

Attachment X: OPA 575 – 25 MTSAs 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 575 to the Official Plan for the City of Toronto respecting twenty-five Major Transit Station Areas at various lands across the City.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas authority is given to Council under section 26 of the Planning Act, R.S.O 1990, c. P 13, as amended, to revise the Official Plan to ensure that it conforms with the Growth Plan, 2019, to delineate and establish 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 575 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)

DRAFT AMENDMENT 575 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 684 as included in Schedule "1";
 - b. adding a Site and Area Specific Policy 694 as included in Schedule "2";
 - c. adding a Site and Area Specific Policy 707 as included in Schedule "3";
 - d. adding a Site and Area Specific Policy 728 as included in Schedule "4";
 - e. adding a Site and Area Specific Policy 730 as included in Schedule "5";
 - f. adding a Site and Area Specific Policy 766 as included in Schedule "6";
 - g. adding a Site and Area Specific Policy 731 as included in Schedule "7";
 - h. adding a Site and Area Specific Policy 732 as included in Schedule "8";
 - i. adding a Site and Area Specific Policy 696 as included in Schedule "9";
 - j. adding a Site and Area Specific Policy 768 as included in Schedule "10";
 - k. adding a Site and Area Specific Policy 682 as included in Schedule "11";
 - l. adding a Site and Area Specific Policy 729 as included in Schedule "12";
 - m. adding a Site and Area Specific Policy 745 as included in Schedule "13";
 - n. adding a Site and Area Specific Policy 709 as included in Schedule "14";
 - o. adding a Site and Area Specific Policy 705 as included in Schedule "15";
 - p. adding a Site and Area Specific Policy 683 as included in Schedule "16";
 - q. adding a Site and Area Specific Policy 711 as included in Schedule "17";
 - r. adding a Site and Area Specific Policy 686 as included in Schedule "18";
 - s. adding a Site and Area Specific Policy 706 as included in Schedule "19";
 - t. adding a Site and Area Specific Policy 767 as included in Schedule "20";
 - u. adding a Site and Area Specific Policy 708 as included in Schedule "21";
 - v. adding a Site and Area Specific Policy 695 as included in Schedule "22";

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- w. adding a Site and Area Specific Policy 712 as included in Schedule "23";
 - x. adding a Site and Area Specific Policy 758 as included in Schedule "24";
 - y. adding a Site and Area Specific Policy 685 as included in Schedule "25".
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
684	Aga Khan Park & Museum
694	Agincourt
707	Albion
728	Bayview
730	Bessarion
766	Cosburn
731	Don Mills
732	Downsview Park
696	Etobicoke North
768	Flemingdon Park
682	Laird
729	Leslie

Site and Area Specific Policy #	Protected Major Transit Station Area/ Major Transit Station Area
745	McCowan
709	Milliken
705	Mount Olive
683	Science Centre
711	Sheppard West
686	Sloane
706	Stevenson
767	Thornccliffe Park
708	Westmore
695	Weston
712	Wilson
758	Woodbine GO
685	Wynford

Z.

Schedule "1" to Amendment 575**SASP 684. Major Transit Station Area – Aga Khan Park & Museum Station****a) Major Transit Station Area Delineation**

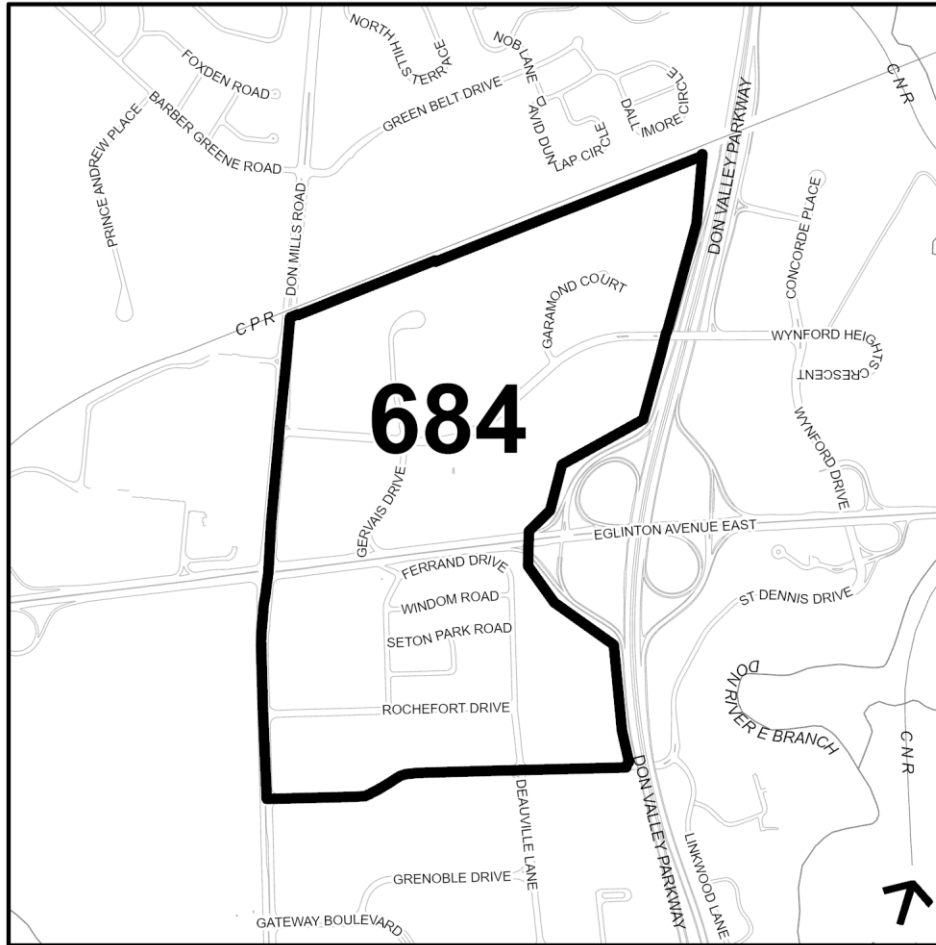
The area surrounding and including the planned Aga Khan Park & Museum LRT Station is a major transit station area shown as the Aga Khan Park & Museum Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Aga Khan Park & Museum 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.

Map 1 – Aga Khan Park & Museum Major Transit Station Area

Schedule "2" to Amendment 575

SASP 694. Major Transit Station Area – Agincourt Station

a) Major Transit Station Area Delineation

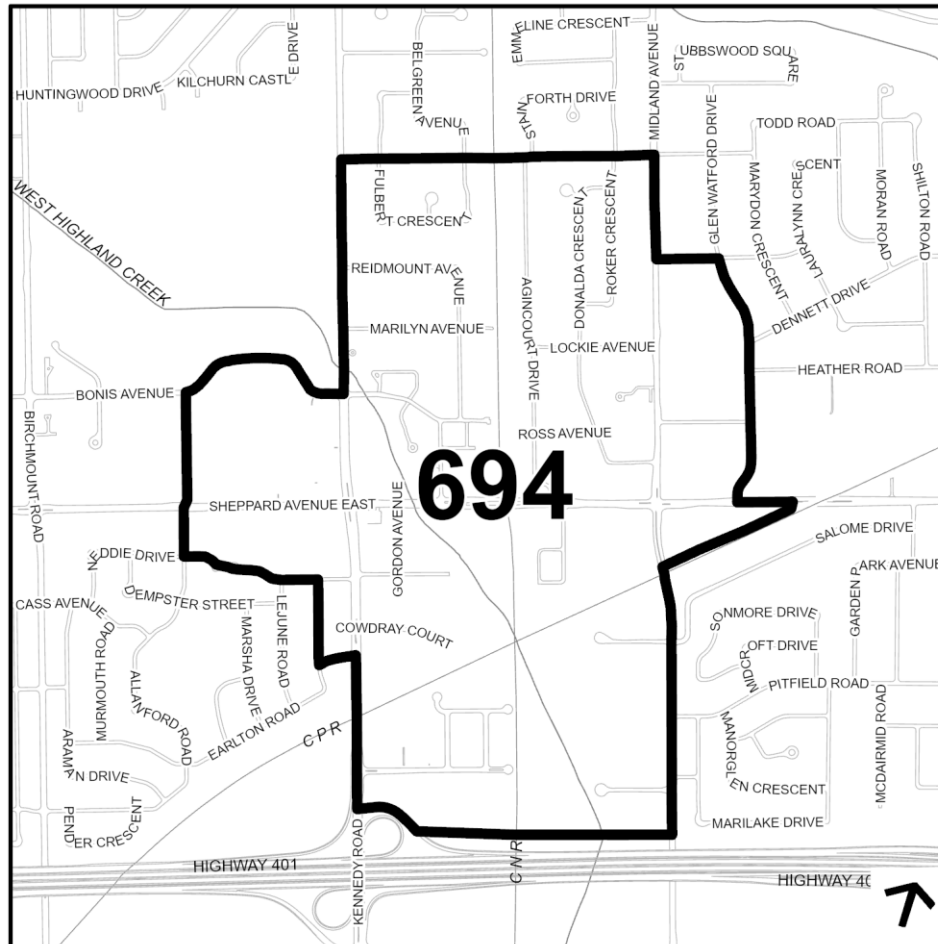
The area surrounding and including the existing Agincourt GO Station is a major transit station area shown as the Agincourt Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Agincourt 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 Map 19 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Agincourt Major Transit Station Area

Schedule "3" to Amendment 575

SASP 707. Major Transit Station Area – Albion Station

a) Major Transit Station Area Delineation

The area surrounding and including the planned Albion LRT Station is a major transit station area shown as the Albion Major Transit Station Area on Map 1.

