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:

- 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";
 - 1. 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";

adding a Site and Area Specific Policy 627 as included in Schedule "23"; w. adding a Site and Area Specific Policy 698 as included in Schedule "24"; X. adding a Site and Area Specific Policy 673 as included in Schedule "25"; y. adding a Site and Area Specific Policy 647 as included in Schedule "26"; z. adding a Site and Area Specific Policy 761 as included in Schedule "27"; aa. adding a Site and Area Specific Policy 687 as included in Schedule "28"; bb. adding a Site and Area Specific Policy 626 as included in Schedule "29"; cc. 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"; adding a Site and Area Specific Policy 765 as included in Schedule "33"; gg. 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"; adding a Site and Area Specific Policy 763 as included in Schedule "36"; jj. adding a Site and Area Specific Policy 680 as included in Schedule "37"; kk. 11. adding a Site and Area Specific Policy 699 as included in Schedule "38"; adding a Site and Area Specific Policy 726 as included in Schedule "39"; mm. adding a Site and Area Specific Policy 676 as included in Schedule "40"; nn. adding a Site and Area Specific Policy 665 as included in Schedule "41"; 00. adding a Site and Area Specific Policy 757 as included in Schedule "42"; pp. adding a Site and Area Specific Policy 704 as included in Schedule "43"; qq. rr. adding a Site and Area Specific Policy 666 as included in Schedule "44"; adding a Site and Area Specific Policy 762 as included in Schedule "45"; SS. adding a Site and Area Specific Policy 719 as included in Schedule "46"; tt. adding a Site and Area Specific Policy 662 as included in Schedule "47"; uu. adding a Site and Area Specific Policy 624 as included in Schedule "48"; VV.

City of Toronto By-law -2022

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";
уу.	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

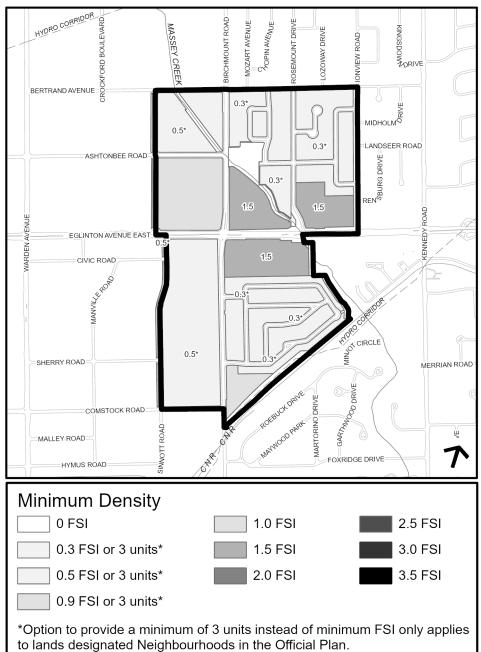
The authorized uses of land are as identified by the land use designations on Map 20 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

KINGSDOWZORIVE MOZART AVENUE LOZOWAY DRIVE RICHOM WIDHOLMO LANDSEER ROAD ASHTONBEE ROAD N N SBURG DRIVE MAIDA VALE EGLINTON AVENUE EAST CIVIC ROAD -WOODFERN DRIVE BONNIEWOOD ROAD AICK DRIVE CIRCLE CHELWOOD ROAD SHERRY-ROAD MERRIAN ROAD COMSTOCK ROAD MALLEY ROAD FOXRIDGE DRIVE HYMUS ROAD

Map 1 – Birchmount (Eglinton) Protected Major Transit Station Area

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



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

CASTLEFIELD AVENUE MEELE ST MEETRAM STREET HERICHARDSONAVENUE HYDRO CORRIDOR CLARKSON AVENUE SCHELL AVENUE SCHELL AVENUE LITTLE BOULEVARD MONTCALM AVENUE HARTLEY AVENUE LESTER AVENUE EGLINTON AVENUE WEST EGLINTON AVENUE WEST VENN CRESCENT CAMERON AVENUE MCROBERTS AVENUE THORNTON AVENUE LACEY AVENUE: HOLWOOD AVENUE YPRES ROAD EWARTAVENUE KITCHENER AVENUE TROWELLAVENUE CHUDLEIGH ROAD =DUNRAVEN DRIVE AILEEN AVENUE SUMMIT AVENUE ROCHDALE AVE AILEEN AVENUE HATHER

Map 1 – Caledonia Protected Major Transit Station Area

CASTLEFIELD AVENUE CLAYBROOKE STREET 0.3* SCHELL AVENUE 0.3* 0.5 LONBOROUGH AVENUE BOWIE AVENUE YORE ROAD 0.5* LESTER AVENUE EGLINTON AVENUE WEST EGLINTON AVENUE WEST CAMERON AVENUE 0.5* THORNTON AVENUE 0.3* HOLWOOD AVENUE 0.5* YPRES ROAD 0.5* **EWARTAVENUE** 0.5* KITCHENER AVENUE TROWELLAVENUE DUNRAVEN DRIVE CHUDLEIGH ROAD AILEEN AVENUE SUMMIT AVENUE ROCHDALE AVE AILEEN AVENUE HATHEF 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

*Option to provide a minimum of 3 units instead of minimum FSI only applies

to lands designated Neighbourhoods in the Official Plan.

0.9 FSI or 3 units*

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

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

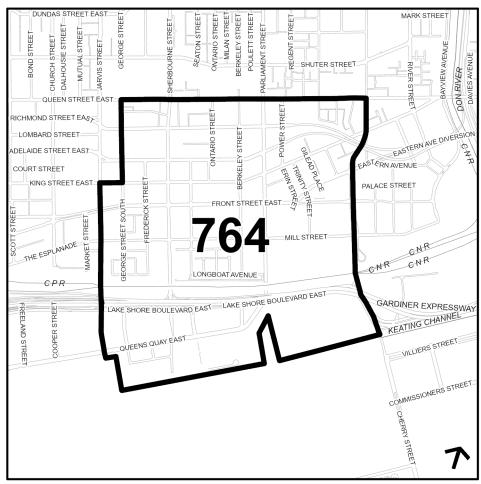
Existing and permitted development within the Protected Major Transit Station Area – Corktown Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

c) Authorized Uses of Land

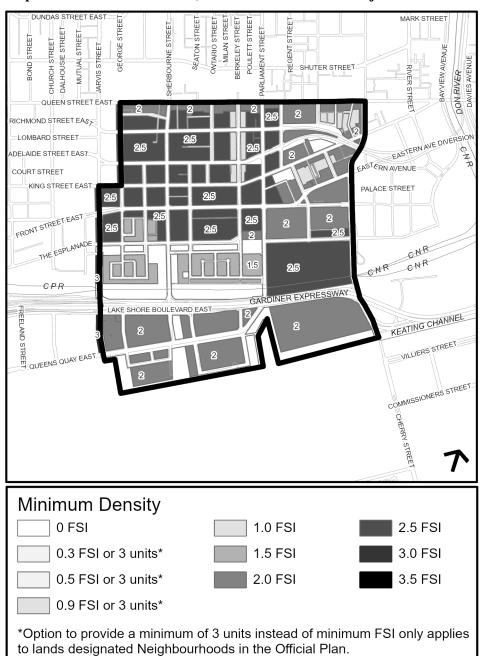
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Corktown Protected Major Transit Station Area



