

Attachment 2: Draft OPA 544 – Lower Density Target MTSAs

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 544 to the Official Plan for the City of Toronto respecting eleven Major Transit Station Areas, including seven Protected Major Transit Station Areas, at various lands across the City.

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 26 of the Planning Act, R.S.O 1990, c. P 13, as amended, to revise the Official Plan to ensure that it conforms with the Growth Plan, 2019, to delineate and establish Major Transit Station Areas; 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 544 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [Month], 202_.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

DRAFT AMENDMENT 544 TO THE OFFICIAL PLAN

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 635 as included in Schedule "1";
 - b. adding a Site and Area Specific Policy 636 as included in Schedule "2";
 - c. adding a Site and Area Specific Policy 637 as included in Schedule "3";
 - d. adding a Site and Area Specific Policy 638 as included in Schedule "4";
 - e. adding a Site and Area Specific Policy 639 as included in Schedule "5";
 - f. adding a Site and Area Specific Policy 640 as included in Schedule "6";
 - g. adding a Site and Area Specific Policy 642 as included in Schedule "7";
 - h. adding a Site and Area Specific Policy 643 as included in Schedule "8";
 - i. adding a Site and Area Specific Policy 644 as included in Schedule "9";
 - j. adding a Site and Area Specific Policy 645 as included in Schedule "10";
 - k. adding a Site and Area Specific Policy 646 as included in Schedule "11".

Schedule "1" to Amendment 544

SASP 635. Protected Major Transit Station Area – Old Mill Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Old Mill Subway Station is a protected major transit station area shown as the Old Mill 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 – Old Mill Station is planned for a minimum population and employment target of 50 residents and jobs combined per hectare.

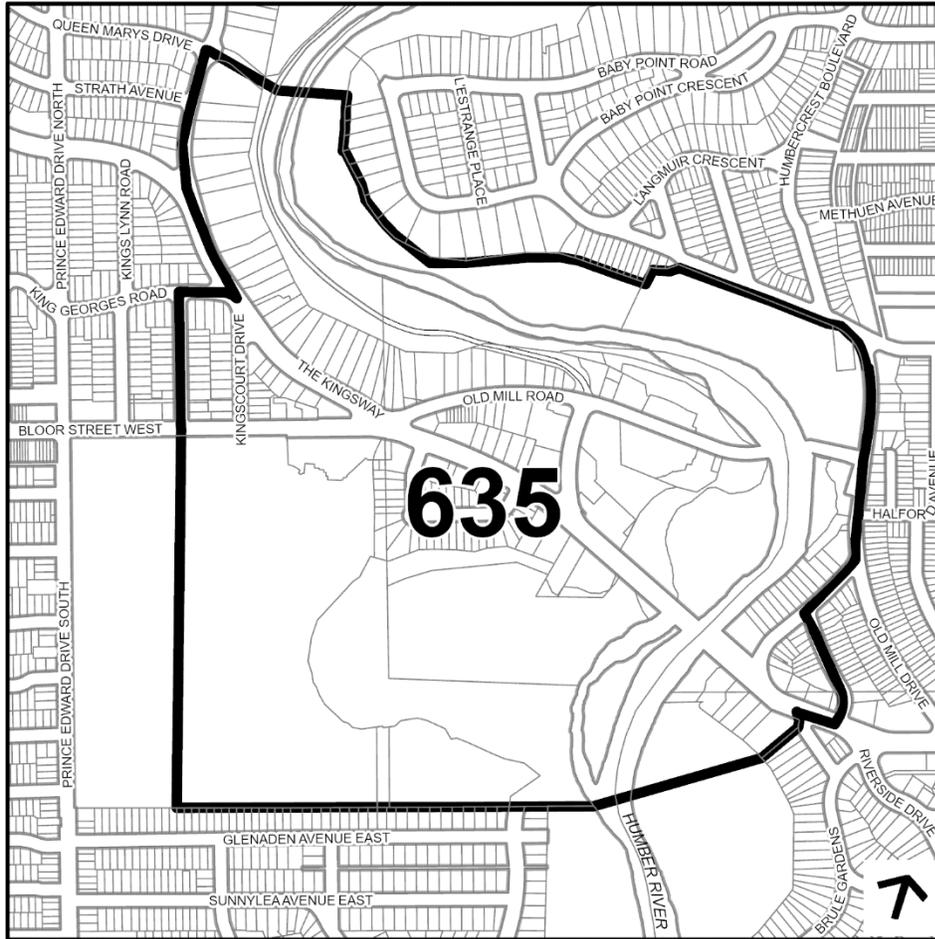
c) Authorized Uses of Land

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.

