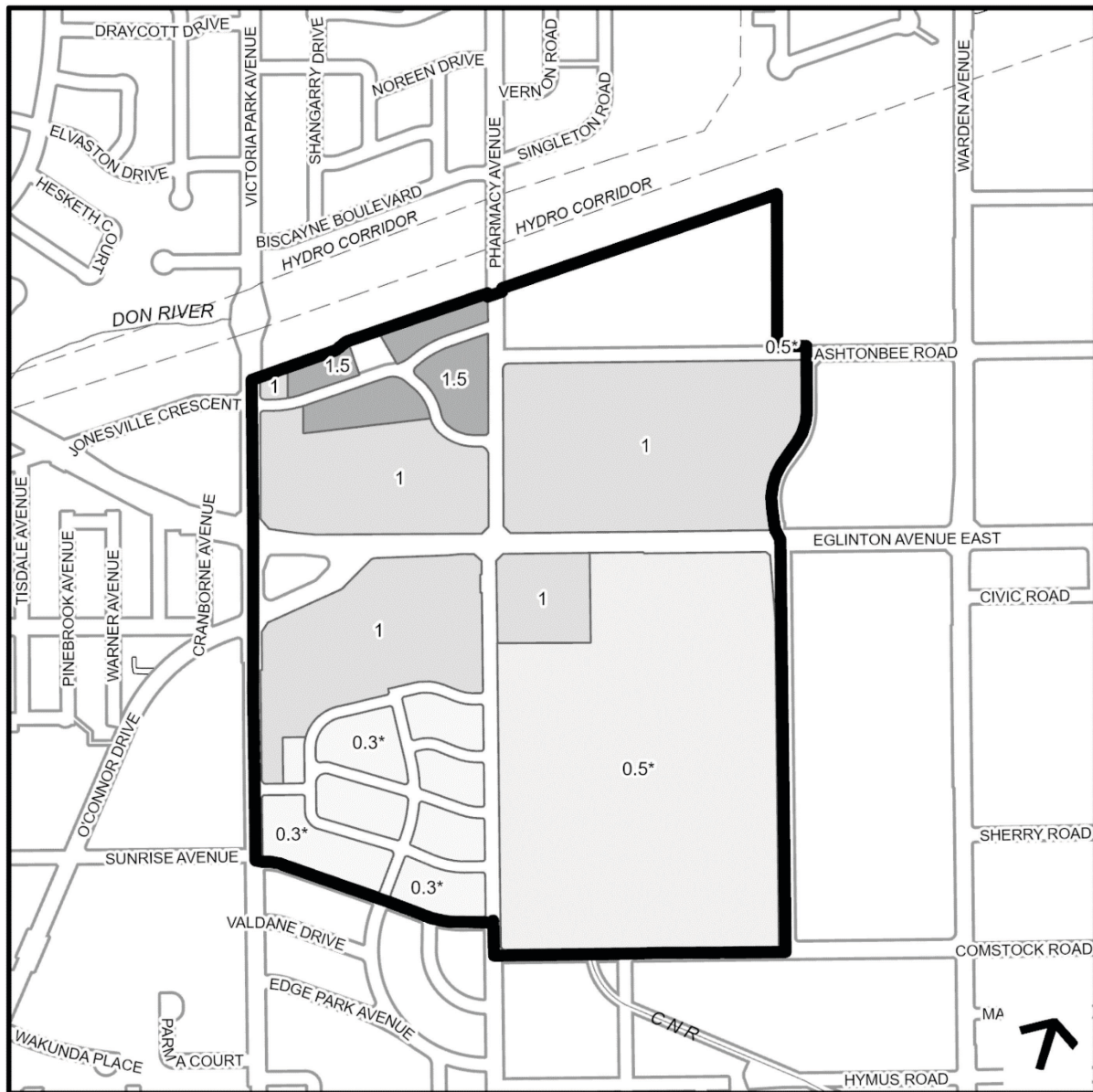
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Pharmacy Protected Major Transit Station Area



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



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "46" to Amendment 570

SASP 762. Protected Major Transit Station Area – Queen-Spadina Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Queen-Spadina Subway Station is a protected major transit station area shown as the Queen-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 – Queen-Spadina Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

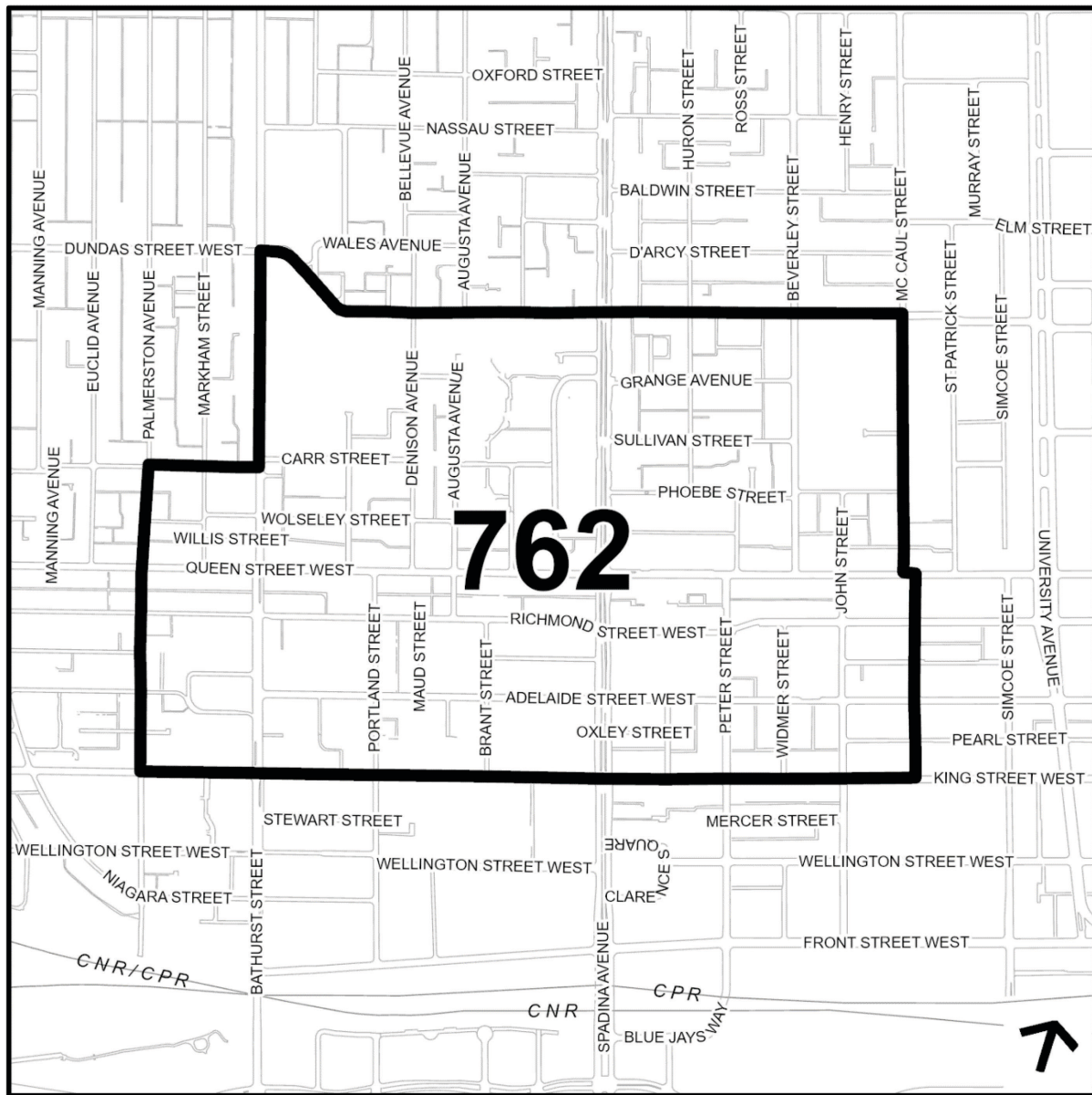
c) Authorized Uses of Land

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.

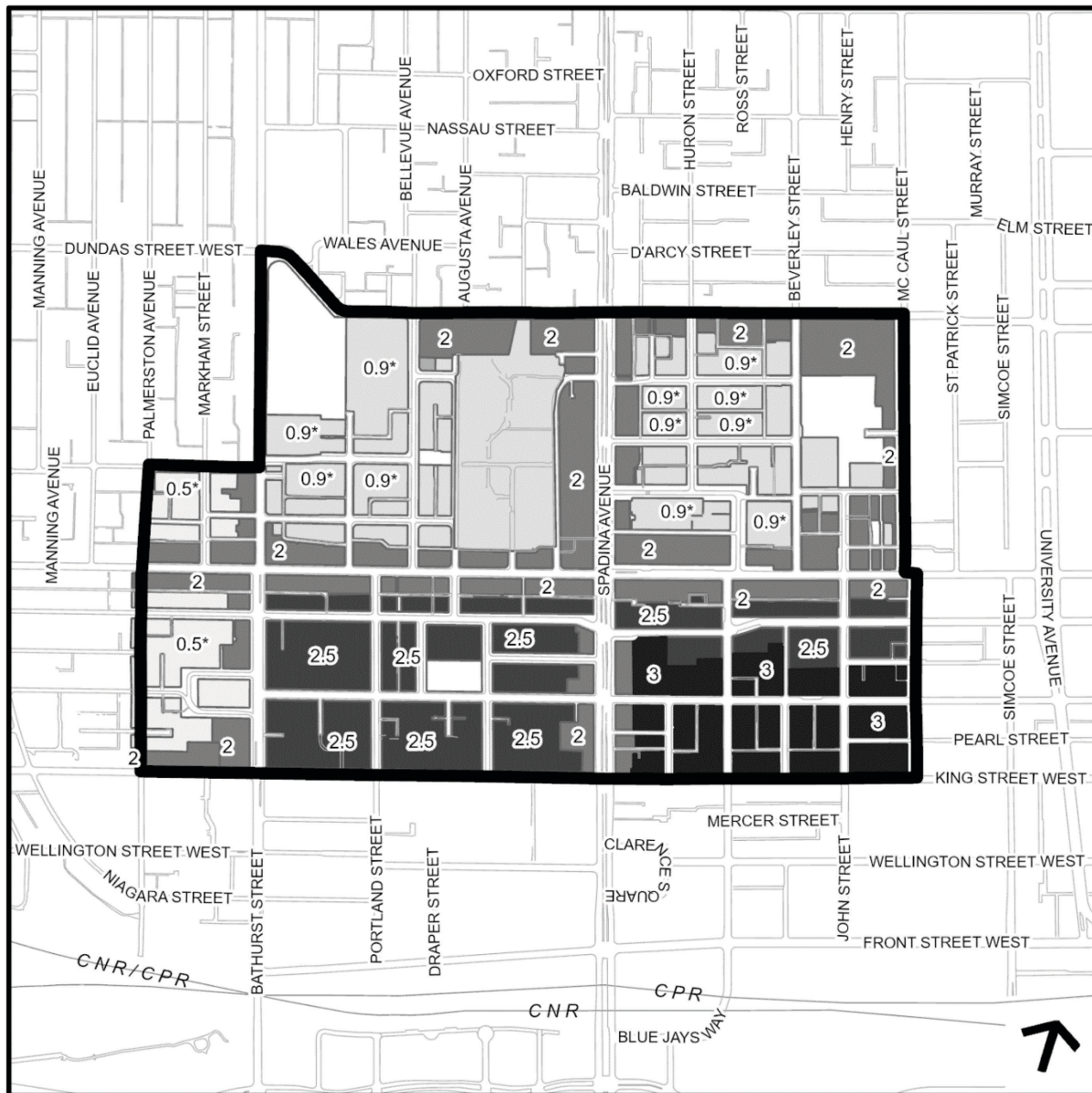
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Queen-Spadina Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "47" to Amendment 570

