

**PH30.3**

**Our Plan Toronto:**

**Protected Major Transit Station  
Area Delineations –**

**Downtown and City-wide  
Interpretation Policies - Final  
Report**

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January 12, 2022



# Our Plan Toronto: 4 reports at Committee

## 1. Final Report – Statutory Public Meeting

- Recommend adoption of 16-Protected Major Transit Station Areas in the Downtown
- Upon Council's adoption, submit for Ministerial approval

## 2. Draft Policy Report

- Recommend approval of 23-DRAFT-Protected Major Transit Station Areas along Bloor-Danforth for the basis of consultation

## 3. Preliminary Assessment Report (1/3)

- Authorize staff to use 39-Preliminary Assessments on employment conversions for the basis of consultation

## 4. MCR Update Report

- Recommends Council request an extension of Growth Plan conformity date to July 2023

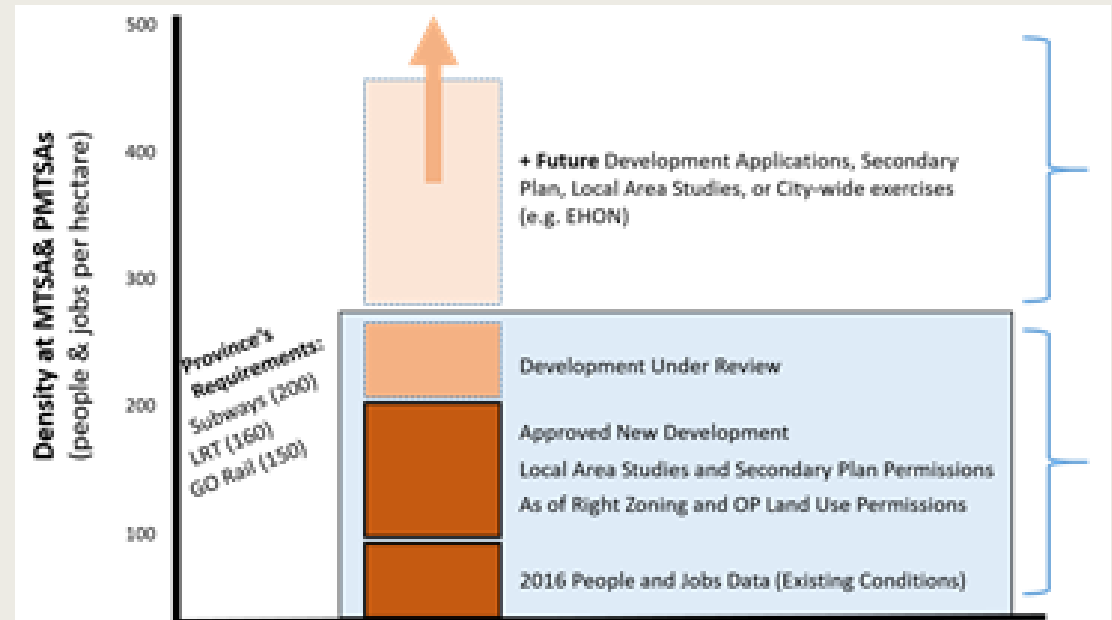
# Two-step growth management strategy

## Step 1: Delineate Protected Major Transit Station Area

- Sets out Official Plan framework with minimum density targets
- Identifies lands to which Inclusionary Zoning applies
- Satisfies Growth Plan conformity exercise requirements
- Practical and staged work program

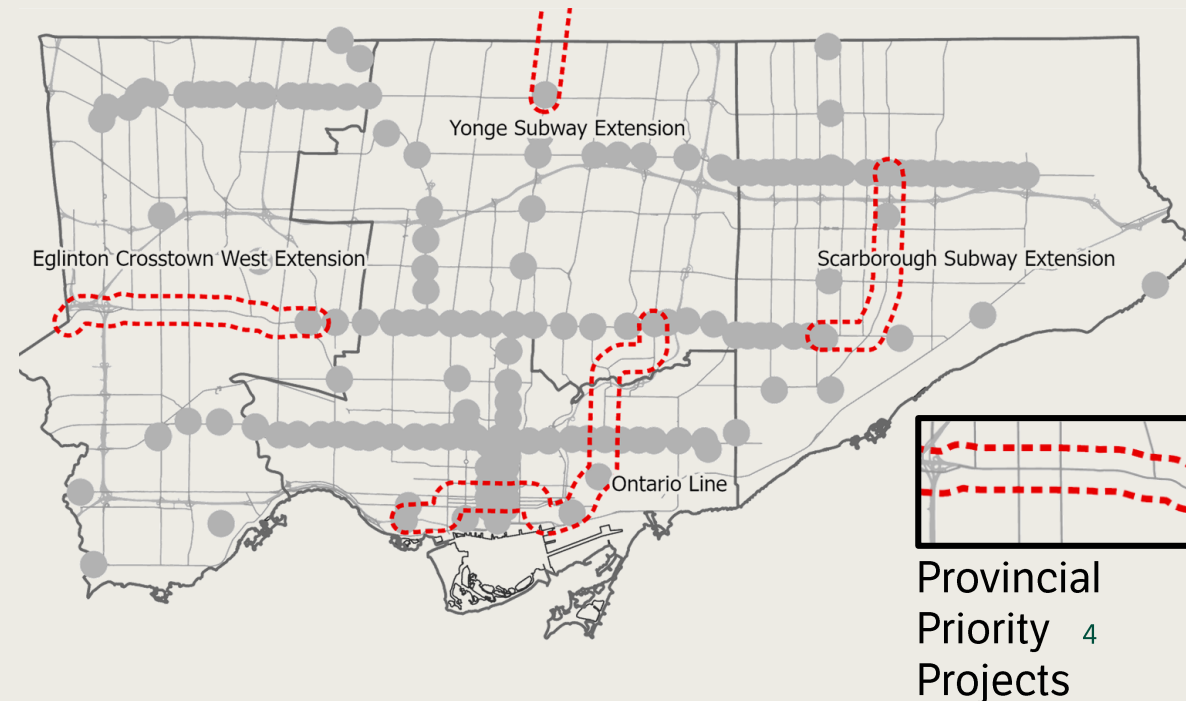
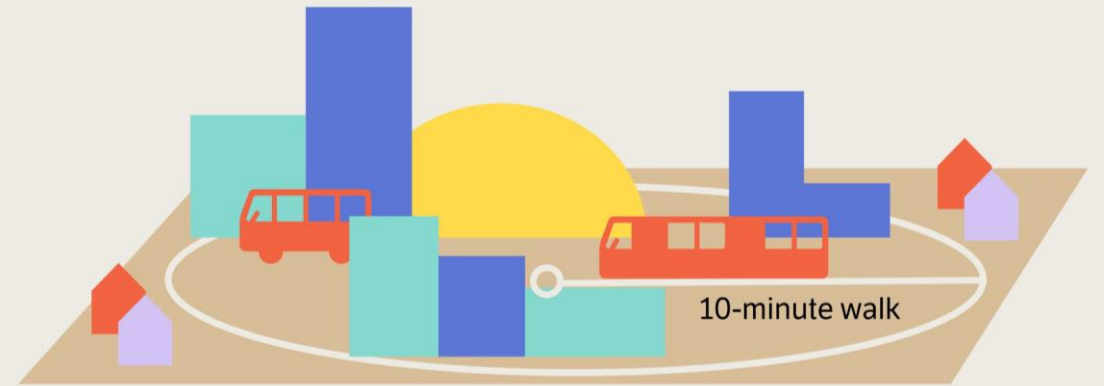
## Step 2: Local Area Based Study

