

Attachment 3: Draft OPA 570 – 57 PMTSAs City-wide

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 570 to the Official Plan for the City of Toronto respecting fifty seven Protected Major Transit Station Areas at various lands across the City.

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 570 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 570 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 669 as included in Schedule "1";
 - b. adding a Site and Area Specific Policy 674 as included in Schedule "2";
 - c. adding a Site and Area Specific Policy 764 as included in Schedule "3";
 - d. adding a Site and Area Specific Policy 722 as included in Schedule "4";
 - e. adding a Site and Area Specific Policy 697 as included in Schedule "5";
 - f. adding a Site and Area Specific Policy 703 as included in Schedule "6";
 - g. adding a Site and Area Specific Policy 718 as included in Schedule "7";
 - h. adding a Site and Area Specific Policy 688 as included in Schedule "8";
 - i. adding a Site and Area Specific Policy 723 as included in Schedule "9";
 - j. adding a Site and Area Specific Policy 625 as included in Schedule "10";
 - k. adding a Site and Area Specific Policy 716 as included in Schedule "11";
 - l. adding a Site and Area Specific Policy 701 as included in Schedule "12";
 - m. adding a Site and Area Specific Policy 693 as included in Schedule "13";
 - n. adding a Site and Area Specific Policy 675 as included in Schedule "14";
 - o. adding a Site and Area Specific Policy 727 as included in Schedule "15";
 - p. adding a Site and Area Specific Policy 677 as included in Schedule "16";
 - q. adding a Site and Area Specific Policy 691 as included in Schedule "17";
 - r. adding a Site and Area Specific Policy 689 as included in Schedule "18";
 - s. adding a Site and Area Specific Policy 668 as included in Schedule "19";
 - t. adding a Site and Area Specific Policy 641 as included in Schedule "20";
 - u. adding a Site and Area Specific Policy 667 as included in Schedule "21";
 - v. adding a Site and Area Specific Policy 664 as included in Schedule "22";

- w. adding a Site and Area Specific Policy 627 as included in Schedule "23";
- x. adding a Site and Area Specific Policy 698 as included in Schedule "24";
- y. adding a Site and Area Specific Policy 673 as included in Schedule "25";
- z. adding a Site and Area Specific Policy 647 as included in Schedule "26";
- aa. adding a Site and Area Specific Policy 761 as included in Schedule "27";
- bb. adding a Site and Area Specific Policy 687 as included in Schedule "28";
- cc. adding a Site and Area Specific Policy 626 as included in Schedule "29";
- dd. adding a Site and Area Specific Policy 724 as included in Schedule "30";
- ee. adding a Site and Area Specific Policy 714 as included in Schedule "31";
- ff. adding a Site and Area Specific Policy 681 as included in Schedule "32";
- gg. adding a Site and Area Specific Policy 765 as included in Schedule "33";
- hh. adding a Site and Area Specific Policy 702 as included in Schedule "34";
- ii. adding a Site and Area Specific Policy 692 as included in Schedule "35";
- jj. adding a Site and Area Specific Policy 763 as included in Schedule "36";
- kk. adding a Site and Area Specific Policy 680 as included in Schedule "37";
- ll. adding a Site and Area Specific Policy 699 as included in Schedule "38";
- mm. adding a Site and Area Specific Policy 726 as included in Schedule "39";
- nn. adding a Site and Area Specific Policy 676 as included in Schedule "40";
- oo. adding a Site and Area Specific Policy 665 as included in Schedule "41";
- pp. adding a Site and Area Specific Policy 757 as included in Schedule "42";
- qq. adding a Site and Area Specific Policy 704 as included in Schedule "43";
- rr. adding a Site and Area Specific Policy 666 as included in Schedule "44";
- ss. adding a Site and Area Specific Policy 762 as included in Schedule "45";
- tt. adding a Site and Area Specific Policy 719 as included in Schedule "46";
- uu. adding a Site and Area Specific Policy 662 as included in Schedule "47";
- vv. adding a Site and Area Specific Policy 624 as included in Schedule "48";

- ww. adding a Site and Area Specific Policy 725 as included in Schedule "49";
- xx. adding a Site and Area Specific Policy 700 as included in Schedule "50";
- yy. adding a Site and Area Specific Policy 721 as included in Schedule "51";
- zz. adding a Site and Area Specific Policy 717 as included in Schedule "52";
- aaa. adding a Site and Area Specific Policy 720 as included in Schedule "53";
- bbb. adding a Site and Area Specific Policy 648 as included in Schedule "54";
- ccc. adding a Site and Area Specific Policy 759 as included in Schedule "55";
- ddd. adding a Site and Area Specific Policy 760 as included in Schedule "56";
- eee. adding a Site and Area Specific Policy 713 as included in Schedule "57".

Schedule "1" to Amendment 570

SASP 669. Protected Major Transit Station Area – Birchmount (Eglinton) Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Birchmount (Eglinton) LRT Station is a protected major transit station area shown as the Birchmount (Eglinton) Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

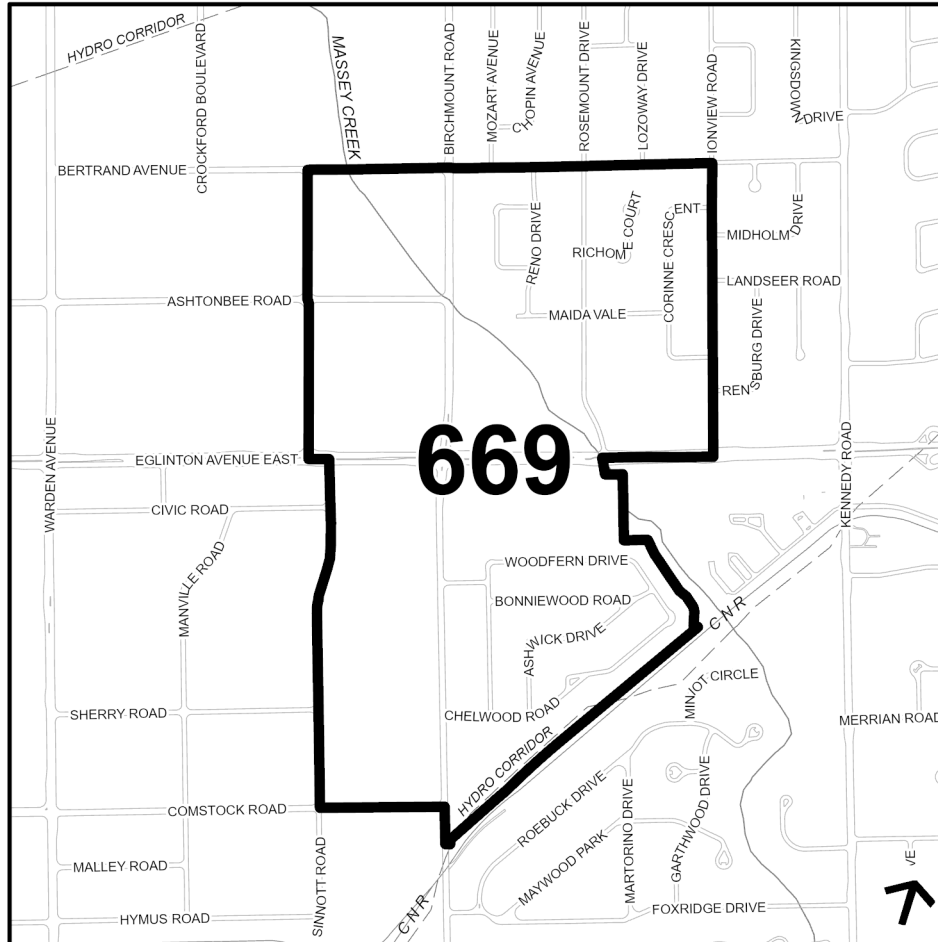
Existing and permitted development within the Protected Major Transit Station Area – Birchmount (Eglinton) Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

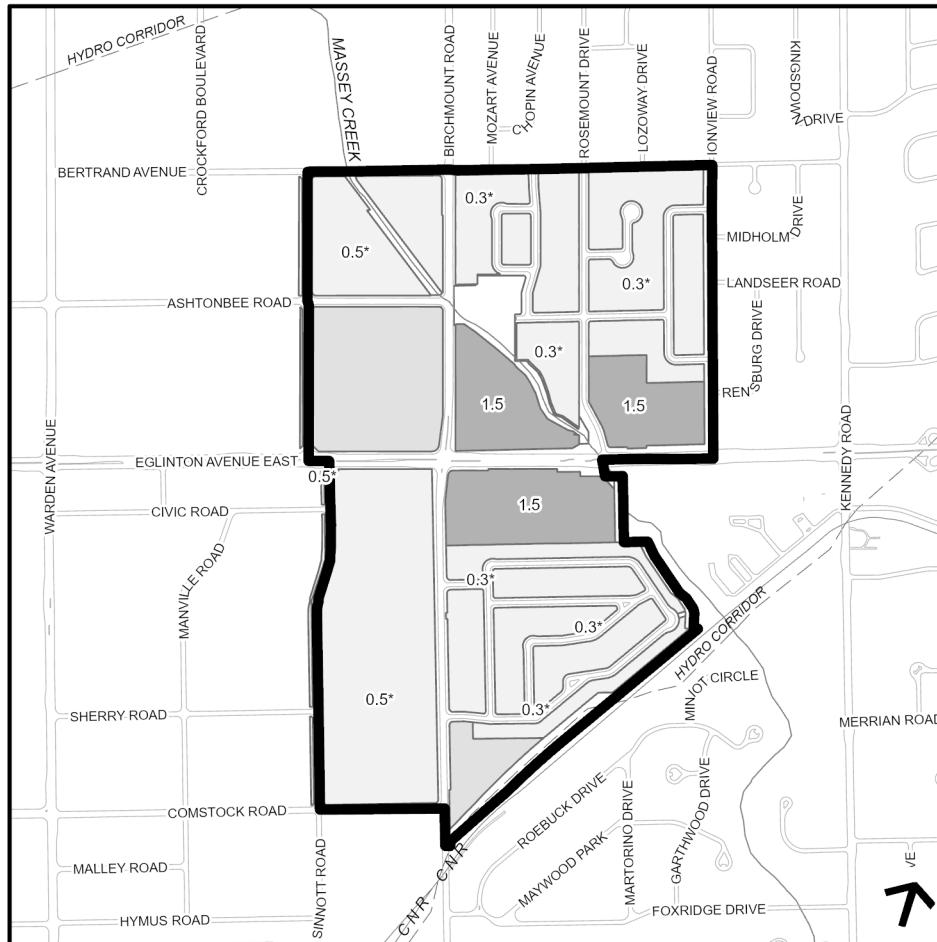
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 20 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 – Birchmount (Eglinton) Protected Major Transit Station Area

Map 2 – Minimum Densities, Birchmount (Eglinton) Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*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 570

SASP 674. Protected Major Transit Station Area – Caledonia Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Caledonia LRT Station is a protected major transit station area shown as the Caledonia Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

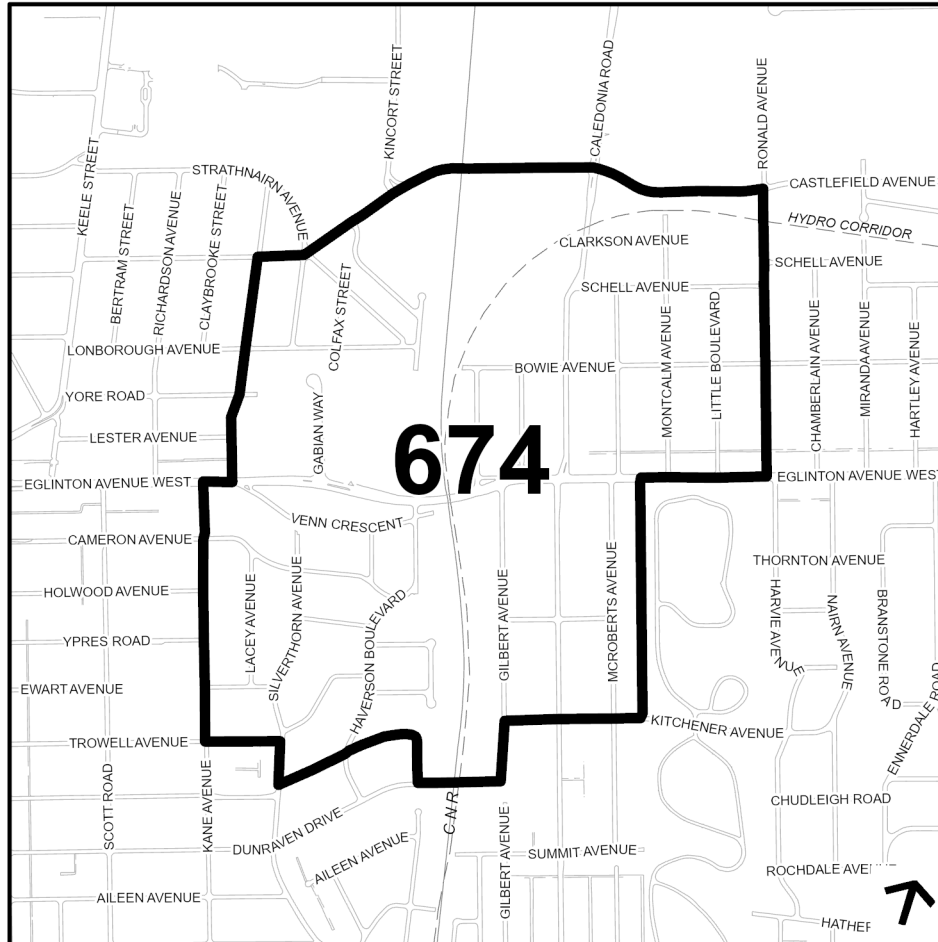
Existing and permitted development within the Protected Major Transit Station Area – Caledonia Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

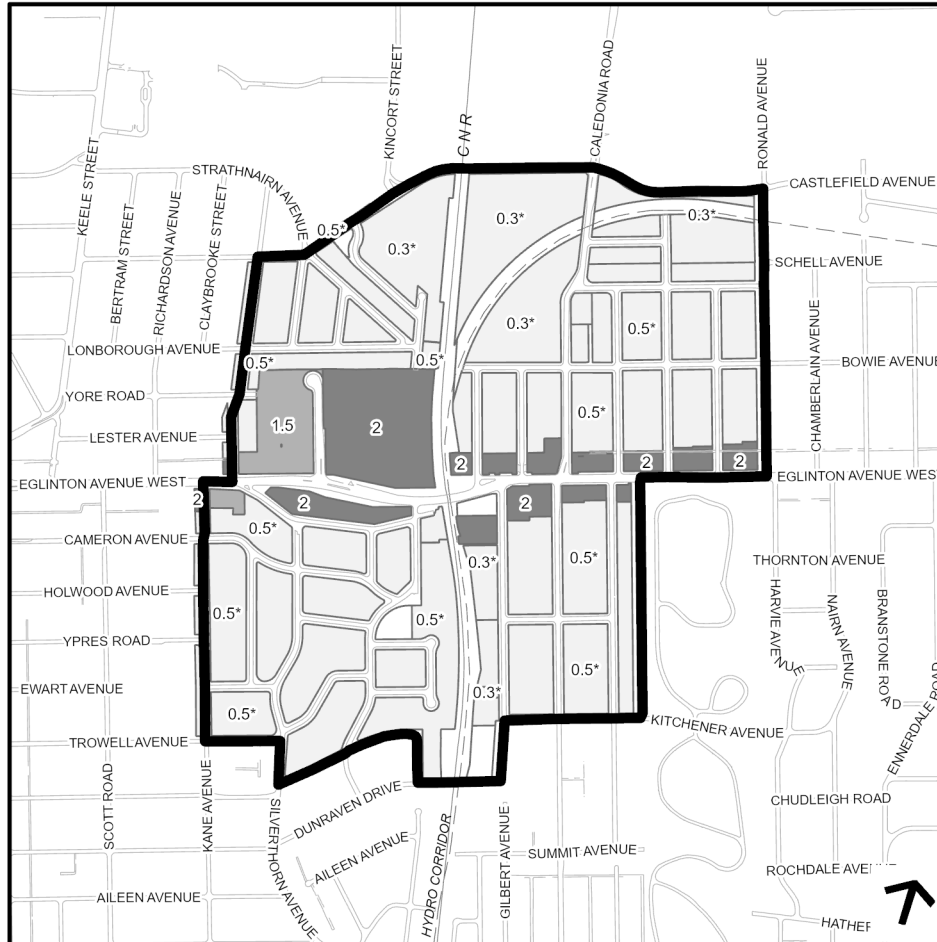
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 17 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 – Caledonia Protected Major Transit Station Area

Map 2 – Minimum Densities, Caledonia Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "3" to Amendment 570

SASP 764. Protected Major Transit Station Area – Corktown Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Corktown Subway Station is a protected major transit station area shown as the Corktown Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

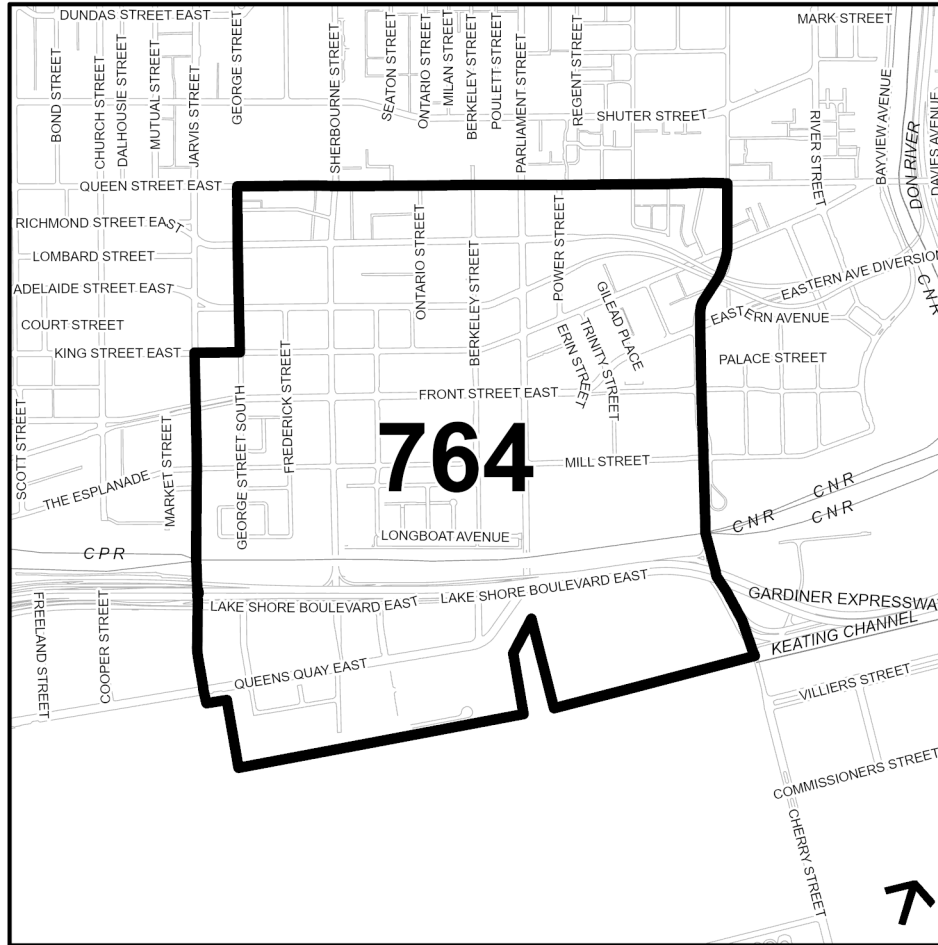
Existing and permitted development within the Protected Major Transit Station Area – Corktown Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

