

Mount Dennis Station Protected Major Transit Station Area - Official Plan Amendment – Final Report

Date: June 17, 2026

To: Etobicoke York Community Council

From: Director, Strategic Initiatives, Policy and Analysis, City Planning

Ward: Ward 5 - York South-Weston

Planning Application Number: 18-161660 WET 11 OZ

SUMMARY

This report recommends approval of a City-initiated Official Plan Amendment to delineate the Mount Dennis Protected Major Transit Station Area (PMTSA) as Site and Area Specific Policy 671 (SASP 671) to be contained in Chapter 8 of the Official Plan. SASP 671 would establish the PMTSA policy framework for Mount Dennis Station, including the station area delineation, authorized uses of land, minimum densities for buildings and structures, and a planned minimum population and employment target of 160 residents and jobs combined per hectare.

Mount Dennis Station is a major transit interchange served by TTC Line 5 Eglinton Light Rail Transit, GO Transit Kitchener Line and UP Express near Eglinton Avenue West and Weston Road. The proposed PMTSA implements provincial requirements to delineate major transit station areas and advances the City's Official Plan goal of creating sustainable complete communities which include transit-supportive growth, affordable housing, employment opportunities, and other local amenities.

The recommended Official Plan Amendment is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), has regard to matters of provincial interest under Section 2 of the *Planning Act* and conforms to the Official Plan and the Mount Dennis Secondary Plan. The amendment will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to Section 26 of the *Planning Act*. There is no appeal of the Minister's decision on this OPA.

RECOMMENDATIONS

The Director, Strategic Initiatives, Policy and Analysis, City Planning recommends that:

1. City Council amend the Official Plan substantially in accordance with the recommended Official Plan Amendment 923 included as Attachment 1 to this Report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the recommended Official Plan Amendment 923 as may be required.

3. City Council authorize the Chief Planner and Executive Director, City Planning to forward Official Plan Amendment 923 to the Minister of Municipal Affairs and Housing for approval under the *Planning Act*.

4. City Council declare by resolution to the Minister of Municipal Affairs and Housing that Official Plan Amendment 923 conforms with Provincial Plans or does not conflict with them; has regard to the matters of Provincial Interest in Section 2 of the Planning Act; and is consistent with policy statements issued under subsection 3(1) of the *Planning Act*.

FINANCIAL IMPACT

City Planning confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

EQUITY IMPACT STATEMENT

Mount Dennis is an ethnically and culturally diverse community known for its vibrancy and relative affordability. The [Mount Dennis Secondary Plan](#) and the Council adopted [Mount Dennis Community for All Action Plan](#) identify the importance of shaping growth in a way that benefits current and future residents, mitigates displacement, supports affordable housing and inclusive local economic development, and aligns land use decisions with community priorities.

The proposed PMTSA establishes a policy framework for transit-supportive growth around Mount Dennis Station that could enable future implementation of the City's inclusionary zoning framework where affordable housing may be required in new development. Future development applications will continue to be reviewed for conformity with the Official Plan, the Mount Dennis Secondary Plan, applicable SASPs, zoning, community services and facilities priorities, infrastructure capacity, and the City's equity and anti-displacement objectives.

DECISION HISTORY

At its meeting on January 5, 2022, Etobicoke York Community Council considered a status report on the Picture Mount Dennis Planning Framework Study, which included a draft delineation and minimum Floor Space Index's (FSIs) for a future Mount Dennis PMTSA, which was endorsed as the basis for further public consultation. (EY29.2). <https://secure.toronto.ca/council/agenda-item.do?item=2022.EY29.2>

At its meeting on July 19, 2022, City Council adopted Official Plan Amendment 571 through By-law 975-2022 to establish the Mount Dennis Secondary Plan and requested the next phase of implementation work, including urban design guidelines, a zoning by-law amendment, and a Community for All Action Plan (EY33.11).

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EY33.11>

On October 11, 2024, The Ontario Land Tribunal (OLT) approved OPA 571, as modified, bringing the Mount Dennis Secondary Plan into force, subject to remaining site-specific appeals.

<https://www.omb.gov.on.ca/e-decisions/OLT-22-004277-OCT-11-2024.pdf>

On August 15, 2025, The Minister of Municipal Affairs and Housing approved Chapter 8 of the Official Plan containing 120 of the City's delineated MTSAs and PMTSAs submitted to the Minister in 2022.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH24.3>

BACKGROUND

Planning for Protected Major Transit Station Areas

The Provincial Planning Statement (2024) requires municipalities to delineate Major Transit Station Areas (MTSAs) in their official plans to maximize the number of potential transit users within walking distance of stations and to plan for transit-supportive growth. The *Planning Act* permits municipalities to delineate Protected Major Transit Station Areas (PMTSAs) and requires official plan policies for those areas to identify the minimum number of residents and jobs planned to be accommodated, the authorized uses of land, and minimum densities for buildings and structures.

