

Attachment 4: OPA 544 – Lower Density Target MTSAs

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 544 to the Official Plan for the City of Toronto with respect to the implementation of ten Major Transit Station Areas, including six Protected Major Transit Station Areas and associated maps across the City of Toronto.

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 open house and one special public meeting in accordance with sections 17 and 26 of the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 544 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,
City Clerk

(Seal of the City)

AMENDMENT 544 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

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 635 as included in Schedule "1";
 - b. adding a Site and Area Specific Policy 636 as included in Schedule "2";
 - c. adding a Site and Area Specific Policy 637 as included in Schedule "3";
 - d. adding a Site and Area Specific Policy 638 as included in Schedule "4";
 - e. adding a Site and Area Specific Policy 639 as included in Schedule "5";
 - f. adding a Site and Area Specific Policy 640 as included in Schedule "6";
 - g. adding a Site and Area Specific Policy 642 as included in Schedule "7";
 - h. adding a Site and Area Specific Policy 643 as included in Schedule "8";
 - i. adding a Site and Area Specific Policy 644 as included in Schedule "9";
 - j. adding a Site and Area Specific Policy 645 as included in Schedule "10".

2. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is amended by adding the following Site and Area Specific Policies to the "Table of Contents", in alphabetical order:

Site and Area Specific Policy #	Protected Major Transit Station Area/ Major Transit Station Area
636	Humber College
645	Martin Grove
635	Old Mill
643	Pioneer Village
644	Rouge Hill

Site and Area Specific Policy #	Protected Major Transit Station Area/ Major Transit Station Area
637	Rowntree Mills
640	Sunnybrook Park
638	Tobermory
639	York Mills
642	York University

Schedule "1" to Amendment 544**SASP 635. Protected Major Transit Station Area – Old Mill Station****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the existing Old Mill Subway Station is a protected major transit station area shown as the Old Mill 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 – Old Mill Station is planned for a minimum population and employment target of 50 residents and jobs combined per hectare.

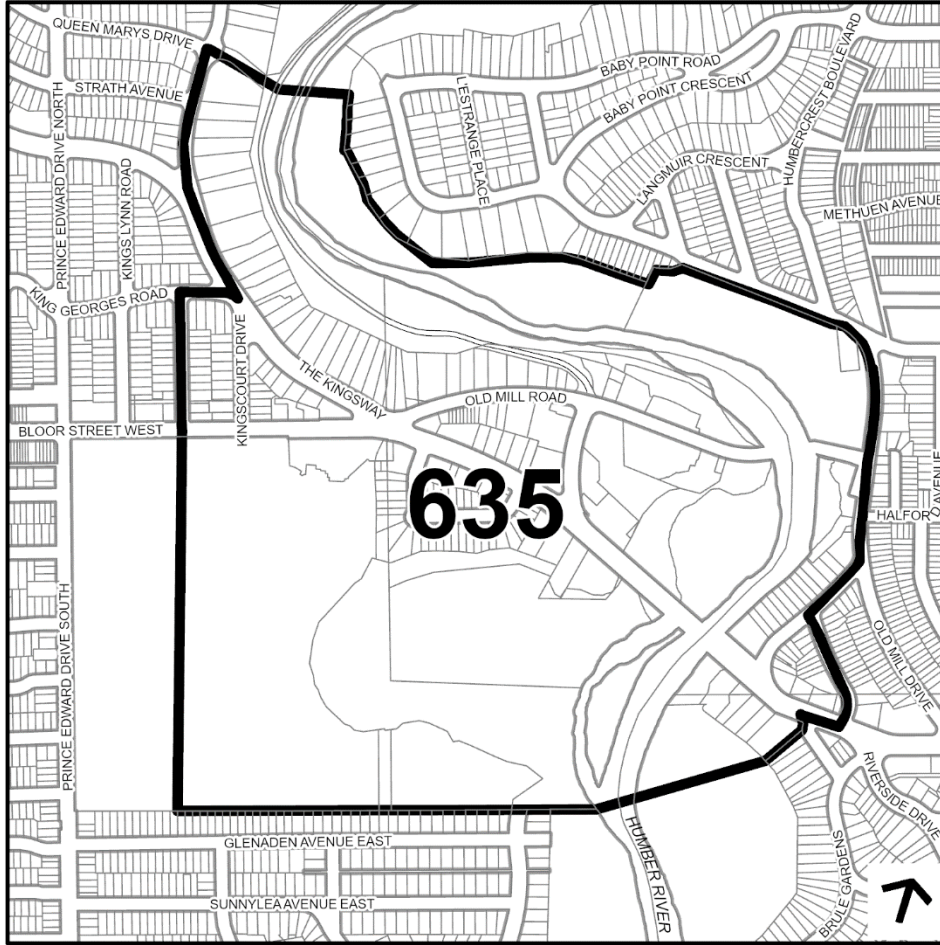
c) Authorized Uses of Land

The authorized uses of land are as identified by the land use designations on Map 14 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