SASP 719. Protected Major Transit Station Area – Rosedale Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Rosedale Subway Station is a protected major transit station area shown as the Rosedale 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 – Rosedale Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

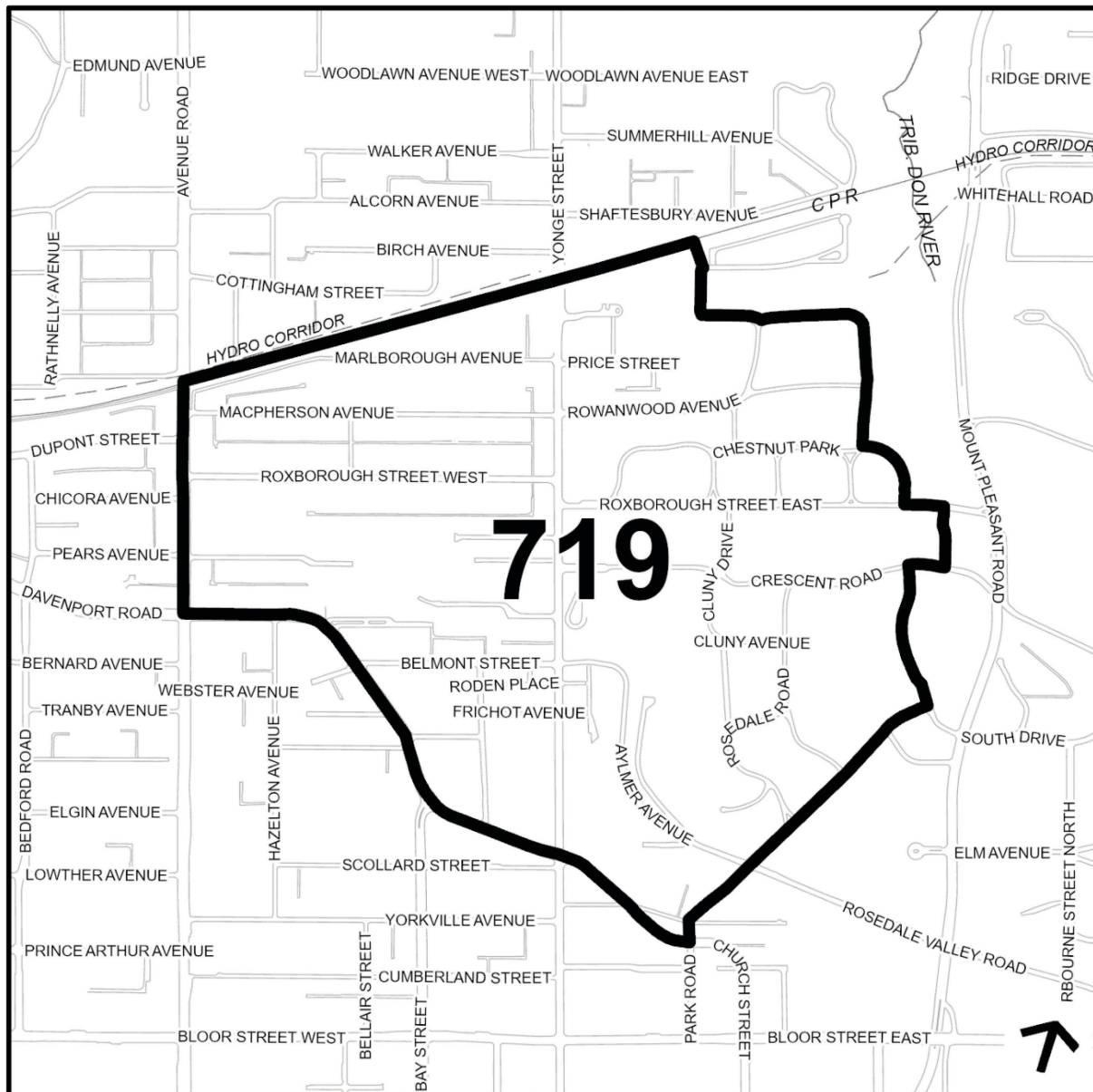
c) Authorized Uses of Land

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

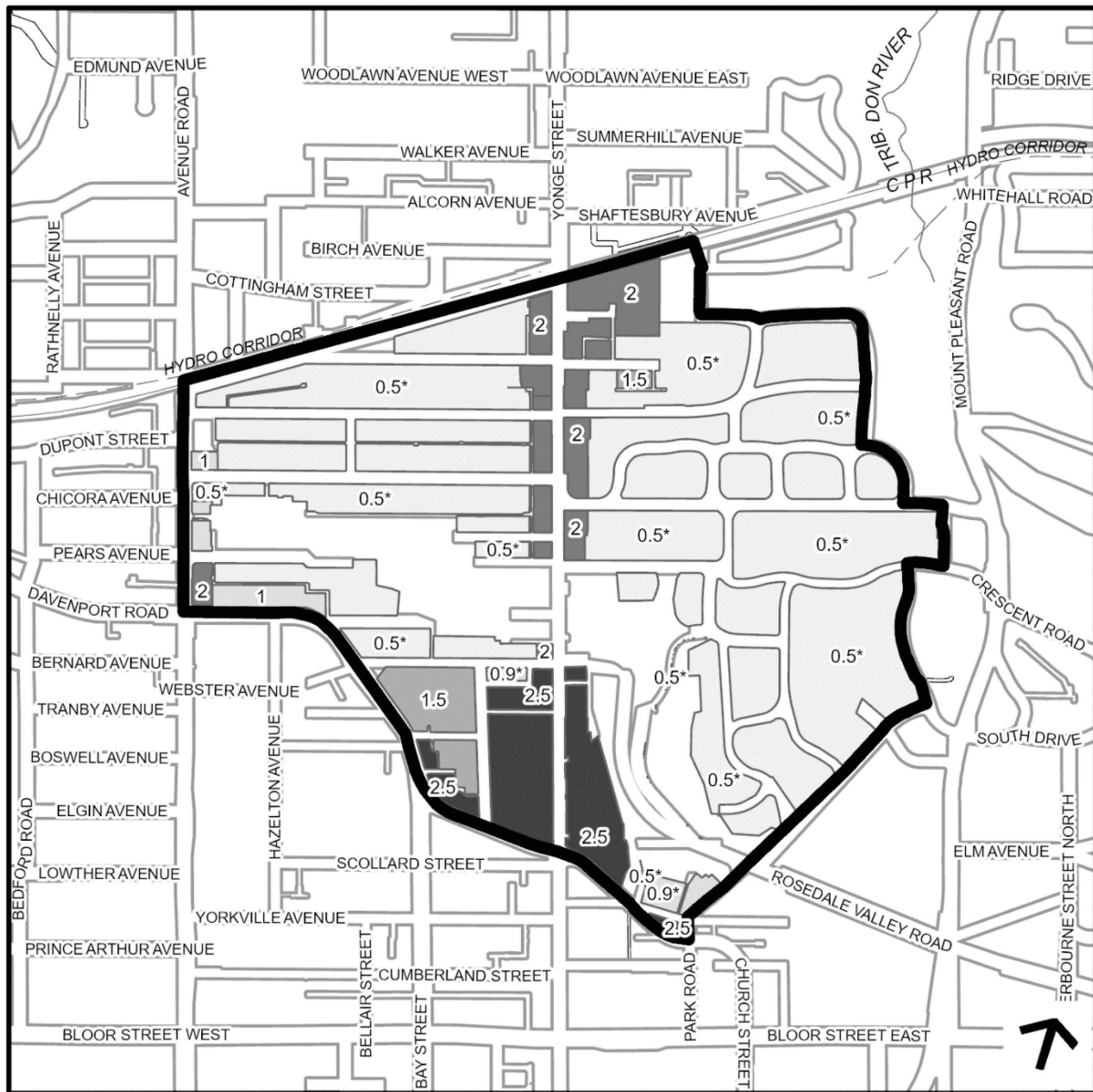
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Rosedale Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "48" to Amendment 570

SASP 662. Protected Major Transit Station Area – Scarborough Centre Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Scarborough Centre Subway Station is a protected major transit station area shown as the Scarborough Centre 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 – Scarborough Centre Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

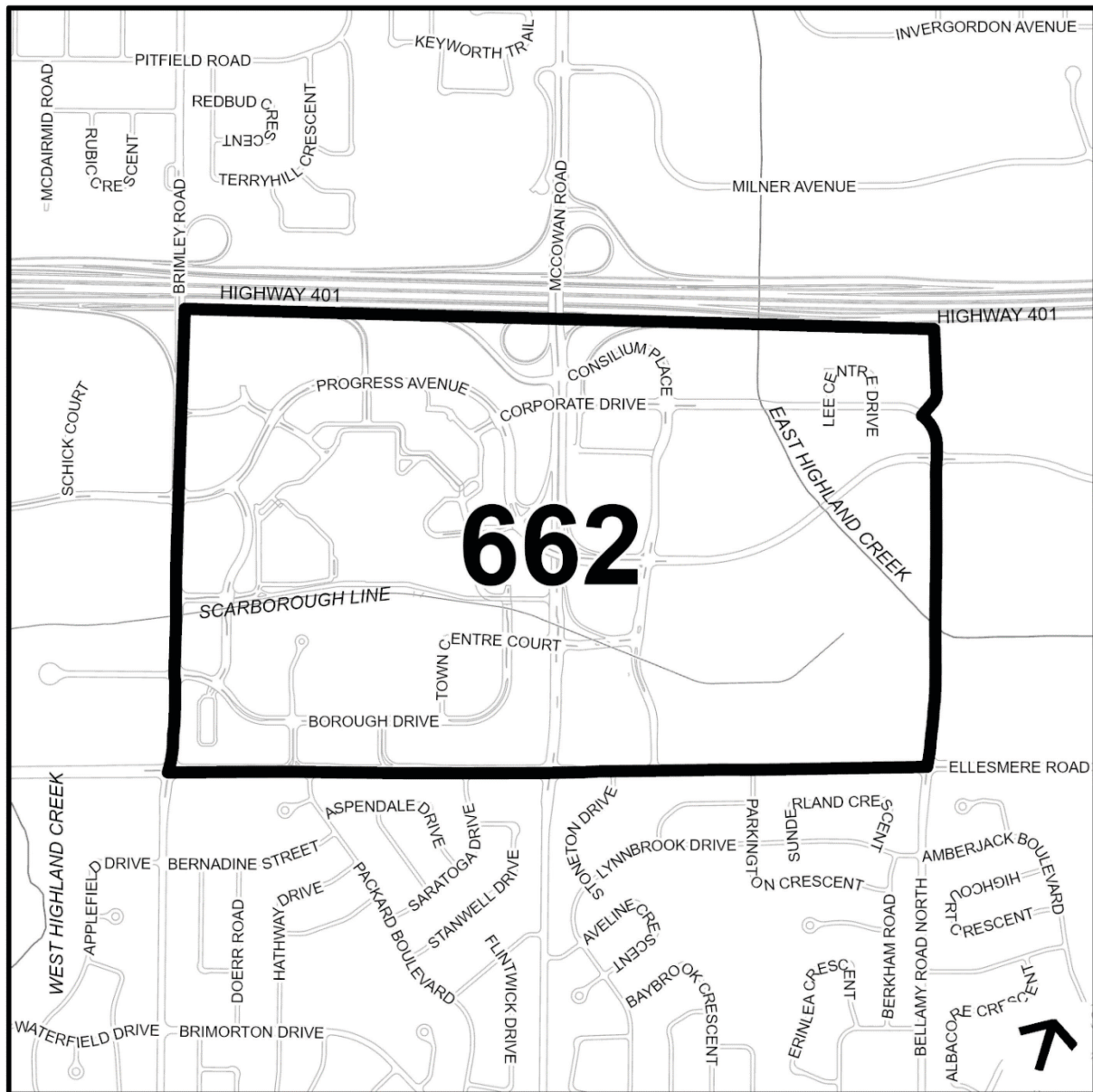
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 19 and 22 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.











