



Welcome to the Public Engagement Session:

Zoning for Major Transit Station Areas

How to Participate

1. Learn and ask staff questions about the proposed zoning updates
2. Provide your feedback by filling out a **Comment Sheet** or making a comment at a Town Hall event:

Toronto and East York Open House
January 27, 2026, 6:00-7:30 p.m.
West End Alternative School, 777 Bloor St West

North York Open House
February 3, 2026, 6:00-7:30 p.m.
North York Memorial Community Hall, 5110 Yonge Street

City-wide Town Hall
February 12, 2026, 6:30-8:30 p.m.
City Hall, Council Chambers, 100 Queen St West

3. Email detailed or site-specific comments to the project team at mtsa zoning@toronto.ca
4. Provide your email to the project team to sign up for email updates.

The deadline for feedback is **February 19, 2026**.

Contact the Project Team

Email: MTSAzoning@toronto.ca

Phone: 416-338-5600

www.toronto.ca/StationAreaZoning

Scan to view the project webpage





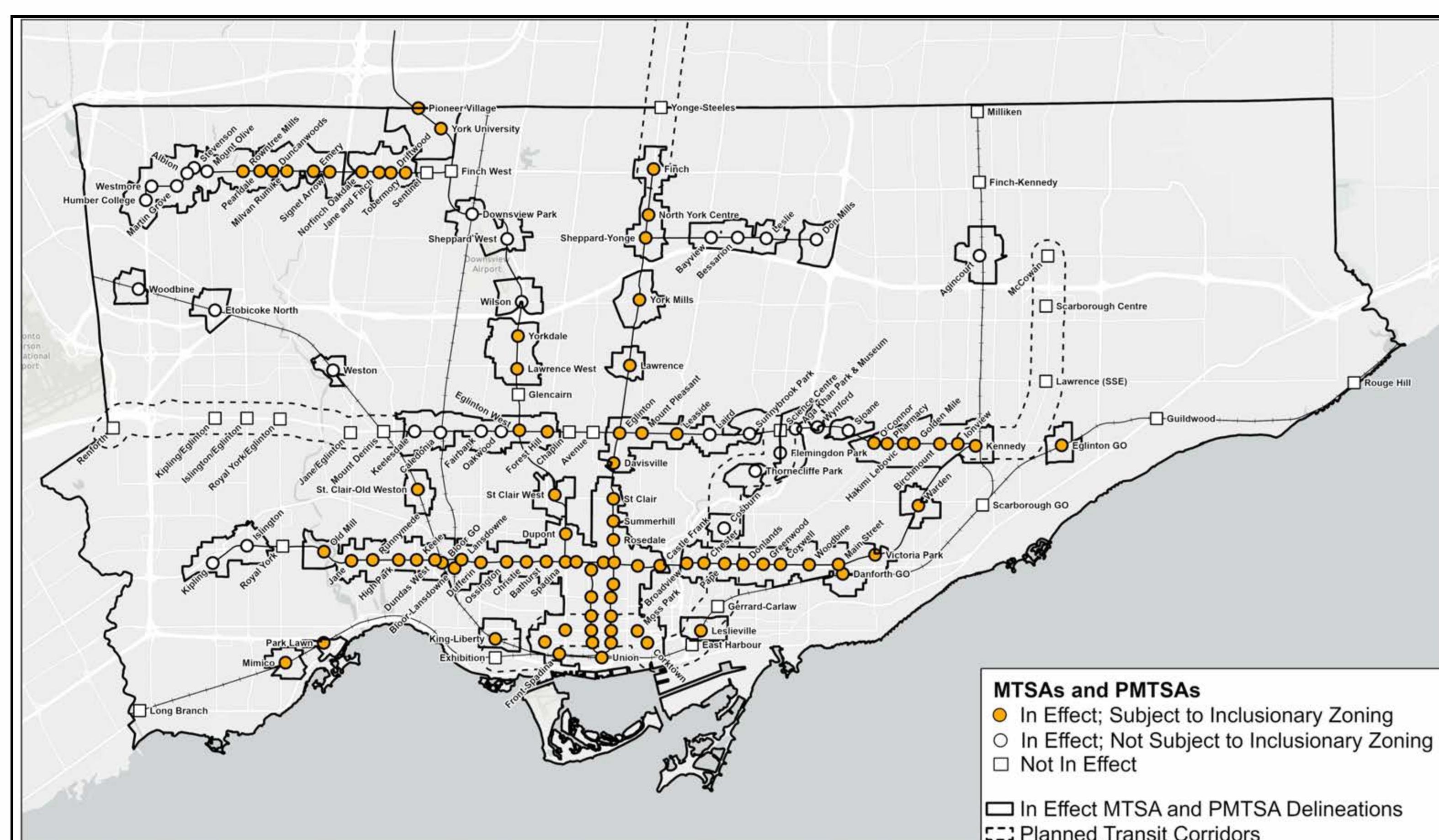
Project Overview

What is a Major Transit Station Area?

