

Attachment 5: 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)

AMENDMENT 570 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 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 544 as included in Schedule "34";
- ii. adding a Site and Area Specific Policy 702 as included in Schedule "35";
- jj. adding a Site and Area Specific Policy 692 as included in Schedule "36";
- kk. adding a Site and Area Specific Policy 763 as included in Schedule "37";
- ll. adding a Site and Area Specific Policy 680 as included in Schedule "38";
- mm. adding a Site and Area Specific Policy 699 as included in Schedule "39";
- nn. adding a Site and Area Specific Policy 726 as included in Schedule "40";
- oo. adding a Site and Area Specific Policy 676 as included in Schedule "41";
- pp. adding a Site and Area Specific Policy 665 as included in Schedule "42";
- qq. adding a Site and Area Specific Policy 757 as included in Schedule "43";
- rr. adding a Site and Area Specific Policy 704 as included in Schedule "44";
- ss. adding a Site and Area Specific Policy 666 as included in Schedule "45";
- tt. adding a Site and Area Specific Policy 762 as included in Schedule "46";
- uu. adding a Site and Area Specific Policy 719 as included in Schedule "47";
- vv. adding a Site and Area Specific Policy 662 as included in Schedule "48";

- ww. adding a Site and Area Specific Policy 624 as included in Schedule "49";
- xx. adding a Site and Area Specific Policy 725 as included in Schedule "50";
- yy. adding a Site and Area Specific Policy 700 as included in Schedule "51";
- zz. adding a Site and Area Specific Policy 721 as included in Schedule "52";
- aaa. adding a Site and Area Specific Policy 717 as included in Schedule "53";
- bbb. adding a Site and Area Specific Policy 720 as included in Schedule "54";
- ccc. adding a Site and Area Specific Policy 648 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".

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
669	Birchmount
674	Caledonia
764	Corktown
722	Davisville
697	Driftwood
703	Duncanwoods
718	Dupont
688	East Harbour

Site and Area Specific Policy #	Protected Major Transit Station Area/ Major Transit Station Area
723	Eglinton
625	Eglinton GO
716	Eglinton West
701	Emery
693	Exhibition
675	Fairbank
727	Finch
677	Forest Hill
691	Front-Spadina
689	Gerrard-Carlaw
668	Golden Mile
641	Guildwood GO
667	Hakimi Lebovic
664	Ionview
627	Islington
698	Jane and Finch

Site and Area Specific Policy #	Protected Major Transit Station Area/ Major Transit Station Area
673	Keelestdale
647	Kennedy
761	King-Bathurst
687	King-Liberty
626	Kipling
724	Lawrence
714	Lawrence West
681	Leaside
765	Leslieville
646	Long Branch
702	Milvan Rumike
692	Mimico
763	Moss Park
680	Mount Pleasant
699	Norfinch Oakdale
726	North York Centre

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Site and Area Specific Policy #	Protected Major Transit Station Area/ Major Transit Station Area
676	Oakwood
665	O'Connor
757	Park Lawn
704	Pearldale
666	Pharmacy
762	Queen-Spadina
719	Rosedale
662	Scarborough Centre
624	Scarborough GO
725	Sheppard-Yonge
700	Signet Arrow
721	St Clair
717	St Clair West
720	Summerhill
648	Warden
760	Yonge-Steeles

Site and Area Specific Policy #	Protected Major Transit Station Area/ Major Transit Station Area
713	Yorkdale

Schedule "1" to Amendment 570**SASP 669. Protected Major Transit Station Area – Birchmount Station****a) Protected Major Transit Station Area Delineation**

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

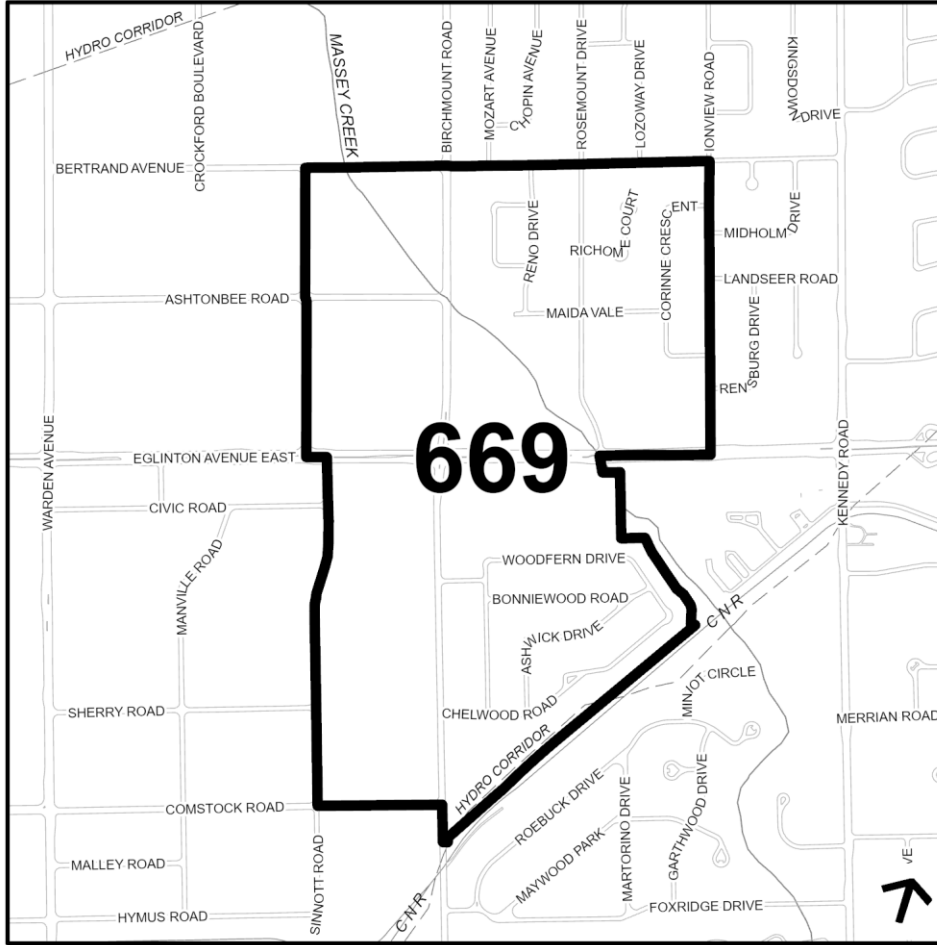
c) Authorized Uses of Land

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.

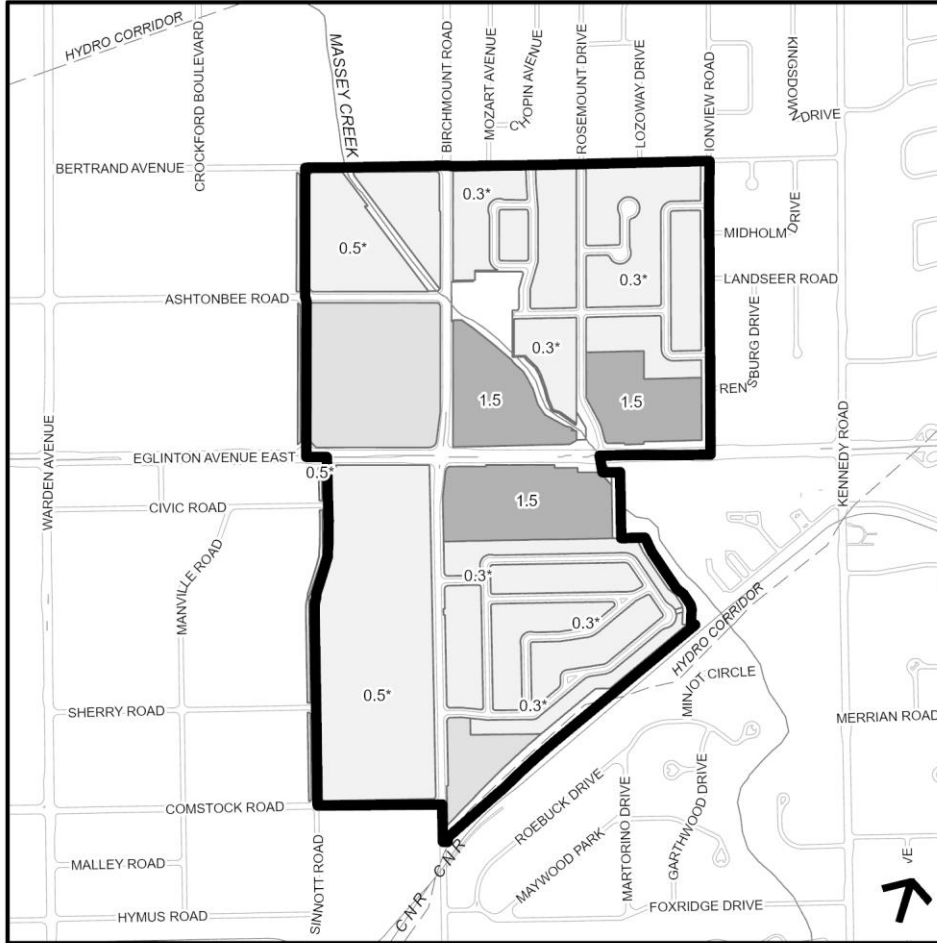
d) Minimum Densities

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











Map 1 – Birchmount Protected Major Transit Station Area



Map 2 – Minimum Densities, Birchmount 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.

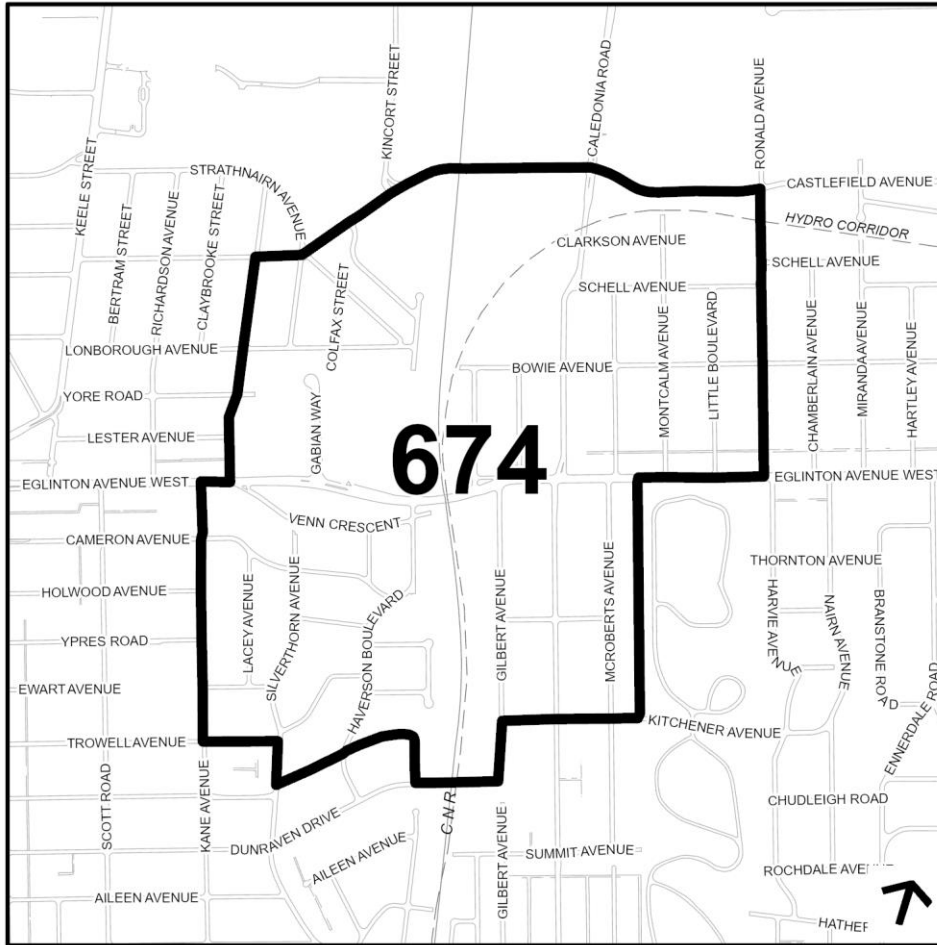
c) Authorized Uses of Land

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.

