Attachment 3: Draft OPA 540 - Bloor-Danforth Corridor PMTSAs

Authority: Planning and Housing Committee Item PH##.#, adopted by City of Toronto Council on [Month] [Day] and [Day], 2022

CITY OF TORONTO

Bill

BY-LAW -2022

To adopt Amendment 540 to the Official Plan for the City of Toronto with respect to the implementation of Major Transit Station Areas and Protected Major Transit Station Areas and associated maps.

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

Enacted and passed on [Month], 2022.

Frances Nunziata,

Speaker

John D. Elvidge, Interim City Clerk

(Seal of the City)

AMENDMENT 540 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: adding a Site and Area Specific Policy 614 as included in Schedule "1"; a. b. adding a Site and Area Specific Policy 615 as included in Schedule "2"; adding a Site and Area Specific Policy 616 as included in Schedule "3"; c. d. adding a Site and Area Specific Policy 617 as included in Schedule "4"; adding a Site and Area Specific Policy 618 as included in Schedule "5"; e. f. adding a Site and Area Specific Policy 619 as included in Schedule "6"; adding a Site and Area Specific Policy 620 as included in Schedule "7"; g. h. adding a Site and Area Specific Policy 621 as included in Schedule "8"; i. adding a Site and Area Specific Policy 622 as included in Schedule "9"; į. adding a Site and Area Specific Policy 623 as included in Schedule "10"; k. adding a Site and Area Specific Policy 649 as included in Schedule "11"; 1. adding a Site and Area Specific Policy 650 as included in Schedule "12"; adding a Site and Area Specific Policy 651 as included in Schedule "13"; m. adding a Site and Area Specific Policy 652 as included in Schedule "14"; n. adding a Site and Area Specific Policy 653 as included in Schedule "15"; o. adding a Site and Area Specific Policy 654 as included in Schedule "16"; p. q. adding a Site and Area Specific Policy 655 as included in Schedule "17"; adding a Site and Area Specific Policy 656 as included in Schedule "18"; r. adding a Site and Area Specific Policy 657 as included in Schedule "19"; s. t. adding a Site and Area Specific Policy 658 as included in Schedule "20"; adding a Site and Area Specific Policy 659 as included in Schedule "21"; u.

- v. adding a Site and Area Specific Policy 660 as included in Schedule "22";
- w. adding a Site and Area Specific Policy 661 as included in Schedule "23".

Schedule "1" to Amendment 540

SASP 614. Protected Major Transit Station Area – Broadview Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Broadview Subway Station is a Protected Major Transit Station Area shown as the Broadview 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 – Broadview 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 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

MORTIMER AVENUE

PRINCE EDWARD VIADUCT

DANFORTH AVENUE

BROWNING AVENUE

Map 1 – Broadview Protected Major Transit Station Area

NEALON AVENUE 0.5* 0.5 0.5 0.5* 0.5* GARNOCK AVENUE WOLFREYAVENUE 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.

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

Schedule "2" to Amendment 540

SASP 615. Protected Major Transit Station Area – Chester Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Chester Subway Station is a Protected Major Transit Station Area shown as the Chester 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 – Chester 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 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

DEARBOURNE AVENUE

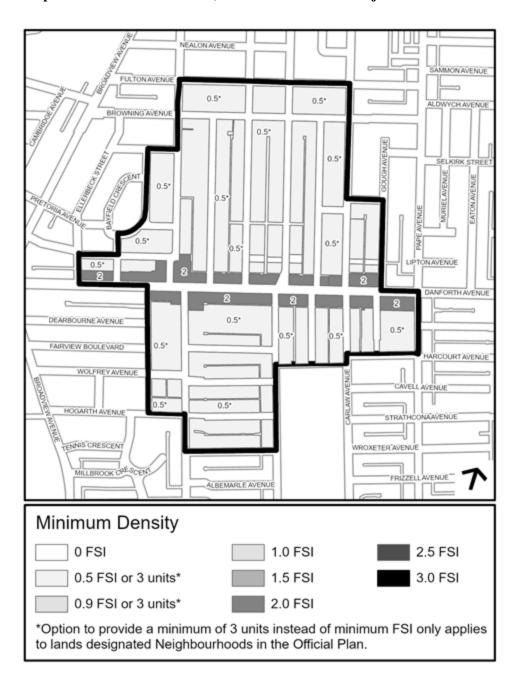
SAMMON AVENUE

SELVIEW STREET

SELVIEW STRE

Map 1 – Chester Protected Major Transit Station Area

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



Schedule "3" to Amendment 540

SASP 616. Protected Major Transit Station Area - Pape Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Pape Subway Station is a Protected Major Transit Station Area shown as the Pape Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