Map 1 – Scarborough Centre Protected Major Transit Station Area



Map 2 – Minimum Densities, Scarborough Centre Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "49" to Amendment 570

SASP 624. Protected Major Transit Station Area – Scarborough GO Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Scarborough GO Station is a protected major transit station area shown as the Scarborough 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 – Scarborough GO Station is planned for a minimum population and employment target of 150 residents and jobs combined per hectare.

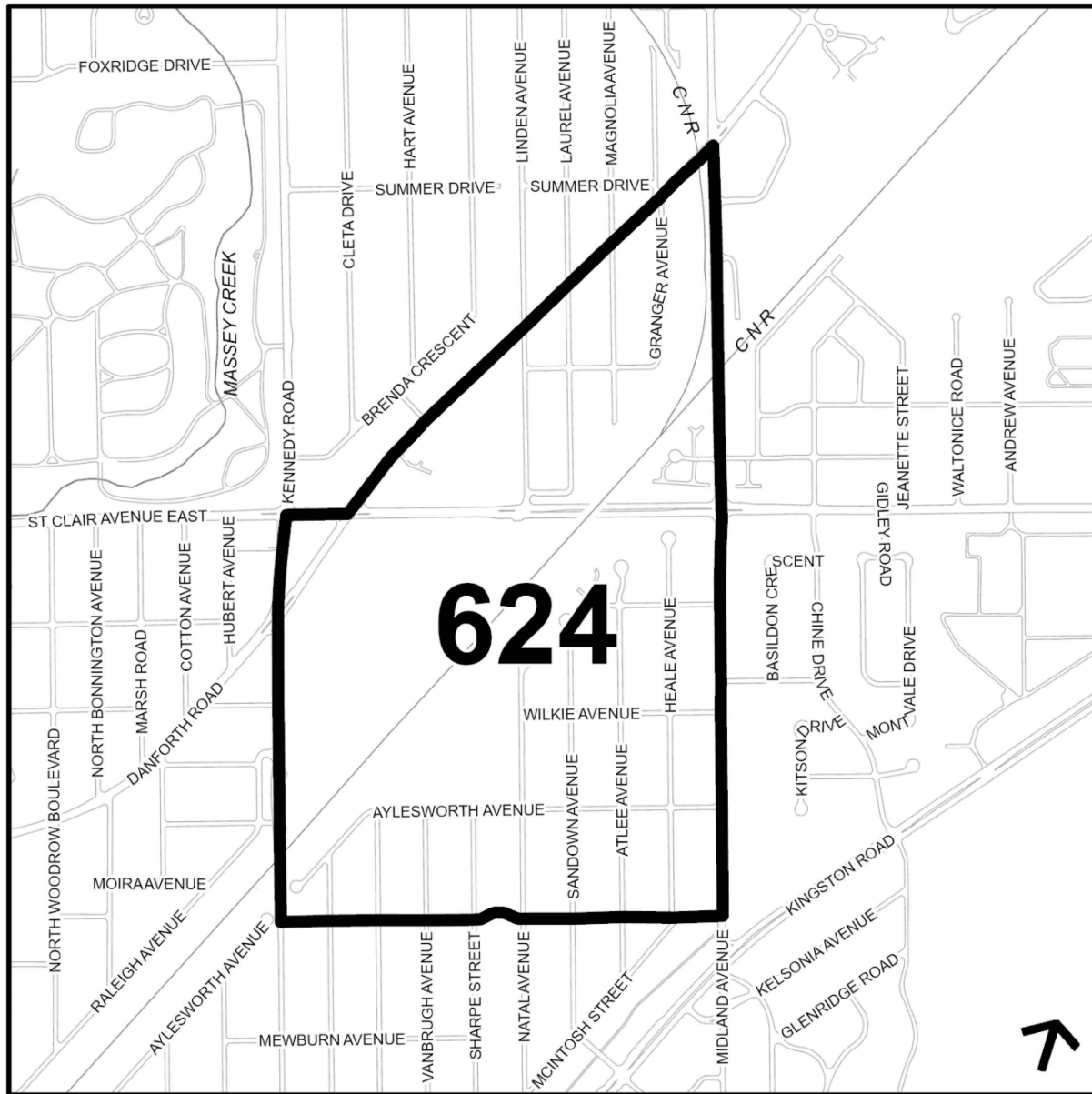
c) Authorized Uses of Land

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

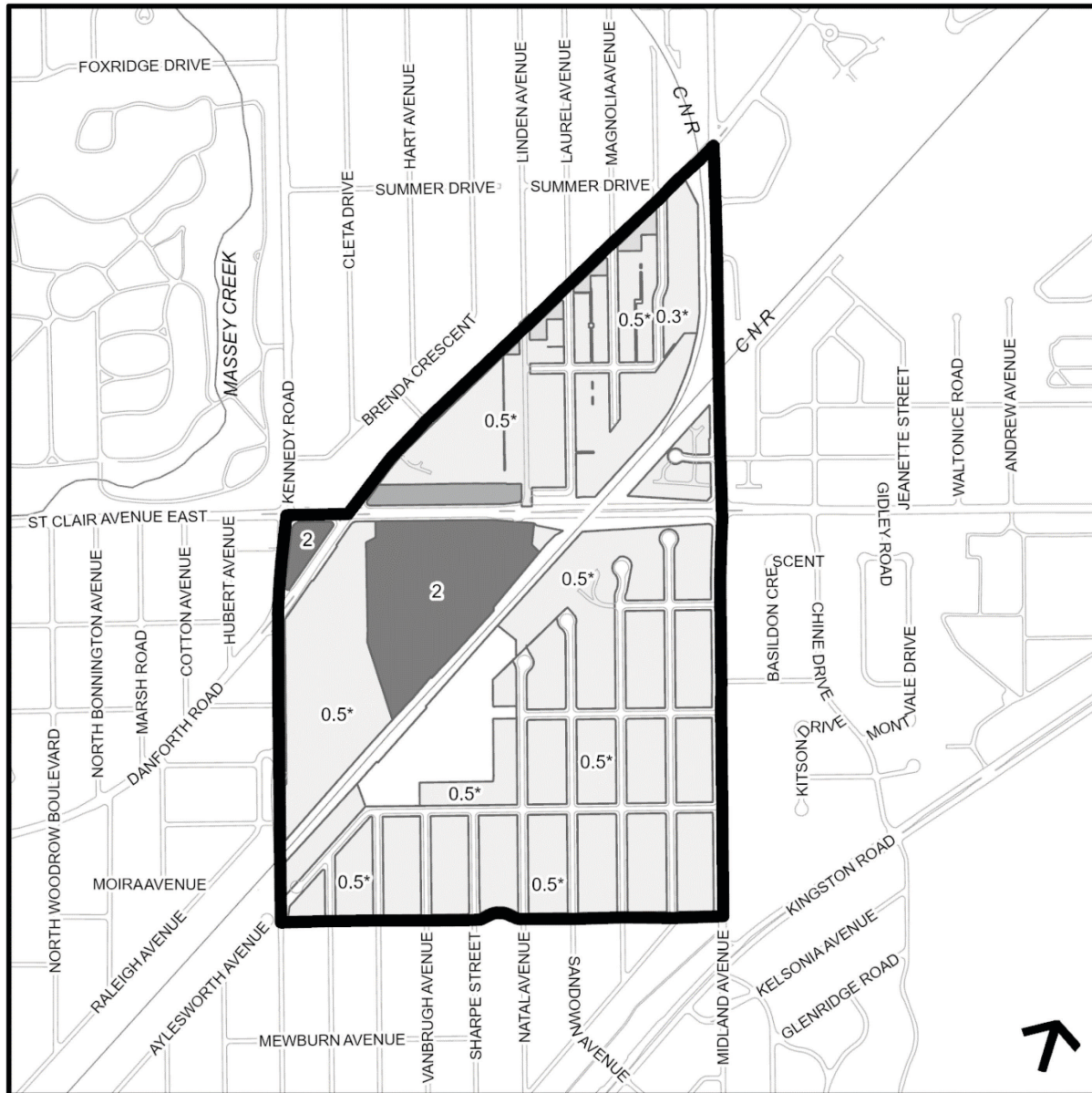
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Scarborough GO Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "50" to Amendment 570

SASP 725. Protected Major Transit Station Area – Sheppard-Yonge Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Sheppard-Yonge Subway Station is a protected major transit station area shown as the Sheppard-Yonge 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 – Sheppard-Yonge Station is planned for a minimum population and employment target of 350 residents and jobs combined per hectare.