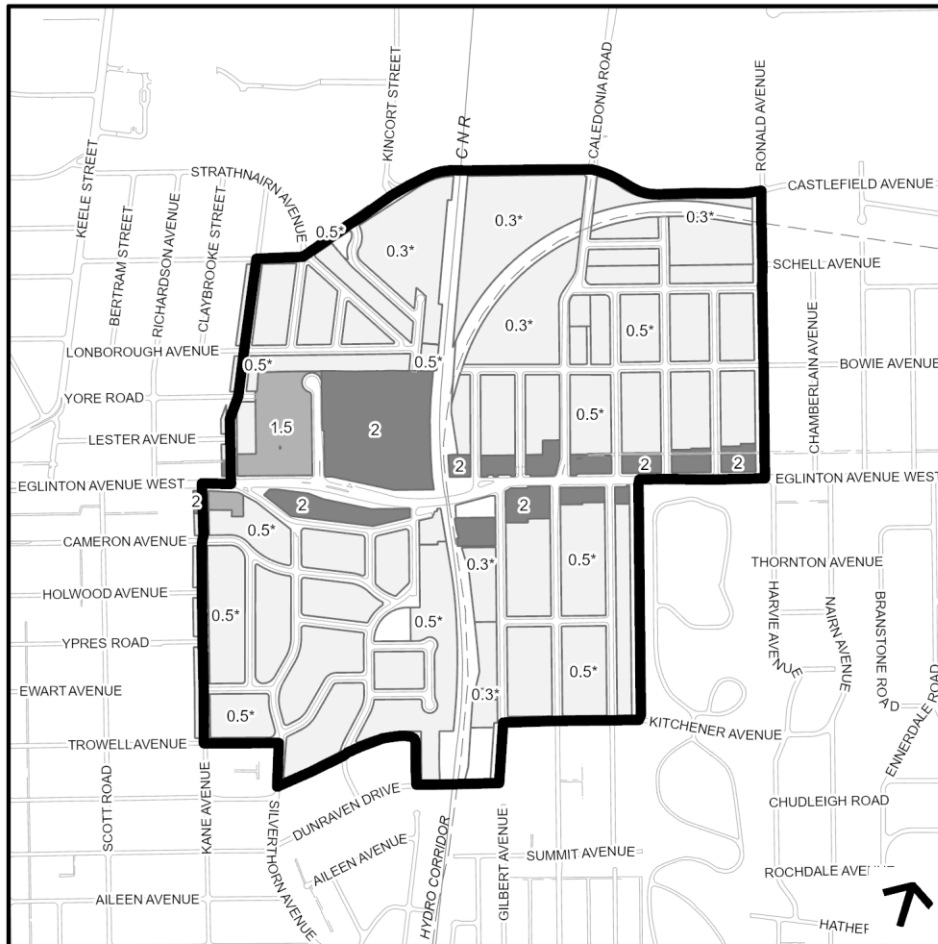
d) Minimum Densities

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.

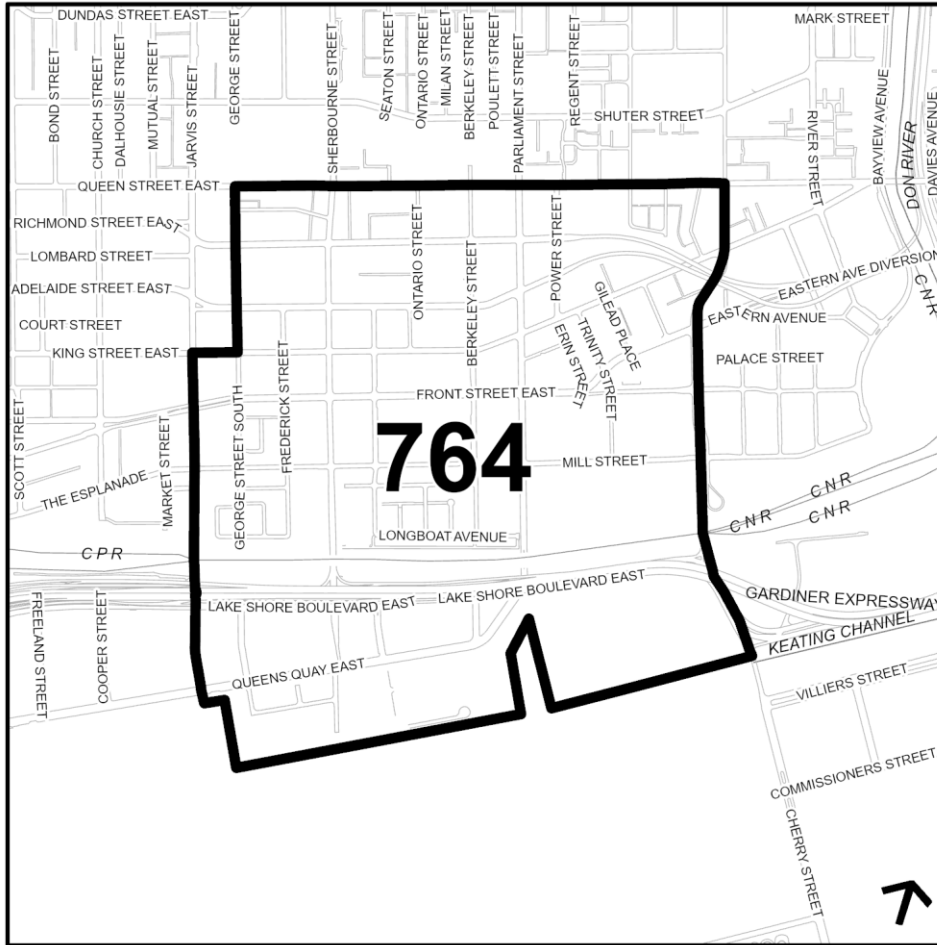
c) Authorized Uses of Land

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.

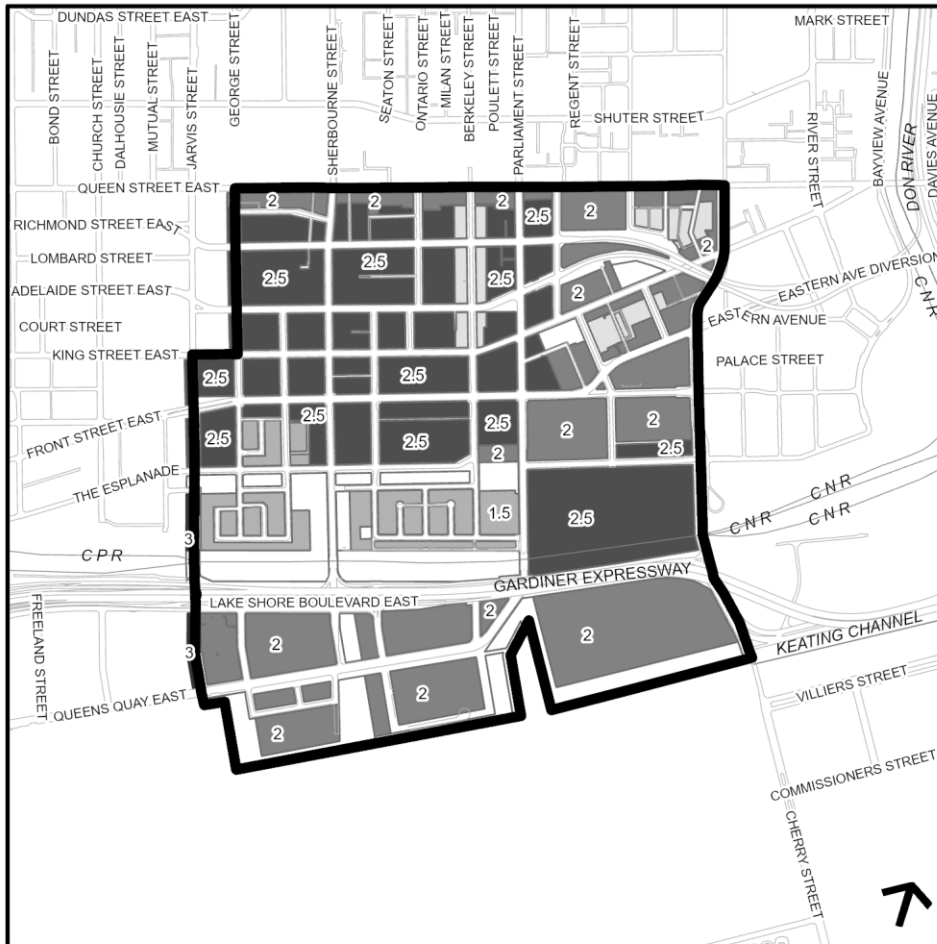
d) Minimum Densities

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.

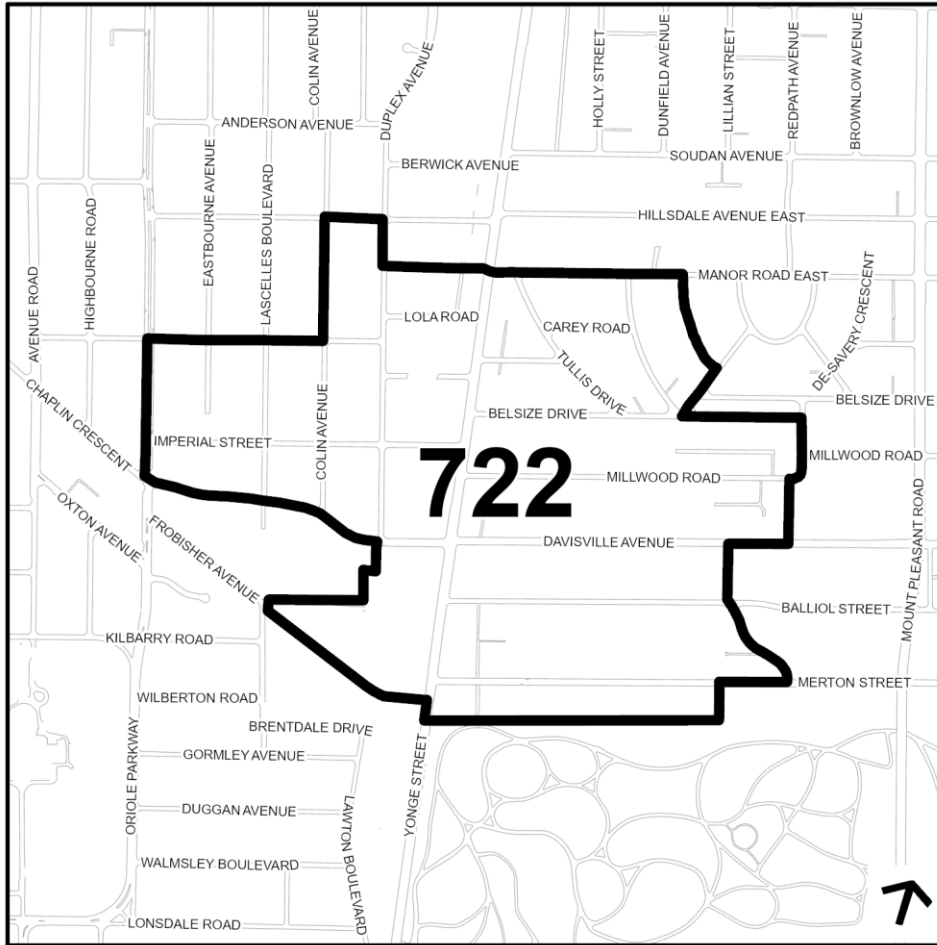
c) Authorized Uses of Land

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.