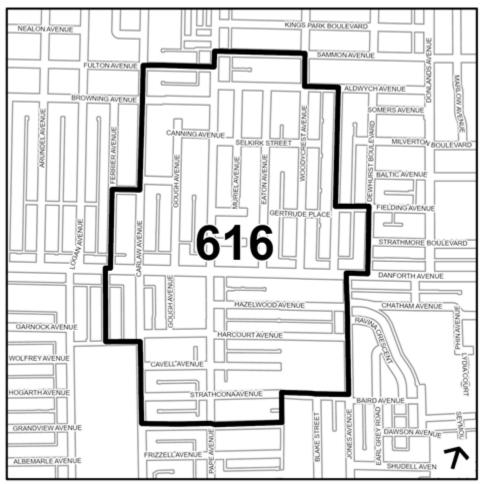
Existing and new development within the Protected Major Transit Station Area - Pape Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

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

Map 1 – Pape Protected Major Transit Station Area



KINGS PARK BOULEVARD FULTON AVENUE 0.5* 0.5* 0.5* 0.5* STRATHMORE BOULEVARD DANFORTH AVENUE CHATHAM AVENUE 0.5 0.5* WOLFREYAVENUE 0.5* 0.5* 0.5 GRANDVIEW AVENUE ALBEMARLE AVEN Minimum Density 0 FSI 1.0 FSI 2.5 FSI 0.5 FSI or 3 units* 3.0 FSI 1.5 FSI 0.9 FSI or 3 units* 2.0 FSI *Option to provide a minimum of 3 units instead of minimum FSI only applies

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

Schedule "4" to Amendment 540

SASP 617. Protected Major Transit Station Area – Donlands Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Donlands Subway Station is a Protected Major Transit Station Area shown as the Donlands Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

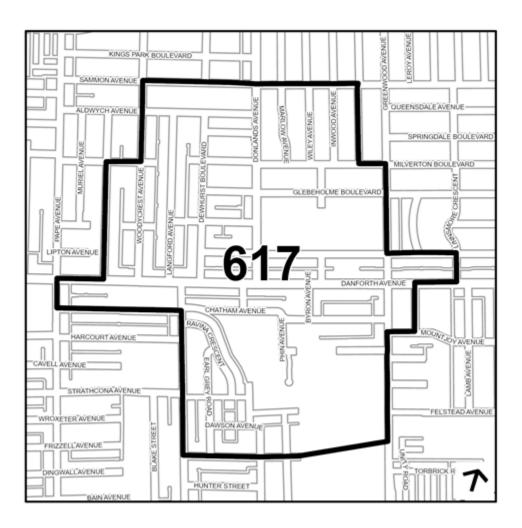
Existing and new development within the Protected Major Transit Station Area – Donlands Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

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

Map 1 – Donlands Protected Major Transit Station Area



OUEENSDALE AVENUE 0.5* 0.5* SPRINGDALE BOULEVARD 0.5* 0.5* 0.5 0.5* 0.5* STRATHCONAAVENUE HUNTER STREET 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.

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

Schedule "5" to Amendment 540

SASP 618. Protected Major Transit Station Area – Greenwood Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Greenwood Subway Station is a Protected Major Transit Station Area shown as the Greenwood Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

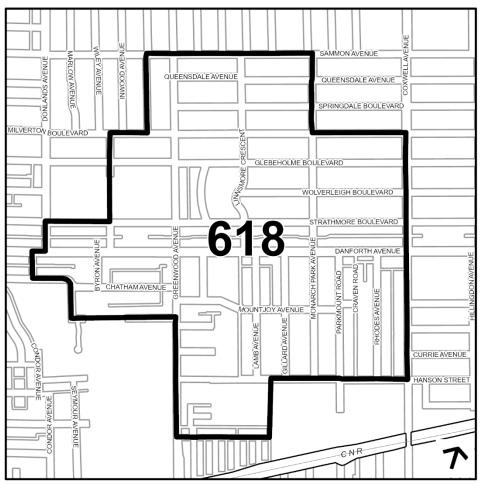
Existing and new development within the Protected Major Transit Station Area – Greenwood Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

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

Map 1 – Greenwood Protected Major Transit Station Area



QUEENSDALE AVENUE 0.5* SPRINGDALE BOULEVARD 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* URRIE AVENUE 0.5* 0.5* CNR 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.