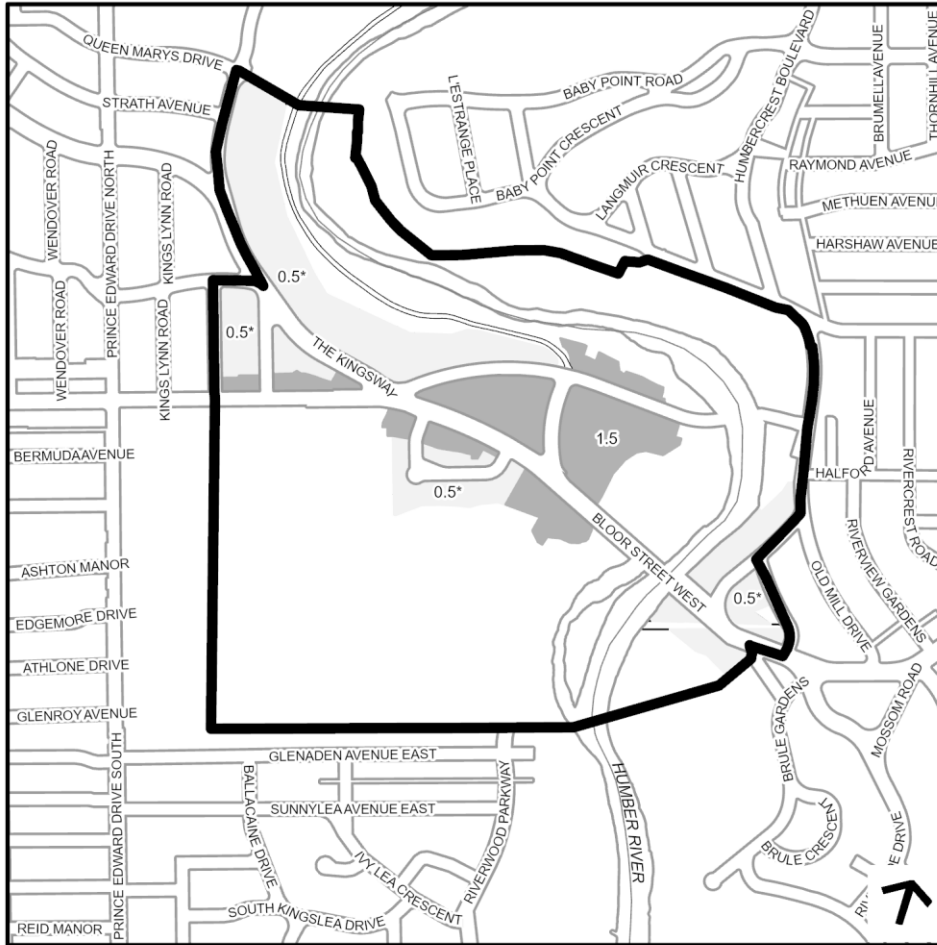
d) Minimum Densities

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

Map 1 – Old Mill Protected Major Transit Station Area



Map 2 – Minimum Densities, Old Mill Protected Major Transit Station Area



Minimum Density

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

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

Schedule "2" to Amendment 544**SASP 636. Major Transit Station Area – Humber College Station****a) Major Transit Station Area Delineation**

The area surrounding and including the Humber College LRT Station is a major transit station area shown as the Humber College Major Transit Station Area on Map 1.

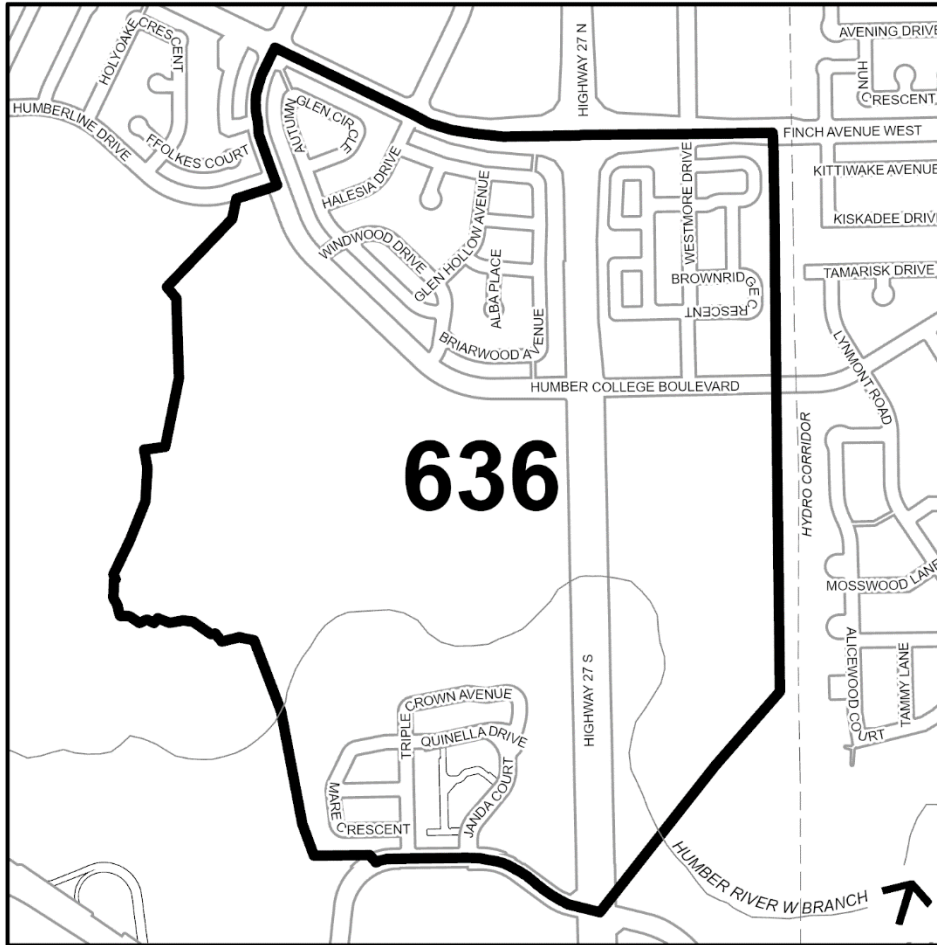
b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Humber College Station is planned for a minimum population and employment target of 115 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.

Map 1 – Humber College Major Transit Station Area



Schedule "3" to Amendment 544**SASP 637. Protected Major Transit Station Area – Rowntree Mills Stop****a) Protected Major Transit Station Area Delineation**

The area surrounding and including the Rowntree Mills LRT Stop is a protected major transit station area shown as the Rowntree Mills 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 – Rowntree Mills Stop is planned for a minimum population and employment target of 80 residents and jobs combined per hectare.