- Council can adopt zoning by-law amendments for increases beyond minimums, while applying inclusionary zoning
- Recent/active examples: Danforth, Golden Mile, Mount Dennis, Midtown, others



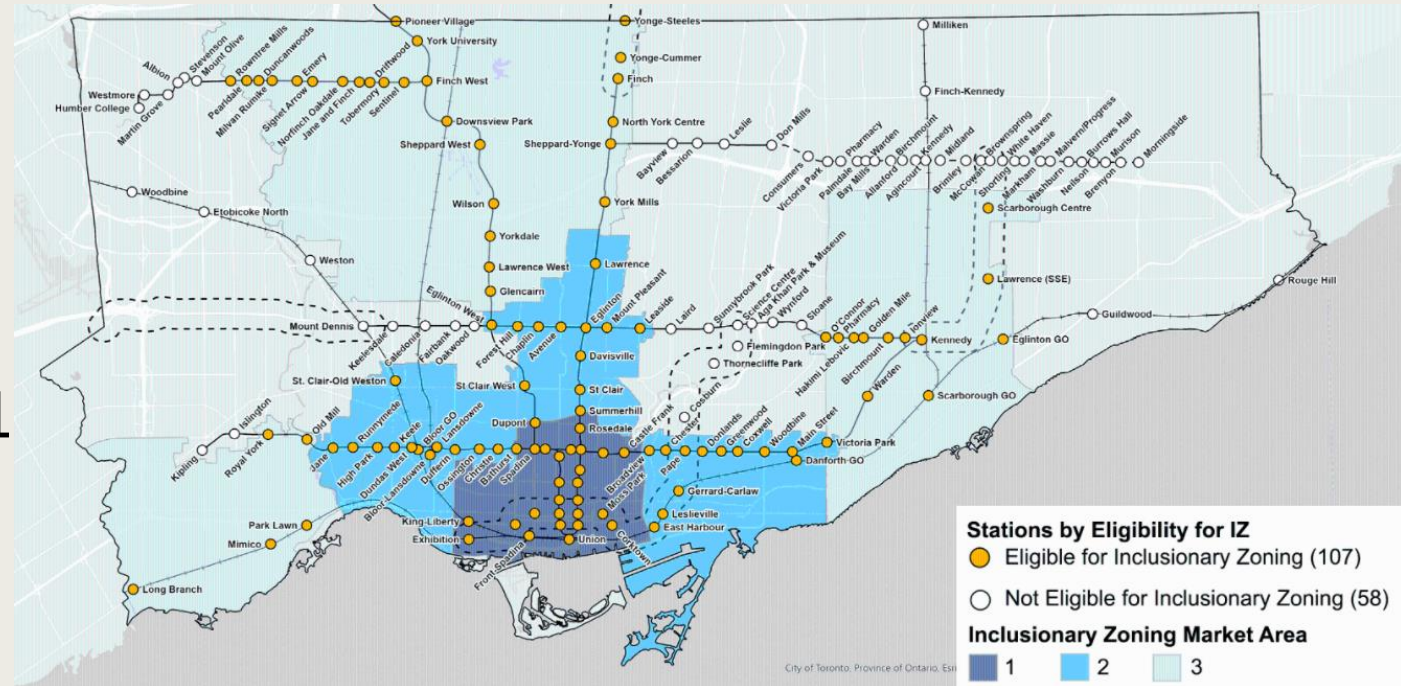
# Major Transit Station Areas (MTSA)

- Provincial requirements:
  - individually delineate areas around existing and planned transit stations
  - defines MTSA as the area between 500-800 metres or generally a 10-minute walk
- Province sets minimum density targets:
  - Subway: 200 people + jobs per hectare
  - LRT: 160 people + jobs per hectare
  - GO: 150 people + jobs per hectare