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

Schedule "6" to Amendment 540

SASP 619. Protected Major Transit Station Areas - Coxwell Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Coxwell Subway Station is a Protected Major Transit Station Area shown as the Coxwell Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

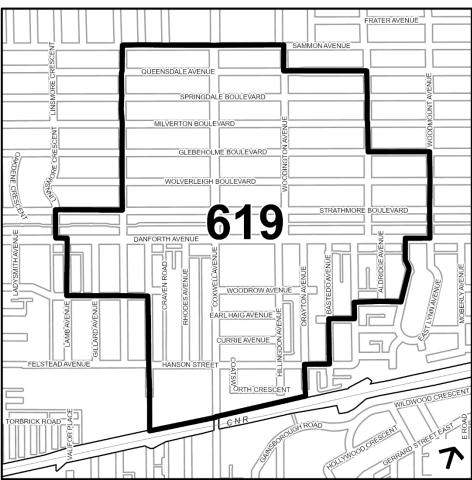
Existing and new development within the Protected Major Transit Station Area – Coxwell Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

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

Map 1 – Coxwell Protected Major Transit Station Area



FRATER AVENUE 0.5* SPRINGDALE BOULEVARD 0.5* 0.5* GLEBEHOLME BOULEVARD 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* CNR 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.

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

Schedule "7" to Amendment 540

SASP 620. Protected Major Transit Station Area - Woodbine Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Woodbine Subway Station is a Protected Major Transit Station Area shown as the Woodbine 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 – Woodbine 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 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

DUNKIRK ROAD

DORGE STEWNUE

D

Map 1 – Woodbine Protected Major Transit Station Area

DUNKIRK ROAD J 0.5* CREWE AVENUE WESTBROOK AVENUE SAMMON AVENUE 0.5* 0.5* 0.5* DONCASTER AVENUE 0.5* GATWICK AVENUE 0.5* NEWMARKETAVENUE 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* **0.5*** 0.5* WILDWOOD CRESCENT 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.

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

Schedule "8" to Amendment 540

SASP 621. Protected Major Transit Station Area – Main Street Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Main Street Subway Station is a Protected Major Transit Station Area shown as the Main Street 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 – Main Street 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

LUMSDEN AVENUE

CRESCONTINUE

CONTROL

CRESCONTINUE

CONTROL

CONT

Map 1 – Main Street Protected Major Transit Station Area

UMSDEN AVENUE CREWE AVENUE 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* **BECK AVENUE** 0.5* NORWOOD TERRACE 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

Map 2 – Minimum Densities, Main Street Protected Major Transit Station Area

Schedule "9" to Amendment 540

SASP 622. Protected Major Transit Station Area – Victoria Park Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Victoria Park Subway Station is a Protected Major Transit Station Area shown as the Victoria Park Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

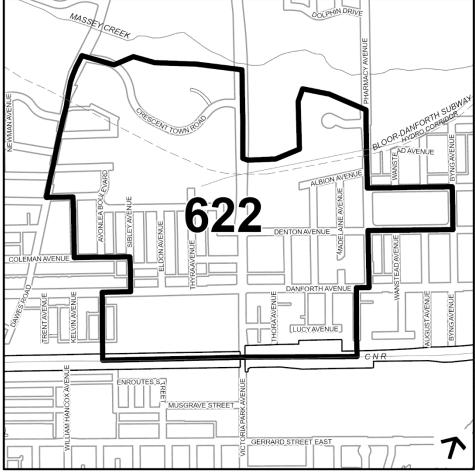
Existing and new development within the Protected Major Transit Station Area – Victoria Park Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

c) Authorized Uses of Land

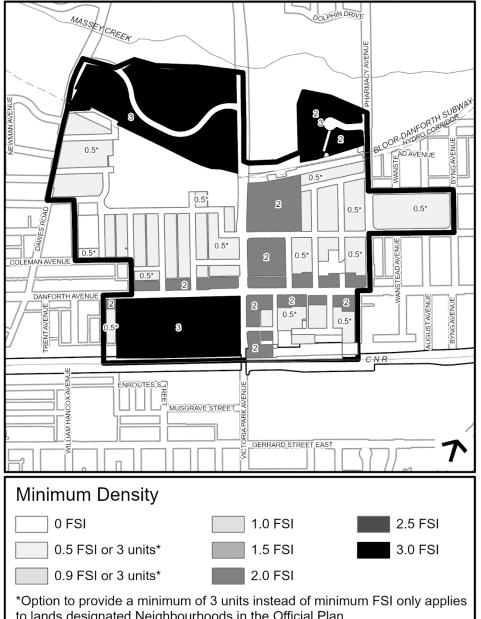
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Victoria Park Protected Major Transit Station Area



