

Our Plan Toronto:

Major Transit Station Area Draft Delineations

Lower Density Target Request Report Item PH27.5

Gregg Lintern Chief Planner & Executive Director City Planning



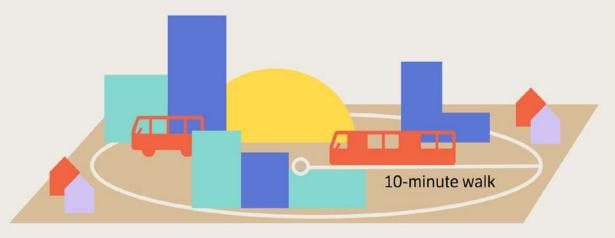
Staff Recommendation

- Use the draft Official Plan Amendments as a basis for consultation
- Bring forward a Final Report by second quarter of 2022



Our Plan Toronto Update

- Major Transit Station Areas reported todate
 - Keele-Finch (final 2)
 - o Downtown (draft 16)
 - o Keele-St. Clair (draft 1)
 - Lower Target requests (draft)
- Employment study and conversion requests (150 conversions)
- Environment and climate change
- Virtual engagement



M Toronto

PH14.4 REPORT FOR ACTION

Growth Plan Conformity and Municipal Comprehensive Review (MCR) – Work Plan

Date: May 19, 2020 To: Planning and Housing Committee From: Chief Planner and Executive Director, City Planning Wards: All

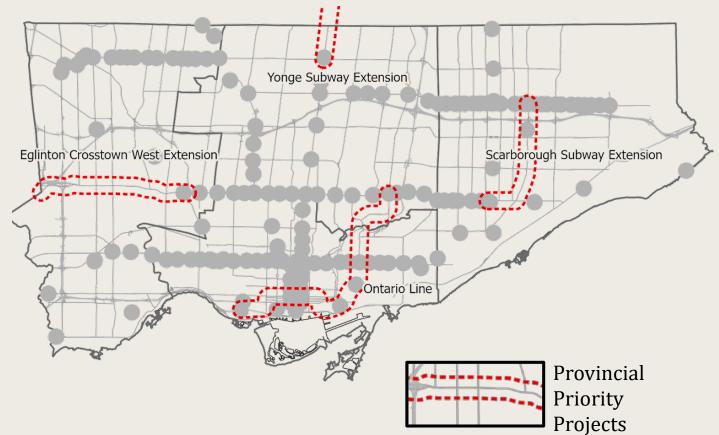
SUMMARY

This report outlines City Planning staffs recommended approach and work plan that will ultimately result in Official Plan Amendments required to align the Official Plan with the Province's A Place to Grow. Growth Plan for the Greater Golden Horseshee (2019) ("Growth Plan (2019)"). The updated Growth Plan was brought into effect on May 16, 2019.

The Planning Act requires that municipalities revise their official plan to ensure that it conforms to provincial plans. The Places to Grow Act requires that municipalities amend their official plan to conform to the Growth Plan. These provincially legislated requirements are satisfied through a Growth Plan conformity exercise and Municipal Comprehensive Review (MCR). The Minister of Municipal Affairs and Housing is the approval authority for the conformity exercise and MCR. There is no appeal of the Minister's approval. The Minister has established a deadline to achieve the required conformity exercise under the Places to Grow Act on to the July 1-202 this staffs. Council approved Work Plan (June 29, 2020)

180+ Major Transit Station Areas

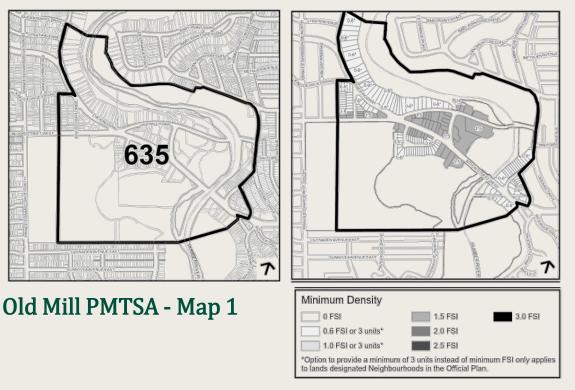
- Minimum density targets:
 - Subway: 200 people + jobs per ha
 - Light Rail Transit: 160 people + jobs per ha
 - GO: 150 people + jobs per ha
- Protected Major Transit Station Areas
 - o Ability to apply inclusionary zoning





Draft Official Plan Amendments (for consultation)

- Each station specific policy will include:
 - 1. Station area boundary maps and
 - 2. Minimum Planned Density Target and
 - 3. Permitted uses (Official Plan Land use designations)
- Protected Major Transit Station Areas
 - Minimum Development Density
 - Floor Space Index or
 - Minimum number of units in Neighbourhoods 3 units per lot



