

Attachment 1: Draft OPA 524 - Downtown Plan PMTSAs

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

CITY OF TORONTO

Bill

BY-LAW -2021

To adopt Amendment 524 to the Official Plan for the City of Toronto respecting lands generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east to which the Downtown Secondary Plan (OPA 406) is generally applicable.

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

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

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

The Council of the City of Toronto enacts:

1. The attached Amendment 524 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [Month], 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

AMENDMENT 524 TO THE OFFICIAL PLAN**LANDS GENERALLY BOUNDED BY LAKE ONTARIO TO THE SOUTH, BATHURST STREET TO THE WEST, THE MID-TOWN RAIL CORRIDOR AND ROSEDALE VALLEY ROAD TO THE NORTH AND THE DON RIVER TO THE EAST TO WHICH THE DOWNTOWN SECONDARY PLAN (OPA 406) IS GENERALLY APPLICABLE**

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 added after Chapter 7.
2. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by:
 - a. adding a Site and Area Specific Policy 597 as included in Schedule "1";
 - b. adding a Site and Area Specific Policy 598 as included in Schedule "2";
 - c. adding a Site and Area Specific Policy 599 as included in Schedule "3";
 - d. adding a Site and Area Specific Policy 600 as included in Schedule "4";
 - e. adding a Site and Area Specific Policy 601 as included in Schedule "5";
 - f. adding a Site and Area Specific Policy 602 as included in Schedule "6";
 - g. adding a Site and Area Specific Policy 603 as included in Schedule "7";
 - h. adding a Site and Area Specific Policy 604 as included in Schedule "8";
 - i. adding a Site and Area Specific Policy 605 as included in Schedule "9";
 - j. adding a Site and Area Specific Policy 606 as included in Schedule "10";
 - k. adding a Site and Area Specific Policy 607 as included in Schedule "11";
 - l. adding a Site and Area Specific Policy 608 as included in Schedule "12";
 - m. adding a Site and Area Specific Policy 609 as included in Schedule "13";
 - n. adding a Site and Area Specific Policy 610 as included in Schedule "14";
 - o. adding a Site and Area Specific Policy 611 as included in Schedule "15";
 - p. adding a Site and Area Specific Policy 612 as included in Schedule "16".

3. Map ##, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by adding the Site and Area Specific Policies in accordance with 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 1(h), 1(i), 1(j), 1(k), 1(l), 1(m), 1(n), 1(o) and 1(p) above.

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

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

b) Residents and Jobs per Hectare

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

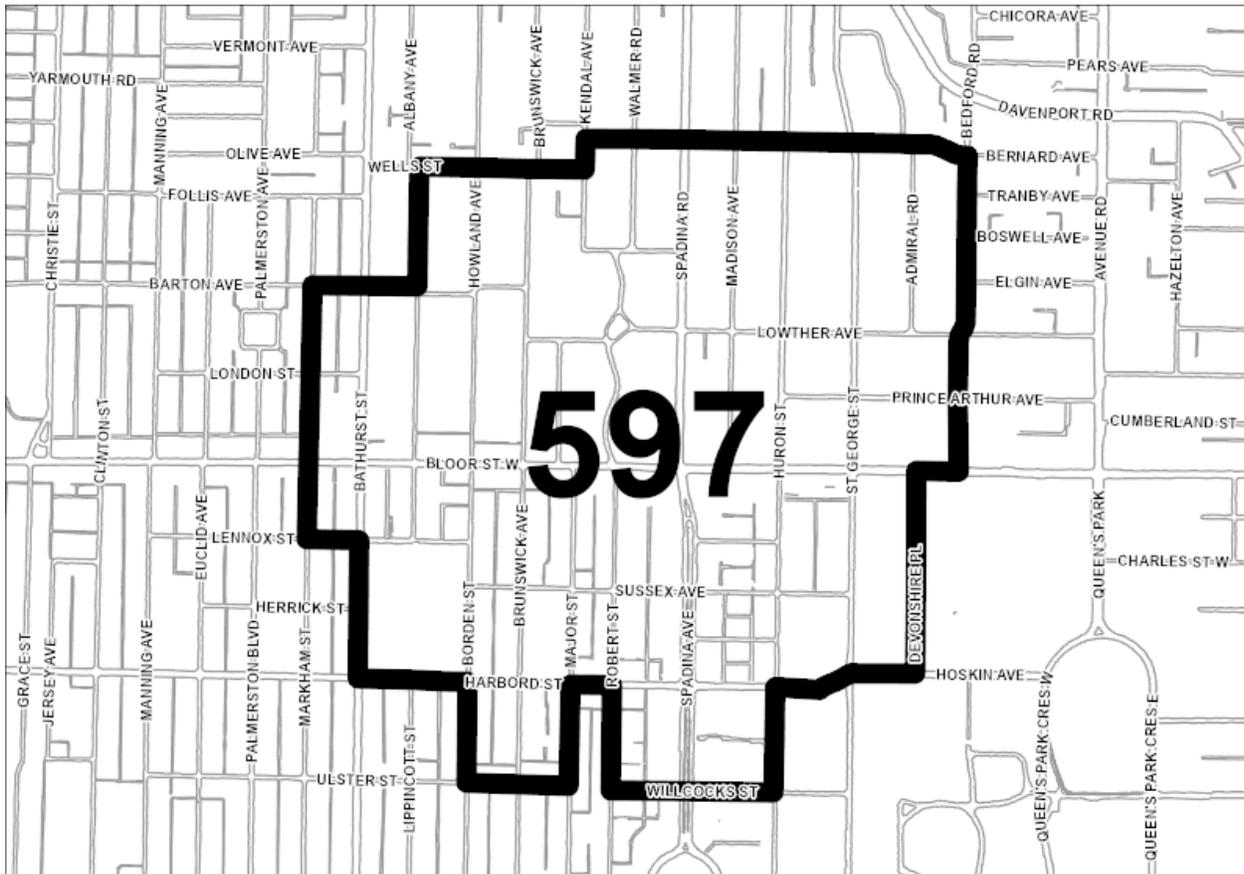
c) Authorized Uses of Land

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

d) Minimum Densities

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

Map 1 – Spadina Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "2" to Amendment 524**SASP 598. Protected Major Transit Station Area – St. George Station****a) Protected Major Transit Station Area Delineation**

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

b) Residents and Jobs per Hectare

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

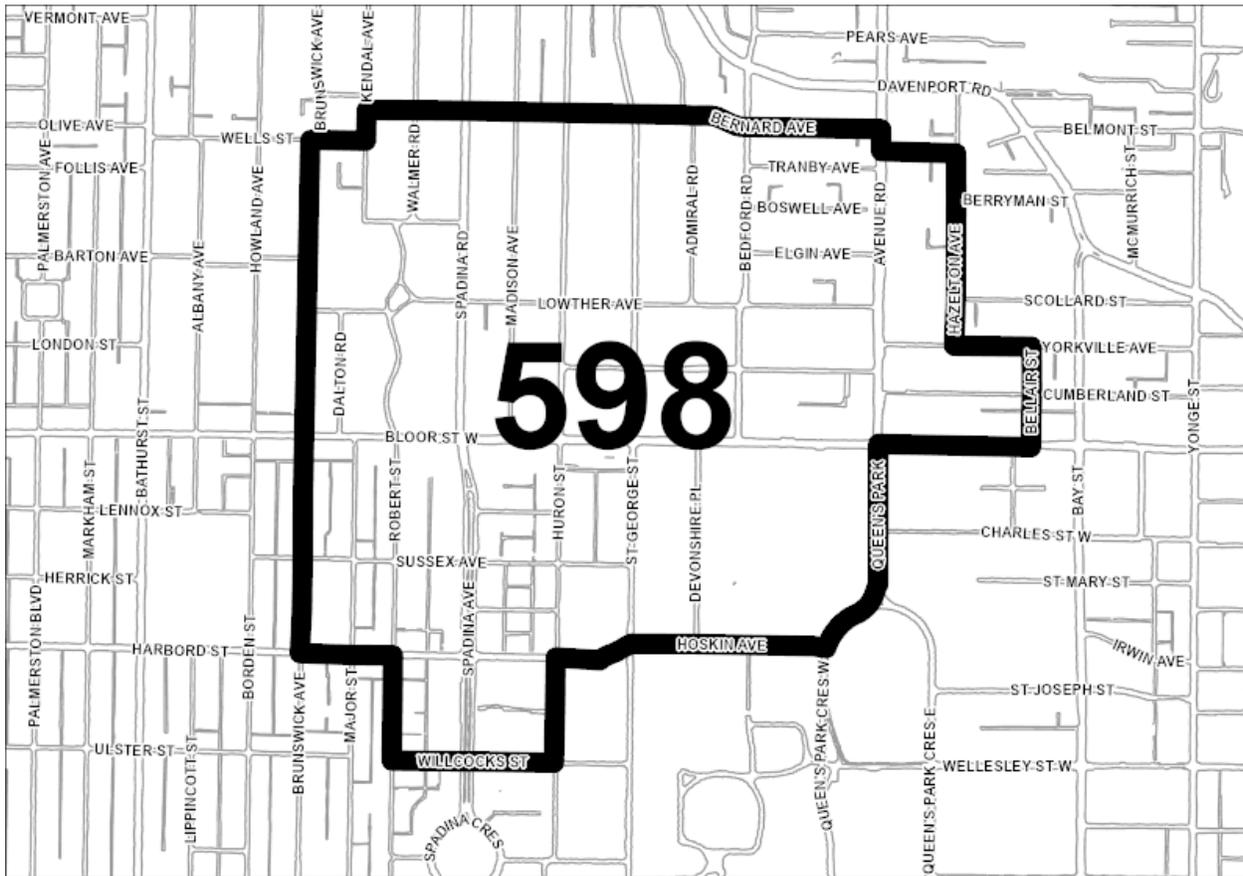
c) Authorized Uses of Land

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

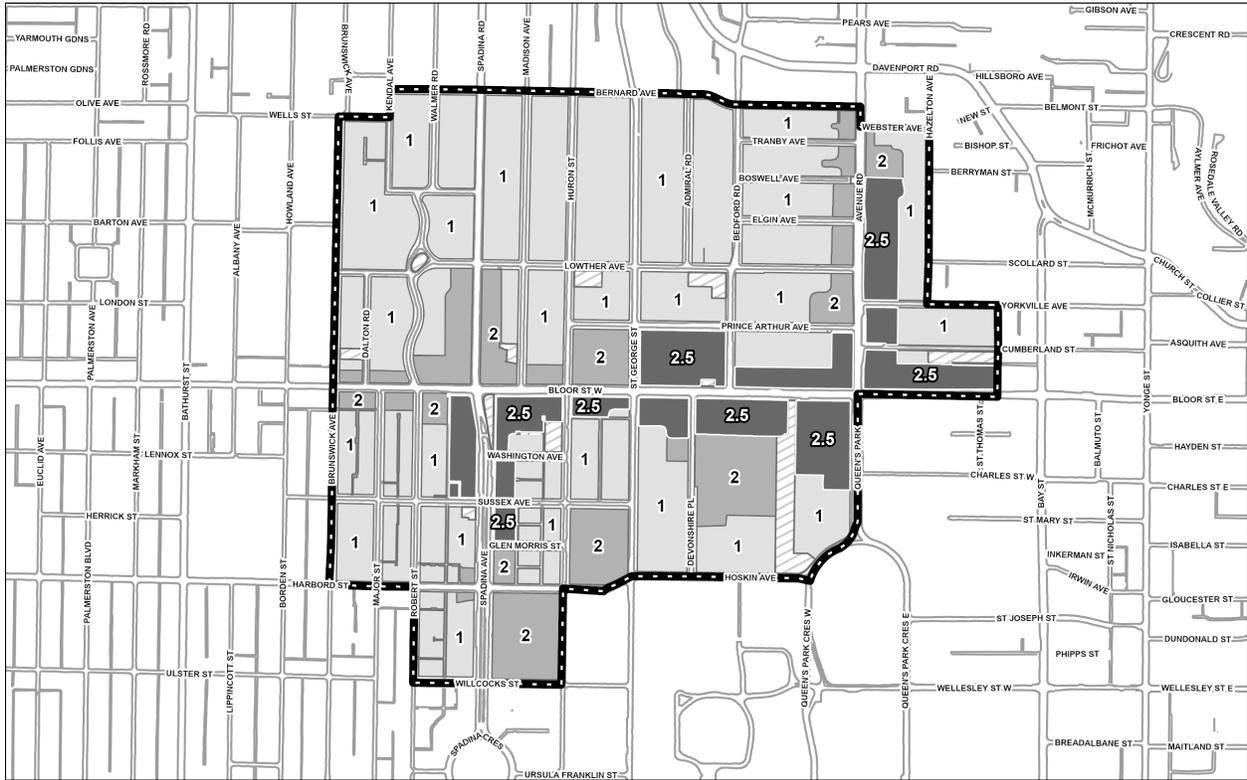
d) Minimum Densities

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

Map 1 – St. George Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "3" to Amendment 524