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



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

ANDERSON AVENUE SOUDAN AVENUE BERWICK AVENUE HILLSDALE AVENUE EAST MANOR ROAD EAST LOLA ROAD CAREY ROAD BELSIZE DRIVE BELSIZE DRIVE IMPERIAL STREET MILLWOOD ROAD MILLWOOD ROAD O+ron ALENCE! DAVISVILLE AVENUE BALLIOL STREET KILBARRY ROAD MERTON STREET WILBERTON ROAD BRENTDALE DRIVE GORMLEY AVENUE DUGGAN AVENUE WALMSLEY BOULEVARD LONSDALE ROAD

Map 1 – Davisville Protected Major Transit Station Area

COLIN AVENUE **BROWNLOW AVENUE** ANDERSON AVENUE SOUDAN AVENUE BERWICK AVENUE LASCELLES BOULEVARD HILLSDALE AVENUE EAST MANOR ROAD EAST 0.5* BELSIZE DRIVE 0.5* MILLWOOD ROAD O+TON AVENUE BALLIOL STREET 8 KILBARRY ROAD 25 MERTON STREET WILBERTON ROAD BRENTDALE DRIVE GORMLEY AVENUE DUGGAN AVENUE WALMSLEY BOULEVARD LONSDALE ROAD Minimum Density 0 FSI 1.0 FSI 2.5 FSI 0.3 FSI or 3 units* 3.0 FSI 1.5 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.

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

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

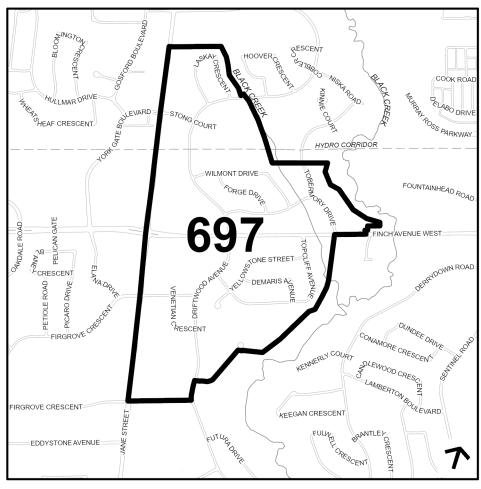
Existing and permitted development within the Protected Major Transit Station Area – Driftwood Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

c) Authorized Uses of Land

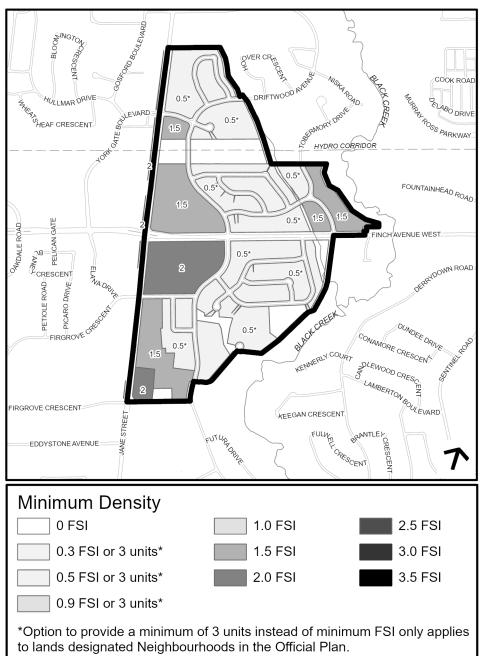
The authorized uses of land are as identified by the land use designations on Maps 13 and 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Driftwood Protected Major Transit Station Area



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



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

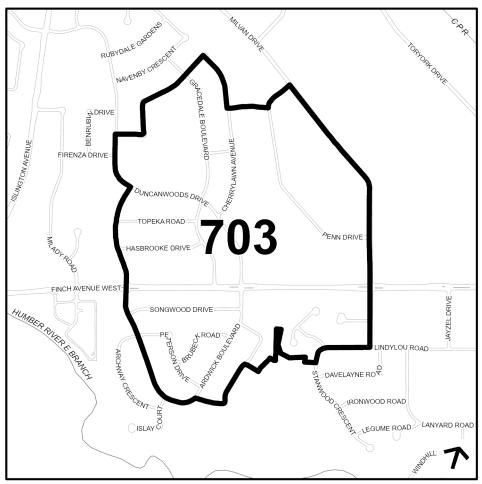
Existing and permitted development within the Protected Major Transit Station Area – Duncanwoods Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

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

Map 1 – Duncanwoods Protected Major Transit Station Area



DUNCANWOODS NAVENBY CRESCENT DRIVE BENZA FIRENZA FIRENZA 0.3* 0.5* 0.3* FINCH AVENUE WEST - HUMBER RHERE BRANCH JAYZEL-DRIVE 0.5* ARCHWIN CARROLL SILAY OF SILAY LINDYLOU ROAD DAVEL. LANYARD ROAD Minimum Density 0 FSI 1.0 FSI 2.5 FSI 0.3 FSI or 3 units* 3.0 FSI 1.5 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.