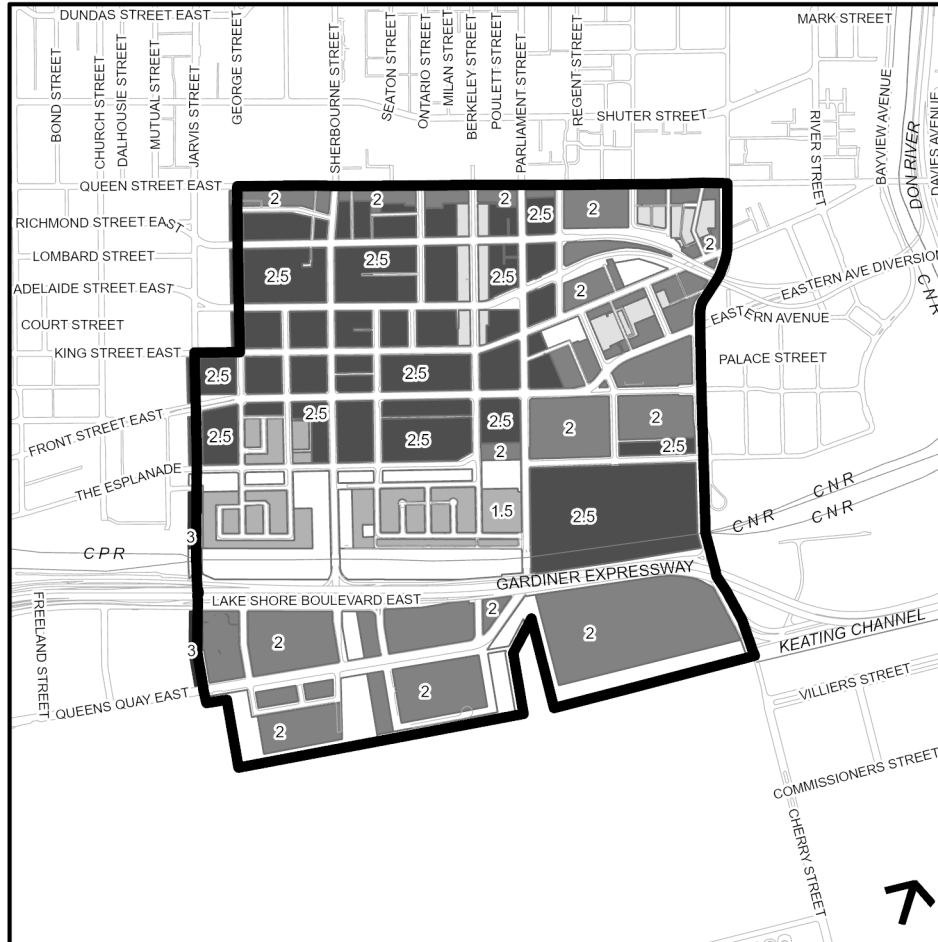
c) Authorized Uses of Land

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 – Corktown Protected Major Transit Station Area

Map 2 – Minimum Densities, Corktown Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*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 570

SASP 722. Protected Major Transit Station Area – Davisville Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Davisville Subway Station is a protected major transit station area shown as the Davisville Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

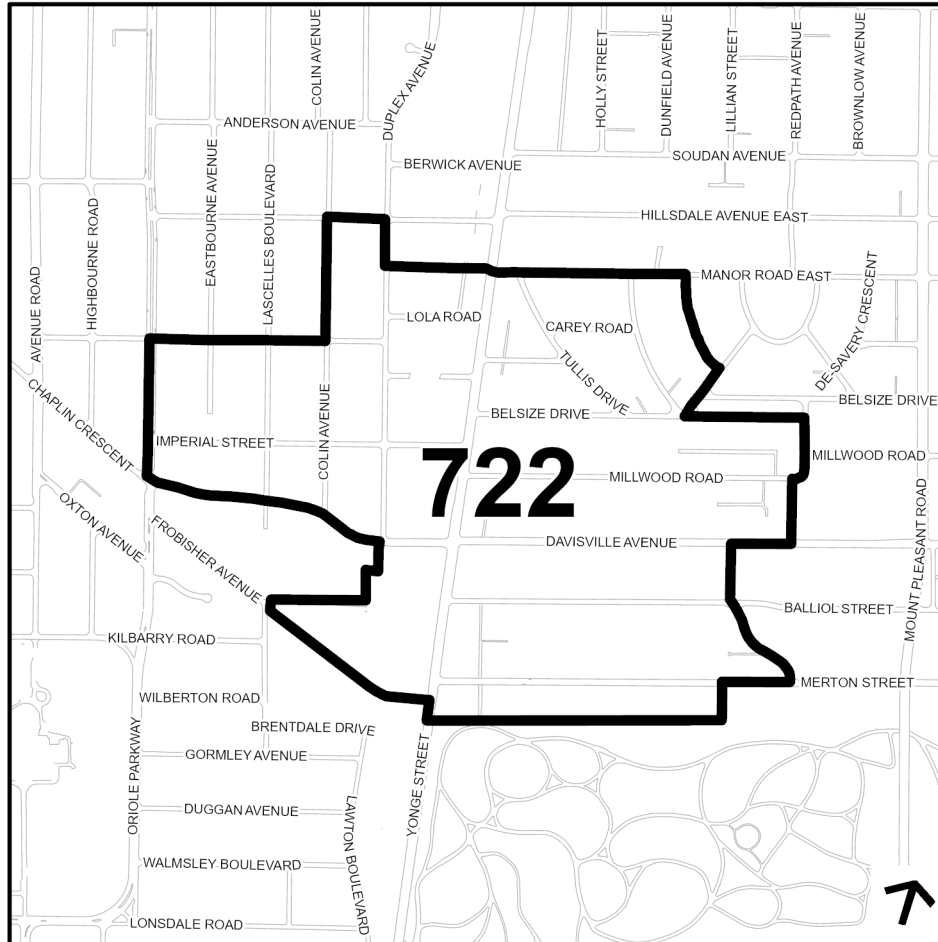
Existing and permitted development within the Protected Major Transit Station Area – Davisville Station is planned for a minimum population and employment target of 350 residents and jobs combined per hectare.

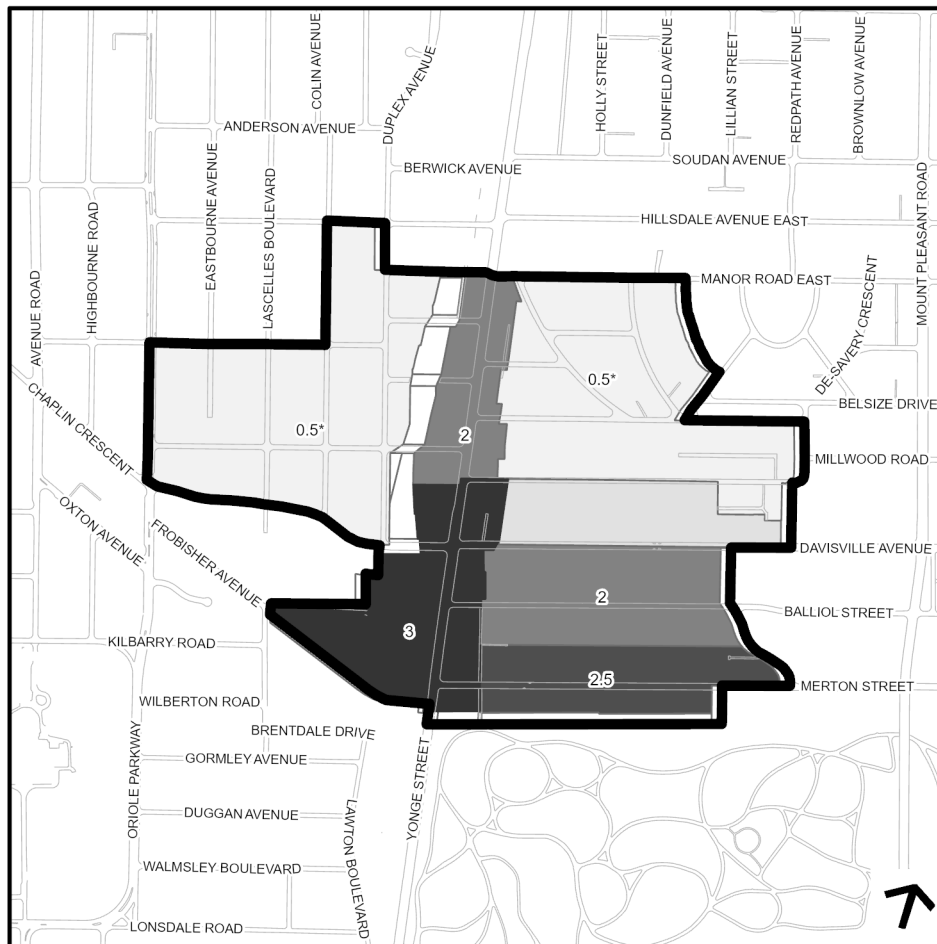
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 17 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 – Davisville Protected Major Transit Station Area

Map 2 – Minimum Densities, Davisville Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*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 570

SASP 697. Protected Major Transit Station Area – Driftwood Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Driftwood LRT Station is a protected major transit station area shown as the Driftwood Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

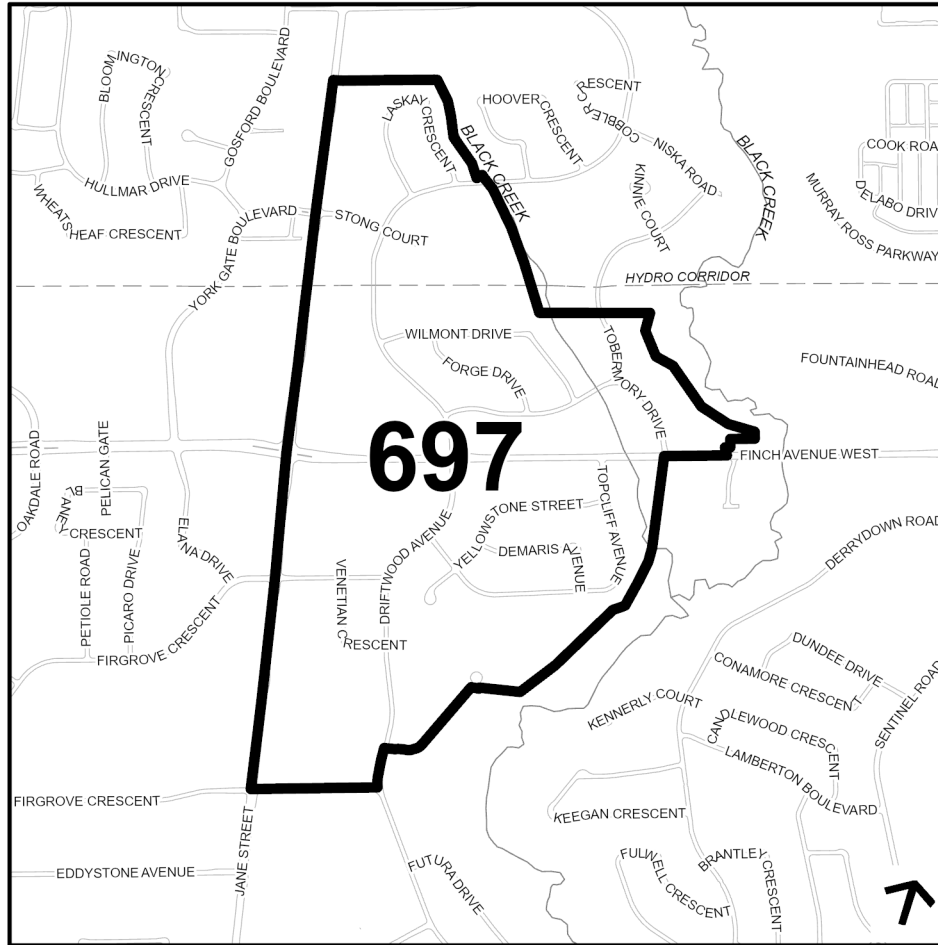
Existing and permitted development within the Protected Major Transit Station Area – Driftwood Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

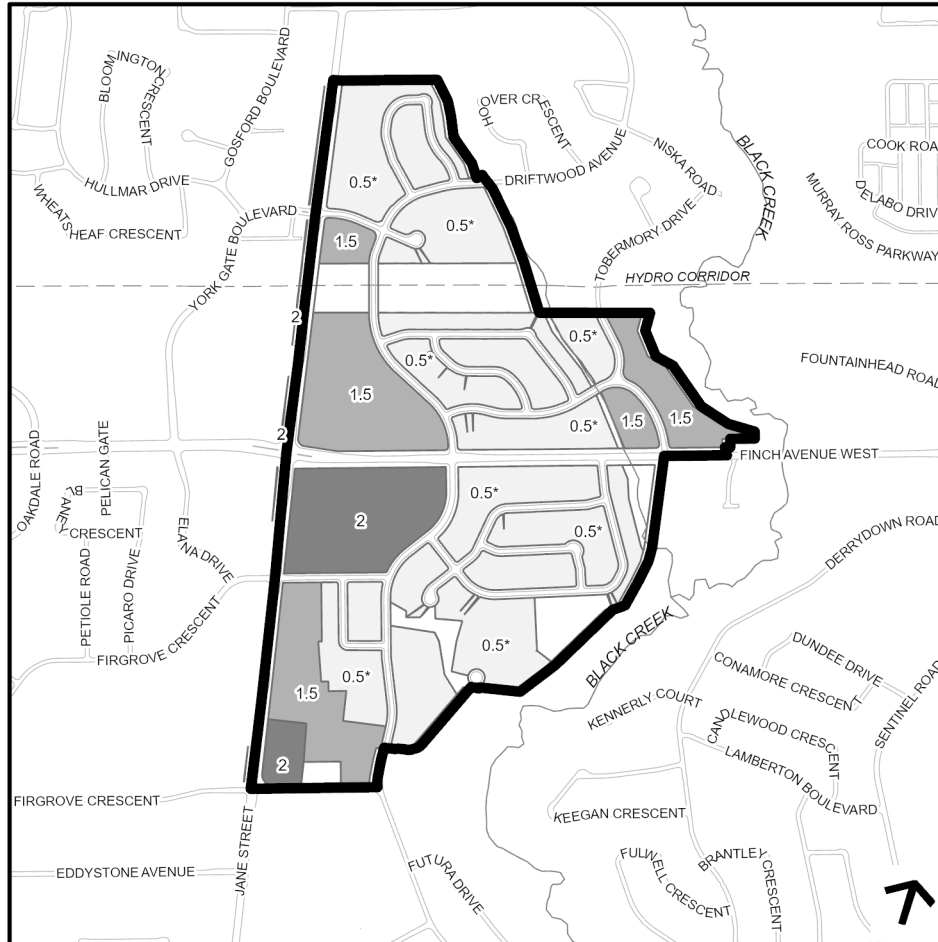
c) Authorized Uses of Land







The authorized uses of land are as identified by the land use designations on Maps 13 and 16 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 – Driftwood Protected Major Transit Station Area

Map 2 – Minimum Densities, Driftwood Protected Major Transit Station Area**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

*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 570

SASP 703. Protected Major Transit Station Area – Duncanwoods Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Duncanwoods LRT Station is a protected major transit station area shown as the Duncanwoods Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

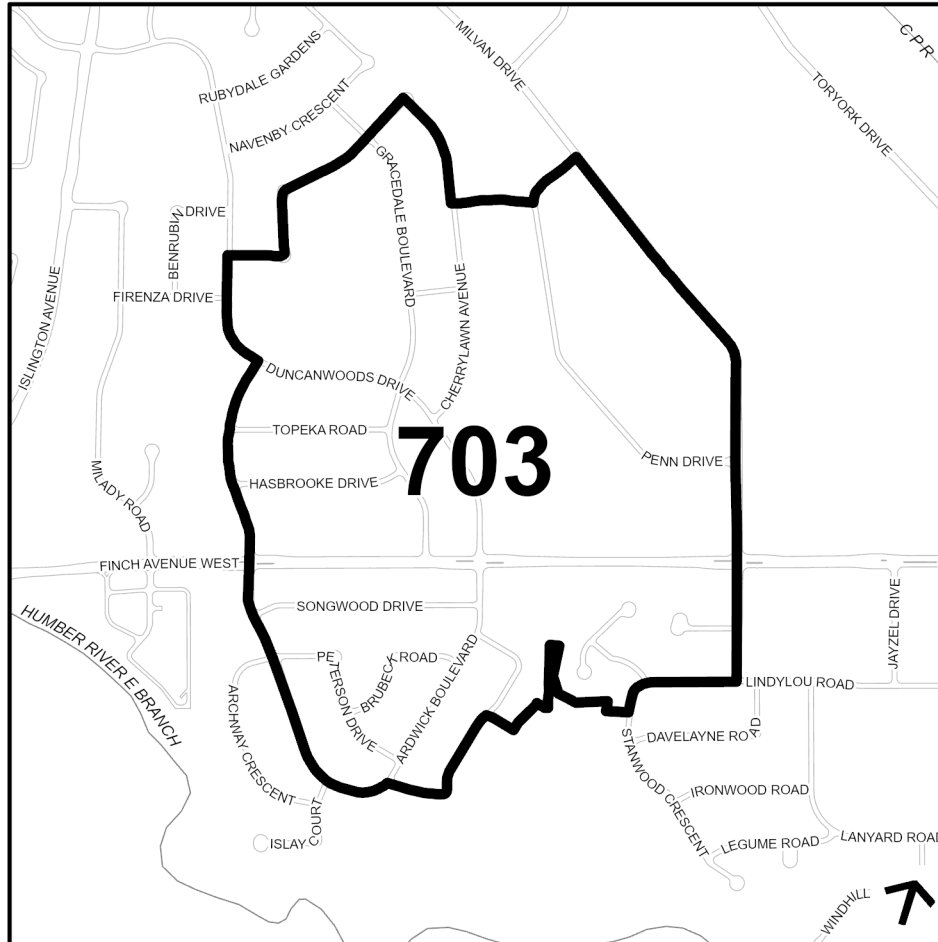
Existing and permitted development within the Protected Major Transit Station Area – Duncanwoods Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

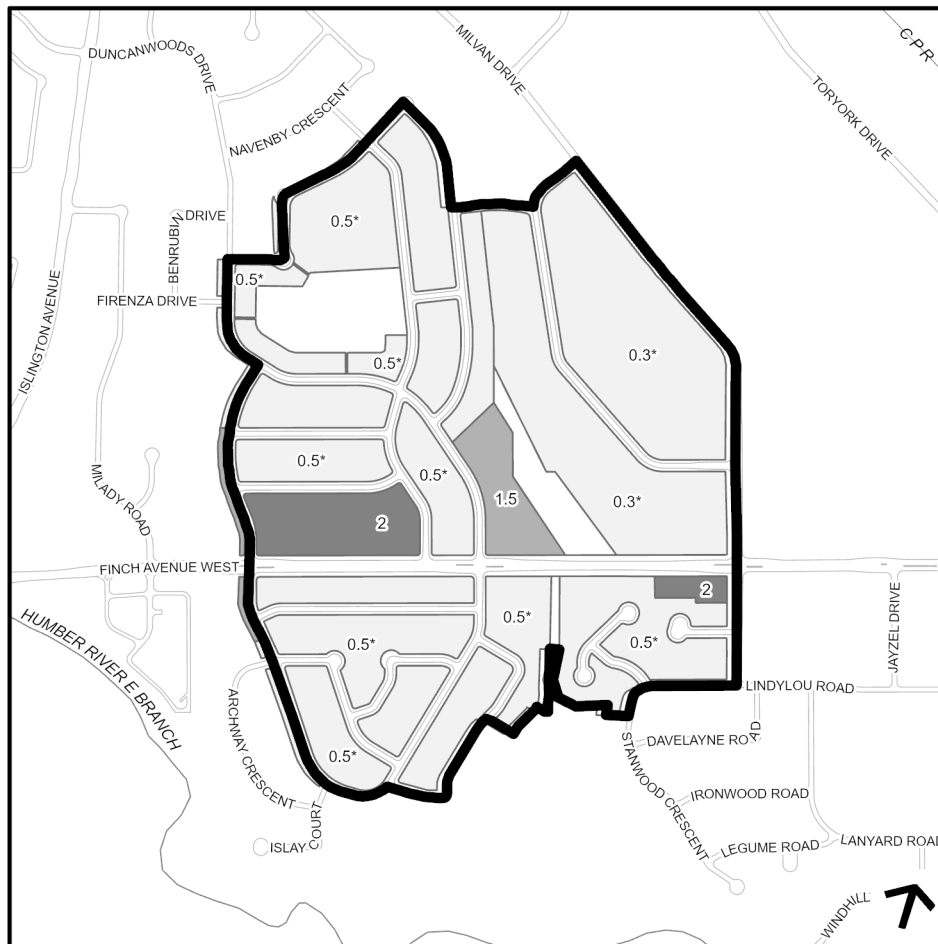
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 13 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 – Duncanwoods Protected Major Transit Station Area