# Protected Major Transit Station Areas (PMTSA)

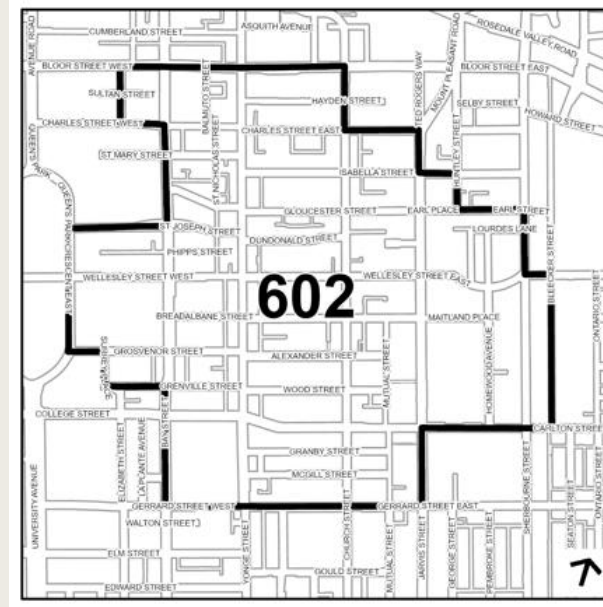
- Ability to apply inclusionary zoning (IZ)
  - 107 of 180+ MTSA's eligible
- Council adopted IZ policy framework on November 12, 2021
- 16-Downtown PMTSA's all fall within IZ Market Area 1



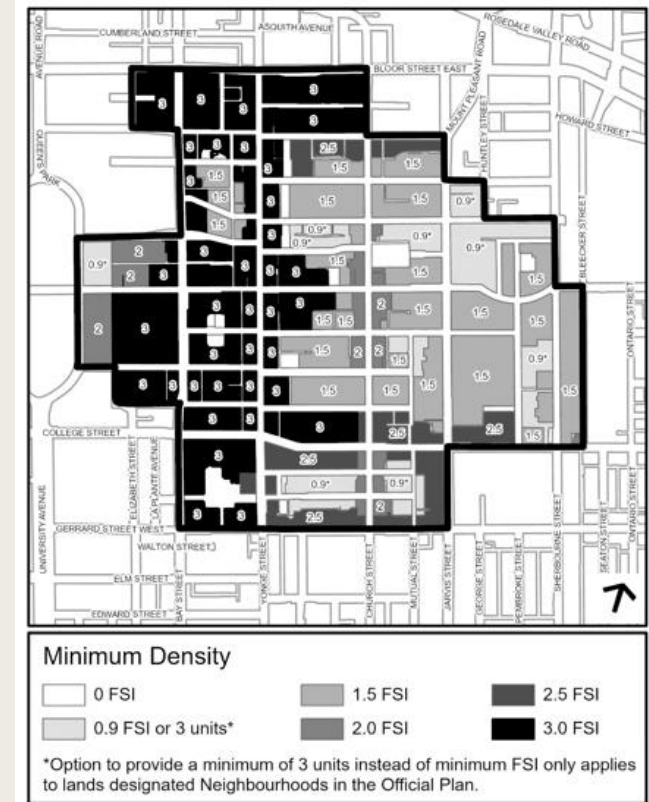
# PMTSA Components (OPA 524)

Each station specific policy includes:

1. Station area boundary maps; **and**
2. Minimum Planned Density Target (People/Jobs per hectare) and Minimum Development Density
  - Floor Space Index or
  - Minimum 3-units in *Neighbourhoods*;
- and**
3. Permitted uses
  - Official Plan Land use designations



Wellesley PMTSA - Map 1

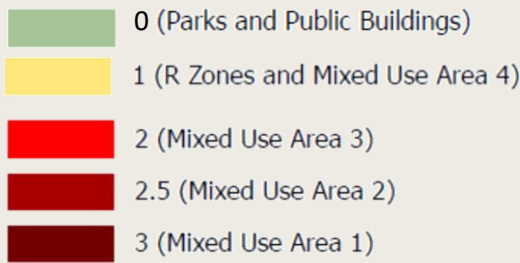
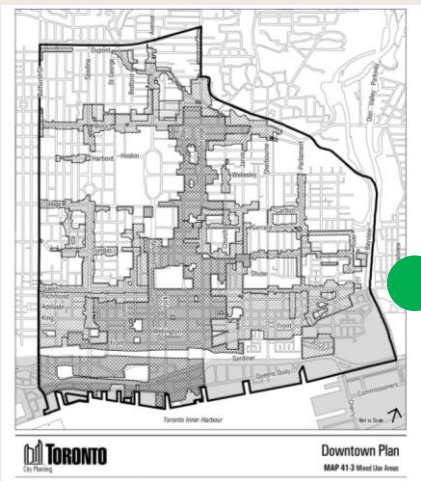


