

DECISION

With respect to City of Toronto Official Plan Amendment 570 Subsection 17(34) of the *Planning Act*

I hereby approve the City of Toronto Official Plan Amendment 570, adopted by the City of Toronto by By-law 889-2022 subject to the following modifications as shown in Part A of this Decision. Part B identifies parts of the amendment where a decision is withheld.

PART A - MODIFICATIONS

1. Schedule "1", SASP 669, Map 2 – Minimum Densities, Birchmount Protected Major Transit Station Area is deleted and replaced with the modified map as shown in Appendix 1
2. Schedule "19", SASP 668, Map 2 – Minimum Densities, Golden Mile Protected Major Transit Station Area is deleted and replaced with the modified map as shown in Appendix 2
3. Schedule "22", SASP 664, Map 2 – Minimum Densities, Ionview Protected Major Transit Station Area is deleted and replaced with the modified map as shown in Appendix 3
4. Schedule "23", SASP 627, Map 2 – Minimum Densities, Islington Protected Major Transit Station Area is deleted and replaced with the modified map as shown in Appendix 4
5. Schedule "25", SASP 673, Map 2 – Minimum Densities, Keelesdale Protected Major Transit Station Area is deleted and replaced with the modified map as shown in Appendix 5
6. Schedule "26", SASP 647, Map 2 – Minimum Densities, Kennedy Protected Major Transit Station Area is deleted and replaced with the modified map as shown in Appendix 6
7. Schedule "33", SASP 765, Map 2 – Minimum Densities, Leslieville Protected Major Transit Station Area is deleted and replaced with the modified map as shown in Appendix 7
8. Schedule "43", SASP 757, Map 2 – Minimum Densities, Park Lawn Protected Major Transit Station Area is deleted and replaced with the modified map as shown in Appendix 8

PART B - DEFFERALS

The following parts of Official Plan Amendment 570 do not form part of this decision and remain under consideration:

Guildwood GO PMTSA:

- Subsection 1. t.
- Section 2, as it applies to SASP 641, Guildwood GO
- Schedule 20, SASP 641. Protected Major Transit Station Area – Guildwood GO Station
- Schedule 20, Map 1 – Guildwood GO Protected Major Transit Station Area
- Schedule 20, Map 2 – Minimum Densities, Guildwood GO Protected Major Transit Station Area

Long Branch PMTSA:

- Subsection 1. hh.
- Section 2, as it applies to SASP 646, Long Branch
- Schedule 34, SASP 646. Protected Major Transit Station Area – Long Branch Station
- Schedule 34, Map 1 – Long Branch Protected Major Transit Station Area
- Schedule 34, Map 2 – Minimum Densities, Long Branch Protected Major Transit Station Area

Scarborough GO PMTSA:

- Subsection 1. ww.
- Section 2, as it applies to SASP 624, Scarborough GO
- Schedule 49, SASP 624. Protected Major Transit Station Area – Scarborough GO Station
- Schedule 49, Map 1 – Scarborough GO Protected Major Transit Station Area
- Schedule 49, Map 2 – Minimum Densities, Scarborough GO Protected Major Transit Station Area

Exhibition PMTSA:

- Subsection 1. m.
- Section 2, as it applies to SASP 693, Exhibition
- Schedule 13, SASP 693. Protected Major Transit Station Area – Exhibition Station
- Schedule 13, Map 1 – Exhibition Protected Major Transit Station Area
- Schedule 13, Map 2 – Minimum Densities, Exhibition Branch Protected Major Transit Station Area

East Harbour PMTSA:

- Subsection 1. h.
- Section 2, as it applies to SASP 688, East Harbour
- Schedule 8, SASP 688. Protected Major Transit Station Area – East Harbour Station
- Schedule 8, Map 1 – East Harbour Protected Major Transit Station Area
- Schedule 8, Map 2 – Minimum Densities, East Harbour Protected Major Transit Station Area

Gerrard Carlaw PMTSA:

- Subsection 1. r.
- Section 2, as it applies to SASP 689, Gerrard-Carlaw
- Schedule 18, SASP 689. Protected Major Transit Station Area – Gerrard-Carlaw Station
- Schedule 18, Map 1 – Gerrard-Carlaw Protected Major Transit Station Area
- Schedule 18, Map 2 – Minimum Densities, Gerrard-Carlaw Protected Major Transit Station Area