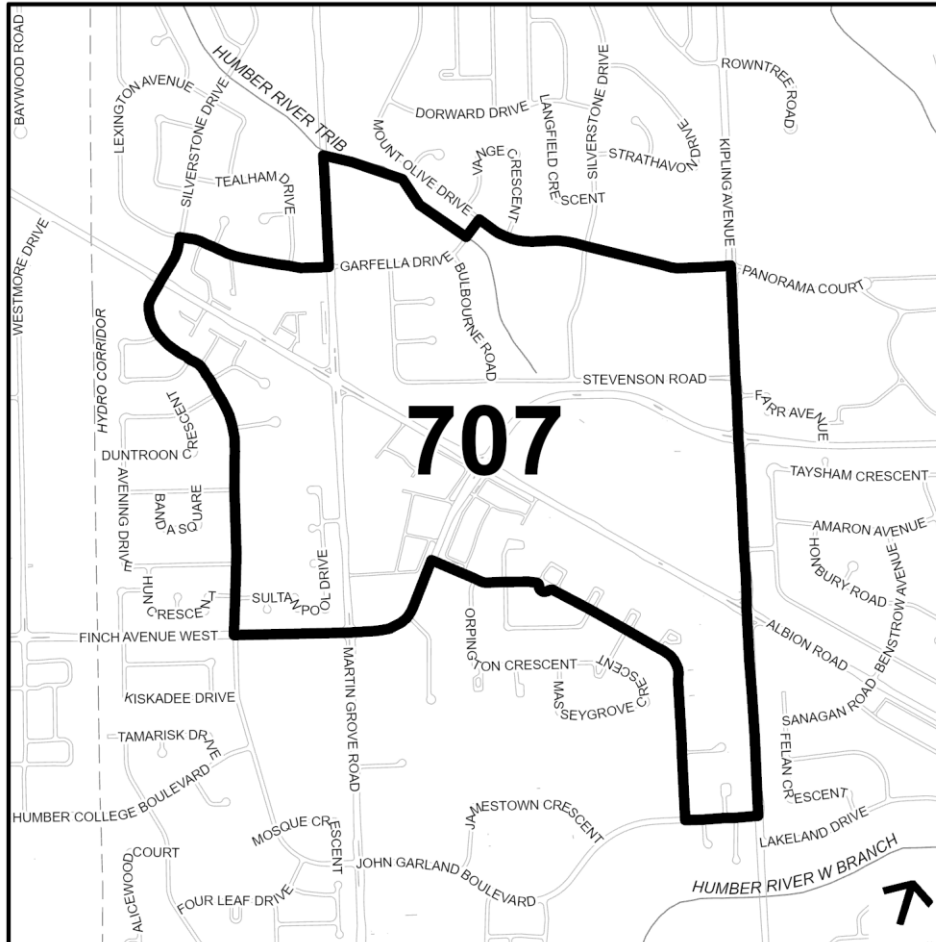
b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Albion 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.

Map 1 – Albion Major Transit Station Area



Schedule "4" to Amendment 575

SASP 728. Major Transit Station Area – Bayview Station

a) Major Transit Station Area Delineation

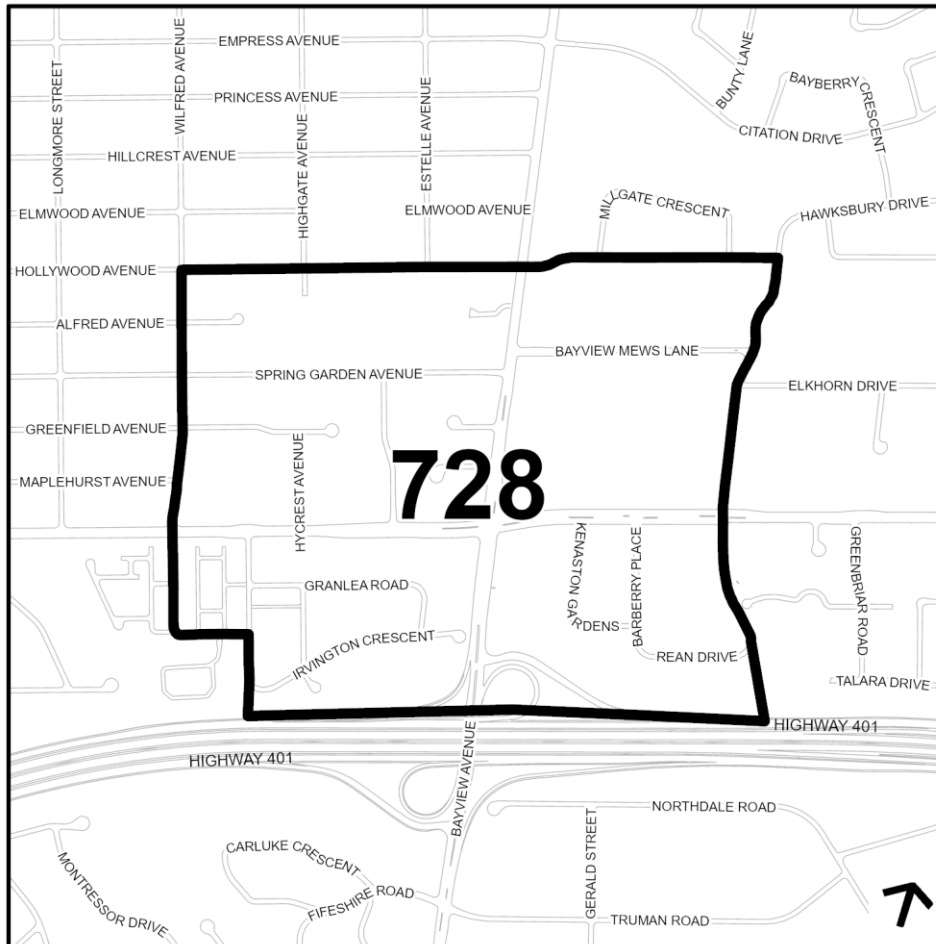
The area surrounding and including the existing Bayview Subway Station is a major transit station area shown as the Bayview Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Bayview 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 Maps 16 and 19 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Bayview Major Transit Station Area

Schedule "5" to Amendment 575

SASP 730. Major Transit Station Area – Bessarion Station

a) Major Transit Station Area Delineation

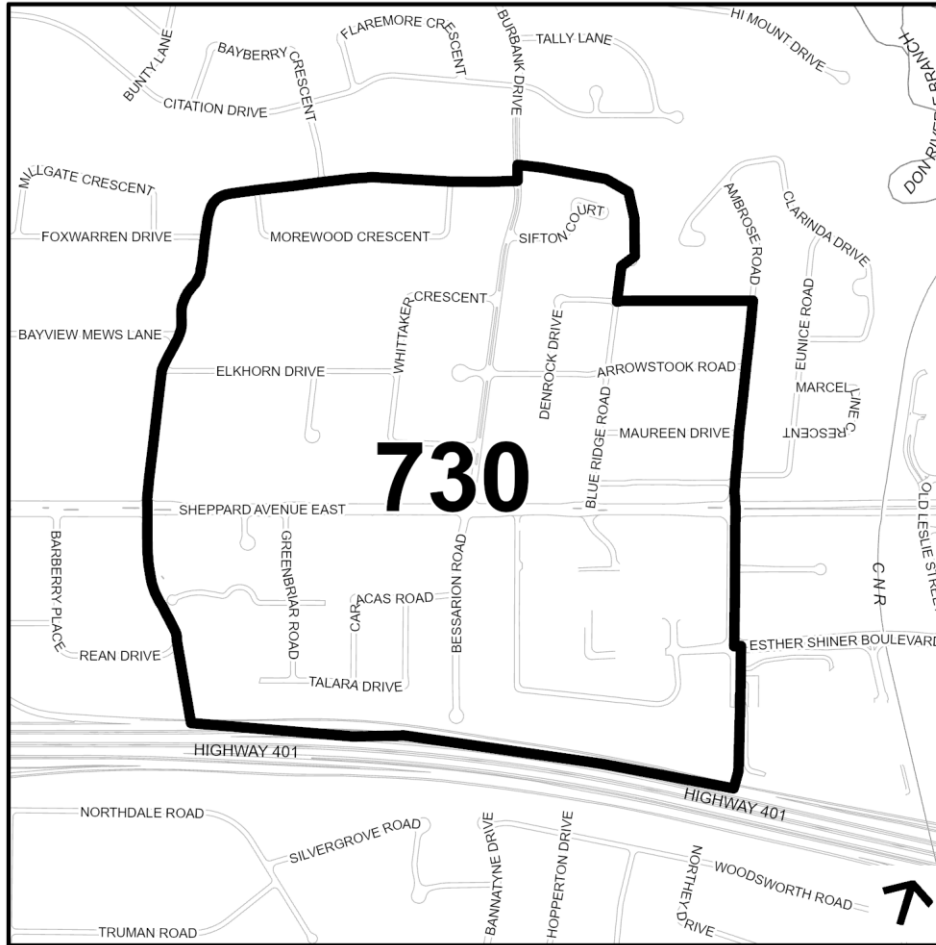
The area surrounding and including the existing Bessarion Subway Station is a major transit station area shown as the Bessarion Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Bessarion 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 16 and 19 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Bessarion Major Transit Station Area