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

Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "7" to Amendment 570

SASP 718. Protected Major Transit Station Area – Dupont Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Dupont Subway Station is a protected major transit station area shown as the Dupont 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 – Dupont Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

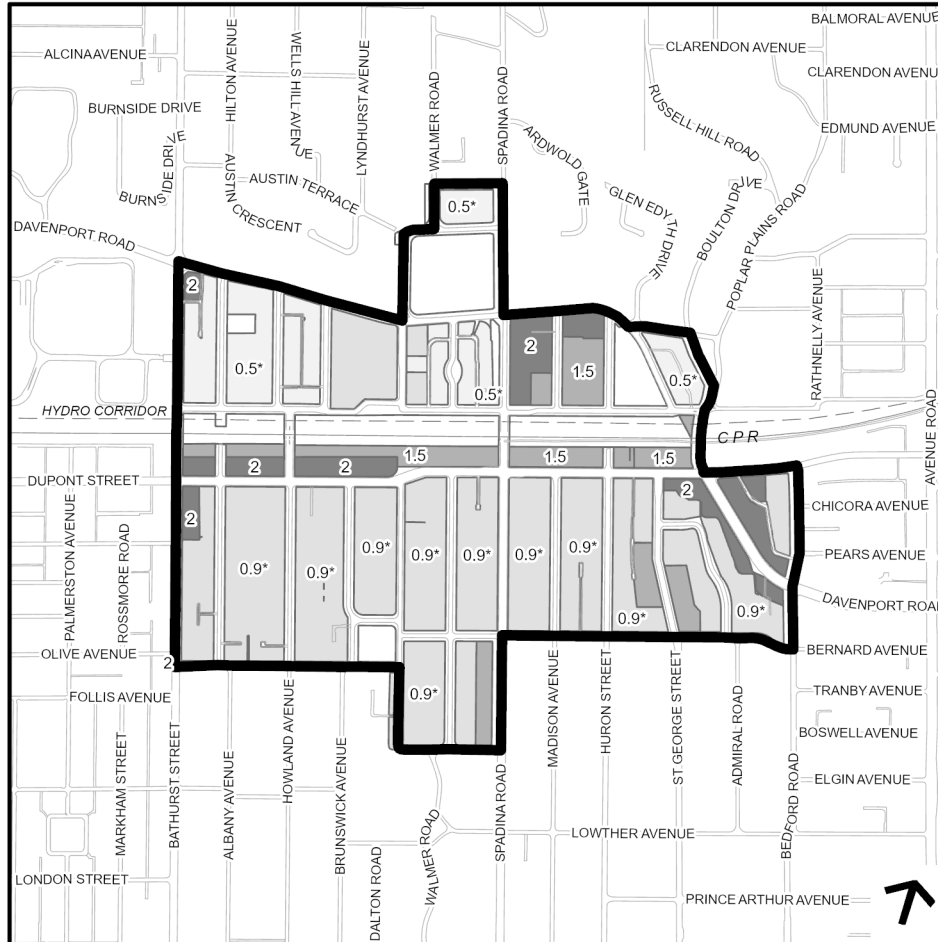
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 17 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.

A detailed map of the 718 postal code area in Montreal. The map shows a network of streets including Alcin Avenue, Burnside Drive, Davenport Road, Hydro Corridor, Dupont Street, Vermont Avenue, Palmerston Avenue, Markham Street, Bathurst Street, Albany Avenue, Howland Avenue, Brunswick Avenue, Dalton Road, Walmer Road, Spadina Road, Lowther Avenue, Prince Arthur Avenue, Bedford Road, Boswell Avenue, Tranby Avenue, Bernard Avenue, Davenport Road, Pears Avenue, Chicora Avenue, Macpherson Avenue, Bridgman Avenue, Crescent, Austin Terrace, Wells Hill Avenue, Lyndhurst Avenue, Walmer Road, Spadina Road, Ardwood Gate, Russell Hill Road, Glen Edyth Drive, Boulton Drive, Poplar Plains Road, Rathnelly Avenue, Avenue Road, and Richmond Avenue. The number 718 is prominently displayed in the center of the map.

Map 2 – Minimum Densities, Dupont Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*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 570

SASP 688. Protected Major Transit Station Area – East Harbour Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned East Harbour Subway/GO Interchange Station is a protected major transit station area shown as the East Harbour Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

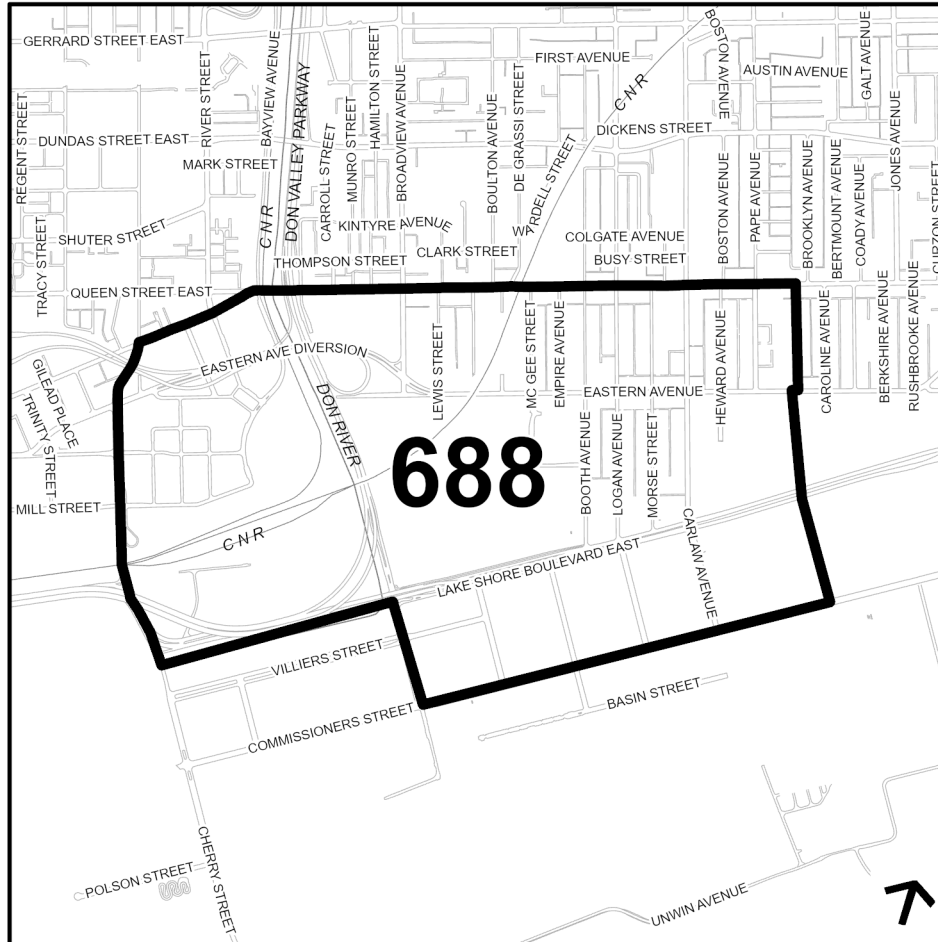
Existing and permitted development within the Protected Major Transit Station Area – East Harbour Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

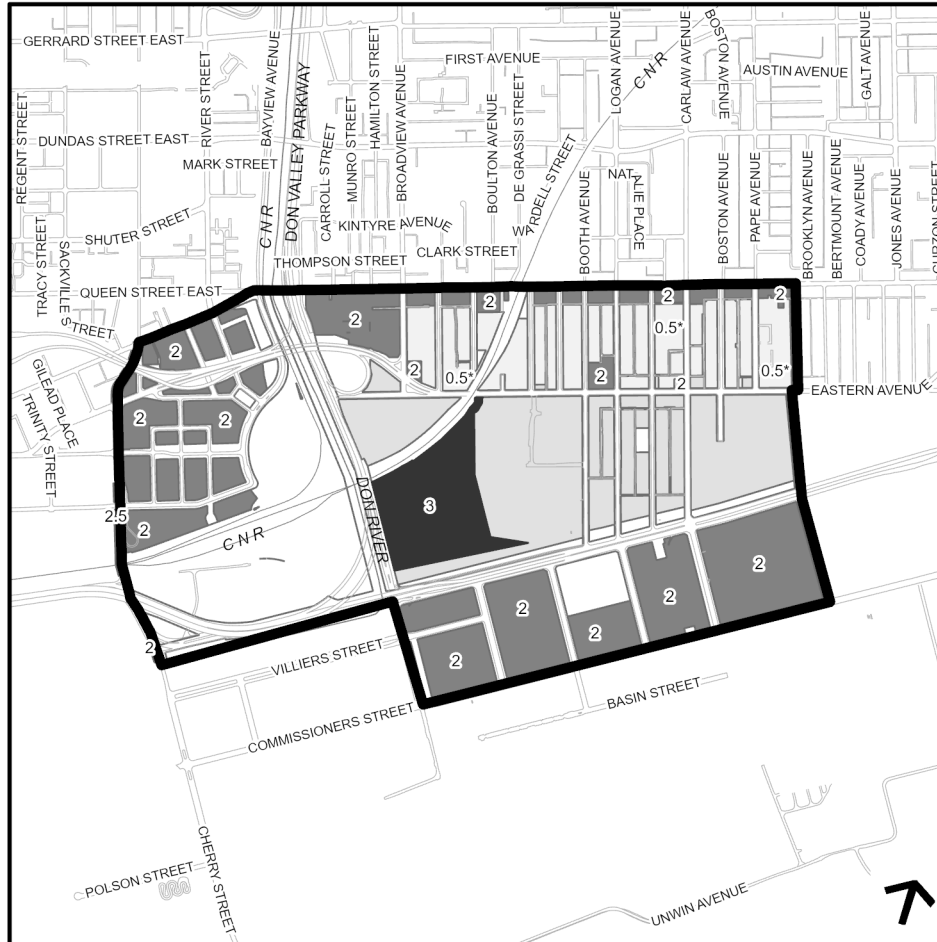
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 18 and 21 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 – East Harbour Protected Major Transit Station Area

Map 2 – Minimum Densities, East Harbour Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*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 570

SASP 723. Protected Major Transit Station Area – Eglinton Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Eglinton Subway/LRT Interchange Station is a protected major transit station area shown as the Eglinton Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

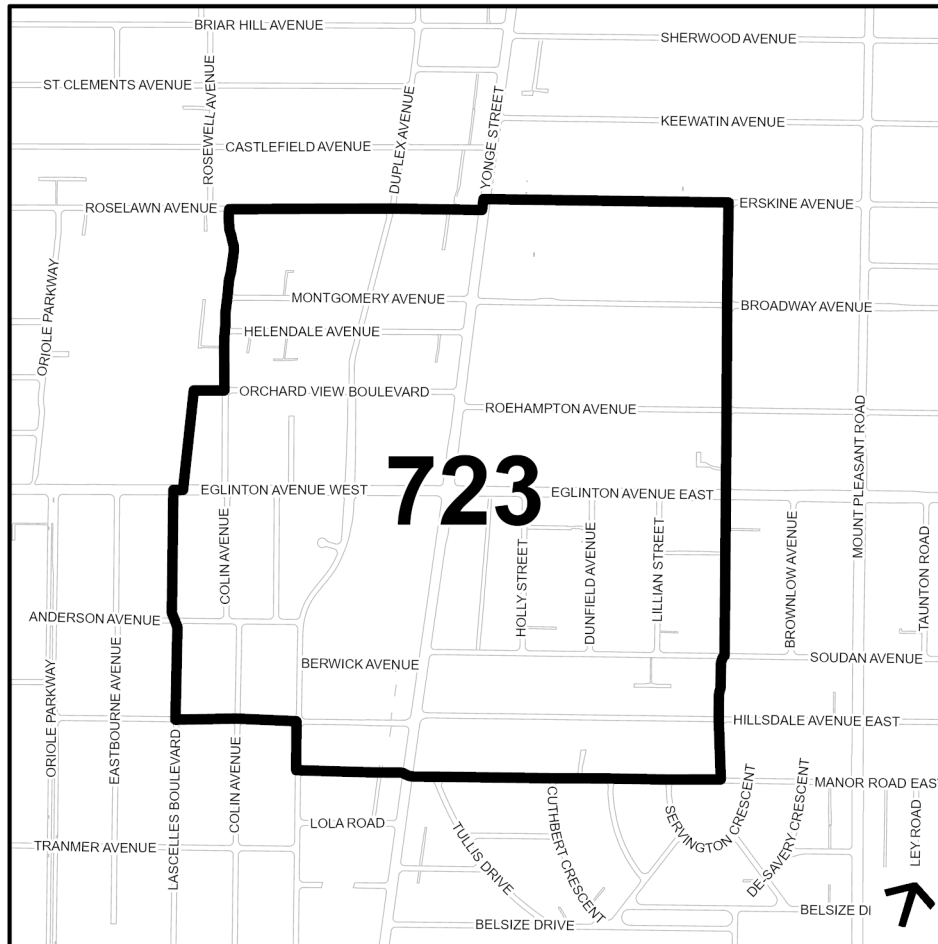
Existing and permitted development within the Protected Major Transit Station Area – Eglinton Station is planned for a minimum population and employment target of 600 residents and jobs combined per hectare.

c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 17 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 – Eglinton Protected Major Transit Station Area

Map 2 – Minimum Densities, Eglinton Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "10" to Amendment 570

SASP 625. Protected Major Transit Station Area – Eglinton GO Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

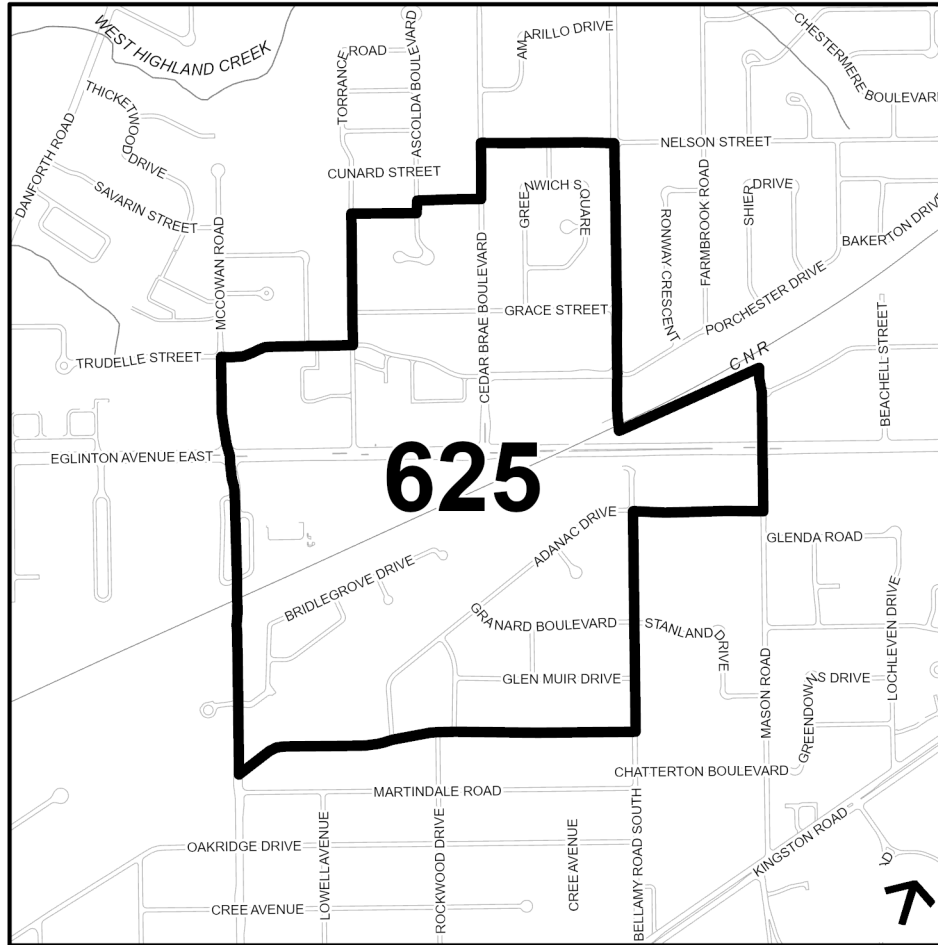
Existing and permitted development within the Protected Major Transit Station Area – Eglinton GO Station is planned for a minimum population and employment target of 150 residents and jobs combined per hectare.

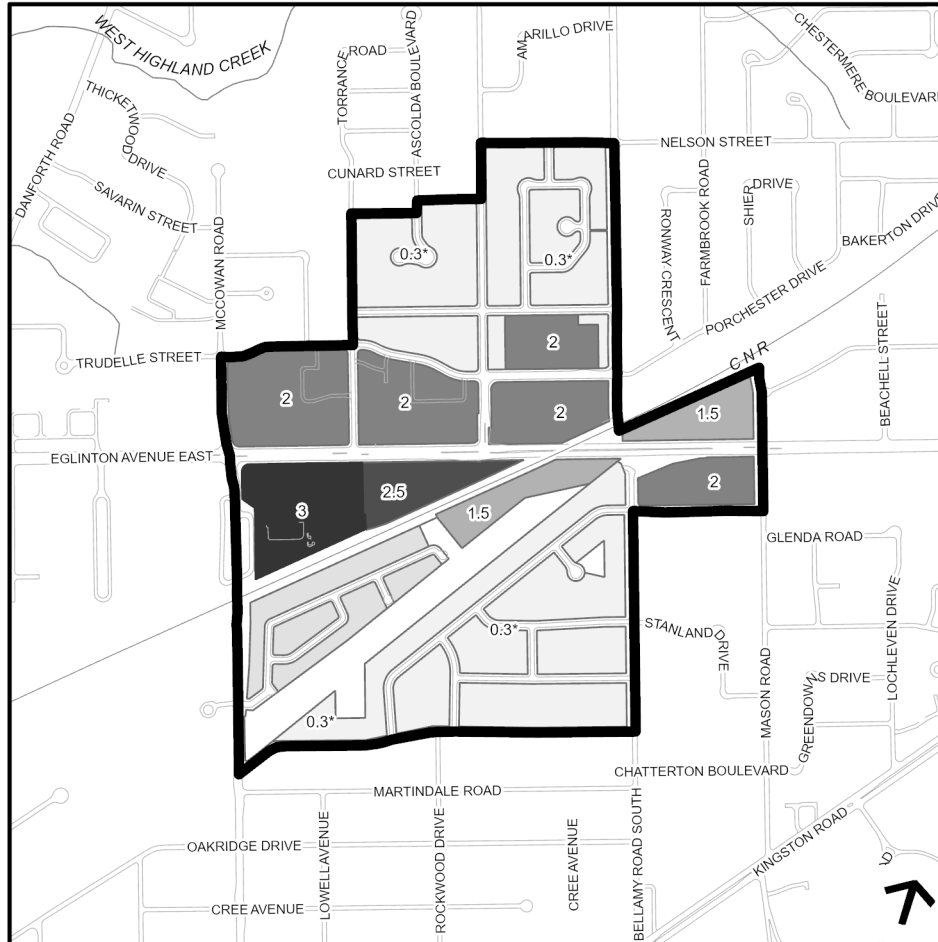
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 20 and 23 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 – Eglinton GO Protected Major Transit Station Area

Map 2 – Minimum Densities, Eglinton GO Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "11" to Amendment 570

SASP 716. Protected Major Transit Station Area – Eglinton West Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Eglinton West Subway/LRT Interchange Station is a protected major transit station area shown as the Eglinton West Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