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

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

BALMORAL AVENUE CLARENDON AVENUE ALCINAAVENUE CLARENDON AVENU RESSELL HILL ROAD BURNSIDE DRIVE EDMUND AVENUE AUSTIN CONESCENT =AUSTIN TERRACE DAVENPORT ROAD ALBANY AVENUE WALMER ROAD BRIDGMAN A ENUE HYDRO CORRIDOR MACPHERSON AVENUE CPRDUPONT STREET CHICORA AVENUE ALBANY AVENUE VERMONT AVENUE PEARS AVENUE DAVENPORT ROAD BERNARD AVENUE ST. GEORGE STREET TRANBY AVENUE BOSWELLAVENUE ELGIN AVENUE LOWTHER AVENUE LONDON STREET PRINCE ARTHUR AVENUE

Map 1 – Dupont Protected Major Transit Station Area

BALMORAL AVENUE CLARENDON AVENUE ALCINAAVENUE CLARENDON AVENU ESSELL HILL ROAD BURNSIDE DRIVE EDMUND AVENUE =AUSTIN TERRACE CRESCENT DAVENPORT ROAD HYDRO CORRIDOR DUPONT STREET. CHICORA AVENUE 0.9* 0.9* PEARS AVENUE 0.9 0.9* 0.9* 0.9* DAVENPORT ROAD BERNARD AVENUE TRANBY AVENUE FOLLIS AVENUE BOSWELLAVENUE ELGIN AVENUE LOWTHER AVENUE LONDON STREET PRINCE ARTHUR AVENUE Minimum Density 0 FSI 2.5 FSI 1.0 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.

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

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

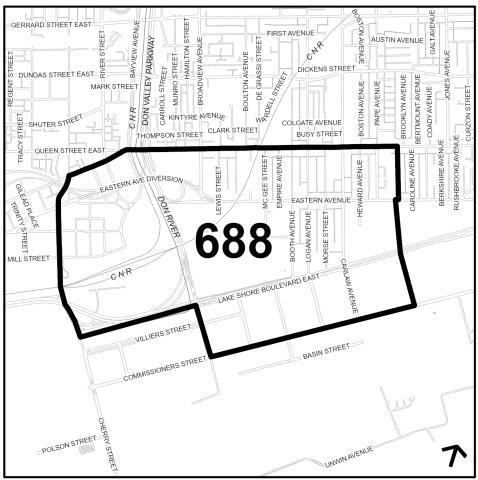
Existing and permitted development within the Protected Major Transit Station Area – East Harbour Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare.

c) Authorized Uses of Land

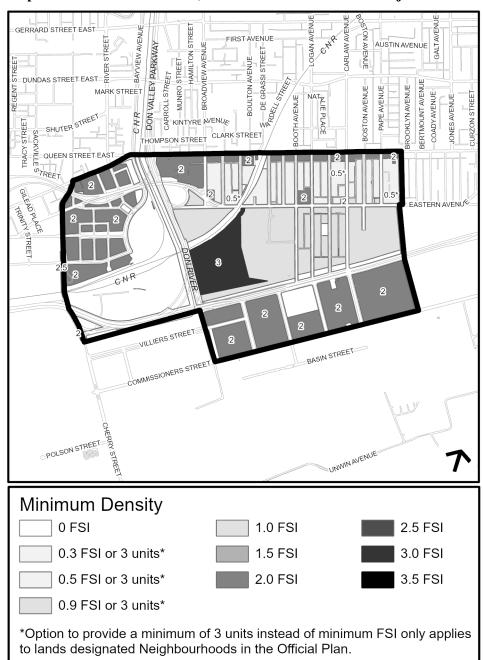
The authorized uses of land are as identified by the land use designations on Maps 18 and 21 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – East Harbour Protected Major Transit Station Area



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



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

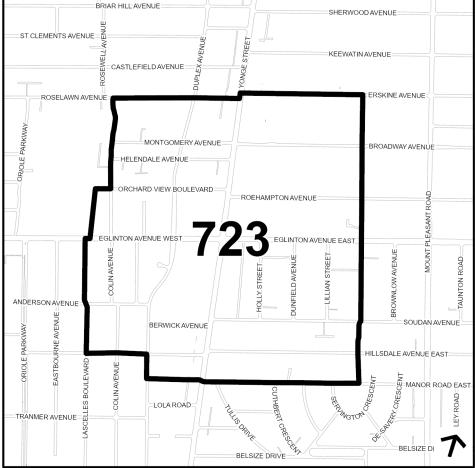
Existing and permitted development within the Protected Major Transit Station Area – Eglinton Station is planned for a minimum population and employment target of 600 residents and jobs combined per hectare.

c) Authorized Uses of Land

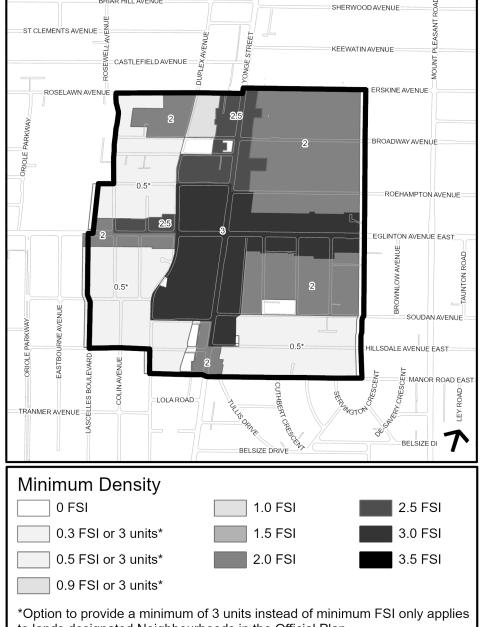
The authorized uses of land are as identified by the land use designations on Map 17 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Eglinton Protected Major Transit Station Area



Map 2 - Minimum Densities, Eglinton Protected Major Transit Station Area BRIAR HILL AVENUE SHERWOOD AVENUE: VENUE ST-CLEMENTS AVENUE: KEEWATIN AVENUE CASTLEFIELD AVENUE



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

CHISTER SOULEVARD ARILLO DRIVE SO HIGHLAND CREEK ASCOLDA BOULEVARD NELSON STREET CUNARD STREET SAVARIN STREET BAKERYONDRINK CRONWAY CRESCENT GRACE STREET TRUDELLE STREET **625** EGLINTON AVENUE EAST GLENDA ROAD ERIDLEGROVE DRIVE STANLANDO RIVE NARD BOULEVARD CHALTELLOOR BOOKER MASON RC GLEN MUIR DRIVE MARTINDALE ROAD KRIDGE DRIVE XY113MO CREE AVENUE OAKRIDGE DRIVE

Map 1 – Eglinton GO Protected Major Transit Station Area

CH STEP SOULEVARD ARILLO DRIVE SO, HIGHLAND CREEK ASCOLDA BOULEVARE NELSON STREET CUNARD STREET SAVARINSTREET BAKERTONDRINK -RONWAY CRESCENT TRUDELLE STREET EGLINTON AVENUE EAST GLENDA ROAD STANLAND RIVE CHATTERTON BOULEVARD MARTINDALE ROAD OAKRIDGE DRIVE CREE AVENUE Minimum Density 0 FSI 1.0 FSI 2.5 FSI 0.3 FSI or 3 units* 3.0 FSI 1.5 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.