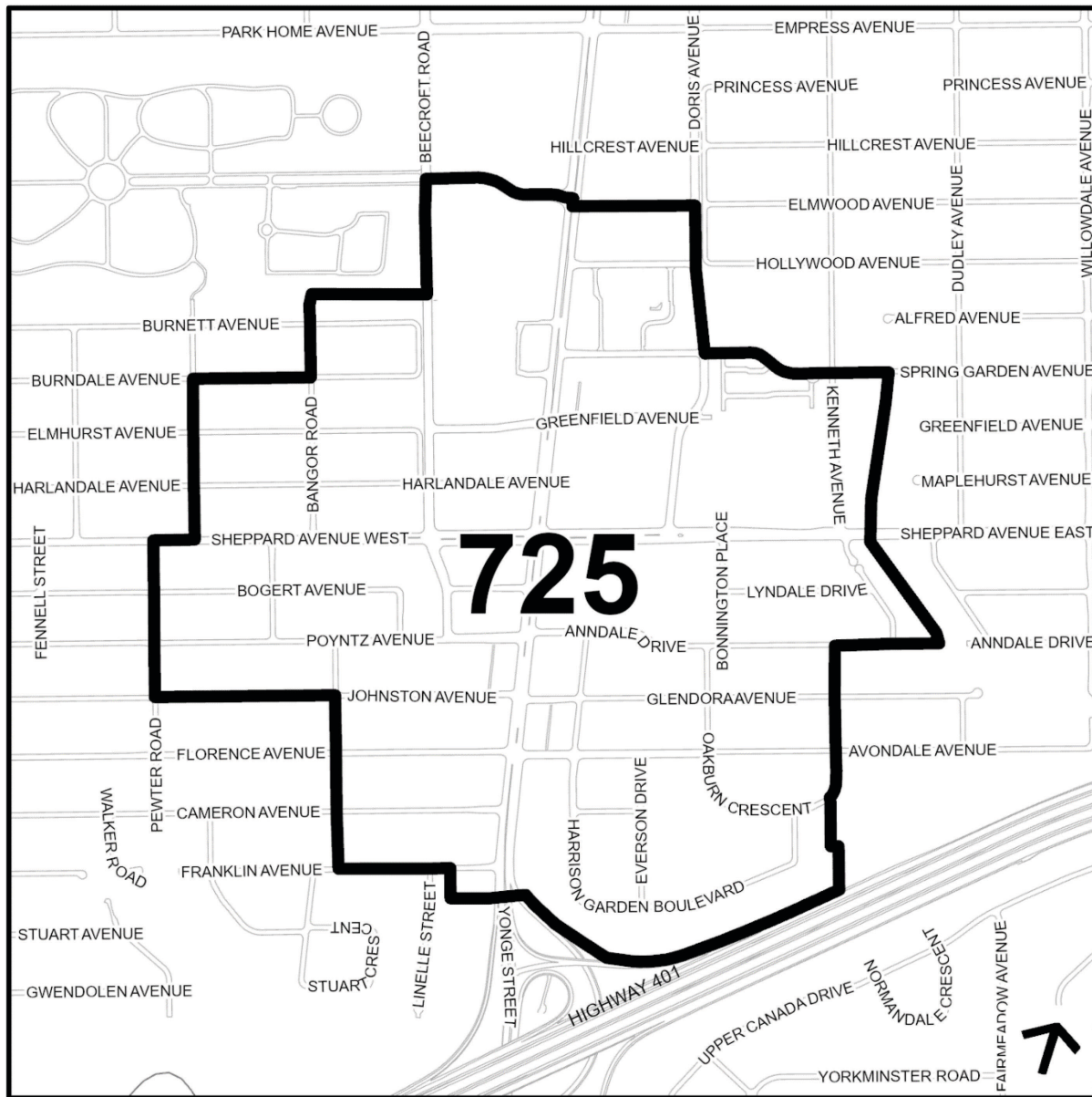
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 16 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.










Map 1 – Sheppard-Yonge Protected Major Transit Station Area



Map 2 – Minimum Densities, Sheppard-Yonge Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "51" to Amendment 570

SASP 700. Protected Major Transit Station Area – Signet Arrow Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Signet Arrow LRT Station is a protected major transit station area shown as the Signet Arrow 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 – Signet Arrow Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

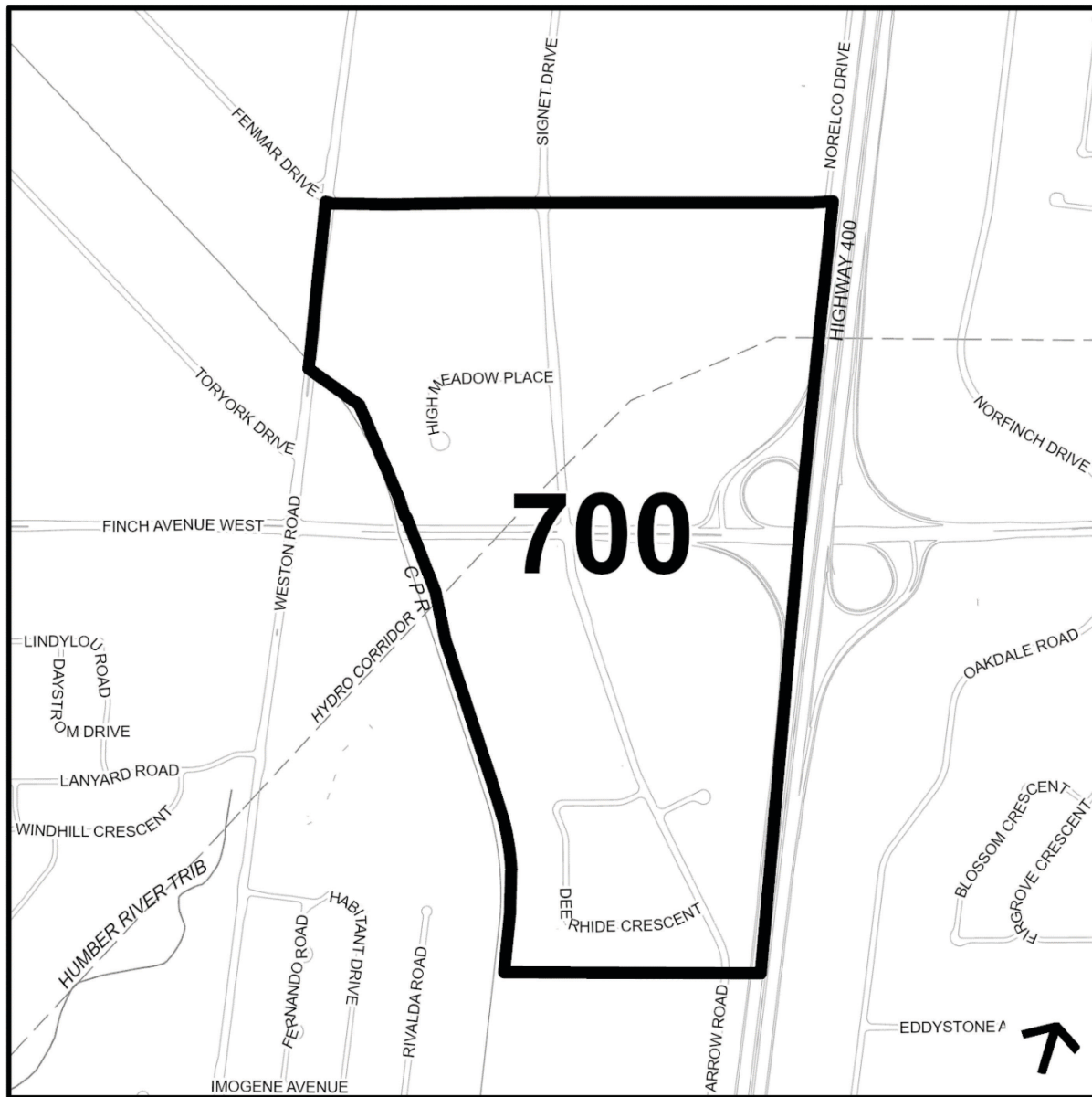
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 13 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

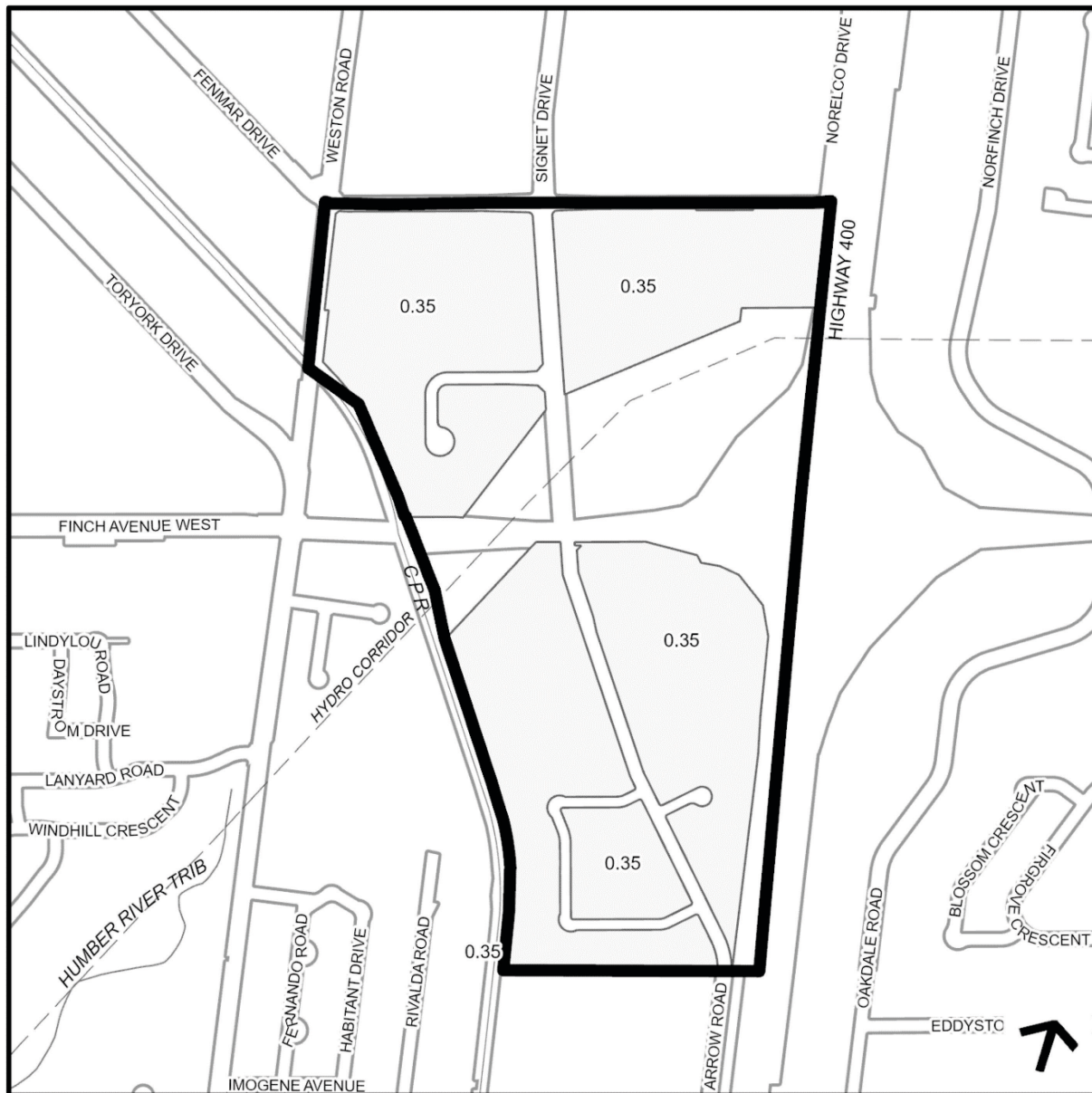
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Signet Arrow Protected Major Transit Station Area