Wellesley PMTSA - Map 2

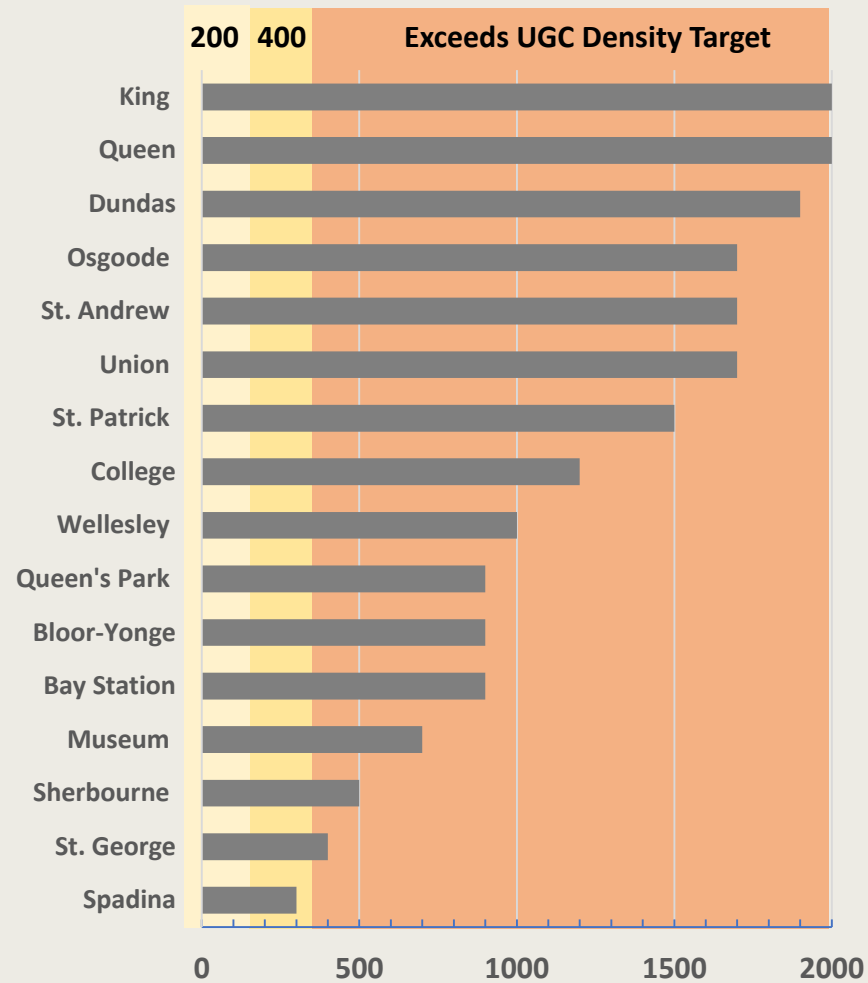
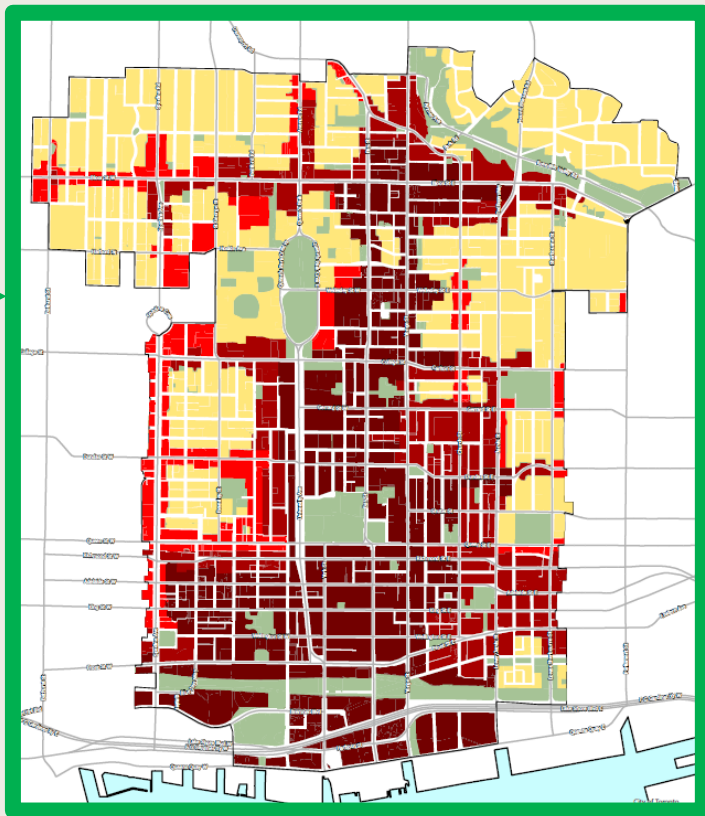


# Implementing Downtown Secondary Plan

## Downtown Plan Map 41-3 Mixed Use Areas

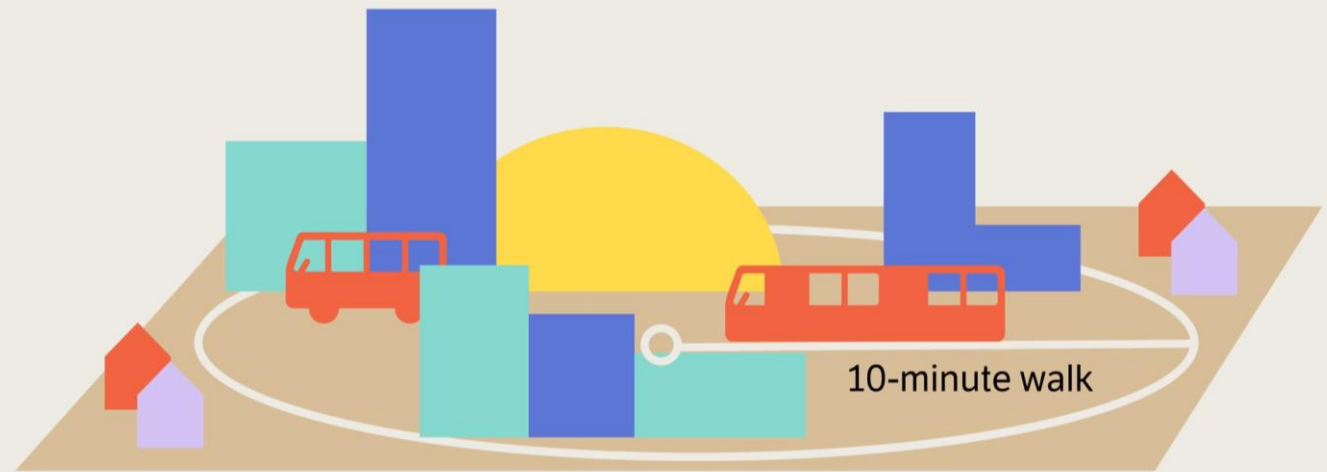


## Recommended Minimum FSI



# MTSA Progress

- Council adopted PMTSAs
  - Keele-Finch (Final – 2, awaiting Ministerial approval)
- Committee approved PMTSA/MTSA for consultation
  - Keele-St. Clair (1)
  - Lower Target requests (11)
  - Bloor-Danforth (23 – Item PH30.4)
- Upcoming
  - Citywide – Remaining (100+)