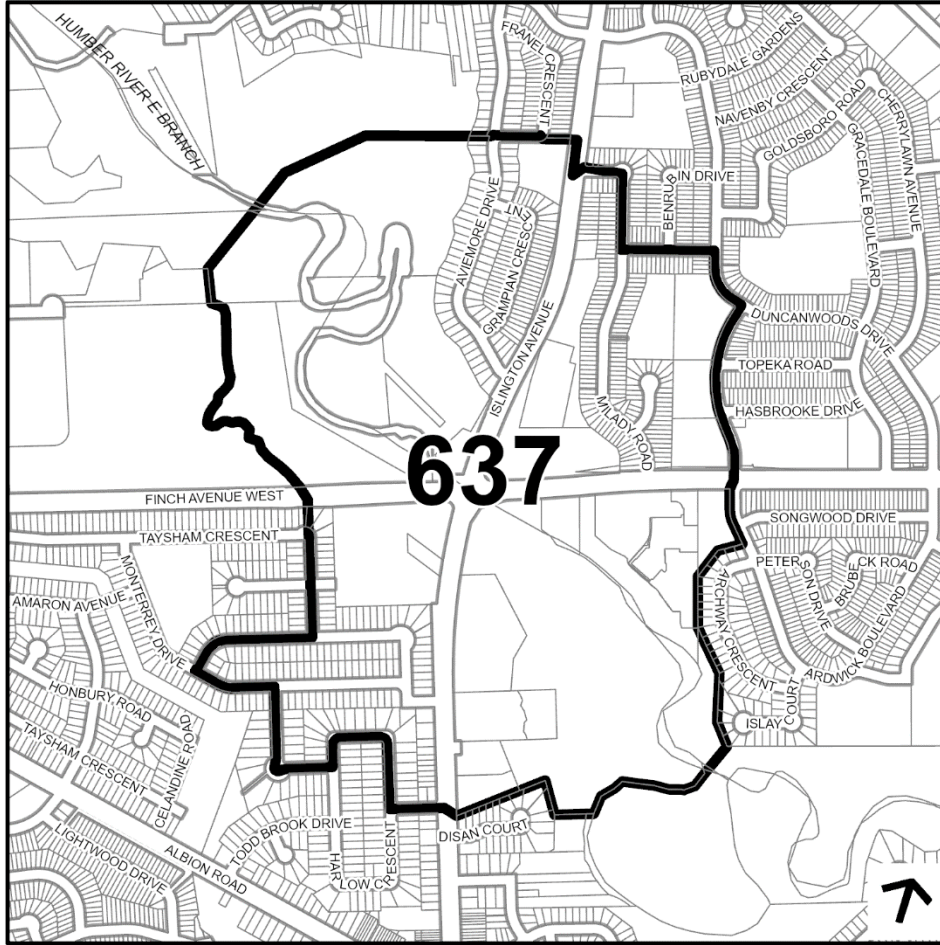
c) Authorized Uses of Land

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.

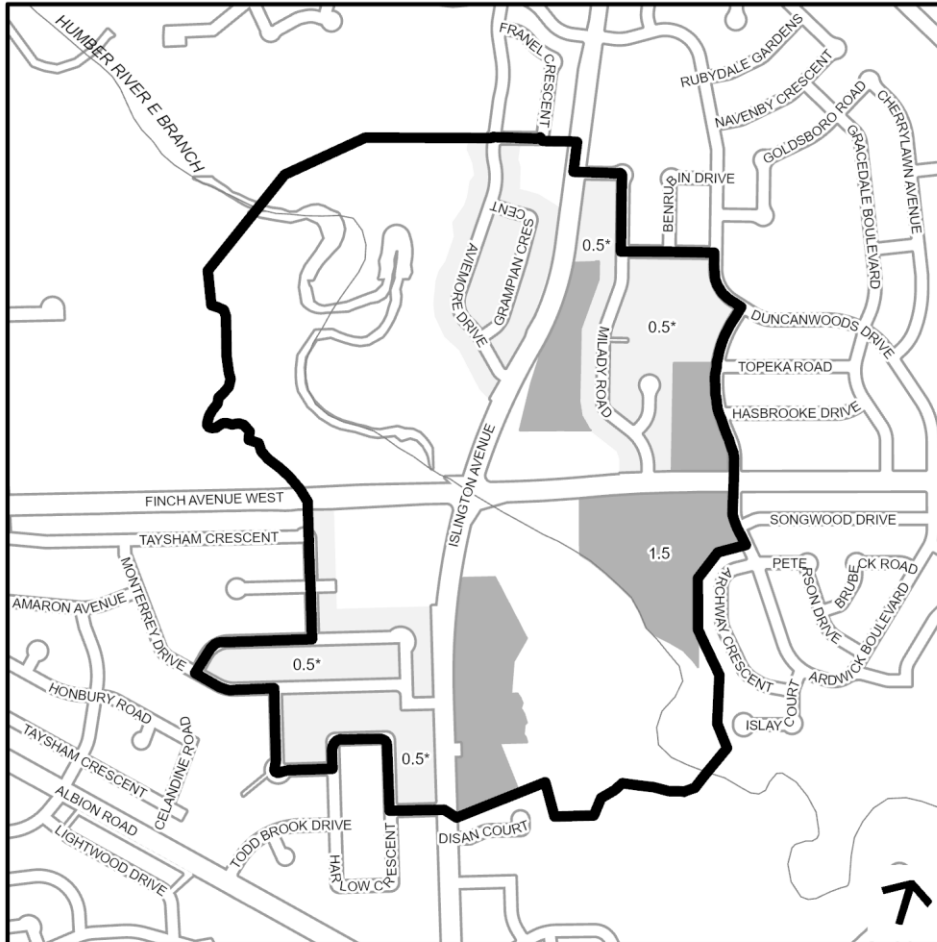
d) Minimum Densities

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

Map 1 – Rowntree Mills Protected Major Transit Station Area



Map 2 – Minimum Densities, Rowntree Mills Protected Major Transit Station Area



Minimum Density

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

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

Schedule "4" to Amendment 544

SASP 638. Protected Major Transit Station Area – Tobermory Stop

a) Protected Major Transit Station Area Delineation

The area surrounding and including the Tobermory LRT Stop is a protected major transit station area shown as the Tobermory 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 – Tobermory Stop is planned for a minimum population and employment target of 85 residents and jobs combined per hectare.