Map 2 – Minimum Densities, Signet Arrow Protected Major Transit Station Area



Minimum Density

0 FSI	0.3 FSI or 3 units*	1.0 FSI	2.5 FSI
0.35 FSI	0.5 FSI or 3 units*	1.5 FSI	3.0 FSI
	0.9 FSI or 3 units*	2.0 FSI	3.5 FSI

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

Schedule "52" to Amendment 570

SASP 721. Protected Major Transit Station Area – St Clair Station

a) Protected Major Transit Station Area Delineation

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

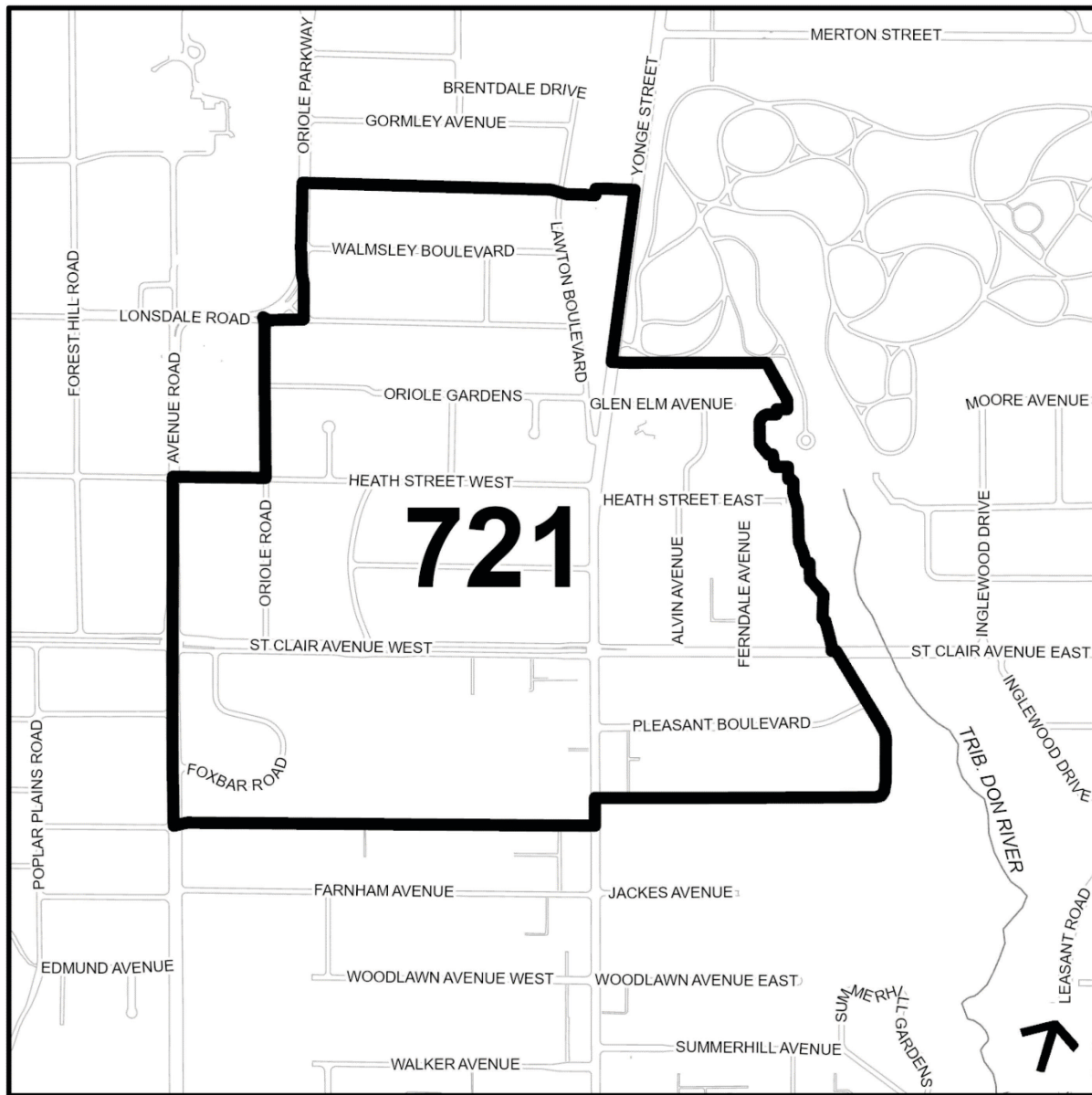
c) Authorized Uses of Land

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

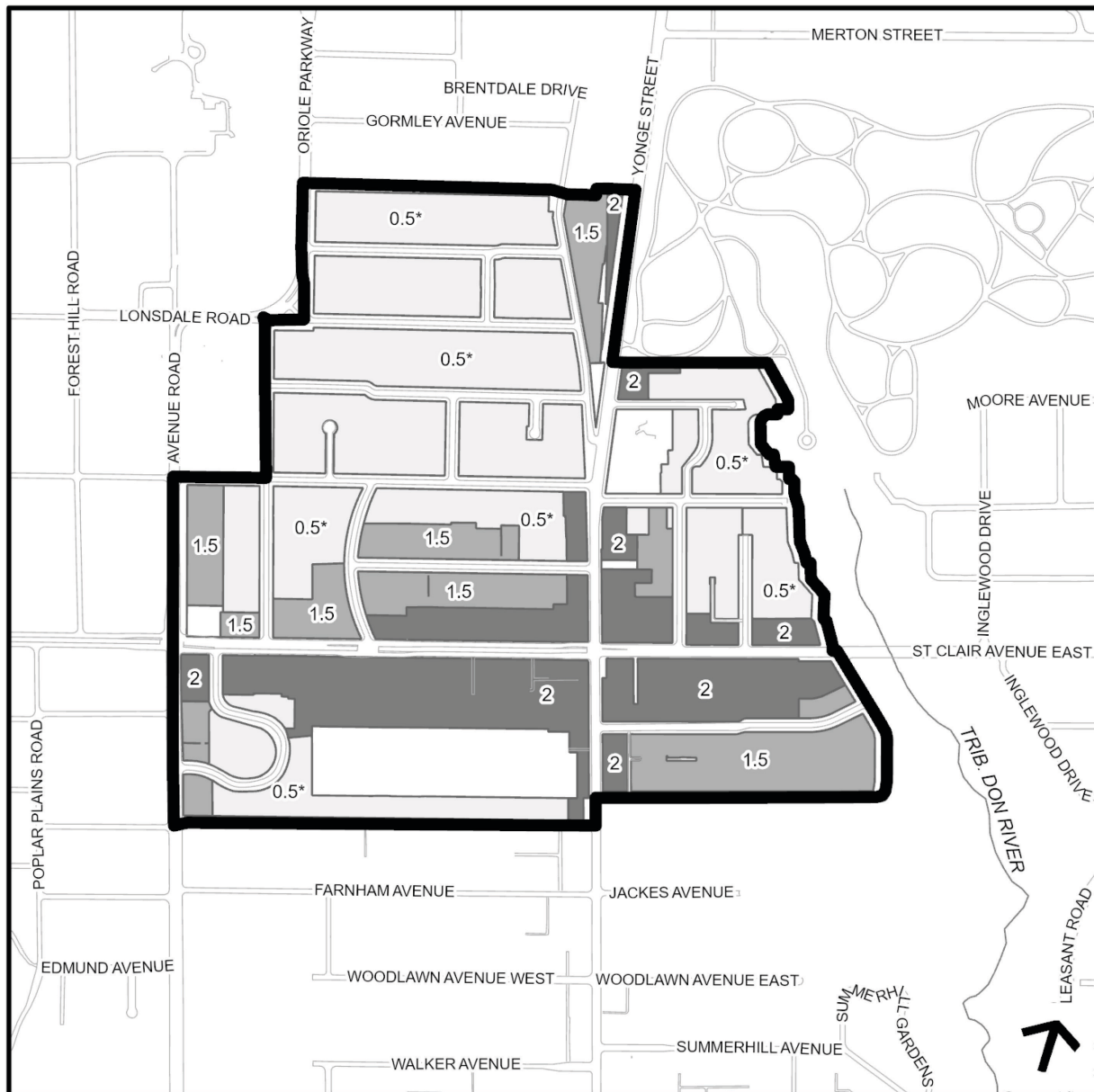
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – St Clair Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "53" to Amendment 570

SASP 717. Protected Major Transit Station Area – St Clair West Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing St Clair West Subway Station is a protected major transit station area shown as the St Clair 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 – St Clair West Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

