Major Transit Station Areas & Protected Major Transit Station Areas

Our Plan Toronto: City-wide 115 Proposed MTSA/PMTSA Delineations – Final Report

Item PH35.16

Planning and Housing Committee

July 5, 2022

Gregg Lintern, Chief Planner and Executive Director City Planning Division

Philip Parker, Senior Planner, Planning Research and Analytics, City Planning Division



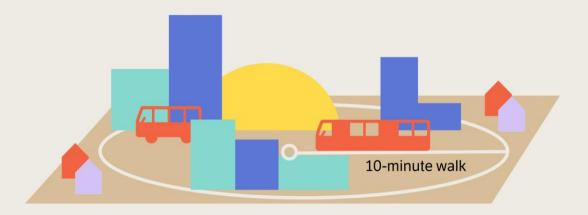


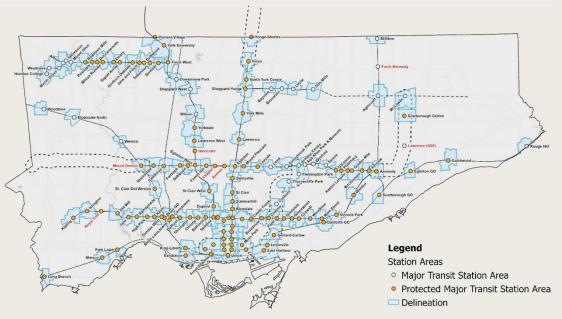
Major Transit Station Areas (MTSA - 141)

- 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



- Subway: 200 residents + jobs per hectare
- Light Rail Transit: 160 residents + jobs per hectare
- o GO: 150 residents + jobs per hectare

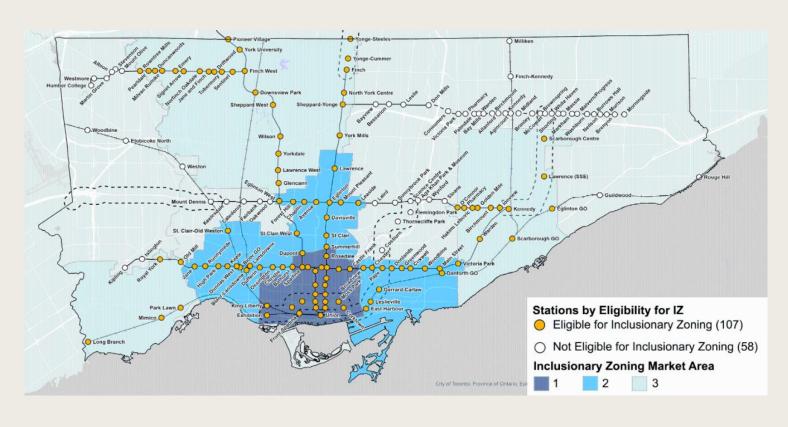






Protected Major Transit Station Areas (PMTSA)

- 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 Density (people and jobs per hectare)

Step 2:

increases to olanned density

Future density near transit will consider:

- Future local area studies and Secondary Plans
- City-wide planning exercises (such as Expanding Housing Options in Neighbourhoods)
- Future development activity

Step 1: leet Growth Pla

requirements

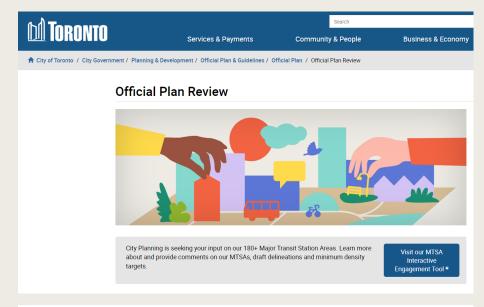
Minimum Planned Density based on:

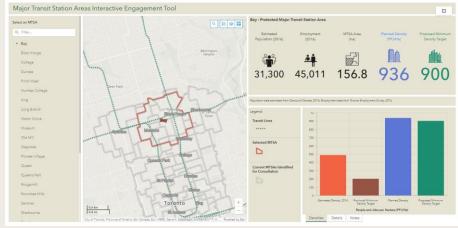
- Development approved and under review
- Existing Official Plan and Zoning permissions
- Completed local area studies
- Current people and jobs data



MTSA and PMTSA Progress

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



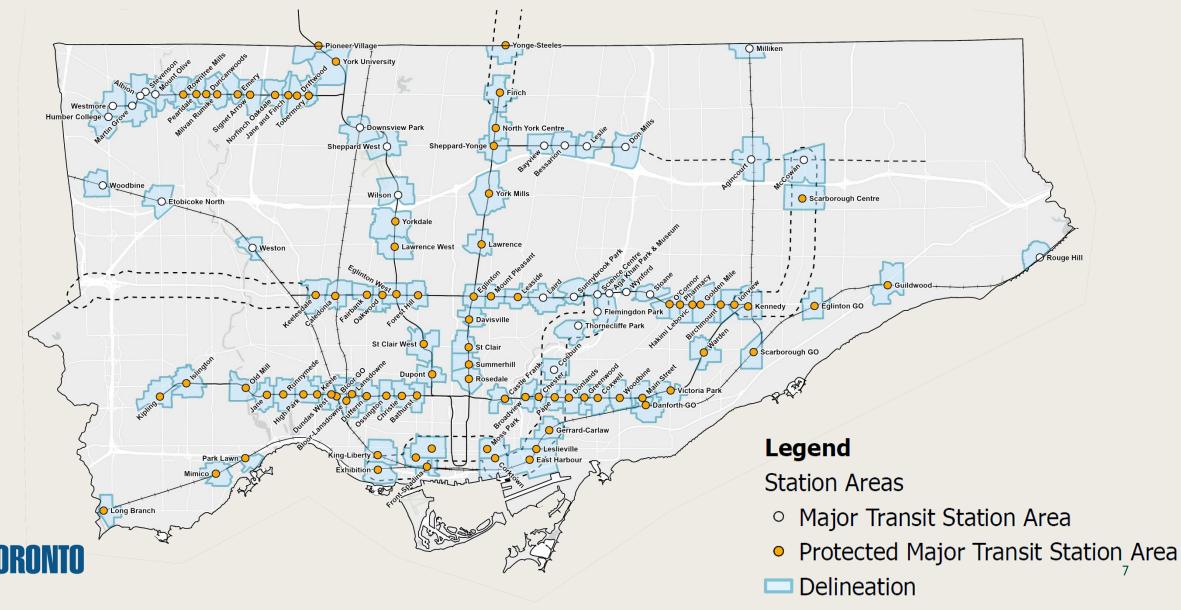




Key Map of Citywide MTSAs and PMTSAs (141)



Recommended MTSAs and PMTSAs (115 - PH35.16)



Stations Requiring Additional Work (7) - 2023 Draft for Consultation Draft at July 5 Planning and Housing Committee 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