Map 2 – Minimum Densities, Victoria Park Protected Major Transit Station Area OLPHIN DRIVE



Schedule "10" to Amendment 540

SASP 623. Protected Major Transit Station Area – Danforth GO Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Danforth GO Station is a Protected Major Transit Station Area shown as the Danforth GO Protection Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

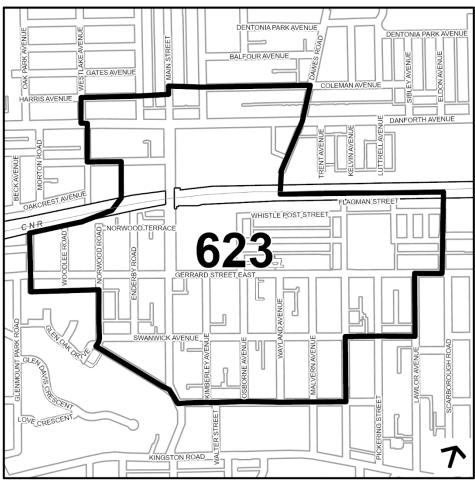
Existing and new development within the Protected Major Transit Station Area – Danforth GO Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

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

Map 1 – Danforth GO Protected Major Transit Station Area



DENTONIA PARK AVENUE GATES AVENUE BALFOUR AVENUE 3 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* 0.5* LOVE CRESCENT 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.

Map 2 - Minimum Densities, Danforth GO Protected Major Transit Station Area

Schedule "11" to Amendment 540

SASP 649. Protected Major Transit Station Area – Castle Frank Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Castle Frank Subway Station is a Protected Major Transit Station Area shown as the Castle Frank 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 – Castle Frank 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 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

SOUTH DRIVE

SOUTH DRIVE

SOUTH DRIVE

SOUTH DRIVE

AND SEGME VALUE VROAD

AND SEGME VALUE VROAD

AND STREET EAST

HOWARD STREET

SABELLA STREET

SABELLA STREET

AND AND STREET

BROSSECT STREET

AND AND STREET

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Map 1 – Castle Frank Protected Major Transit Station Area

0.5* 0.5* ROSEDALE VALLEY! 0.5* BLOOR STREET EAST 0.5* SELBY STREET
LINDEN STREET PROSPECT STREET 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

Map 2 – Minimum Densities, Castle Frank Protected Major Transit Station Area

Schedule "12" to Amendment 540

SASP 650. Protected Major Transit Station Area – Jane Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Jane Subway Station is a Protected Major Transit Station Area shown as the Jane Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and new development within the Protected Major Transit Station Area – Jane 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 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

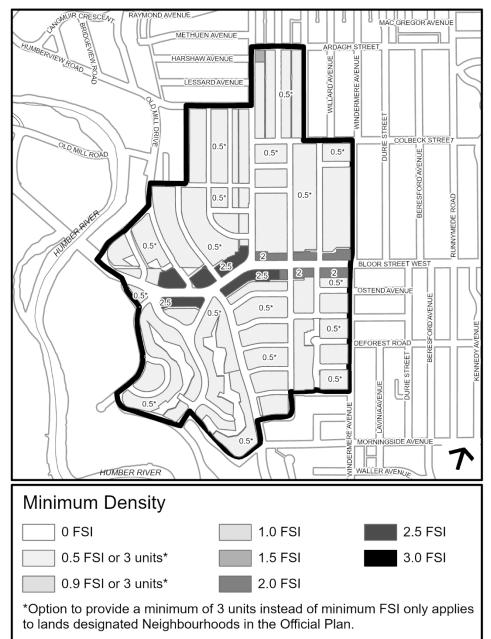
METHUEN AVENUE

METHUEN AVENUE

MAC GREGOR AVENUE

Map 1 – Jane Protected Major Transit Station Area

HUMBER RIVER



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

Schedule "13" to Amendment 540

SASP 651. Protected Major Transit Station Area – Runnymede Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Runnymede Subway Station is a Protected Major Transit Station Area shown as the Runnymede Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