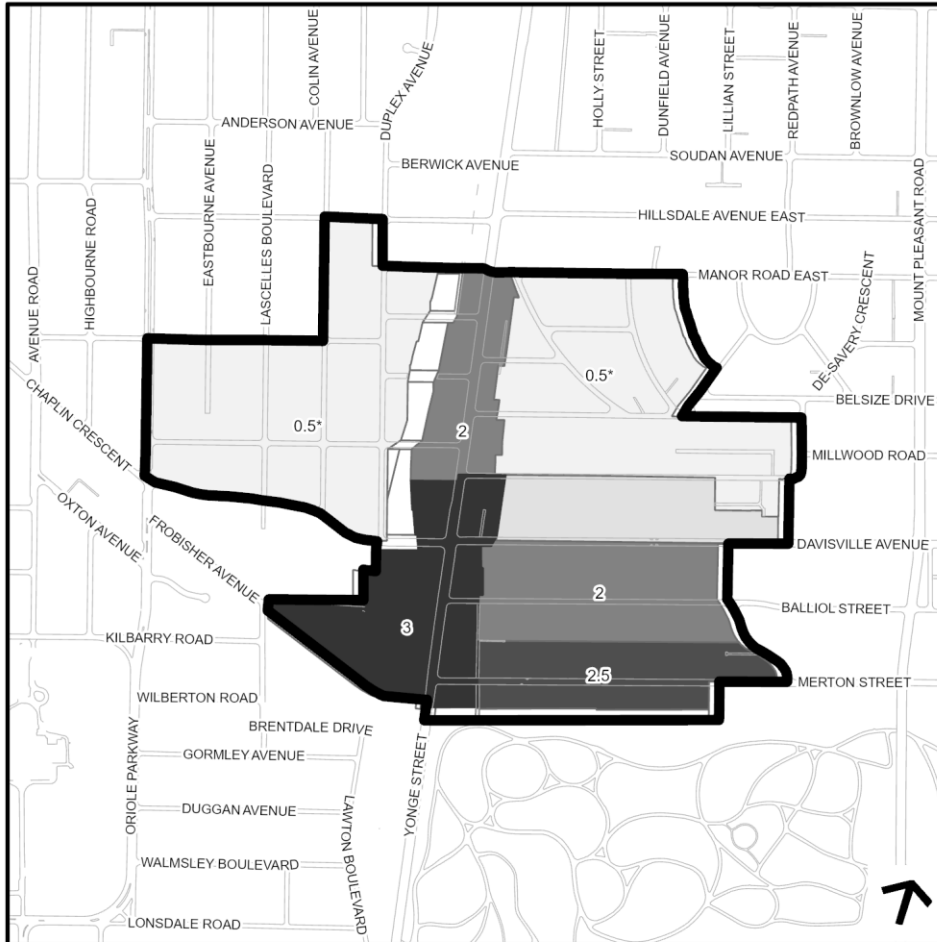
d) Minimum Densities

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.

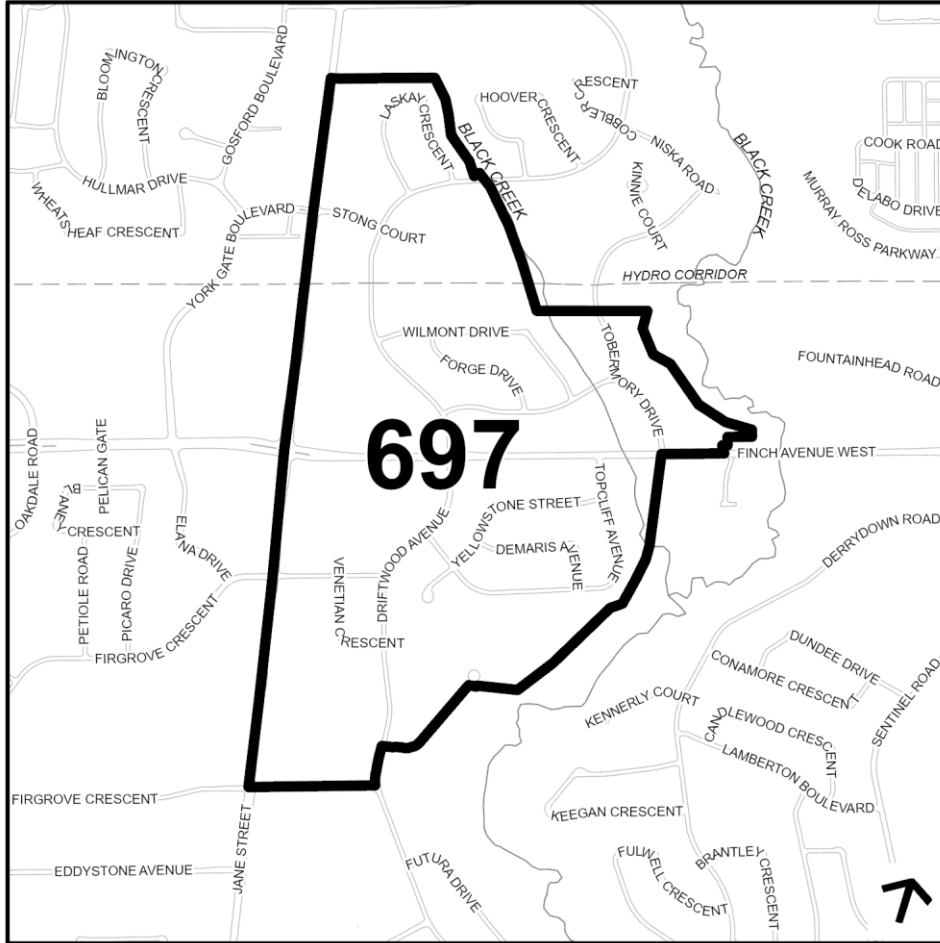
c) Authorized Uses of Land

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.

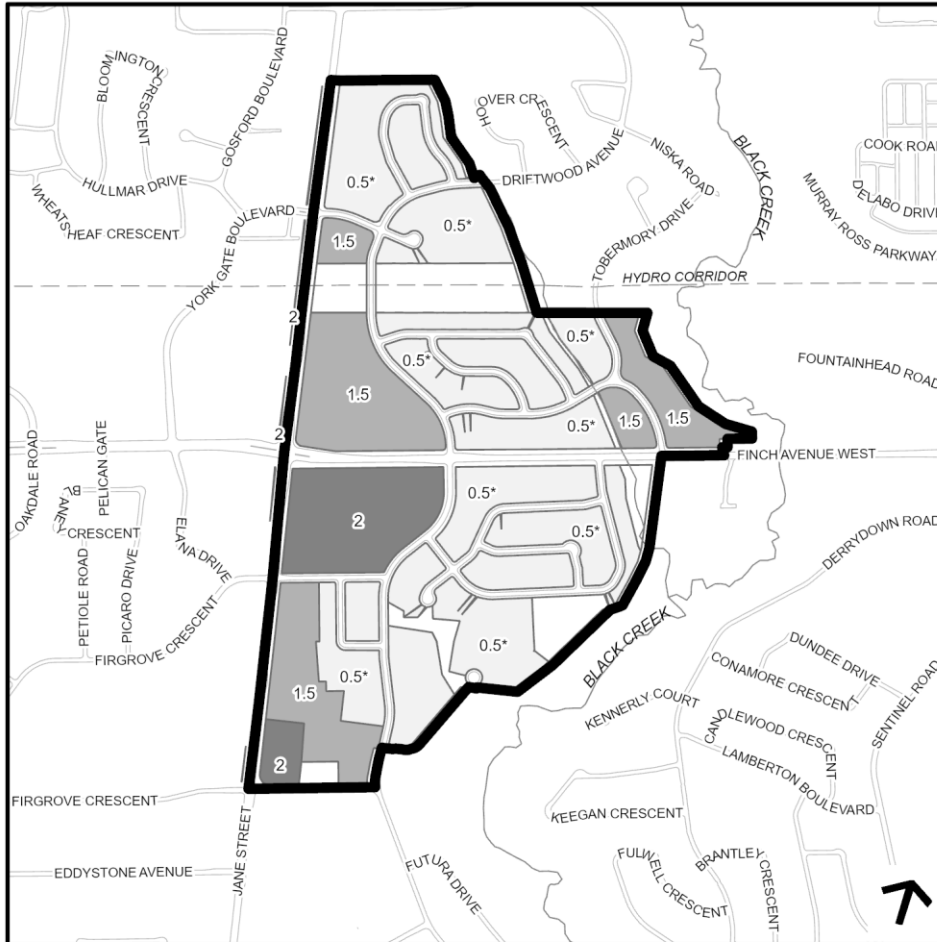
d) Minimum Densities

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.

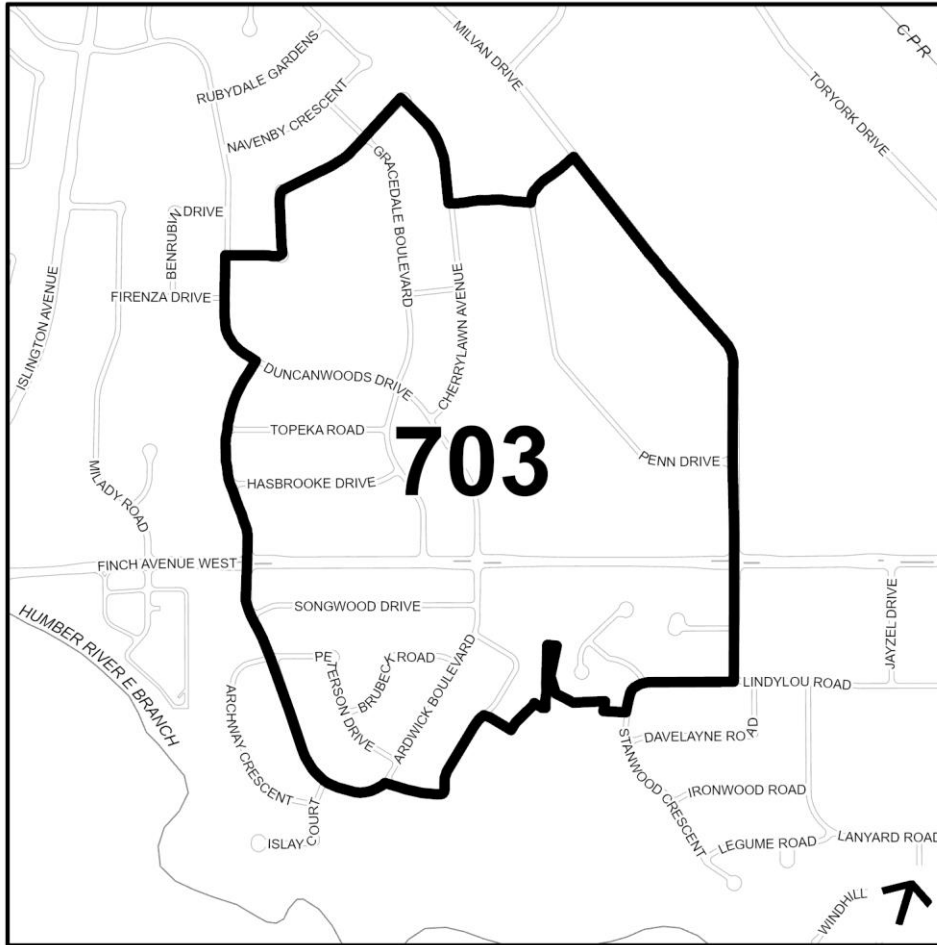
c) Authorized Uses of Land

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.