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

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

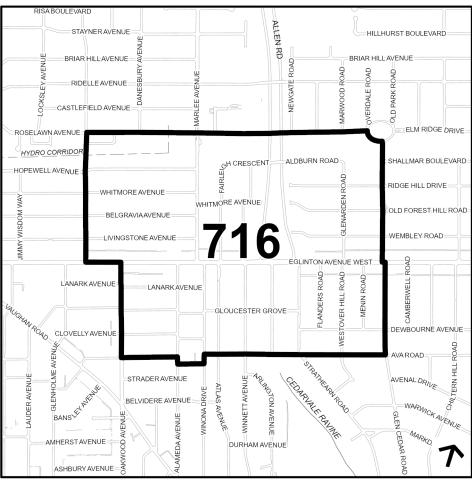
Existing and permitted development within the Protected Major Transit Station Area – Eglinton West Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

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

Map 1 – Eglinton West Protected Major Transit Station Area



STAYNER AVENUE HILLHURST BOULEVARD BRIAR HILL AVENUE BRIAR HILL AVENUE RIDELLE AVENUE ALLEN RD CASTLEFIELD AVENUE ELM RIDGE DRIVE ROSELAWN AVENUE 0.3* 1.5 HYDRO CORRIDOR 0.5* SHALLMAR BOULEVARD 0.5* HOPEWELL AVENUE RIDGE HILL DRIVE 0.5 WHITMORE AVENUE 0.5* OLD FOREST HILL ROAD BELGRAVIAAVENUE 0.5* WEMBLEY-ROAD: LIVINGSTONE AVENUE: CAMBERWELL ROAD LANARK AVENUE VAUGHAN POAD 0.5* DEWBOURNE AVENUE 0.5* 0.5* AVA ROAD AVENAL DRIVE WINNETT AVENUE -WARMICK AVENUE BELVIDERE AVENUE GLEN CEDAR ROAD AMHERST AVENUE DURHAM AVENUE ASHBURY AVENUE 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

Map 2 - Minimum Densities, Eglinton West Protected Major Transit Station Area

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

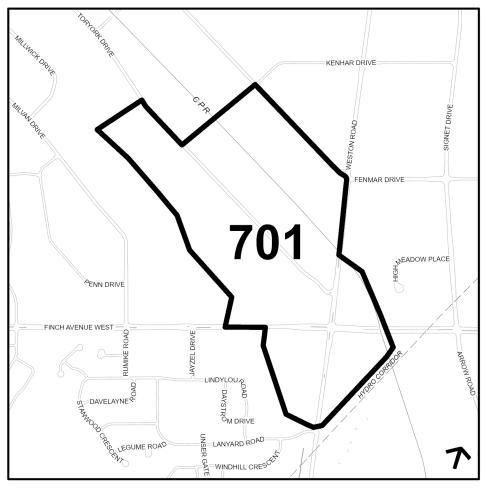
Existing and permitted development within the Protected Major Transit Station Area – Emery Station is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

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

Map 1 – Emery Protected Major Transit Station Area



KENHAR DRIVE MILAN ORNE FENMAR DRIVE %EADOW PLACE 0.3* ENN DRIVE 0.3* FINCH AVENUE WEST, JAYZEL DRIVE LINDYLOU & OAD DAVETANNE € DAYSTRO DAVL. LANYARD ROAD =WINDHILL CRESCUE 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.

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

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

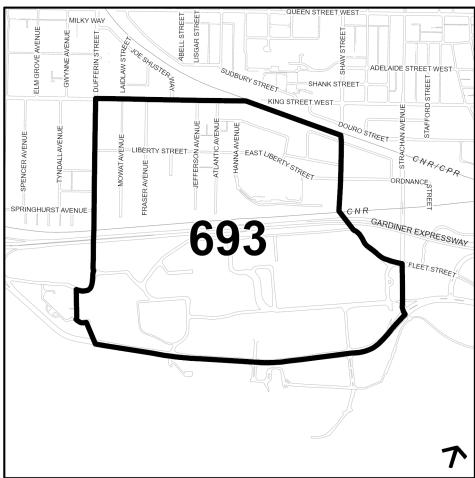
Existing and permitted development within the Protected Major Transit Station Area – Exhibition Station is planned for a minimum population and employment target of 250 residents and jobs combined per hectare.

c) Authorized Uses of Land

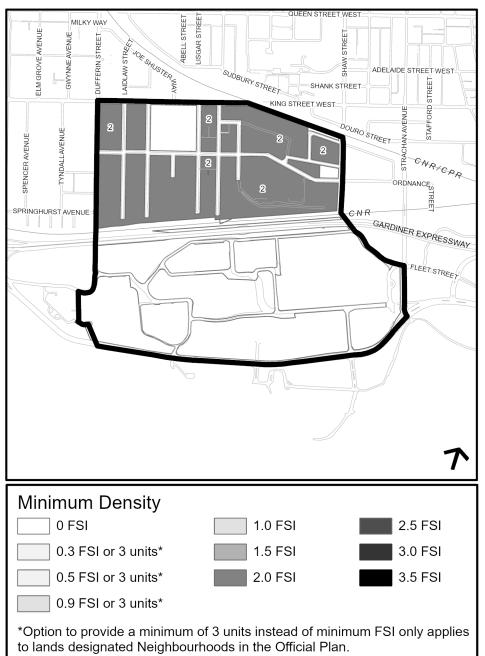
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Exhibition Protected Major Transit Station Area