# Next Steps

## Q1-2022

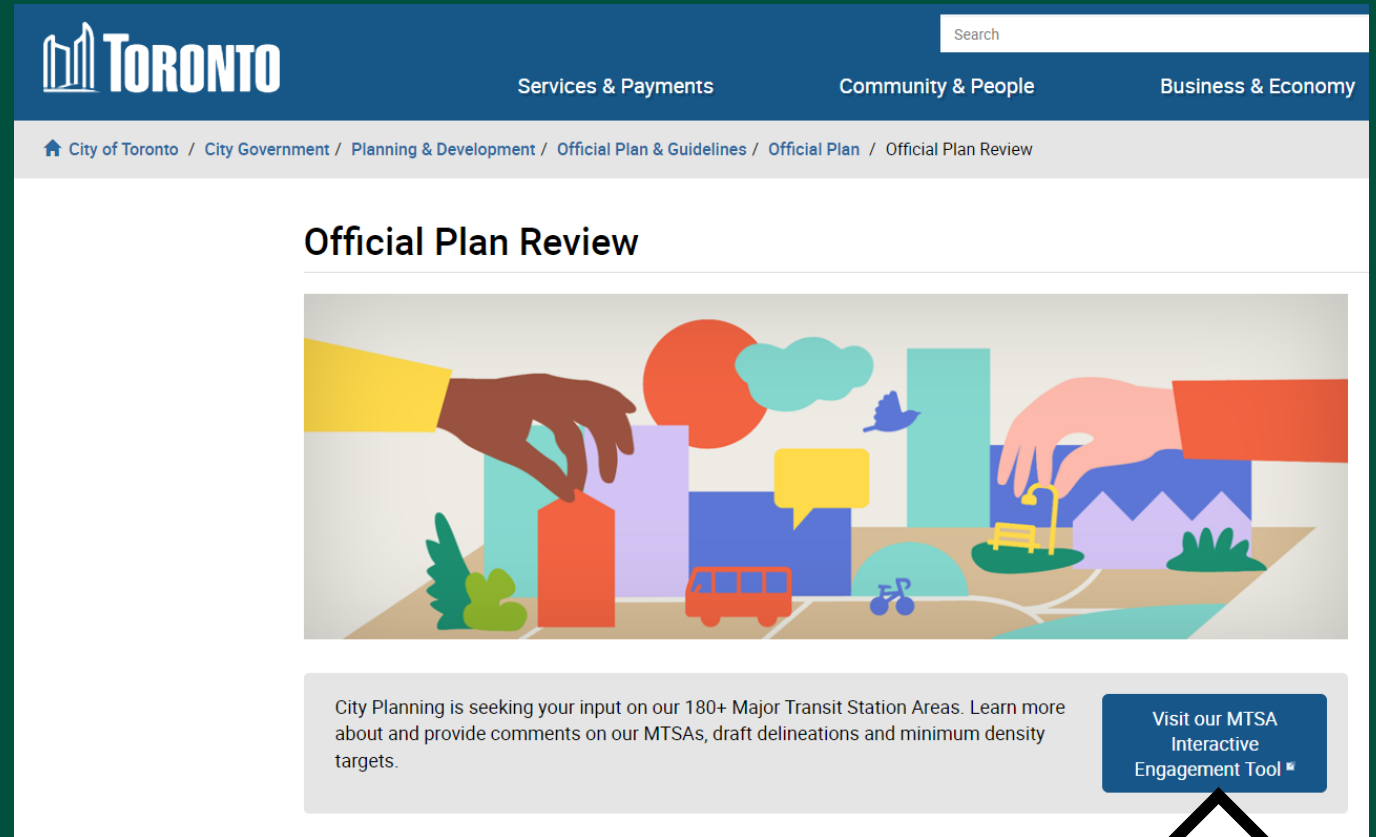
- Preliminary Reports to Committee
  - Remaining MTSA/PMTSA (~100 draft+)
- Virtual engagement on drafts
  - Interactive Engagement Tool
  - Design public engagement on draft MTSA's / PMTSA's

## Q2-2022

- Final Reports to Committee



# Visit our MTSA Interactive Engagement Tool



[toronto.ca/ourplan](https://toronto.ca/ourplan)

# 1 – Scroll through background information



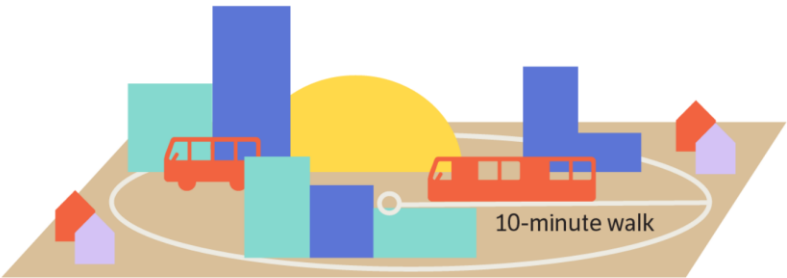
### Minimum Density Targets

The Province's Growth Plan for the Greater Golden Horseshoe sets out the following **Major Transit Station Area** minimum density targets for municipalities:

- 200 people and jobs per hectare for subway stations;
- 160 people and jobs per hectare for light rail transit stations; and
- 150 people and jobs per hectare for GO train stations.

### Transit-Oriented Development

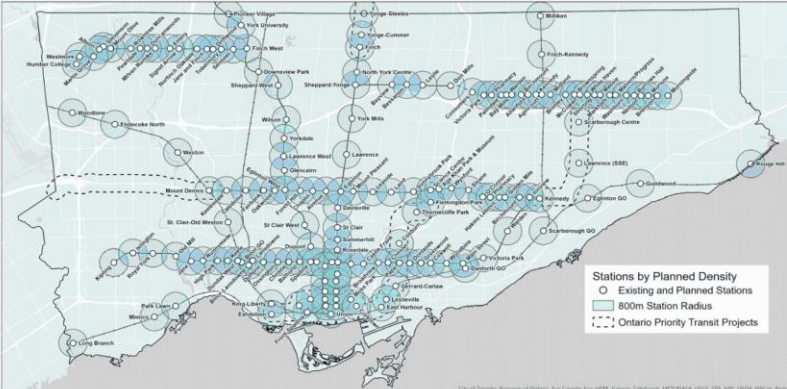
**Transit-Oriented Development** is an approach that locates growth within walking distance of rapid transit stations. It means compact, walkable areas with a diverse mix of uses and incomes, at densities that support transit ridership. This allows people to access public transit quickly and conveniently from the places they live, work, learn, shop, and play.