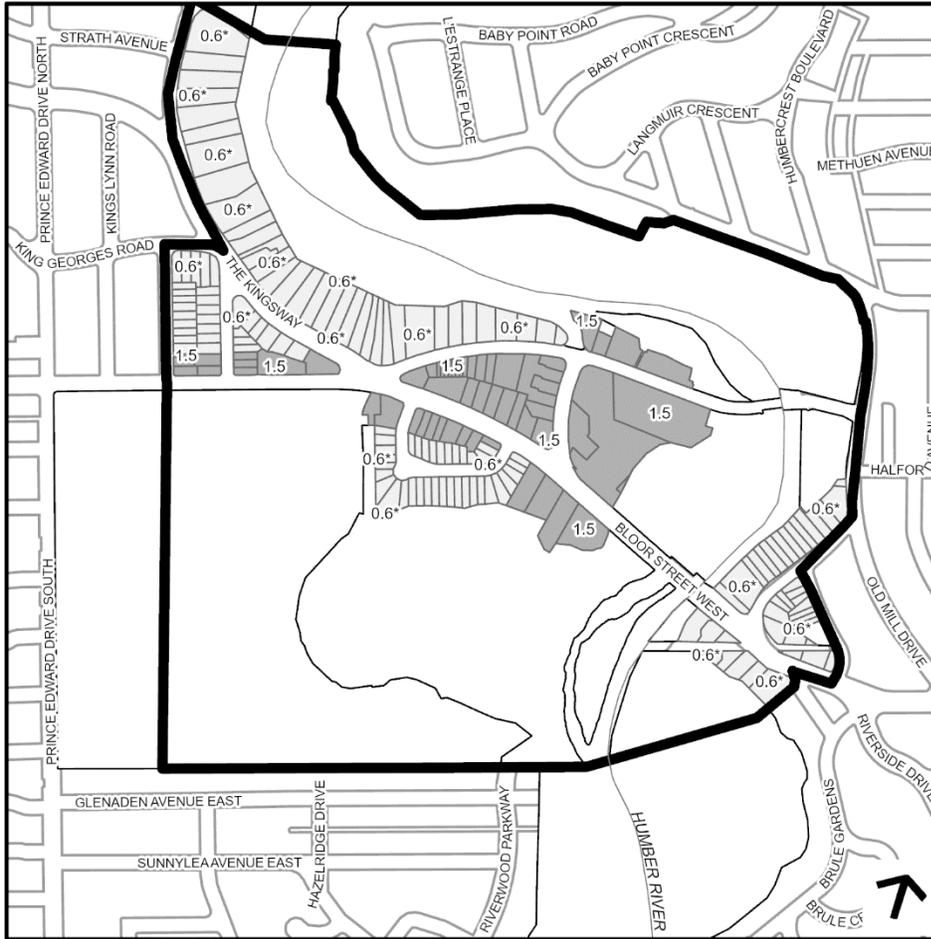
d) Minimum Densities

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

Map 1 – Old Mill Protected Major Transit Station Area



Map 2 – Minimum Densities, Old Mill Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.5 FSI	 3.0 FSI
 0.6 FSI or 3 units*	 2.0 FSI	
 1.0 FSI or 3 units*	 2.5 FSI	

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

Schedule "2" to Amendment 544**SASP 636. Major Transit Station Area – Humber College Station****a) Major Transit Station Area Delineation**

The area surrounding and including the Humber College LRT Station is a major transit station area shown as the Humber College Major Transit Station Area on Map 1.

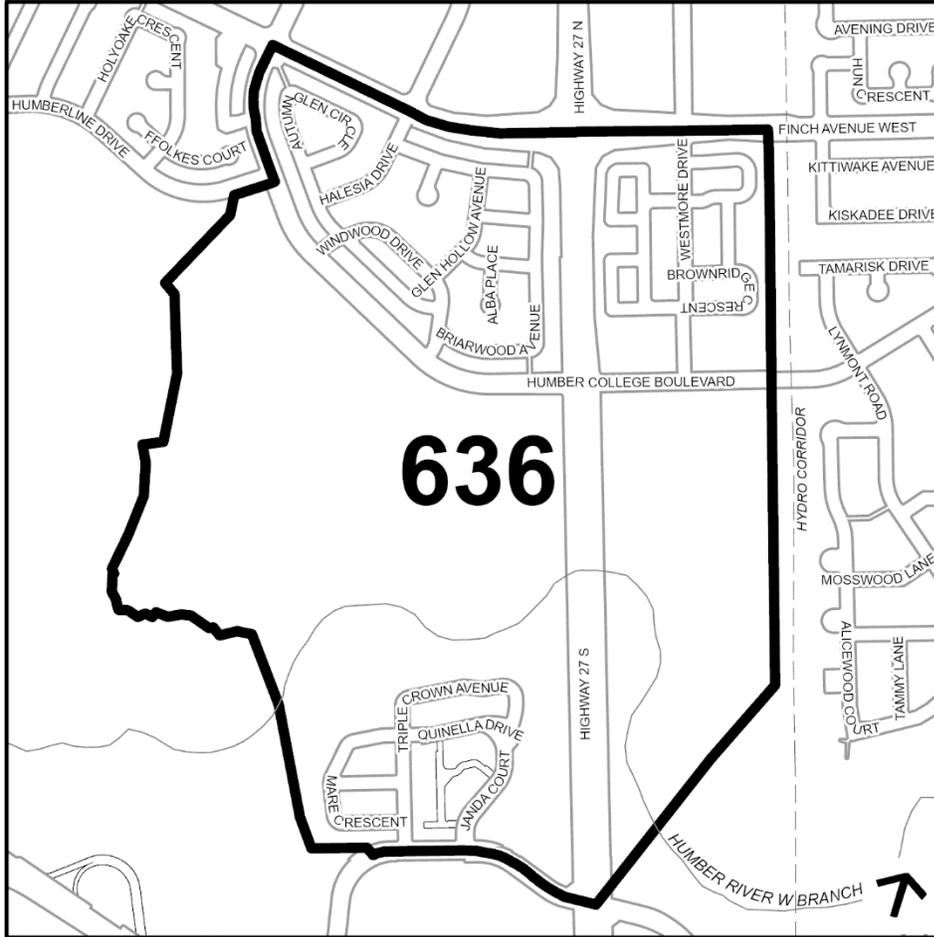
b) Residents and Jobs per Hectare

Existing and new development within the Major Transit Station Area – Humber College Station is planned for a minimum population and employment target of 117 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.

Map 1 – Humber College Major Transit Station Area



Schedule "3" to Amendment 544**SASP 637. Protected Major Transit Station Area – Rowntree Mills Stop****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the Rowntree Mills LRT Stop is a protected major transit station area shown as the Rowntree Mills 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 – Rowntree Mills Stop is planned for a minimum population and employment target of 82 residents and jobs combined per hectare.

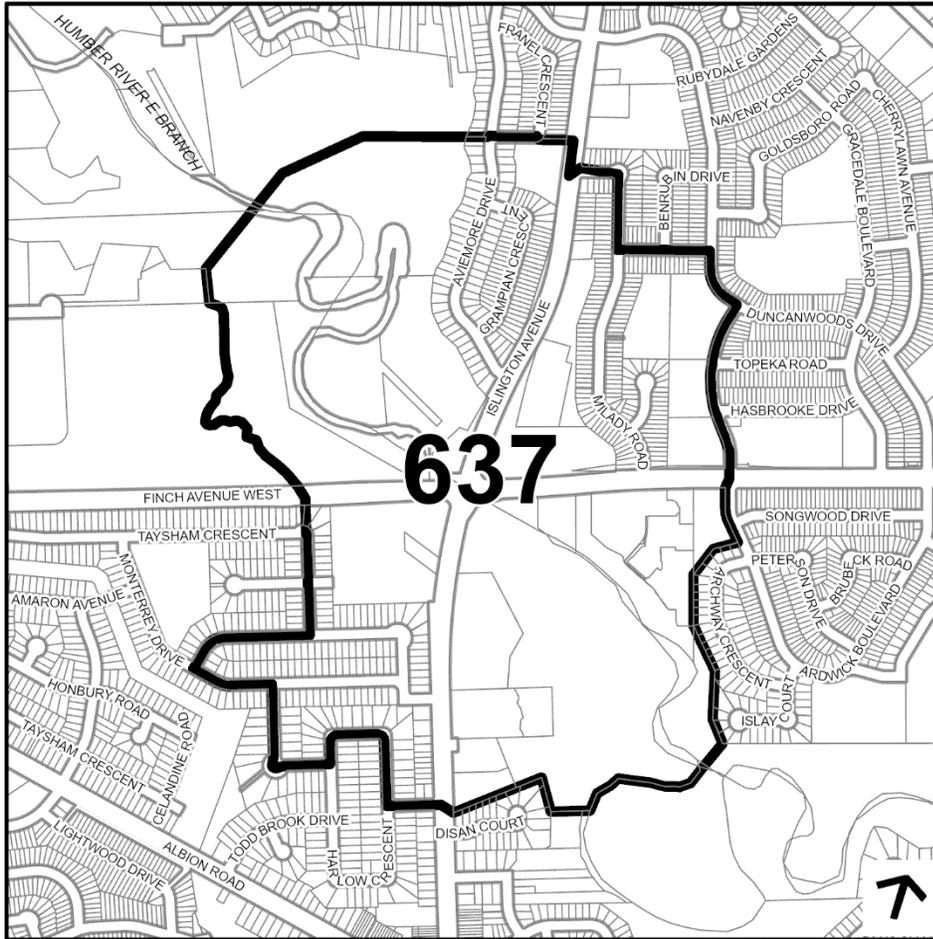
c) Authorized Uses of Land

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.