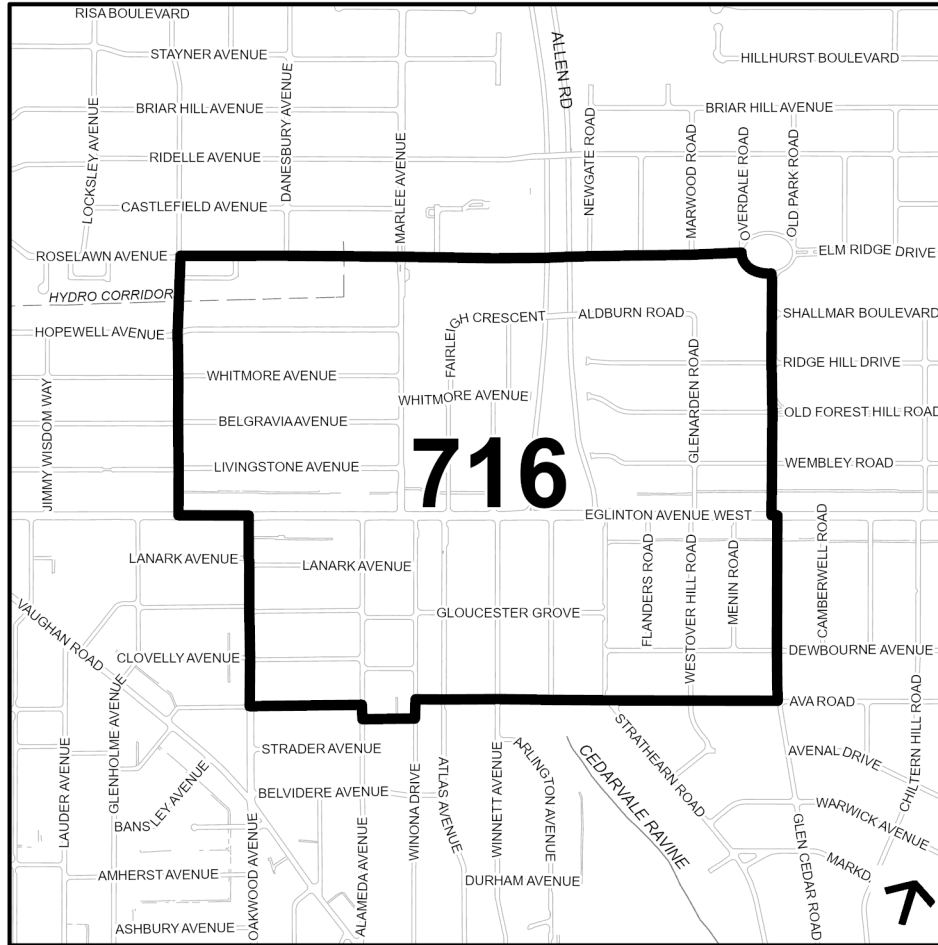
Existing and permitted development within the Protected Major Transit Station Area – Eglinton West Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

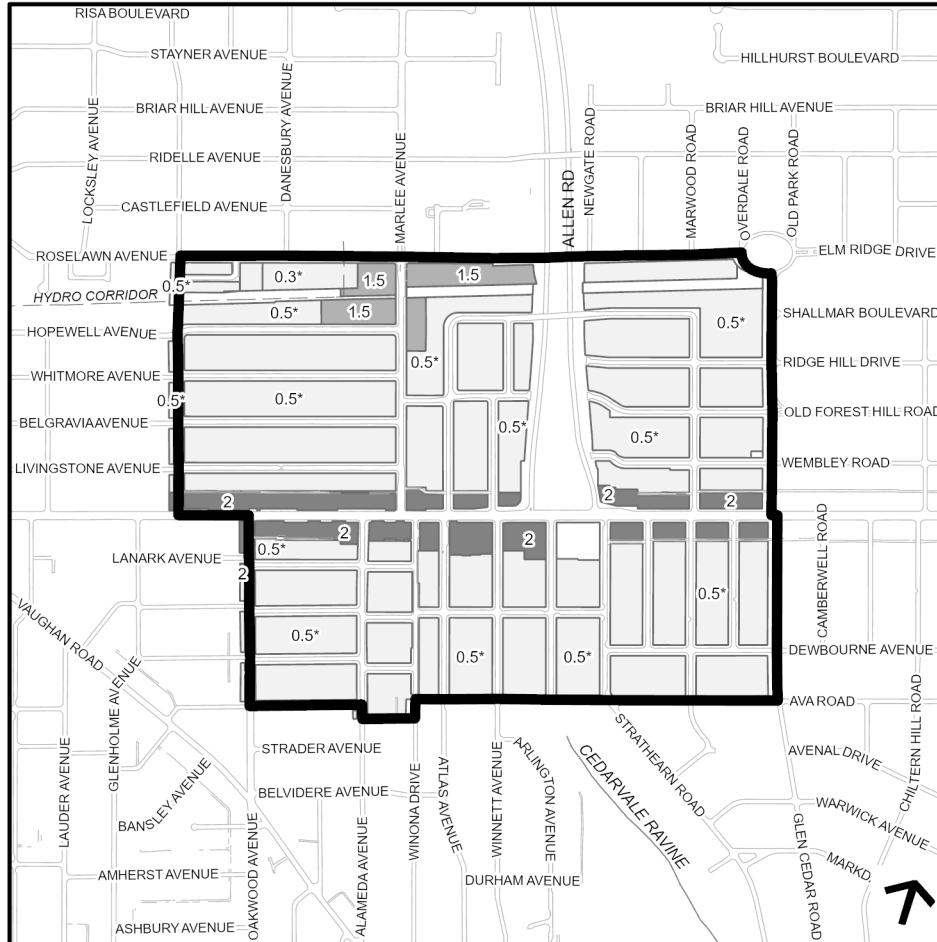
c) Authorized Uses of Land





The authorized uses of land are as identified by the land use designations on Map 17 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 – Eglinton West Protected Major Transit Station Area

Map 2 – Minimum Densities, Eglinton West Protected Major Transit Station Area**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "12" to Amendment 570

SASP 701. Protected Major Transit Station Area – Emery Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Emery LRT Station is a protected major transit station area shown as the Emery Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

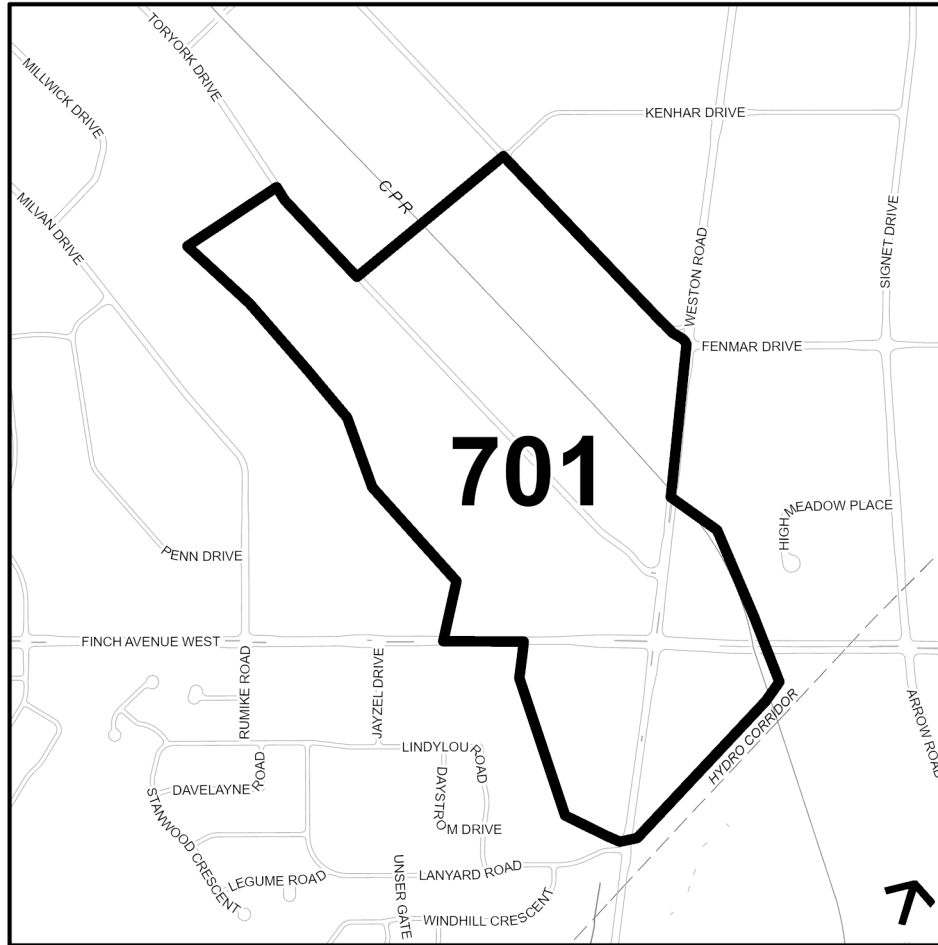
Existing and permitted development within the Protected Major Transit Station Area – Emery Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

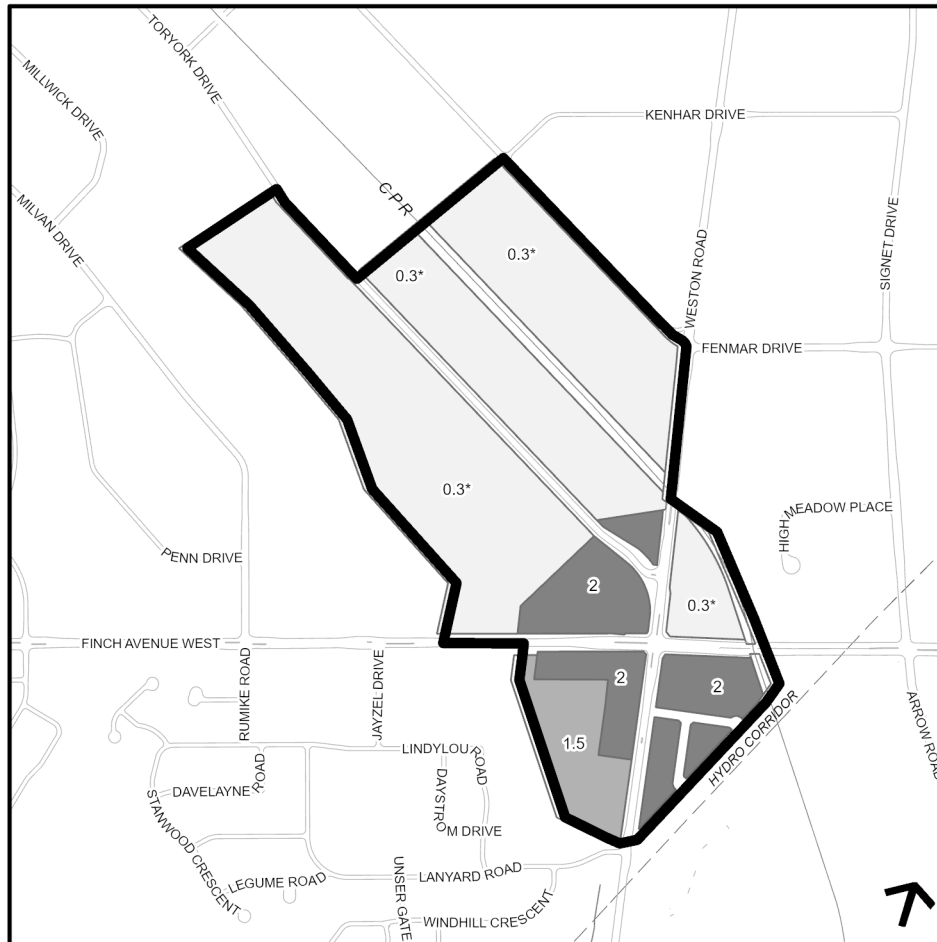
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 13 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 – Emery Protected Major Transit Station Area

Map 2 – Minimum Densities, Emery Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "13" to Amendment 570

SASP 693. Protected Major Transit Station Area – Exhibition Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Exhibition Subway/GO Interchange Station is a protected major transit station area shown as the Exhibition Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

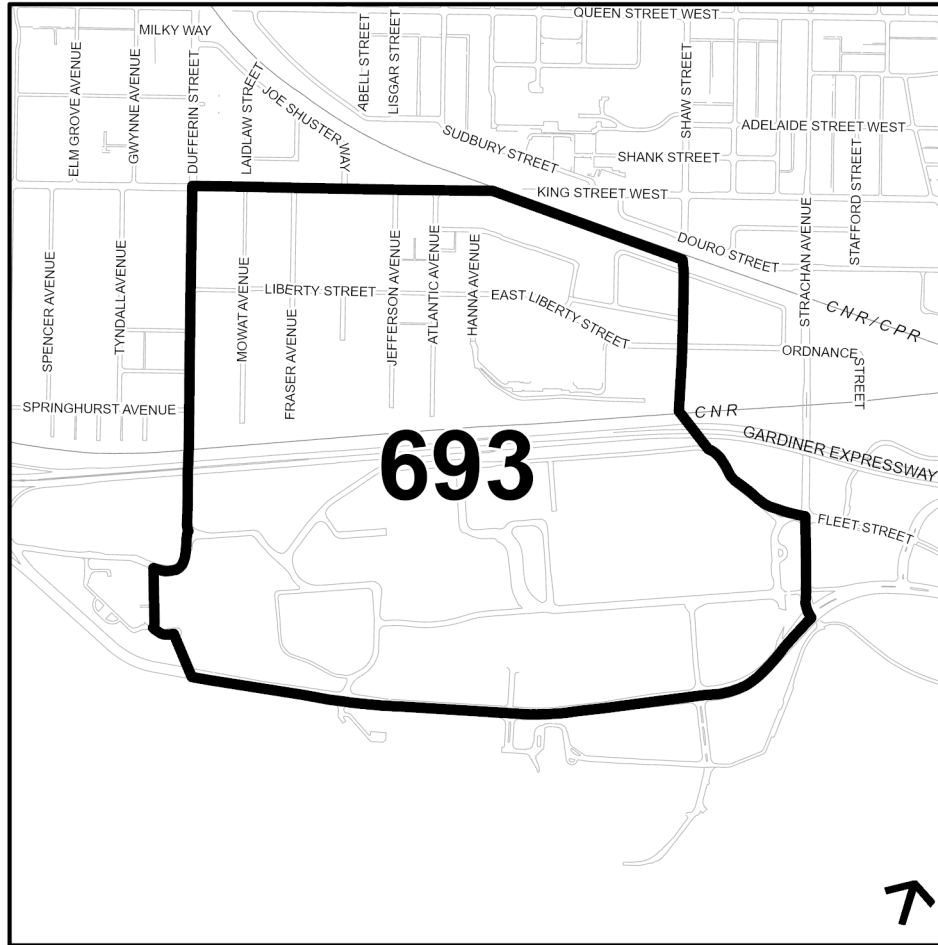
Existing and permitted development within the Protected Major Transit Station Area – Exhibition Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

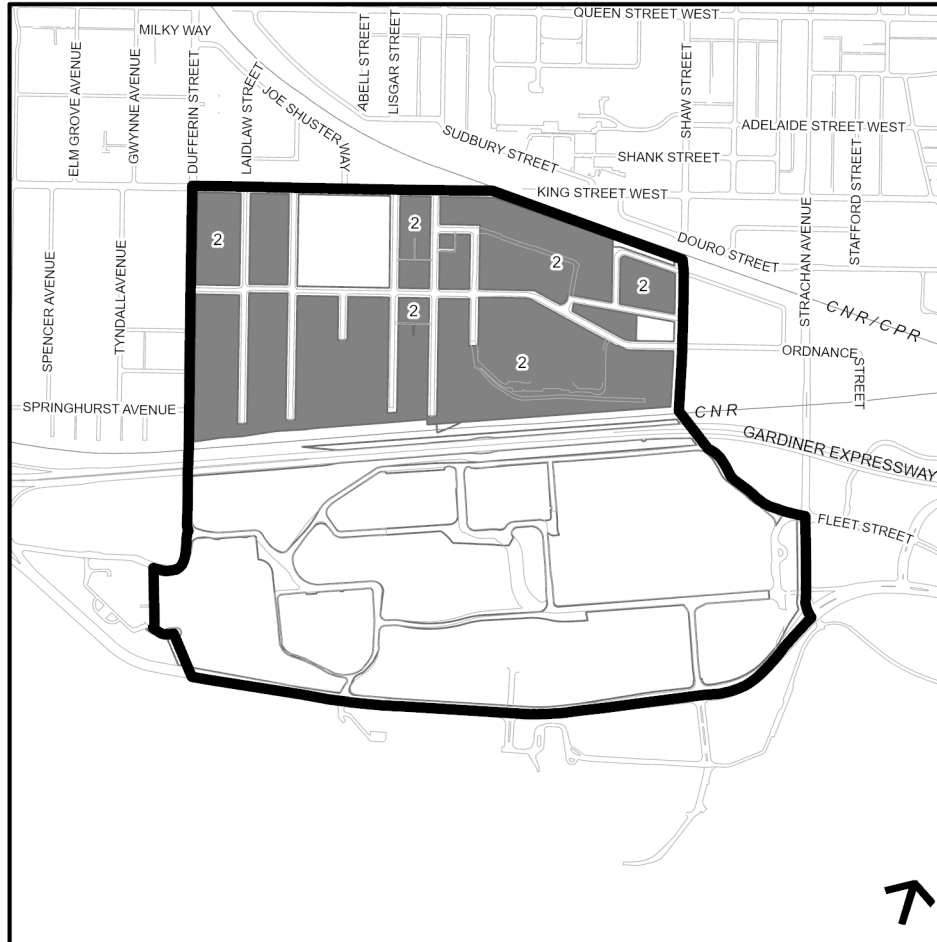
c) Authorized Uses of Land







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

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

Map 1 – Exhibition Protected Major Transit Station Area

Map 2 – Minimum Densities, Exhibition Protected Major Transit Station Area**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "14" to Amendment 570

SASP 675. Protected Major Transit Station Area – Fairbank Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Fairbank LRT Station is a protected major transit station area shown as the Fairbank Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

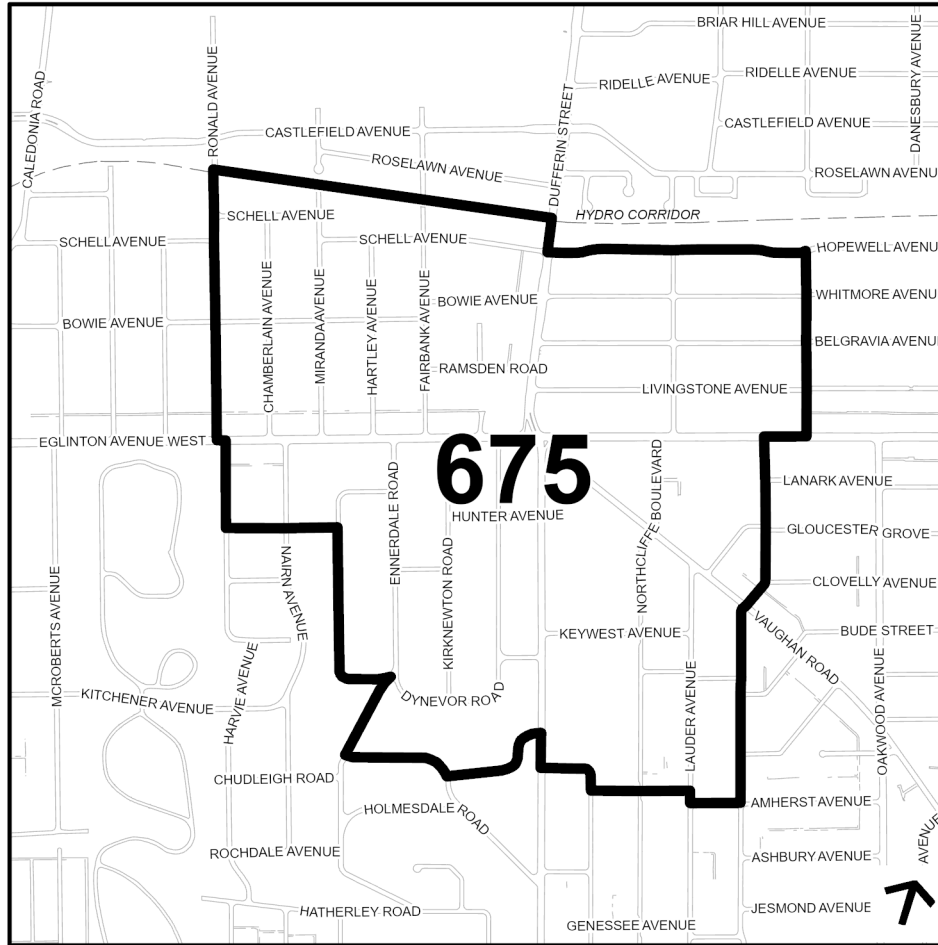
Existing and permitted development within the Protected Major Transit Station Area – Fairbank Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

