

## **Attachment 5: Draft Official Plan Amendment – Avenue and Chaplin Protected Major Transit Station Areas**

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 XXX to the Official Plan for the City of Toronto with respect to the implementation of Protected Major Transit Station Areas and associated maps.**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas authority is given to Council under section 16(15) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to delineate and establish Protected Major Transit Station Areas; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with section 17 the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment XXX to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [Month], 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
Interim City Clerk

(Seal of the City)

**AMENDMENT XXX 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 678 as included in Schedule "1";
  - b. adding a Site and Area Specific Policy 679 as included in Schedule "2".

**Schedule "1" to Amendment XX**

**SASP 678. Protected Major Transit Station Area – Avenue Station**

**a) Protected Major Transit Station Area Delineation**

The area surrounding and including the planned Avenue LRT Station is a Protected Major Transit Station area shown as the Avenue 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 – Avenue Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

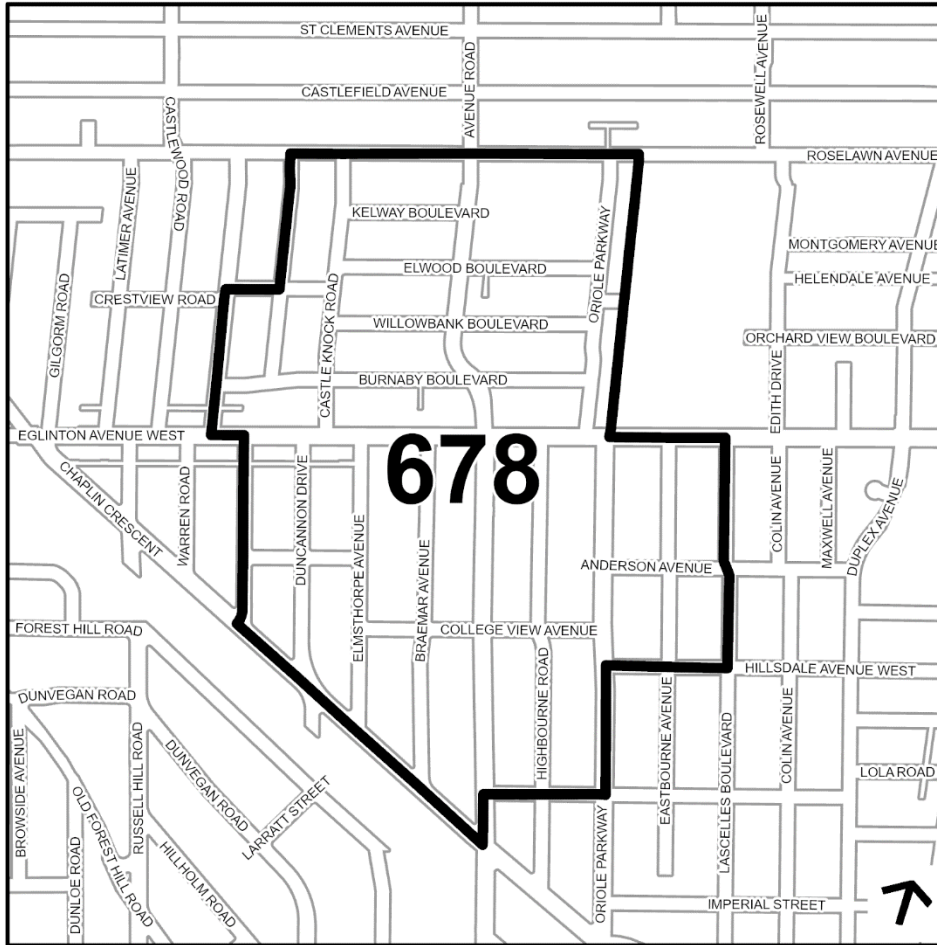
**c) Authorized Uses of Land**

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.