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



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

AMHERST AVENUE

ASHBURYAVENUE

JESMOND AVENUE

GENESSEE AVENUE

BRIAR HILL AVENUE RIDELLE AVENUE CALEDONIA ROAD RIDELLE AVENUE CASTLEFIELD AVENUE CASTLEFIELD AVENUE ROSELAWN AVENUE ROSELAWN AVENUE SCHELL AVENUE HYDRO CORRIDOR SCHELL AVENUE SCHELLAVENUE HOPEWELL AVENUE WHITMORE AVENUE BOWIE AVENUE BOWIE AVENUE BELGRAVIA AVENUE RAMSDEN ROAD LIVINGSTONE AVENUE EGLINTON AVENUE WEST LANARK AVENUE GLOUCESTER GROVE MCROBERTS AVENUE CLOVELLY AVENUE KEYWEST AVENUE BUDE STREET KITCHENER AVENUE SYNEVOR ROF CHUDLEIGH ROAD

HOLMESDALE

HATHERLEY ROAD

ROCHDALE AVENUE

Map 1 – Fairbank Protected Major Transit Station Area

BRIAR HILL AVENUE RIDELLE AVENUE CALEDONIA ROAD RIDELLE AVENUE CASTLEFIELD AVENUE CASTLEFIELD AVENUE ROSELAWN AVENUE ROSELAWN AVENUE HYDRO CORRIDOR 0.5* SCHELL AVENUE HOPEWELL AVENUE LITTLE BOULEVARD 0.5* 0.5 WHITMORE AVENUE BOWIE AVENUE 0.5* BELGRAVIA AVENUE 0.5* 0.5* EGLINTON AVENUE WEST. LANARK AVENUE 0.5* GLOUCESTER GROVE MCROBERTS AVENUE CLOVELLY AVENUE 0.5* BUDE STREET 0.5* KITCHENER AVENUE 0.5* CHUDLEIGH ROAD HOLMESDALE AMHERST AVENUE ASHBURY AVENUE HATHERLEY ROAD JESMOND AVENUE 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.

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

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

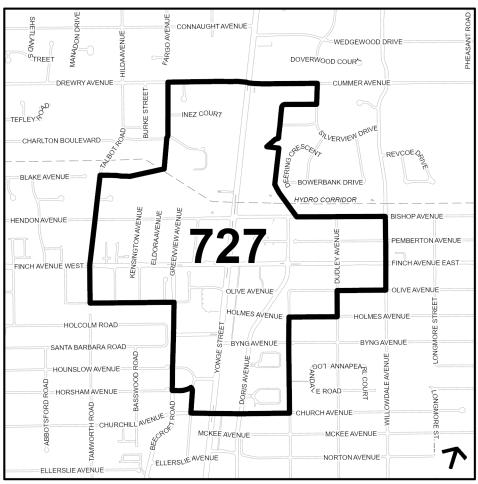
Existing and permitted development within the Protected Major Transit Station Area – Finch Station is planned for a minimum population and employment target of 350 residents and jobs combined per hectare.

c) Authorized Uses of Land

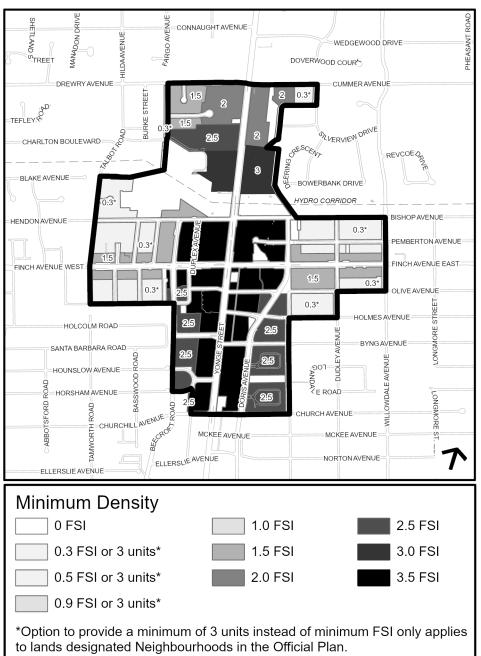
The authorized uses of land are as identified by the land use designations on Map 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Finch Protected Major Transit Station Area



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



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

RIDELLE AVENUE ST. CLEMENTS AVENUE CASTLEFIELD AVENUE ELM RIDGE DRIVE ELM RIDGE DRIVE ROSELAWN AVENUE SHALLMAR BOULEVARD ALDBURN ROAD RIDGE HILL DRIVE VESTA DRIVE ALLEN RD WEMBLEY ROAD EGLINTON AVENUE WEST CAMBERWELL ROAD ROSTREVOR ROAD MENIN ROAD ORMSBY CRECCENT DEWBOURNE AVENUE SLENAYR ROAD AVA ROAD WARWICK AVENUE MARKDALEAVENUE ELDERWOOD DRIVE SILVERWOOD AVENUE

Map 1 – Forest Hill Protected Major Transit Station Area

BRIAR HILL AVENUE RIDELLE AVENUE ST CLEMENTS AVENUE CASTLEFIELD AVENUE ELM RIDGE DRIVE ROSELAWN AVENUE 0.5* ALDBURN ROAD 0.5* RIDGE HILL DRIVE OLD FOREST HILL ROAD 0.5* WEMBLEY ROAD EGLINTON AVENUE WEST FLANDERS ROAD MENIN ROAD 0.5* 0.5* ORMSBY-CRESCENT. 0.5* 0.5* AVA ROAD WARWICK-AVENUE MARKDALE AVENUE ELDERWOOD DRIVE SILVERWOOD AVENUE Minimum Density 0 FSI 1.0 FSI 2.5 FSI 0.3 FSI or 3 units* 3.0 FSI 1.5 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

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

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

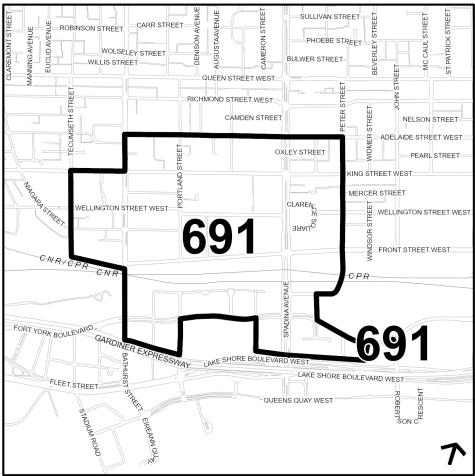
Existing and permitted development within the Protected Major Transit Station Area – Front-Spadina Station is planned for a minimum population and employment target of 400 residents and jobs combined per hectare.