Schedule "6" to Amendment 575

SASP 766. Major Transit Station Area – Cosburn Station

a) Major Transit Station Area Delineation

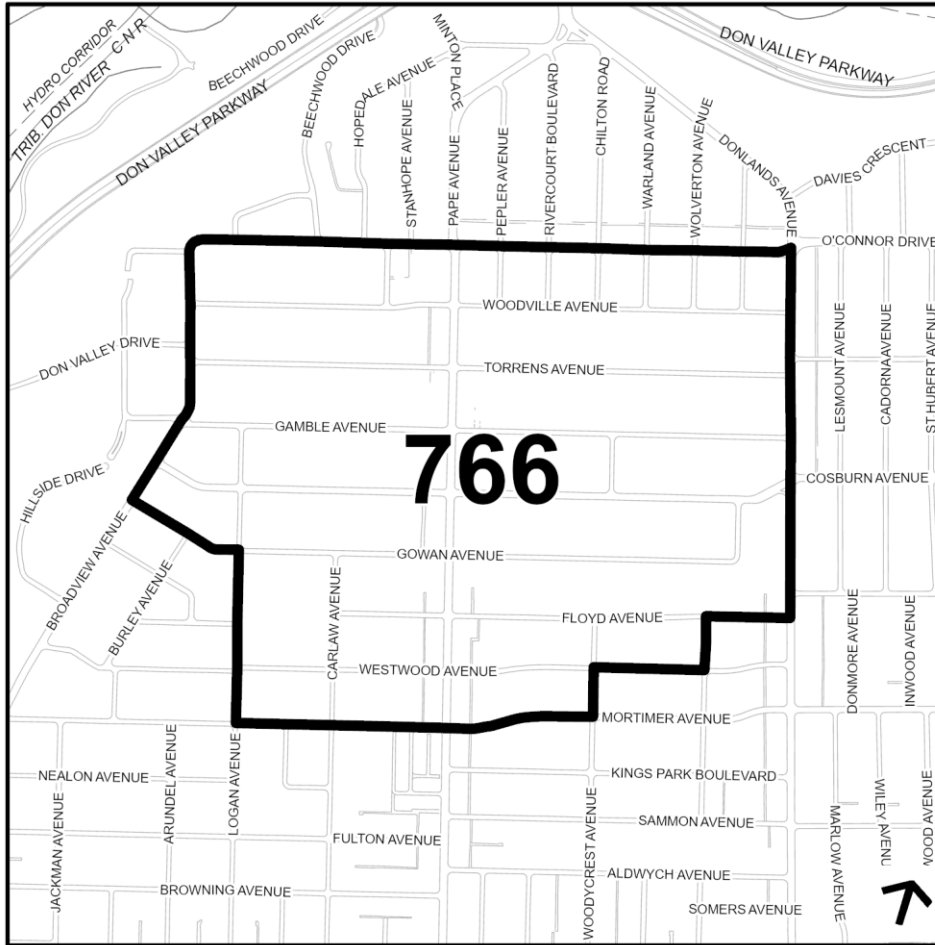
The area surrounding and including the planned Cosburn Subway Station is a major transit station area shown as the Cosburn Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Cosburn 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 Maps 17 and 20 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Cosburn Major Transit Station Area

Schedule "7" to Amendment 575

SASP 731. Major Transit Station Area – Don Mills Station

a) Major Transit Station Area Delineation

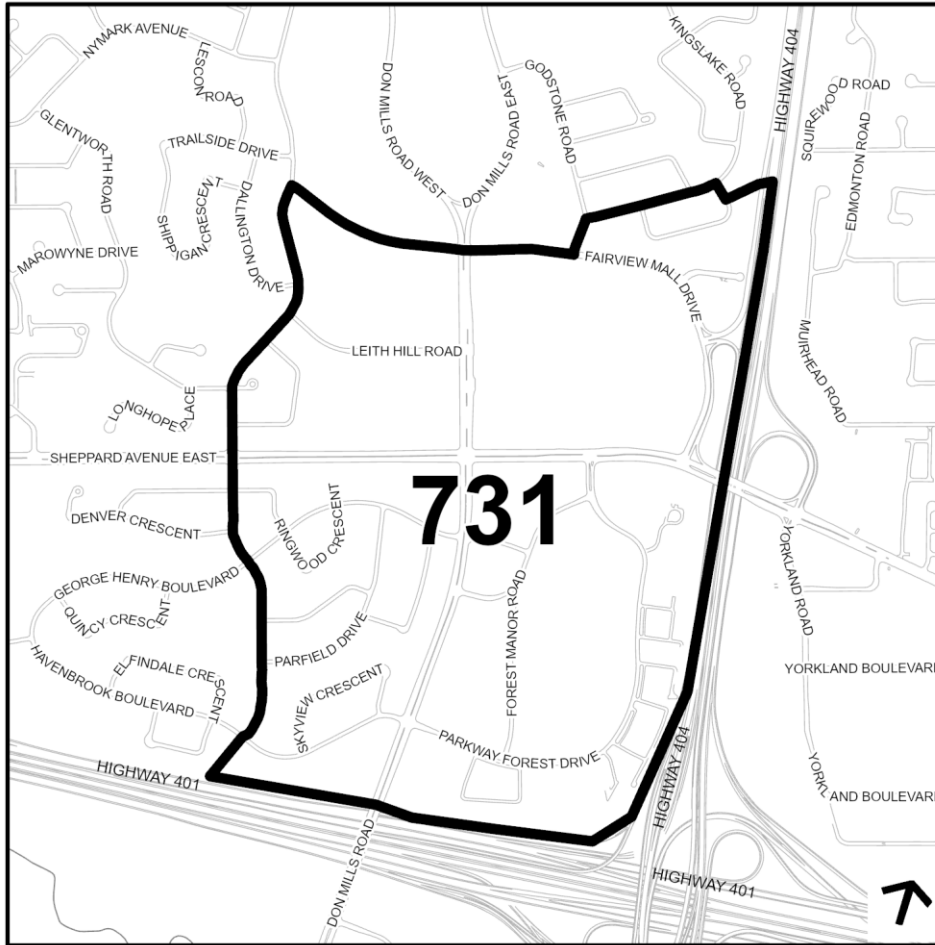
The area surrounding and including the existing Don Mills Subway Station is a major transit station area shown as the Don Mills Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Don Mills 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 19 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Don Mills Major Transit Station Area

Schedule "8" to Amendment 575

SASP 732. Major Transit Station Area – Downsview Park Station

a) Major Transit Station Area Delineation

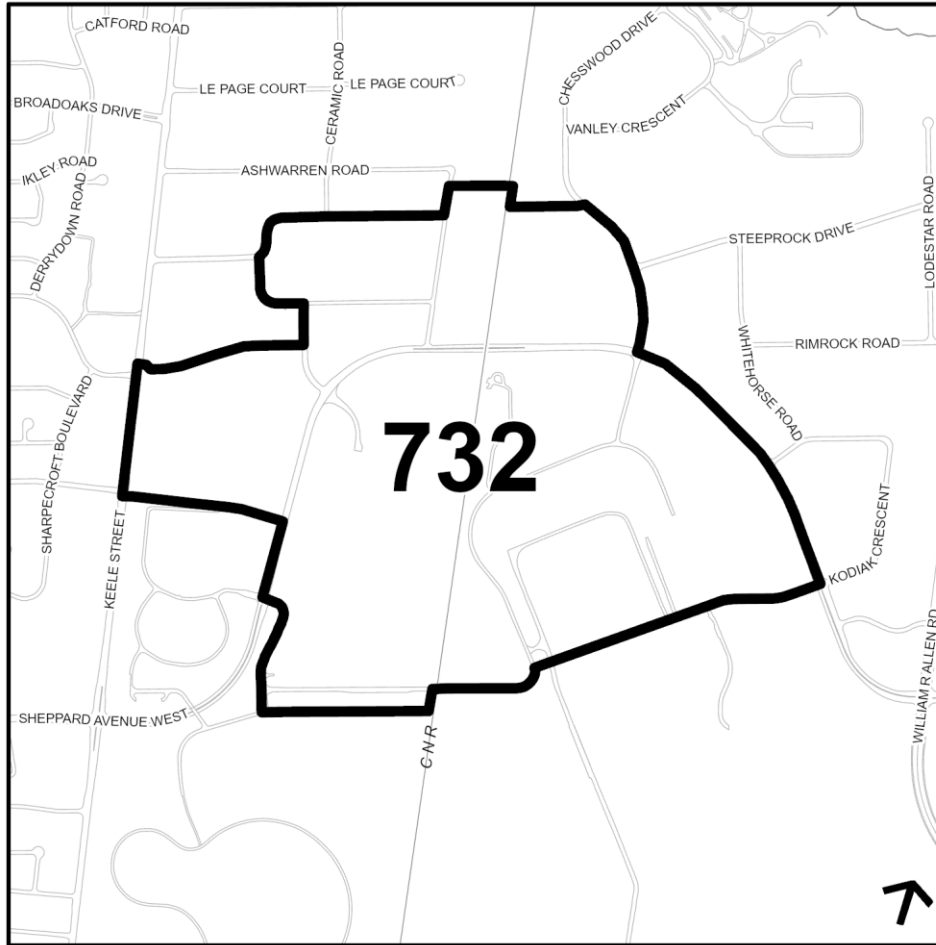
The area surrounding and including the existing Downsview Park Subway Station is a major transit station area shown as the Downsview Park Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Downsview Park 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 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Downsview Park Major Transit Station Area