Both MTSAs and PMTSAs require a municipality to delineate the area boundaries, identify a planned density target, and demonstrate implementation through planning policies/define authorized land uses. Additionally, PMTSAs require the identification of minimum densities for the buildings and structures contained within the delineated area. Within PMTSAs, the City can implement Inclusionary Zoning in accordance with the Official Plan and applicable regulations.

Inclusionary Zoning and Affordable Housing

Inclusionary Zoning is a policy tool that requires affordable housing in new residential developments located near public transit. Under the City's Inclusionary Zoning framework, requirements for affordable housing would apply if a development is located in both a Minister-approved PMTSA and an Inclusionary Zoning Market Area as shown on [Official Plan Map 37](#).

On January 29, 2026, the Province put in place Ontario Regulation [15/26](#), which exempts rezoning, site plan and building applications made before July 1, 2027, from inclusionary zoning requirements in Toronto. Beginning July 1, 2027, new development applications subject to inclusionary zoning will be required to provide 5% of the units or

total residential gross floor area as affordable housing for 25 years in accordance with Ontario Regulation [54/25](#).

Picture Mount Dennis Planning Framework Study

The Picture Mount Dennis Planning Framework Study was undertaken through a multi-phase planning process and comprehensive consultation with local residents, workers, stakeholder groups, landowners, Indigenous communities, and City divisions and agencies. The Picture Mount Dennis Planning Framework Final Report, dated December 7, 2021, included a recommendation that Mount Dennis be identified as a PMTSA with maps showing the draft delineation and minimum Floor Space Index (FSI) for buildings and structures.

On January 5, 2022, City Council endorsed the draft delineation and FSI mapping as the basis for further public consultation. On April 20, 2022, as part of a presentation on the proposed Secondary Plan, City staff presented the draft PMTSA delineation and FSI mapping to the Local Advisory Committee and on April 28, 2022, to the public at a Community Consultation Meeting. Attendees generally supported measures to require affordable housing. For more information on the Picture Mount Dennis Planning Framework Study visit www.toronto.ca/mountdennis.

With OLT approval of the Mount Dennis Secondary Plan (with site specific exceptions) in October 2024 and Ministerial approval of Chapter 8 in August 2025, the Mount Dennis PMTSA may now be brought forward for Council's consideration.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

The PPS 2024 requires municipalities to delineate the boundaries of MTSA's (including PMTSA's) on higher order transit corridors through a new official plan or official plan amendment adopted under section 26 of the *Planning Act*. The PPS 2024 sets out requirements for delineations and density targets for MTSA's, and the *Planning Act* sets out the requirement for minimum densities within PMTSA's.

Official Plan Chapter 8 and Minister's Modifications

On August 15, 2025, the Minister of Municipal Affairs and Housing approved with modifications and brought into effect six Council-adopted OPAs, related to 25 MTSA's, 95 PMTSA's and the Keele-St. Clair Secondary Plan. There is no transition period and there are no appeal rights for the Minister's decisions on the various OPAs. The approved PMTSA and MTSA delineations and modified Chapter 8 policies are in force. Details of the Minister's decisions are available on the City's Official Plan Review [webpage](#) and the policies have been consolidated into [Official Plan Chapter 8](#).

The Chapter 8 policies, as modified by the Minister, apply to certain land use designations as follows:

In *Neighbourhoods*:

- Permit multiplexes and apartment buildings up to 4-storeys in height.
- Permit apartment buildings up to 6-storeys in height within 200 metres of transit stations.
- Permit apartment buildings up to 6-storeys in height on lands fronting a Major Street, per Official Plan Map 3.

In *Apartment Neighbourhoods, Mixed Use Areas and Regeneration Areas*:

- Permit a gross floor area of 8 times the lot area within 200 metres of transit stations.
- Permit a gross floor area of 6 times the lot area between 200 to 500 metres of transit stations.

For sites that can accommodate three or more towers:

- Permit building heights up to 30-storeys on sites that can accommodate three or more towers within 200 metres of transit stations.
- Permit building heights up to 20-storeys on sites that can accommodate three or more towers between 200 to 500 metres of transit stations.
- Additional height on sites that can accommodate three or more towers is permitted if applicants submit a block context plan which demonstrates elements such as new public streets, new parks, publicly accessible open spaces, mid-block connections, public art, and a mix of building types and heights.

See Attachment 2: Official Plan Land Uses in the Mount Dennis PMTSA for the land use designations within the proposed SASP 671 PMTSA delineation.