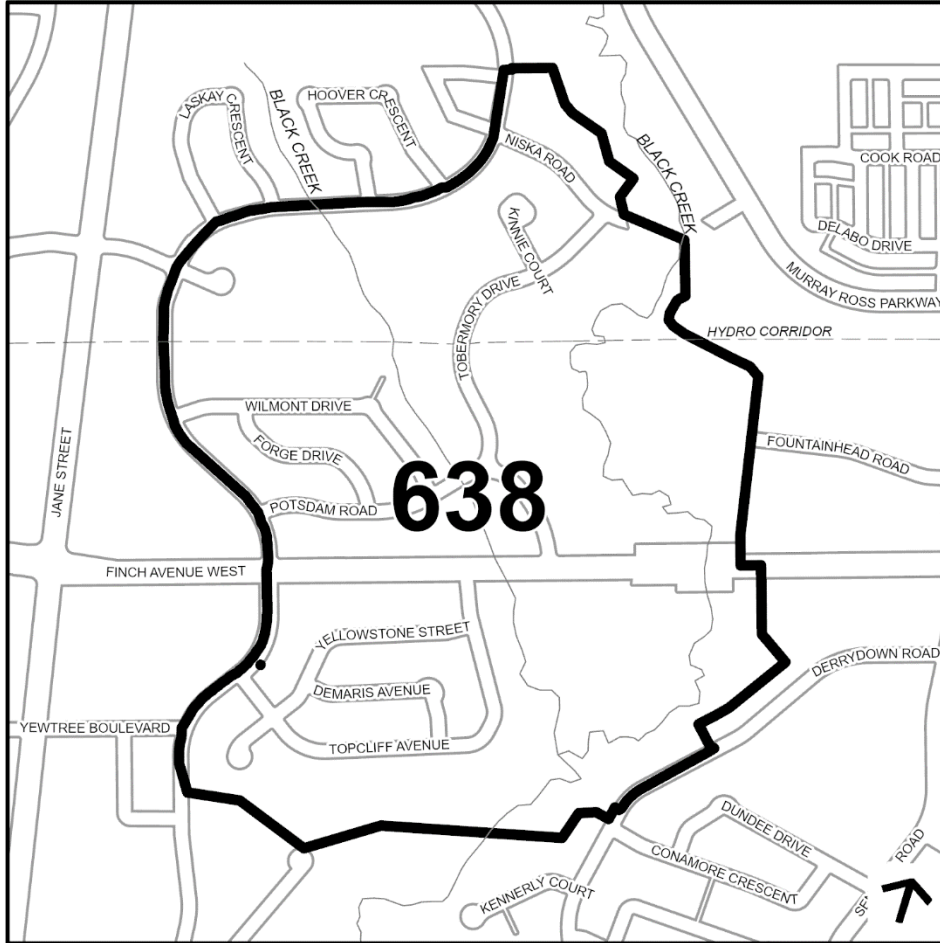
c) Authorized Uses of Land

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.

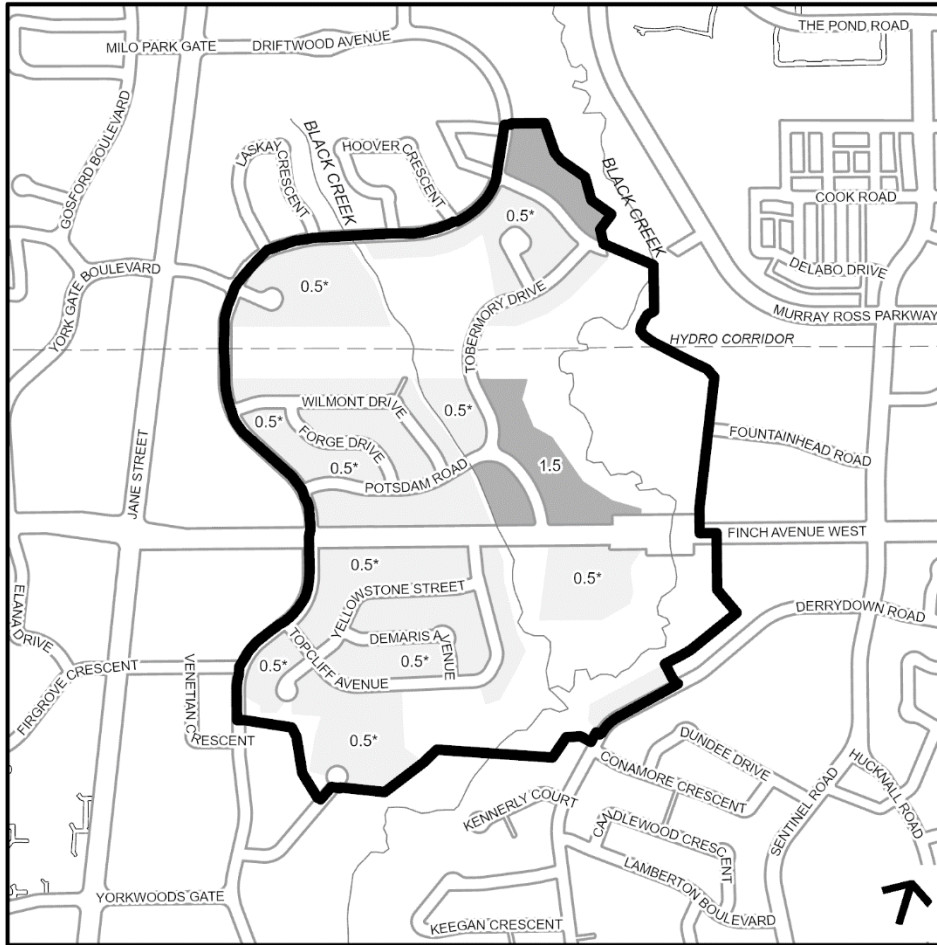
d) Minimum Densities

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

Map 1 – Tobermory Protected Major Transit Station Area



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



Minimum Density

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

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

Schedule "5" to Amendment 544

SASP 639. Protected Major Transit Station Area – York Mills Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing York Mills Subway Station is a protected major transit station area shown as the York Mills 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 – York Mills Station is planned for a minimum population and employment target of 85 residents and jobs combined per hectare.