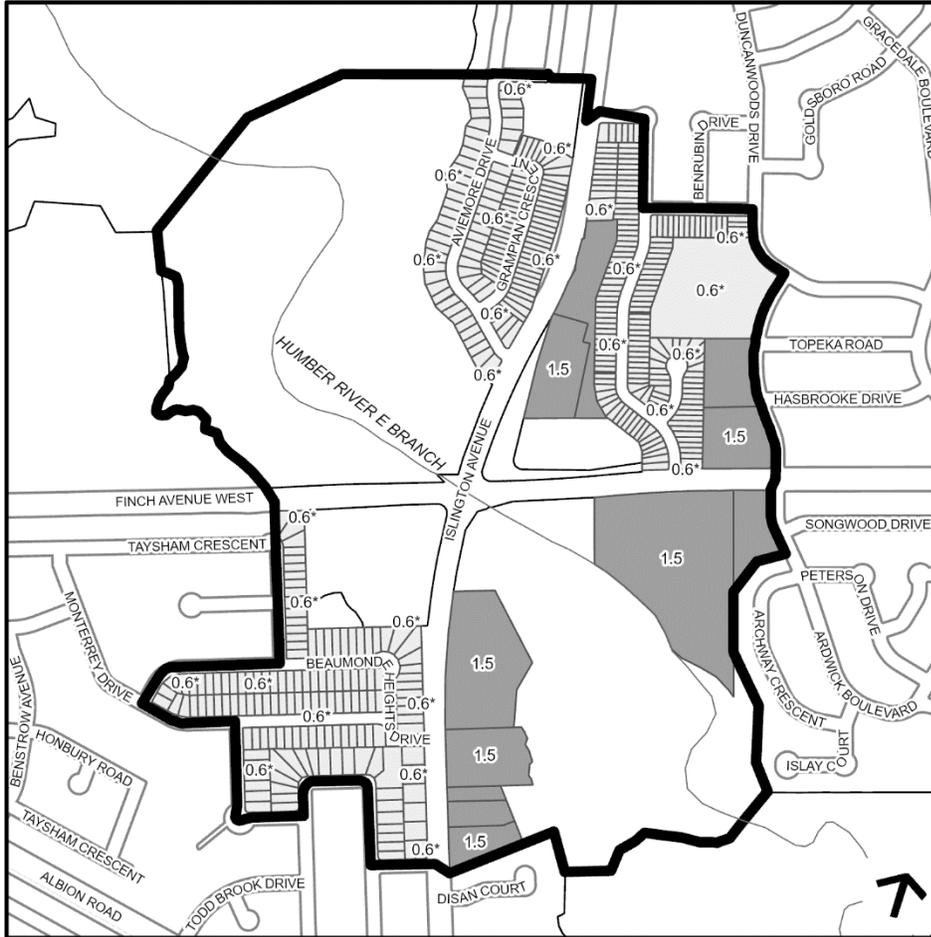
d) Minimum Densities

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

Map 1 – Rowntree Mills Protected Major Transit Station Area



Map 2 – Minimum Densities, Rowntree Mills Protected Major Transit Station Area



Minimum Density

 0 FSI	 1.5 FSI	 3.0 FSI
 0.6 FSI or 3 units*	 2.0 FSI	
 1.0 FSI or 3 units*	 2.5 FSI	

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

Schedule "4" to Amendment 544

SASP 638. Protected Major Transit Station Area – Tobermory Stop

a) Protected Major Transit Station Area Delineation

The area surrounding and including the Tobermory LRT Stop is a protected major transit station area shown as the Tobermory 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 – Tobermory Stop is planned for a minimum population and employment target of 85 residents and jobs combined per hectare.

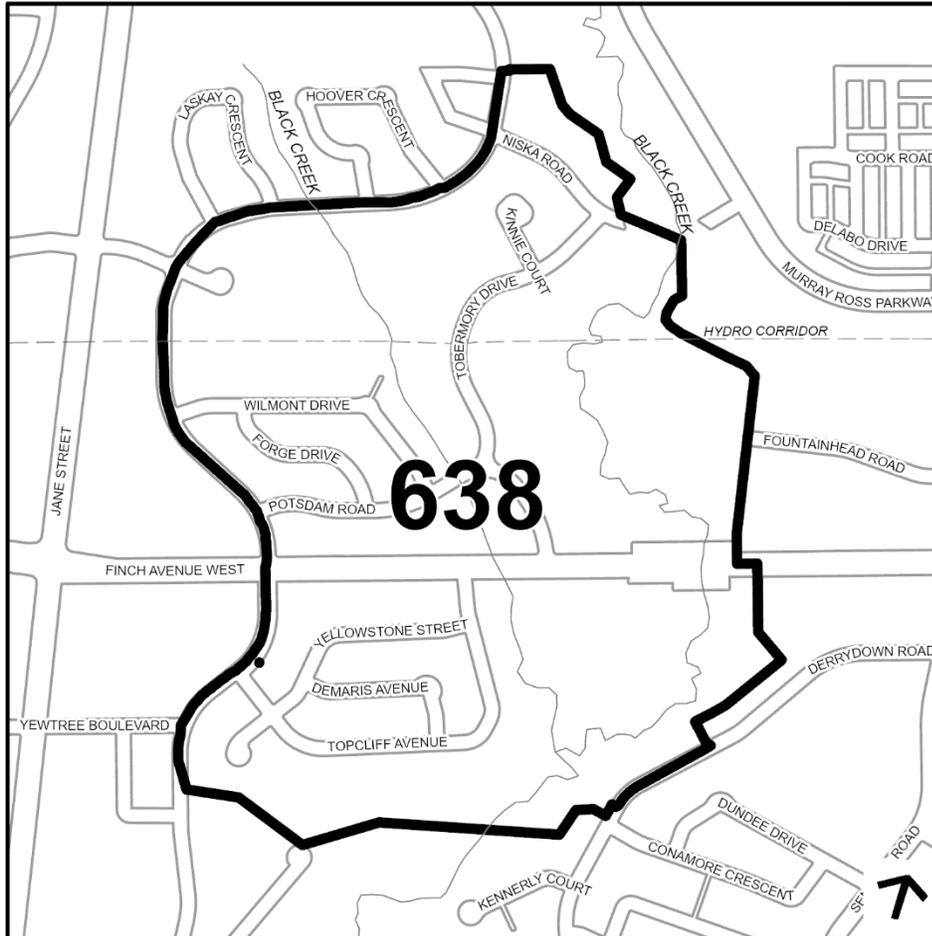
c) Authorized Uses of Land

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.