Scarborough Centre PMTSA:

- Subsection 1. vv.
- Section 2, as it applies to SASP 662, Scarborough Centre
- Schedule 48, SASP 662. Protected Major Transit Station Area – Scarborough Centre Station
- Schedule 48, Map 1 – Scarborough Centre Protected Major Transit Station Area
- Schedule 48, Map 2 – Minimum Densities, Scarborough Centre Protected Major Transit Station Area

Yonge-Steeles PMTSA:

- Subsection 1. ddd.
- Section 2, as it applies to SASP 760, Yonge-Steeles
- Schedule 56, SASP 760. Protected Major Transit Station Area – Yonge-Steeles
- Schedule 56, Map 1 – Yonge-Steeles Protected Major Transit Station Area
- Schedule 56, Map 2 – Minimum Densities, Yonge-Steeles Protected Major Transit Station Area

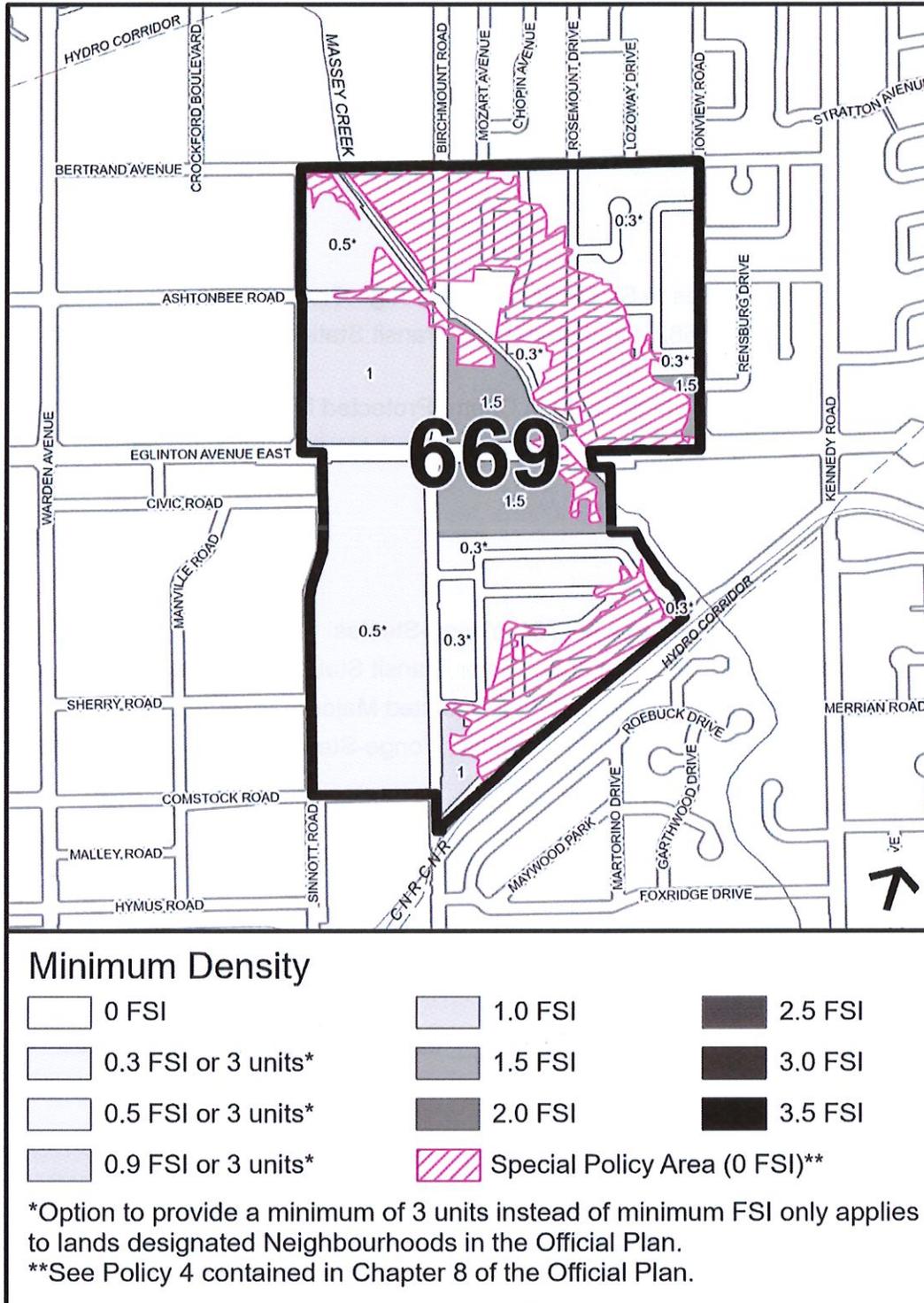
Dated at Toronto this 15th day of August, 2025