Schedule "9" to Amendment 575

SASP 696. Major Transit Station Area – Etobicoke North Station

a) Major Transit Station Area Delineation

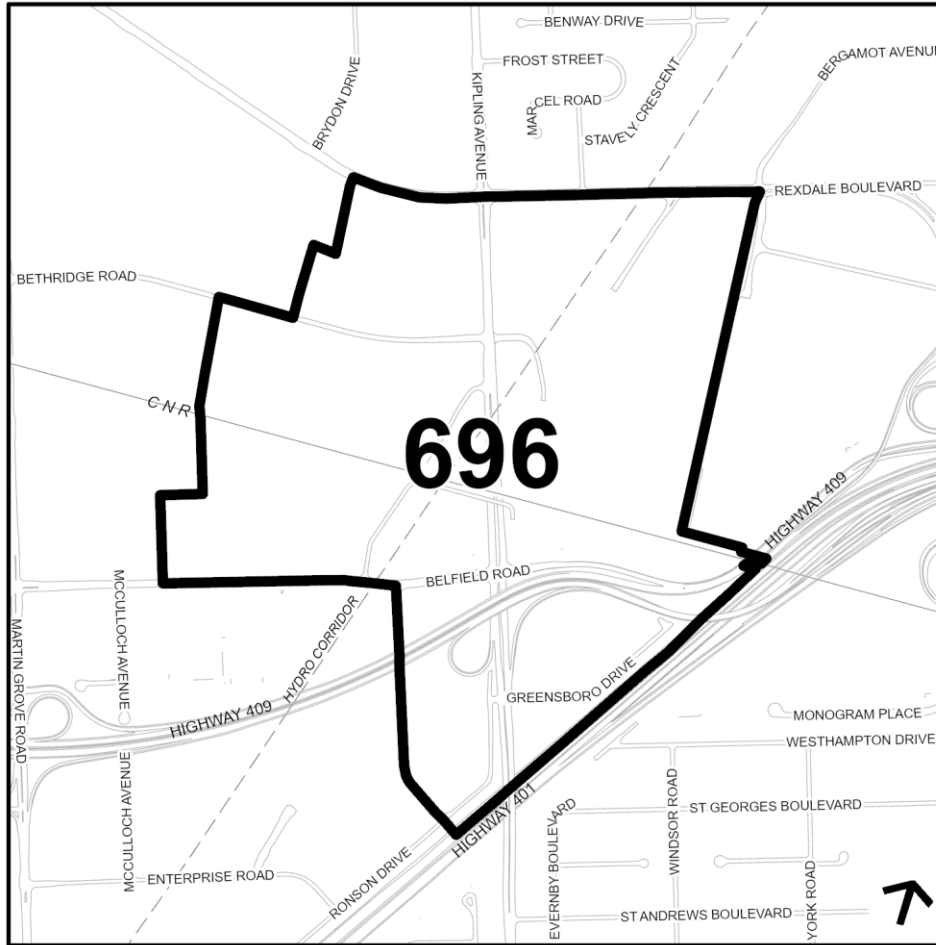
The area surrounding and including the existing Etobicoke North GO Station is a major transit station area shown as the Etobicoke North Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Etobicoke North 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 13 and 14 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Etobicoke North Major Transit Station Area

Schedule "10" to Amendment 575

SASP 768. Major Transit Station Area – Flemingdon Park Station

a) Major Transit Station Area Delineation

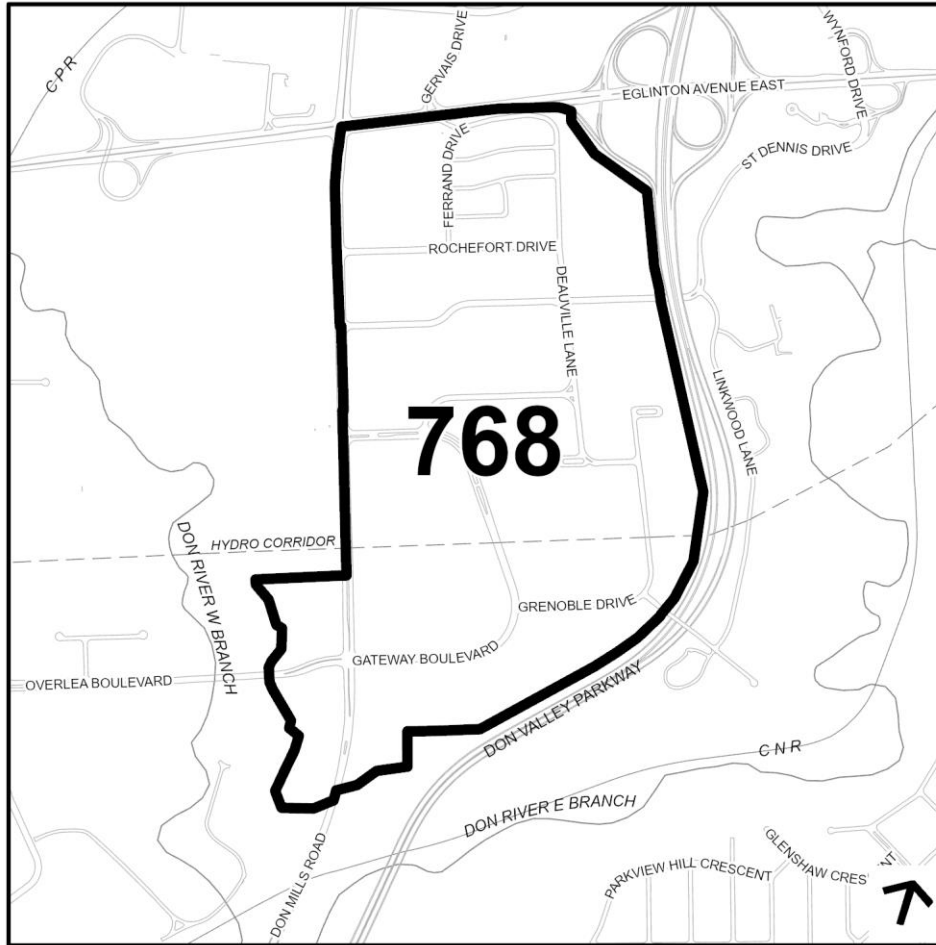
The area surrounding and including the planned Flemingdon Park Subway Station is a major transit station area shown as the Flemingdon Park Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Flemingdon Park 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.

Map 1 – Flemington Park Major Transit Station Area

Schedule "11" to Amendment 575

SASP 682. Major Transit Station Area – Laird Station

a) Major Transit Station Area Delineation

The area surrounding and including the planned Laird LRT Station is a major transit station area shown as the Laird Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Laird 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 17 and 20 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

A detailed map of Ward 682, outlined in a thick black border. The map shows a grid of streets including Glenvale Boulevard, Broadway Avenue, Divadale Drive, Donlea Drive, Eglinton Avenue East, Parklea Drive, Parkhurst Boulevard, Sharron Drive, Crandall Road, Field Avenue, Millwood Road, Rolland Road, Hanna Road, Rumsey Road, Airdrie Road, Sutherland Drive, Kenrae Road, Canvarco Road, Esandar Drive, Industrial Street, Heath Road, Lea Avenue, and Vanderhoof Avenue. Other streets shown include Bessborough Drive, Roxville Avenue, Don River W Branch, Rykert Crescent, Thursfield Crescent, Don Avon Drive, Fleming Crescent, Cameron Crescent, Berney Crescent, and Wicksteed Avenue. Geographical features include Burke Brook and the Hydro Corridor. A north arrow is located in the bottom right corner.

Schedule "12" to Amendment 575

SASP 729. Major Transit Station Area – Leslie Station

a) Major Transit Station Area Delineation

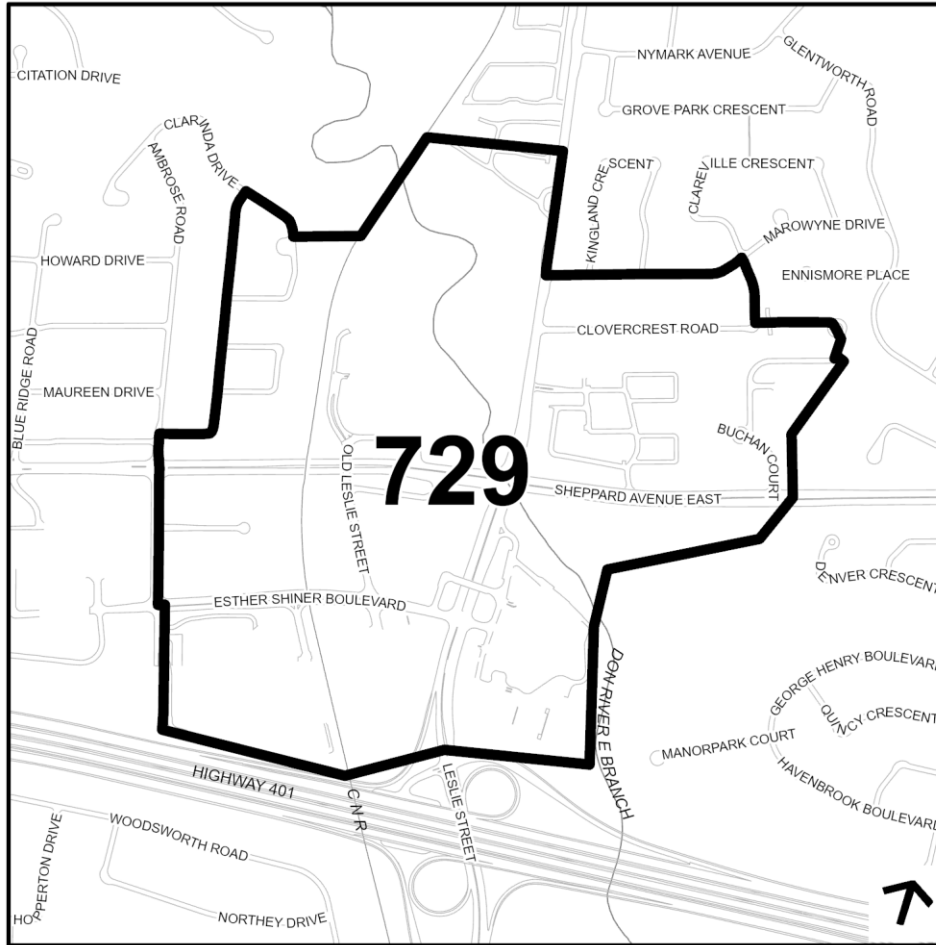
The area surrounding and including the existing Leslie Subway Station is a major transit station area shown as the Leslie Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Leslie 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 Map 19 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Leslie Major Transit Station Area