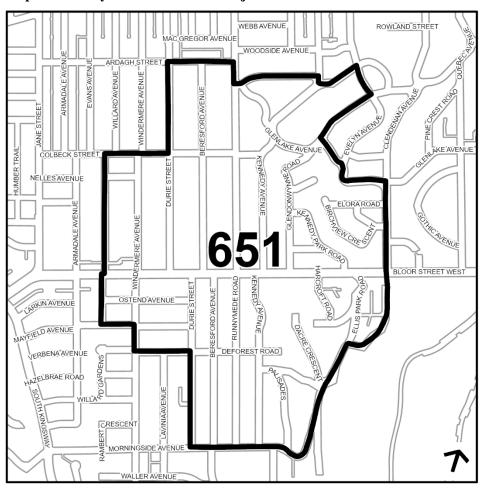
Existing and new development within the Protected Major Transit Station Area – Runnymede Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

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

Map 1 – Runnymede Protected Major Transit Station Area



ROWLAND STREET WEBB AVENUE 0.5* NELLES AVENUE 0.5* 0.5* 0.5* 0.5* LARKIN AVENUE YFIELD AVENUE 0.5* VERBENA AVENUE Minimum Density 0 FSI 1.0 FSI 2.5 FSI

1.5 FSI

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.

3.0 FSI

0.5 FSI or 3 units*

0.9 FSI or 3 units*

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

Schedule "14" to Amendment 540

SASP 652. Protected Major Transit Station Area - High Park Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing High Park Subway Station is a Protected Major Transit Station Area shown as the High Park Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

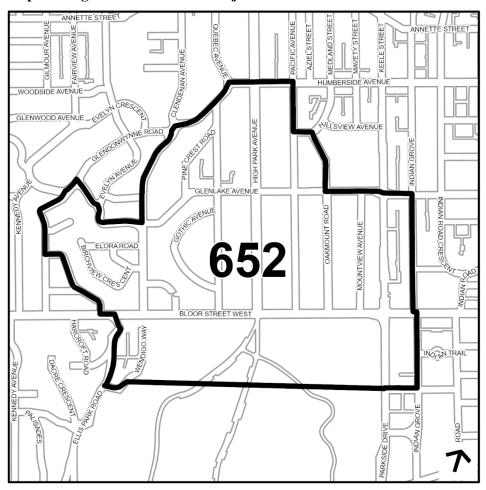
Existing and new development within the Protected Major Transit Station Area – High Park Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

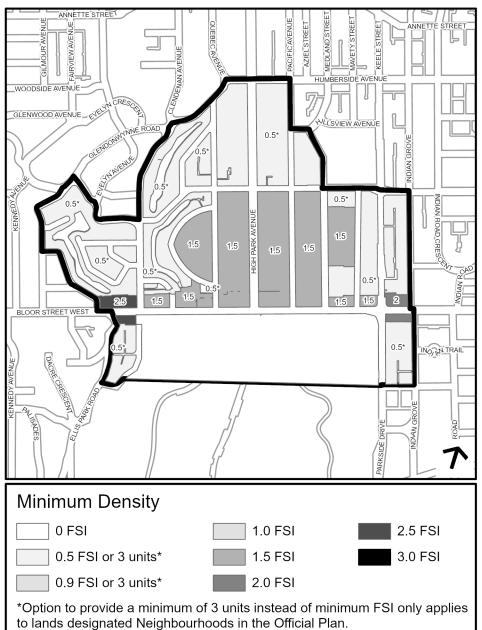
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – High Park Protected Major Transit Station Area



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



Schedule "15" to Amendment 540

SASP 653. Protected Major Transit Station Area – Keele Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Keele Subway Station is a Protected Major Transit Station Area shown as the Keele Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

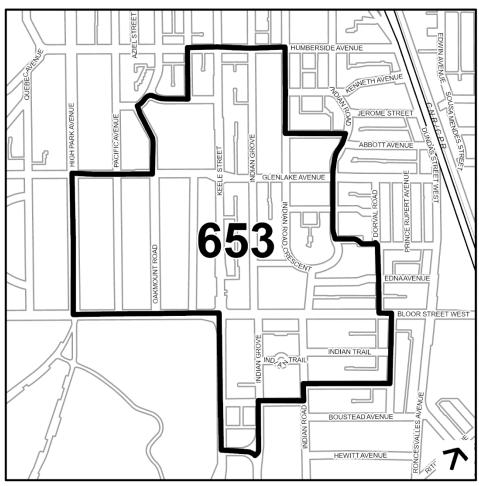
Existing and new development within the Protected Major Transit Station Area – Keele Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

c) Authorized Uses of Land

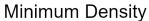
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Keele Protected Major Transit Station Area



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



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 "16" to Amendment 540

SASP 654. Protected Major Transit Station Area – Dundas West Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

