

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

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234-2025-3919

August 15, 2025

Sent by email only

Your Worship
Mayor Olivia Chow
City of Toronto
100 Queen Street West, 2nd Floor
Toronto ON M5H 2N2
Mayor_chow@toronto.ca

RE: Approval of Toronto's Transit Related Official Plan Amendments

Dear Mayor Chow,

I am pleased to share with you the Notices of Decision on six City of Toronto Official Plan Amendments (OPA 524, 537, 540, 544, 570 and 575) that delineate and implement 120 Protected/Major Transit Station Areas across the city. These areas, centred around subway, GO, and light rail transit stations, are planned to be the focus of growth, new housing construction, and jobs to align the province's historic investments in transit and infrastructure with its efforts to tackle the housing supply crisis.

Officials from my ministry have worked closely and collaboratively with officials from the City to arrive at modifications to the approved OPAs that increase the density and heights permitted on lands in the station areas. These resulting densities are expected to unlock over 1.5 million new homes over the next 25 years, while also creating new jobs and attracting investment.

I have deferred my decision on 12 station areas where the province is actively working to deliver Transit-Oriented Community (TOC) projects, and on two station areas where land use compatibility issues still need to be resolved (OPA 482).

In order to deliver more housing quickly, I am looking to your leadership to implement the necessary zoning by-law amendments at the earliest opportunity. I would ask that the City, in consultation with the Ministry, develop an ambitious workplan that will permit the zoning changes to be in effect within the next nine months.

Given the urgently needed housing and the regional economic importance of the construction sector, I would appreciate your officials updating my ministry on a monthly basis on the City's implementation of these OPA decisions, and sharing information on development applications that come forward in these station areas so we can better measure our joint success.

I remain committed to collaborating and working with you on our shared objectives, including building more homes and supporting jobs near transit.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Hon. Kinga Surma, Minister of Infrastructure
Hon. Prabmeet Singh Sarkaria, Minister of Transportation
Martha Greenberg, Deputy Minister, Ministry of Municipal Affairs and Housing
Paul Johnson, City Manager, City of Toronto
John Elvidge, Clerk, City of Toronto
Sean Fraser, Assistant Deputy Minister, Municipal and Housing Operations
Division, Ministry of Municipal Affairs and Housing
Jag Sharma, Deputy City Manager, Development and Growth Services, City of
Toronto
Jason Thorne, Chief Planner, City of Toronto

Attachments: Notices of Decision regarding the following matters:

- Toronto OPA 524 (MMAH File No.: 20-OP-219126)
- Toronto OPA 537 (MMAH File No.: 20-OP-211546)
- Toronto OPA 540 (MMAH File No.: 20-OP-221476)
- Toronto OPA 544 (MMAH File No.: 20-OP-210516)
- Toronto OPA 570 (MMAH File No.: 20-OP-227259)
- Toronto OPA 575 (MMAH File No.: 20-OP-227477)