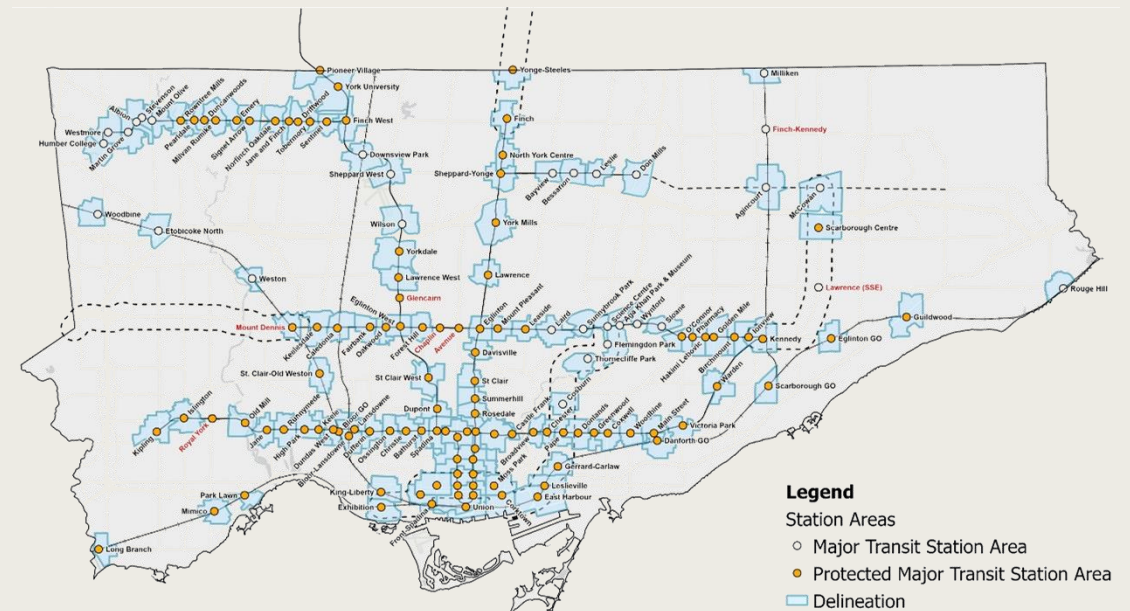
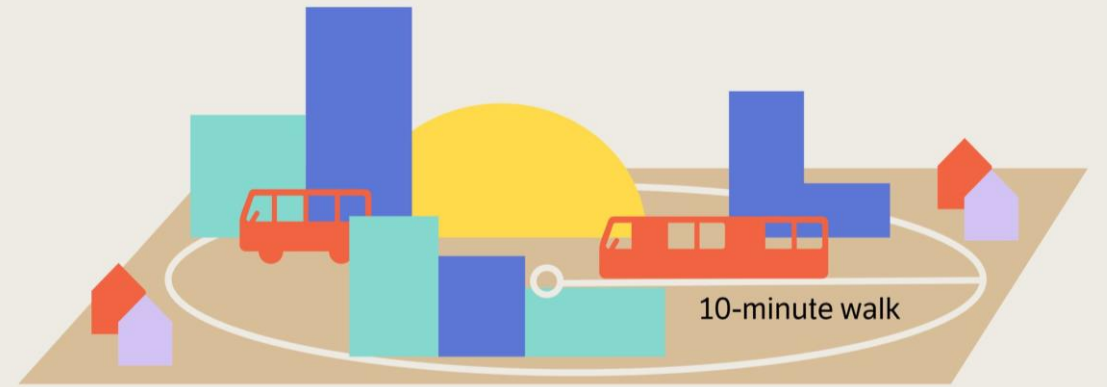