Schedule "13" to Amendment 575

SASP 745. Major Transit Station Area – McCowan Station

a) Major Transit Station Area Delineation

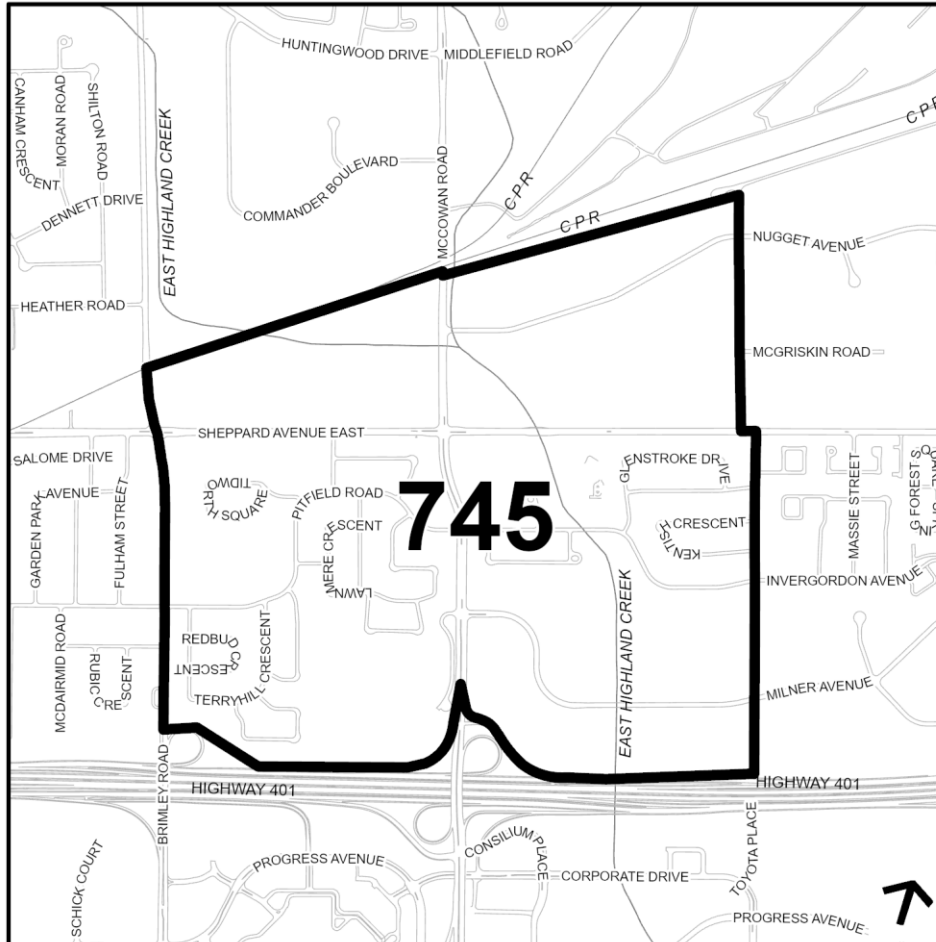
The area surrounding and including the planned McCowan Subway Station is a major transit station area shown as the McCowan Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – McCowan 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 Maps 19 and 22 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – McCowan Major Transit Station Area

Schedule "14" to Amendment 575

SASP 709. Major Transit Station Area – Milliken Station

a) Major Transit Station Area Delineation

The area surrounding and including the existing Milliken GO Station is a major transit station area shown as the Milliken Major Transit Station Area on Map 1.

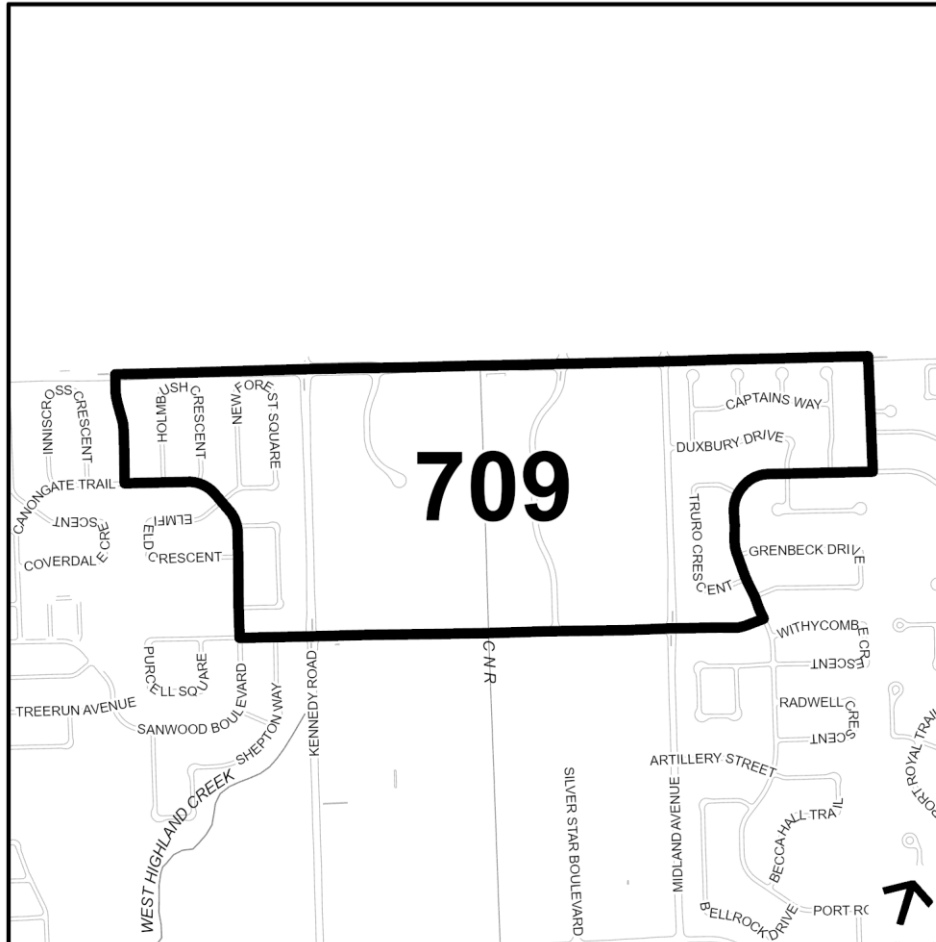
b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Milliken 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 Map 19 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Milliken Major Transit Station Area



Schedule "15" to Amendment 575

SASP 705. Major Transit Station Area – Mount Olive Station

a) Major Transit Station Area Delineation

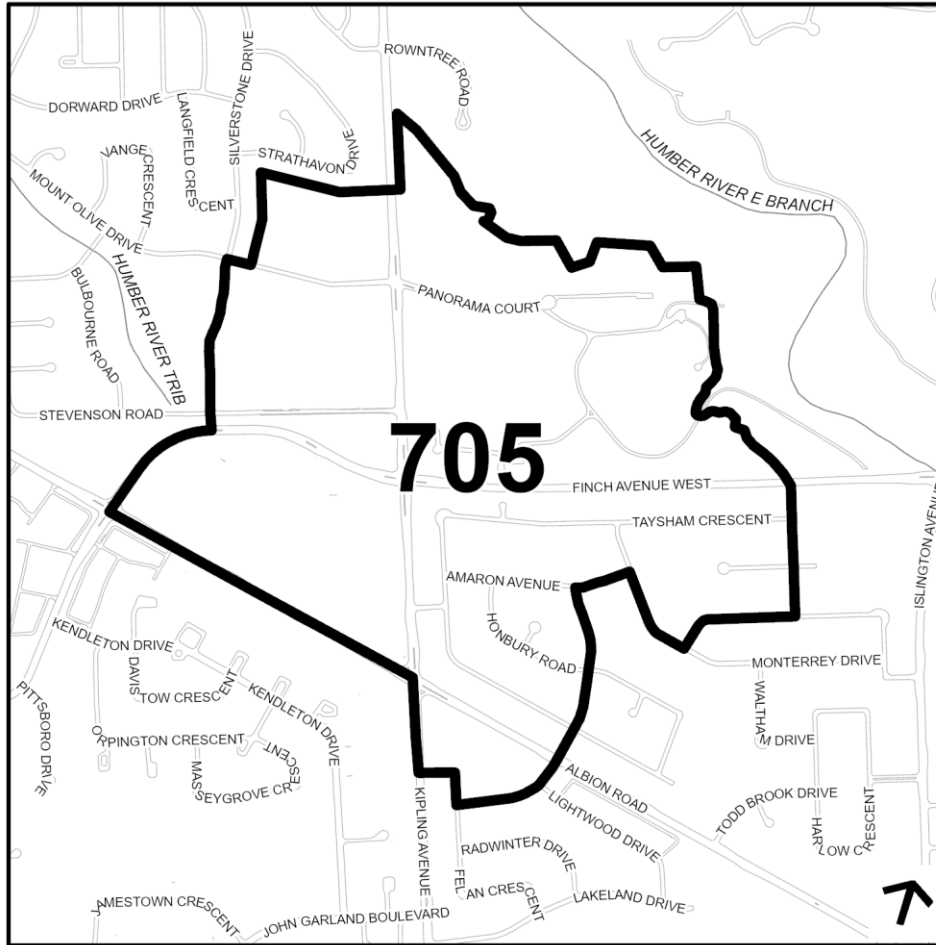
The area surrounding and including the planned Mount Olive LRT Station is a major transit station area shown as the Mount Olive Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Mount Olive 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.