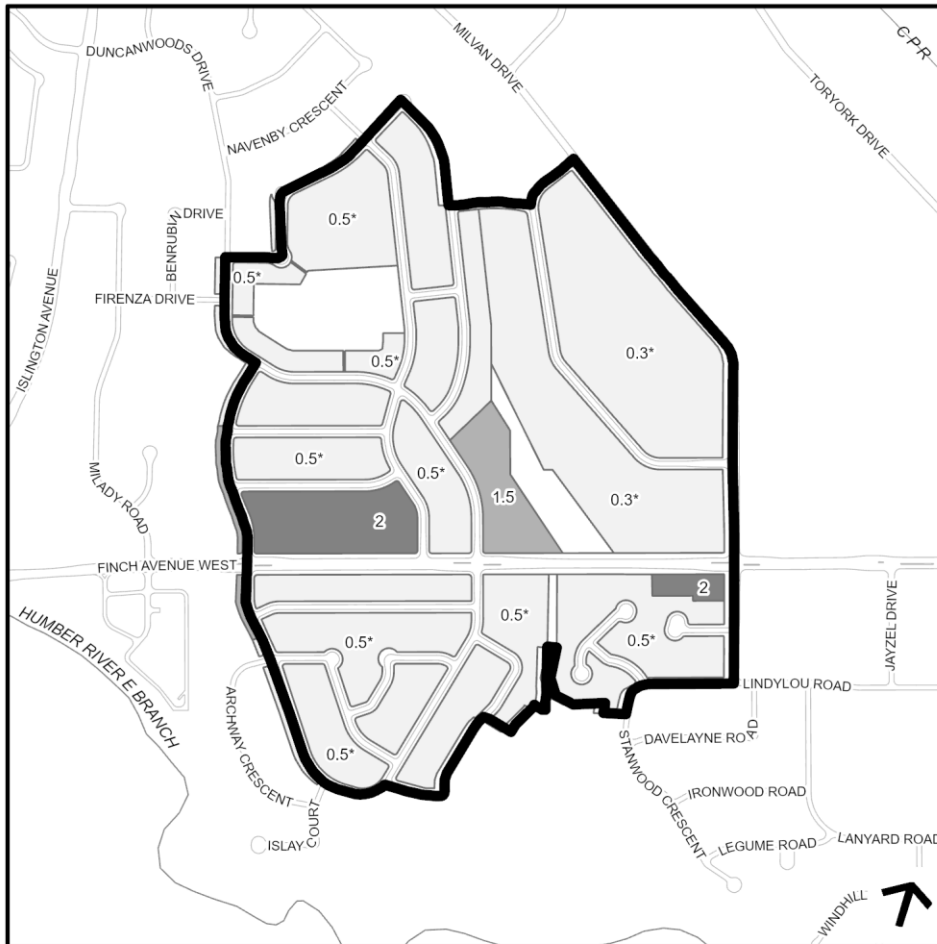
d) Minimum Densities

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.

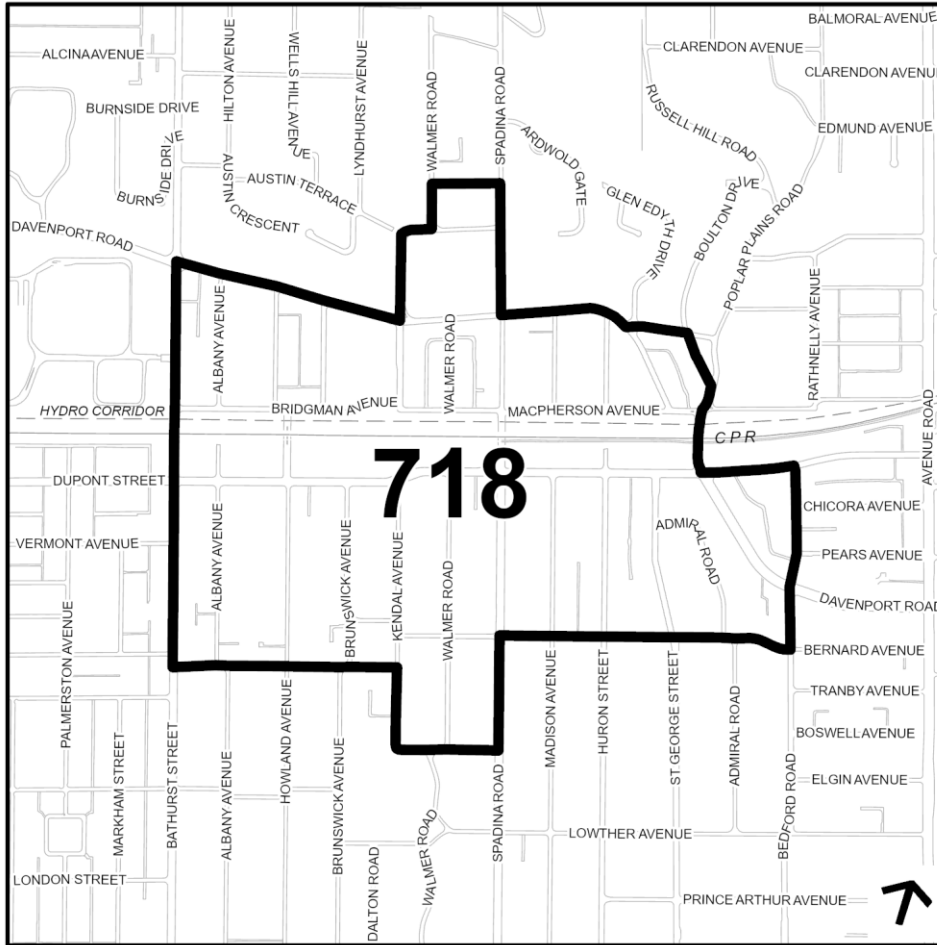
c) Authorized Uses of Land

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.

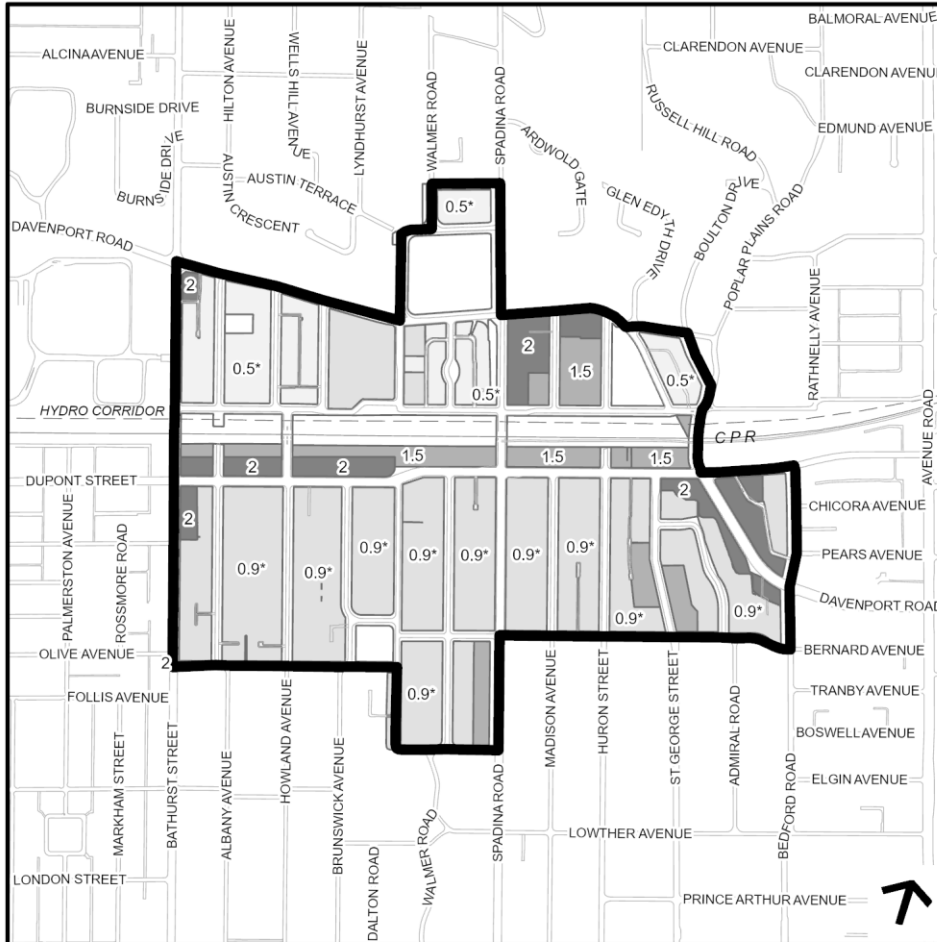
d) Minimum Densities

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





Map 1 – Dupont Protected Major Transit Station Area



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.

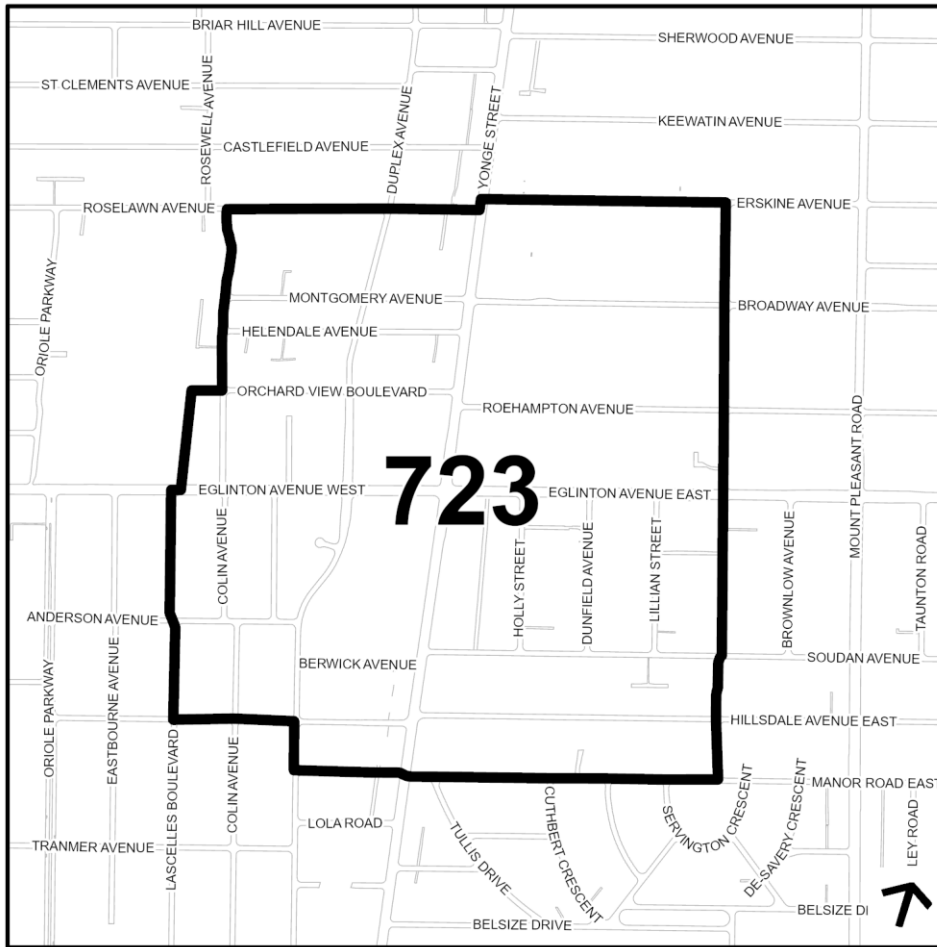
c) Authorized Uses of Land

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 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.