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

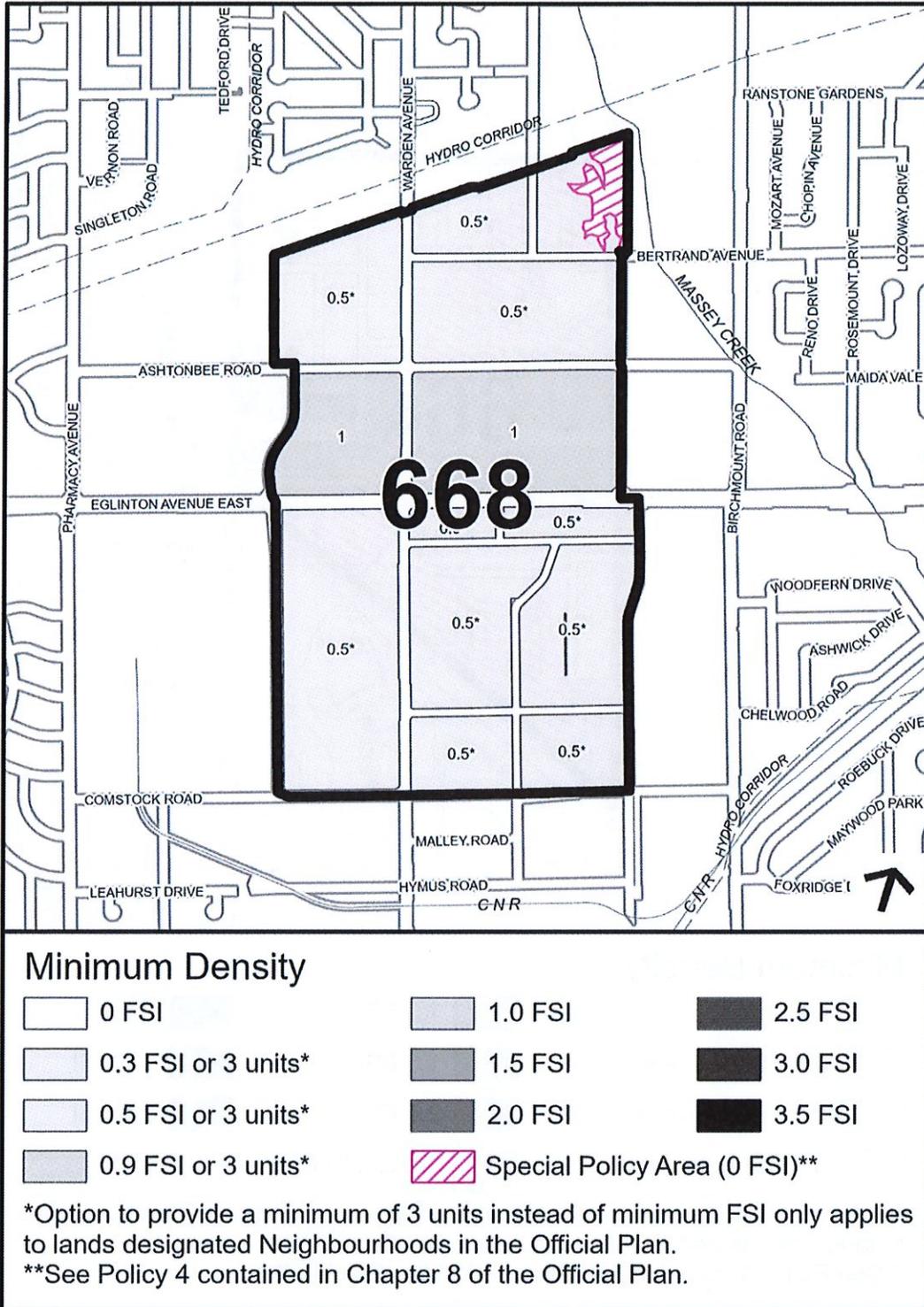
Appendix 1

Map 2 – Minimum Densities, Birchmount Protected Major Transit Station Area