Map 1 – Mount Olive Major Transit Station Area

Schedule "16" to Amendment 575

SASP 683. Major Transit Station Area – Science Centre Station

a) Major Transit Station Area Delineation

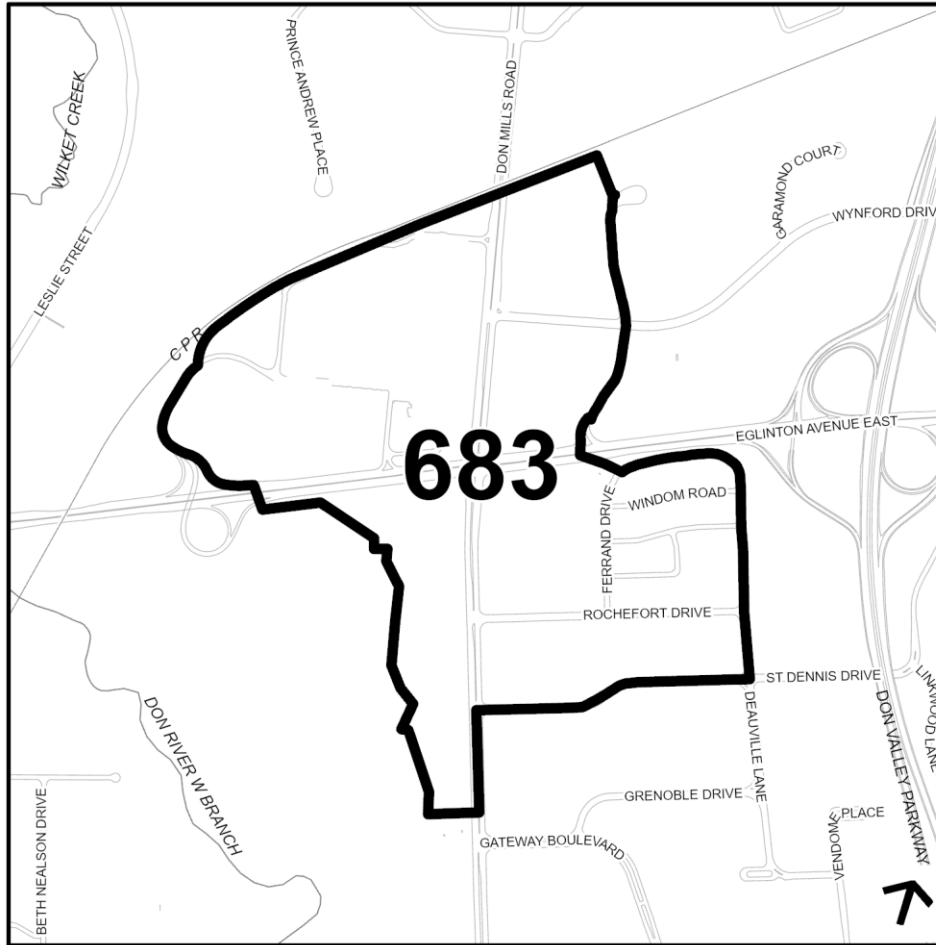
The area surrounding and including the planned Science Centre Subway/LRT Interchange Station is a major transit station area shown as the Science Centre Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Science Centre 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.

Map 1 – Science Centre Major Transit Station Area

Schedule "17" to Amendment 575

SASP 711. Major Transit Station Area – Sheppard West Station

a) Major Transit Station Area Delineation

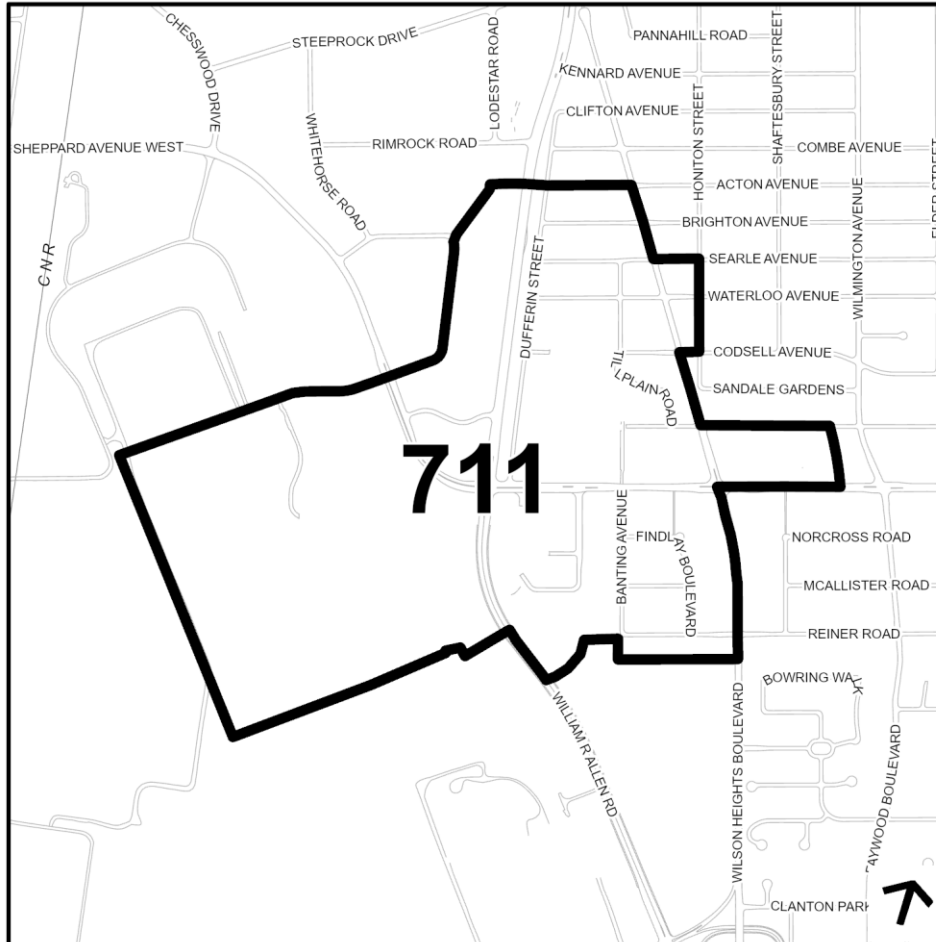
The area surrounding and including the existing Sheppard West Subway Station is a major transit station area shown as the Sheppard West Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Sheppard 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 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Sheppard West Major Transit Station Area

Schedule "18" to Amendment 575

SASP 686. Major Transit Station Area – Sloane Station

a) Major Transit Station Area Delineation

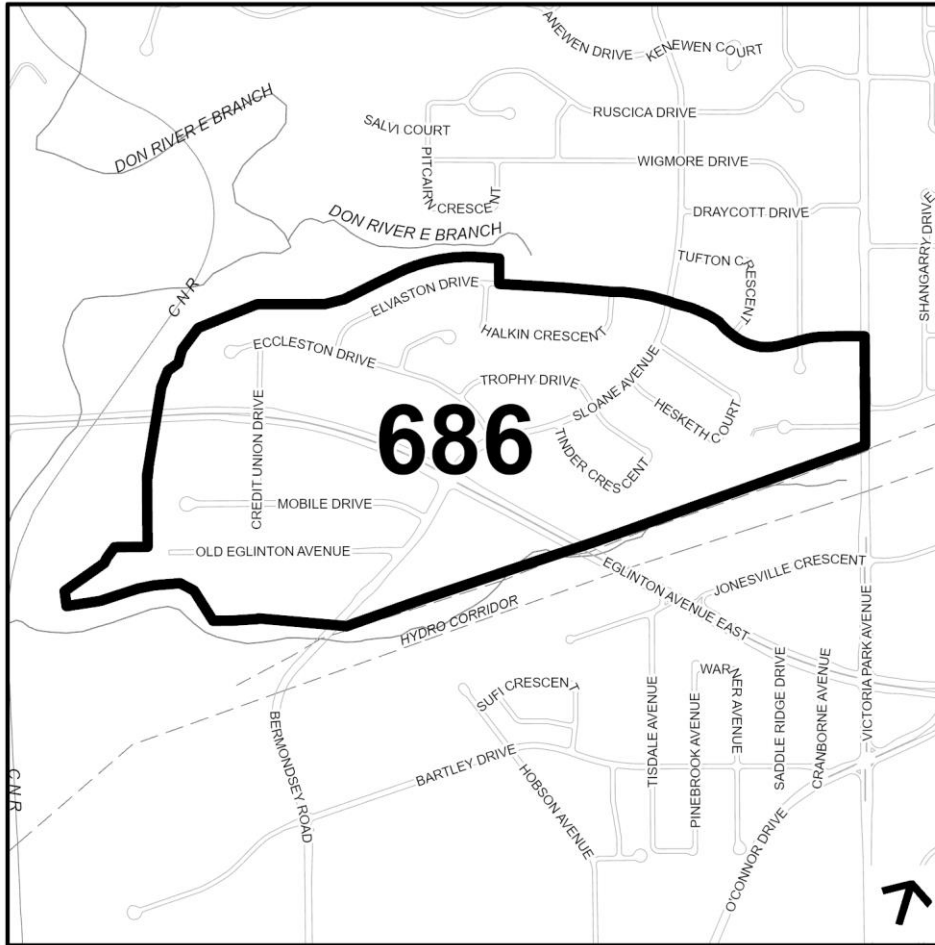
The area surrounding and including the planned Sloane LRT Station is a major transit station area shown as the Sloane Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Sloane 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 20 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Sloane Major Transit Station Area

