



Our Plan Toronto: Major Transit Station Area Draft Delineations

– Lower Density Target Request Report Item PH27.5

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City Planning



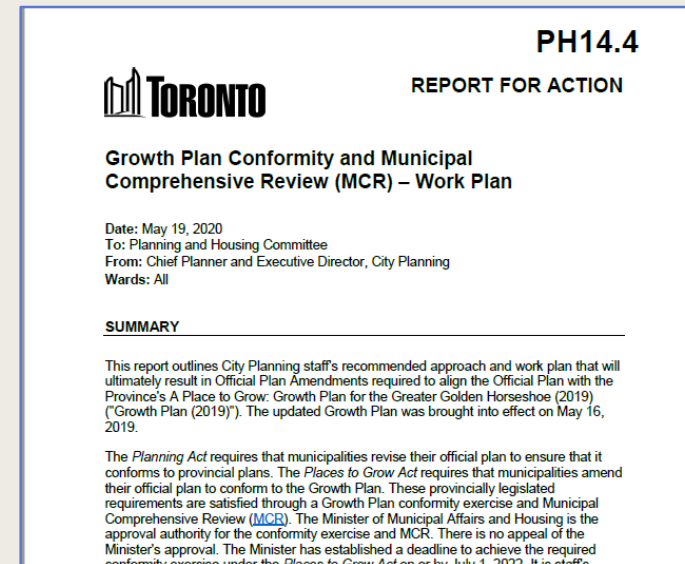
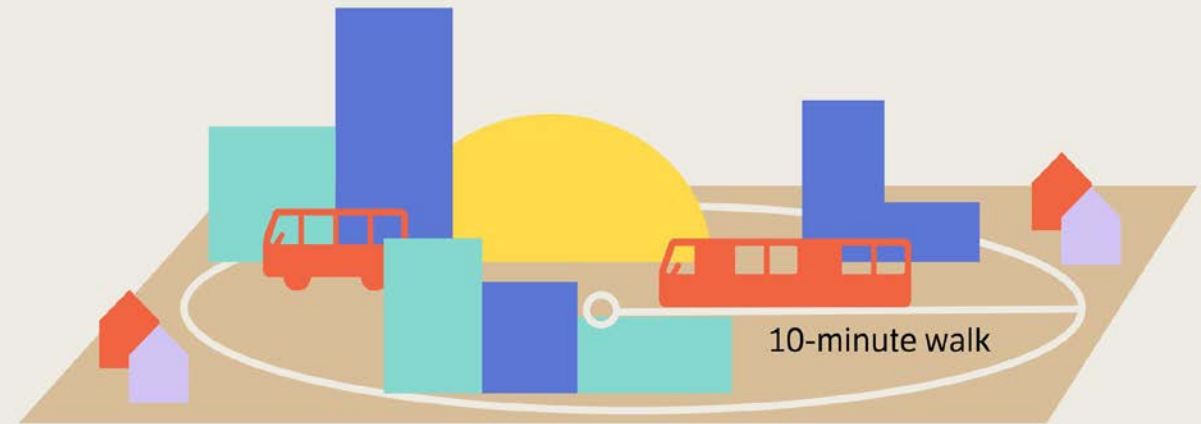
Staff Recommendation