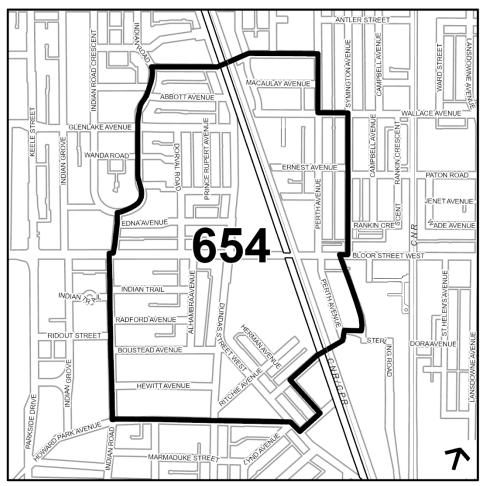
Existing and new development within the Protected Major Transit Station Area – Dundas West Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

c) Authorized Uses of Land

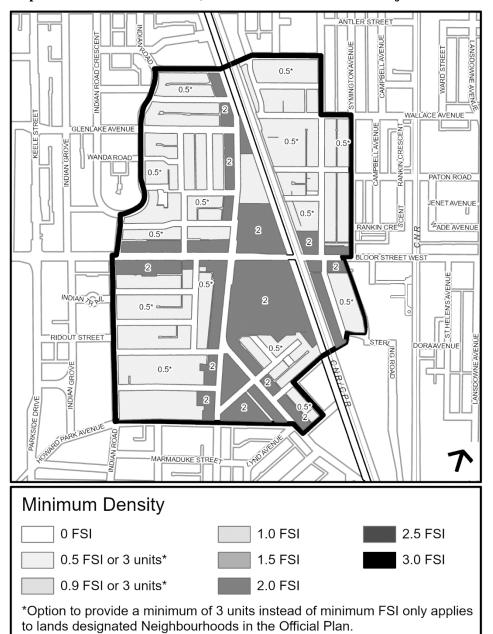
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Dundas West Protected Major Transit Station Area



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



Schedule "17" to Amendment 540

SASP 655. Protected Major Transit Station Area – Bloor GO Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Bloor GO Station is a Protected Major Transit Station Area shown as the Bloor GO Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

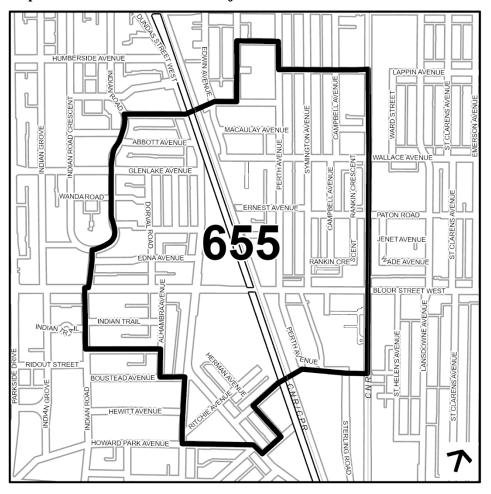
Existing and new development within the Protected Major Transit Station Area – Bloor GO Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

c) Authorized Uses of Land

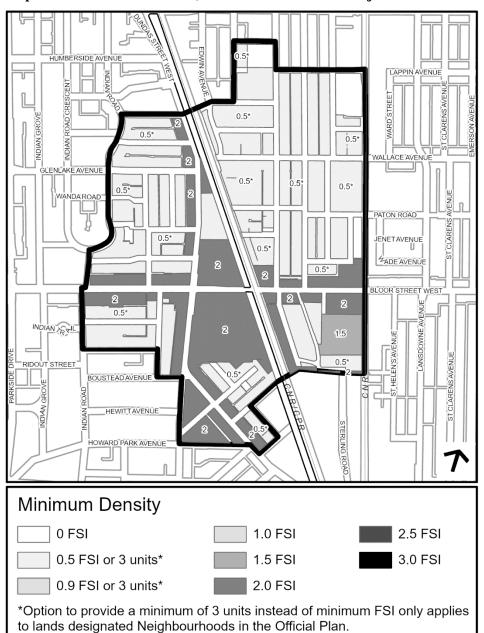
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Bloor GO Protected Major Transit Station Area



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



Schedule "18" to Amendment 540

SASP 656. Protected Major Transit Station Area – Bloor-Lansdowne GO Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Bloor-Lansdowne GO Station is a Protected Major Transit Station Area shown as the Bloor-Lansdowne GO 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-Lansdowne GO 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

ABBOTTAVENUE

ABBOTTAVENUE

GLENLAKE AVENUE

GLENLAKE AVE

Map 1 – Bloor-Lansdowne GO Major Transit Station Area

ARMSTRONG AVENUE

ARMSTRONG AV

1.0 FSI

1.5 FSI

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.