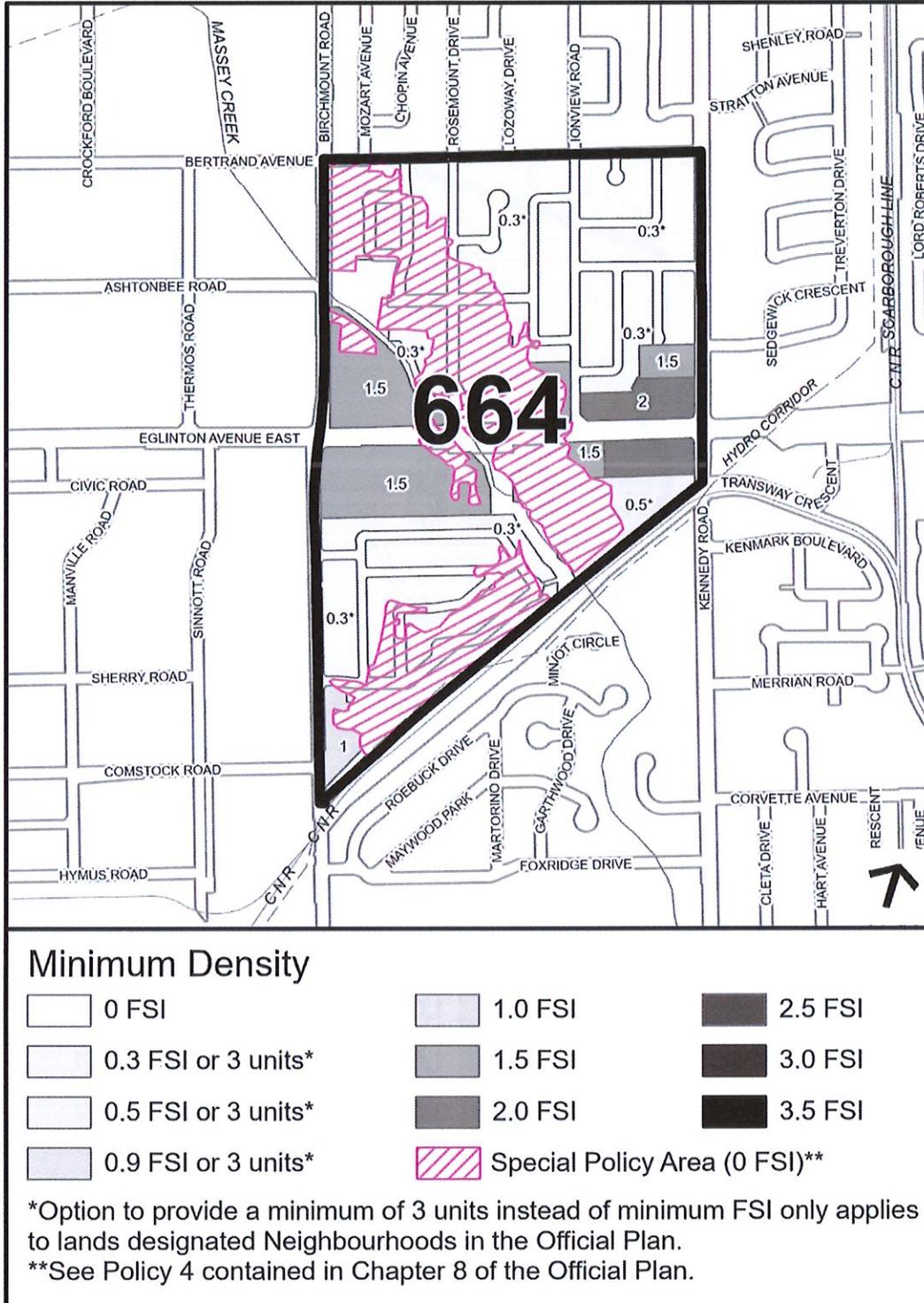
Appendix 2

Map 2 – Minimum Densities, Golden Mile Protected Major Transit Station Area



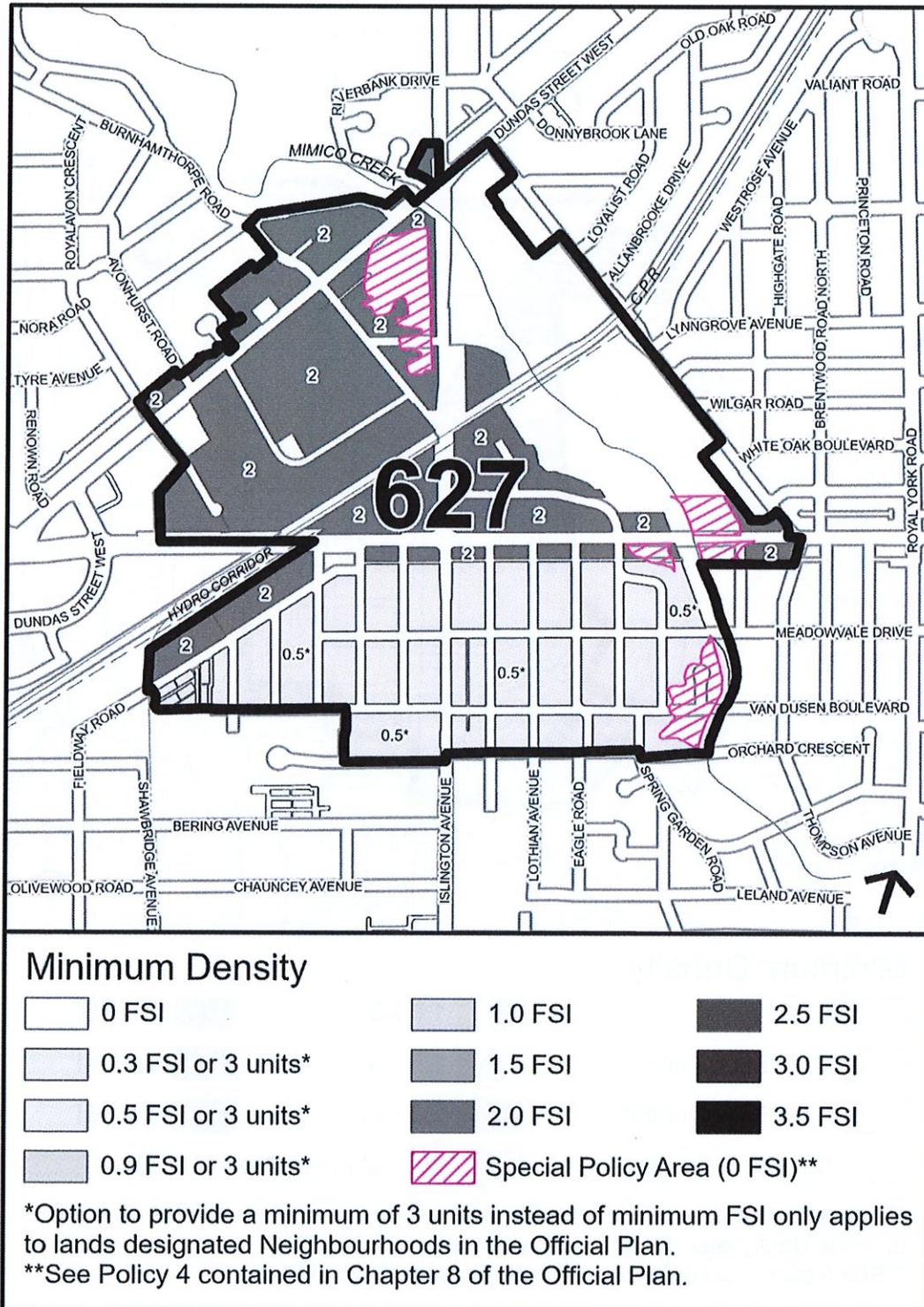
Appendix 3