SASP 599. Protected Major Transit Station Area – Bay Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

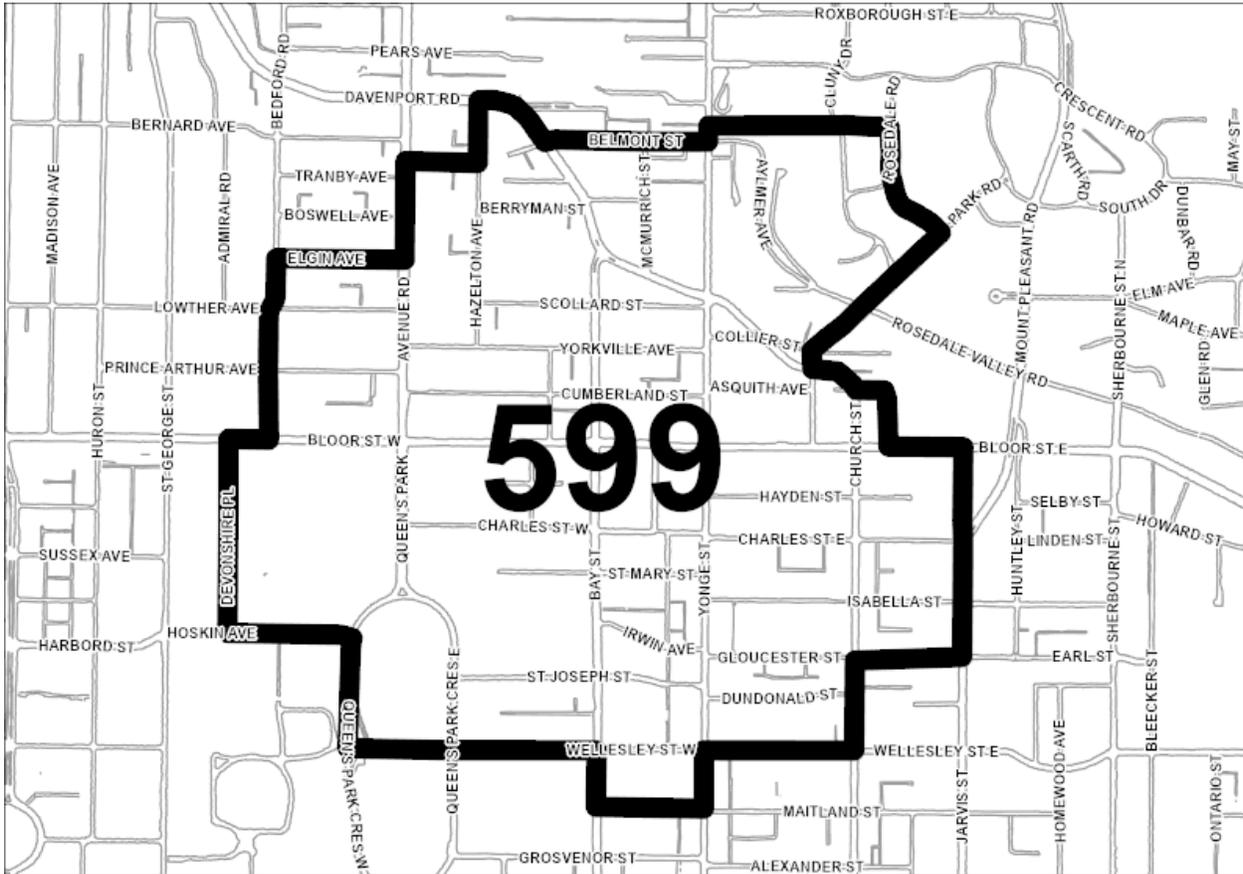
c) Authorized Uses of Land

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

d) Minimum Densities

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

Map 1 – Bay Protected Major Transit Station Area



Schedule "4" to Amendment 524

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

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

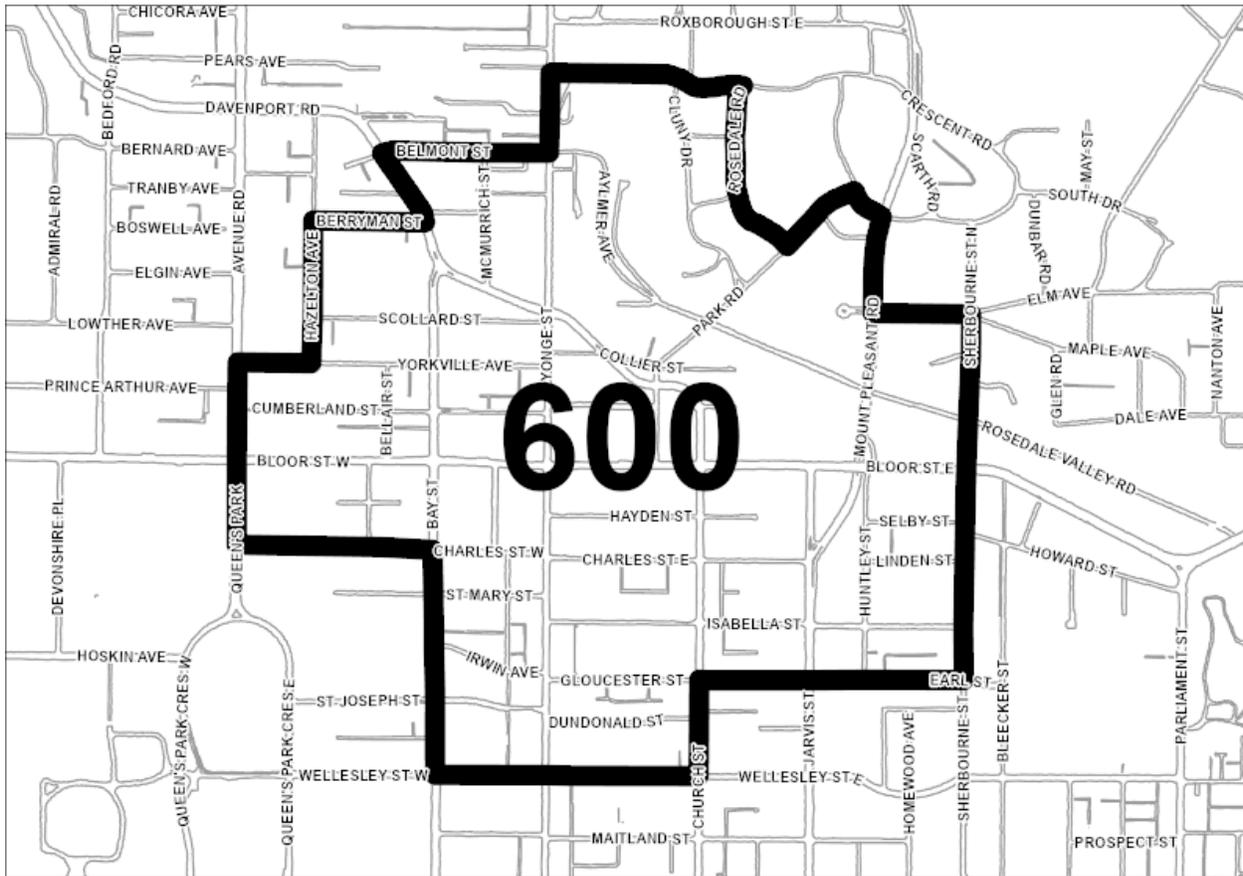
c) Authorized Uses of Land

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

d) Minimum Densities

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

Map 1 – Bloor-Yonge Protected Major Transit Station Area



Schedule "5" to Amendment 524

SASP 601. Protected Major Transit Station Area – Sherbourne Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