2.5 FSI

3.0 FSI

0 FSI

0.5 FSI or 3 units*

0.9 FSI or 3 units*

Map 2 – Minimum Densities, Bloor-Lansdowne GO Protected Major Transit Station Area

Schedule "19" to Amendment 540

SASP 657. Protected Major Transit Station Area – Lansdowne Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Lansdowne Subway Station is a Protected Major Transit Station Area shown as the Lansdowne Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

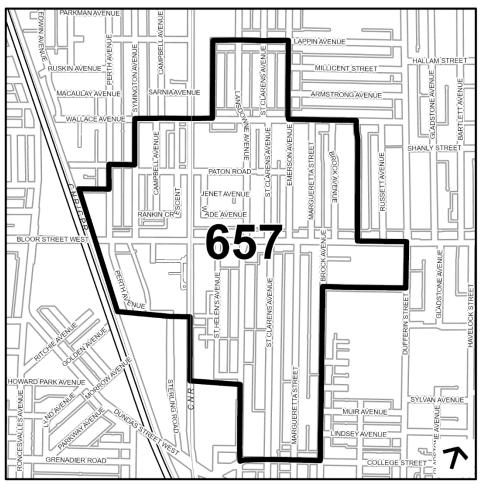
Existing and new development within the Protected Major Transit Station Area – Lansdowne Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

c) Authorized Uses of Land

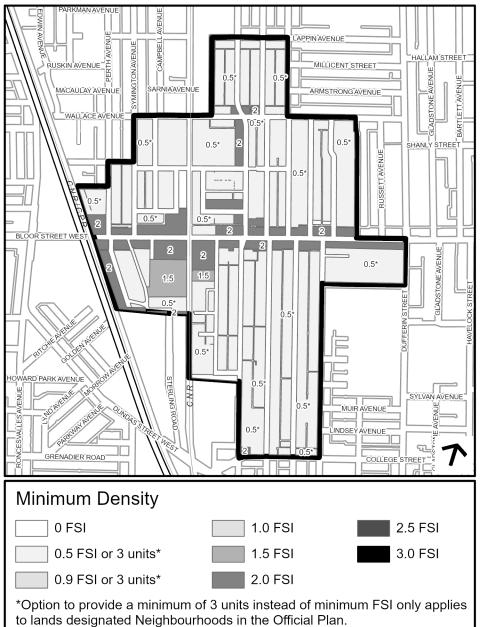
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Lansdowne Protected Major Transit Station Area



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



Schedule "20" to Amendment 540

SASP 658. Protected Major Transit Station Area – Dufferin Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Dufferin Subway Station is a Protected Major Transit Station Area shown as the Dufferin 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 – Dufferin 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

WALCACE AVENUE

PATON ROAD AVENUE

JENET AVE

Map 1 – Dufferin Protected Major Transit Station Area

0.5* 0.5* 0.5* ZADE AVENUE _ 2 0.5* 0.5* DEWSON STREE LINDSEYAVENUE Minimum Density 0 FSI 1.0 FSI 2.5 FSI

1.5 FSI

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.

3.0 FSI

0.5 FSI or 3 units*

0.9 FSI or 3 units*

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

Schedule "21" to Amendment 540

SASP 659. Protected Major Transit Station Area - Ossington Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Ossington Subway Station is a Protected Major Transit Station Area shown as the Ossington Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

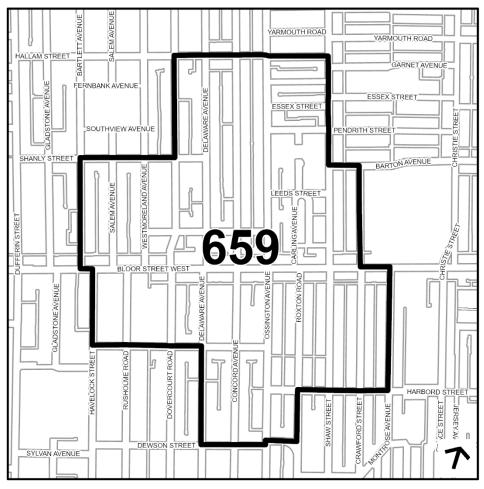
Existing and new development within the Protected Major Transit Station Area – Ossington Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