### Major Transit Station Areas (MTSA)

The Province's Growth Plan defines a MTSA as the areas generally within 500 to 800 metre radius of a transit station, representing about a 10-minute walk. Each MTSA will be subject to a density target across the area as a whole.

As part of Our Plan Toronto, Toronto City Planning are bringing forward the draft 180+ MTSAs across the City for the basis of consultation. Staff are targeting Final Reports for City Council's consideration in mid-2022. The Minister of Municipal Affairs and Housing is the approval authority for MTSAs.



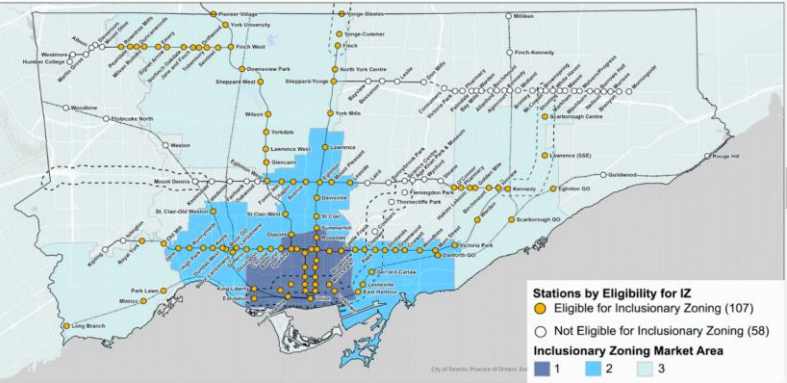
### Protected Major Transit Station Areas (PMTSA)

A subset of the 180+ MTSAs will be identified as Protected Major Transit Station Areas, which are the areas that the Province allows municipalities to implement Inclusionary Zoning. The City intends to implement PMTSAs in all areas eligible for Inclusionary Zoning.

In addition to the overall density target required by MTSAs, the Province requires that municipalities assign minimum densities "per building or structure" within PMTSAs. Draft minimum densities can be viewed on the map below by turning on the "Minimum Densities for PMTSAs" layer.

### Inclusionary Zoning

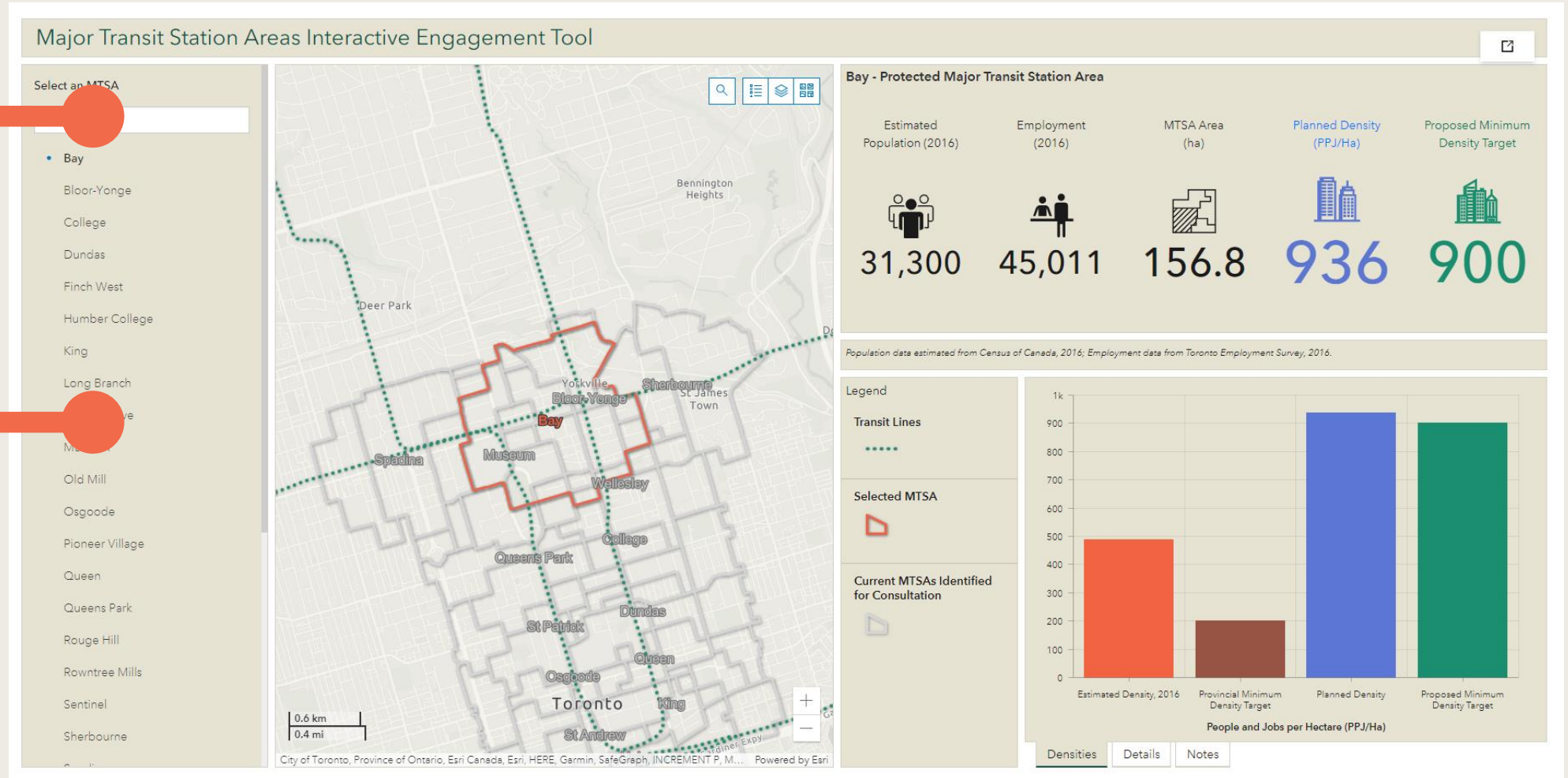
City Council adopted an inclusionary zoning policy that requires certain new residential developments to include affordable units, creating mixed-income