Map 2 – Minimum Densities, Ionview Protected Major Transit Station Area



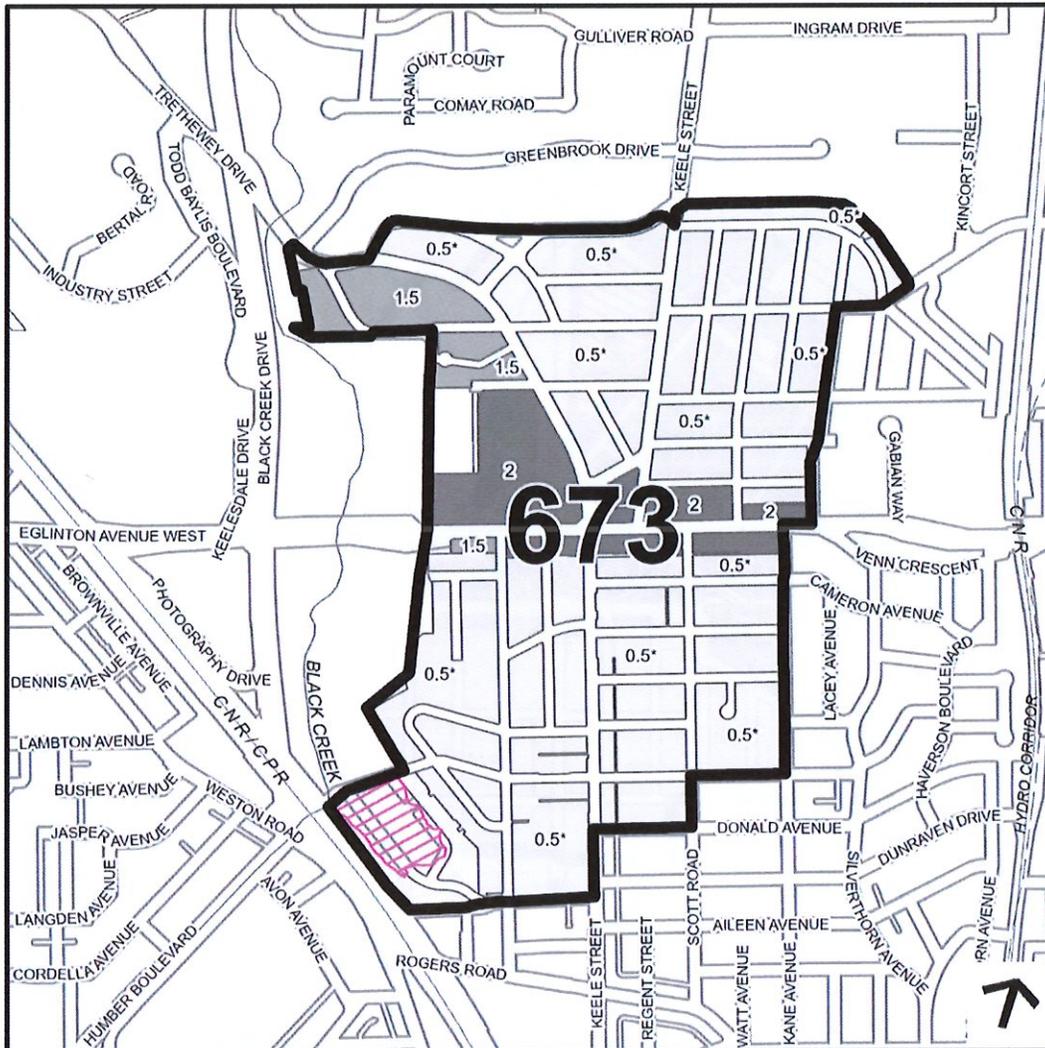
Appendix 4

Map 2 – Minimum Densities, Islington Protected Major Transit Station Area