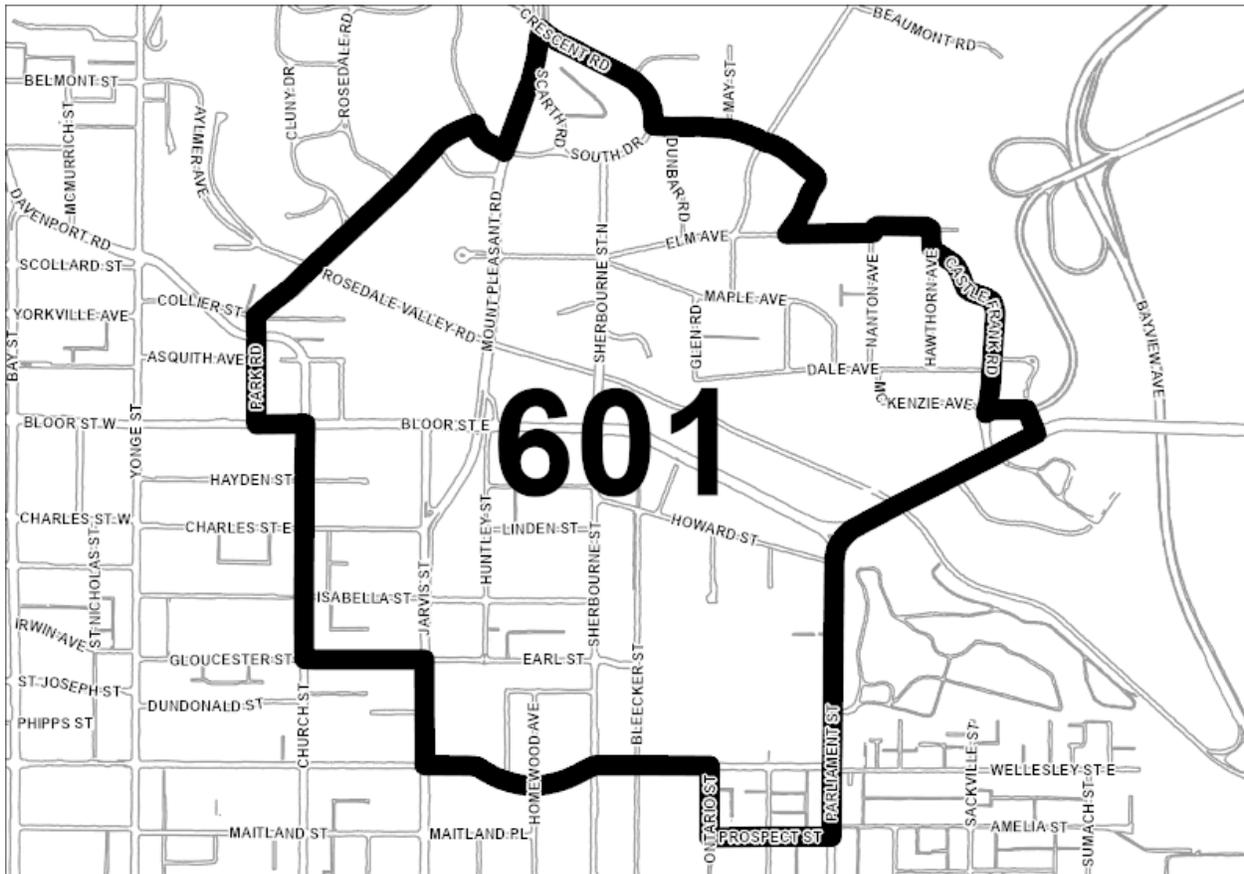
c) Authorized Uses of Land

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

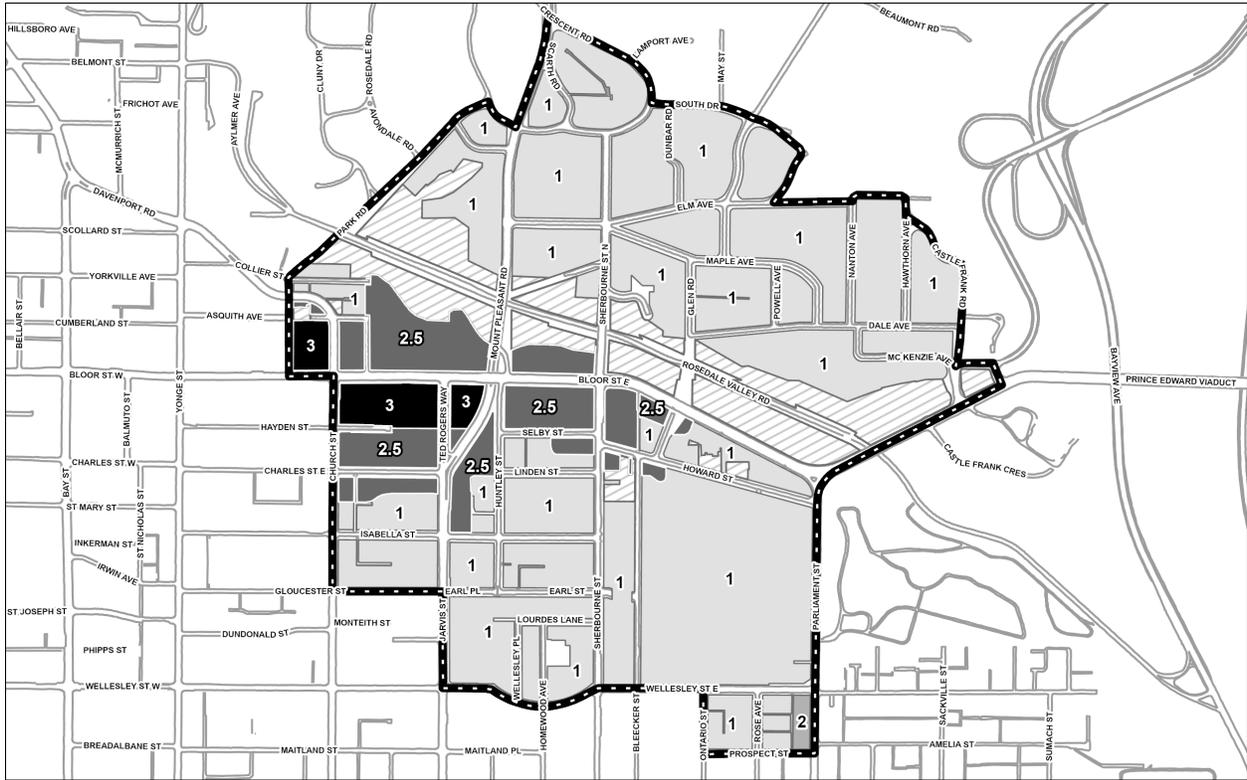
d) Minimum Densities

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

Map 1 – Sherbourne Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "6" to Amendment 524

SASP 602. Protected Major Transit Station Areas – Wellesley Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

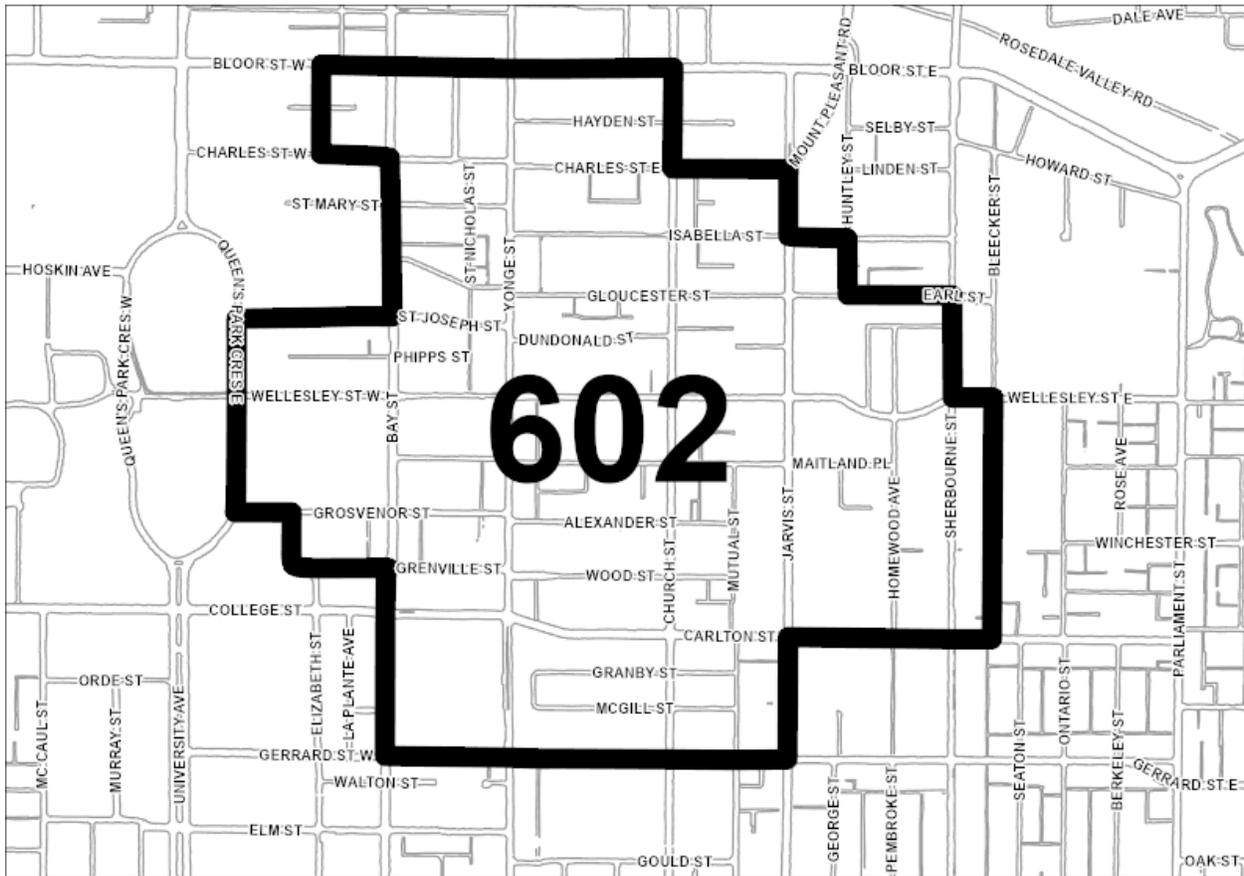
c) Authorized Uses of Land

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

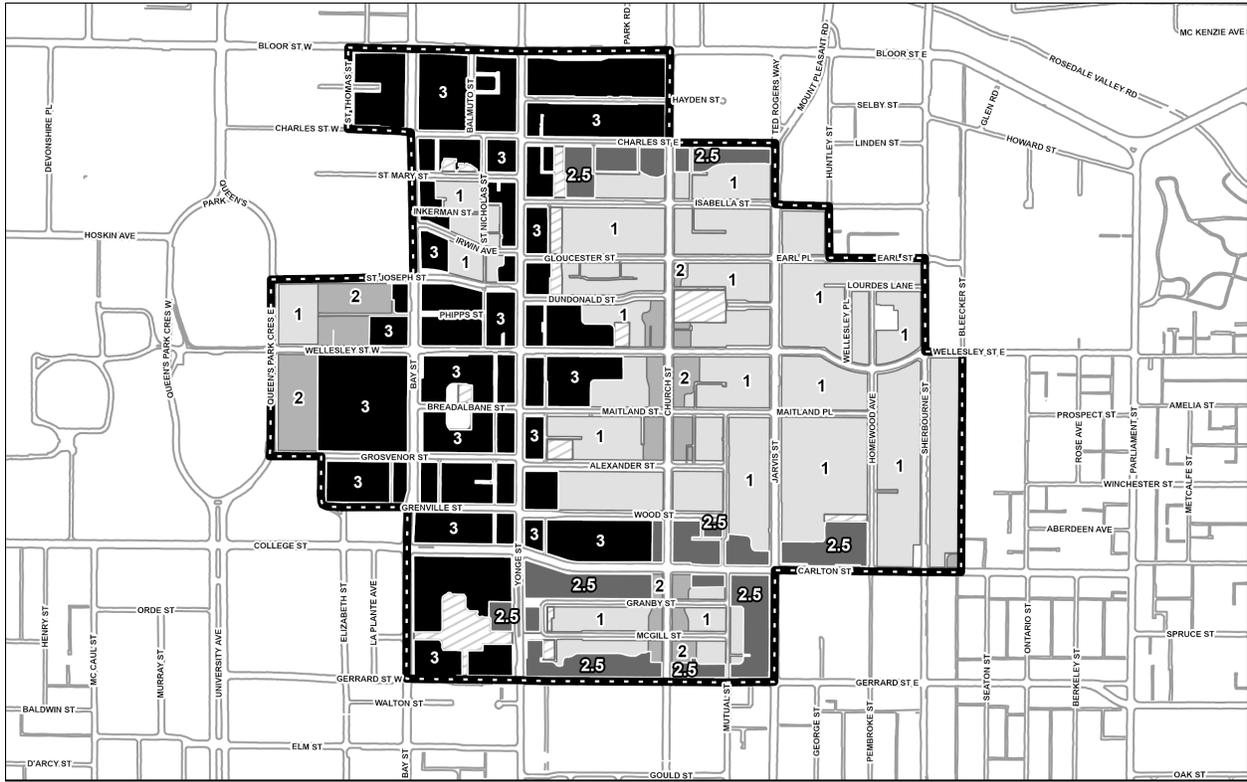
d) Minimum Densities

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

Map 1 – Wellesley Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "7" to Amendment 524**SASP 603. Protected Major Transit Station Area – College Station****a) Protected Major Transit Station Area Delineation**