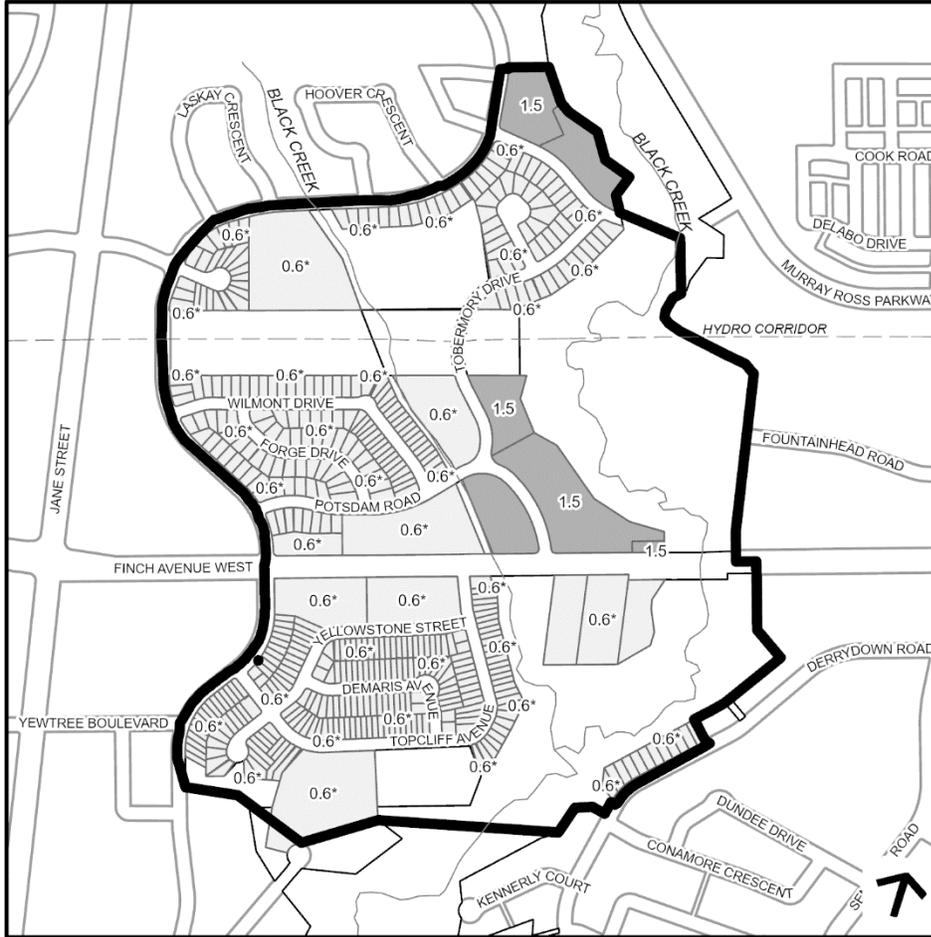
d) Minimum Densities

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

Map 1 – Tobermory Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.5 FSI	 3.0 FSI
 0.6 FSI or 3 units*	 2.0 FSI	
 1.0 FSI or 3 units*	 2.5 FSI	

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

Schedule "5" to Amendment 544

SASP 639. Protected Major Transit Station Area – York Mills Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing York Mills Subway Station is a protected major transit station area shown as the York Mills 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 – York Mills Station is planned for a minimum population and employment target of 85 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.

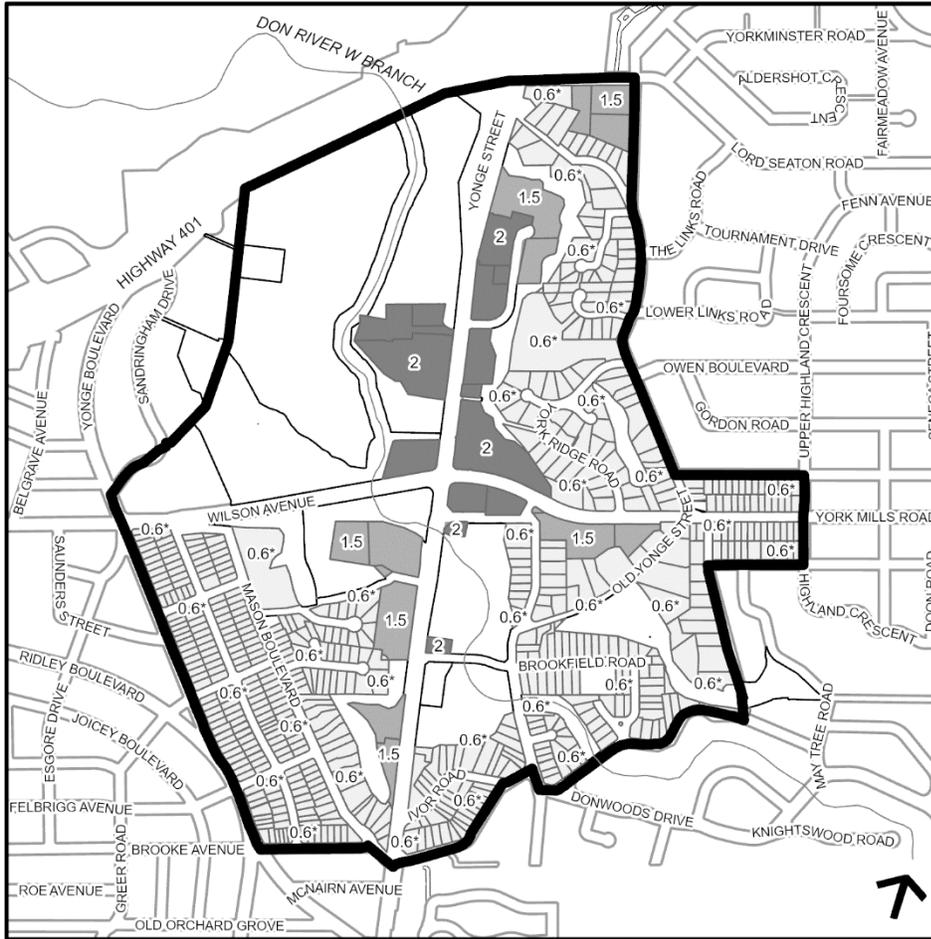
d) Minimum Densities

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

Map 1 – York Mills Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.5 FSI	 3.0 FSI
 0.6 FSI or 3 units*	 2.0 FSI	
 1.0 FSI or 3 units*	 2.5 FSI	

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

Schedule "6" to Amendment 544

SASP 640. Major Transit Station Areas – Sunnybrook Park Stop

a) Major Transit Station Area Delineation

The area surrounding and including the Sunnybrook Park LRT Stop is a major transit station area shown as the Sunnybrook Park Major Transit Station Area on Map 1.