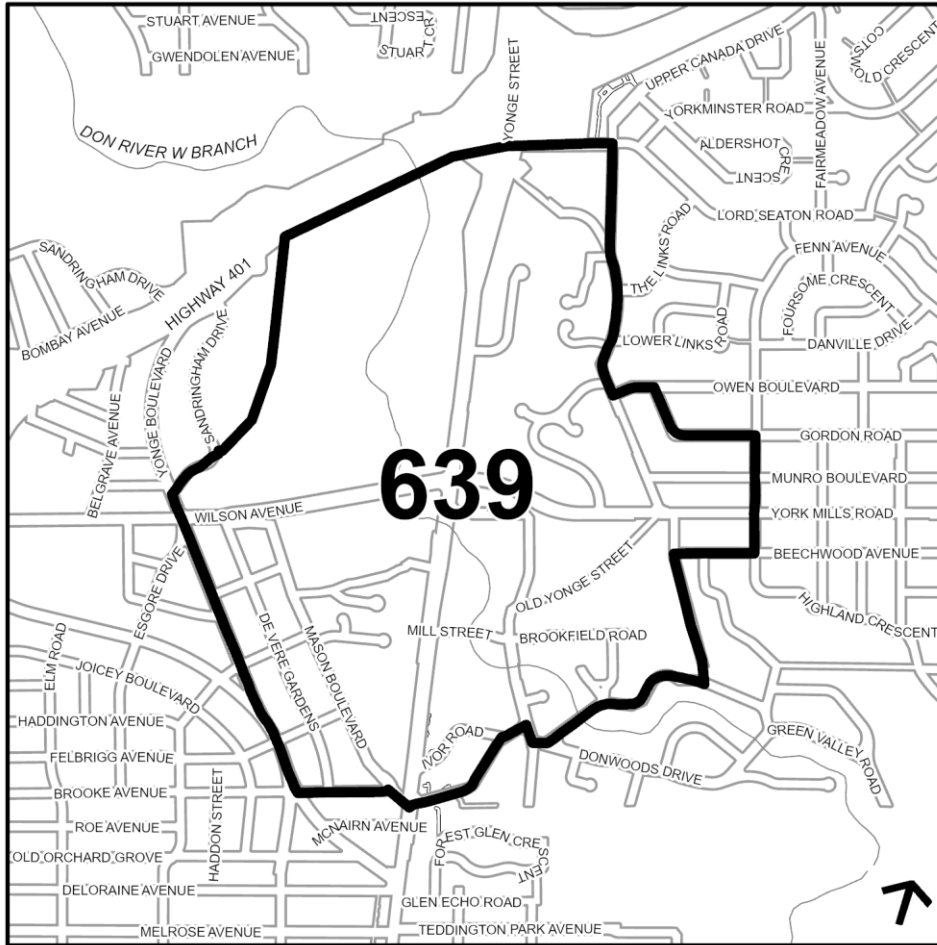
c) Authorized Uses of Land

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 – York Mills Protected Major Transit Station Area



Map 2 – Minimum Densities, York Mills Protected Major Transit Station Area



Minimum Density

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

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

Schedule "6" to Amendment 544

SASP 640. Major Transit Station Areas – Sunnybrook Park Stop

a) Major Transit Station Area Delineation

The area surrounding and including the Sunnybrook Park LRT Stop is a major transit station area shown as the Sunnybrook Park Major Transit Station Area on Map 1.

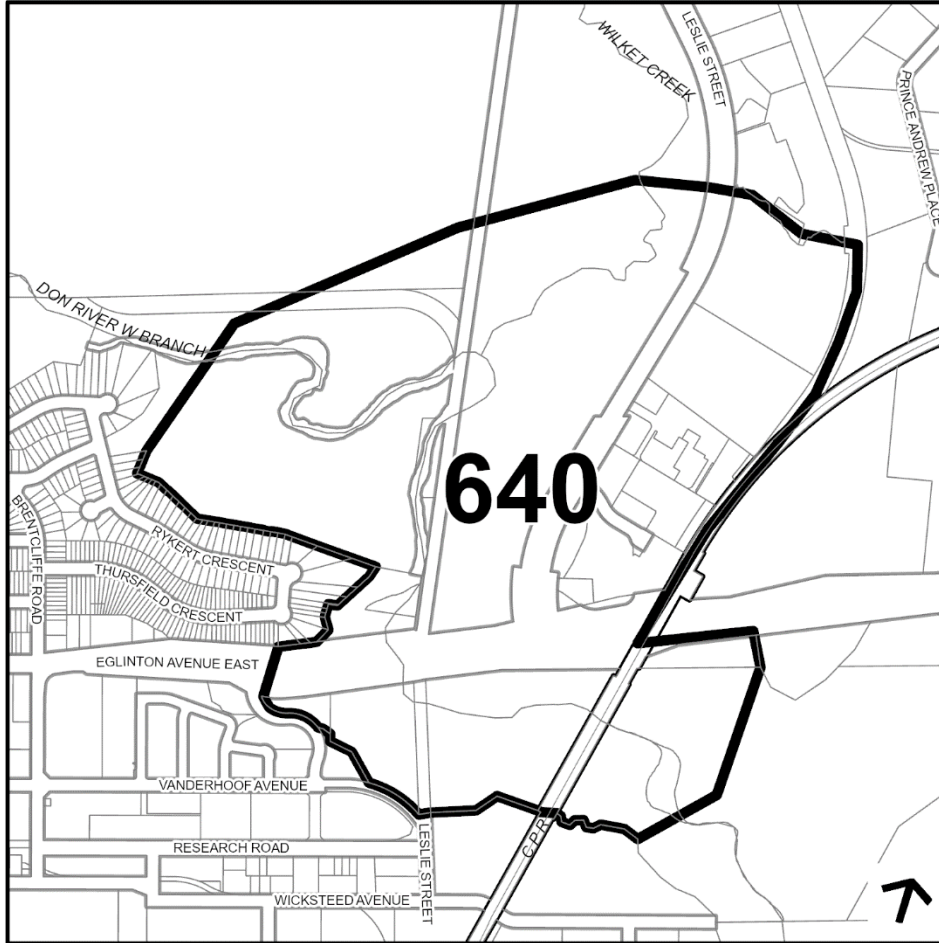
b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Sunnybrook Park Stop is planned for a minimum population and employment target of 65 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.