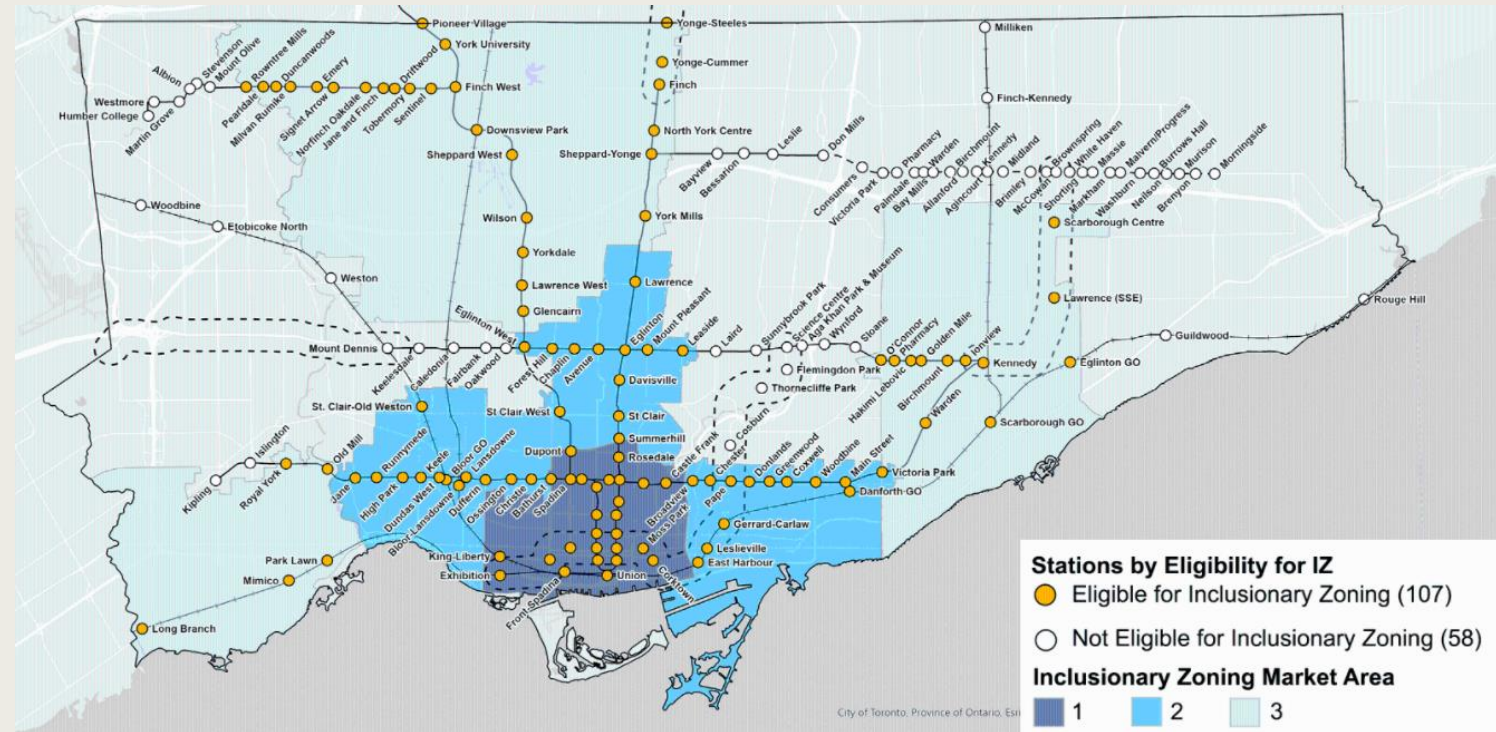
Major Transit Station Areas (MTSA - 141)

- Provincial requirements:
 - individually delineate areas around existing and planned transit stations
 - defines MTSA as the area between 500-800 metres or generally a 10-minute walk
- Province sets **minimum** density targets:
 - Subway: 200 residents + jobs per hectare
 - Light Rail Transit: 160 residents + jobs per hectare
 - GO: 150 residents + jobs per hectare



Protected Major Transit Station Areas (PMTSA)