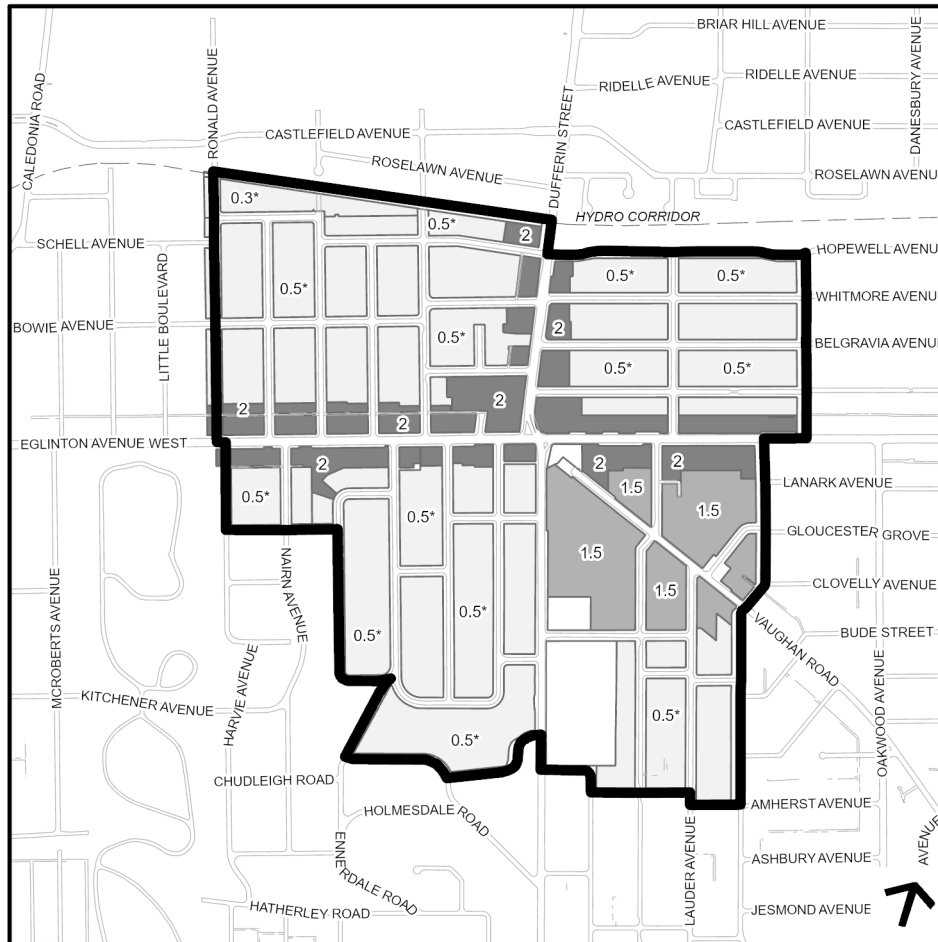
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 17 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 – Fairbank Protected Major Transit Station Area

Map 2 – Minimum Densities, Fairbank Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "15" to Amendment 570

SASP 727. Protected Major Transit Station Area – Finch Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Finch Subway Station is a protected major transit station area shown as the Finch Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

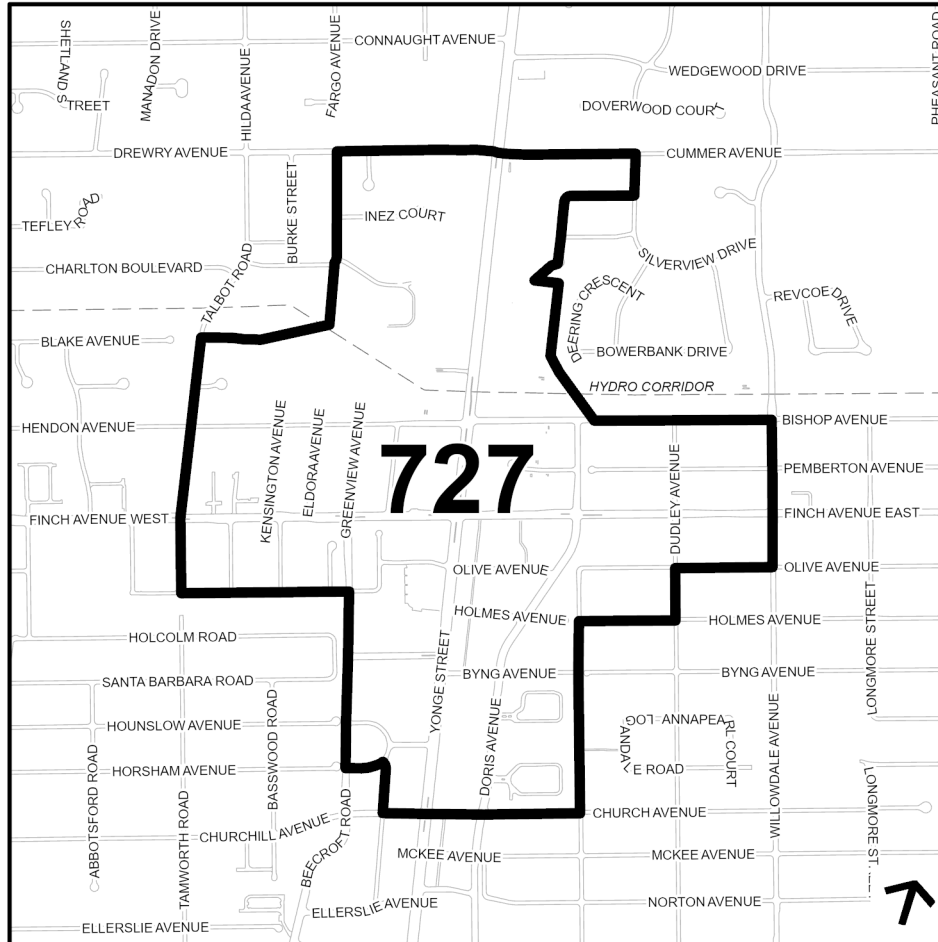
Existing and permitted development within the Protected Major Transit Station Area – Finch Station is planned for a minimum population and employment target of 350 residents and jobs combined per hectare.

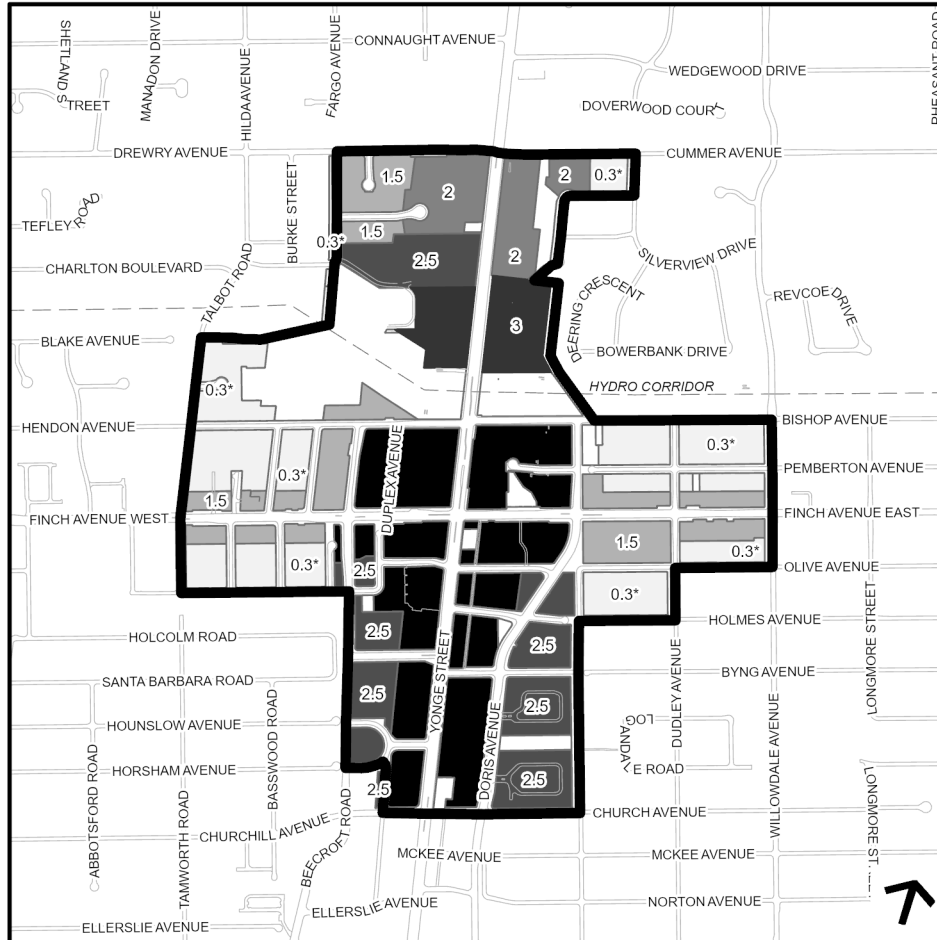
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 16 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 – Finch Protected Major Transit Station Area

Map 2 – Minimum Densities, Finch Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*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 570

SASP 677. Protected Major Transit Station Area – Forest Hill Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Forest Hill LRT Station is a protected major transit station area shown as the Forest Hill Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

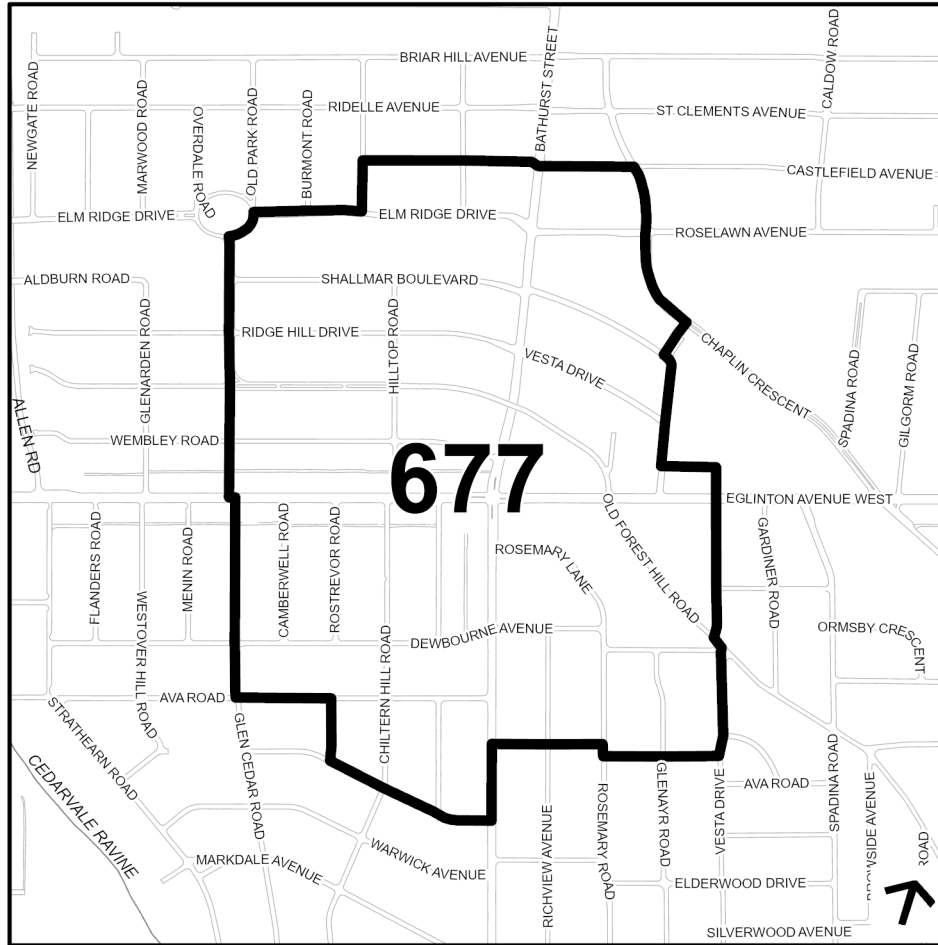
Existing and permitted development within the Protected Major Transit Station Area – Forest Hill Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

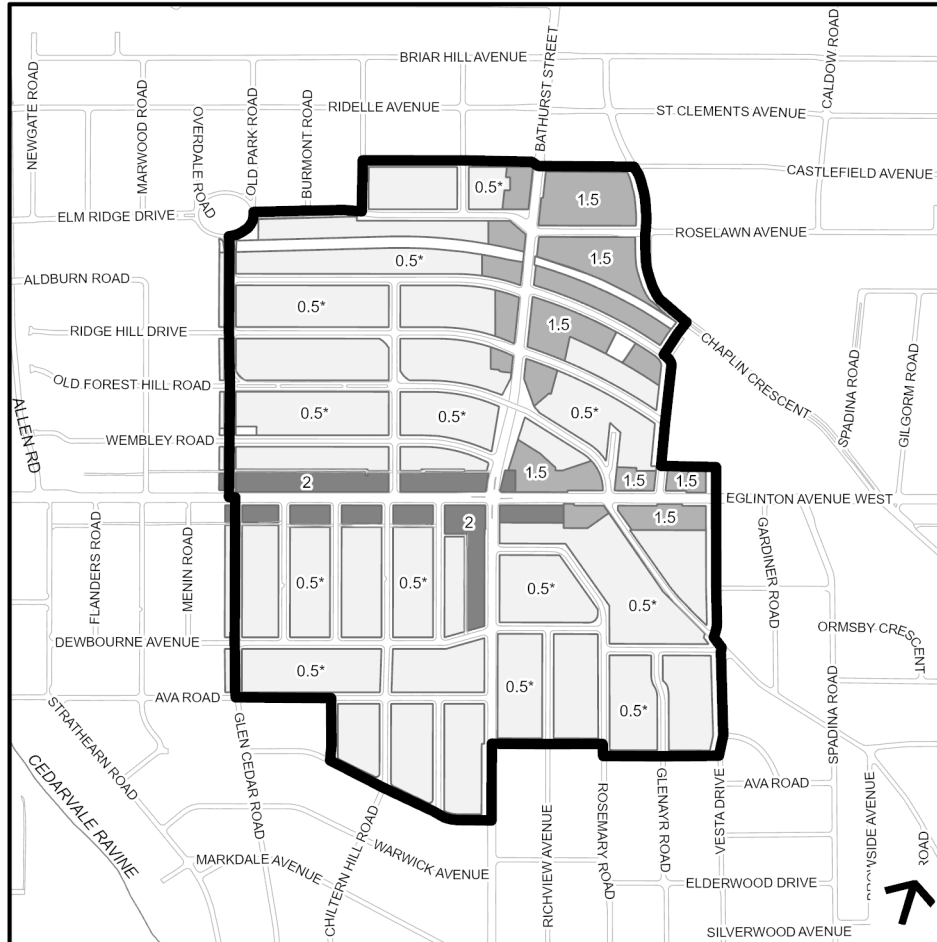
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 17 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 – Forest Hill Protected Major Transit Station Area

Map 2 – Minimum Densities, Forest Hill Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "17" to Amendment 570

SASP 691. Protected Major Transit Station Area – Front-Spadina Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Front-Spadina GO Station is a protected major transit station area shown as the Front-Spadina Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

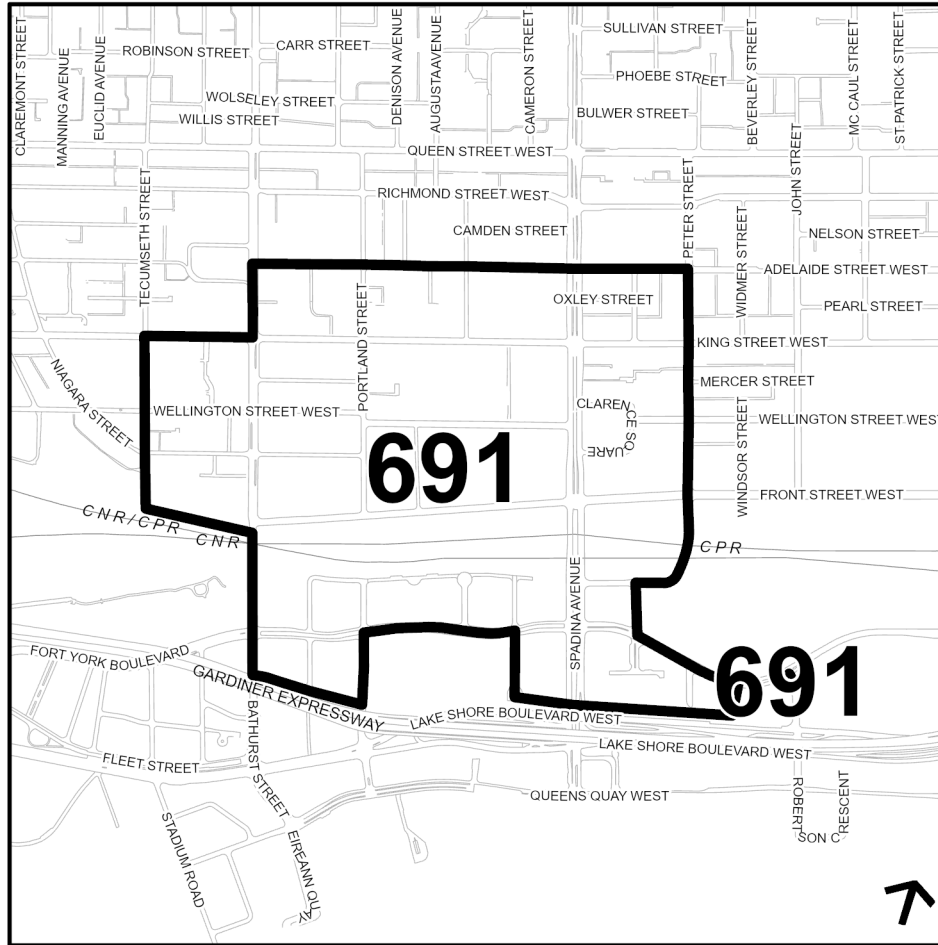
Existing and permitted development within the Protected Major Transit Station Area – Front-Spadina Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

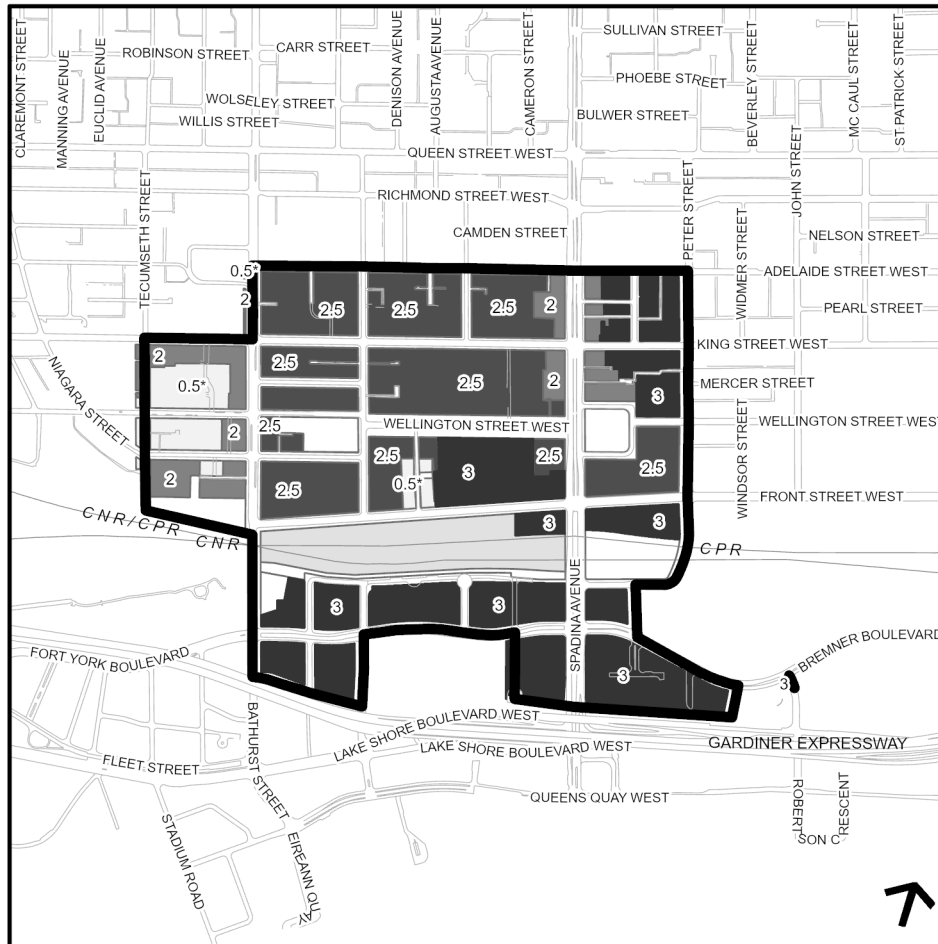
c) Authorized Uses of Land







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 – Front-Spadina Protected Major Transit Station Area