Schedule "19" to Amendment 575

SASP 706. Major Transit Station Area – Stevenson Station

a) Major Transit Station Area Delineation

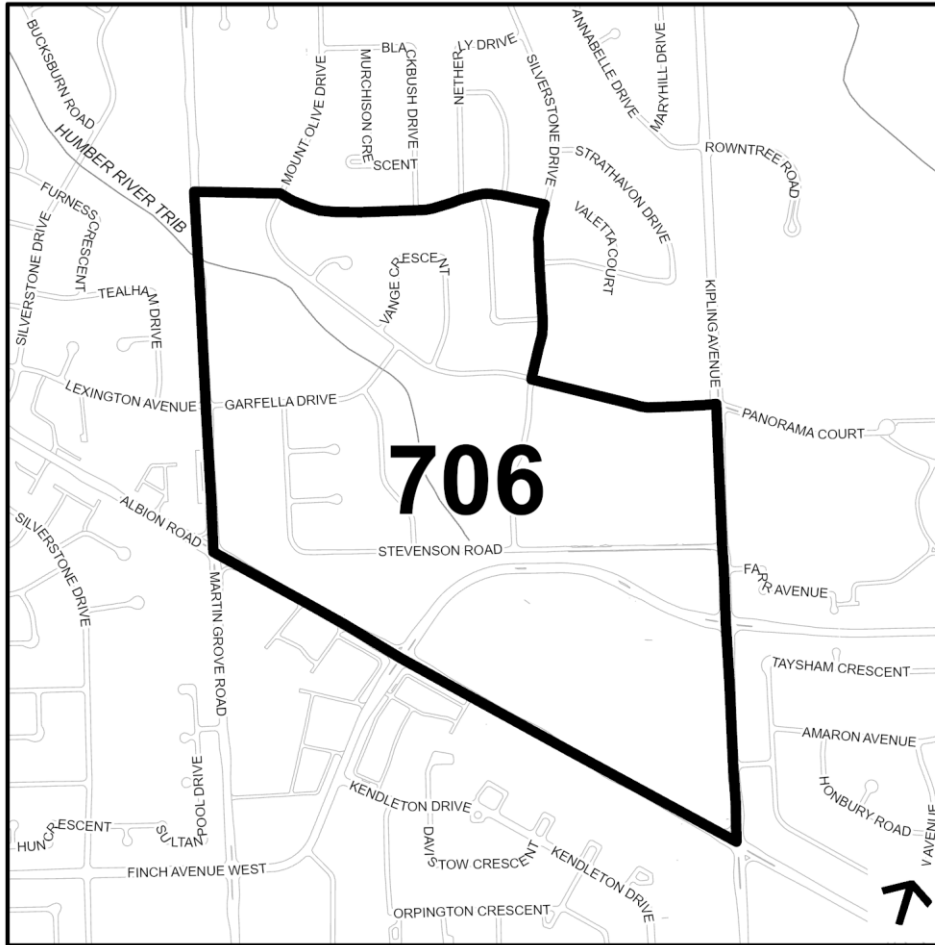
The area surrounding and including the planned Stevenson LRT Station is a major transit station area shown as the Stevenson Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Stevenson 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.

Map 1 – Stevenson Major Transit Station Area

Schedule "20" to Amendment 575

SASP 767. Major Transit Station Area – Thorncliffe Park Station

a) Major Transit Station Area Delineation

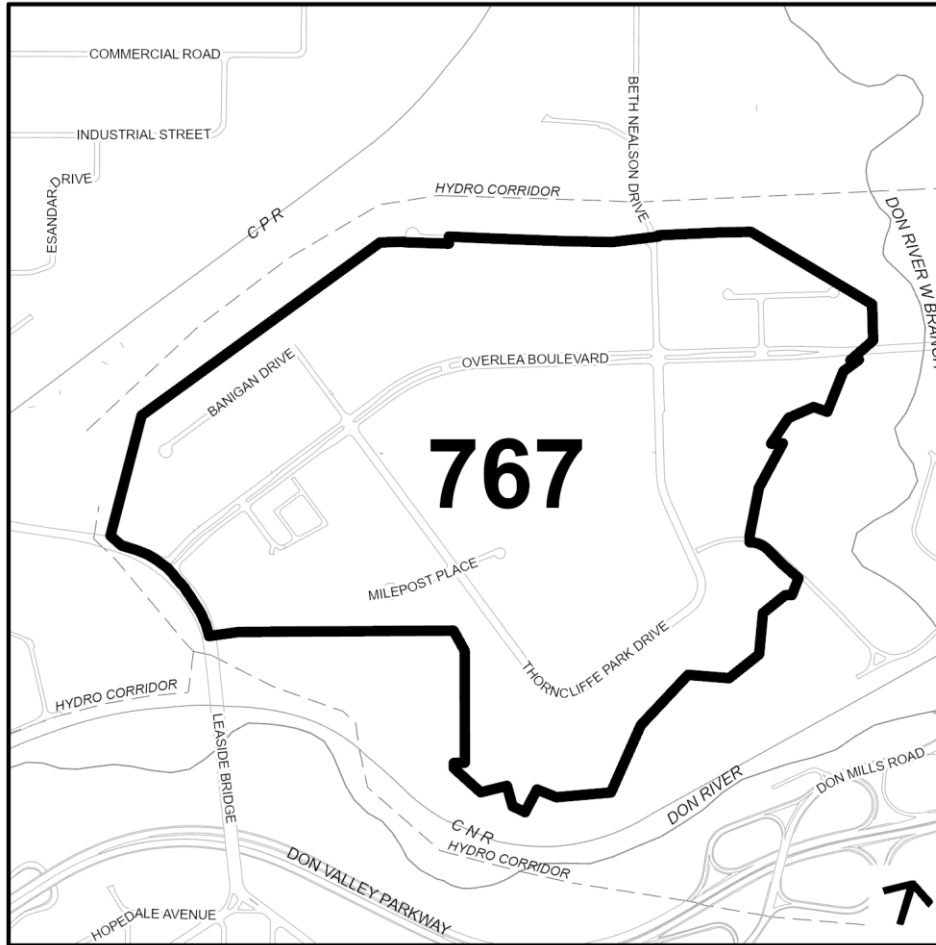
The area surrounding and including the planned Thorncliffe Park Subway Station is a major transit station area shown as the Thorncliffe Park Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Thorncliffe Park 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 Maps 17 and 20 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Thorncliffe Park Major Transit Station Area

Schedule "21" to Amendment 575

SASP 708. Major Transit Station Area – Westmore Station

a) Major Transit Station Area Delineation

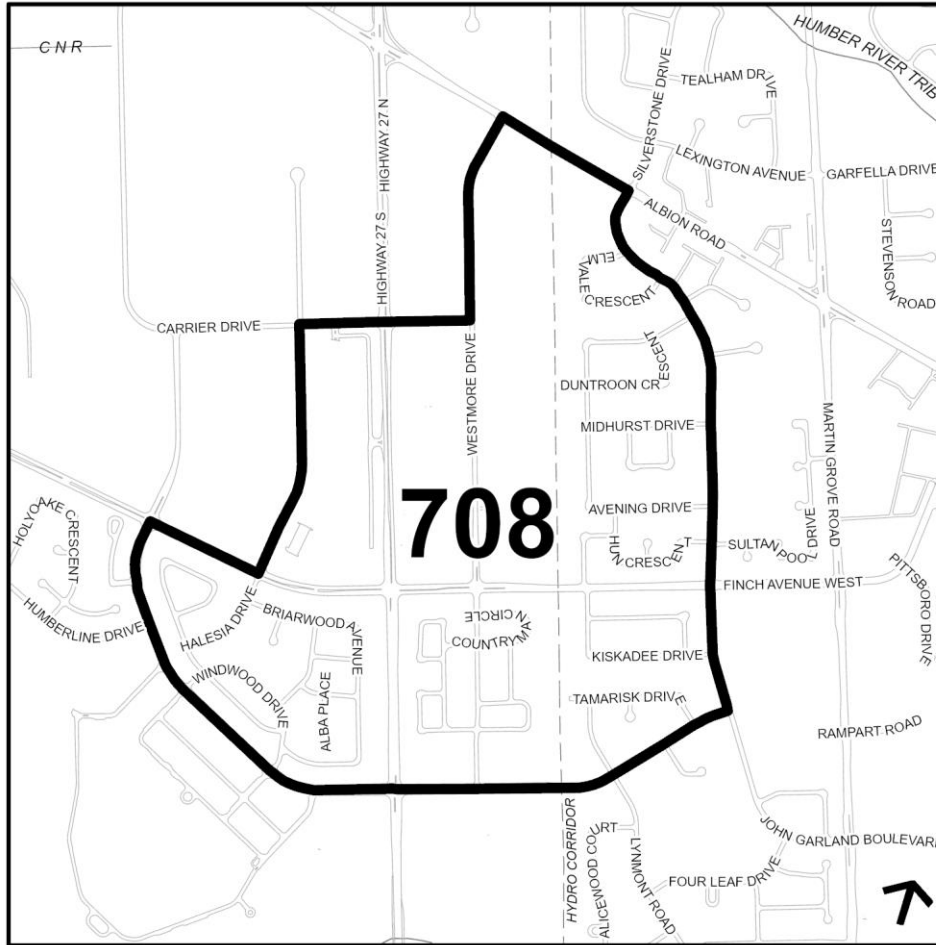
The area surrounding and including the planned Westmore LRT Station is a major transit station area shown as the Westmore Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Westmore 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.