- **Inclusionary Zoning (IZ)** is a policy tool which requires a certain percentage of affordable housing in new residential developments
- **PMTSAs** are the only place that Provincial Policy allows municipalities to use IZ
- 107 of 141 of Toronto's MTSAs are eligible for IZ



For more info: toronto.ca/inclusionaryzoning

Two-step growth management strategy

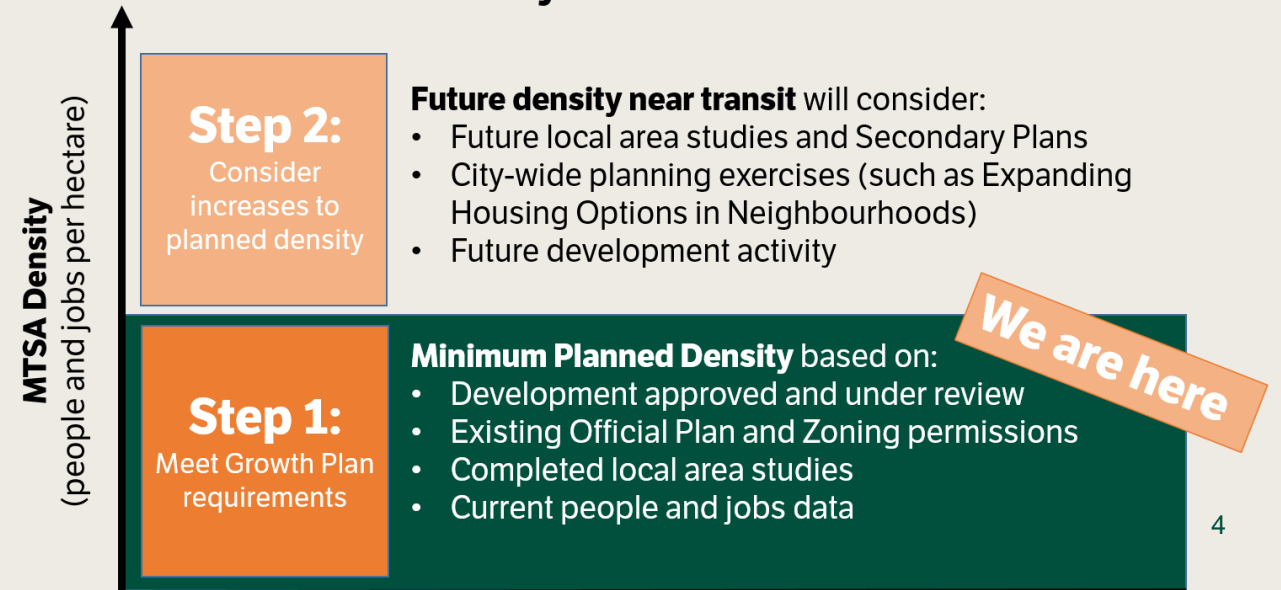
Step 1: Delineate Major Transit Station Areas

- Satisfies Growth Plan conformity requirements
- Sets out Official Plan framework with **minimum** density targets
- Identifies lands to which Inclusionary Zoning applies