Map 1 – Sunnybrook Park Major Transit Station Area



Schedule "7" to Amendment 544

SASP 642. Protected Major Transit Station Area – York University Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing York University Subway Station is a protected major transit station area shown as the York University 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 – York University Station is planned for a minimum population and employment target of 95 residents and jobs combined per hectare.

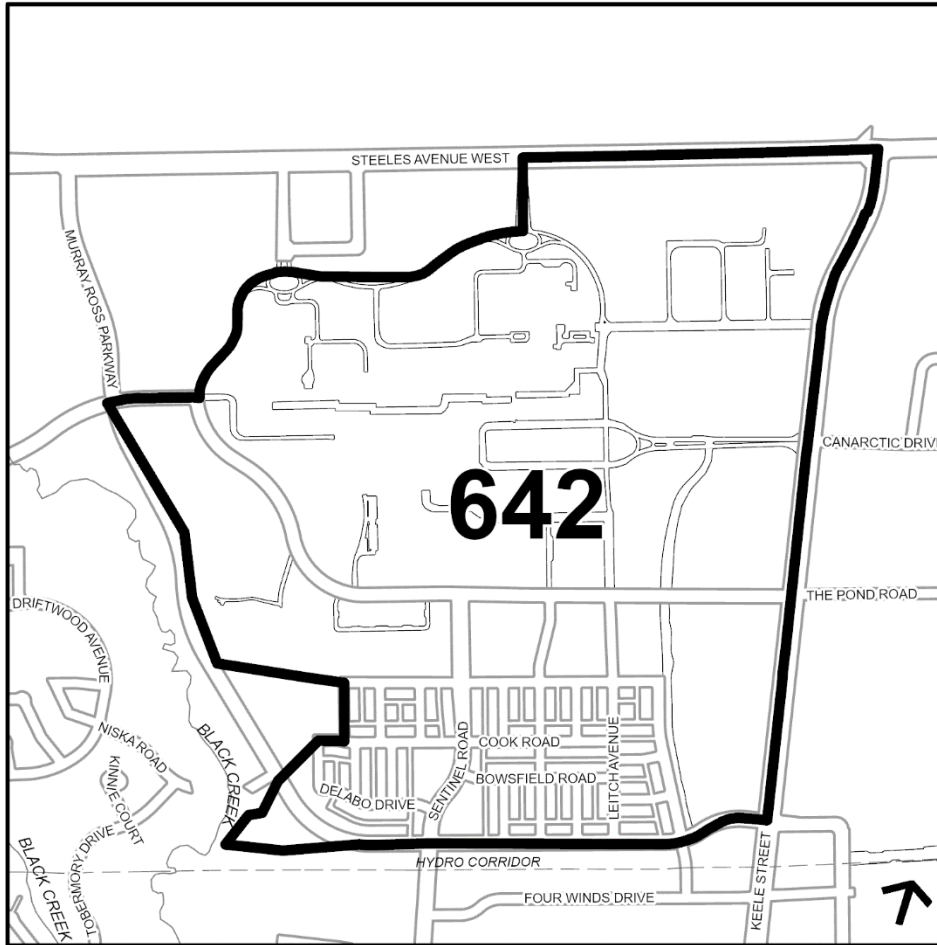
c) Authorized Uses of Land

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.