Major Transit Station Areas (MTSAs) are areas within about 500 to 800 metres, or roughly a 10-minute walk, of existing or planned higher-order transit stations (e.g., subways, GO Transit, light-rail). There are 120 approved MTSAs across the City.

Protected Major Transit Station Areas (PMTSAs) are a subset of 95 MTSAs with required minimum densities where the City can also require affordable housing through Inclusionary Zoning.

Key Map of Major Transit Station Areas and Protected Major Transit Station Areas



Decision History

The City established P/MTSAs through Official Plan Amendments (OPAs). The OPAs needed to be approved by the Provincial Minister of Municipal Affairs and Housing.

In August 2025, the Minister's decision brought Chapter 8 of the Official Plan into effect and:

- approved the Council-adopted station area boundaries
- increased the density and height permitted within 200 and 500m of the stations; and
- requires minimum densities in PMTSAs.

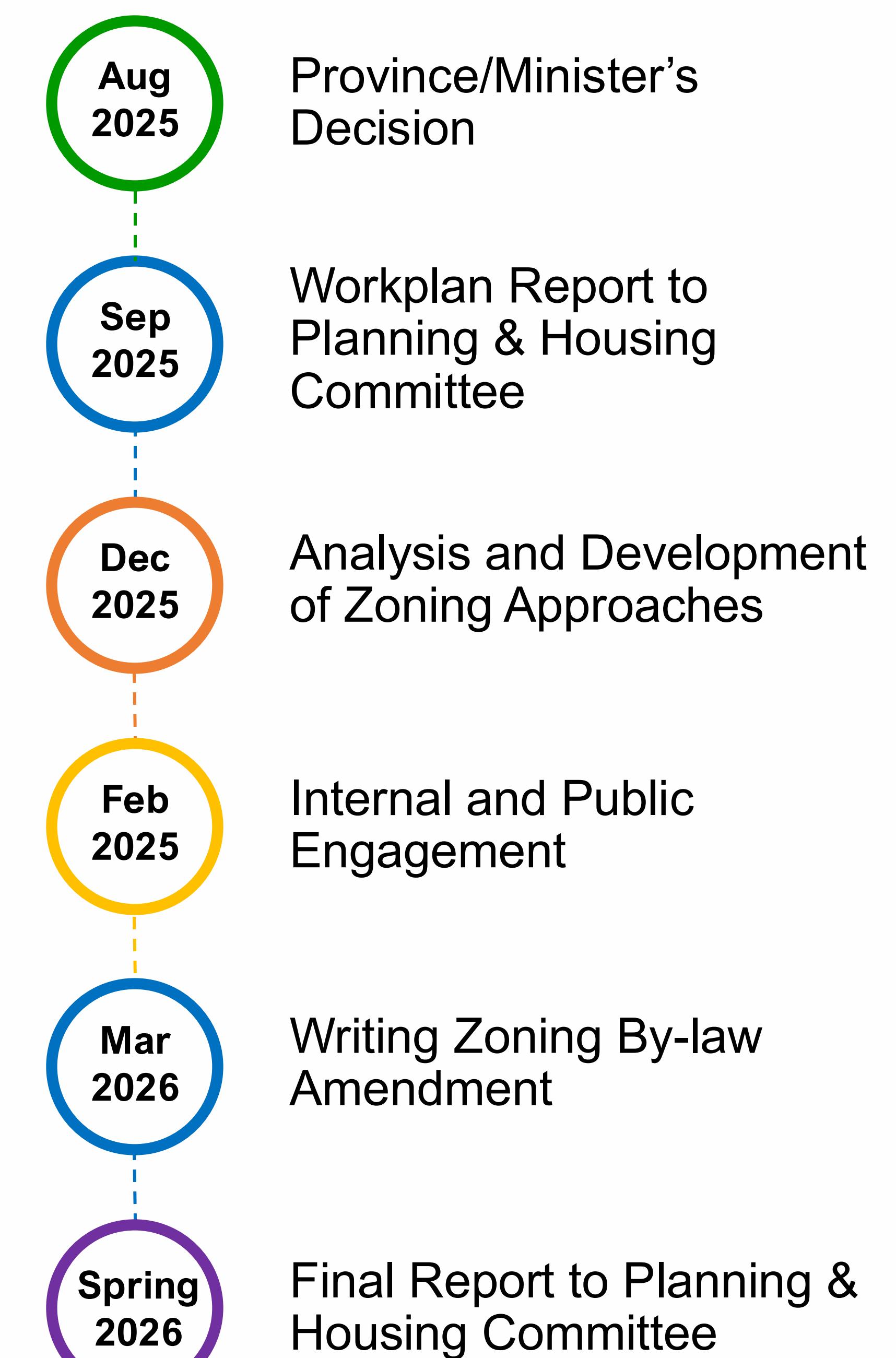
The Minister's decision is final and cannot be appealed.

