

DECISION

With respect to City of Toronto Official Plan Amendment 540 Subsection 17(34) of the *Planning Act*

I hereby approve the City of Toronto Official Plan Amendment 540 adopted by the City of Toronto by By-law 844-2022, subject to the following modifications, with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. New sections 1 to 4 are added to read as follows and the original sections 1 and 2 are renumbered as 6 and 7:

1. **Chapter 1, Section 4 Organization of the Plan is amended by:**

- a. **Deleting "seven" and adding "eight" between "into" and "chapters."; and**
- b. **Adding "Chapter Eight contains site and area specific policies for Major Transit Station Areas and Protected Major Transit Station Areas" after "Chapter Seven contains site and area specific policies."**

2. **Chapter 5, Section 5.6 Interpretation is amended by:**

- a. **Replacing "and" with a comma between "Chapters Six and Seven" in the second sentence of Policy 2, and adding "and Eight" after "Seven";**
- b. **Replacing "and" with a comma between "Chapters Six and Seven" in the last sentence of Policy 3, and adding "and Eight" after "Seven";**
- c. **Replacing "and" with a comma between "Chapters Six and Seven" in Policy 7, and adding "and Eight" after "Seven";**

- d. **Adding Policy 16 as follows:**

"Population and employment targets are a cumulative measure of planned density across the entire delineated area. Individual developments within a delineated Major Transit Station Area or Protected Major Transit Station Area are not required to meet the population and employment targets."

- e. **Adding Policy 17 as follows:**

"Despite Policy 7, minimum development densities within the delineated area of a Protected Major Transit Station Area are to be applied together with all appropriate policies of the Official Plan, applicable Secondary Plans or Chapter 7 Site and Area Specific Policies, including matters of

heritage, built form and public realm, servicing, natural areas, parks and other open spaces, and others."

f. Adding Policy 18 as follows:

"Minor additions, extensions, conversions and renovations to existing buildings, or new ancillary buildings or structures are not required to meet the minimum development density within a delineated Protected Major Transit Station Area."

g. Adding the following non-policy text after New Policy 18:

"The following terms and concepts apply to Major Transit Station Areas and Protected Major Transit Station Areas:

Planned density targets (minimum residents and jobs per hectare) for Major Transit Station Areas and Protected Major Transit Station Areas are based on all existing and permitted uses within the delineated area;

Minimum development densities for Protected Major Transit Station Areas represent the minimum Floor Space Index (FSI) or minimum unit count to be achieved within the identified areas. The minimum development densities for Protected Major Transit Station Areas are separate and apart from the planned density targets (residents and jobs per hectare);

Minimum units – where a minimum number of units may be applied to lands within a Protected Major Transit Station Area, the minimum number of units can include: dwelling units; dwelling rooms; and self-contained living accommodations, including laneway, garden and secondary suites; and

Station area overlap – Some areas are included in more than one delineated station area. Inclusion of lands in multiple areas does not affect density requirements for these areas."

3. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas, is added after Chapter 7.

4. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas is amended by adding the following non-policy introductory text:

"The policies of this Chapter implement a framework to facilitate transit-supportive development through the delineation of Major Transit Station Areas and Protected Major Transit Station Areas across the City.

This Chapter includes Policies and Site and Area Specific Policies (SASPs) for each Major Transit Station Area or Protected Major Transit Station Area and consist of:

- Individual delineations of Major Transit Station Areas or Protected Major Transit Station Areas; and
- Minimum density requirements expressed in:
 - Residents and jobs per hectare for all Major Transit Station Areas and Protected Major Transit Station Areas; and
 - Floor Space Index (FSI) and/or a minimum number of units for Protected Major Transit Station Areas

The Site and Area Specific Policies of this Chapter set out minimum requirements that reflect existing policies of the Plan unless amended by Council as part of a local area study. The policies of this Chapter are not to be read in isolation or to the exclusion of other relevant policies of this Plan.

Any amendment to the delineation or policies of the Protected Major Transit Station Areas will require the approval of the Minister (as defined under the Planning Act, as amended) in accordance with Section 16(18) of the Planning Act, as amended."

2. A new Section 5 is added to read as follows:

5. Chapter 8, Major Transit Station Areas and Protected Major Transit Station Areas is amended by adding the following policies and titles:

Policies that apply to all delineated Major Transit Station Areas and Protected Major Transit Station Areas

1. In addition to the *Centres, Avenues, Employment Areas* and the *Downtown* specified in Policy 2.2.2, growth will be directed to delineated Major Transit Station Areas and Protected Major Transit Station Areas.
2. Secondary Plans contained in Chapter Six and Site and Area Specific Policies contained in Chapter Seven apply to areas subject to Protected Major Transit Station Areas and Major Transit Station Areas, except in the case of a conflict, whichever policies provide greater densities will prevail.
3. The City will review Chapter 8 policies and minimum density targets as part of its regular Official Plan review or as part of local infrastructure reviews to ensure that they meet the intended purpose to plan for and manage growth along with creating complete communities including the delivery of necessary infrastructure.

4. Policies relating to matters of health, safety, accessibility, sustainable design, protection of the natural environment, watershed and water resource systems, and the protection of adjoining lands are prioritized over any other development criteria policies.

Special Policy Areas

5. Despite any policy in this Chapter, for lands (including all or any part of a lot) within a Special Policy Area, shown on Map 1 for each applicable delineated Major Transit Station Area and Map 2 for each applicable delineated Protected Major Transit Station Area:
 - a) For the purpose of complying with the *Planning Act*, and without impacting any existing permissions (see Policy b below), Map 2 identifies the minimum development density as 0 FSI;
 - b) As of the date of approval of each applicable delineated Protected Major Transit Station Area and Major Transit Station Area, any existing policies, land use designations, boundaries, and development permissions continue to be permitted; and
 - c) Pursuant to the Provincial Planning Statement, prior to the approval of any changes to official plan policies, land use designations, boundaries, and development permissions, including on Map 1 or Map 2 described above, approval from the Minister of Natural Resources and the Minister of Municipal Affairs and Housing, or successor Ministers is required.

Apartment Neighbourhoods, Mixed Use Areas and Regeneration Areas

6. Within delineated Major Transit Station Areas and Protected Major Transit Station Areas, for lands designated *Apartment Neighbourhoods, Mixed Use Areas, or Regeneration Areas* City-initiated zoning will permit a floor space index (FSI) of:
 - a) 8 FSI or more where the lands are located within 200 metres of an existing or planned transit station; or
 - b) 6 FSI or more where the lands are located within 200-500 metres of an existing or planned transit station.
7. Zoning for a site that can accommodate three or more towers will permit:
 - a) Building heights of up to 30 storeys within 200 metres of an existing or planned transit station.
 - b) Building heights of up to 20 storeys within 200-500 metres of an existing or planned transit station.
 - c) Additional building height without an amendment to the Official Plan if a block context plan is provided demonstrating 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.

Neighbourhoods

8. **Multiplexes and apartment buildings are permitted without an amendment to this Plan in *Neighbourhoods* within delineated Major Transit Station Areas or Protected Major Transit Station Areas that are:**
- a) **up to four storeys.**
 - b) **up to six storeys within 200 metres of an existing or planned transit station.**
 - c) **up to six storeys with frontage on a major street shown on Map 3.**
3. The text above the table in new Section 7, as renumbered from Section 2, is amended as follows:
7. ~~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: adding the heading "Table of Contents" after the policy text and include the following:**

Dated at Toronto this 15th day of August, 2025



Sean Fraser, Assistant Deputy Minister
Municipal and Housing Operations Division
Ministry of Municipal Affairs and Housing