Map 2 – Minimum Densities, Front-Spadina Protected Major Transit Station Area**Minimum Density**

 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*		

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

Schedule "18" to Amendment 570

SASP 689. Protected Major Transit Station Area – Gerrard-Carlaw Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Gerrard-Carlaw Subway Station is a protected major transit station area shown as the Gerrard-Carlaw 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 – Gerrard-Carlaw Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

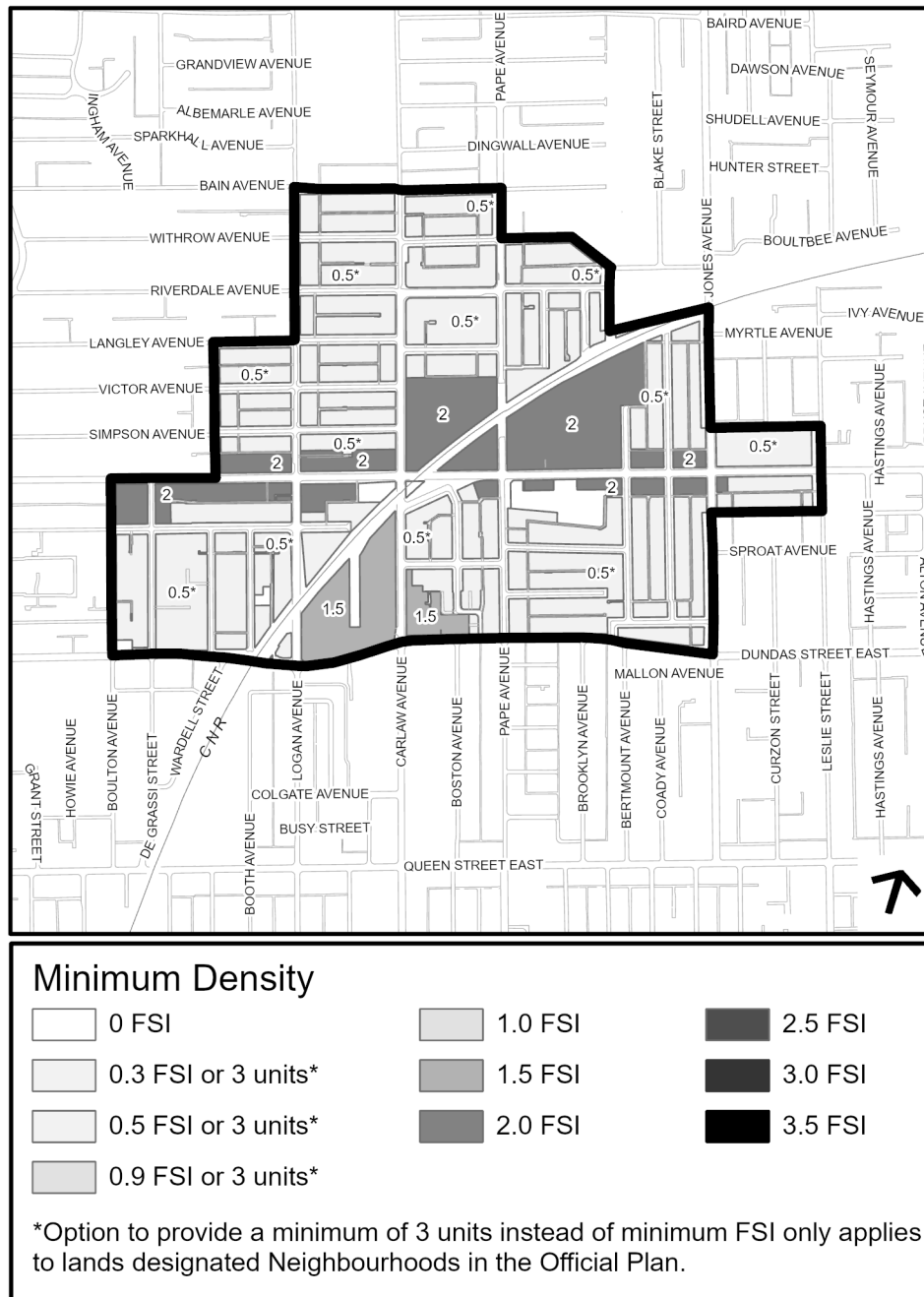
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 18 and 21 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 2 – Minimum Densities, Gerrard-Carlaw Protected Major Transit Station Area



Schedule "19" to Amendment 570

SASP 668. Protected Major Transit Station Area – Golden Mile Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Golden Mile LRT Station is a protected major transit station area shown as the Golden Mile Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

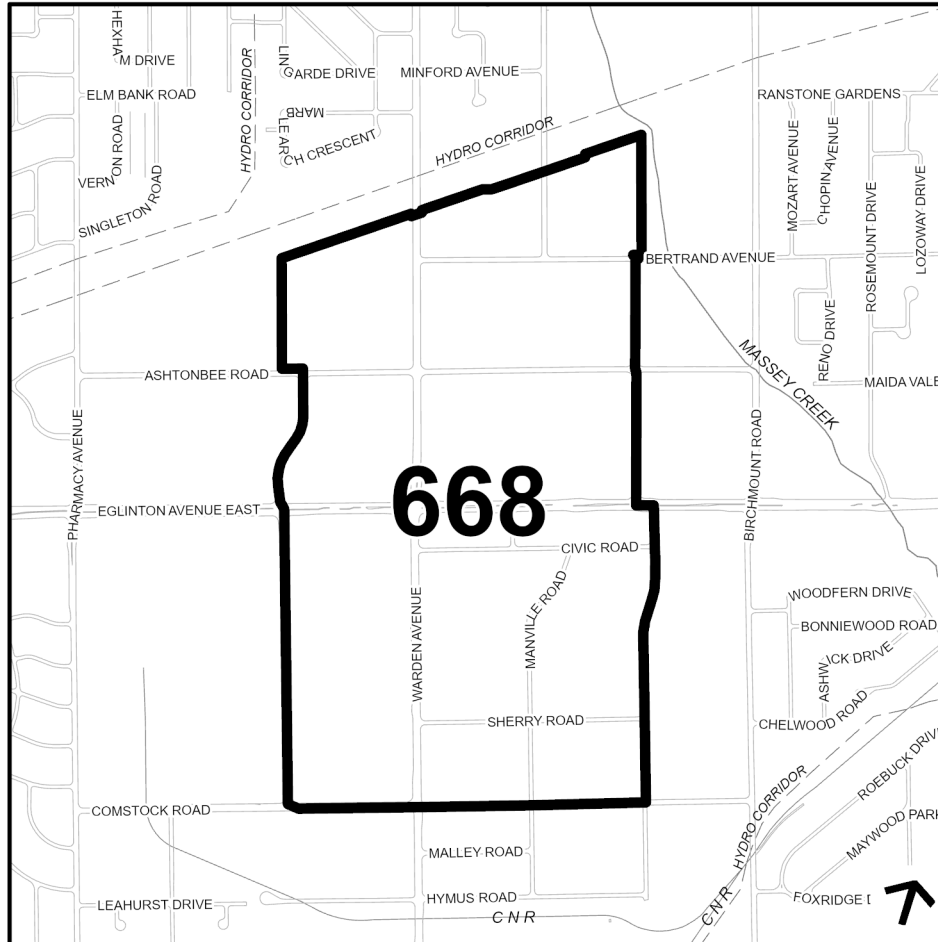
Existing and permitted development within the Protected Major Transit Station Area – Golden Mile Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

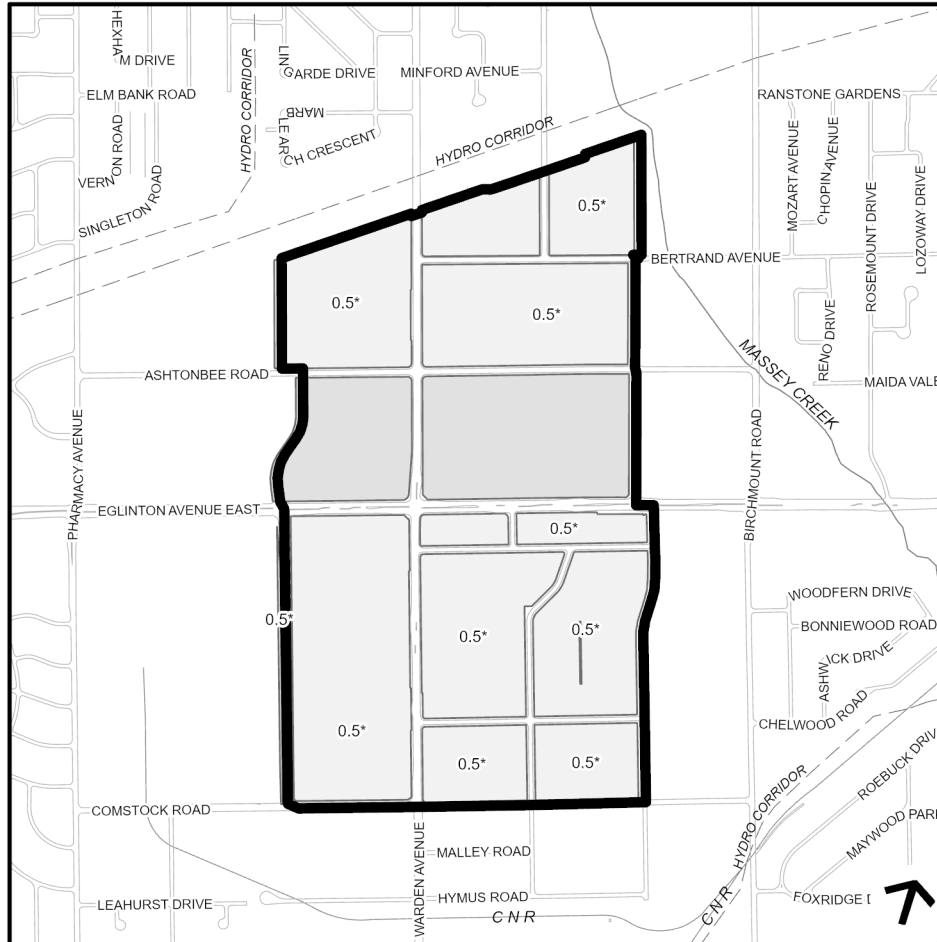
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 20 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 – Golden Mile Protected Major Transit Station Area

Map 2 – Minimum Densities, Golden Mile Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "20" to Amendment 570

SASP 641. Protected Major Transit Station Area – Guildwood GO Station

a) Protected Major Transit Station Area Delineation

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

b) Residents and Jobs per Hectare

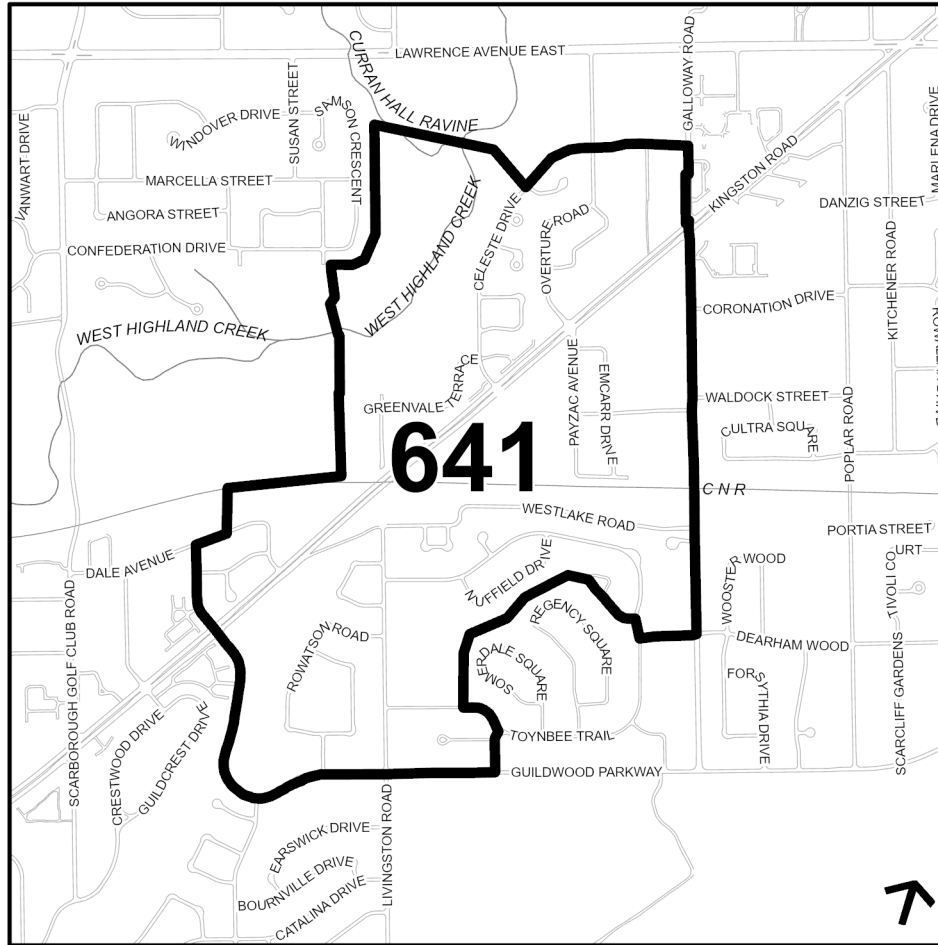
Existing and permitted development within the Protected Major Transit Station Area – Guildwood GO Station is planned for a minimum population and employment target of 150 residents and jobs combined per hectare.

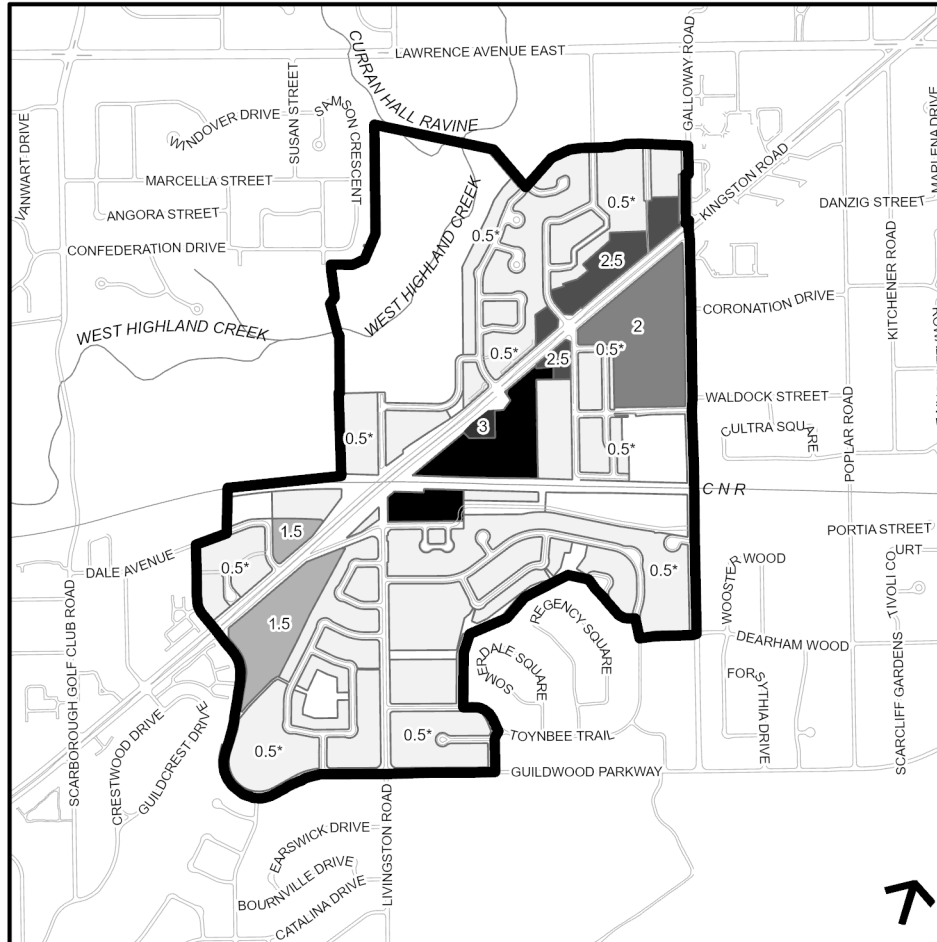
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 23 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 – Guildwood GO Protected Major Transit Station Area

Map 2 – Minimum Densities, Guildwood GO Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "21" to Amendment 570

SASP 667. Protected Major Transit Station Area – Hakimi Lebovic Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Hakimi Lebovic LRT Station is a protected major transit station area shown as the Hakimi Lebovic Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

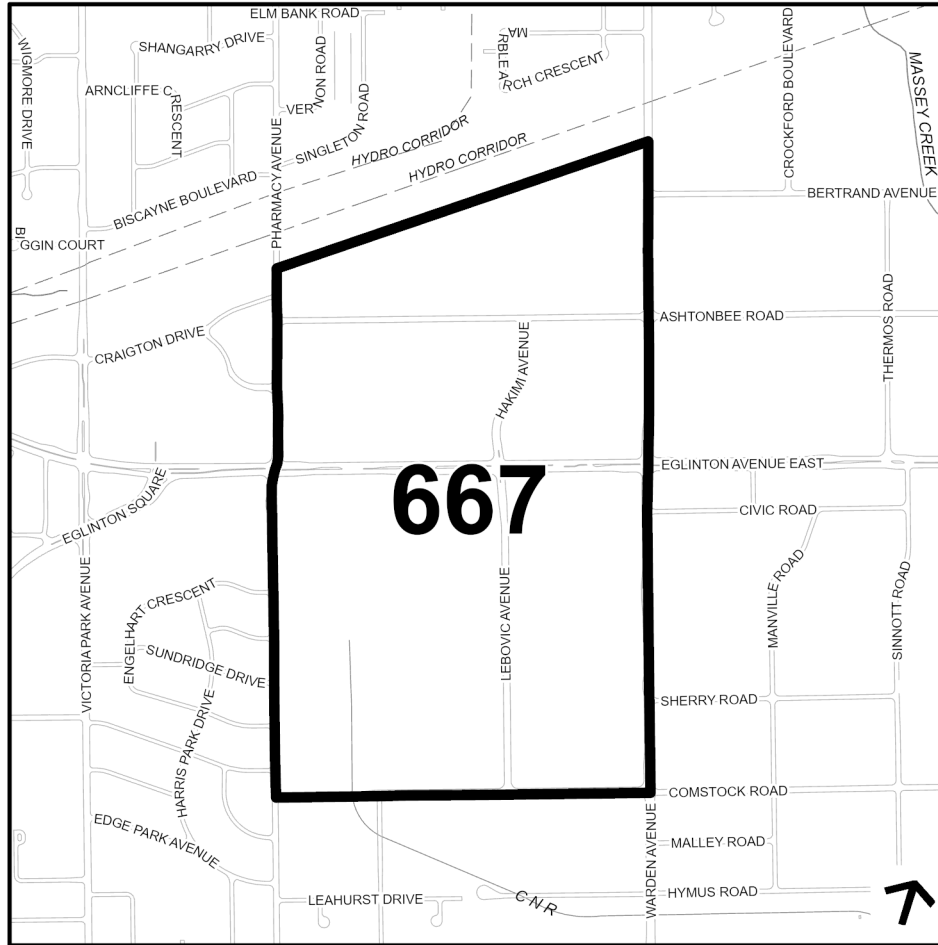
Existing and permitted development within the Protected Major Transit Station Area – Hakimi Lebovic Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