Why does zoning need to be updated?



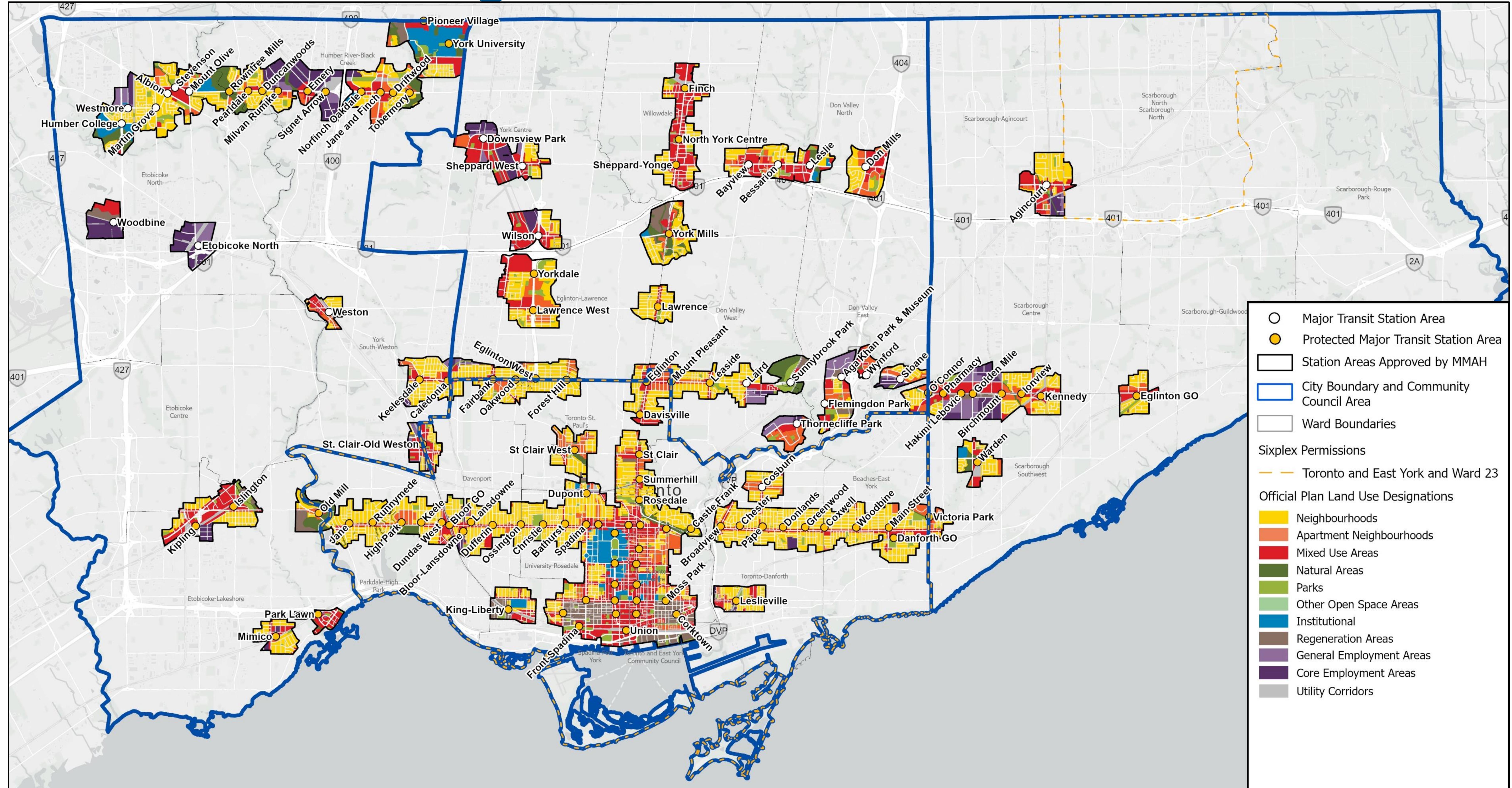
The *Planning Act* directs the City to update its zoning by-law to match the provincially approved policies for station areas by Spring 2026.