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

b) Residents and Jobs per Hectare

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

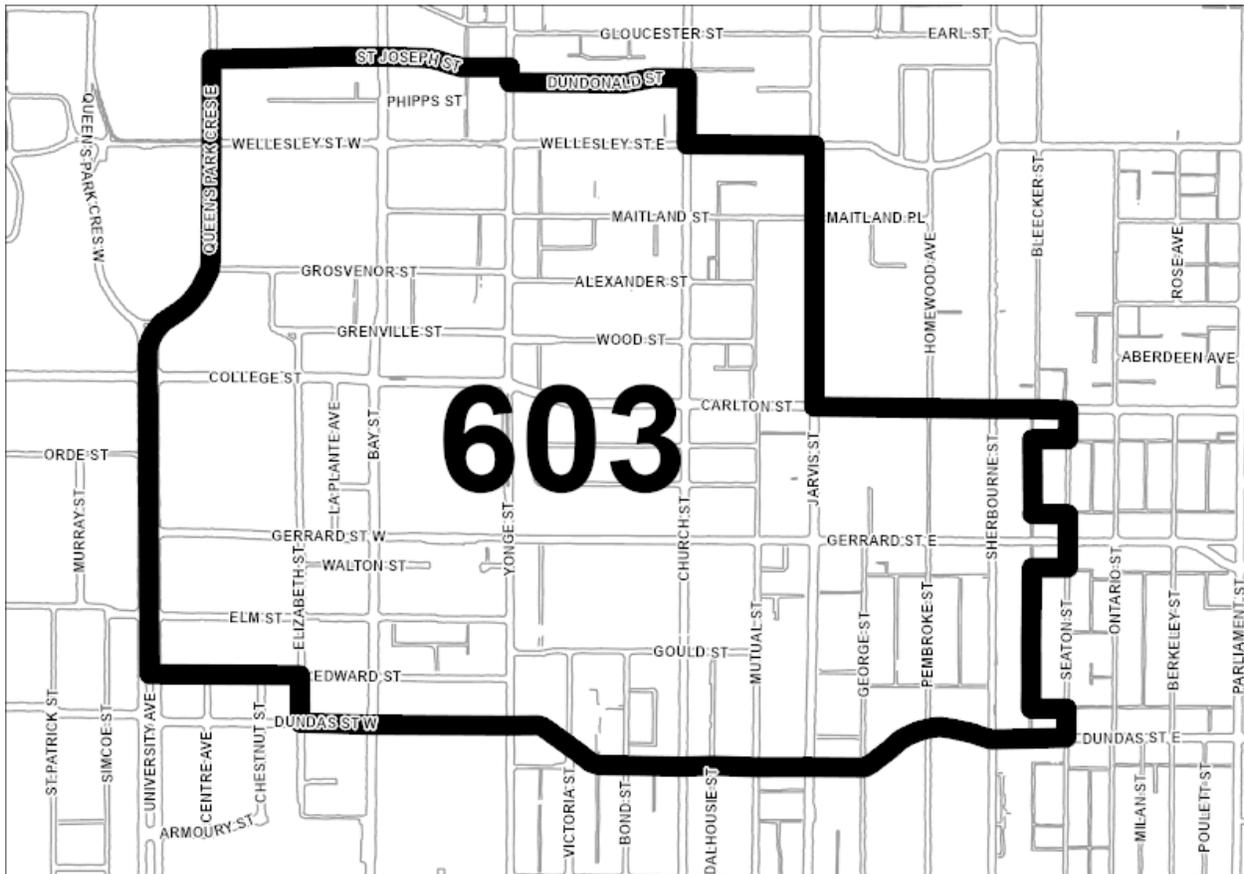
c) Authorized Uses of Land

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

d) Minimum Densities

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

Map 1 – College Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "8" to Amendment 524

SASP 604. Protected Major Transit Station Area – Dundas Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

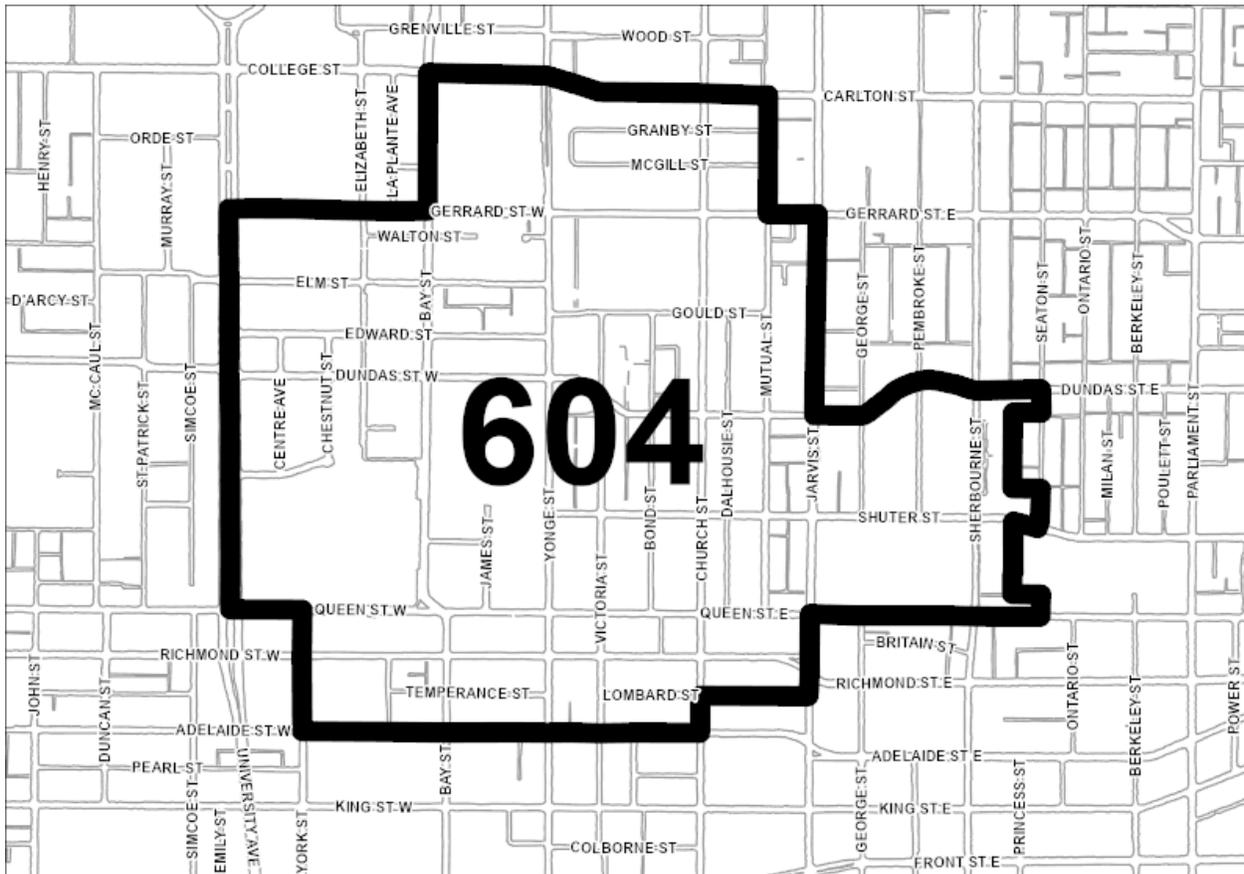
c) Authorized Uses of Land

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

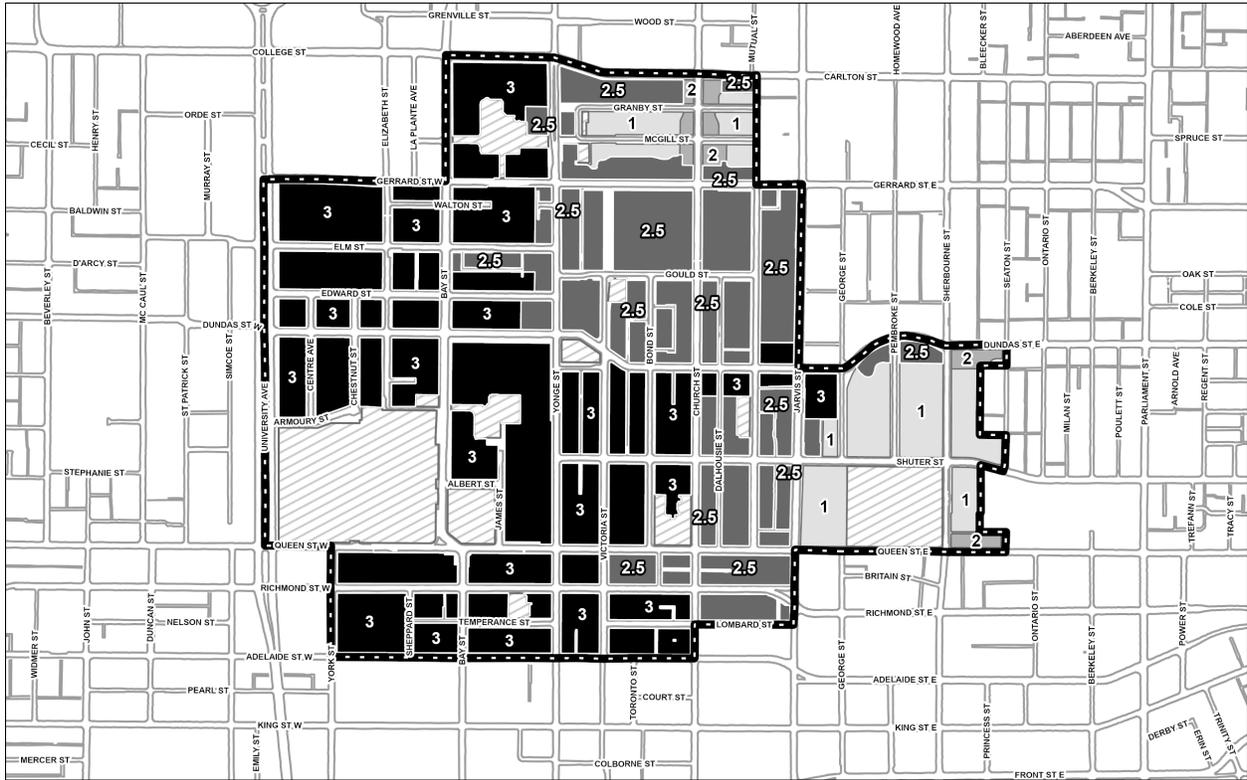
d) Minimum Densities

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

Map 1 – Dundas Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "9" to Amendment 524

SASP 605. Protected Major Transit Station Area – Queen Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

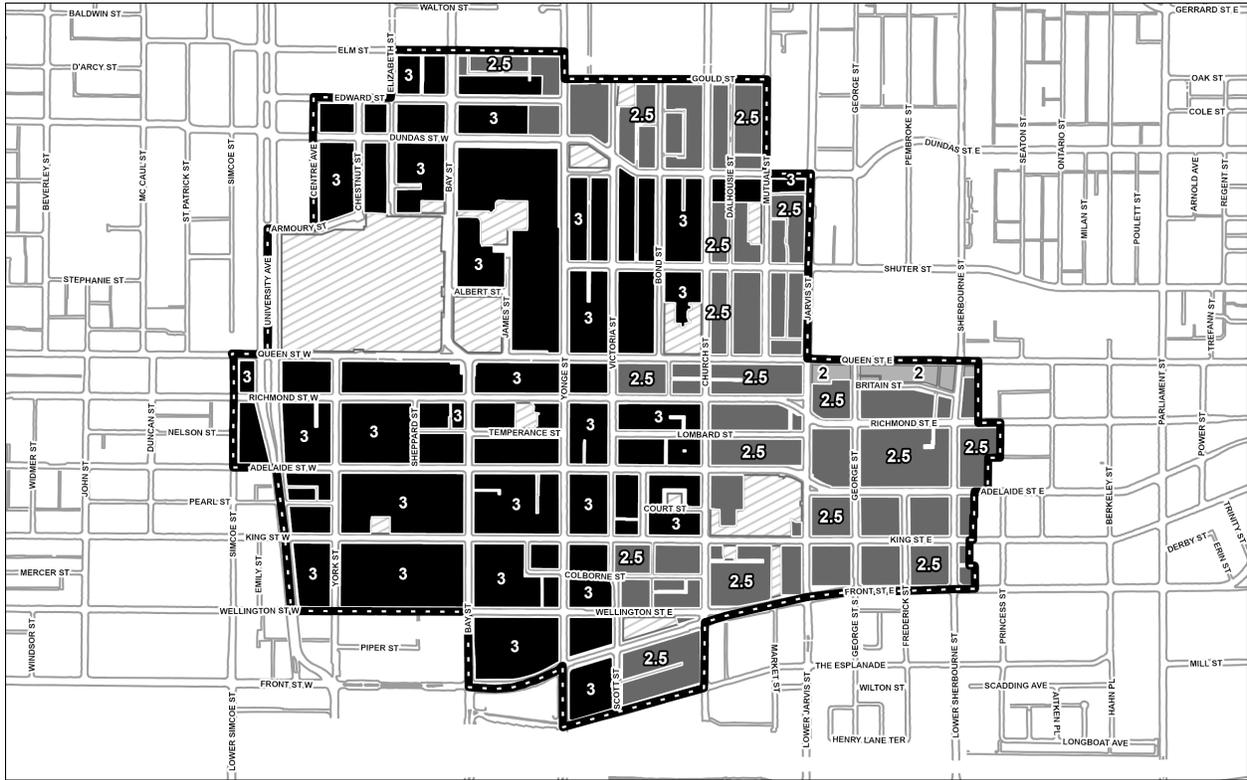
c) Authorized Uses of Land

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

d) Minimum Densities

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

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



Minimum Density (Floor Space Index)