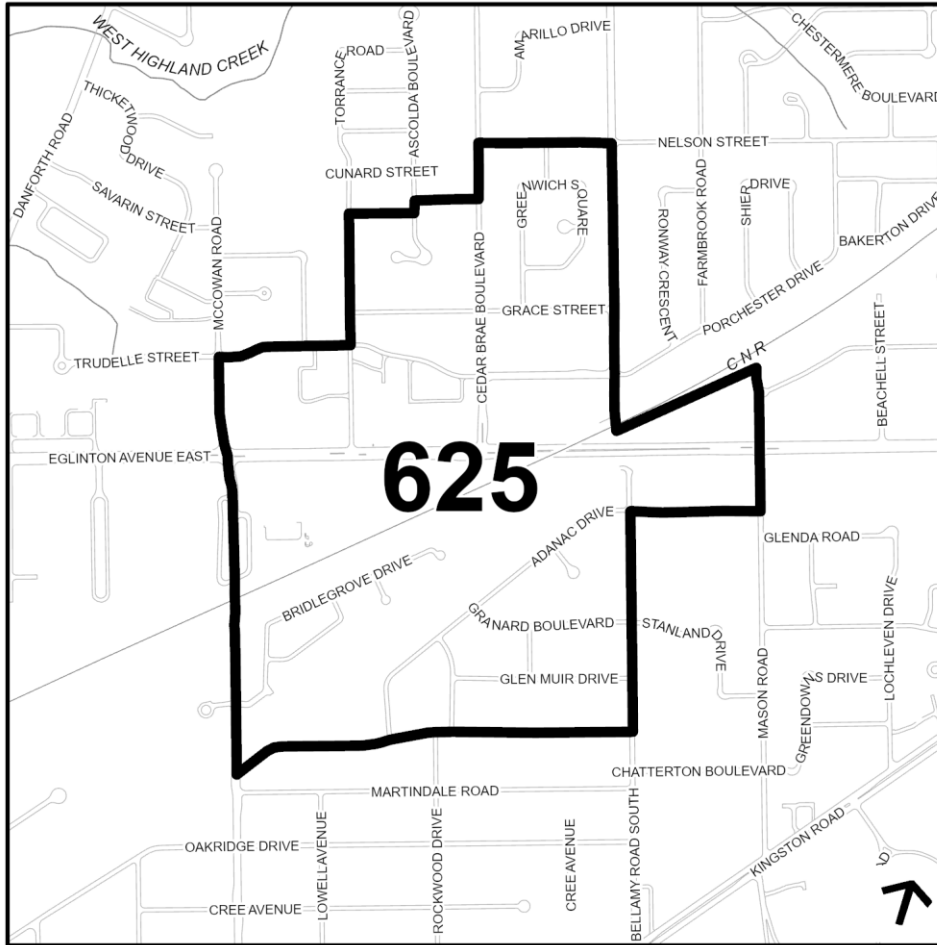
c) Authorized Uses of Land

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.

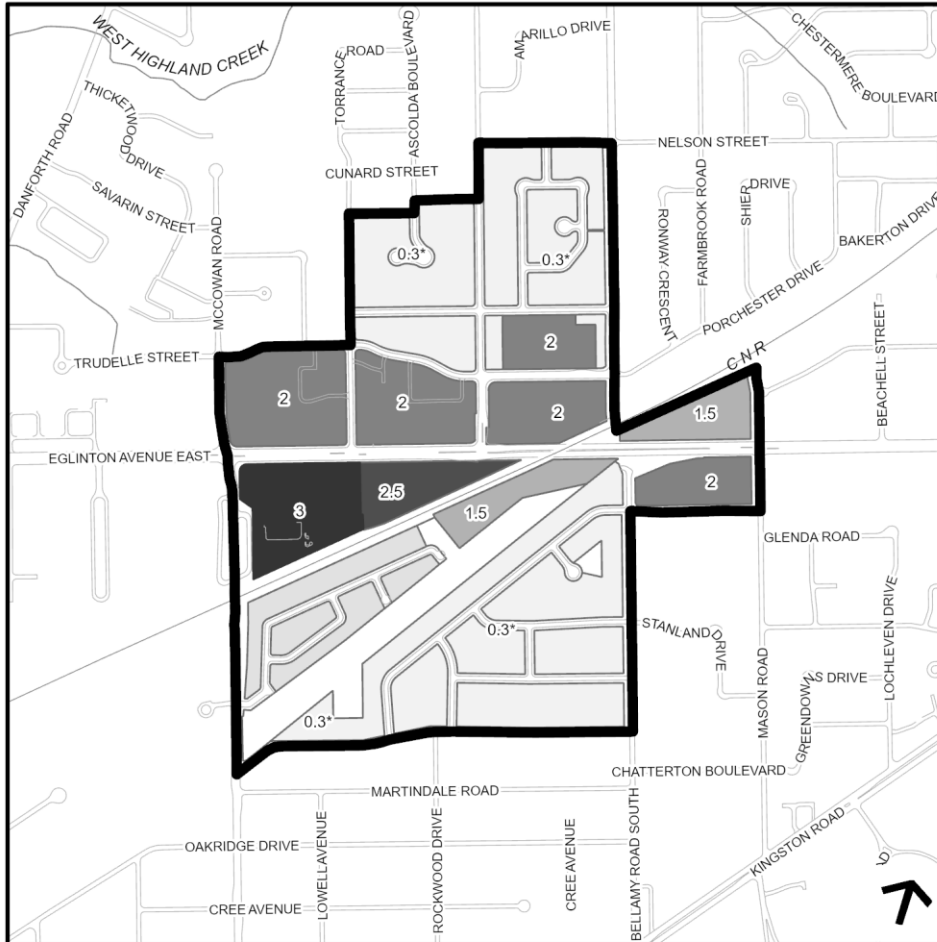
d) Minimum Densities

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.

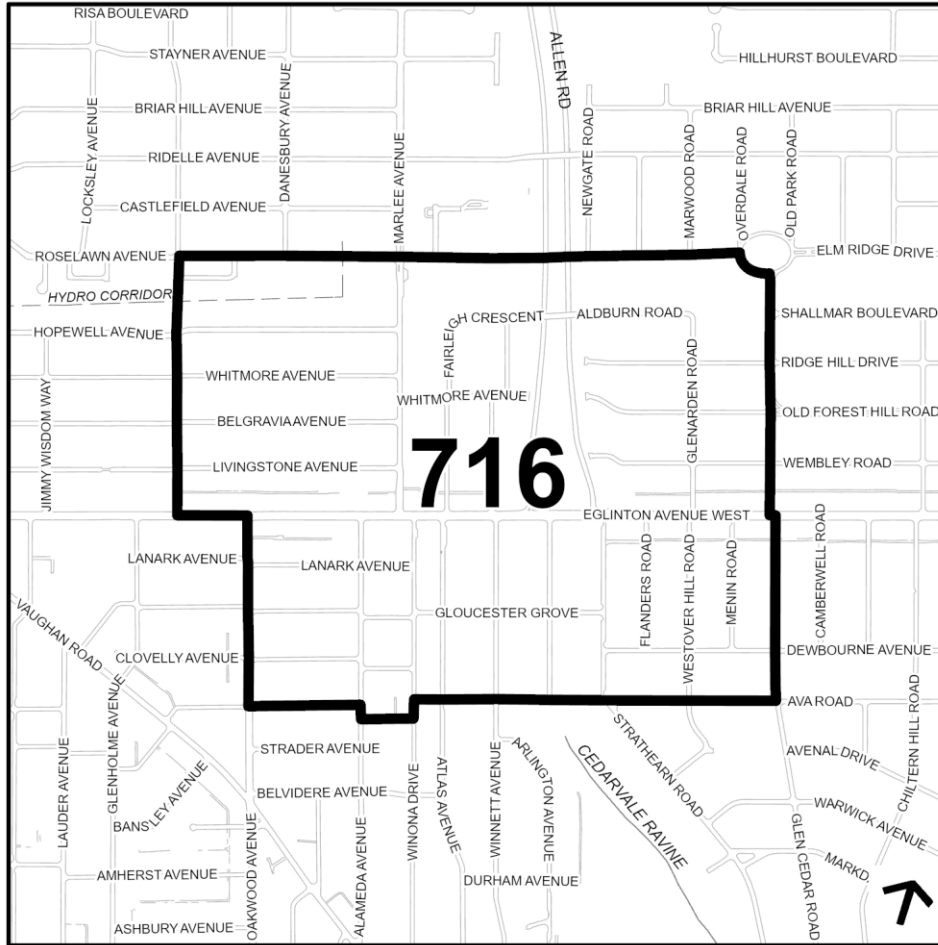
c) Authorized Uses of Land

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.

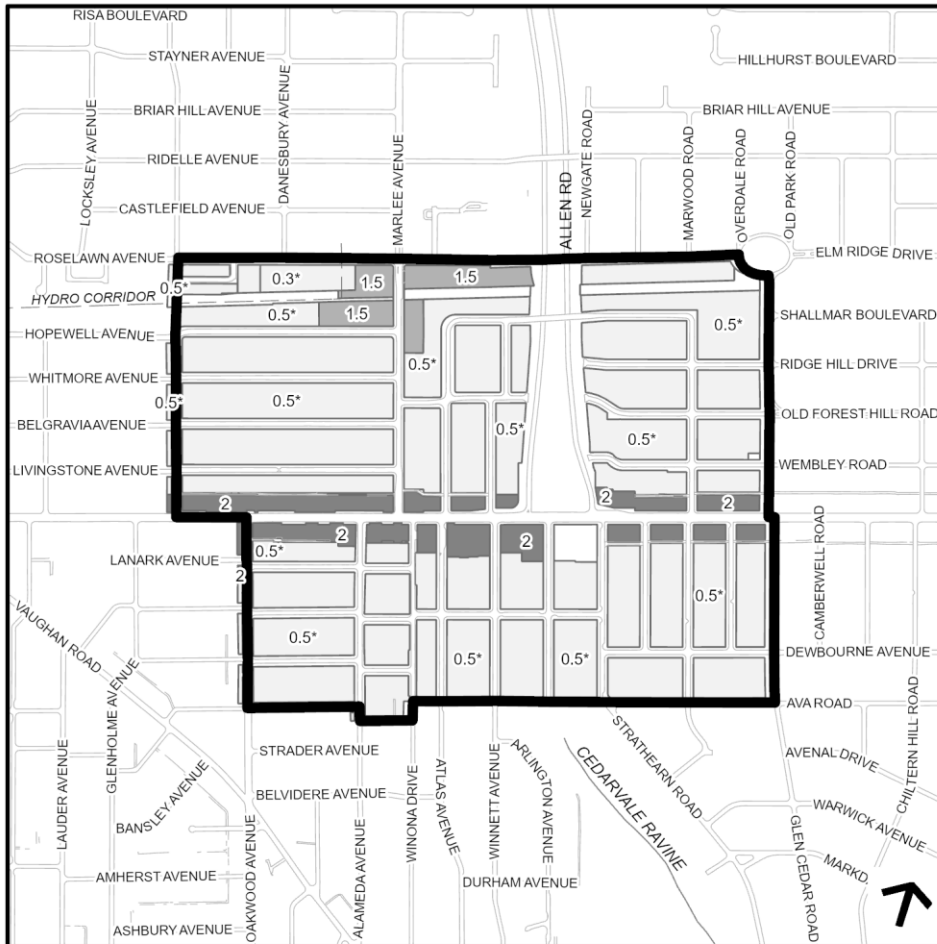
d) Minimum Densities

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.