- 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

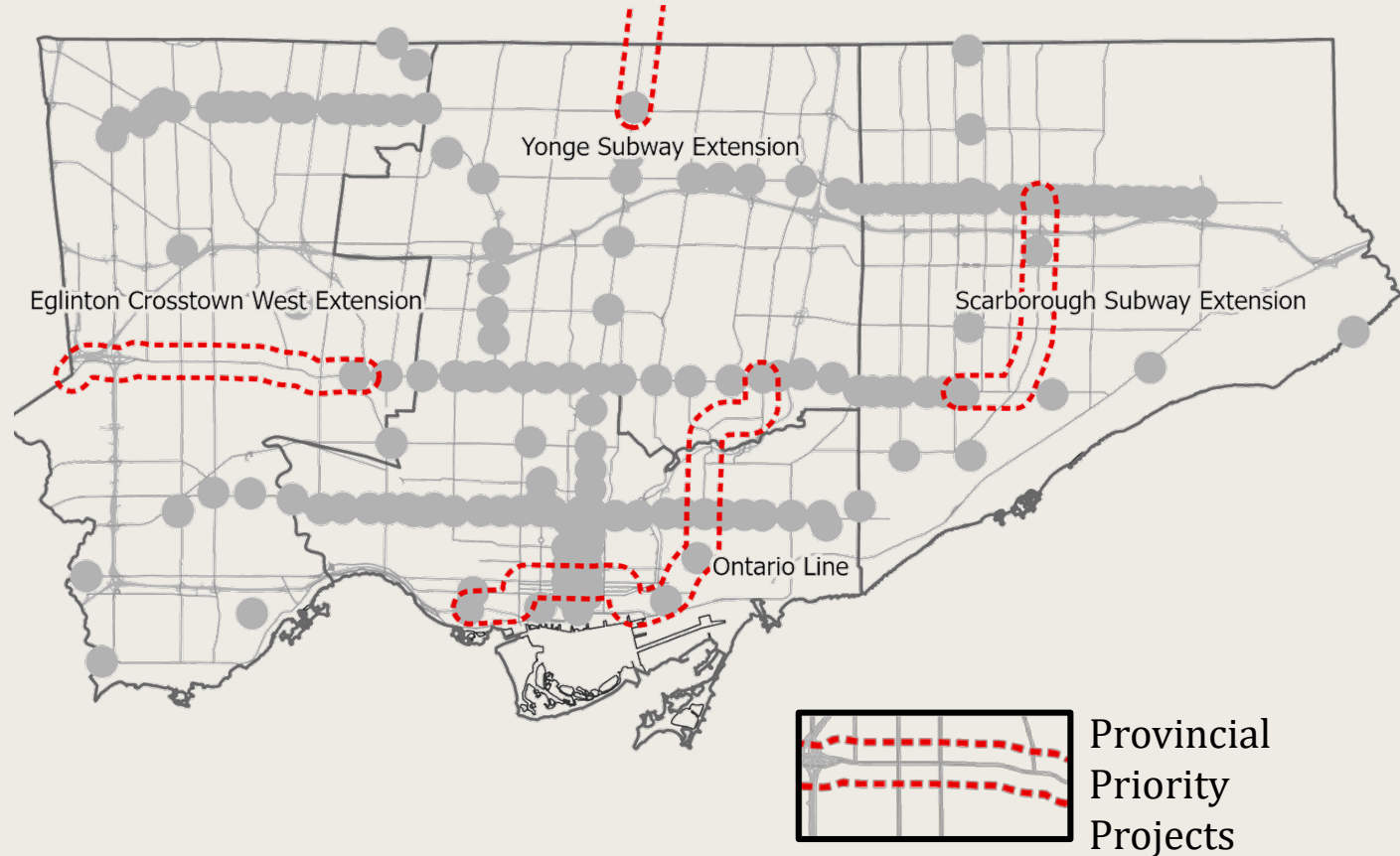
- Major Transit Station Areas reported to-date
 - Keele-Finch (final - 2)
 - Downtown (draft - 16)
 - Keele-St. Clair (draft - 1)
 - **Lower Target requests (draft)**
- Employment study and conversion requests (150 conversions)
- Environment and climate change
- Virtual engagement