Official Plan Map 11 and in-force former City of York OPA 91 identify lands around the intersection of Weston Road and Cordella Avenue, at the southmost point of the proposed delineation of the Mount Dennis PMTSA, as being within a Special Policy Area. Special Policy Areas are areas where provincial policy limits new or intensified development due to flood-prone hazard lands. Policy 5 of Chapter 8 is clear that despite any policy in Chapter 8, these areas are not subject to minimum density requirements and confirms that changes to Official Plan policies, land use designations, boundaries, and development permissions in these areas require approval from the Minister of Municipal Affairs and Housing and the Minister of Natural Resources.

Mount Dennis Secondary Plan

The Mount Dennis Secondary Plan establishes a vision for Mount Dennis as an inclusive complete community that accommodates residents, businesses and institutions, provides strong connections among them, supports public space and community facility improvements, and integrates sustainability. Housing affordability is identified as a key part of the vision for Mount Dennis.

The Secondary Plan is centered on the Mount Dennis transit station, identifying the greatest building heights (generally up to 45-storeys) to be located within lands designated *Mixed Use Areas* closest to the rail corridor and station.

The Chapter 8 MTSA and PMTSA policies generally align with the built form policies of the Mount Dennis Secondary Plan. Staff note that Chapter 8 policies will be applied together with all other applicable policies of the Official Plan and Secondary Plans including matters such as heritage, built form and public realm, servicing, natural areas, parks and other open spaces, and others. Secondary Plans continue to apply to areas subject to PMTSAs and MTSA. In the case of conflicts between Secondary Plans/SASPs and MTSA and PMTSAs, whichever policies provide greater densities (represented specifically as FSI) will prevail.

PUBLIC ENGAGEMENT

Community Consultation

As part of the Picture Mount Dennis Planning Framework Study, City staff presented the draft PMTSA delineation and minimum FSIs to the Local Advisory Committee and the public on April 20 and 28, 2022, respectively.

An in-person Statutory Public Open House is scheduled for Monday June 22, 2026, where residents and stakeholders will have another opportunity to review information about the recommended Official Plan Amendment, ask questions, and learn more about the next steps.

Indigenous Engagement

Staff reached out to the Mississaugas of the Credit First Nation, Six Nations of the Grand River First Nation and Huron Wendat First Nation with information on the proposed Mount Dennis PMTSA. Preliminary feedback from the Six Nations of the Grand River First Nation notes interest in potential impacts to wildlife, particularly along the Humber River.

Staff note that the proposed Mount Dennis PMTSA boundaries are intended to avoid encroachment into lands designated *Natural Areas* in the City's Official Plan and that Special Policy Areas will not be subject to minimum density requirements.

Staff also reached out to Indigenous organizations operating in the Mount Dennis area providing them with information and inviting them to the Statutory Public Open House.

Indigenous engagement for the Mount Dennis PMTSA builds on the Indigenous engagement stream undertaken through the Picture Mount Dennis Study which included outreach to First Nations and engagement with Indigenous residents and youth.

Special Public Meeting Comments

In making their decision with regard to the recommended OPA, Council members have an opportunity to hear the oral submissions made at the special public meeting held by the Etobicoke York Community Council, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Draft Mount Dennis PMTSA

OPA 923 proposes to amend Chapter 8 of the Official Plan by adding SASP 671, Protected Major Transit Station Area - Mount Dennis Station. SASP 671 would apply to the lands shown on Map 1, included as Attachment 1 to this report.

As part of the Picture Mount Dennis Planning Framework Final Report, City staff worked with the planning consultant at the time to arrive at a proposed delineation and minimum densities for the proposed Mount Dennis PMTSA using the methods applied City-wide for other P/MTSAs and the staff and consultant's area specific knowledge of Mount Dennis.

The recommended OPA follows the recommendations of the Picture Mount Dennis Planning Framework Final Report with updates to reflect the Special Policy Area within the proposed delineation.

Site and Area Specific Policy (SASP) Components

1. Draft Delineation

In accordance with provincial requirements, the boundary of the Mount Dennis PMTSA was delineated based on an analysis of walking distance from the station using existing and planned sidewalks, trails, and city-maintained pathways. Parcels within an estimated 10-minute walk (approximately 500 – 800 metre walking) to the fixed station location are included within the proposed delineated area. The analysis also included identifying accessible connections and barriers for those with mobility impairments. This analysis took into account the connectivity to stations using existing streets, pedestrian access, limitations or constraints that could impede walkability/ mobility (e.g. steep ravine, impassable infrastructure, impact of a back facing lot), and any unique or special characteristics of the local area. The delineated area for the proposed PMTSA is shown as 'Map 1' on SASP 671 in Attachment 1.