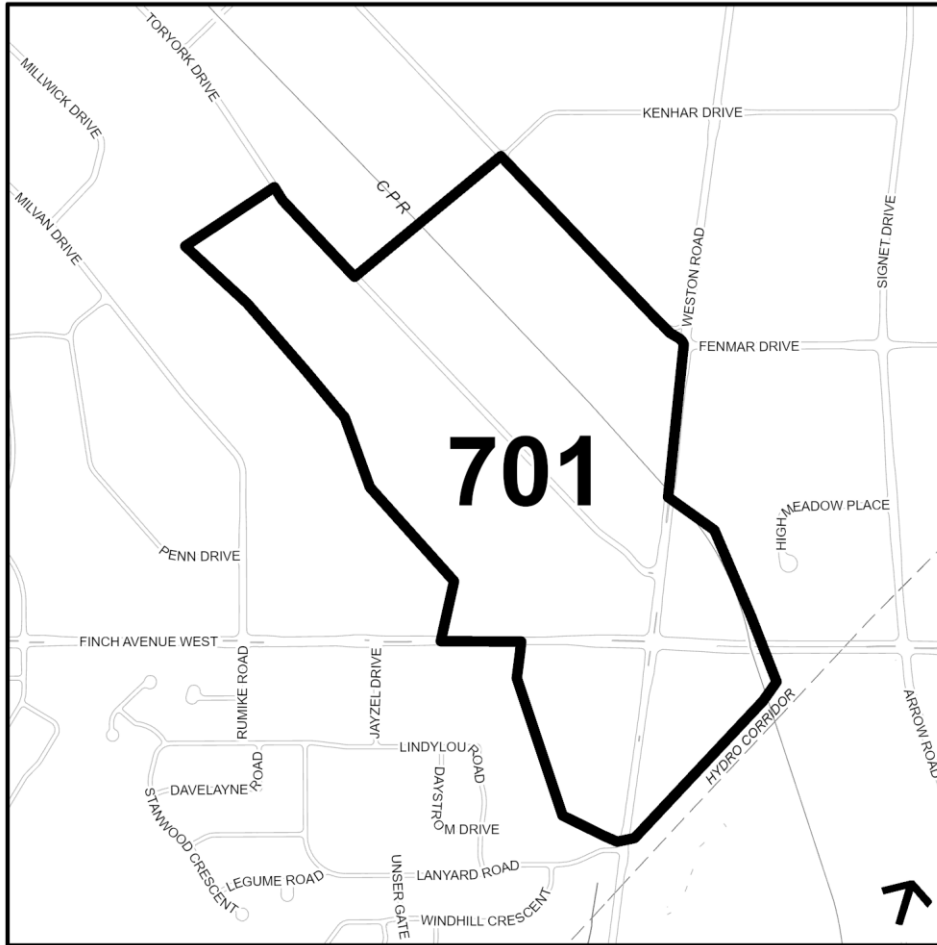
c) Authorized Uses of Land

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.

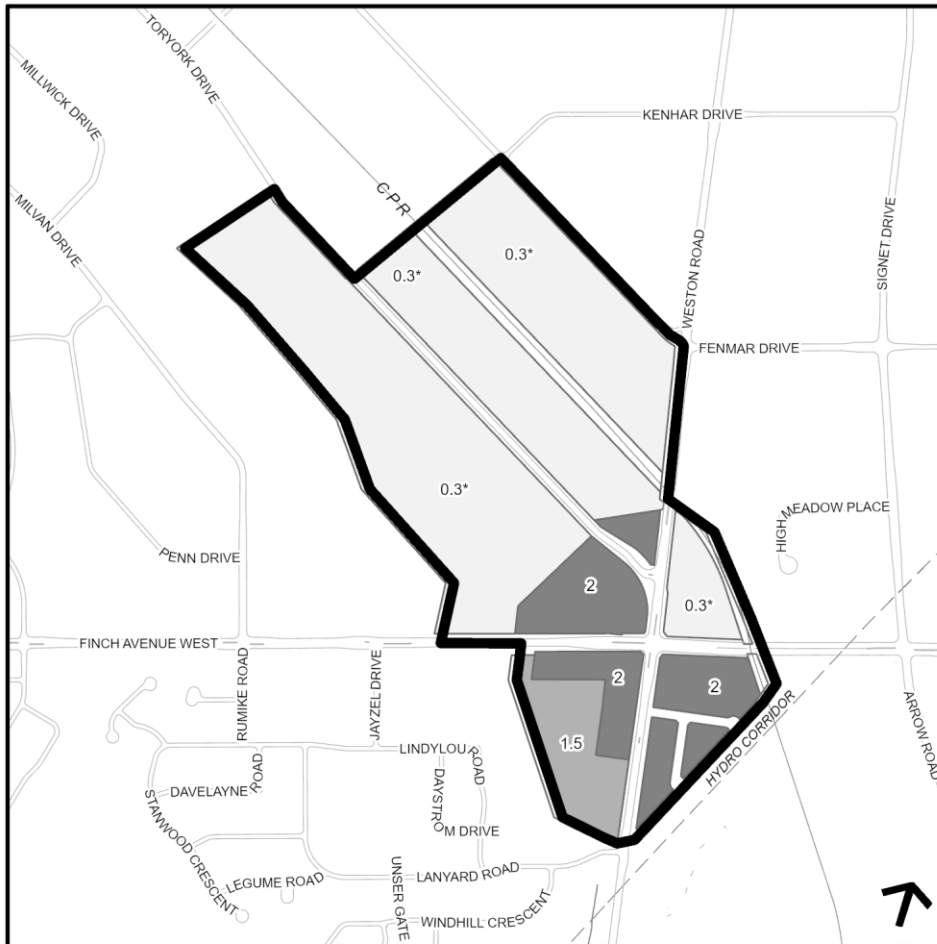
d) Minimum Densities

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.

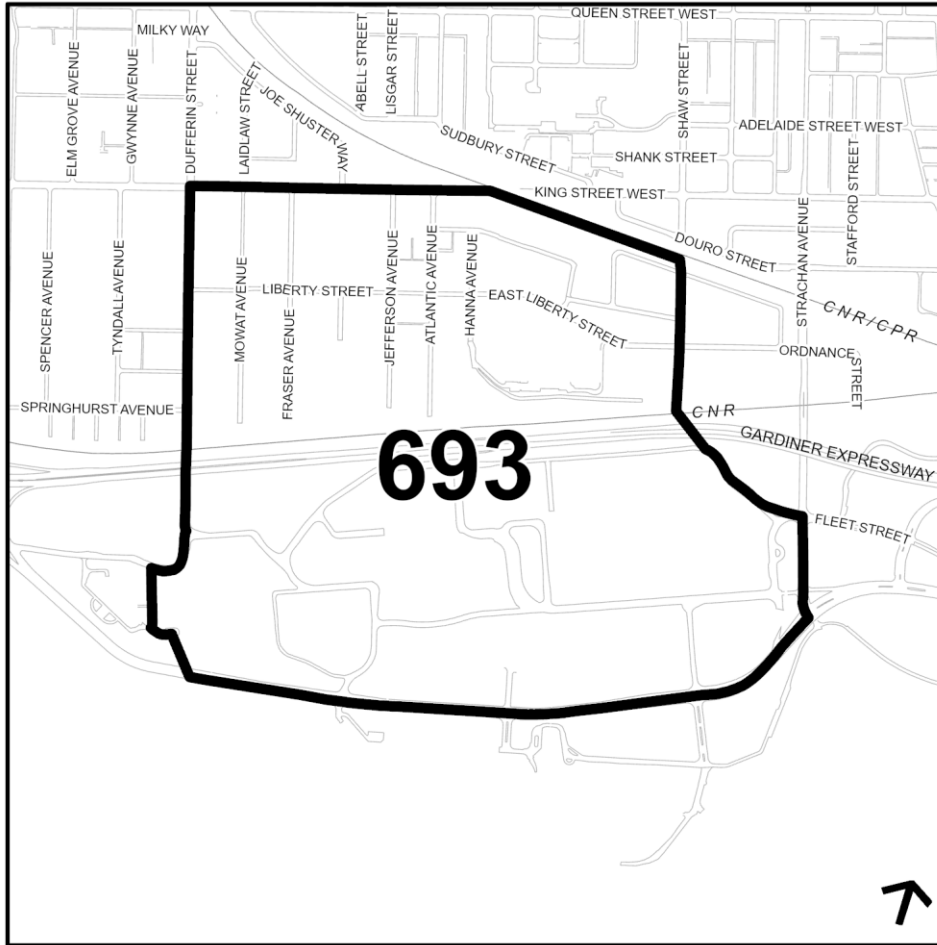
c) Authorized Uses of Land

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.

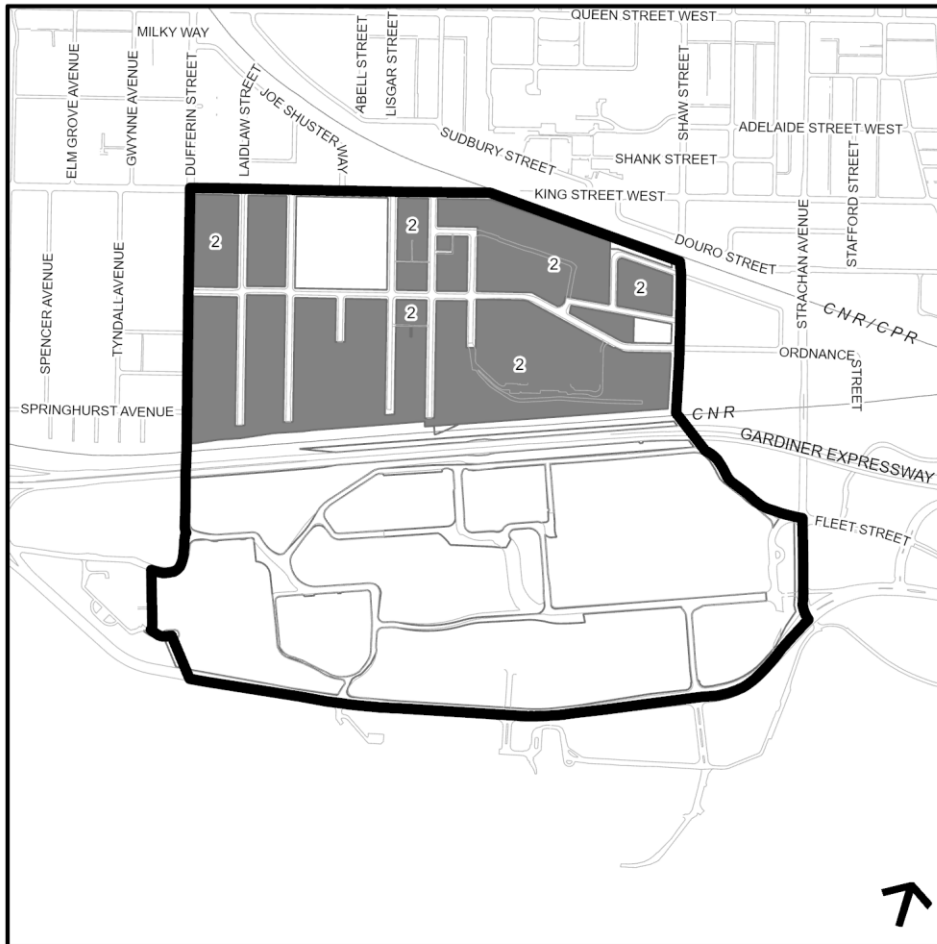
d) Minimum Densities

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.