c) Authorized Uses of Land

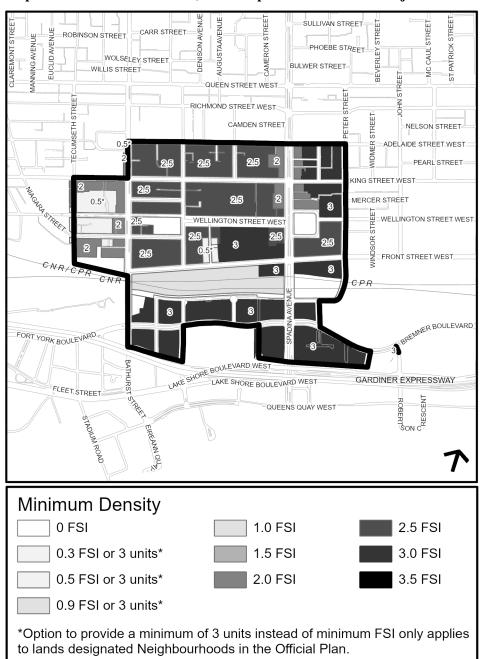
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Front-Spadina Protected Major Transit Station Area



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



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

BAIRD AVENUE WROXETER AVENUE GRANDVIEW AVENUE DAWSON AVENUE FRIZZELL AVENUE ALBEMARLE AVENUE SHUDELL AVENUE SPARKH4/L-AVENUE DINGWALLAVENUE HUNTER STREET BOULTBEE AVENUE WITHROW AVENUE: LANGLEY AVENUE OUCHER STREET RIVERDALE AVENUE IVY AVENUE MYRTLE AVENUE LANGLEY AVENUE VICTOR AVENUE SIMPSON AVENUE AUSTIN AVENUE BADGEROW AVENUE GERRARD STREET EAS HASTINGS AVENUE FIRST AVENUE GALT AVENUE IVERTON AVENUE SPROAT AVENUE WEST AVENUE BADGEROW AVENUE DUNDAS STREET EAST MALLON AVENUE LESLIE STREET BERTMOUNT AVENUE COADY AVENUE COLGATE AVENUE BUSY STREET QUEEN STREET EAST

Map 1 – Gerrard-Carlaw Protected Major Transit Station Area

BAIRD AVENUE GRANDVIEW AVENUE DAWSON AVENUE ALBEMARLE AVENUE SHUDELL AVENUE SPARKH4Z L-AVENUE DINGWALLAVENUE HUNTER STREET BOULTBEE AVENUE WITHROW AVENUE: RIVERDALE AVENUE IVY AVENUE MYRTLE AVENUE LANGLEY AVENUE HASTINGS AVENUE VICTOR AVENUE SIMPSON AVENÜE HASTINGS AVENUE SPROAT AVENUE 0:5* 0.5* 1.5 DUNDAS STREET EAST MALLON AVENUE LESLIE STREET OGAN AVENUE HASTINGS AVENUE COADY AVENUE COLGATE AVENUE BUSY STREET QUEEN STREET EAST 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

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

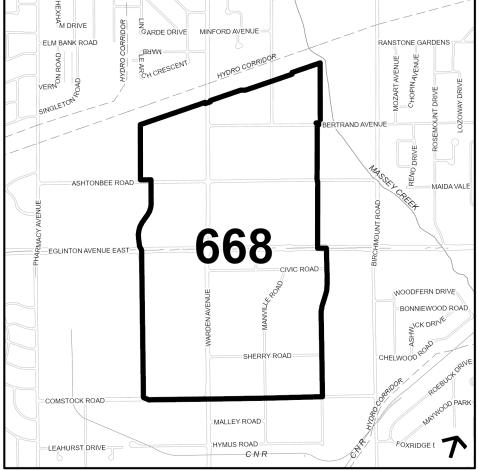
Existing and permitted development within the Protected Major Transit Station Area – Golden Mile Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

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

Map 1 – Golden Mile Protected Major Transit Station Area



HE XHAM DRIVE SARDE DRIVE HYDRO CORRIDOR MINFORD AVENUE ELM BANK ROAD ш Сая∧м HYDRO CORRIDOR CH CRESCENT MOZART AVENUE LOZOWAY DRIVE 0.5* BERTRAND AVENUE 0.5* 0.5* ASHTONBEE ROAD EGLINTON AVENUE EAST 0.5* NOODFERN DRIVE BONNIEWOOD ROAD 0.5* 0.5* ≱ICK DRIVE CHELWOOD RORD 0.5* 0.5* 0.5* COMSTOCK ROAD MALLEY ROAD HYMUS ROAD FOXRIDGE [LEAHURST DRIVE 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.

Map 2 - Minimum Densities, Golden Mile Protected Major Transit Station Area

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

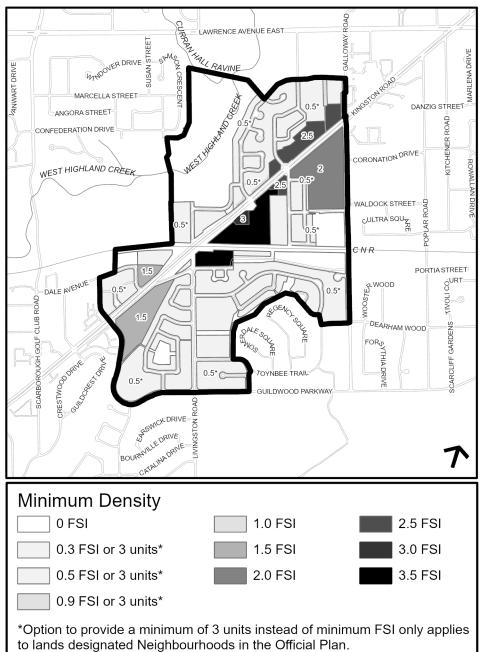
The authorized uses of land are as identified by the land use designations on Map 23 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

RAP PALIFILI RAVINE LAWRENCE AVENUE EAST MARCELLA STREET DANZIG STREET ANGORA STREET KITCHENER ROAD CONFEDERATION DRIVE CORONATION DRIVE WEST HIGHLAND CREEK GREENVALE WALDOCK STREET—QUENTED TO THE COLUMN AND A C -WESTLAKE ROAD ZVERELDOR PORTIA STREET URT-=DALE AVENUE DEARHAM WOOD SCARCLIFF GARDENS FOR SYTHIA DRIVE TOYNBEE TRAIL GUILDWOOD PARKWAY RENICK DRIVE BOURNILLEDRIVE -CATALINA DRIVE =