2. Minimum Planned Density (Residents and Jobs per Hectare)

The recommended OPA proposes a minimum population and employment target of 160 residents and jobs per hectare for the Mount Dennis PMTSA. This target is the minimum population and employment target per hectare set out in PPS 2024 policy 2.4.2.2. The proposed minimum population and employment target is intended to apply across the entire delineated area of the proposed PMTSA. As the entire delineated area is planned collectively to meet or exceed the established target, this may result in individual developments not meeting the population and employment targets.

The intent of the proposed PMTSA framework is to recognize that some areas within the delineated area will intensify more than others as development occurs over time. The minimum planned population and employment target for the Mount Dennis PMTSA considers:

- estimated residents and jobs from development applications which are approved but not yet built,
- density permissions included in those resulting from the Picture Mount Dennis Planning Framework Study, and
- in the absence of other permissions, as-of-right zoning.

3. Authorized Use of Land

The proposed SASP relies on the authorized uses of land that are set out through the Official Plan land use designations, and associated land use permissions in Chapter 4 of the Official Plan, the Mount Dennis Secondary Plan and any applicable Site and Area Specific Policies.

4. Minimum Development Densities (FSI or minimum units)

The proposed SASP identified as a PMTSA includes a "minimum development density", in accordance with Section 16(15) of the *Planning Act*. The minimum density, expressed in FSI, is shown on 'Map 2' of SASP 671 in Attachment 1. The minimum density does not propose any changes to maximum development permissions on lands within the delineated areas, and all applicable Official Plan policies, including the Mount Dennis Secondary Plan and Site and Area Specific Policies that apply on individual sites.

Within the Mount Dennis PMTSA, a portion of the lands surrounding Rockcliffe Park and Black Creek consists of historic floods plains. These lands are managed by the Toronto Regional Conservation Authority and are identified on Map 2 of SASP 671 as 'Special Policy Areas' (SPAs).

Provincial Planning Statement 2024 and Official Plan Policies

Staff are of the opinion that the recommended OPA 923 for SASP 671, Mount Dennis PMTSA, has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff have reviewed the OPA for consistency with the PPS 2024 and conformity with the Greenbelt Plan (2017) and find it to be consistent with the PPS 2024, including policies on how and where MTSA's are to be identified and conforming with the Greenbelt Plan (2017).

OPA 923 has been reviewed against the Official Plan policies, Secondary Plan policies and planning study described in the Policy and Regulation Considerations Section of this Report.

Zoning Conformity and the Mount Dennis Zoning By-law Study

City Planning is undertaking required zoning updates for the PMTSA's and MTSA's approved by the Minister in August 2025 and a report with recommendations will be brought to the Planning and Housing Committee. The Mount Dennis PMTSA will not be included in the report as it has not yet been approved by the Minister. For details visit: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/zoning-for-major-transit-station-areas/>

The Development Review Division has initiated the Mount Dennis Zoning By-law and Urban Design Guidelines Study. A draft Zoning By-law implementing both the Mount Dennis Secondary and Mount Dennis PMTSA will be brought forward through the Mount Dennis Zoning By-law Study.

Inclusionary Zoning and Affordable Housing

A development could be subject to affordable housing requirements under the City's Inclusionary Zoning framework if it is:

1. located in a Minister-approved PMTSA;
2. located in an Inclusionary Zoning Market Area shown on [Official Plan Map 37](#); and
3. subject of an application made on or after July 1, 2027 per Ontario Regulation [15/26](#).

Currently, the proposed Mount Dennis transit station area is not within a Minister-approved PMTSA or an Inclusionary Zoning Market Area. While the recommended OPA does not include affordable housing requirements, establishing Mount Dennis as a PMTSA would make the area eligible for Inclusionary Zoning should the City's Inclusionary Zoning Market Areas be expanded. As previously directed by Council through [2021.PH28.1](#) and by the Planning and Housing Committee through [2023.PH5.16](#), staff will undertake additional market analysis, including in the Mount Dennis Area, to consider additions to the Inclusionary Zoning Market Area map. This work will be carried out through a future study process.

Conclusion

The recommended OPA 923 is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017) and conforms with the Official Plan, including the Mount Dennis Secondary Plan.

Subject to City Council adoption of the recommended OPA 923, it will be forwarded to the Minister of Municipal Affairs and Housing for approval pursuant to Section 26 of the *Planning Act*. There is no appeal of the Minister's decision on this OPA.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Official Plan Amendment 923: SASP 671 (provided separately)

Attachment 2: Official Plan Land Uses in the Mount Dennis PMTSA

Attachment 1: Official Plan Amendment 923: SASP 671

(Provided separately)

Attachment 2: Official Plan Land Uses in the Mount Dennis PMTSA