**Council approved
Work Plan (June 29,
2020)**

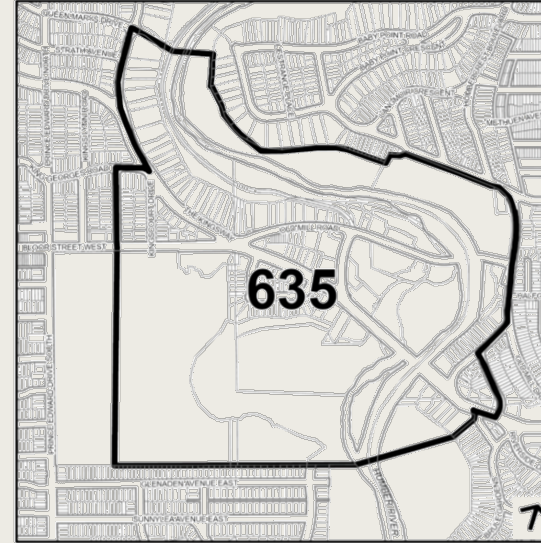
180+ Major Transit Station Areas

- 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
 - Ability to apply inclusionary zoning

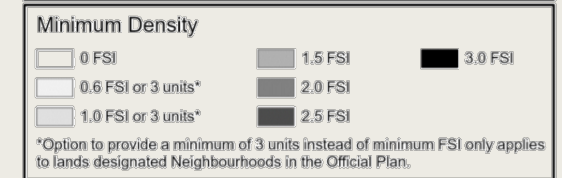
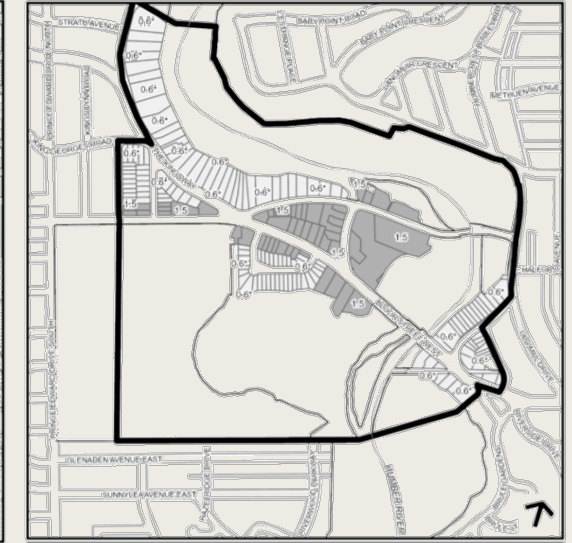


Draft Official Plan Amendments (for consultation)