Schedule "10" to Amendment 524

SASP 606. Protected Major Transit Station Area – King Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

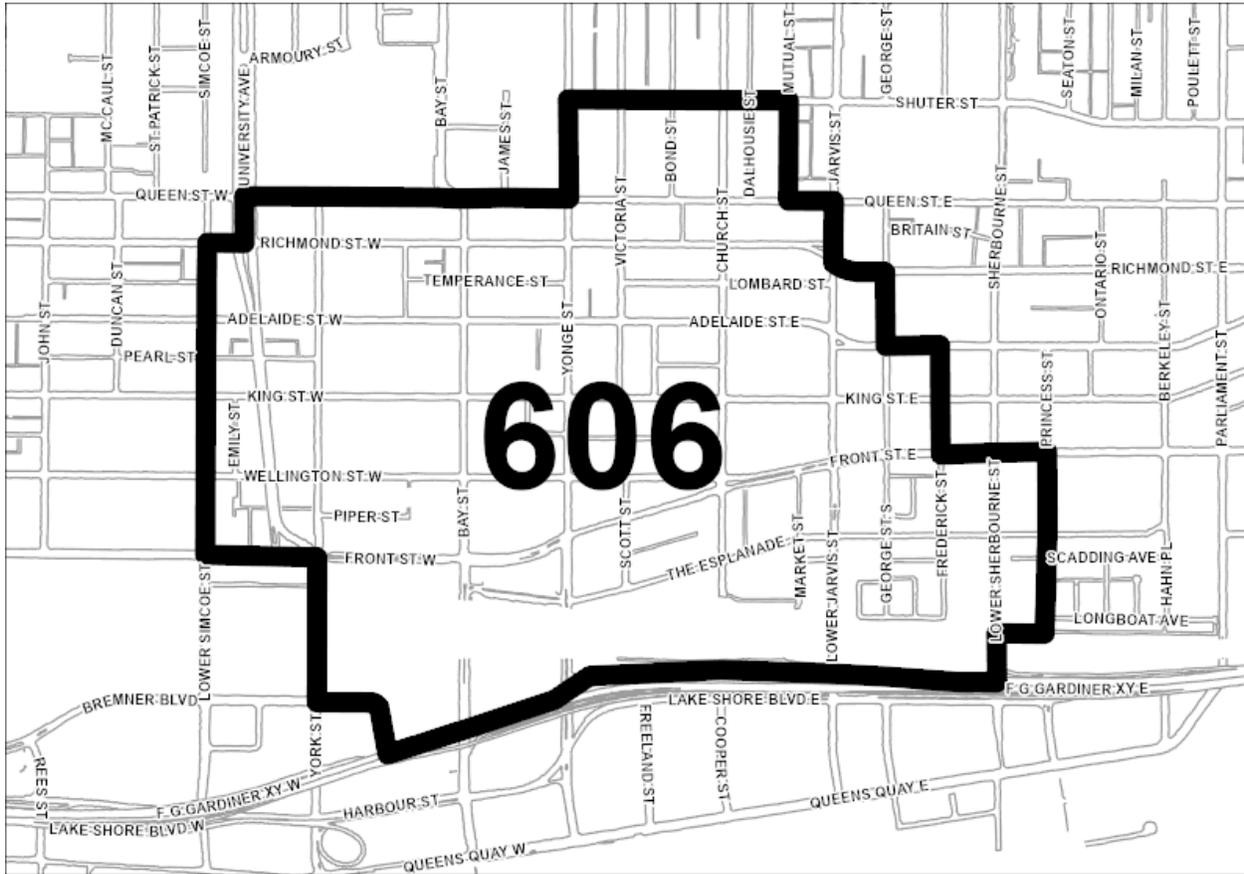
c) Authorized Uses of Land

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

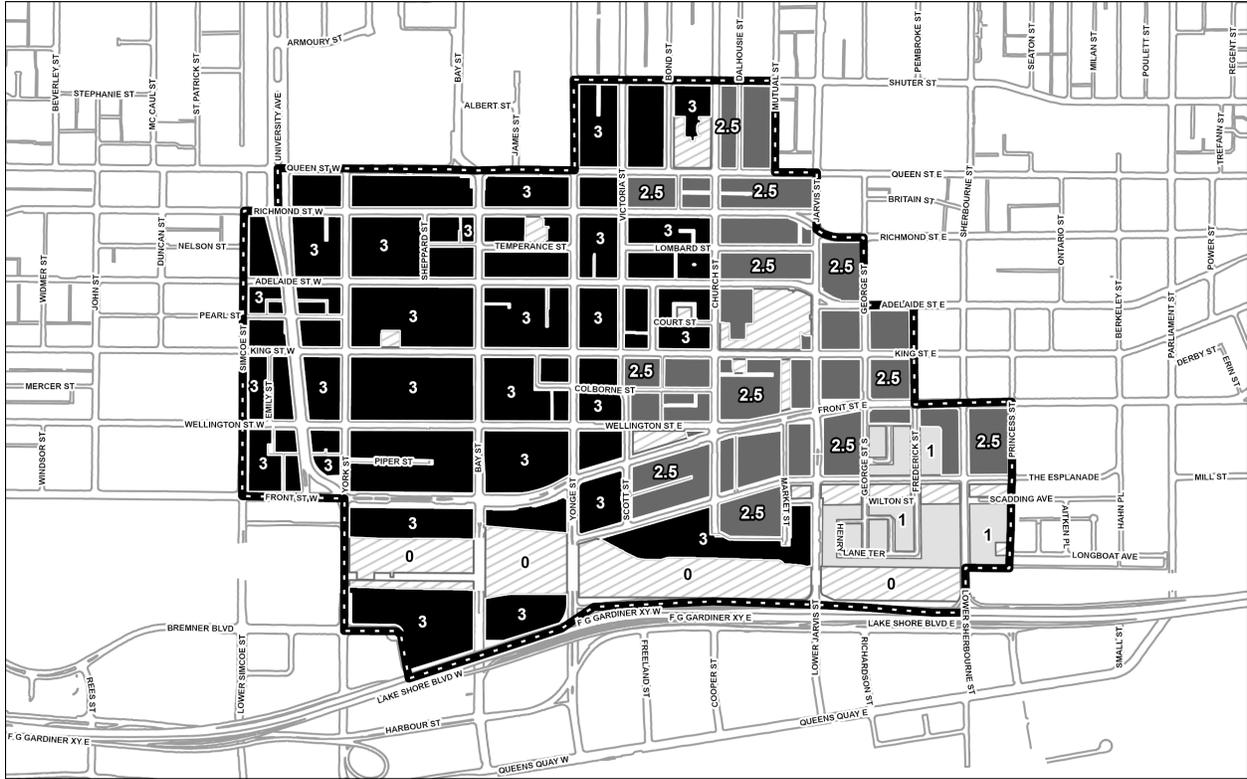
d) Minimum Densities

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

Map 1 – King Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "11" to Amendment 524

SASP 607. Protected Major Transit Station Area – Union Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

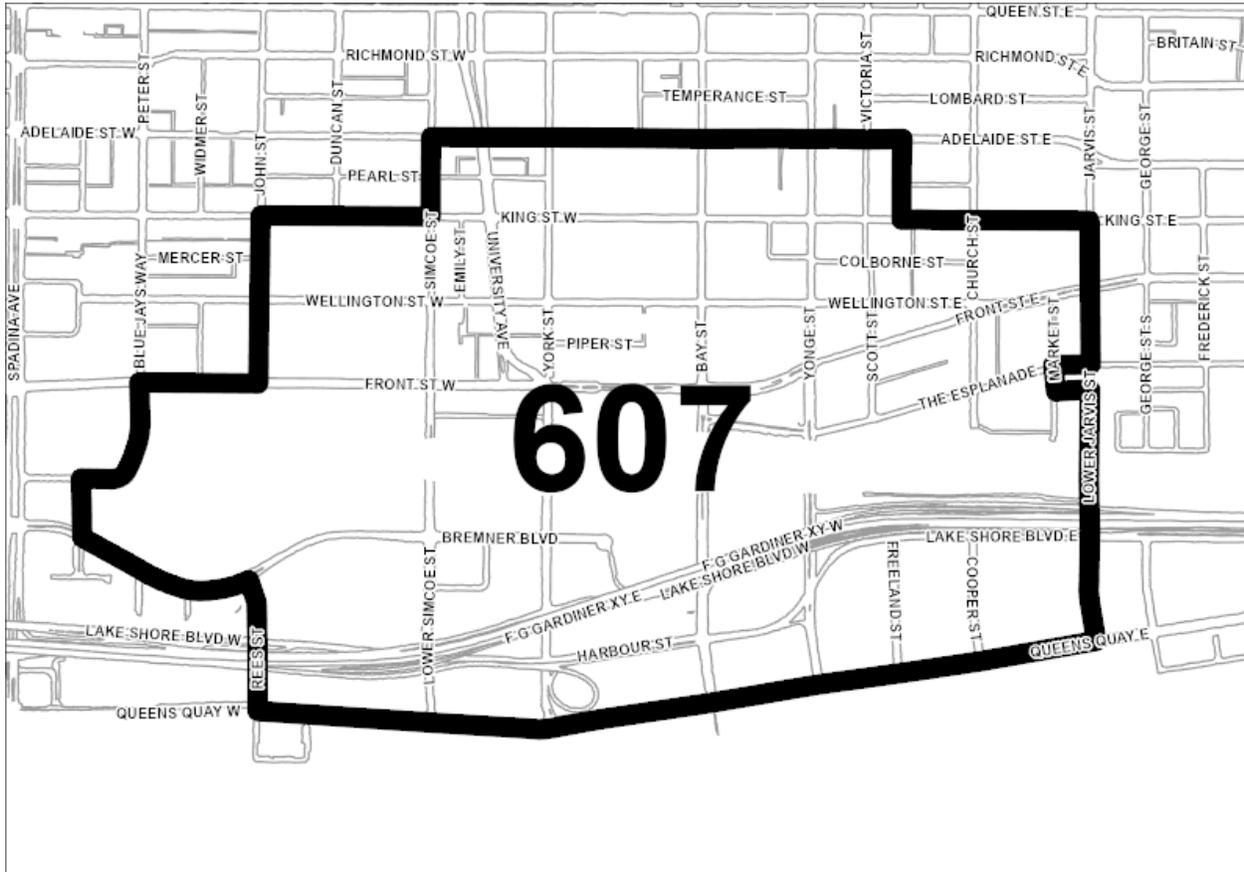
c) Authorized Uses of Land

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

d) Minimum Densities

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

Map 1 – Union Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "12" to Amendment 524