Appendix 5

Map 2 – Minimum Densities, Keelesdale Protected Major Transit Station Area



Minimum Density

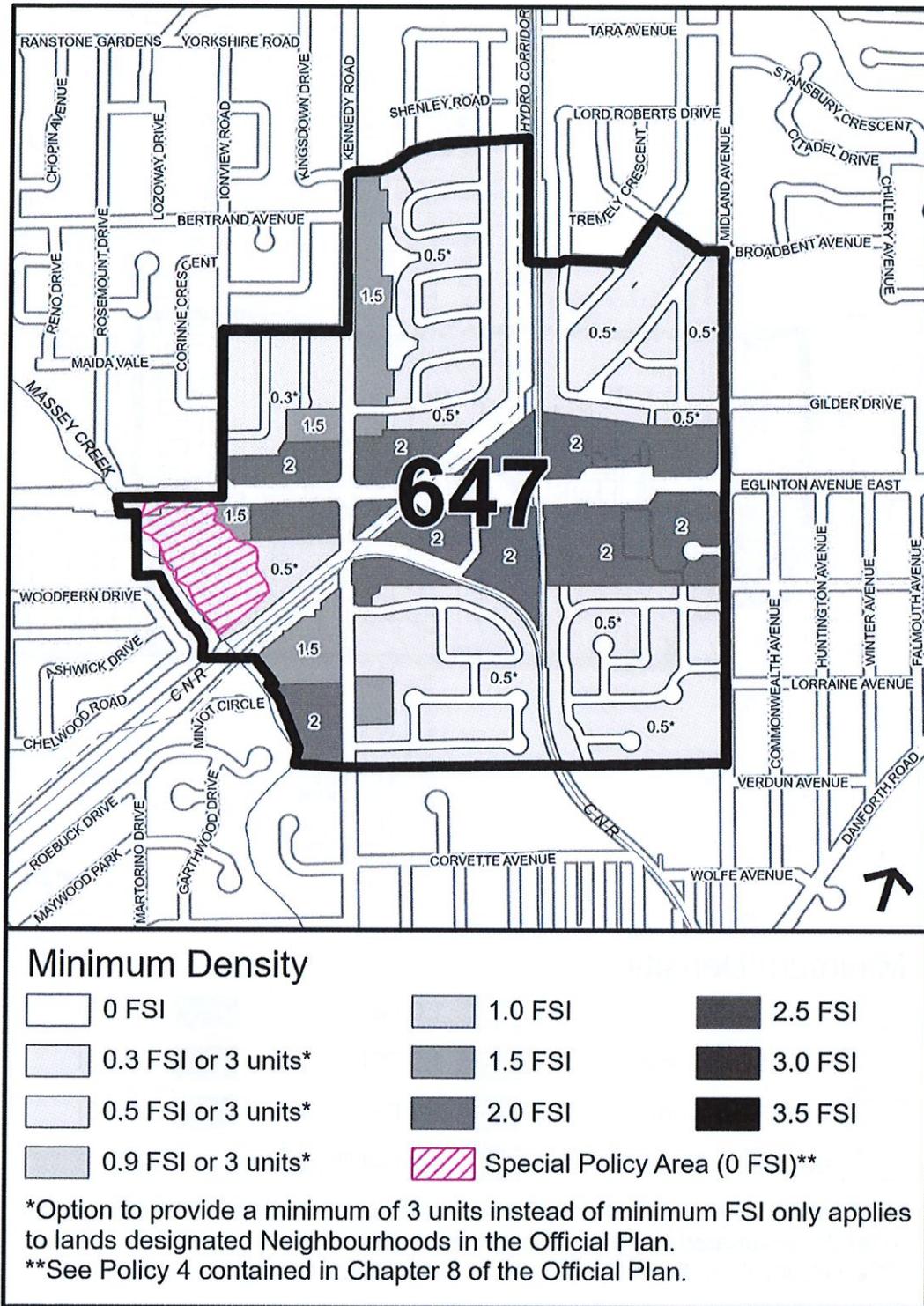
 0 FSI	 1.0 FSI	 2.5 FSI
 0.3 FSI or 3 units*	 1.5 FSI	 3.0 FSI
 0.5 FSI or 3 units*	 2.0 FSI	 3.5 FSI
 0.9 FSI or 3 units*	 Special Policy Area (0 FSI)**	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