Project Timeline





Land Use Designations in Station Areas





New Policies for Station Areas

Our current exercise is to translate the new Provincially-approved policies into local zoning. The Planning Act directs the City to set zoning permissions to allow these heights and densities, but not every site will be able to build to the maximum limit. The Planning Act permits applications to amend the zoning by-law for additional height, density or other zoning rules.

Each station area has various land use designations within it including Neighbourhoods, Apartment Neighbourhoods and Mixed Use Areas.

In Neighbourhoods, multiplexes and apartment buildings may be built:

- up to 6 storeys within 200m of a station
- Up to 6 storeys fronting a major street, and
- up to 4 storeys everywhere else in the station area.



Example of 4 and 6-storey apartment buildings in an area designated *Neighbourhoods* in Toronto.

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

	Within 200m of Station	From 200-500m of Station
Density Permitted	8 FSI or more	6 FSI or more
Building Height Permitted on Large, Multi-tower Sites	Up to 30 storeys	Up to 20 storeys

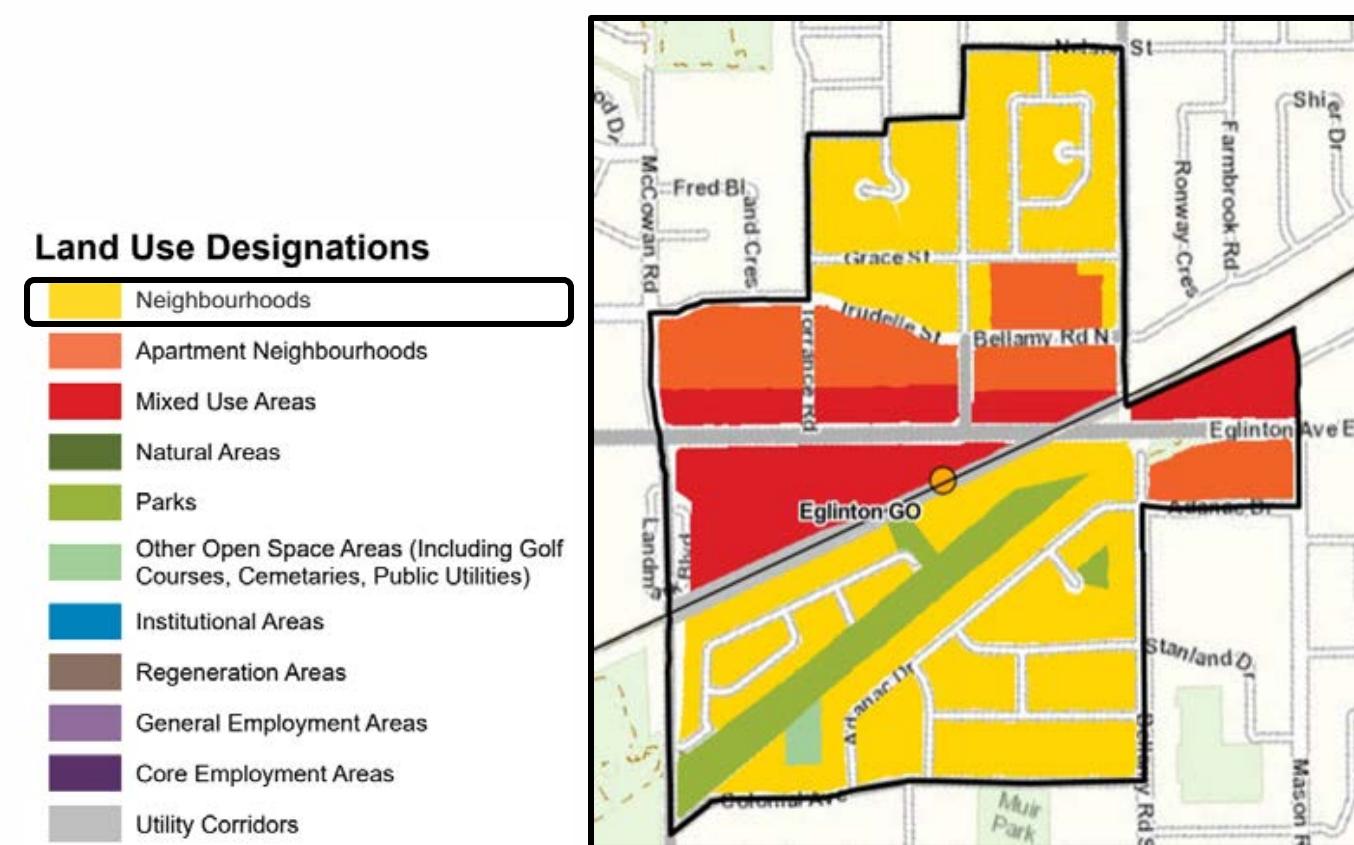
Understanding FSI

Floor space index (FSI) is a way of measuring density on a site. FSI is the floor area of the building, divided by the area of the lot.





Neighbourhoods



Neighbourhoods are shown as yellow on Official Plan maps.



Looking for a specific property?

Check out the map book provided or visit the project website: toronto.ca/StationAreaZoning.

Current Permissions

Multiplexes (2-6 units)