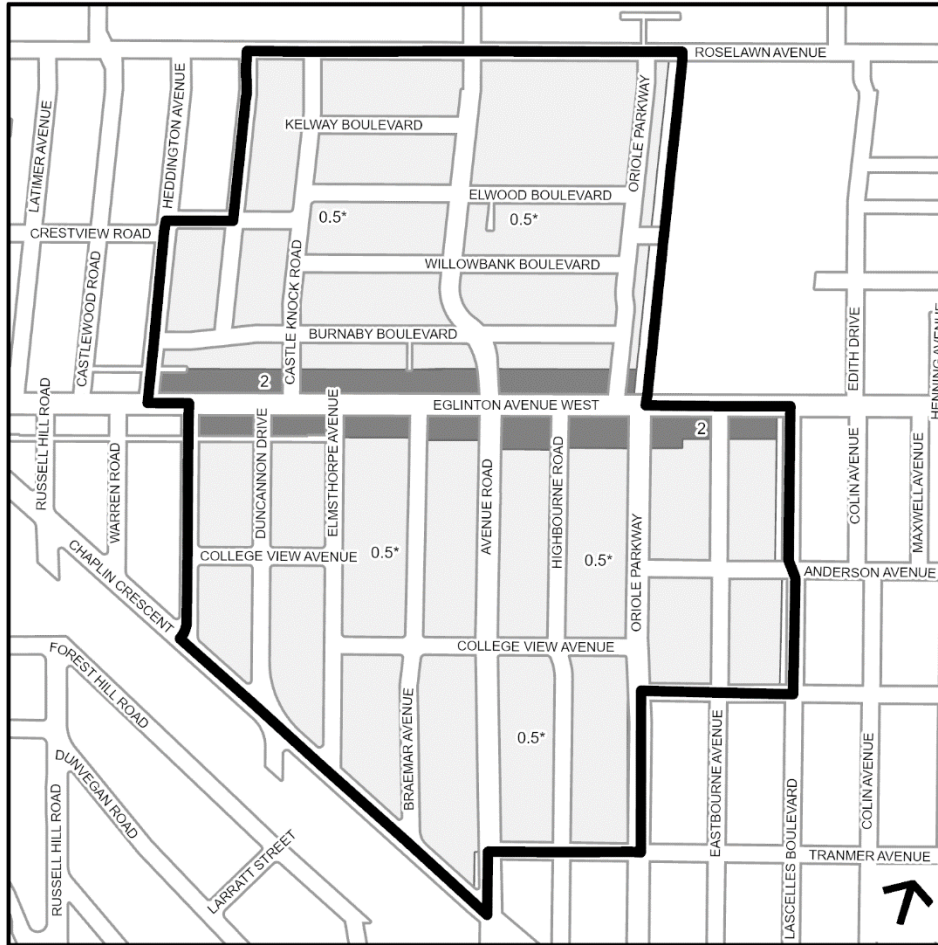
**d) Minimum Densities**

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

Map 1 – Avenue Protected Major Transit Station Area



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



**Minimum Density**

- 0 FSI
- 0.5 FSI or 3 units\*
- 2.0 FSI

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

**Schedule "2" to Amendment XX****SASP 679. Protected Major Transit Station Area – Chaplin Station****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the planned Chaplin LRT Station is a Protected Major Transit Station area shown as the Chaplin 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 – Chaplin Station is planned for a minimum population and employment target of 200 residents and jobs combined per hectare.