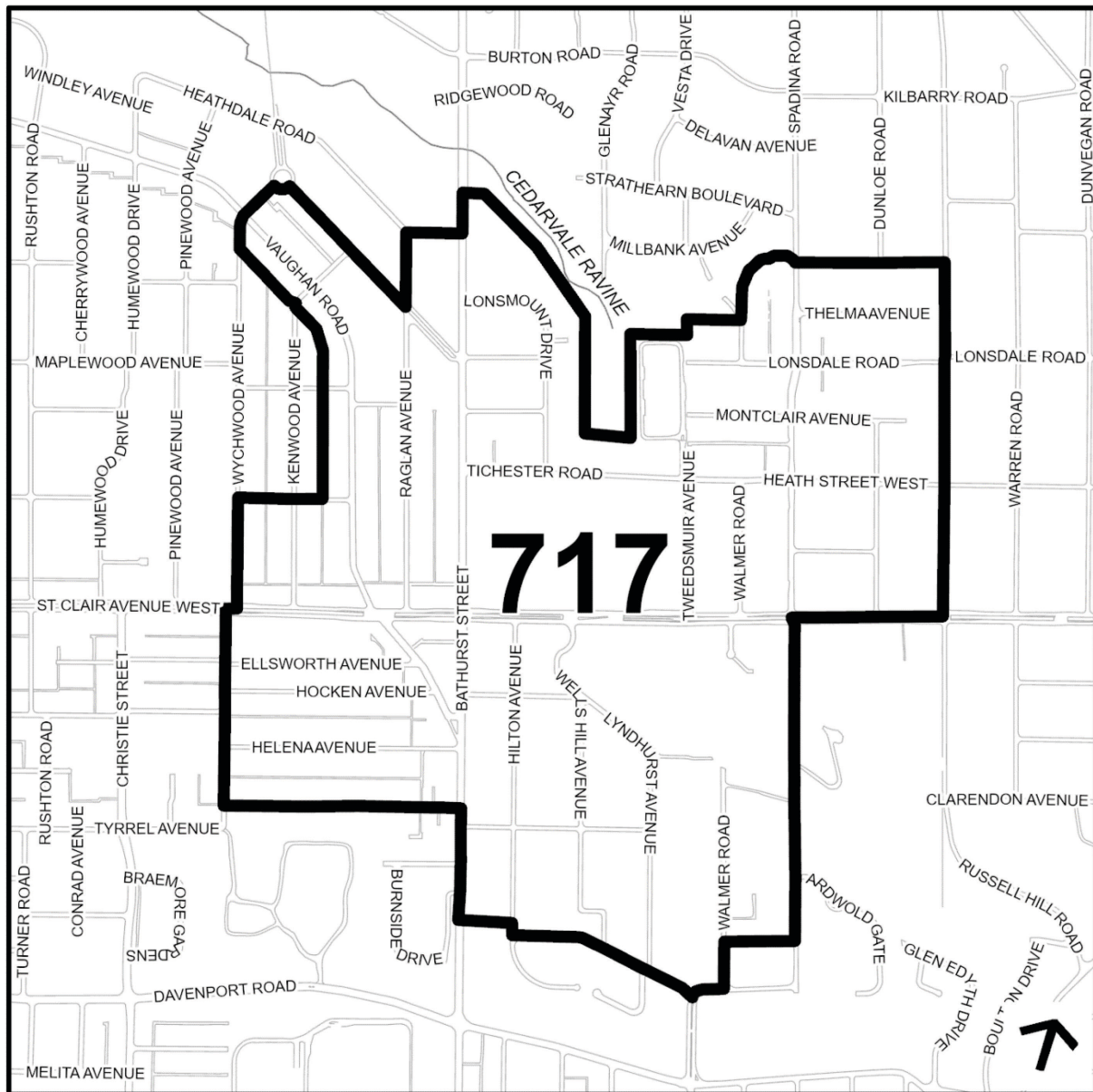
c) Authorized Uses of Land

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

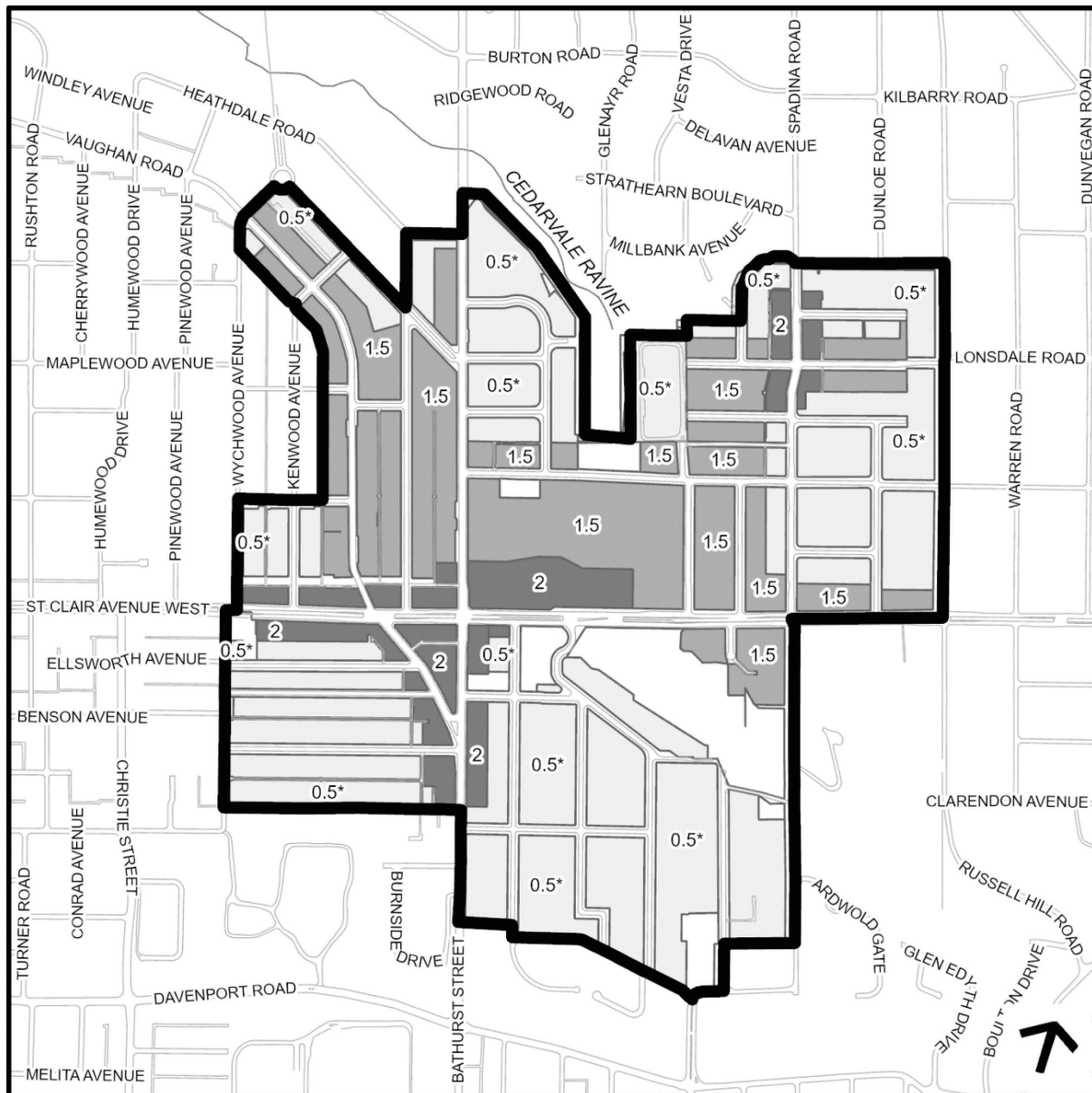
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.




Map 1 – St Clair West Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "54" to Amendment 570

SASP 720. Protected Major Transit Station Area – Summerhill Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Summerhill Subway Station is a protected major transit station area shown as the Summerhill 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 – Summerhill Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

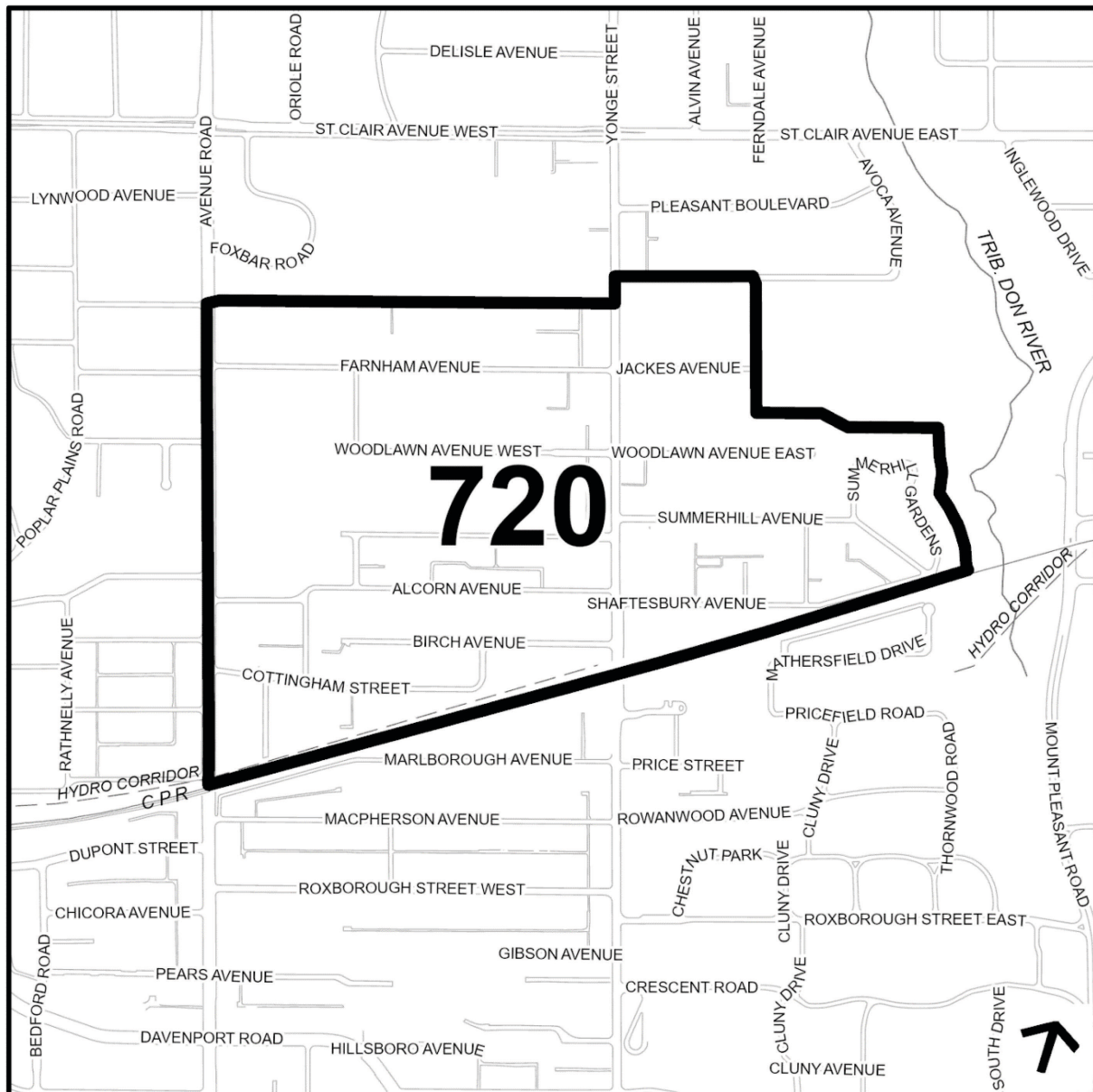
c) Authorized Uses of Land

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

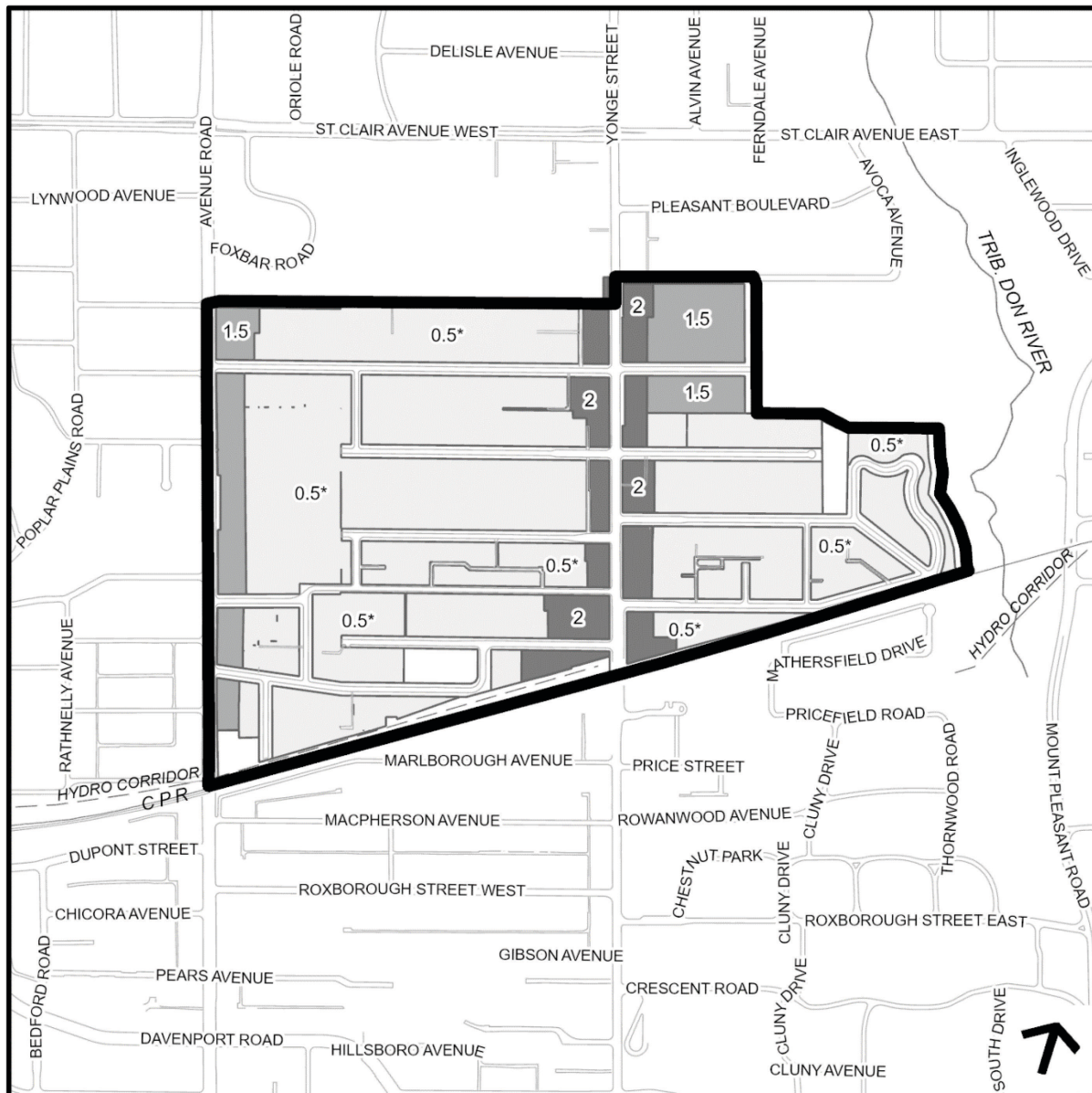
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.