Map 1 – Westmore Major Transit Station Area

Schedule "22" to Amendment 575

SASP 695. Major Transit Station Area – Weston Station

a) Major Transit Station Area Delineation

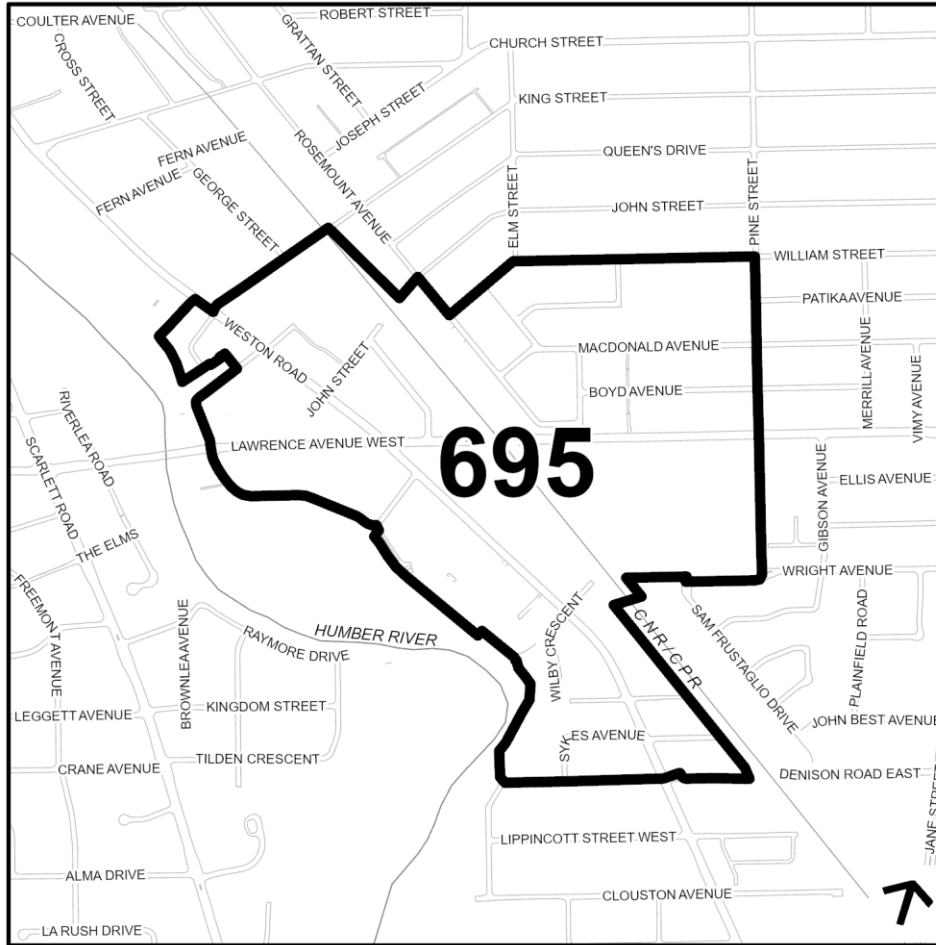
The area surrounding and including the existing Weston GO Station is a major transit station area shown as the Weston Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Weston 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 14 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Weston Major Transit Station Area

Schedule "23" to Amendment 575

SASP 712. Major Transit Station Area – Wilson Station

a) Major Transit Station Area Delineation

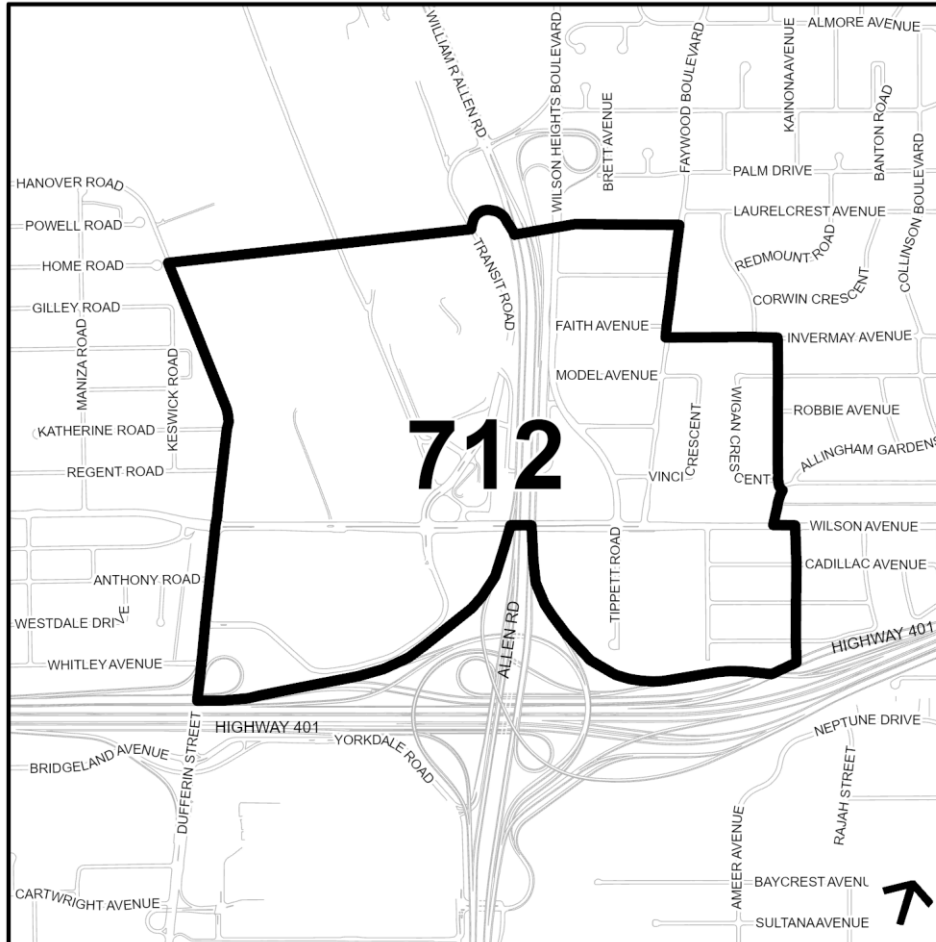
The area surrounding and including the existing Wilson Subway Station is a major transit station area shown as the Wilson Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Wilson 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 16 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Wilson Major Transit Station Area

Schedule "24" to Amendment 575

SASP 758. Major Transit Station Area – Woodbine Station

a) Major Transit Station Area Delineation

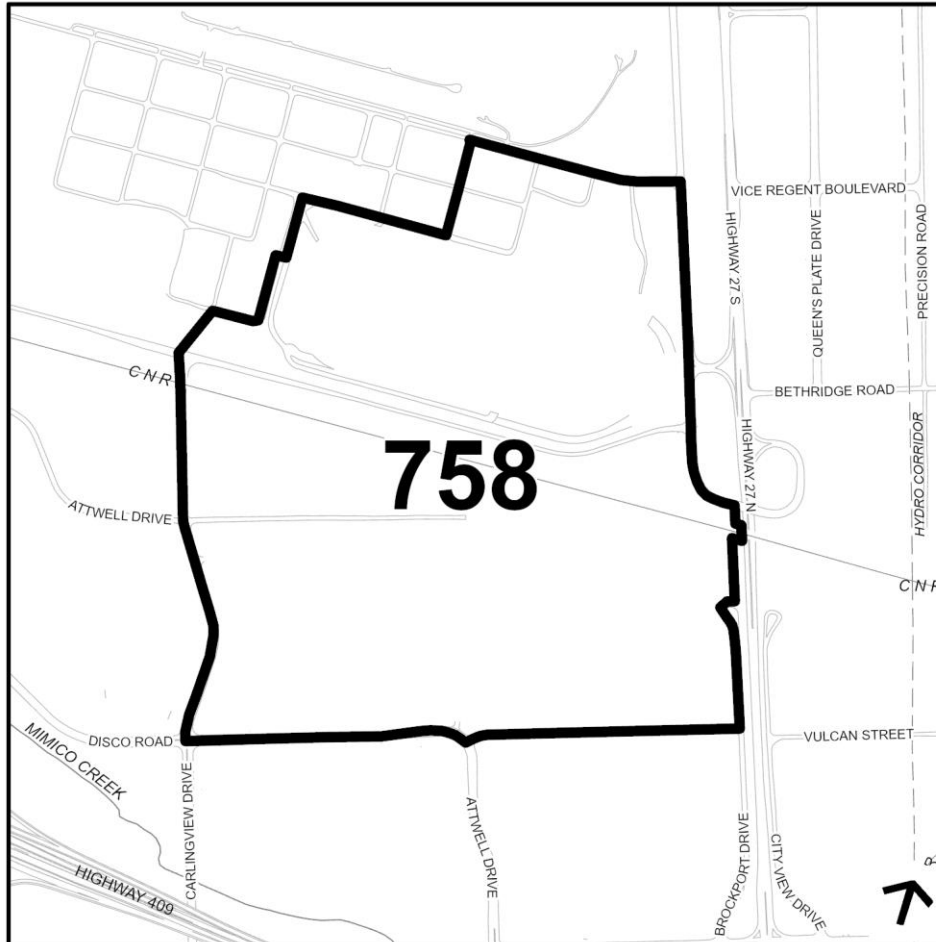
The area surrounding and including the planned Woodbine GO Station is a major transit station area shown as the Woodbine Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Woodbine 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 Map 13 and associated land use permissions in Chapter 4 of the Official Plan, applicable Secondary Plans and Site and Area Specific policies.

Map 1 – Woodbine Major Transit Station Area

Schedule "25" to Amendment 575

SASP 685. Major Transit Station Area – Wynford Station

a) Major Transit Station Area Delineation

The area surrounding and including the planned Wynford LRT Station is a major transit station area shown as the Wynford Major Transit Station Area on Map 1.

b) Residents and Jobs per Hectare

Existing and permitted development within the Major Transit Station Area – Wynford 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.

Map 1 – Wynford Major Transit Station Area