- 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



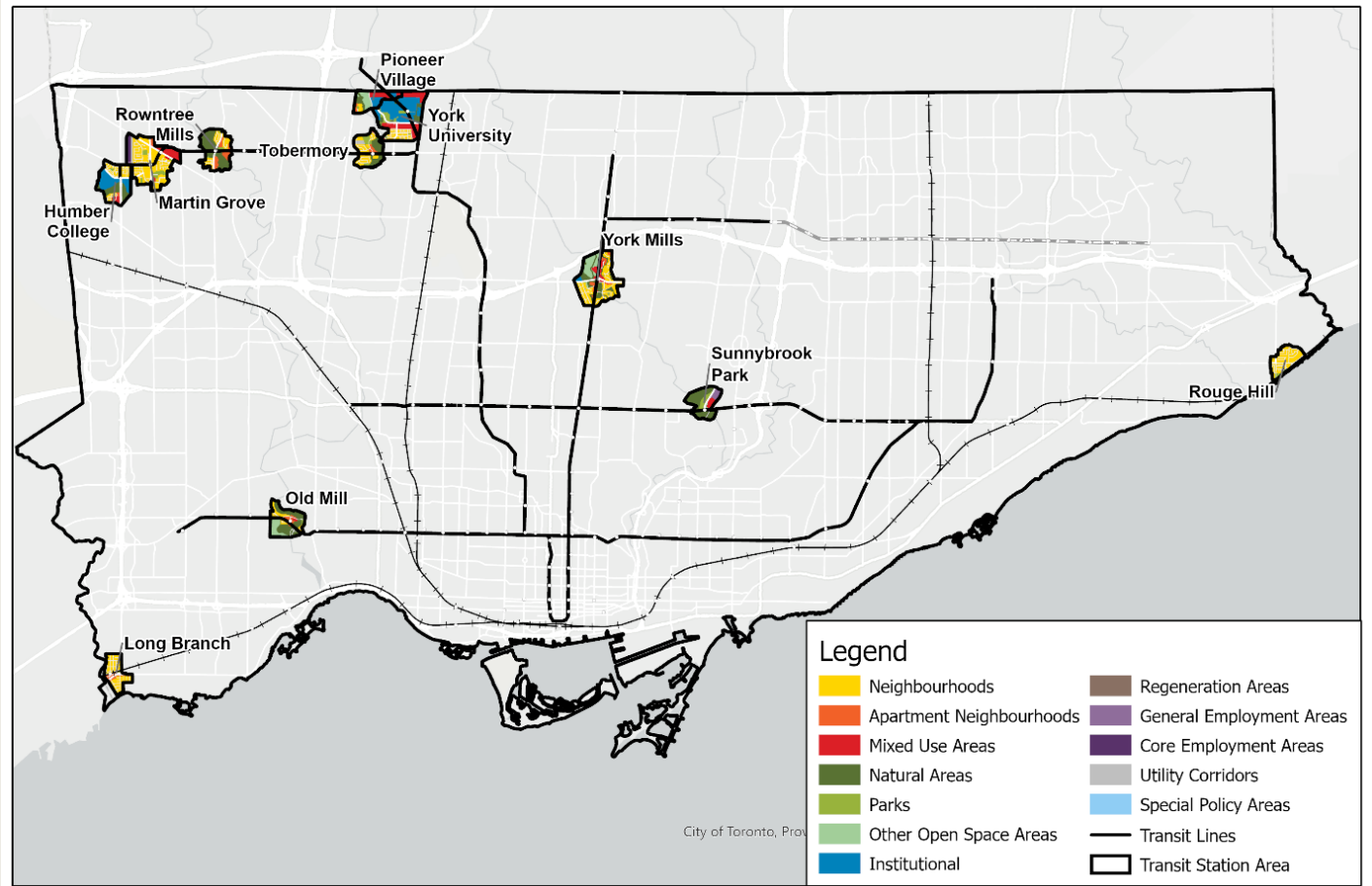
Old Mill PMTSA - Map 1



Old Mill PMTSA - Map 2

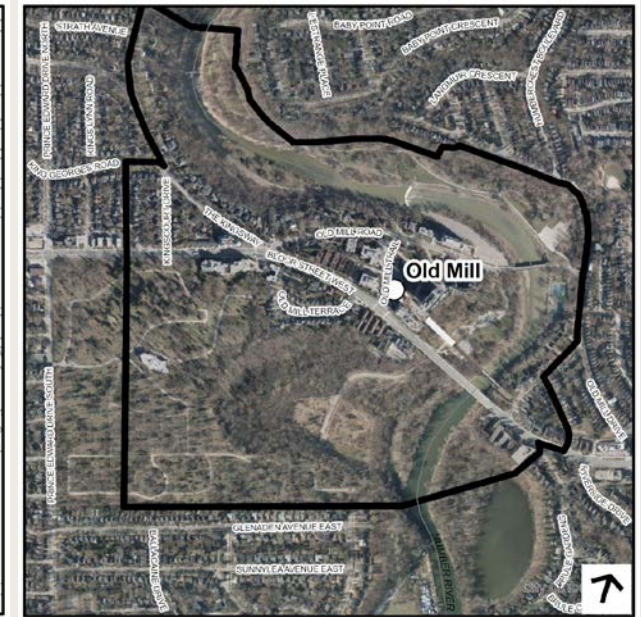
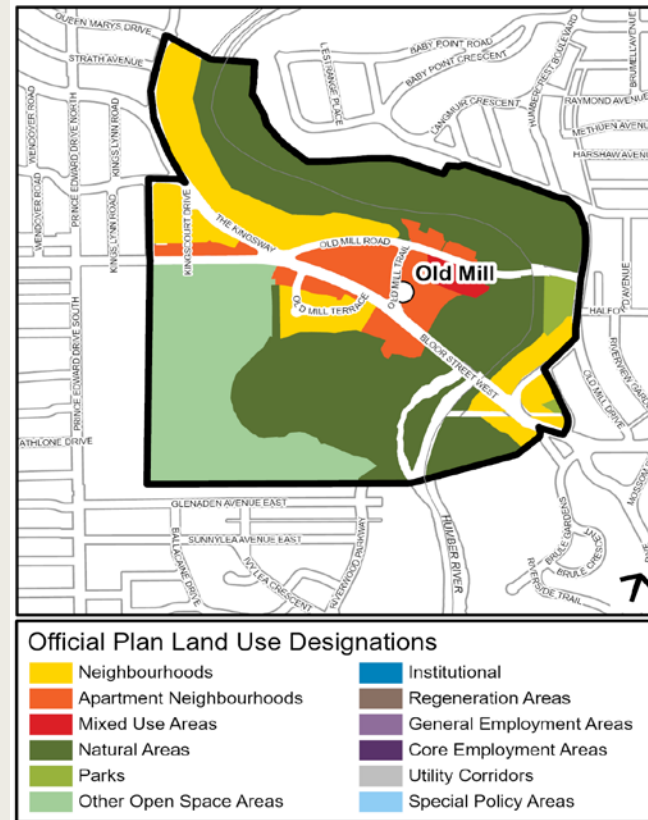
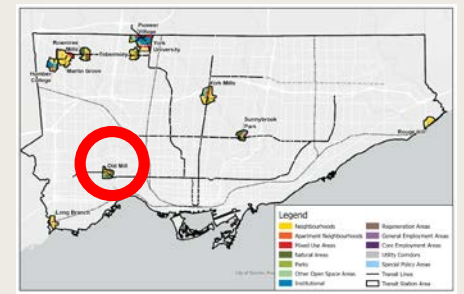
Lower Target Request

- 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
 - For consultation



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 **do not** set maximum targets
 - Local area studies and application review do not preclude higher densities from occurring on a particular parcel.