**See Policy 4 contained in Chapter 8 of the Official Plan.

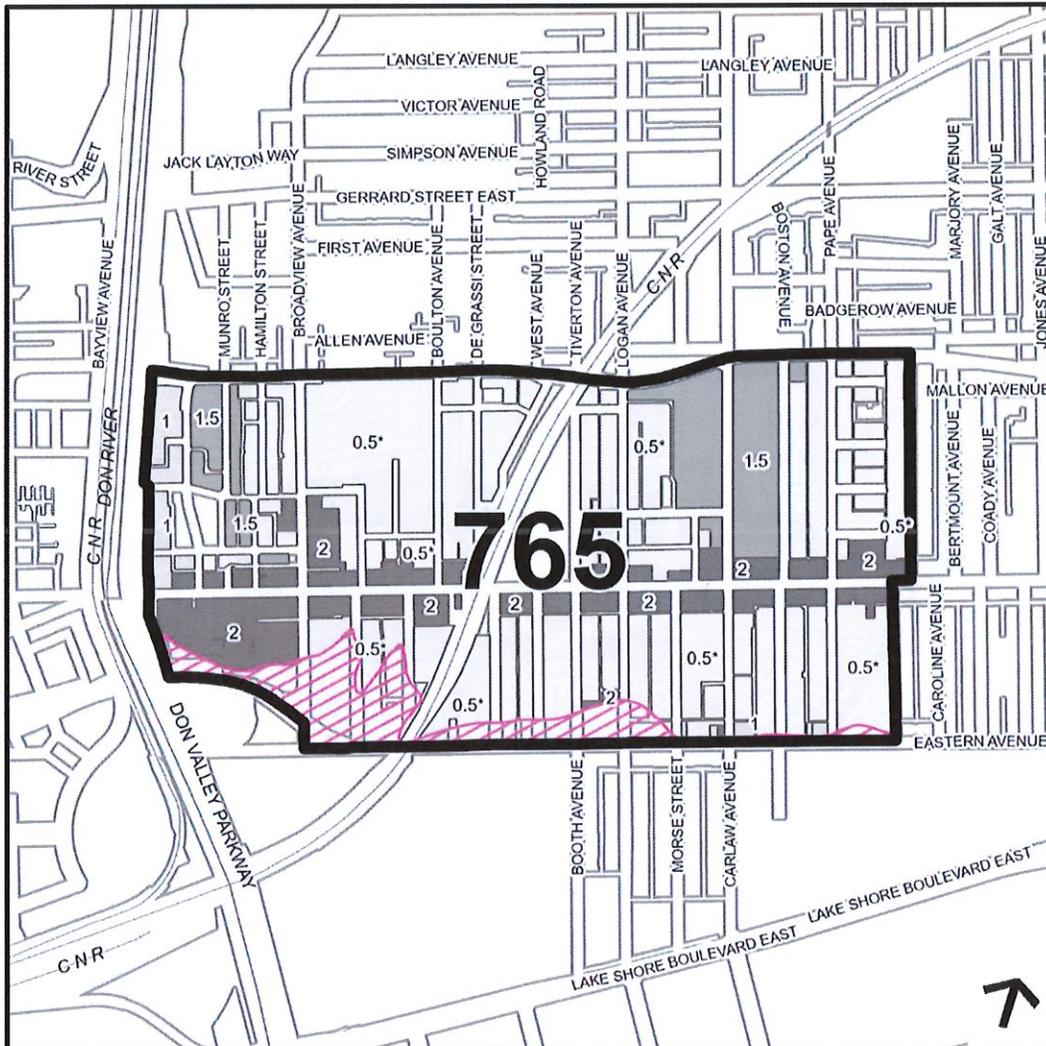
Appendix 6

Map 2 – Minimum Densities, Kennedy Protected Major Transit Station Area



Appendix 7

Map 2 – Minimum Densities, Leslieville Protected Major Transit Station Area



Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*	Special Policy Area (0 FSI)**	

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

**See Policy 4 contained in Chapter 8 of the Official Plan.

Appendix 8

Map 2 – Minimum Densities, Park Lawn Protected Major Transit Station Area