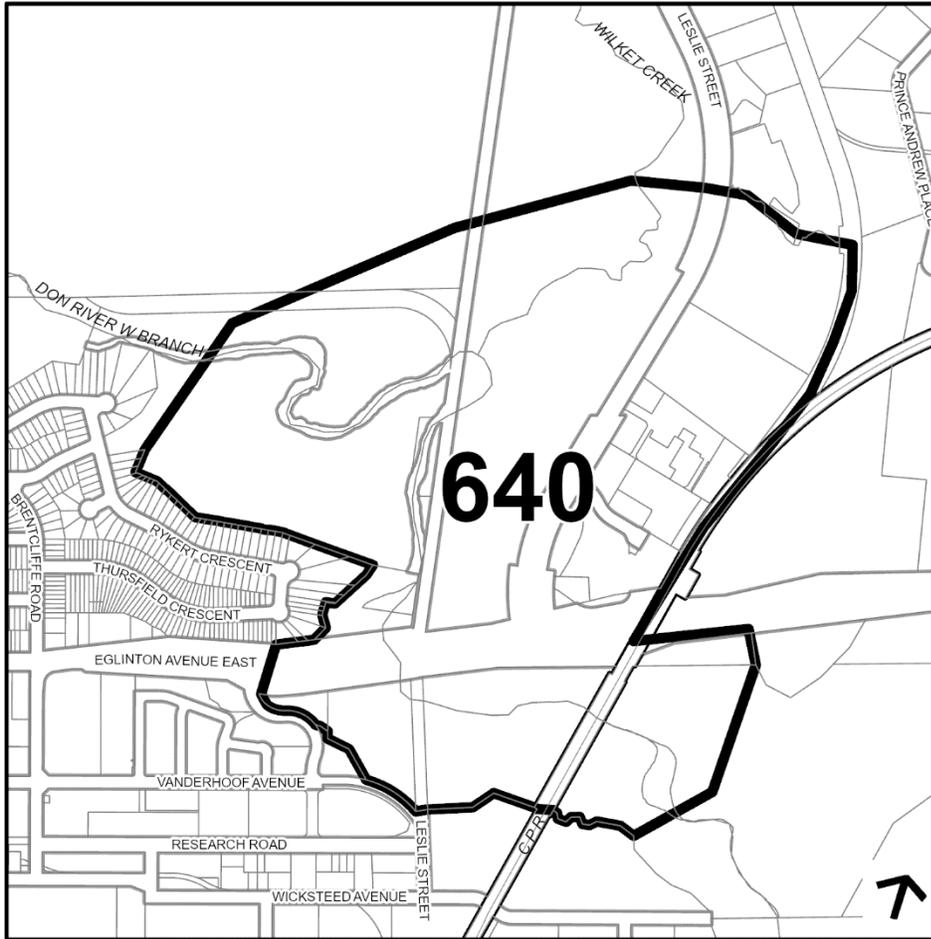
b) Residents and Jobs per Hectare

Existing and new development within the Major Transit Station Area – Sunnybrook Park Stop is planned for a minimum population and employment target of 67 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.

Map 1 – Sunnybrook Park Major Transit Station Area



Schedule "7" to Amendment 544

SASP 642. Protected Major Transit Station Area – York University Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing York University Subway Station is a protected major transit station area shown as the York University 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 – York University Station is planned for a minimum population and employment target of 96 residents and jobs combined per hectare.

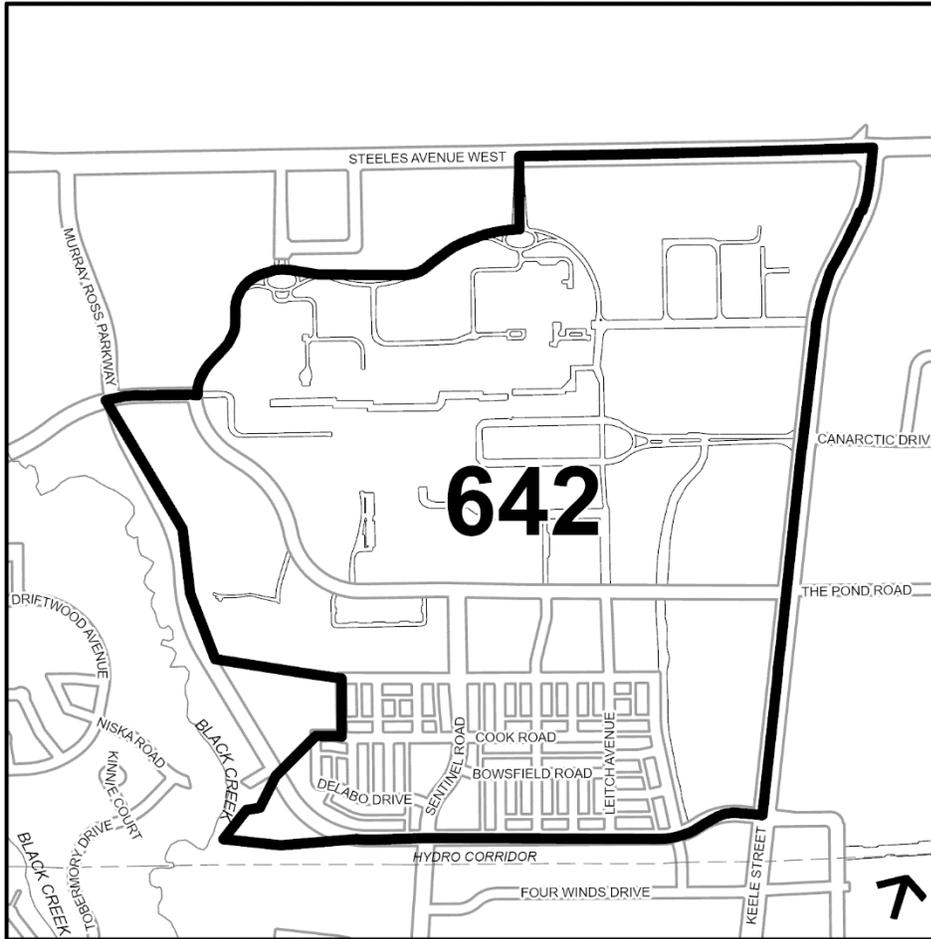
c) Authorized Uses of Land

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.