Step 2: Future density near transit

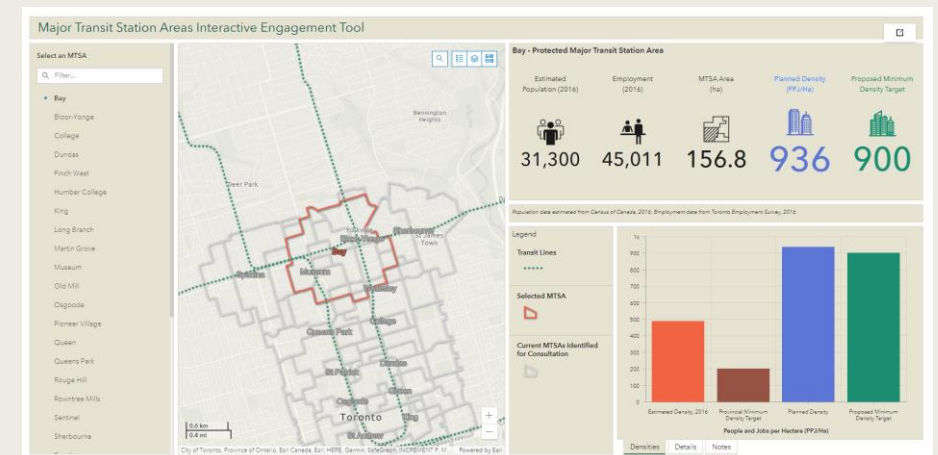
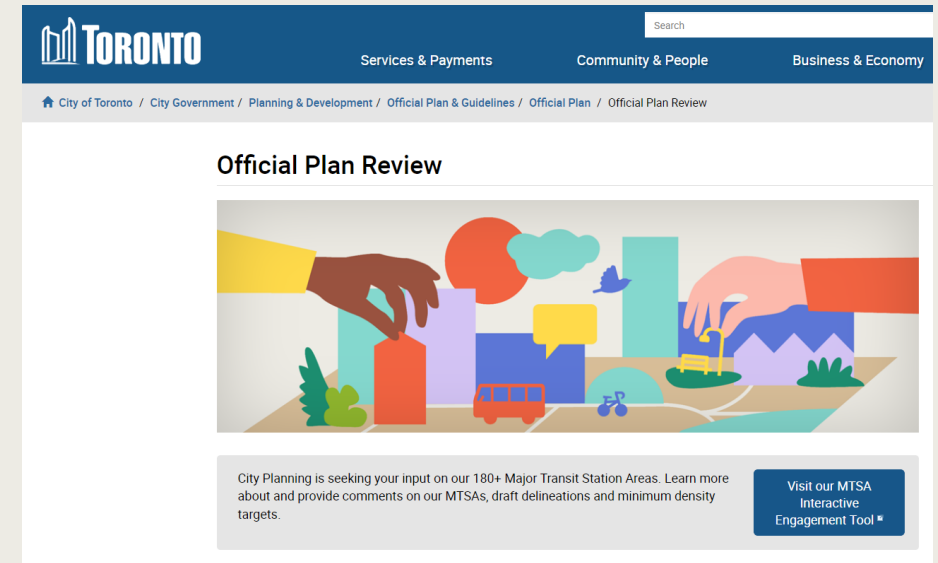
- Increase density based on local area studies, zoning updates, development applications
- Recent/active examples: Danforth, Golden Mile, Mount Dennis, Midtown, and others