# 2 – How to Pick a Station

Type a station name

Pick from the list



# 3 – Browse Station Statistics



## Bay - Protected Major Transit Station Area

Estimated  
Population (2016)



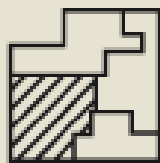
31,300

Employment  
(2016)



45,011

MTSA Area  
(ha)



156.8

Planned Density  
(PPJ/Ha)



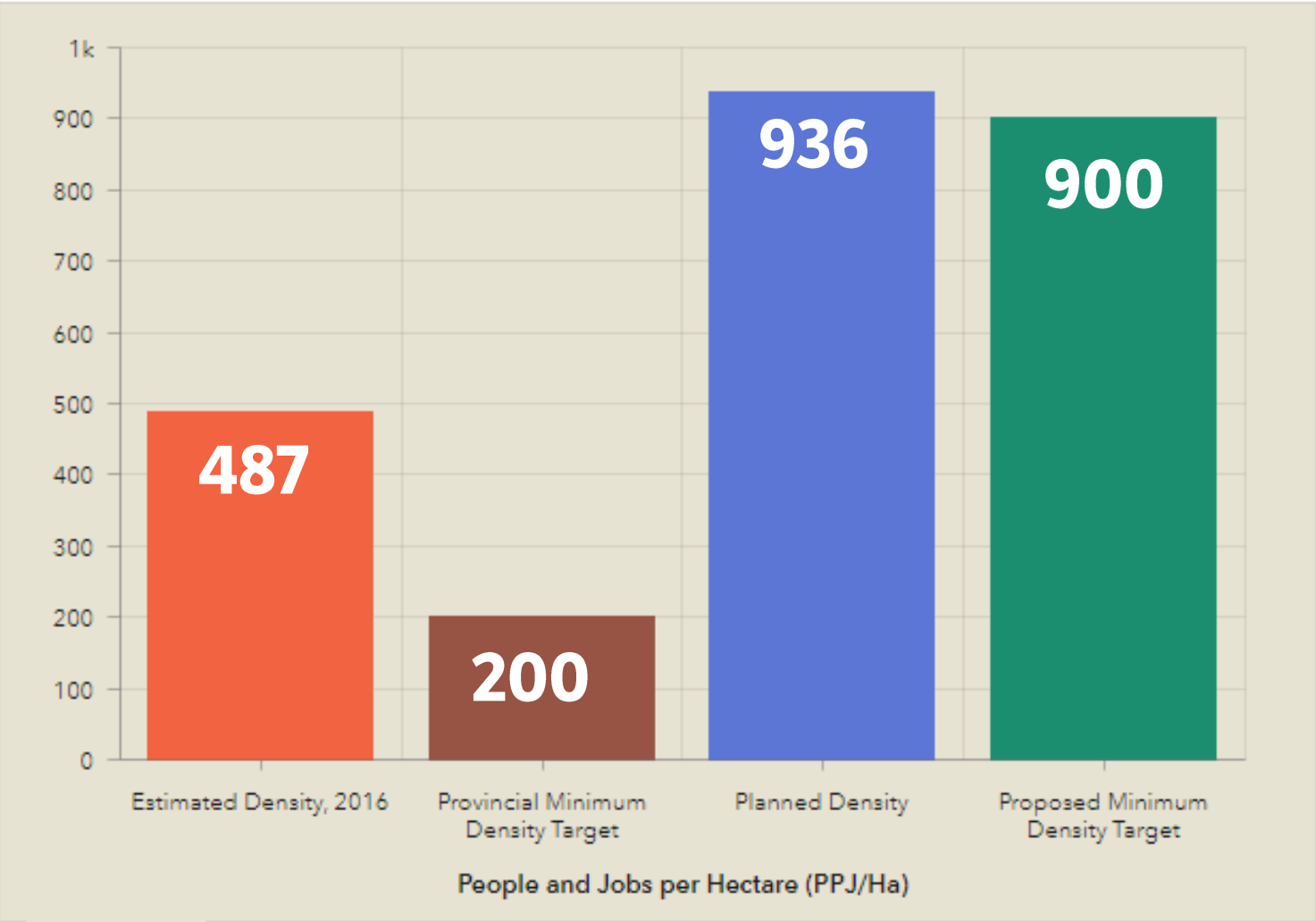
936

Proposed Minimum  
Density Target



900

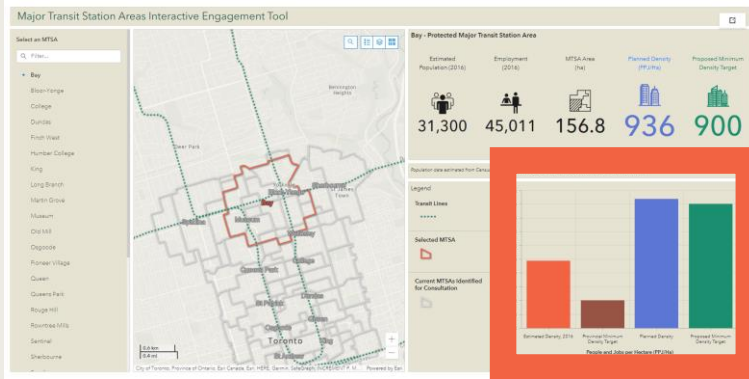
# 4 – Compare Densities



Densities

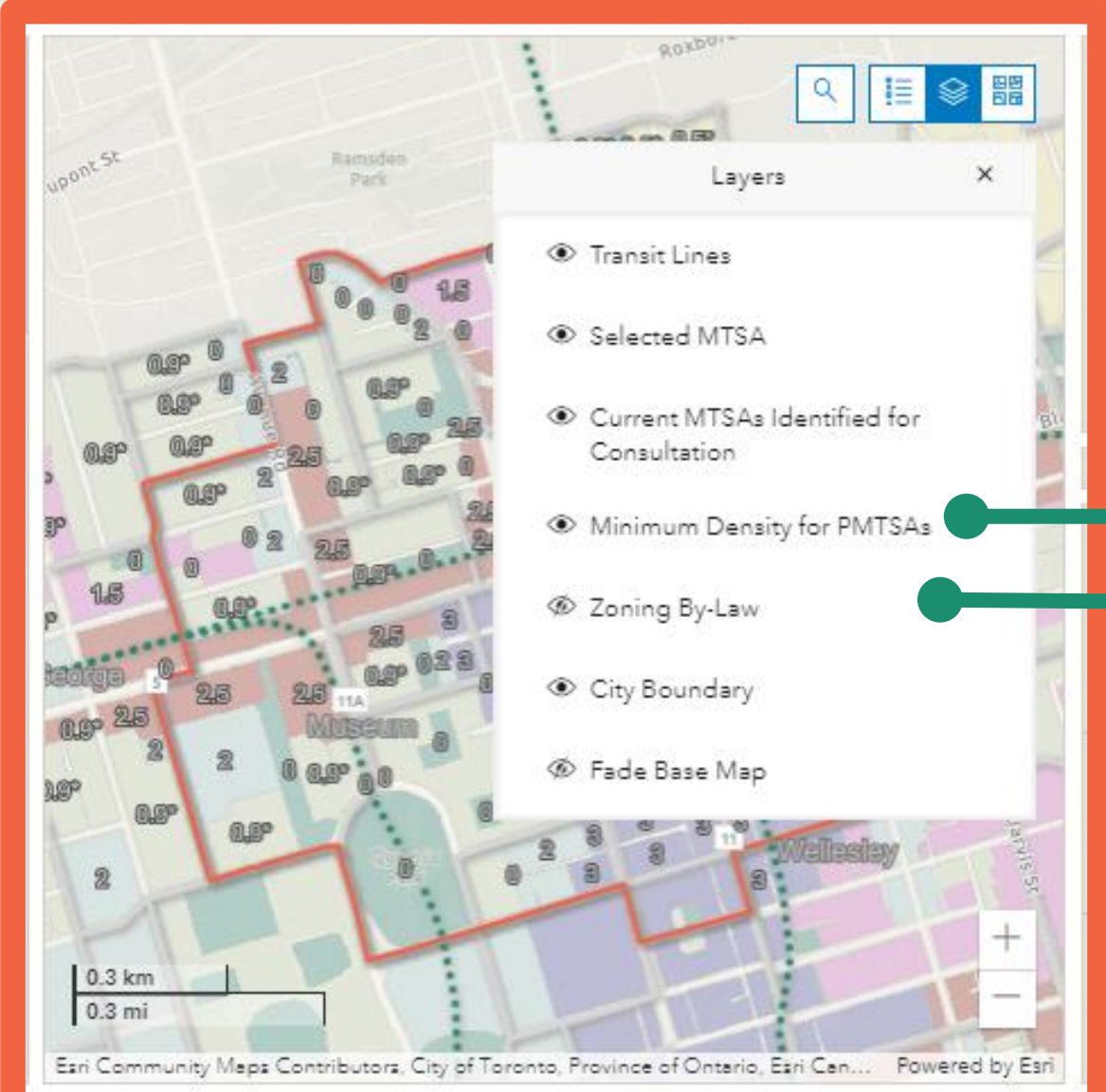
Details

Notes



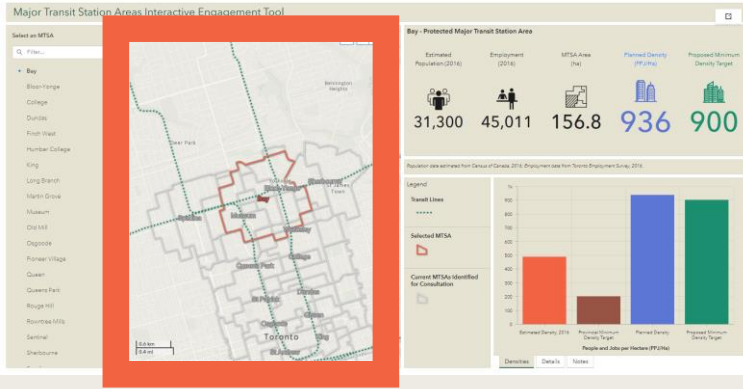


# 5 – View Map Data



Minimum Density for PMTSAs

Zoning By-Law layer



# 6 – Access Additional Details

Station Name	Bay
Type of MTSA	Protected Major Transit Station Area
Draft Official Plan Amendment Link	<a href="#">View</a>
Supporting Document	Downtown Secondary Plan
Supporting Document Link	<a href="#">View</a>
Eligibility for Inclusionary Zoning	Yes
Approval Status	<a href="#">Draft for Consultation</a>
Transit Line	2 - Bloor-Danforth
Estimated Population, 2016	31,300
Employment, 2016	45,011
Estimated Density, 2016 (PPJ/Ha)	487
Provincial Minimum Density Target (PPJ/Ha)	200
Planned Density (PPJ/Ha)	936
Proposed Minimum Density Target (PPJ/Ha)	900

Densities

Details

Notes

Links to supporting documents

Approval Status

Station Statistics



Click on Details Tab

# 7 - Submit Your Feedback

Review submitted comments

Add your comments

Select Station Name\*

Comments on the draft density targets

Comments on the draft MTSA boundaries

Additional Comments

Use the Map Below to See What People Are Saying

1 of 3

Survey Comments Submitted

Select Station Name	Islington
Comments on the draft density targets	200 resident +job
Comments on the draft MTSA boundaries	200 Job+ Resident applicable to 800m radius
Additional Comments	
Date Submitted	December 20, 2021

Last edited on 12/20/2021, 8:29 PM.

Total Submissions

3

Last update: 5 minutes ago

Map

City of Toronto, Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, NRCan, Parks Canada

Submissions by Date

Number of Submissions

11

3

2

1

0

Dec 20

Date

Last update: 5 minutes ago

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