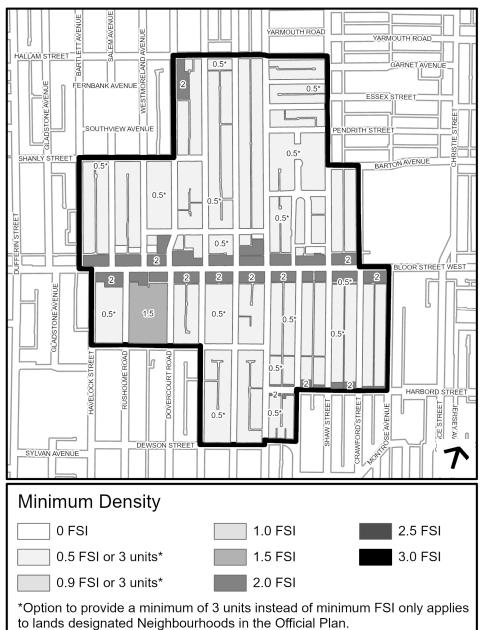
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Ossington Protected Major Transit Station Area



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



Schedule "22" to Amendment 540

SASP 660. Protected Major Transit Station Area – Christie Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Christie Subway Station is a Protected Major Transit Station Area shown as the Christie Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

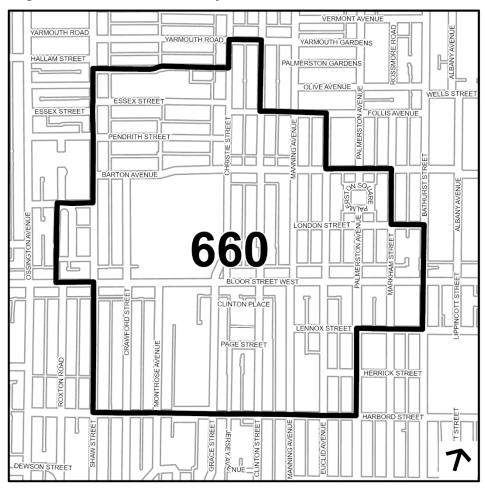
Existing and new development within the Protected Major Transit Station Area – Christie Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

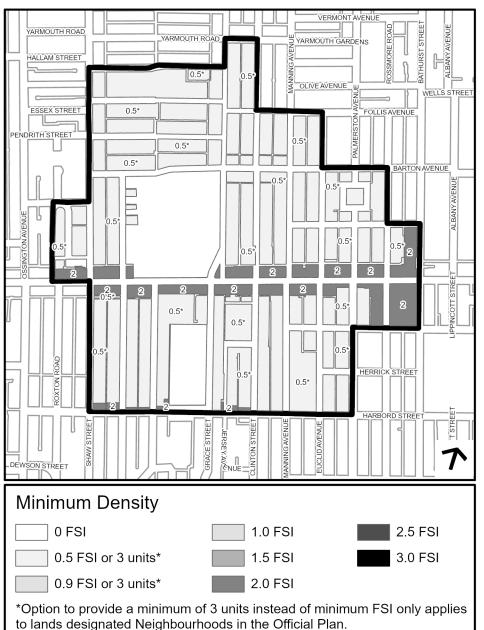
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Christie Protected Major Transit Station Area



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



Schedule "23" to Amendment 540

SASP 661. Protected Major Transit Station Area – Bathurst Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Bathurst Subway Station is a Protected Major Transit Station Area shown as the Bathurst Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

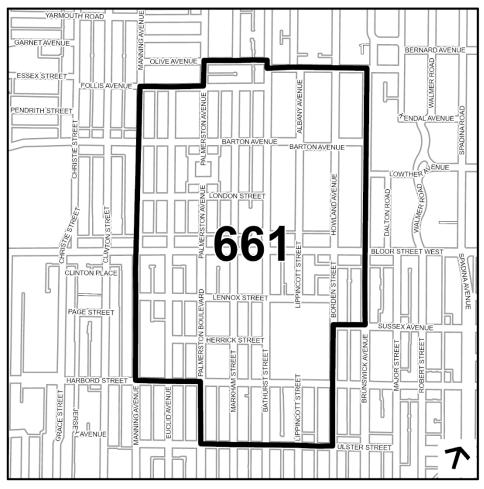
Existing and new development within the Protected Major Transit Station Area – Bathurst Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

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

Map 1 – Bathurst Protected Major Transit Station Area



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