Map 1 – Guildwood GO Protected Major Transit Station Area

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



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

RCH CRESCENT ARNCLIFFE C GMORE DRIVE HYDRO CORRIDOR BISCAYNE BOULEVARD GGIN COURT ASHTONBEE ROAD CRAIGTON DRIVE EGLINTON AVENUE EAST 667 CIVIC ROAD -NOS-ENA SUNDRIDGE DRIVE SHERRY-ROAD COMSTOCK ROAD EDGE PARK AVENUE MALLEY ROAD HYMUS ROAD LEAHURST DRIVE

Map 1 – Hakimi Lebovic Protected Major Transit Station Area

SHANGARRY DRIVE AND CRESCENT ARNCLIFFE CORESCENT MASSEY CREEK GMORE DRIVE SINGIFELON VER HYDRO CORRIDOR HYDRO CORRIDOR BISCAYNE BOULEVARD GGIN COURT ASHTONBEE ROAD CRAIGTON DRIVE EGLINTON AVENUE EAST CIVIC ROAD 0.5* SUNDRIDGE DRIVE 0.5* SHERRY-ROAD COMSTOCK ROAD EDGE PARK AVENUE MALLEY-ROAD HYMUS ROAD LEAHURST DRIVE Minimum Density 0 FSI 1.0 FSI 2.5 FSI 0.3 FSI or 3 units* 3.0 FSI 1.5 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

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

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

SHENLEY-ROAD SHENLEY RO FLEMO TON CRAS OZOWAY DRIVE CRESCENT CRESCENT CRESCENT C N R SCARBOROUGH LINE RICHOM MOHOUS CORINNE CRES =WIDHOFW∑ NA VBURG DRIVE ASHTONBEE ROAD THERMOS ROAD 664 EGLINTON AVENUE EAST CIVIC ROAD KENMARK BOULEVARD WOODFERN DRIVE BONNIEWOOD ROAD AICK DRIVE CIRCLE SAUGEEN CREO CHELWOOD ROAD SHERRY ROAD MERRIAN ROAD =GARTHINOOD DRIVE

MARTORINO DRIVE

FOXRIDGE DRIVE

SRIVE STANDON HARTAVENUE

CLETA DRIVE

COMSTOCK ROAD

HYMUS ROAD

Map 1 – Ionview Protected Major Transit Station Area

SHENLEY RO SHENLEY ROAD OZOWAY DRIVE CRESCENT CRESCENT WOOKEC BERTRAND AVENUE C N R SCARBOROUGH LINE 0.3* ASHTONBEE ROAD THERMOS ROAD EGLINTON AVENUE EAST CIVIC ROAD KENMARK BOULEVARD CIRCLE SAUGEEN CREG SHERRY ROAD MERRIAN ROAD HWOOD DRIVE ≥ CORVETTE AVENUE CLETA DRIVE FOXRIDGE DRIVE Minimum Density 0 FSI 1.0 FSI 2.5 FSI 0.3 FSI or 3 units* 3.0 FSI 1.5 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

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

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

VERBANK DRIVE VALIANT ROAD ONNYBROOK LANE TYRE AVENUE WILGAR ROAD NTE OAK BOULEVARD BLOOR STREET WEST MEADOWVALE DRIVE MEADOWVALE DRIVE VAN DUSEN BOULEVARD VAN DUSEN BOULEVARD ORCHARD CRESCENT MUNSTER AVENUE ROBERT RO BERING AVENUE S SON AVENUE CHAUNCEY AVENUE DLIVEWOOD ROAD

Map 1 – Islington Protected Major Transit Station Area

OLD OAK ROAD VERBANK DRIVE VALIANT ROAD ONNYBROOK LANE PRINCETON ROAD NORAROAD NNGROVE AVENUE TYRE AVENUE WILGAR ROAD MTE OAK BOULEVARD 2 MEADOWVALE DRIVE VAN DUSEN BOULEVARD BERING AVENUE SON AVENUE CHAUNCEY AVENUE LELAND AVENUE Minimum Density 0 FSI 1.0 FSI 2.5 FSI 0.3 FSI or 3 units* 3.0 FSI 1.5 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.

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

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

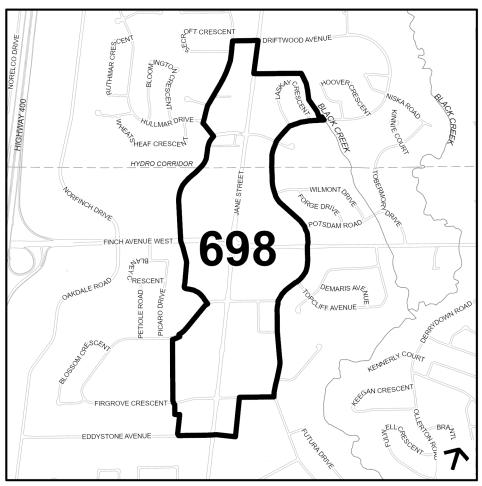
Existing and permitted development within the Protected Major Transit Station Area – Jane and Finch Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

c) Authorized Uses of Land

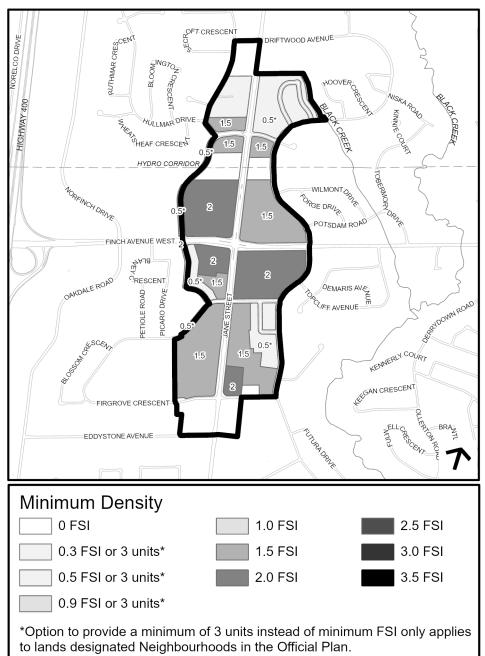
The authorized uses of land are as identified by the land use designations on Maps 13 and 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