Map 1 – Summerhill Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "55" to Amendment 570

SASP 648. Protected Major Transit Station Area – Warden Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Warden Subway Station is a protected major transit station area shown as the Warden 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 – Warden Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

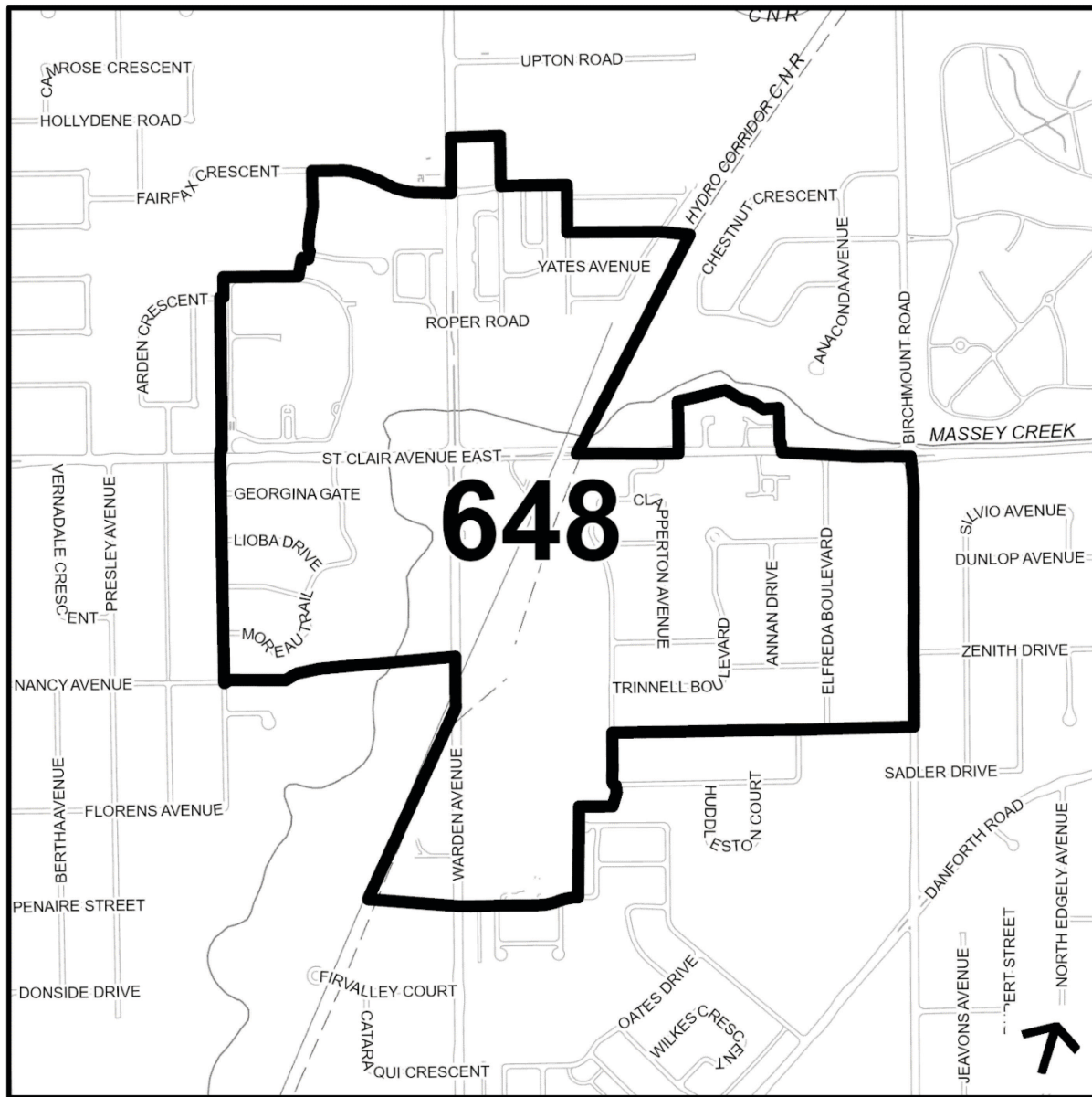
c) Authorized Uses of Land

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

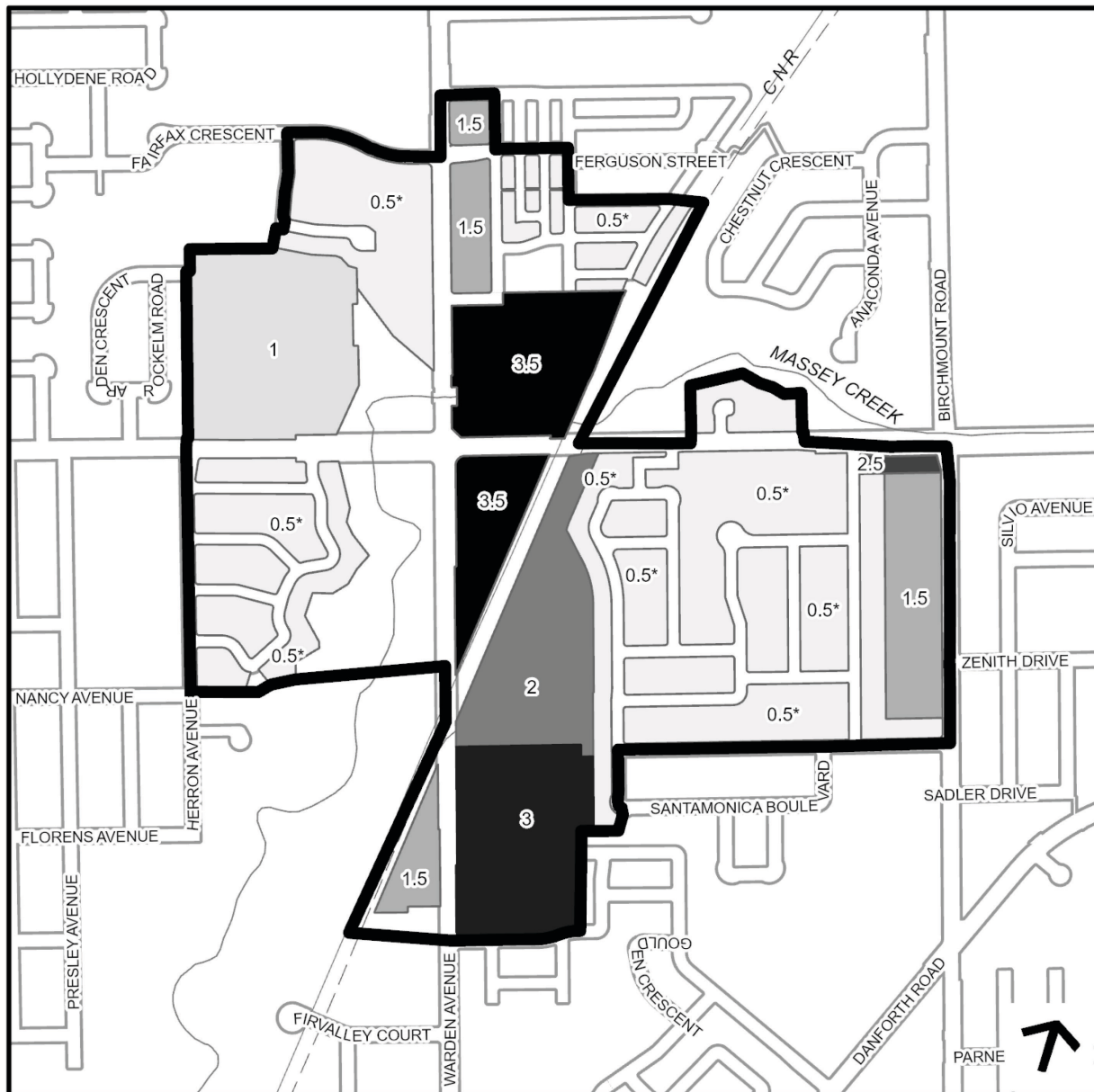
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Warden Protected Major Transit Station Area