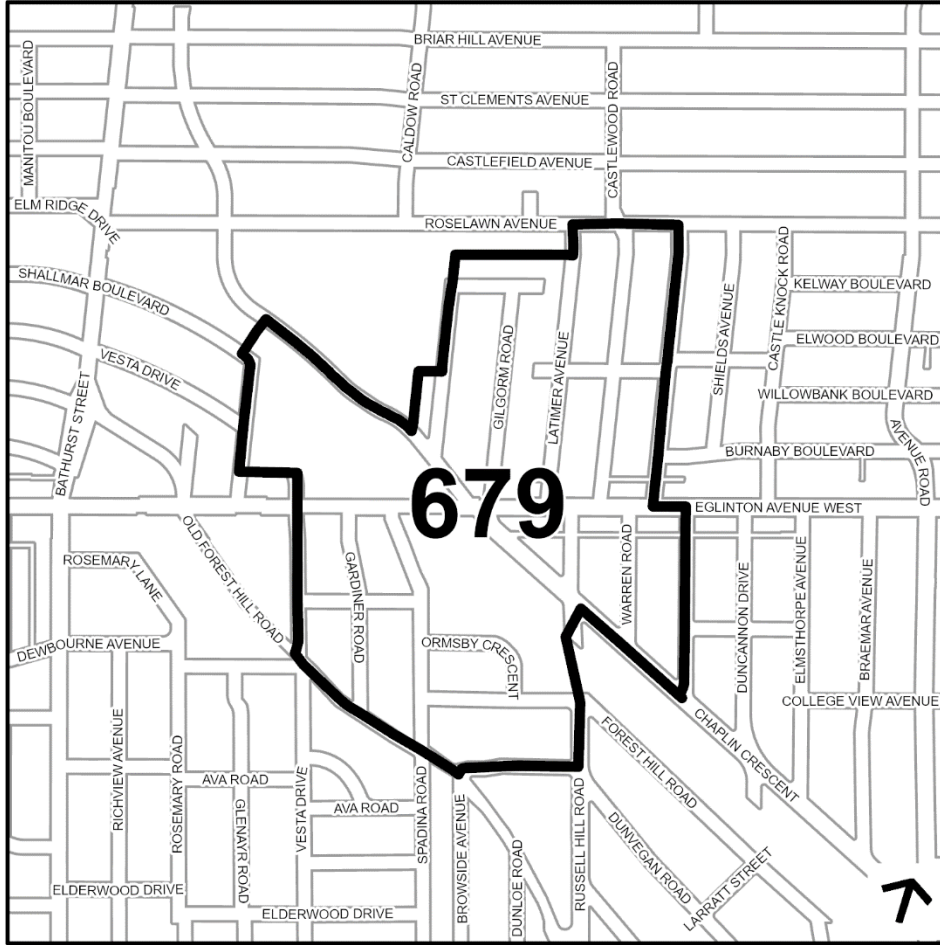
**c) Authorized Uses of Land**

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.

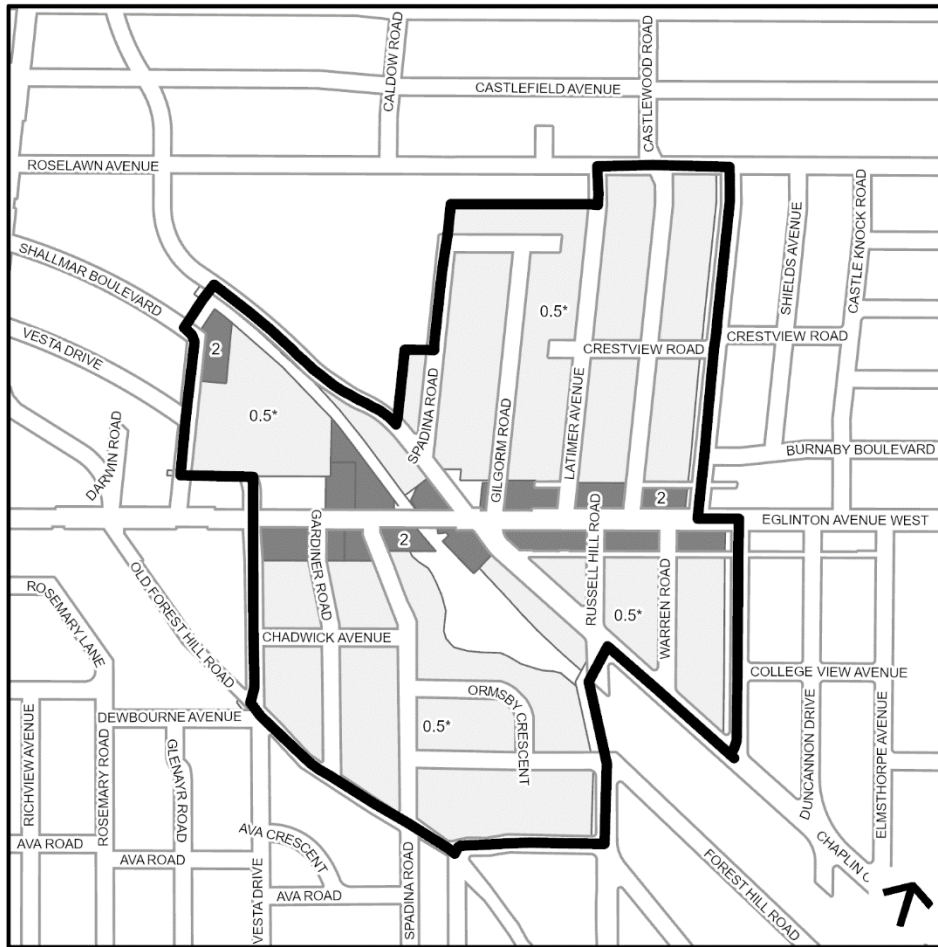
**d) Minimum Densities**

Minimum density requirements are shown on Map 2, represented in Floor Space Index and/or minimum units per site.

**Map 1 – Chaplin Protected Major Transit Station Area**



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



**Minimum Density**

- 0 FSI
- 0.5 FSI or 3 units\*
- 2.0 FSI

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