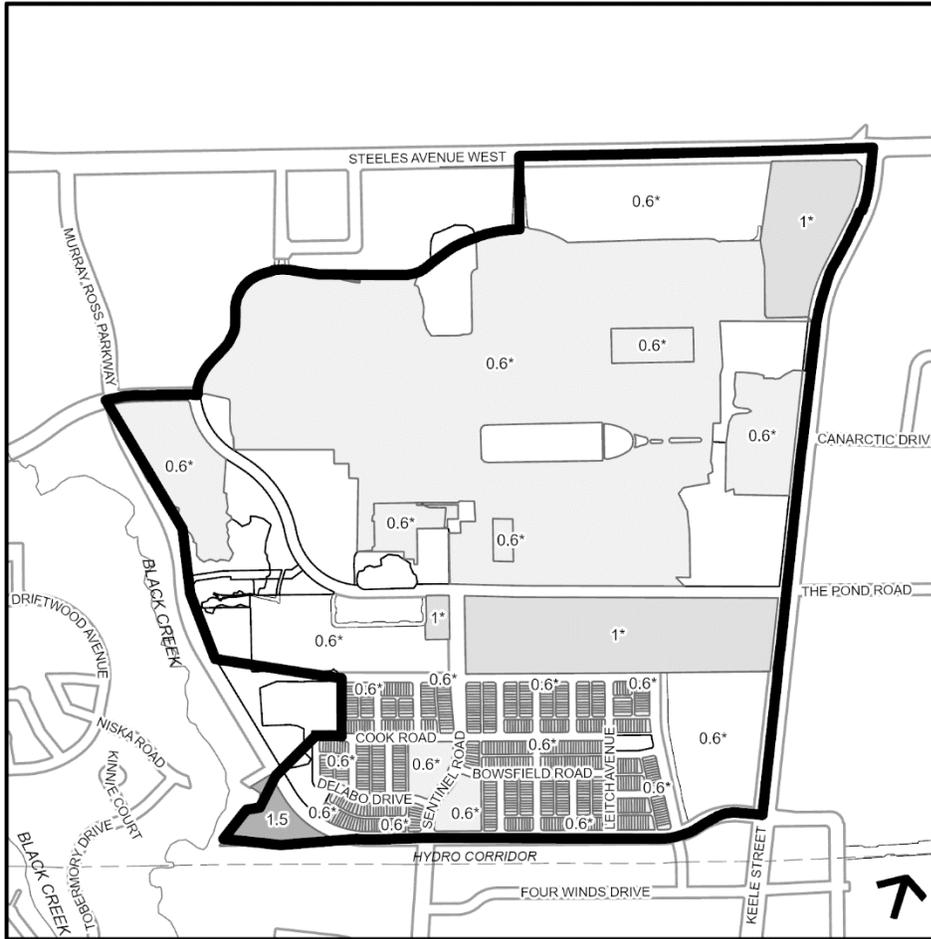
d) Minimum Densities

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

Map 1 – York University Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.5 FSI	 3.0 FSI
 0.6 FSI or 3 units*	 2.0 FSI	
 1.0 FSI or 3 units*	 2.5 FSI	

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

Schedule "8" to Amendment 544

SASP 643. Protected Major Transit Station Area – Pioneer Village Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Pioneer Village Subway Station is a protected major transit station area shown as the Pioneer Village 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 – Pioneer Village Station is planned for a minimum population and employment target of 57 residents and jobs combined per hectare.

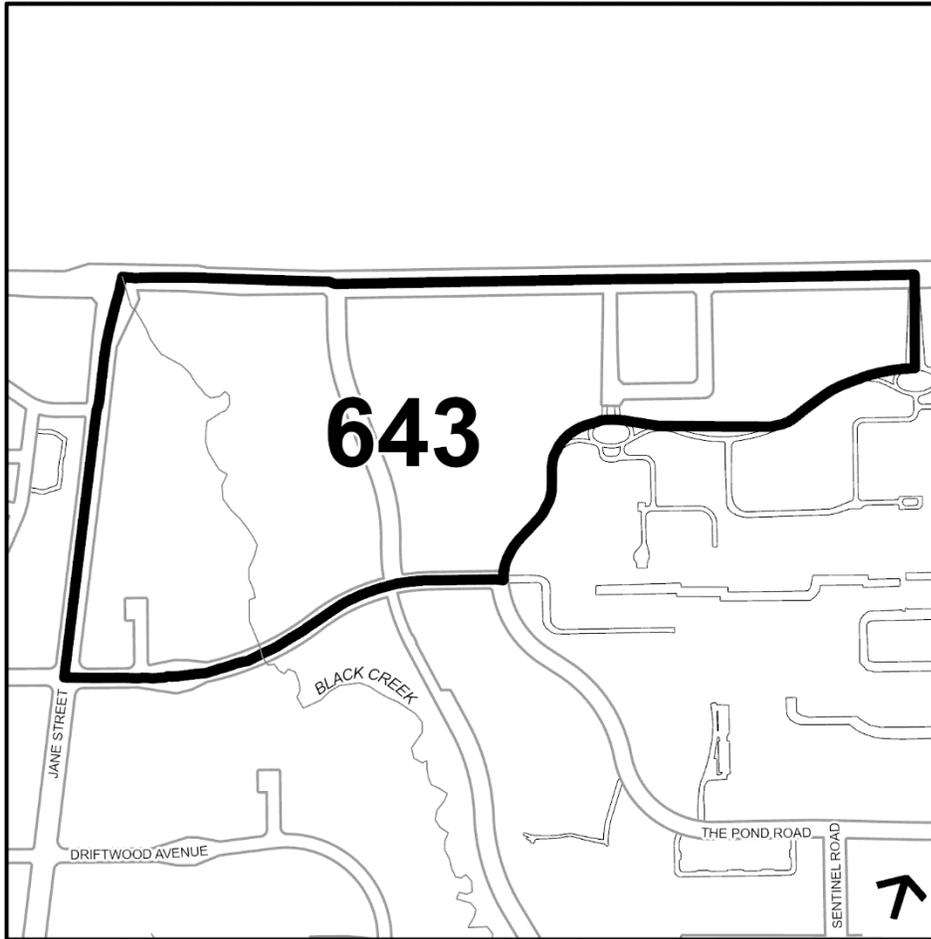
c) Authorized Uses of Land

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.