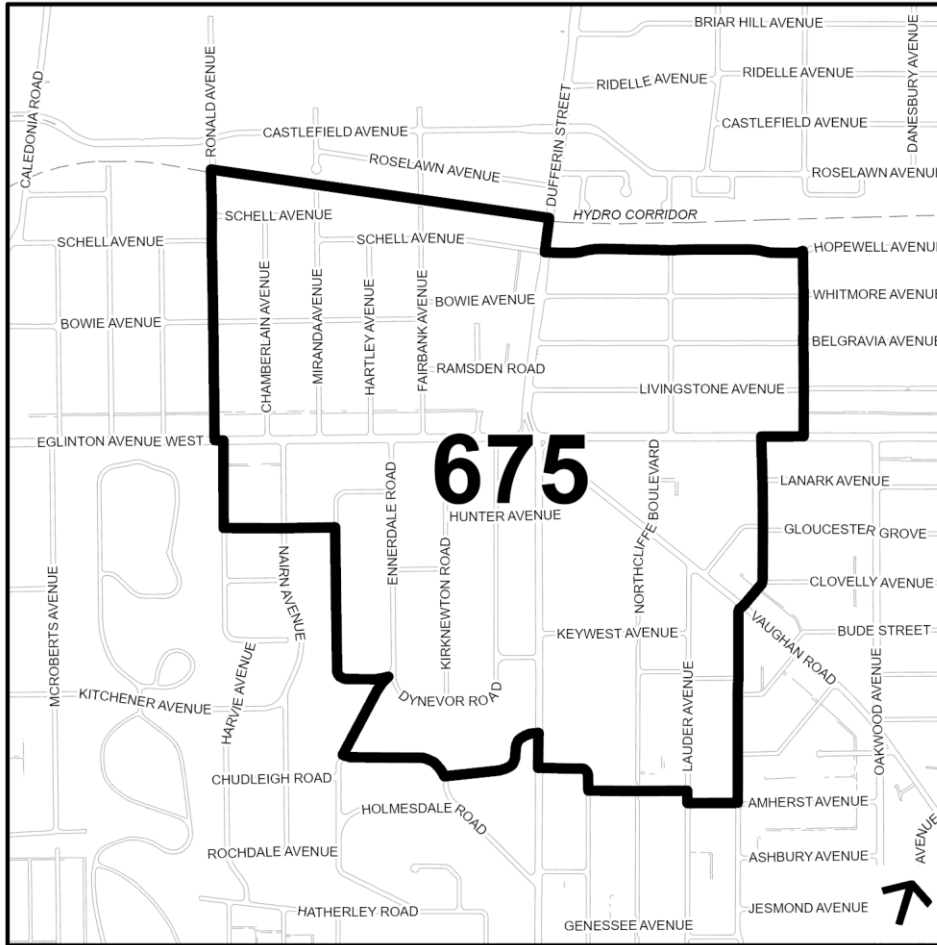
c) Authorized Uses of Land

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.

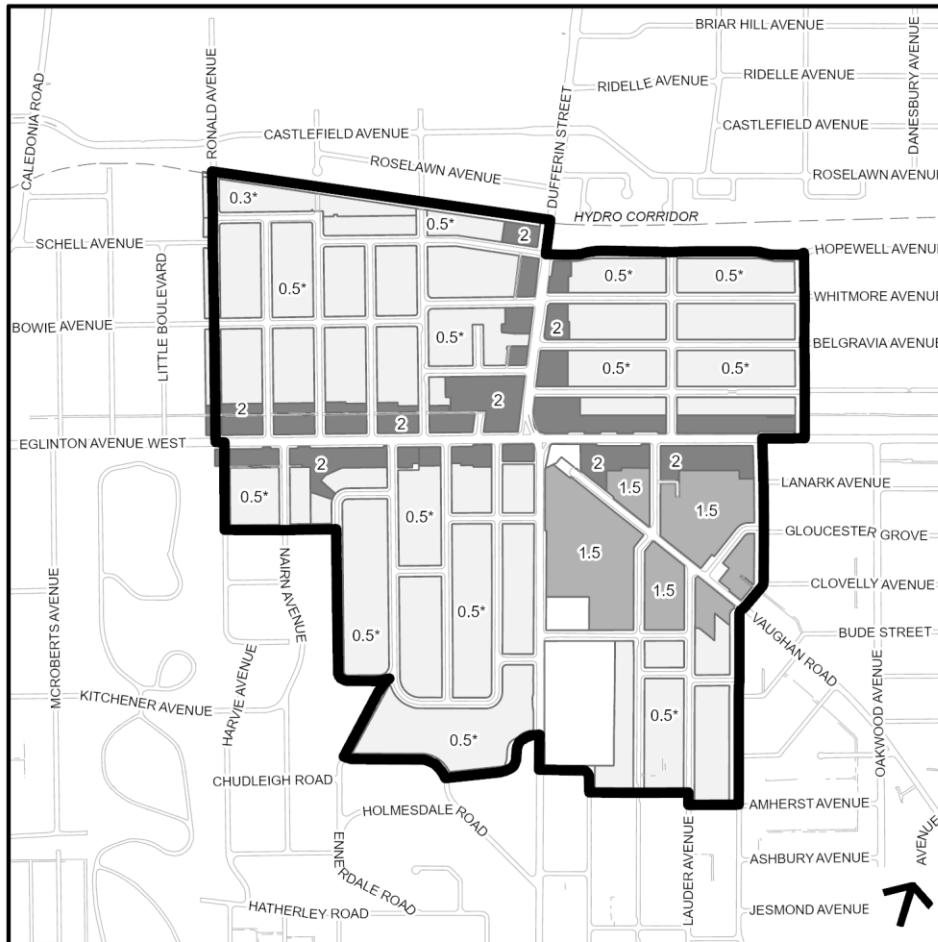
d) Minimum Densities

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.

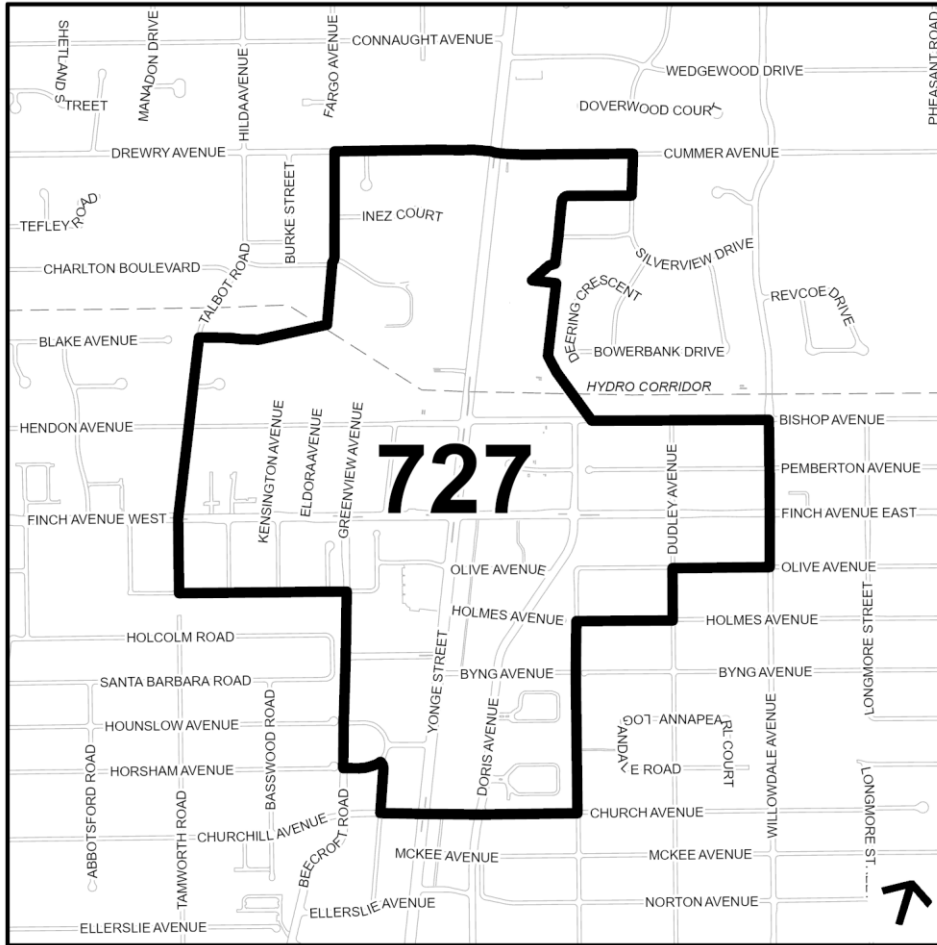
c) Authorized Uses of Land

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.

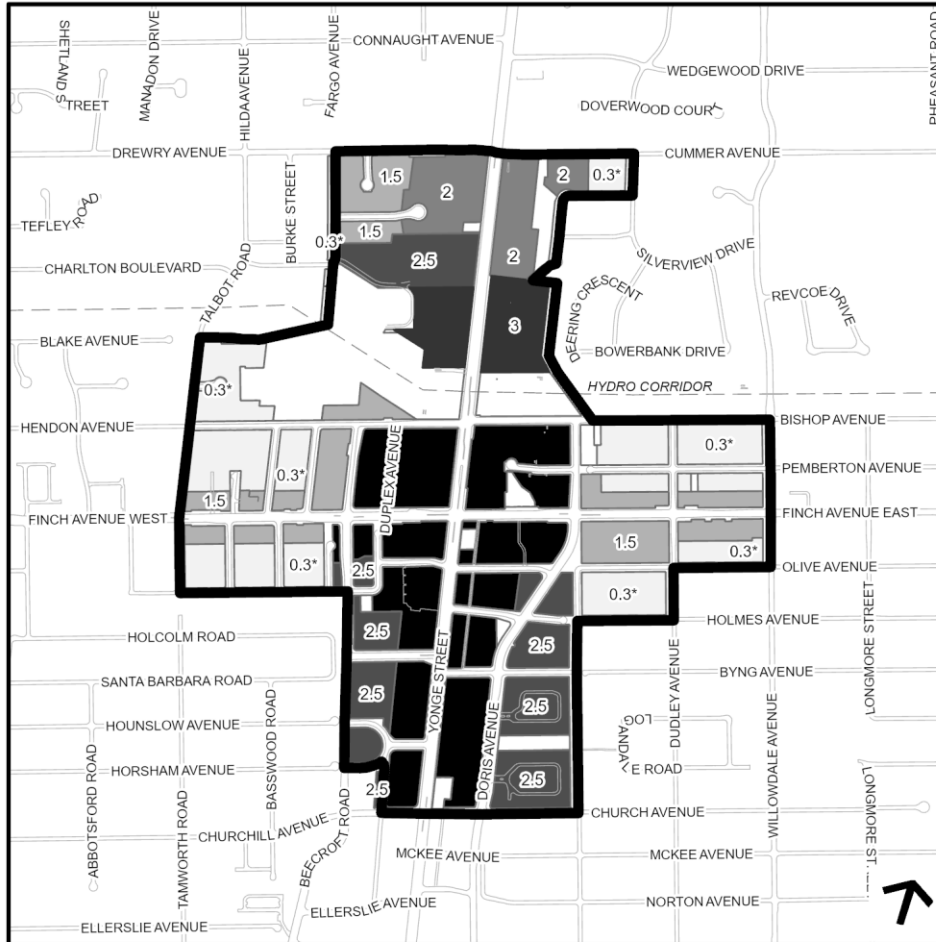
d) Minimum Densities

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.