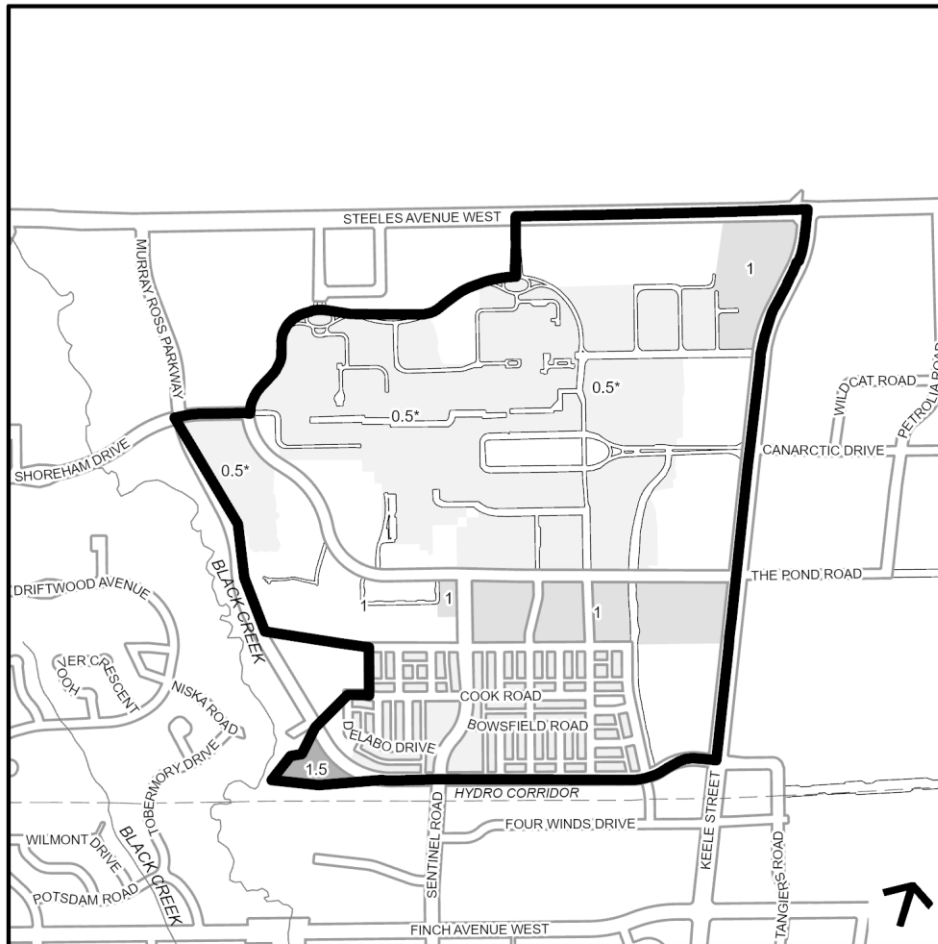
d) Minimum Densities

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

Map 1 – York University Protected Major Transit Station Area



Map 2 – Minimum Densities, York University Protected Major Transit Station Area



Minimum Density

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

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

Schedule "8" to Amendment 544

SASP 643. Protected Major Transit Station Area – Pioneer Village Station

a) Protected Major Transit Station Area Delineation

The area surrounding and including the existing Pioneer Village Subway Station is a protected major transit station area shown as the Pioneer Village 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 – Pioneer Village Station is planned for a minimum population and employment target of 55 residents and jobs combined per hectare.

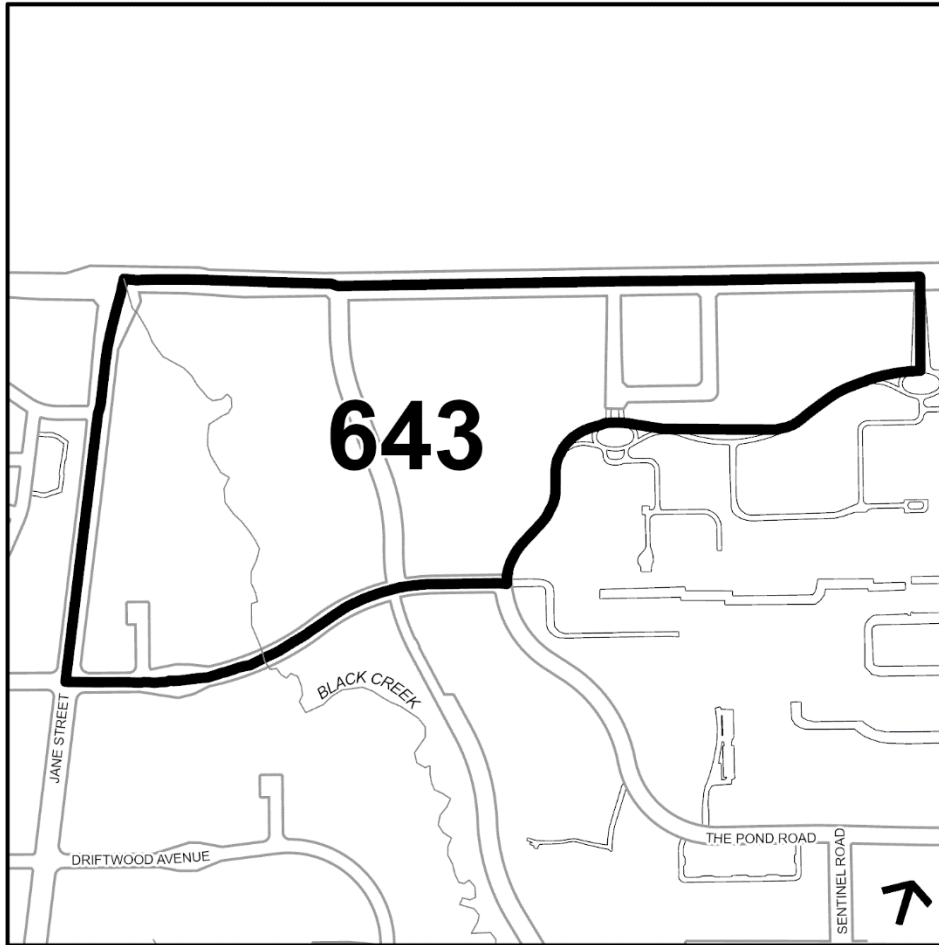
c) Authorized Uses of Land

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.