Planned Density for MTSAs and PMTSAs



MTSA and PMTSA Progress

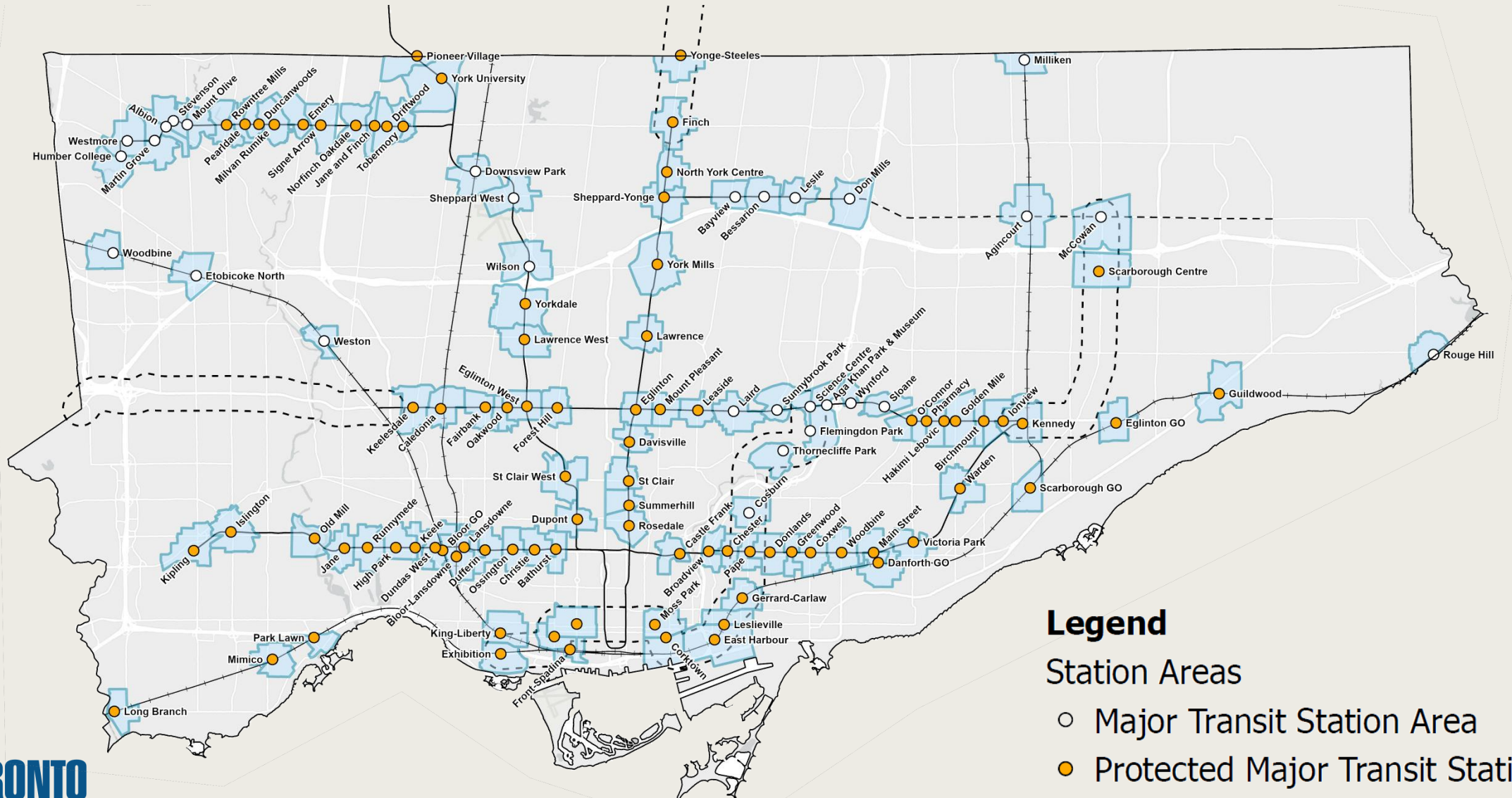
- **18** Final Protected Major Transit Station Areas adopted by Council
 - Awaiting Ministerial approval
- **115** Recommended MTSA and PMTSA
 - July 5th Planning and Housing Committee meeting
 - Drafts of these MTSA/PMTSA previously considered at P&H (Items: PH27.5, PH30.4, PH32.7)
 - Extensive public consultation + MTSA Interactive Tool
- **7 MTSA**s require additional studies



Key Map of Citywide MTSAs and PMTSAs (141)



Recommended MTSAs and PMTSAs (115 - PH35.16)