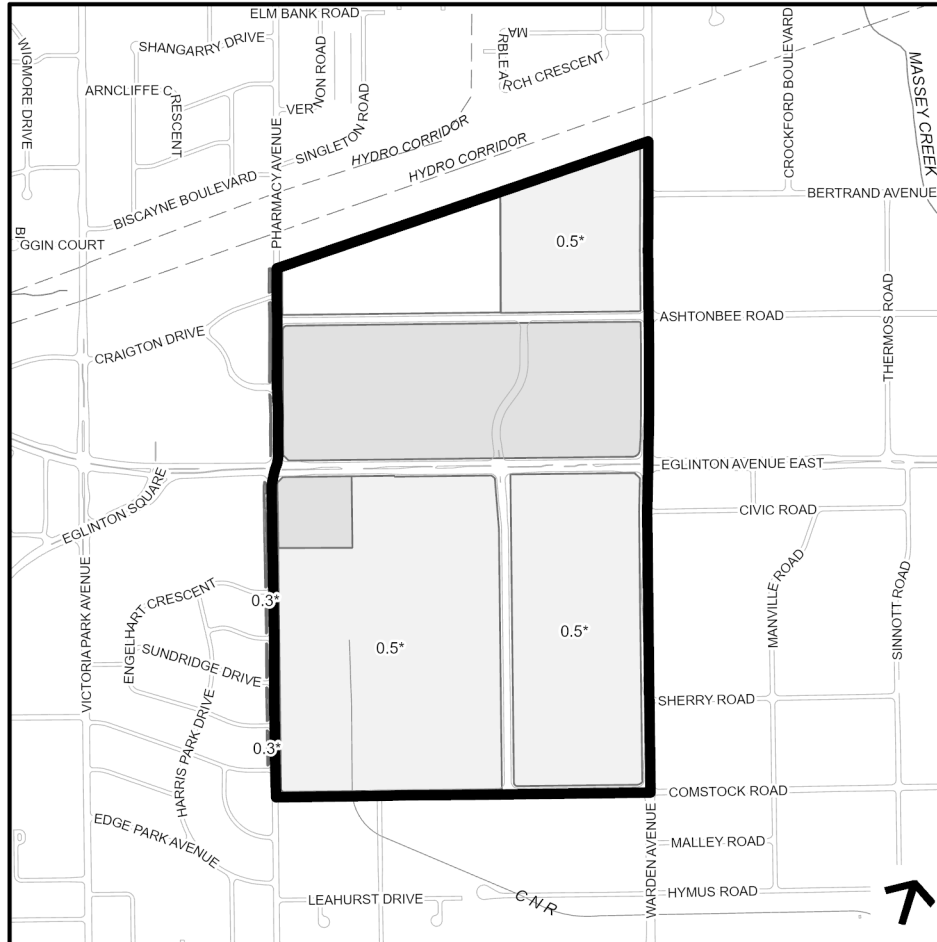
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 20 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 – Hakimi Lebovic Protected Major Transit Station Area

Map 2 – Minimum Densities, Hakimi Lebovic Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "22" to Amendment 570

SASP 664. Protected Major Transit Station Area – Ionview Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Ionview LRT Station is a protected major transit station area shown as the Ionview Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

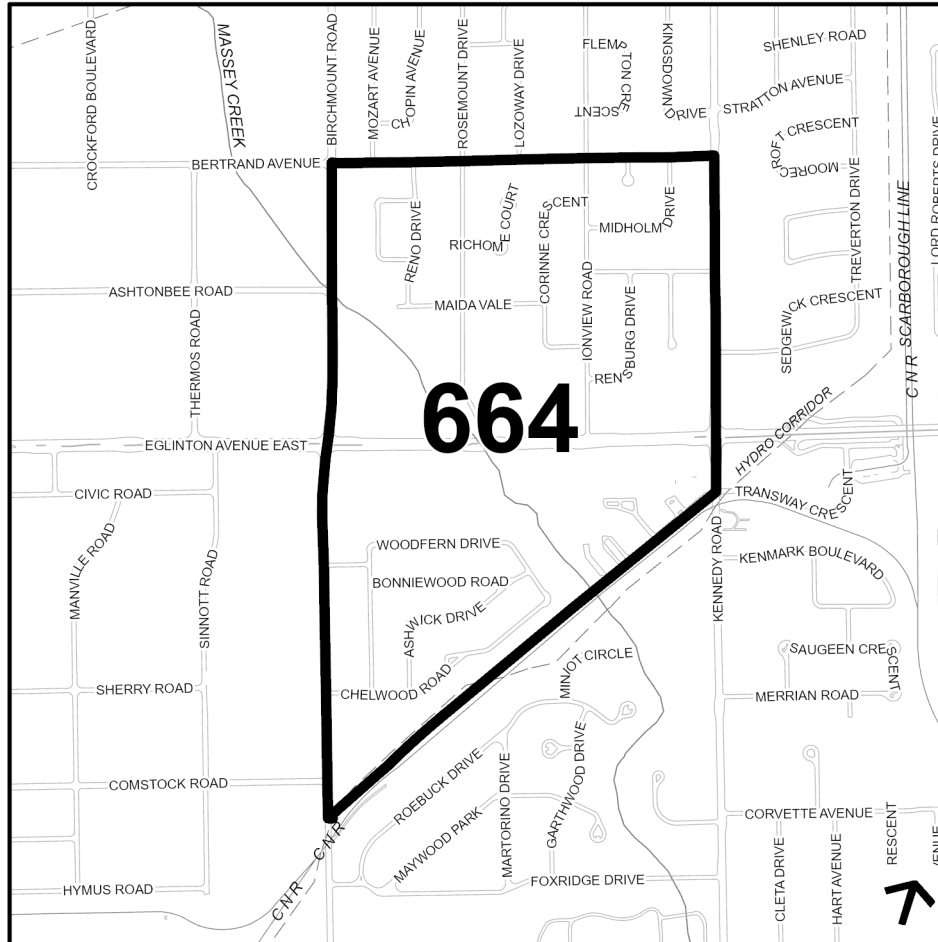
Existing and permitted development within the Protected Major Transit Station Area – Ionview Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

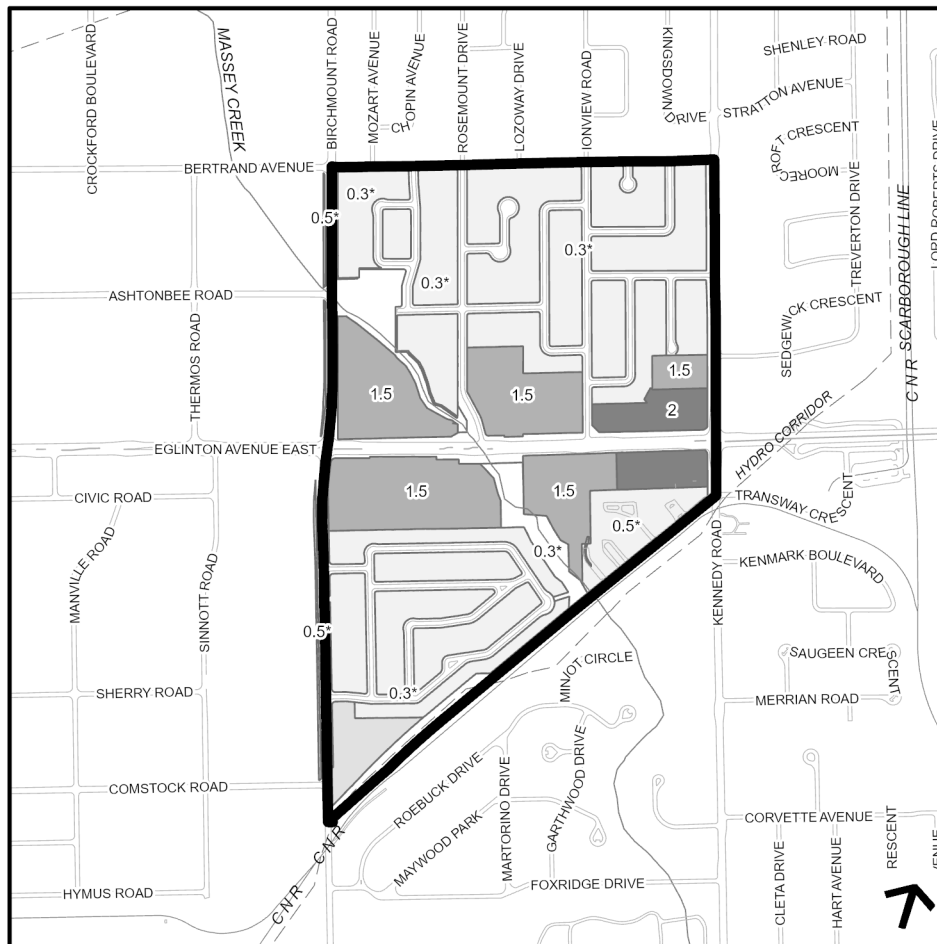
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 20 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 – Ionview Protected Major Transit Station Area

Map 2 – Minimum Densities, Ionview Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "23" to Amendment 570

SASP 627. Protected Major Transit Station Area – Islington Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Islington Subway Station is a protected major transit station area shown as the Islington 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 – Islington 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 Maps 14 and 15 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

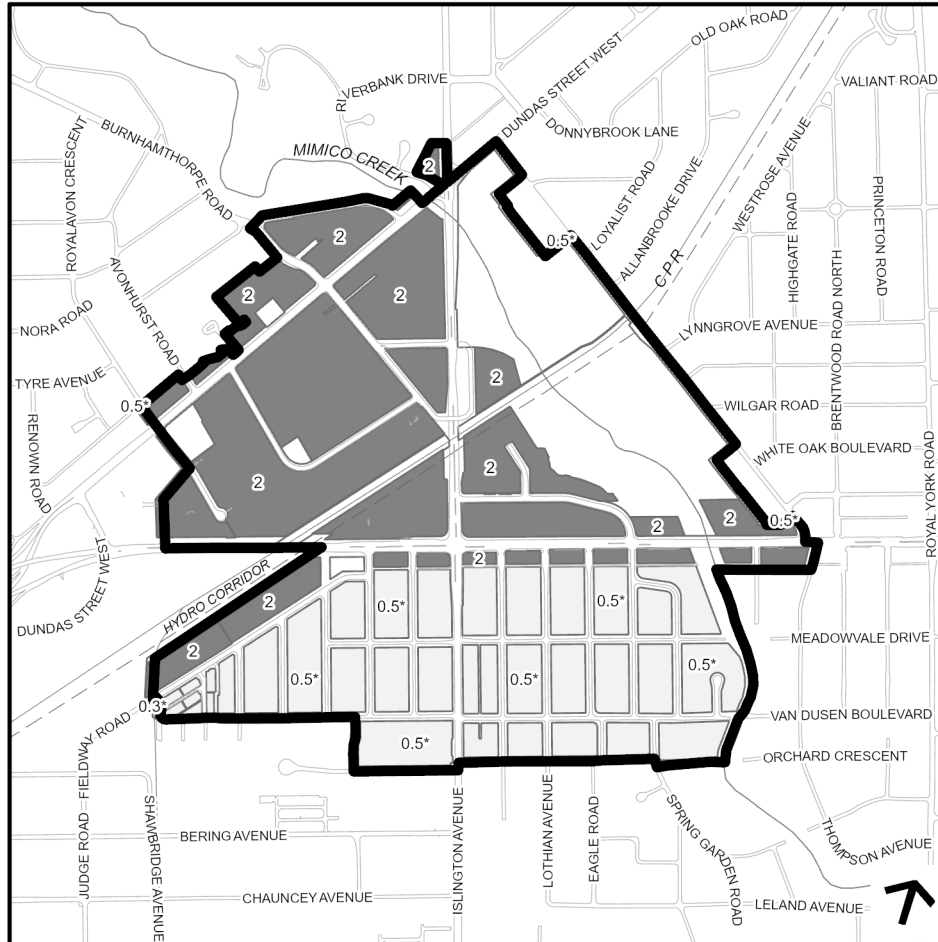
d) Minimum Densities

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

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Map showing the boundaries of the 627 electoral district in Ontario, Canada. The district is outlined in thick black. Major roads and landmarks include:

- Roads:** Dundas Street West, Bloor Street West, Hydro Corridor, Fieldway Road, Kenway Road, Green Lanes, Clissold Road, Meadowvale Drive, Van Dusen Boulevard, Orchard Crescent, Thompson Avenue, Leland Avenue, Spring Garden Road, Eagle Road, Lothian Avenue, Islington Avenue, Chauncey Avenue, Bering Avenue, Munster Avenue, Judge Road, Shambridge Avenue, Olive Wood Road, Tyre Avenue, Remond Road, Dundas Street West, Bloor Street West, Meadowvale Drive, Van Dusen Boulevard, Orchard Crescent, Thompson Avenue, Leland Avenue, Spring Garden Road, Eagle Road, Lothian Avenue, Islington Avenue, Chauncey Avenue, Bering Avenue, Munster Avenue, Judge Road, Shambridge Avenue, Olive Wood Road.
- Landmarks:** Mimico Creek, Burnhamthorpe Road, Royal Avon Crescent, Nora Road, Avonhurst Road, Cordova Avenue, Mabelle Avenue, Green Lanes, Clissold Road, Meadowvale Drive, Van Dusen Boulevard, Orchard Crescent, Thompson Avenue, Leland Avenue, Spring Garden Road, Eagle Road, Lothian Avenue, Islington Avenue, Chauncey Avenue, Bering Avenue, Munster Avenue, Judge Road, Shambridge Avenue, Olive Wood Road.

Map 2 – Minimum Densities, Islington Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "24" to Amendment 570

SASP 698. Protected Major Transit Station Area – Jane and Finch Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Jane and Finch LRT Station is a protected major transit station area shown as the Jane and Finch Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

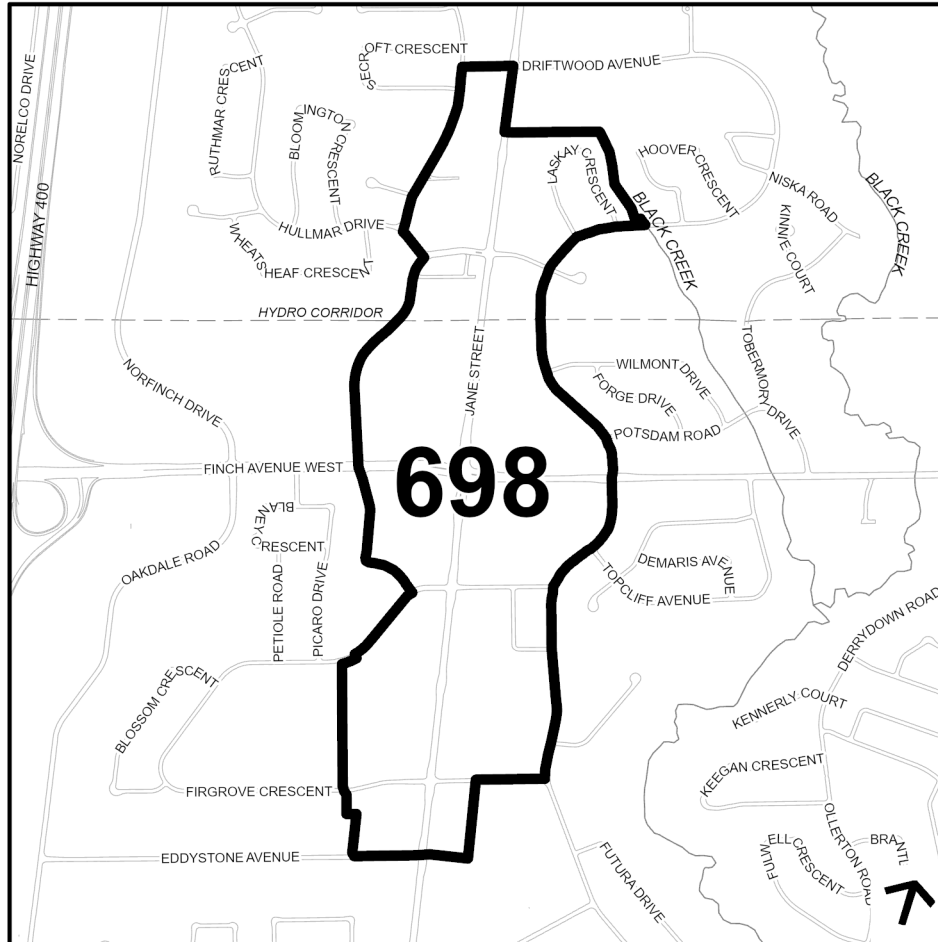
Existing and permitted development within the Protected Major Transit Station Area – Jane and Finch Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

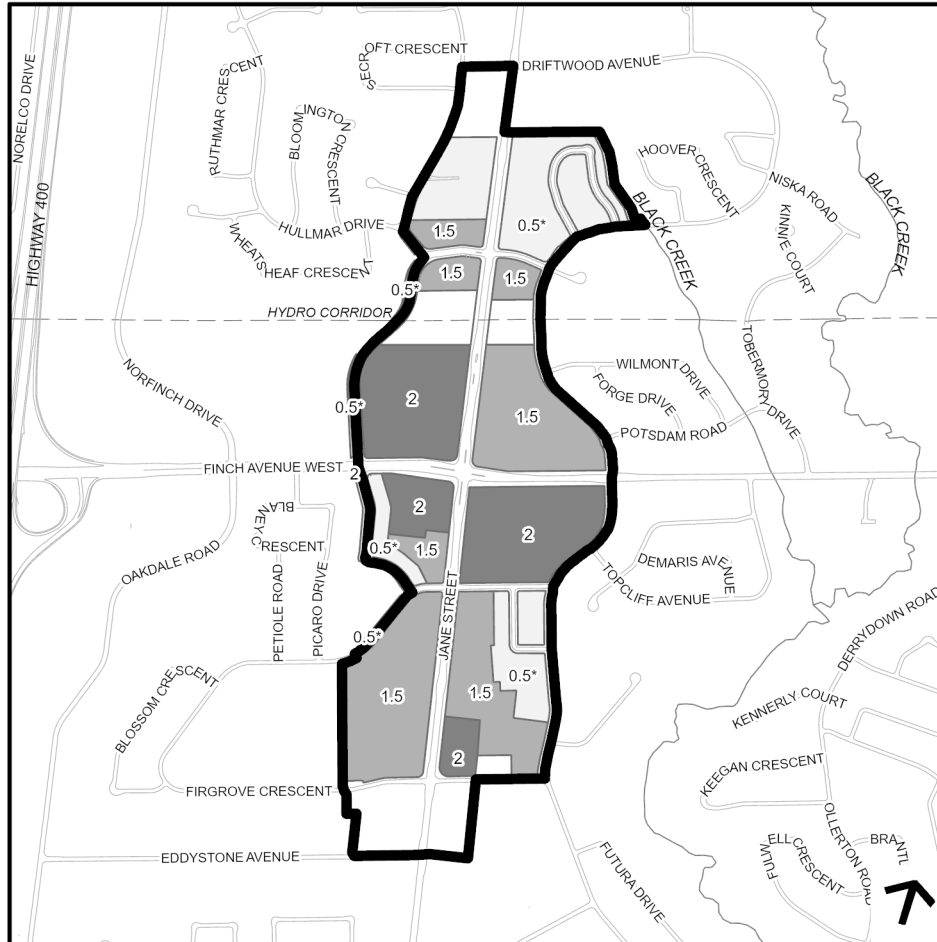
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Maps 13 and 16 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 – Jane and Finch Protected Major Transit Station Area

Map 2 – Minimum Densities, Jane and Finch Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "25" to Amendment 570

SASP 673. Protected Major Transit Station Area – Keelesdale Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned Keelesdale LRT Station is a protected major transit station area shown as the Keelesdale Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