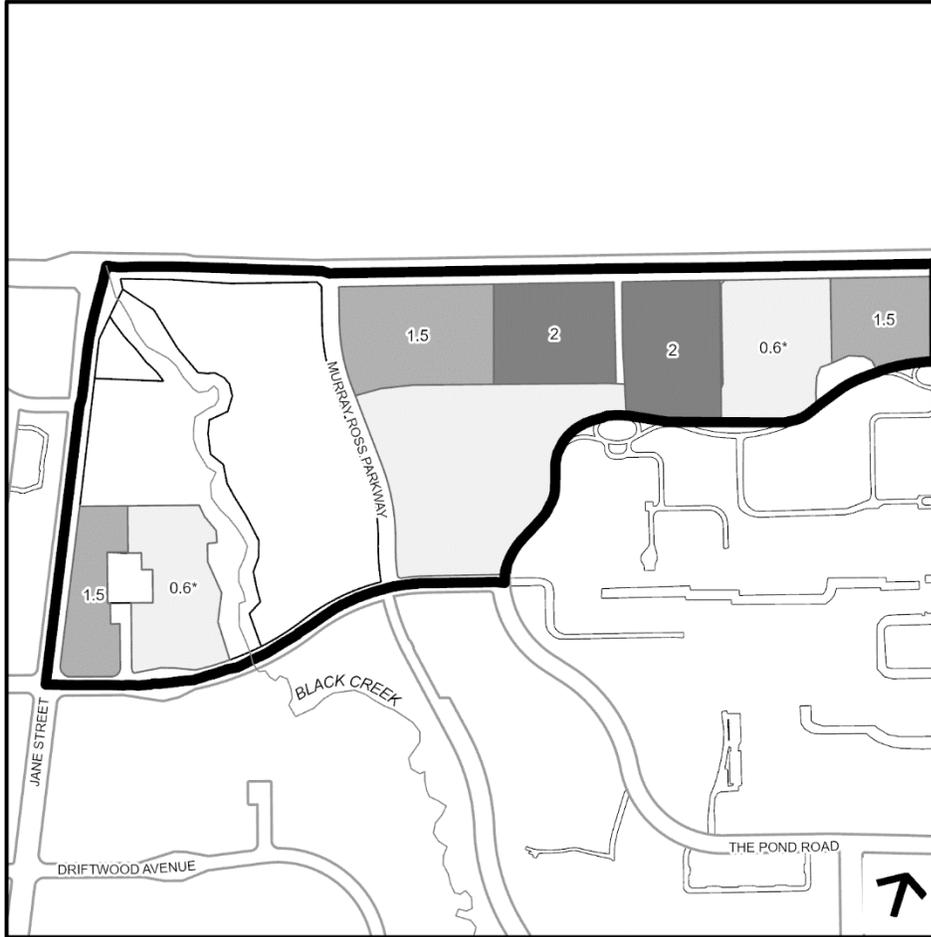
d) Minimum Densities

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

Map 1 – Pioneer Village Protected Major Transit Station Area



Map 2 – Minimum Densities, Pioneer Village Protected Major Transit Station Area



Minimum Density

0 FSI	1.5 FSI	3.0 FSI
0.6 FSI or 3 units*	2.0 FSI	
1.0 FSI or 3 units*	2.5 FSI	

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

Schedule "9" to Amendment 544**SASP 644. Major Transit Station Area – Rouge Hill Station****a) Major Transit Station Area Delineation**

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

b) Residents and Jobs per Hectare

Existing and new development within the Major Transit Station Area – Rouge Hill Station is planned for a minimum population and employment target of 79 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.

Schedule "10" to Amendment 544**SASP 645. Major Transit Station Area – Martin Grove Stop****a) Major Transit Station Area Delineation**

The area surrounding and including the Martin Grove LRT Stop is a major transit station area shown as the Martin Grove Major Transit Station Area on Map 1.

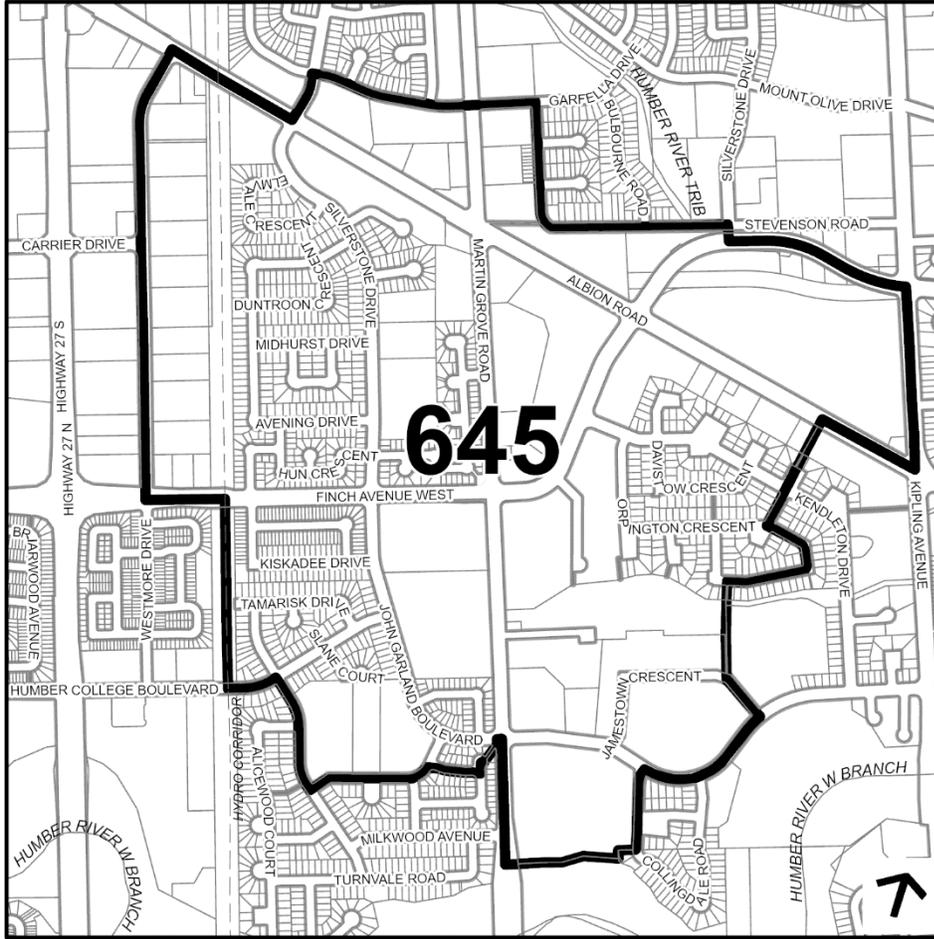
b) Residents and Jobs per Hectare

Existing and new development within the Major Transit Station Area – Martin Grove Stop is planned for a minimum population and employment target of 99 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.