Map 1 – Jane and Finch Protected Major Transit Station Area



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



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

INGRAM DRIVE: GULLIVER ROAD COMAY-ROAD GREENBROOK DRIVE STRATHNAIRN AVENUA BERTRAM STREET WOUSTRY STREET WESTACRES DRIVE CLEARVIEW HEIGHTS LONBOROUGH AVENUE EGLINTON AVENUE WEST JUNE BROWN LANDOUR AVENUE VENN CRESCENT BLACK CREEK DRIVE CAMERON AVENUE LACEY AVENUE HOLWOOD AVENUE DENNIS AVENUE YPRES ROAD DUNKANEW DRIVE THE DRIVE T LAMBTON AVENUE BUSHEY AVEN JASPER AVENUE =CORDELLA AREAUE AILEEN AVENUE GILPIN AVENUE KERSDALE AVENUE ROGERS ROAD SENECA AVENUE

Map 1 – Keelesdale Protected Major Transit Station Area

INGRAM DRIVE GULLIVER ROAD OUNT-COURT COMAY-ROAD GREENBROOK DRIVE 0.5* 0.5* NOUSTRY STREET 0.5* EGLINTON AVENUE WEST JUNE OF THE BROWN VENN CRESCENT BLACK CREEK DRIVE AMERON AVENUE 0.5 0.5* DENNIS AVENUE HYDRO CORRIDOR 0.5* LAMBTON AVENUE 0.5* BUSHEY AVEN JASPER VENUE DONALD AVENUE :ANGDEN R =CORDELLA ARENTE KERSDALE AVENUE ROGERS ROAD SENECA AVENUE 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.

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

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

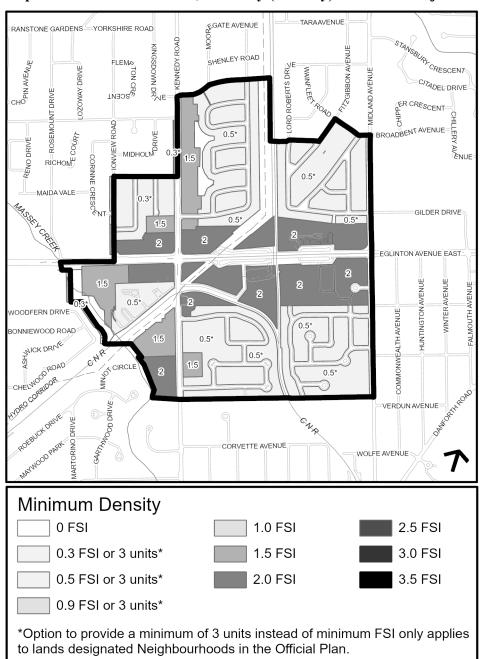
The authorized uses of land are as identified by the land use designations on Map 20 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

TARAAVENUE GATE AVENUE RANSTONE GARDENS YORKSHIRE ROAD STANSBURY CRESCENT SHENLEY ROAD FLEMO, TON CR LORD ROBERTS DRIZ CITADEL DRIVE CRESCENT ER CRESCENT MOORECA NE COURT =MIOHOIM= CKESCENT ENUE SCARBOROUGH LIME SBURG DRIVE MAIDA VALE TREVERTON DRIVE GILDER DRIVE EGLINTON AVENUE EAST TRANSWAY CRESC WOODFERN DRIVE RENJAMIN BOULEVARD KENMARK BOULEVARD NICK DRIVE BONNIEWOOD ROAD = SAFARI CMR CIRCLE =CHELMOD CO SAUGEEN CREG SHEVA COURT MERRIAN ROAD VERDUN AVENUE CORVETTE AVENUE WOLFE AVENUE

Map 1 – Kennedy (Subway) Protected Major Transit Station Area

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



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

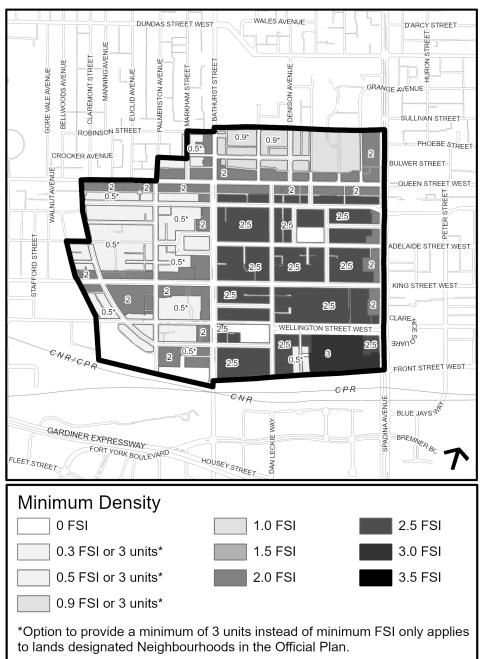
The authorized uses of land are as identified by the land use designations on Map 18 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

d) Minimum Densities

D'ARCY STREET WALES AVENUE DUNDAS STREET WEST CLAREMONT STREET MARKHAM STREET EUCLID AVENUE GRANGE AVENUE SULLIVAN STREET ROBINSON STREET PHOEBE STREET WOLSELEY STREET WILLIS STREET QUEEN STREET WEST RICHMOND STREET WEST MITCHELL AVENUE CAMDEN STREET ADELAIDE STREET WEST STAFFORD STREET ADELAIDE STREET WEST KING STREET WEST WELLINGTON STREET-WEST WELLINGTON STREET WEST ∃AAU_Q NIAGARA STREET CARYCAR FRONT STREET WEST CPR CNR BLUE JAYS 11 DAN LECKIE WAY GARDINER EXPRESSWAY EBREMNER BC FORT YORK BOULEVARD FLEET STREET HOUSEY STREET

Map 1 – King-Bathurst Protected Major Transit Station Area

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



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

Q DUNDAS STREET WEST BEACONSFIELD AVENUI GROVE AVENUE DOVERCOURT ROAD BELLWOODS AVENUE CORENCE STREET HALTON STREET OXLEY STREET GORE VALE AVENUE NORTHCOTE AVENUE LISGAR STREET GIVINS STREET HUMBERT STREET NOBLE STR QUEEN STREET WEST MILKY WAY **GWYNNE AVENUE** MASSEY STREET TOE SITUSTER WAY LAIDLAW STREET STAFFORD STREET SUDBURY STREET WEST TYNDALLAVENUE DOURO STREET WESTERN BATTERY ROAD CARTERR MOWATAVENUE -FRASER AVENUE ATLANTIC AVENUE TEMPLE AVENUE CNR GARDINER EXPRESSWAY FLEET STREE

Map 1 – King-Liberty Protected Major Transit Station Area

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