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



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "56" to Amendment 570

SASP 760. Protected Major Transit Station Area – Yonge-Steeles Station

a) Protected Major Transit Station Area Delineation

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

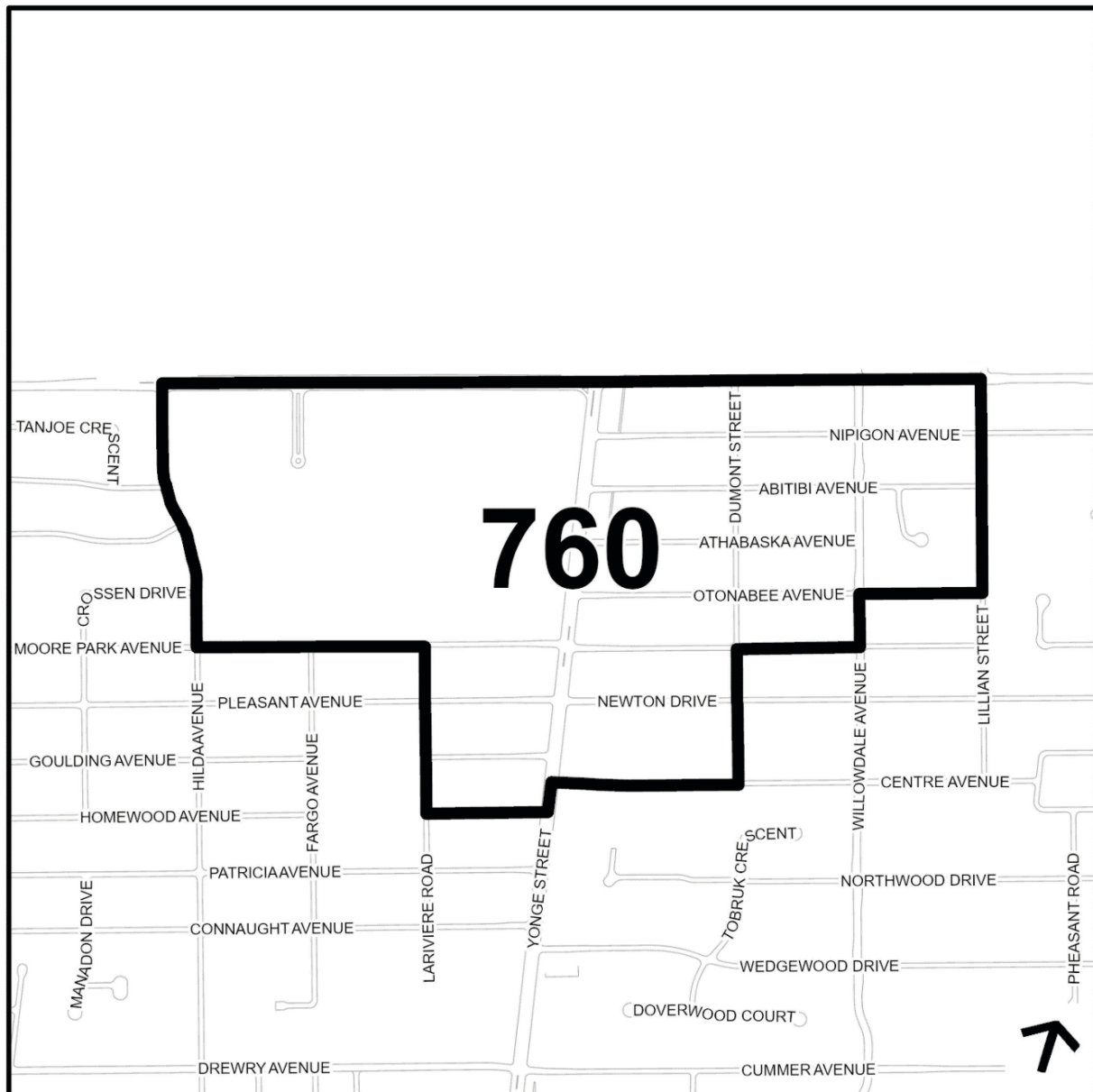
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

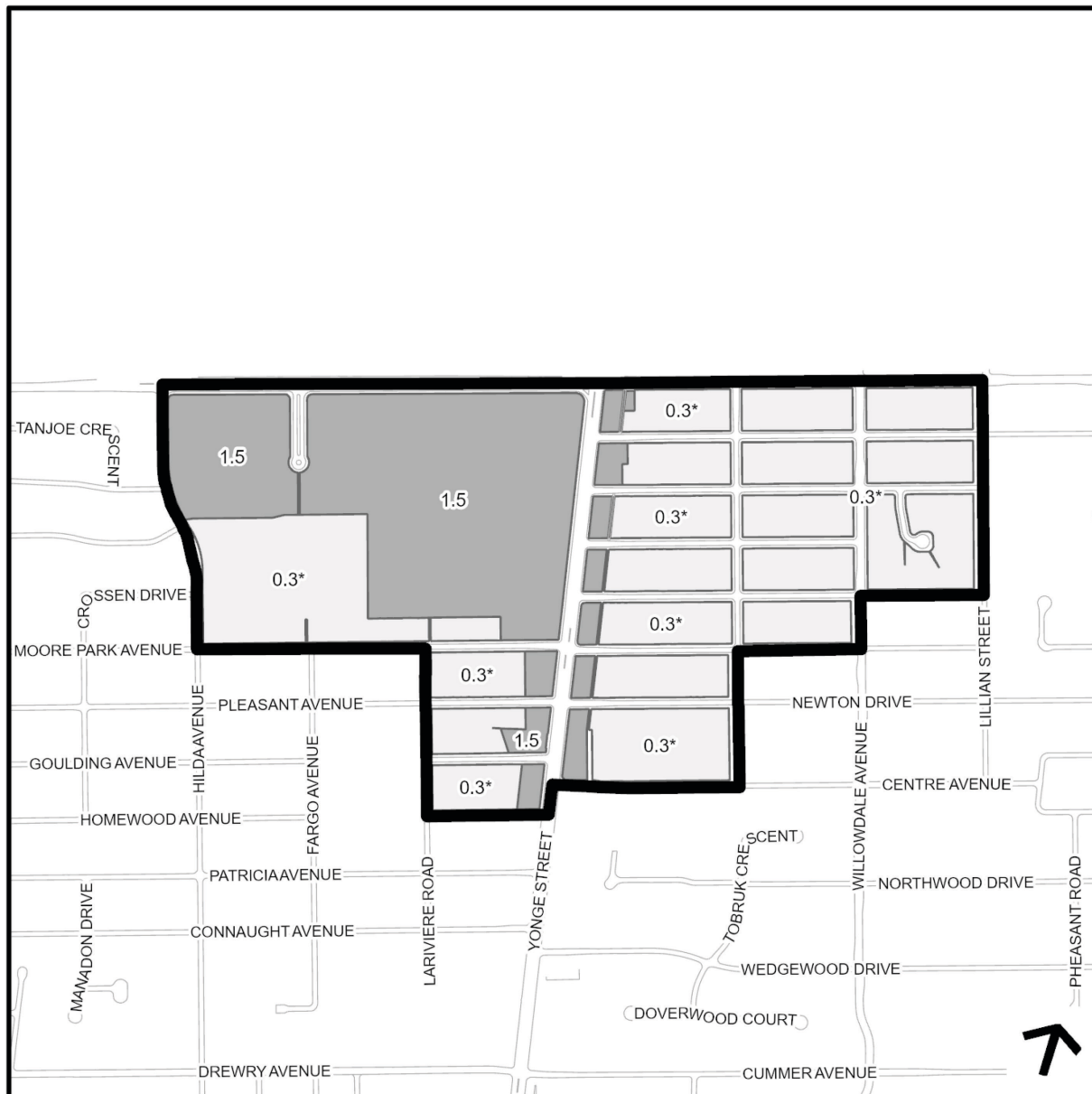
d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map 1 – Yonge-Steeles Protected Major Transit Station Area



Map 2 – Minimum Densities, Yonge-Steeles Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "57" to Amendment 570

SASP 713. Protected Major Transit Station Area – Yorkdale Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Yorkdale Subway Station is a protected major transit station area shown as the Yorkdale 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 – Yorkdale Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

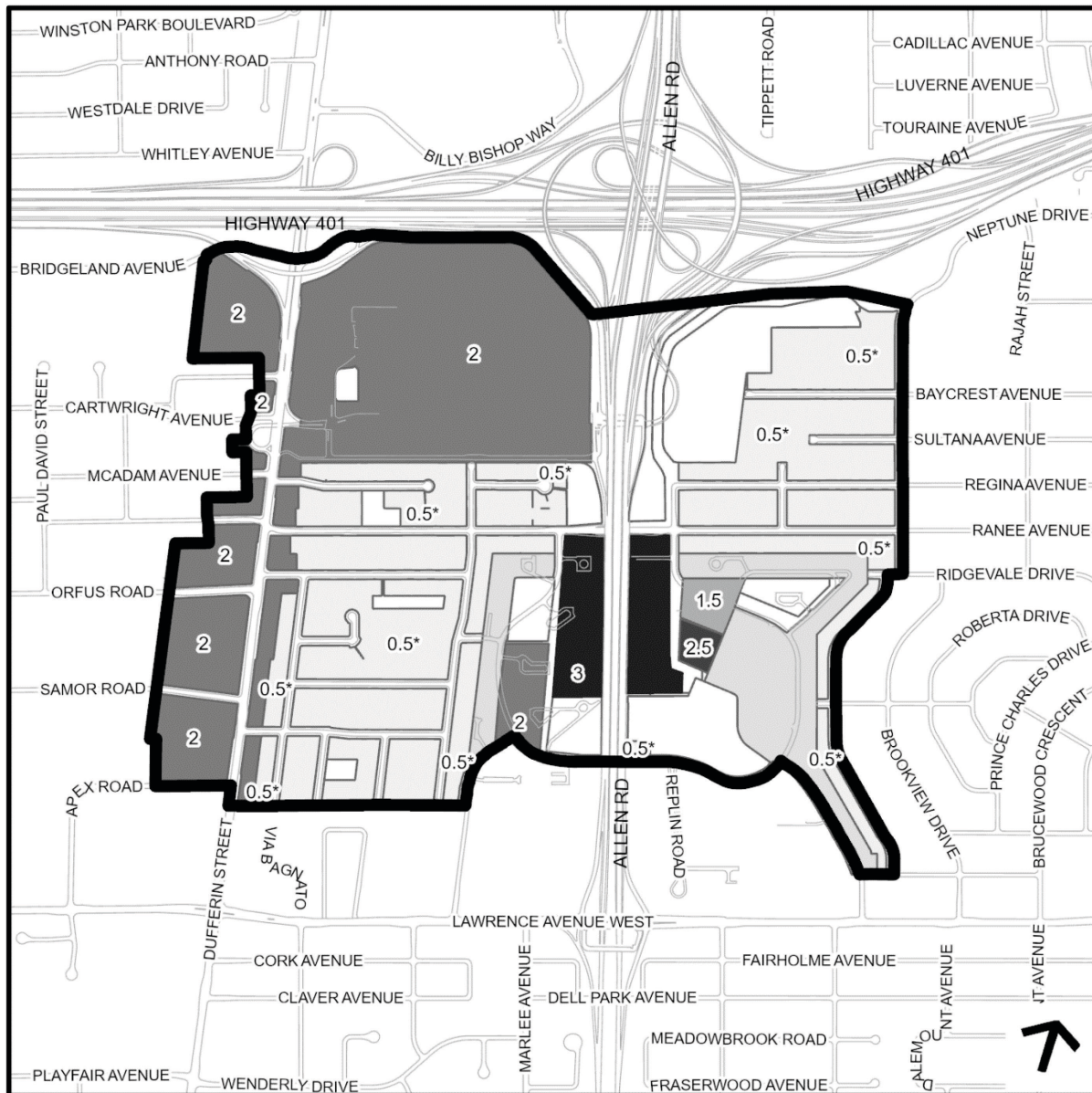
The authorized uses of land are as identified by the land use designations on Maps 16 and 17 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Minimum density requirements are shown on Map 2, represented in Floor Space Index.

Map of Ward 713 in the City of Regina, Saskatchewan. The ward is outlined in black and contains the number 713. Major roads include Highway 401, Yorkdale Road, Allen Road, and Dufferin Street. Surrounding wards are 712, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800.

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



Minimum Density

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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