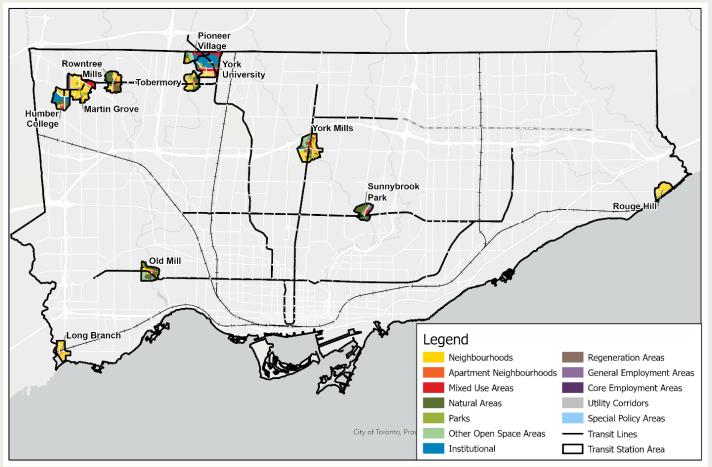
Old Mill PMTSA - Map 2



Lower Target Request



- Province allows municipalities to request lower targets, provided that:
 - Development is prohibited by provincial policy or severely restricted or
 - Low density, but high transit ridership
- Accounts for 6% of all MTSAs
 - o For consultation



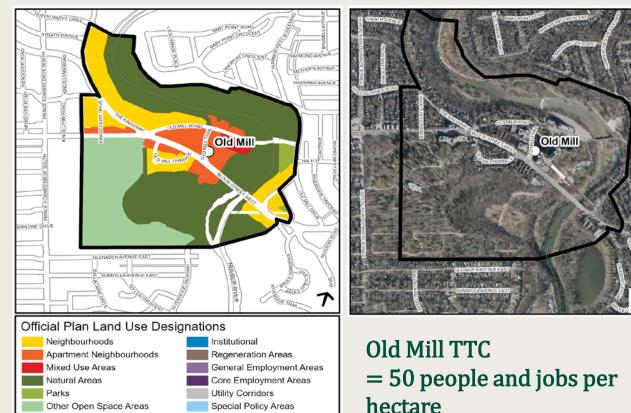


MTSAs / PMTSAs – lower target requests

Planning Rationale



- Absent a local area study or active development application(s) to increase density, the in-effect policies generate densities below the Province's targets
- MTSA densities are minimums and <u>do not</u> set maximum targets
 - Local area studies and application review do not preclude higher densities from occurring on a particular parcel.



Density Analysis - Preliminary

- To meet the required minimum density target (200 ppl+jobs/ha) = 20,000 people and jobs
 - o Within 22 hectares of developable lands
 - Development prohibited area: 78 hectares
- Equivalent to **3.5** approved Galleria Mall projects



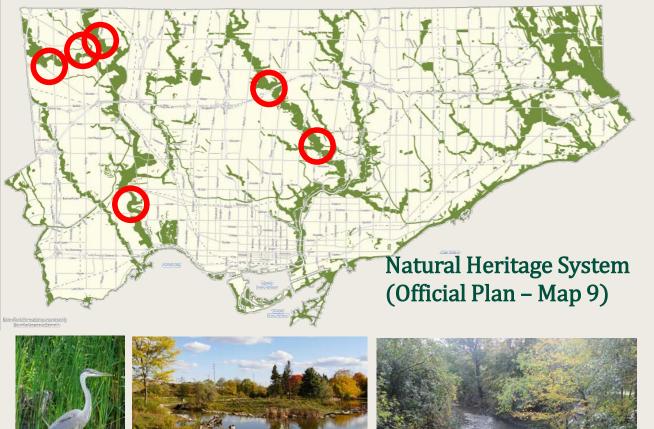
Source: Galleriaonthepark.com



Old Mill TTC

MTSA Overlap with Natural Heritage System

- Six station areas have significant overlap with the Green Space System
 - Natural features and areas shall be protected for the long term (PPS)
 - 1. Old Mill (50 ppl+jobs/ha)
 - **2. Humber College** (115 ppl+jobs/ha)
 - **3.** Rowntree Mills (80 ppl+jobs/ha)
 - **4.** Tobermory (85 ppl+jobs/ha)
 - 5. York Mills (85 ppl+jobs/ha)
 - 6. Sunnybrook Park (65 ppl+jobs/ha)





Sunnybrook Park



MTSAs with Low Density, but High Ridership

- Five station areas contain major trip generators, but exhibit low density
 - Province does not count students as "people or job per hectare"
 - **1.** York University (95 ppl+jobs/ha)
 - **2. Pioneer Village** (55 ppl+jobs/ha)
 - **3.** Rouge Hill (80 ppl+jobs/ha)
 - 4. Martin Grove (100 ppl+jobs/ha)
 - **5.** Long Branch (80 ppl+jobs/ha)



Source: Twitter @yorkuniversity

Keele Campus – 52,000 students, 2 stations: York University TTC = 95 people and jobs per hectare Pioneer Village TTC = 55 people and jobs per hectare



Next Steps

- Lower Target Request (11 stations)
 - o Host virtual engagement events
 - o Bring forward Final Report in Spring 2022
- Downtown Final report (16 stations)
 - Final Report to November P&H Committee
- Remaining stations (~150 stations)
 - Preliminary Reports Jan, Feb, Mar 2022
 - Final Reports Spring 2022