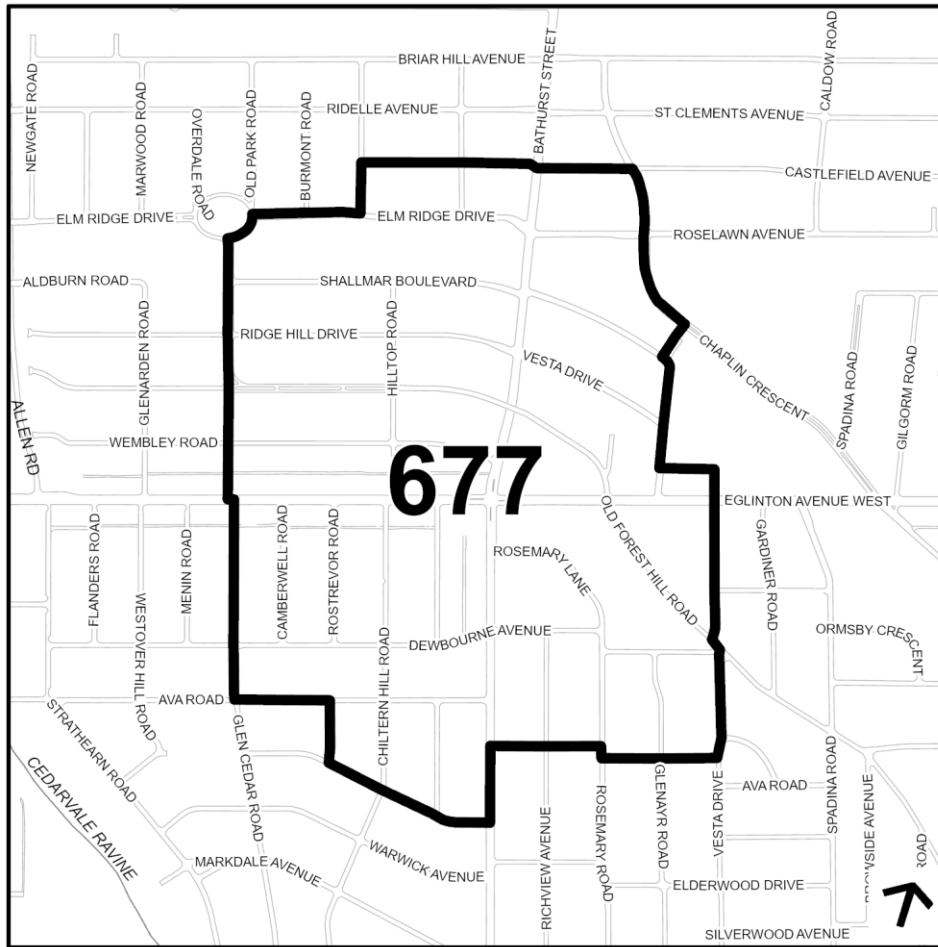
c) Authorized Uses of Land

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.

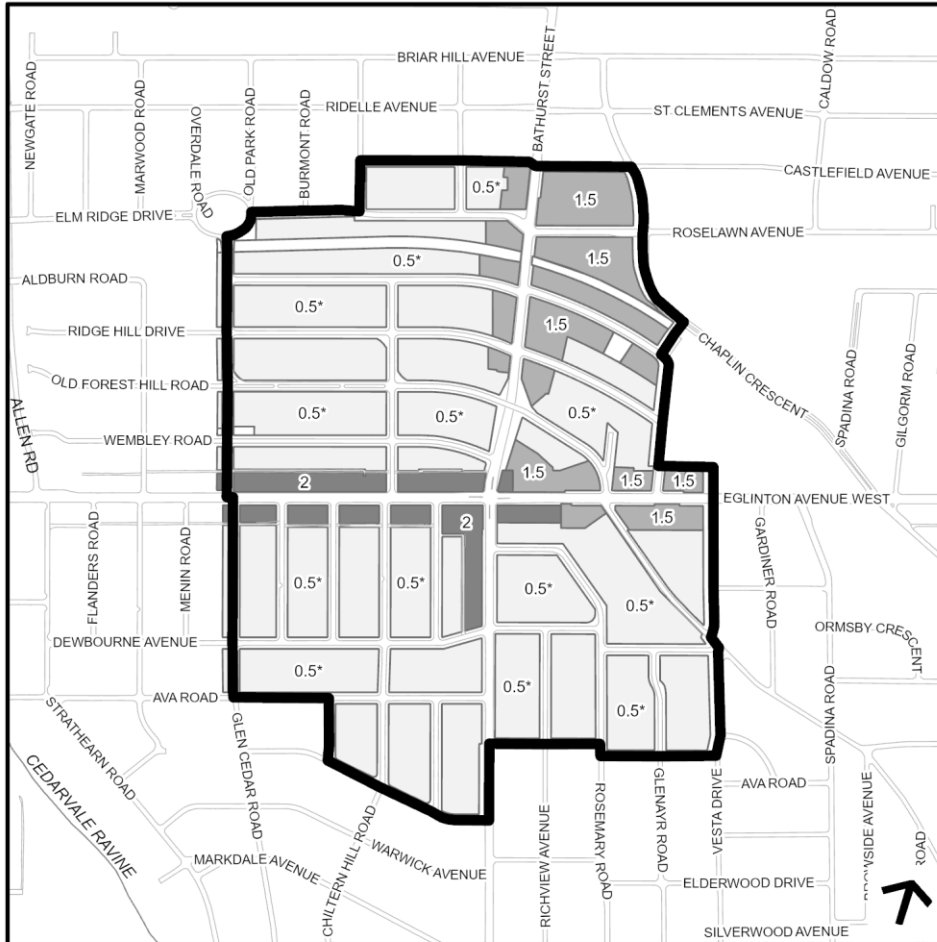
d) Minimum Densities

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.

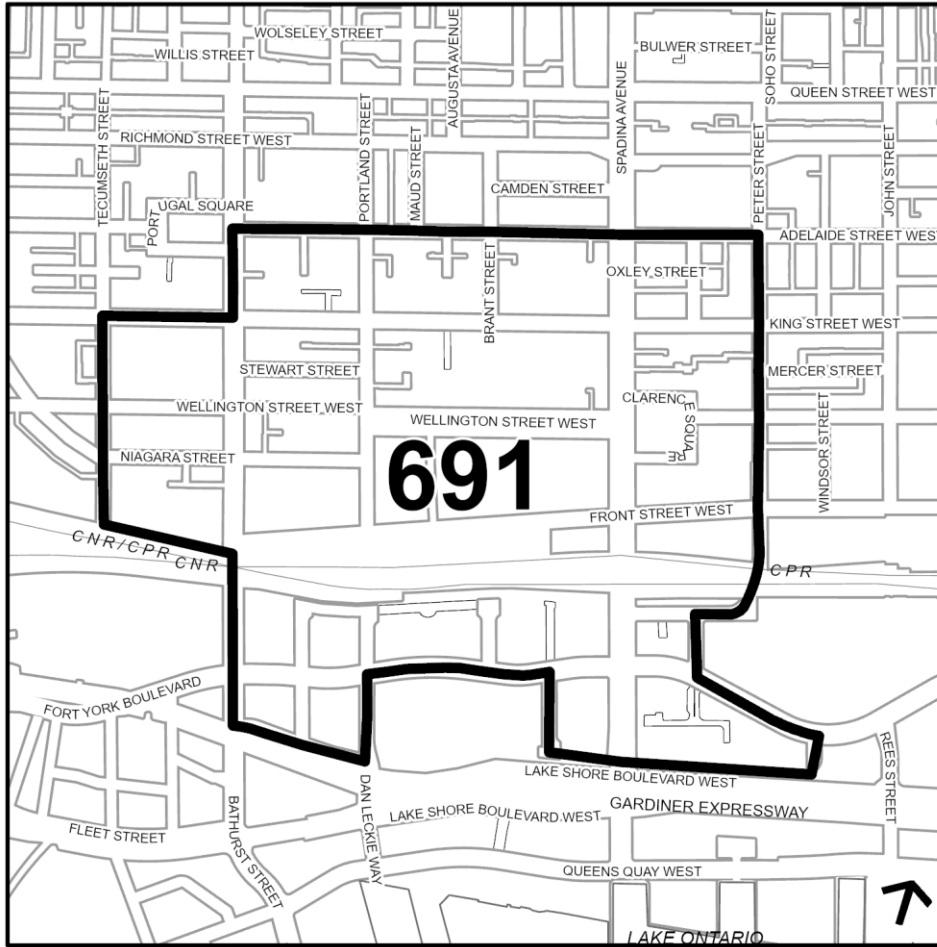
c) Authorized Uses of Land

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.

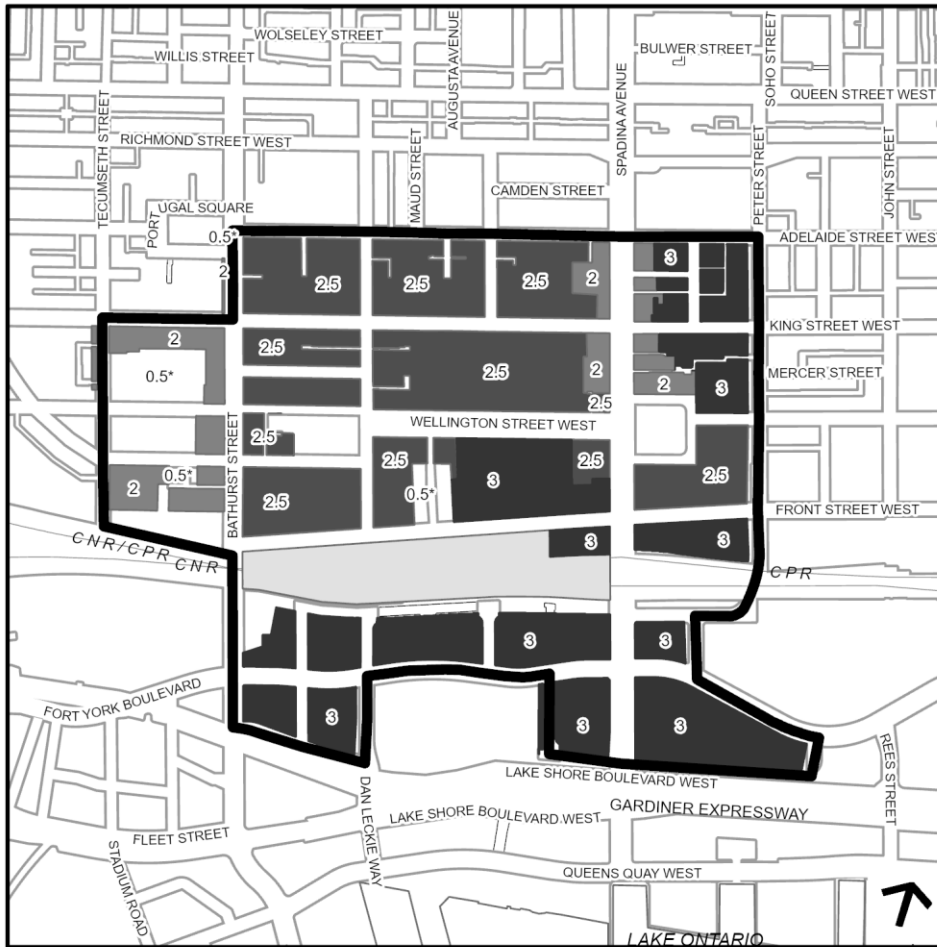
d) Minimum Densities

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.