SASP 608. Protected Major Transit Station Area – St. Andrew Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

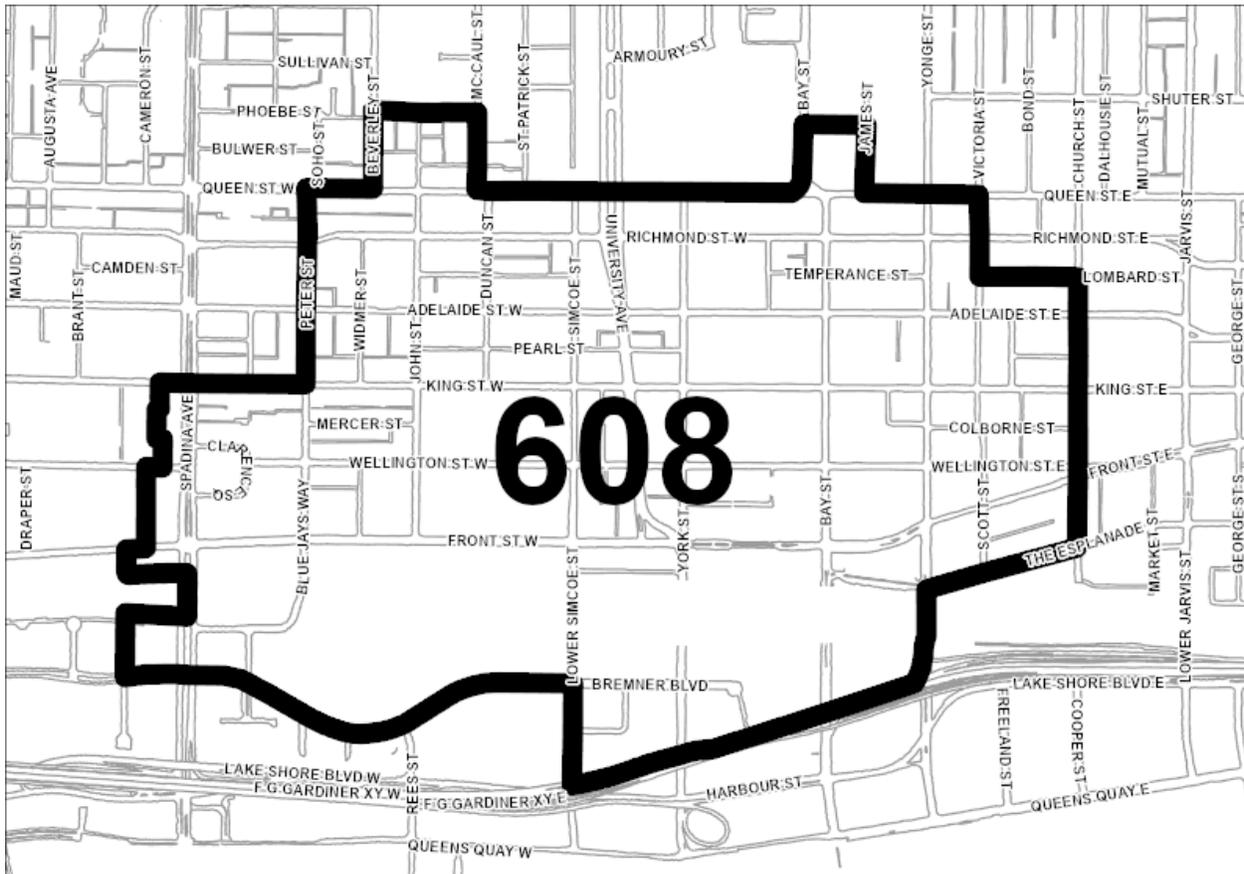
c) Authorized Uses of Land

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

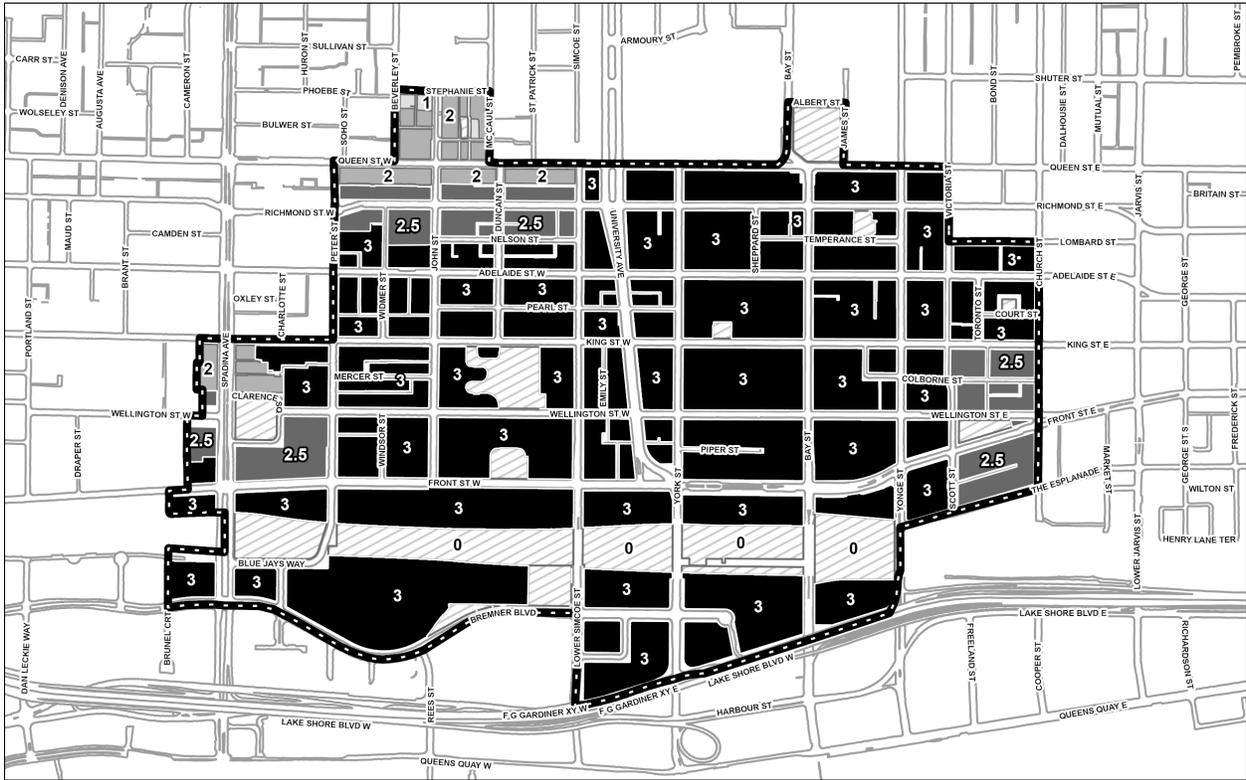
d) Minimum Densities

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

Map 1 – St. Andrew Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "13" to Amendment 524

SASP 609. Protected Major Transit Station Area – Osgoode Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