Map 1 – Martin Grove Major Transit Station Area



Schedule "11" to Amendment 544

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 new development within the Protected Major Transit Station Area – Long Branch Station is planned for a minimum population and employment target of 78 residents and jobs combined per hectare.

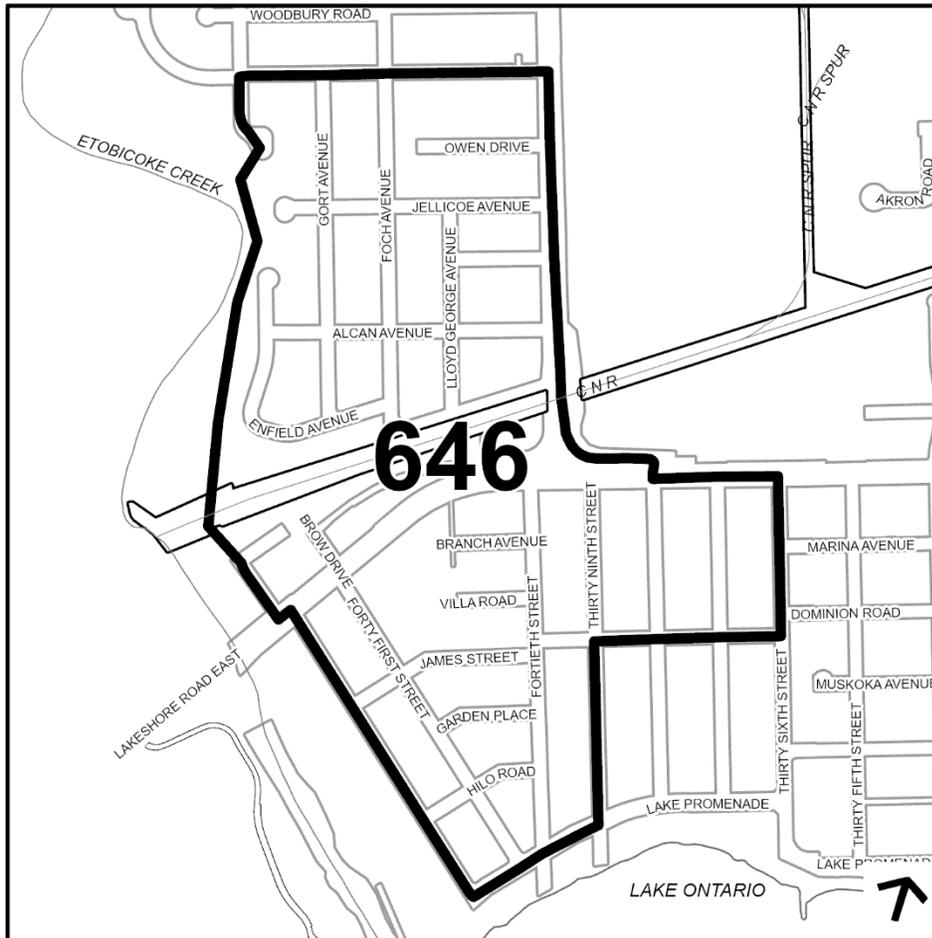
c) Authorized Uses of Land

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.

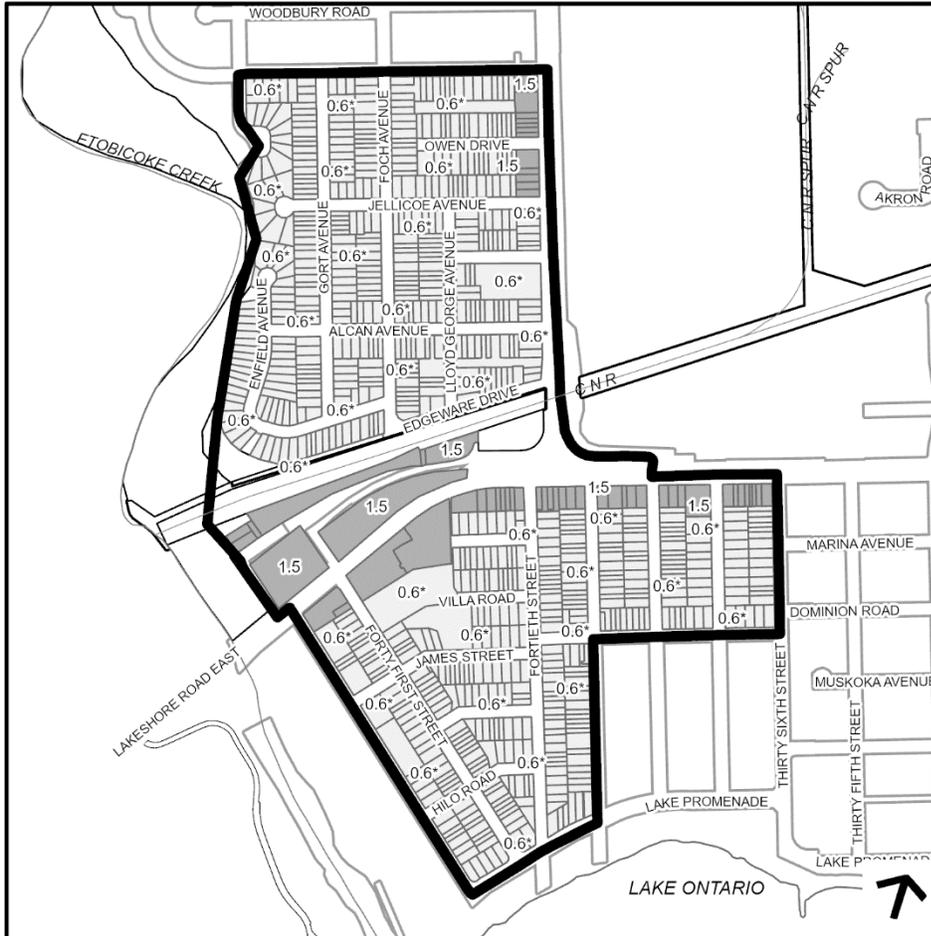
d) Minimum Densities

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

Map 1 – Long Branch Protected Major Transit Station Area



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



Minimum Density

 0 FSI	 1.5 FSI	 3.0 FSI
 0.6 FSI or 3 units*	 2.0 FSI	
 1.0 FSI or 3 units*	 2.5 FSI	

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