Legend

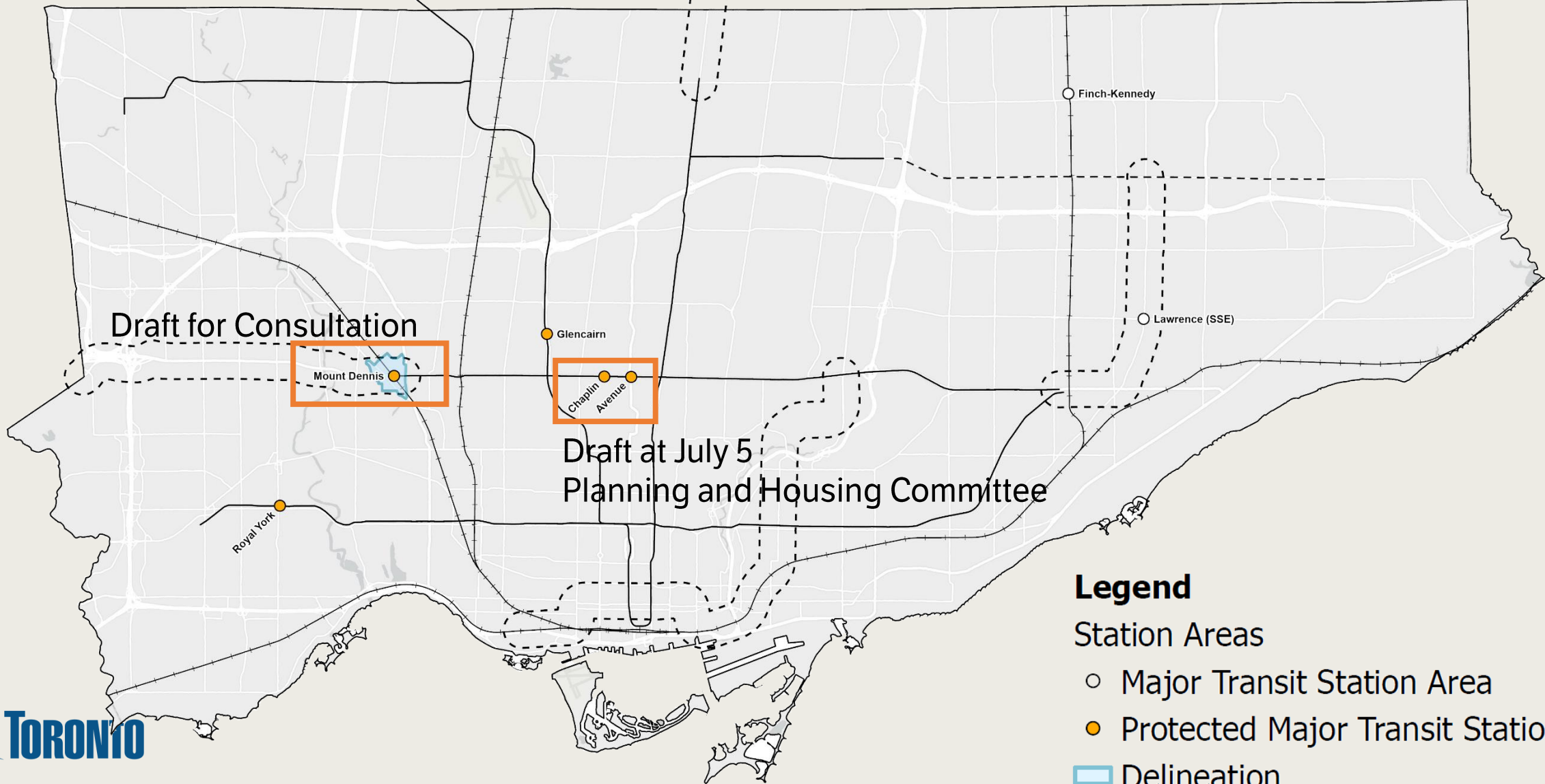
Station Areas

○ Major Transit Station Area

● Protected Major Transit Station Area

□ Delineation

Stations Requiring Additional Work (7) - 2023



Legend

Station Areas

- Major Transit Station Area
- Protected Major Transit Station Area
- Delineation

Next Steps

- City Council adoption of PH35.16
- Submission to Minister for approval
 - The Minister's approval of PMTSAs is required to implement the City's IZ By-law (once it is in effect after September 18, 2022)
- Seven stations requiring additional work
 - Three have drafts out for consultation
 - Four will require review of planning framework to meet Growth Plan requirements
 - 2023: Final Report(s) on delineations for approval