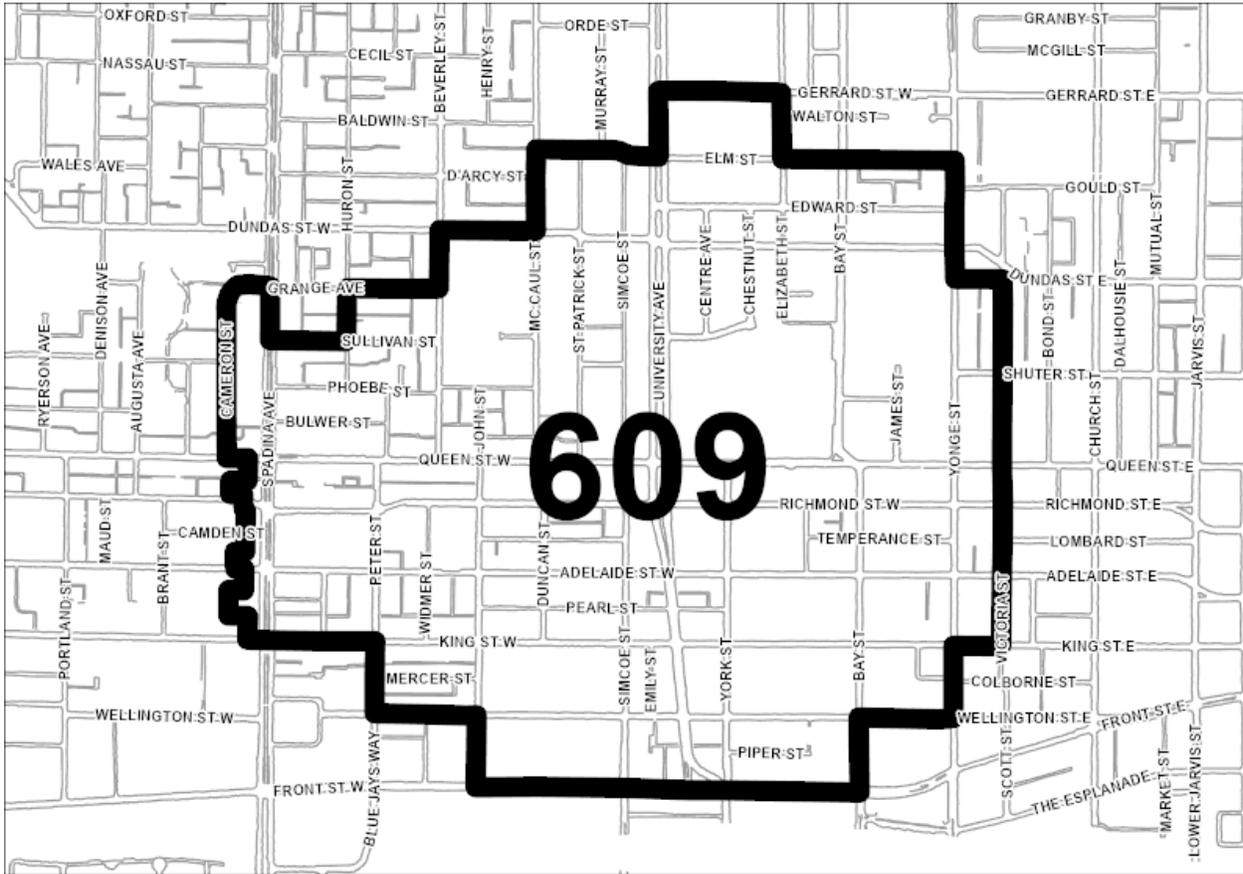
c) Authorized Uses of Land

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

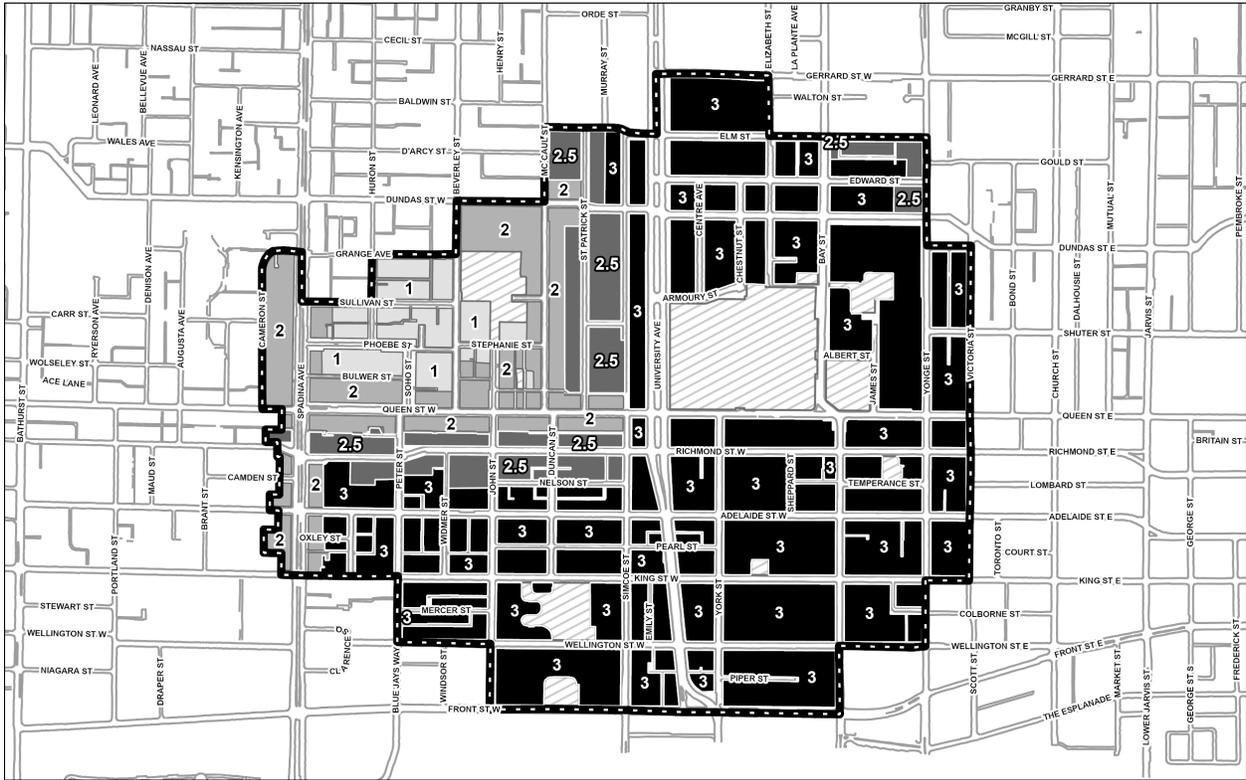
d) Minimum Densities

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

Map 1 – Osgoode Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "14" to Amendment 524**SASP 610. Protected Major Transit Station Area – St. Patrick Station****a) Protected Major Transit Station Area Delineation**

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

b) Residents and Jobs per Hectare

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

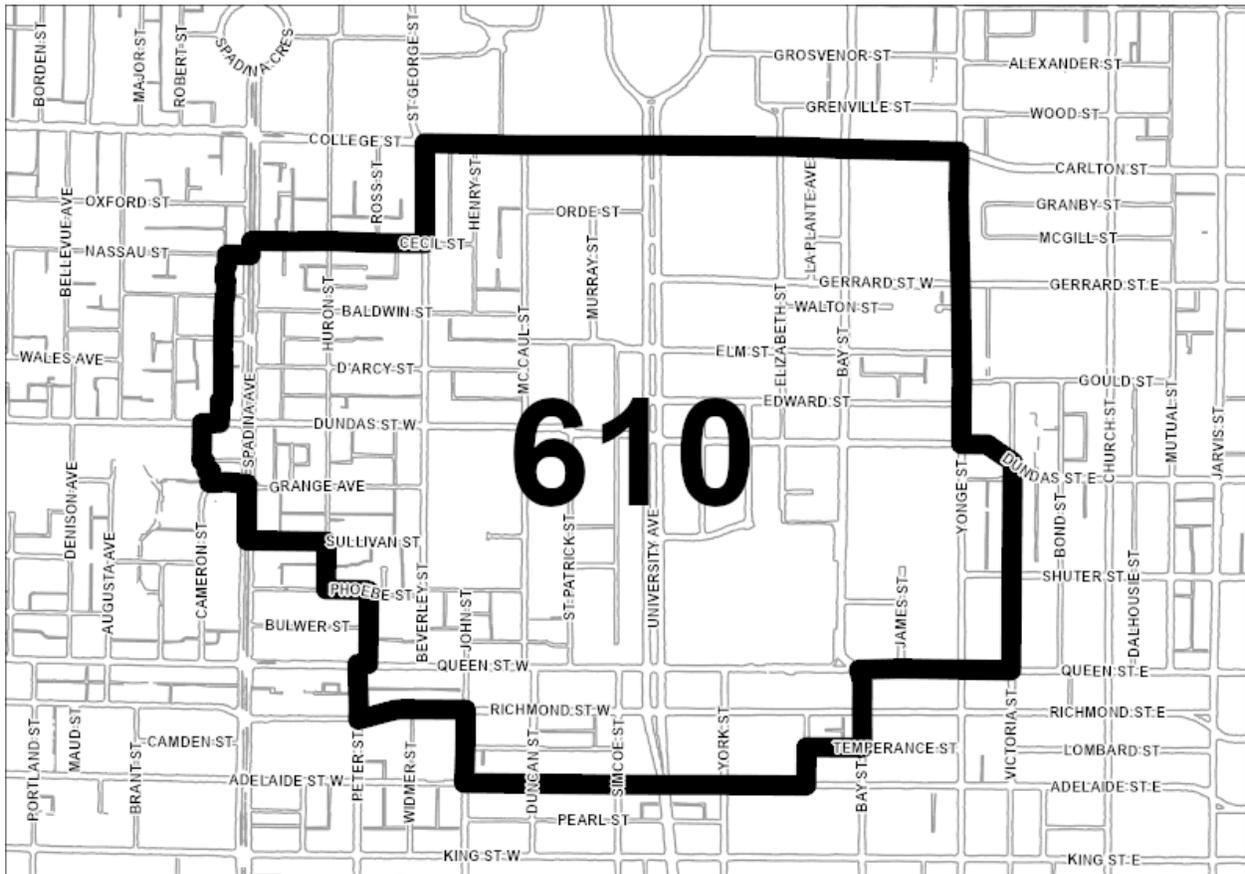
c) Authorized Uses of Land

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

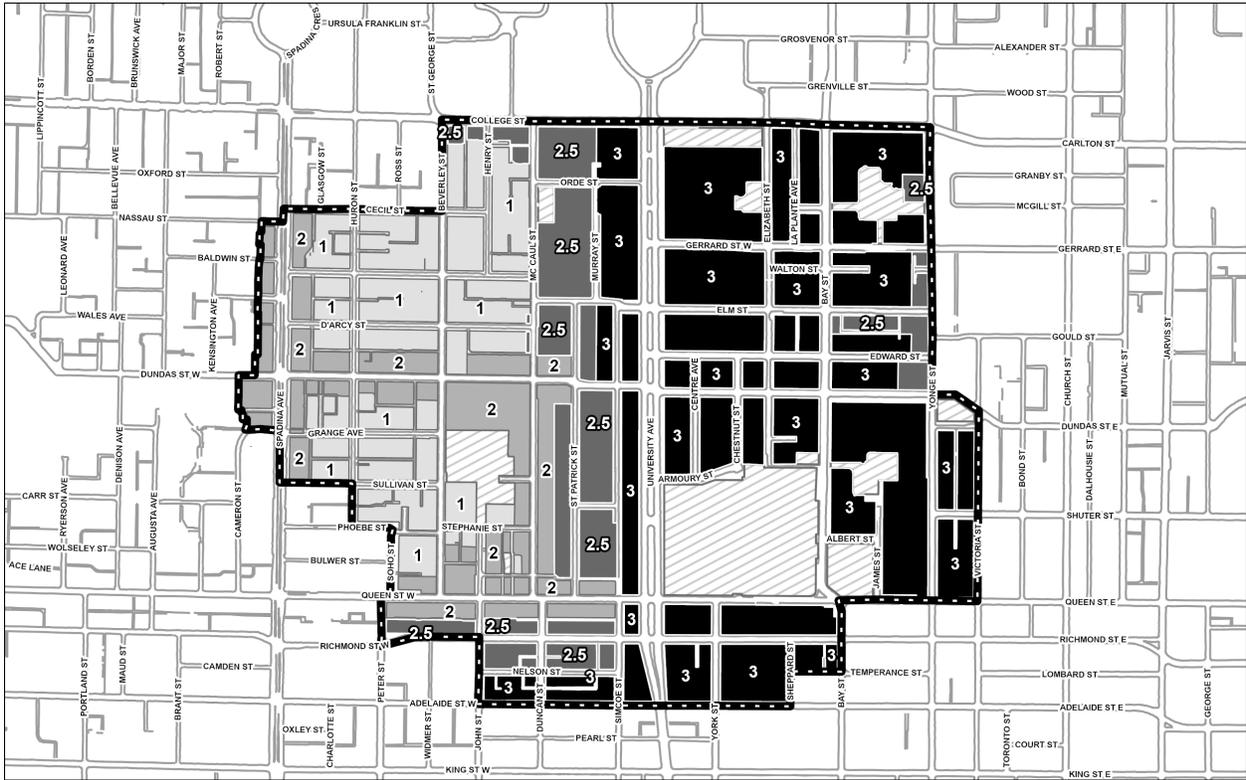
d) Minimum Densities

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

Map 1 – St. Patrick Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "15" to Amendment 524

SASP 611. Protected Major Transit Station Area – Queen's Park Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