**Old Mill TTC
= 50 people and jobs per
hectare**

Density Analysis - Preliminary

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



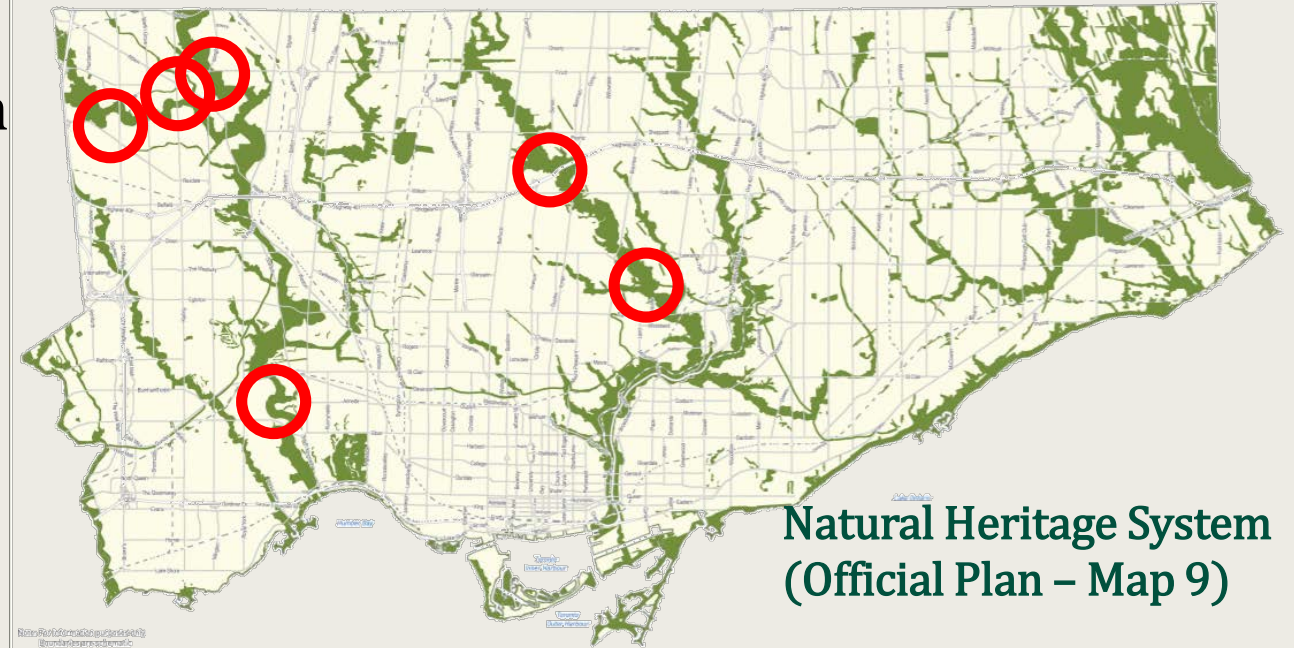
Source: Galleriaonthepark.com



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)



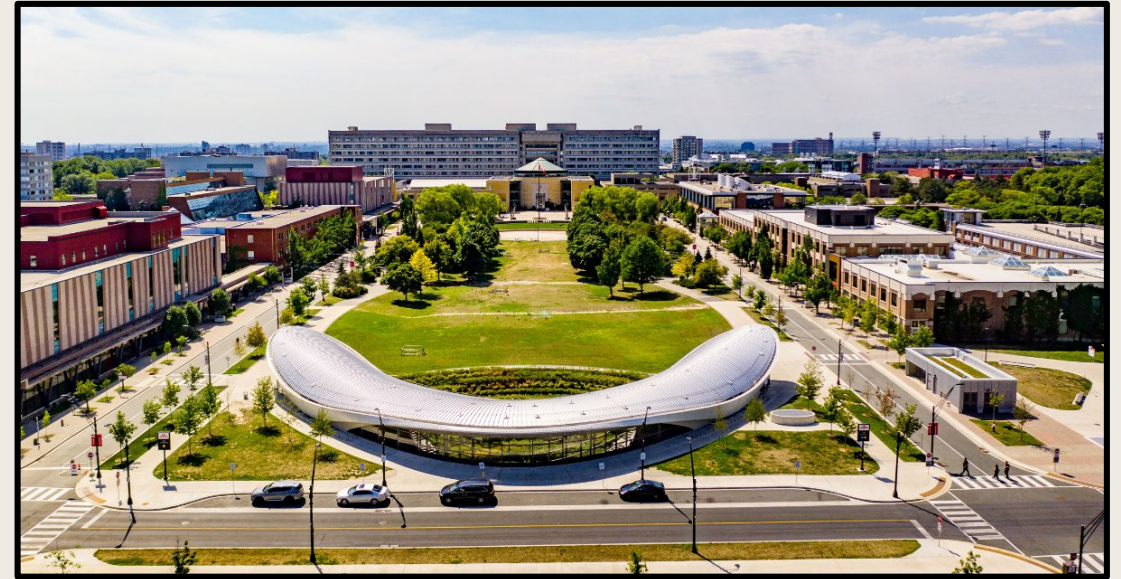
Humber Arboretum (IG: @humberarb)



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)**
 - Host virtual engagement events
 - 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