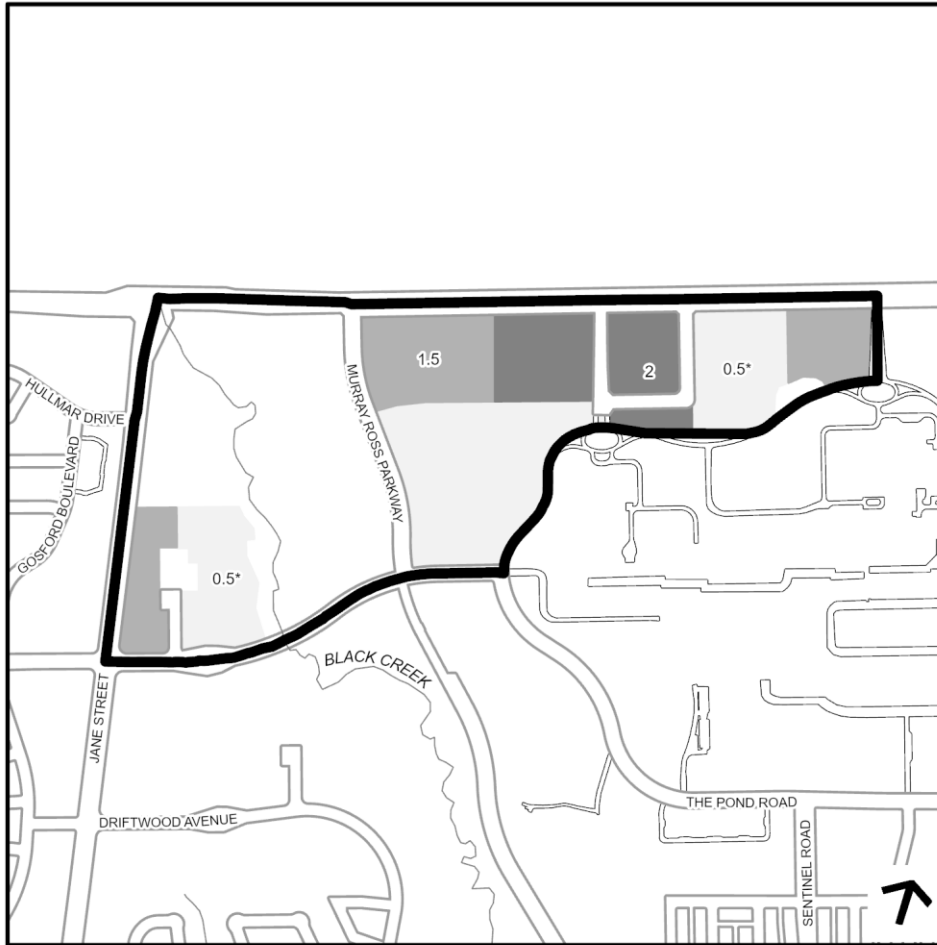
d) Minimum Densities

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

Map 1 – Pioneer Village Protected Major Transit Station Area



Map 2 – Minimum Densities, Pioneer Village Protected Major Transit Station Area



Minimum Density

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

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

Schedule "9" to Amendment 544

SASP 644. Major Transit Station Area – Rouge Hill Station

a) Major Transit Station Area Delineation

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

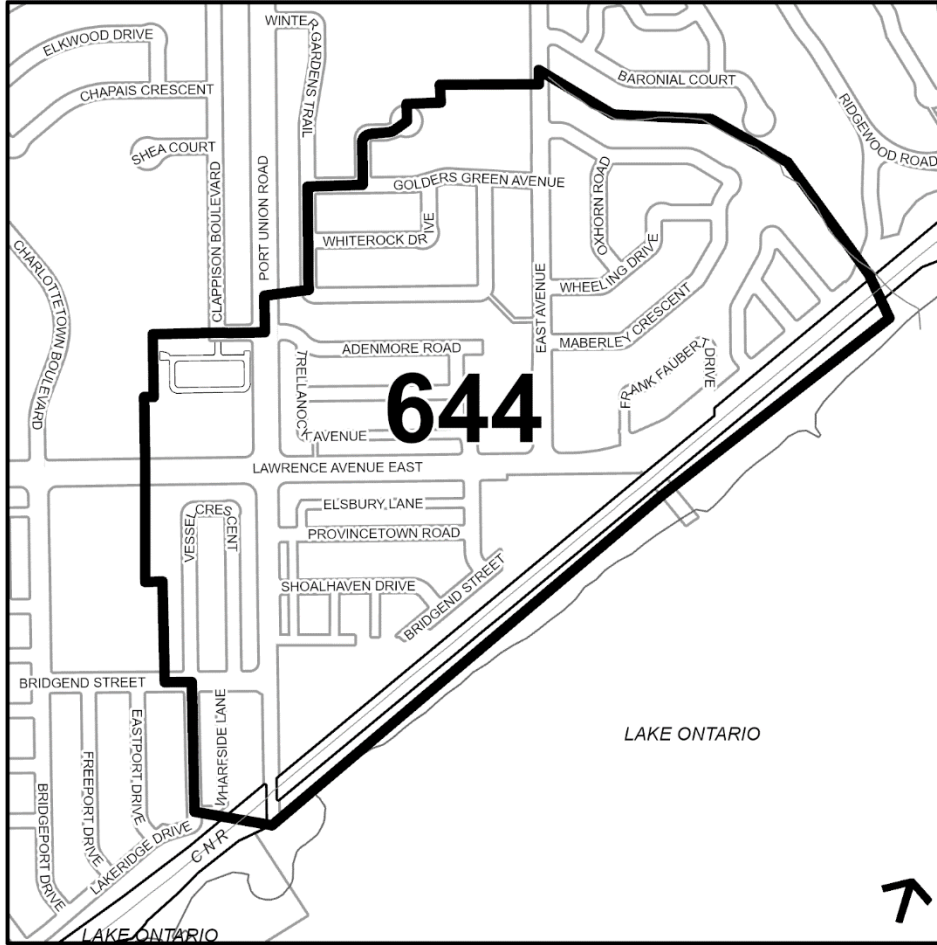
b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Rouge Hill Station is planned for a minimum population and employment target of 80 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.

Map 1 – Rouge Hill Major Transit Station Area



Schedule "10" to Amendment 544**SASP 645. Major Transit Station Area – Martin Grove Stop****a) Major Transit Station Area Delineation**

The area surrounding and including the Martin Grove LRT Stop is a major transit station area shown as the Martin Grove Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Martin Grove Stop is planned for a minimum population and employment target of 100 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.

Map 1 – Martin Grove Major Transit Station Area