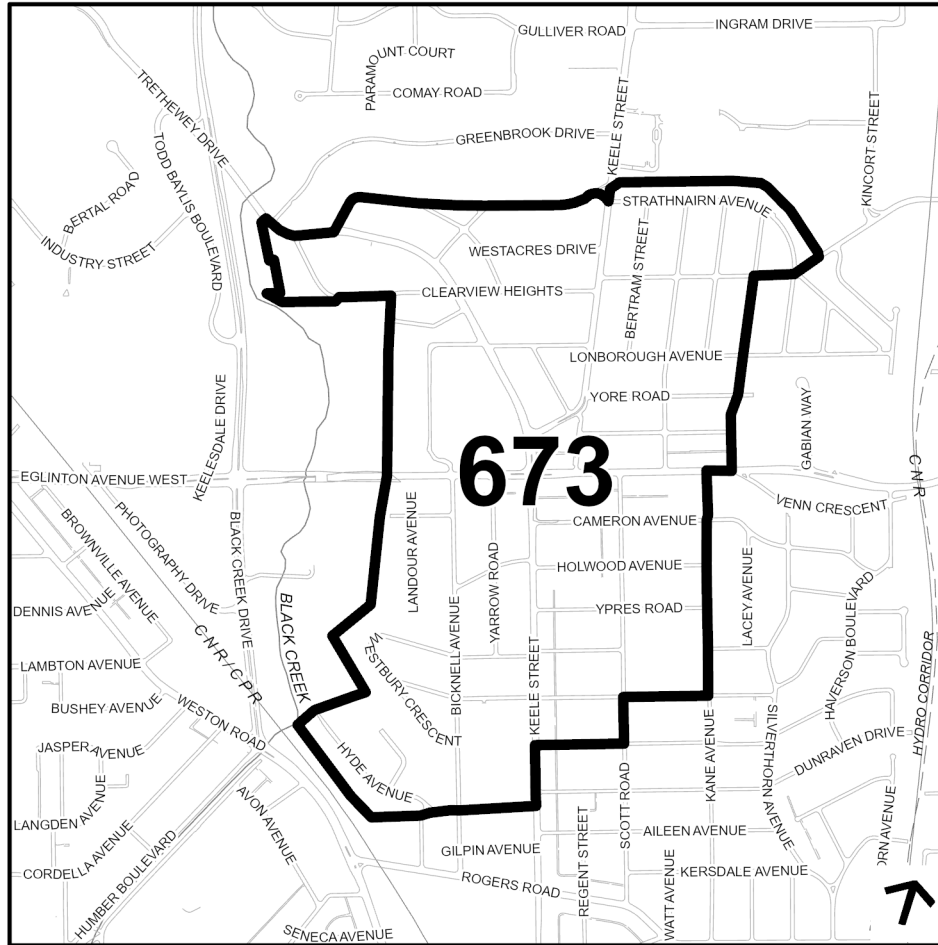
Existing and permitted development within the Protected Major Transit Station Area – Keelesdale Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

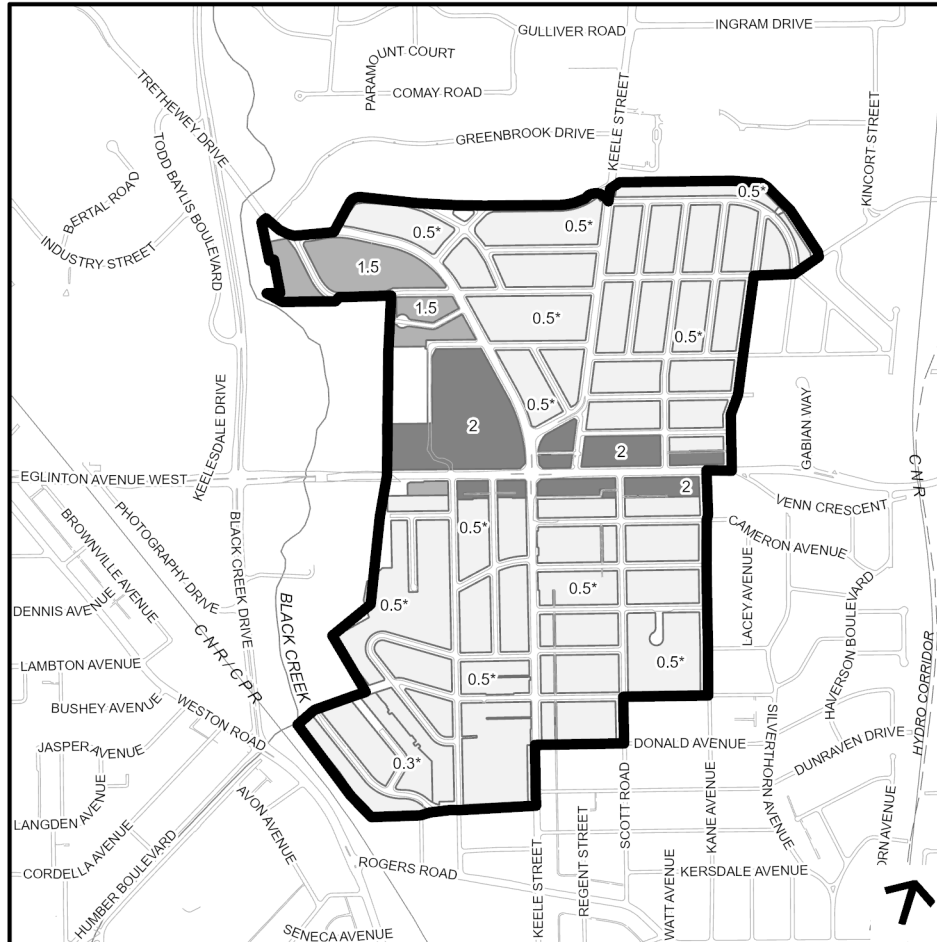
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 17 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 – Keelesdale Protected Major Transit Station Area

Map 2 – Minimum Densities, Keelesdale Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "26" to Amendment 570

SASP 647. Protected Major Transit Station Area – Kennedy (Subway) Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Kennedy (Subway) Subway/LRT/GO Interchange Station is a protected major transit station area shown as the Kennedy (Subway) 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 – Kennedy (Subway) Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

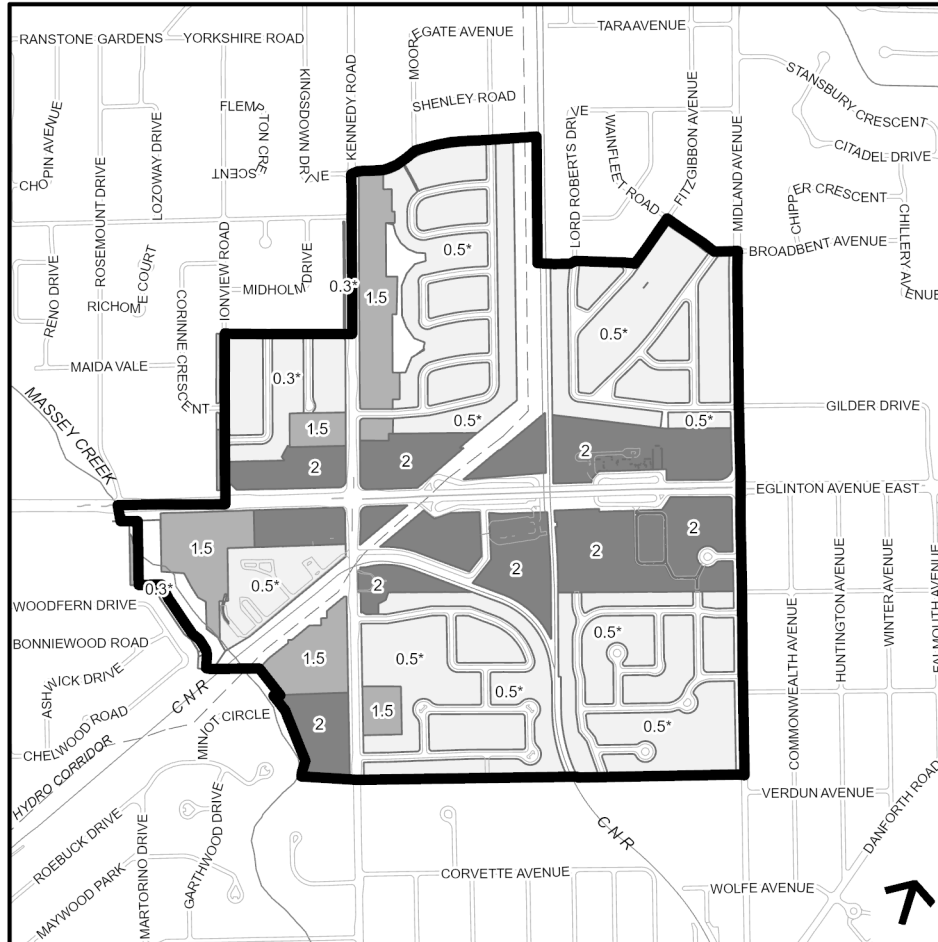
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 20 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.

A map of Scarborough, Ontario, showing the 647 area code region. The region is outlined in black and includes streets such as Midland Avenue, Victoria Park Avenue, and Midland Avenue. The number 647 is prominently displayed in the center of the outlined area.

Map 2 – Minimum Densities, Kennedy (Subway) Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "27" to Amendment 570

SASP 761. Protected Major Transit Station Area – King-Bathurst Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned King-Bathurst Subway Station is a protected major transit station area shown as the King-Bathurst Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

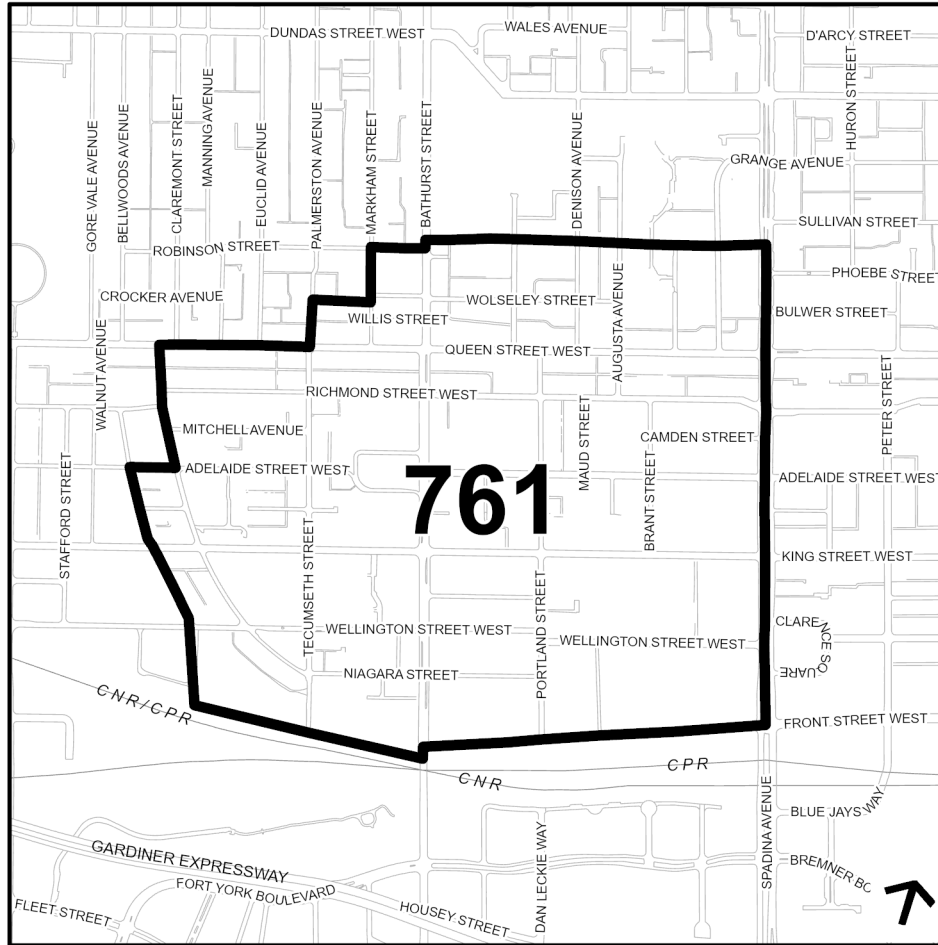
Existing and permitted development within the Protected Major Transit Station Area – King-Bathurst Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

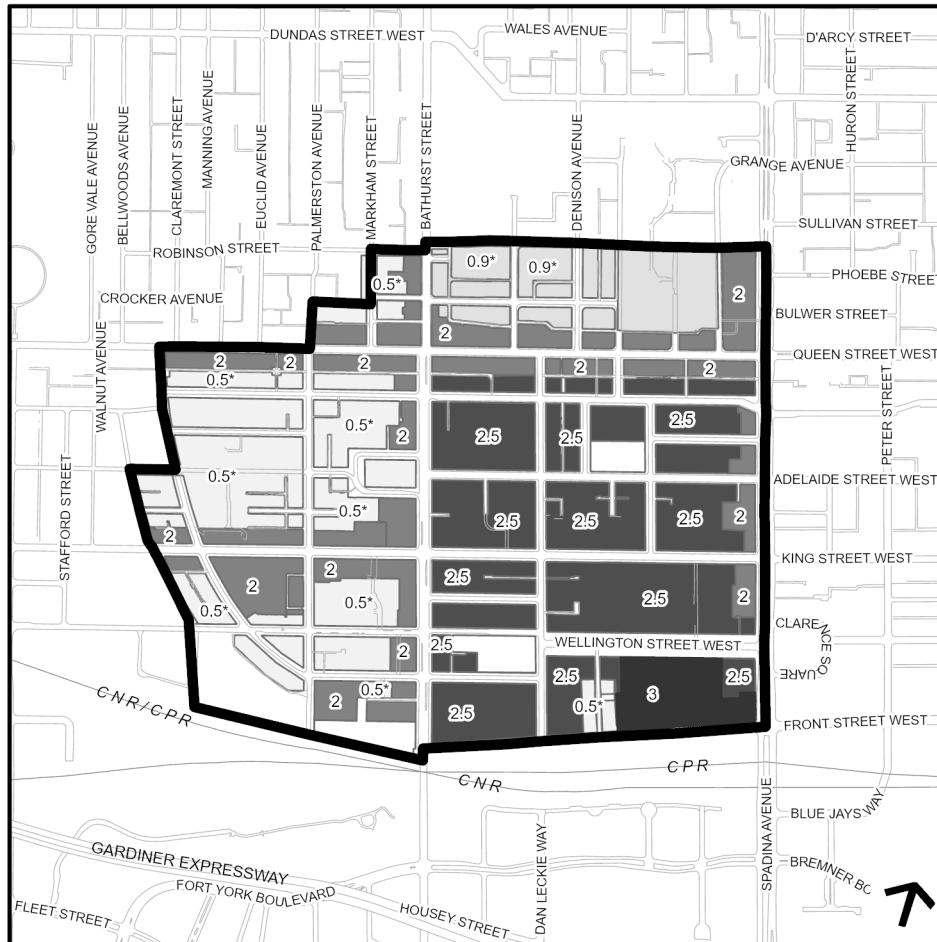
c) Authorized Uses of Land

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 – King-Bathurst Protected Major Transit Station Area

Map 2 – Minimum Densities, King-Bathurst Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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

Schedule "28" to Amendment 570

SASP 687. Protected Major Transit Station Area – King-Liberty Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the planned King-Liberty GO Station is a protected major transit station area shown as the King-Liberty Protected Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

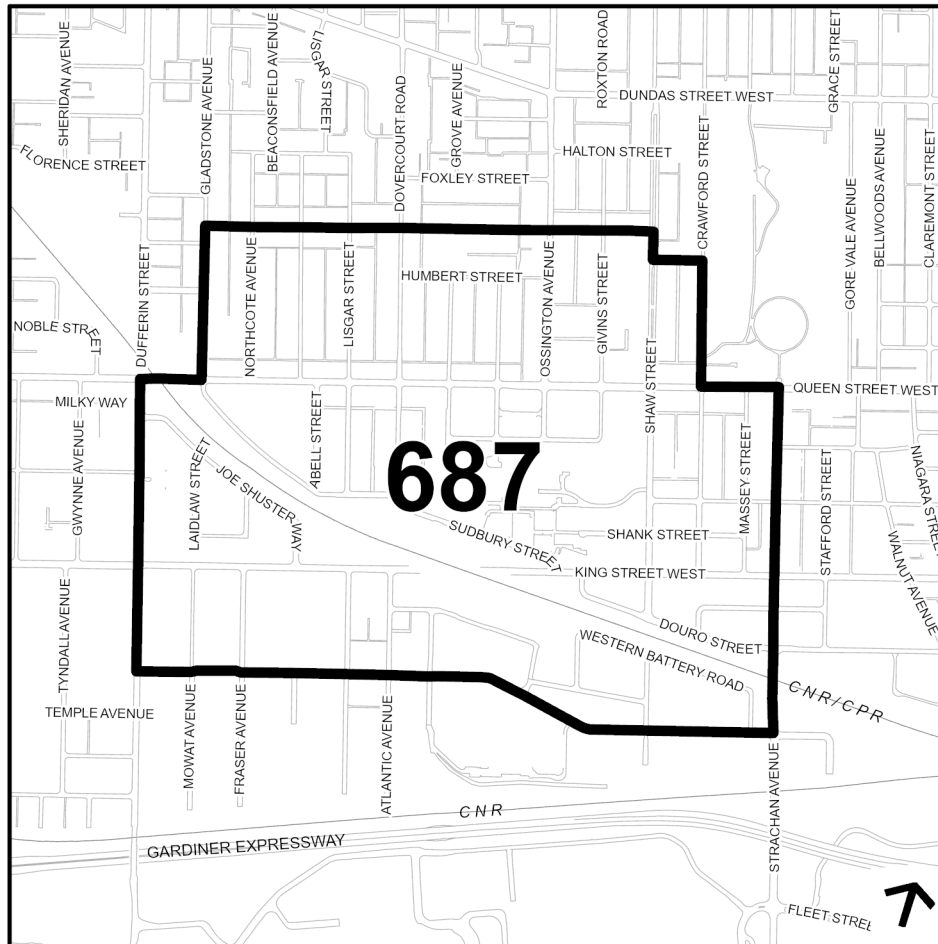
Existing and permitted development within the Protected Major Transit Station Area – King-Liberty Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

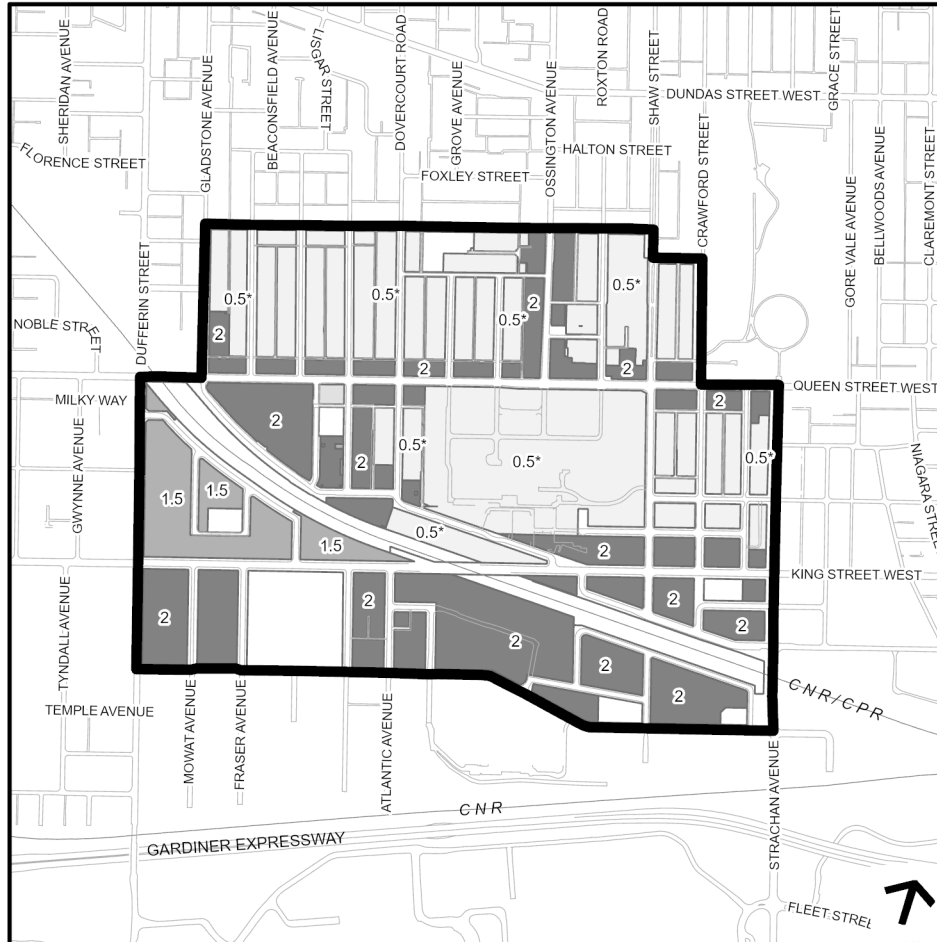
c) Authorized Uses of Land

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

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

Map 1 – King-Liberty Protected Major Transit Station Area

Map 2 – Minimum Densities, King-Liberty Protected Major Transit Station Area**Minimum Density**

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

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