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

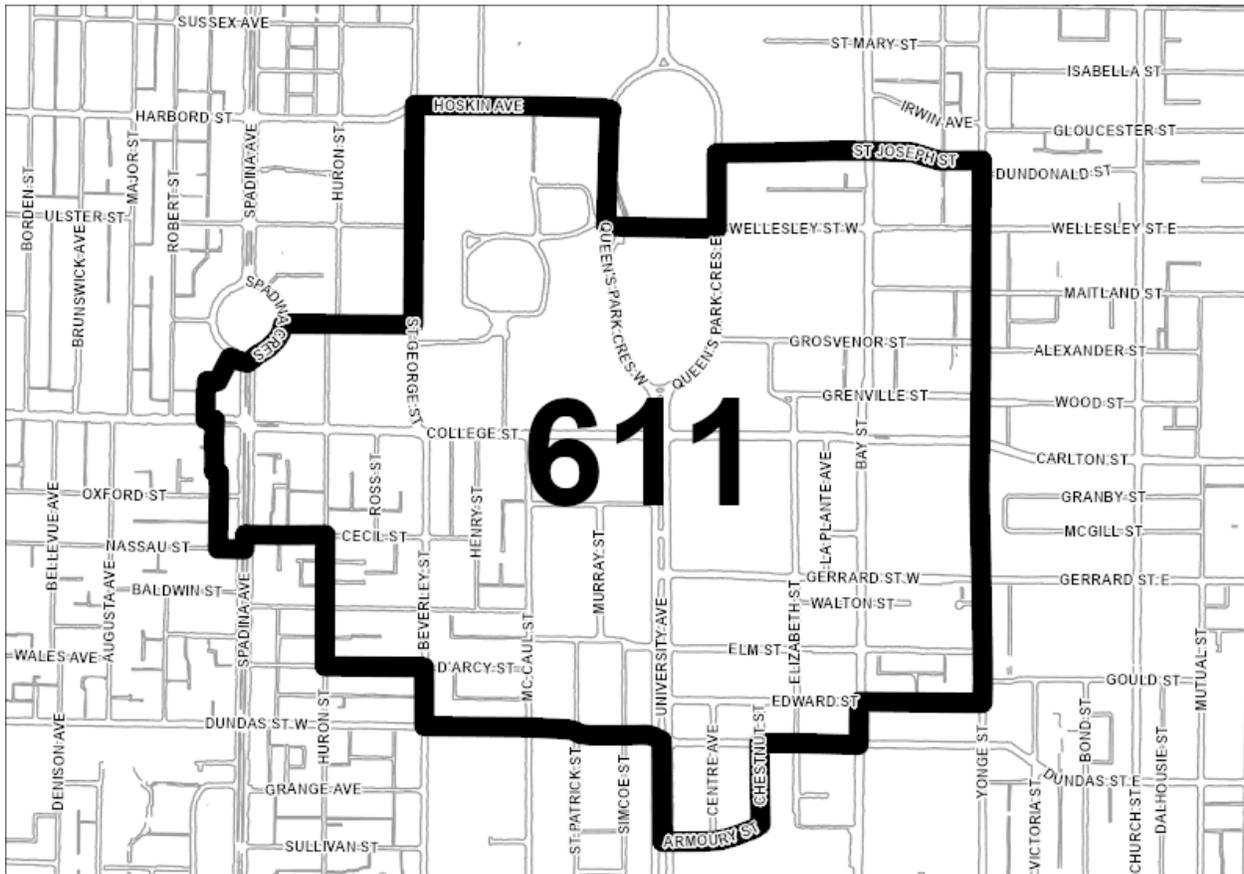
c) Authorized Uses of Land

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

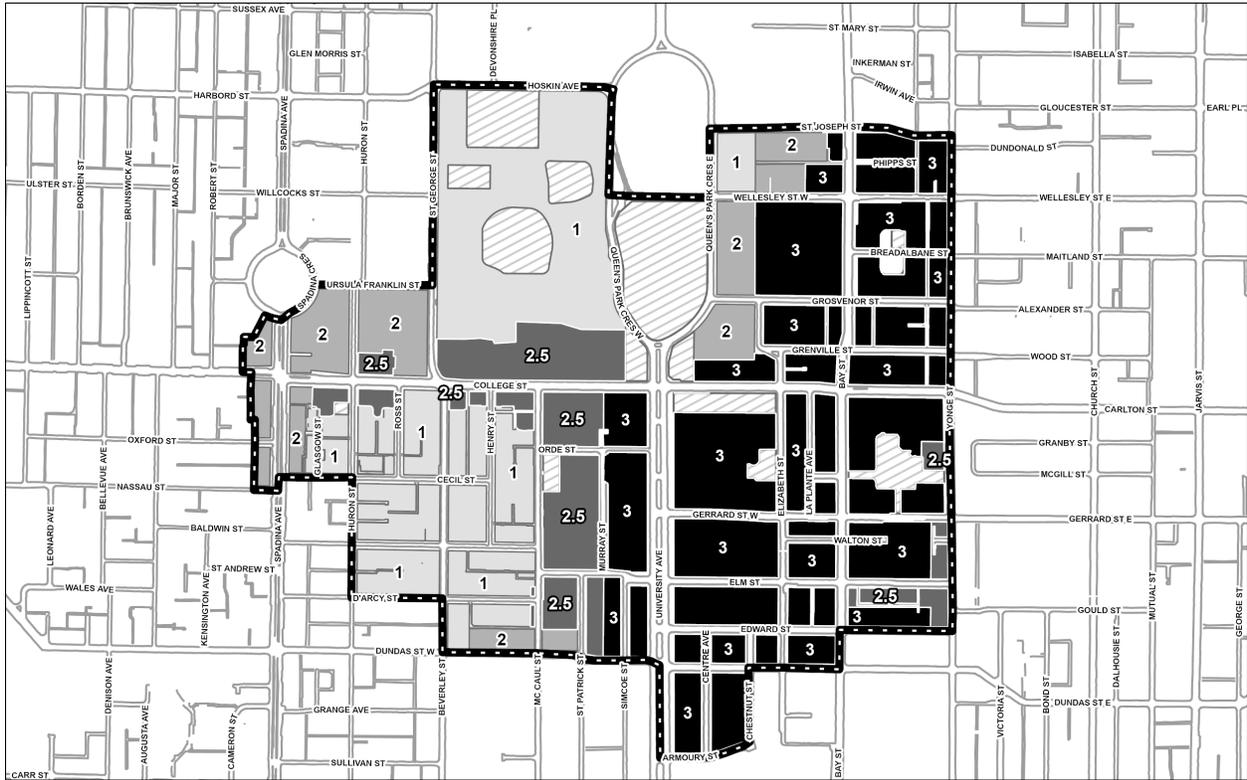
d) Minimum Densities

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

Map 1 – Queen's Park Protected Major Transit Station Area



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



Minimum Density (Floor Space Index)



Schedule "16" to Amendment 524**SASP 612. Protected Major Transit Station Area – Museum Station****a) Protected Major Transit Station Area Delineation**

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

b) Residents and Jobs per Hectare

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

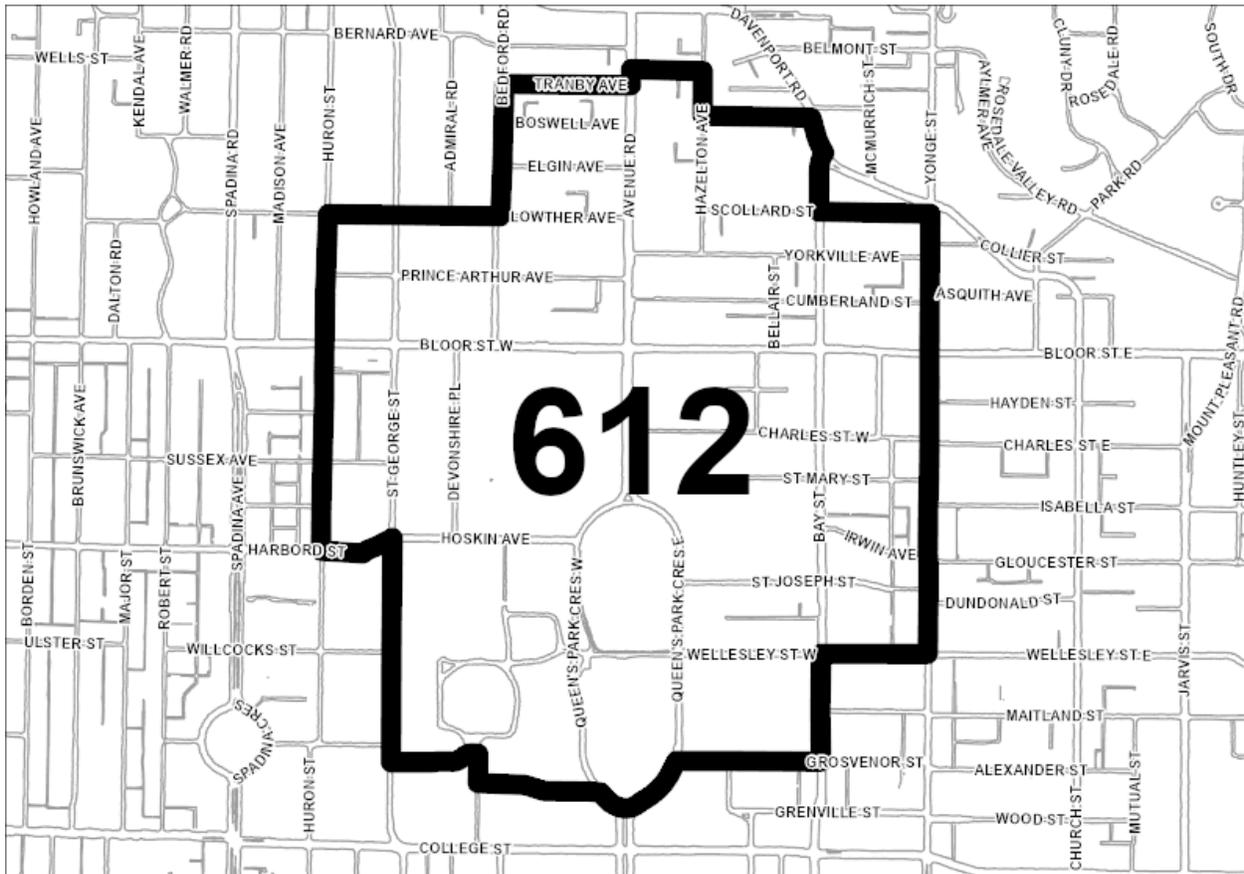
c) Authorized Uses of Land

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

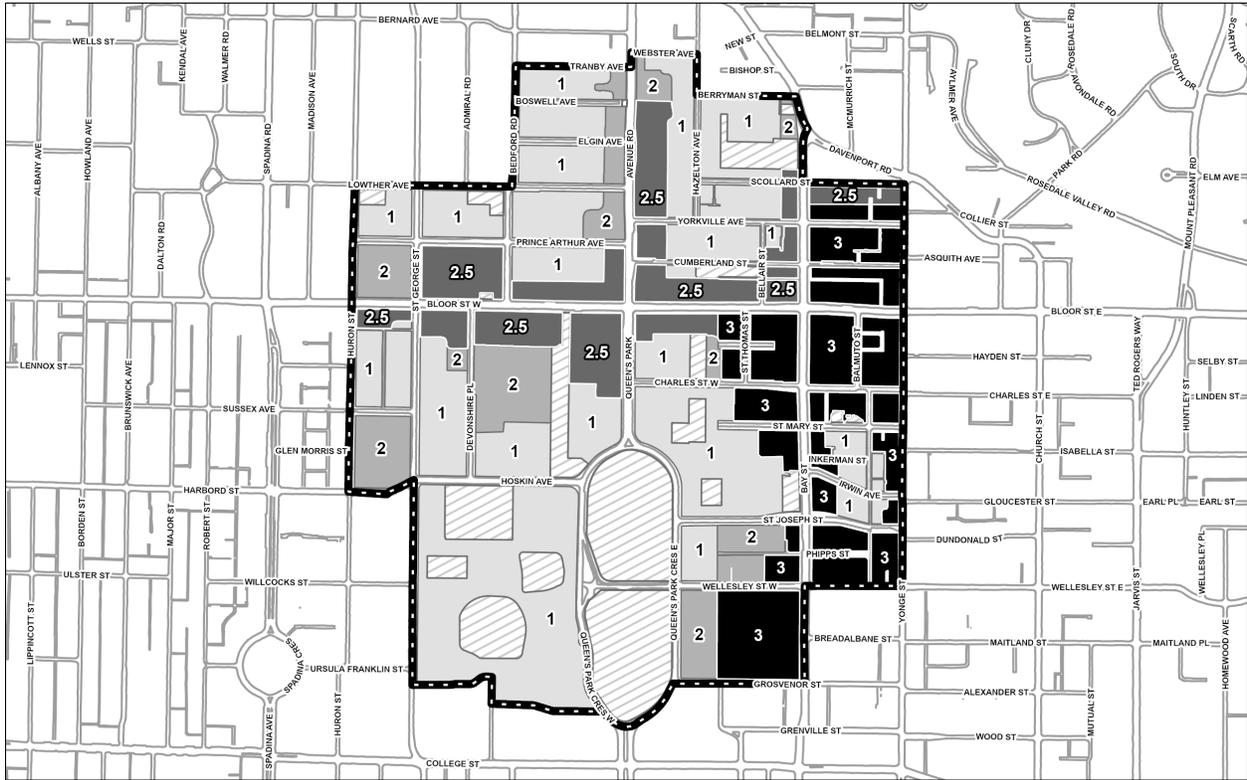
d) Minimum Densities

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

Map 1 – Museum Protected Museum Transit Station Area



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



Minimum Density (Floor Space Index)