- Duplexes, triplexes, and fourplexes** are already permitted citywide in low-rise residential zones, up to 10 metres (3 storeys).
- Fiveplexes & sixplexes** are permitted in Toronto East-York and Ward 23 (Scarborough North), up to 10.5 metres (3.5 storeys).

Apartments (7+ units)

- Small-scale (6-storey) apartment buildings** are already permitted on major streets in low-rise residential zones citywide.
- Apartment buildings** are also already permitted in the R and RM zones citywide.



Examples of multiplexes in Toronto.

Zoning Approach

Within each station area, on lands designated Neighbourhoods:

- Allow universal 4-storey building heights (13m).
- Allow fiveplexes, sixplexes and apartment buildings.

Within 200 metres of station:

- Allow 6-storey (19m) apartment buildings.

No change:

- On major streets in low-rise neighbourhoods city-wide, 6-storey apartment buildings will continue to be allowed.
- Outside of station areas, existing zoning rules will continue to apply.



Example of a 6-storey apartment building in a Neighbourhood context



Mixed Use Areas & Apartment Neighbourhoods



Mixed Use Areas

- Urban in character, featuring continuous streetwalls and active, pedestrian-oriented ground floors.
- Intended to accommodate much of the City's growth, supporting a mix of residential, commercial, retail, service, and institutional uses



Apartment Neighbourhoods

- Primarily residential areas with apartment buildings, parks, and local institutions, allowing limited retail, service, and office uses.
- Support residential development at a larger scale than low-rise neighbourhoods, with setbacks and limited non-residential uses (mainly at ground level).

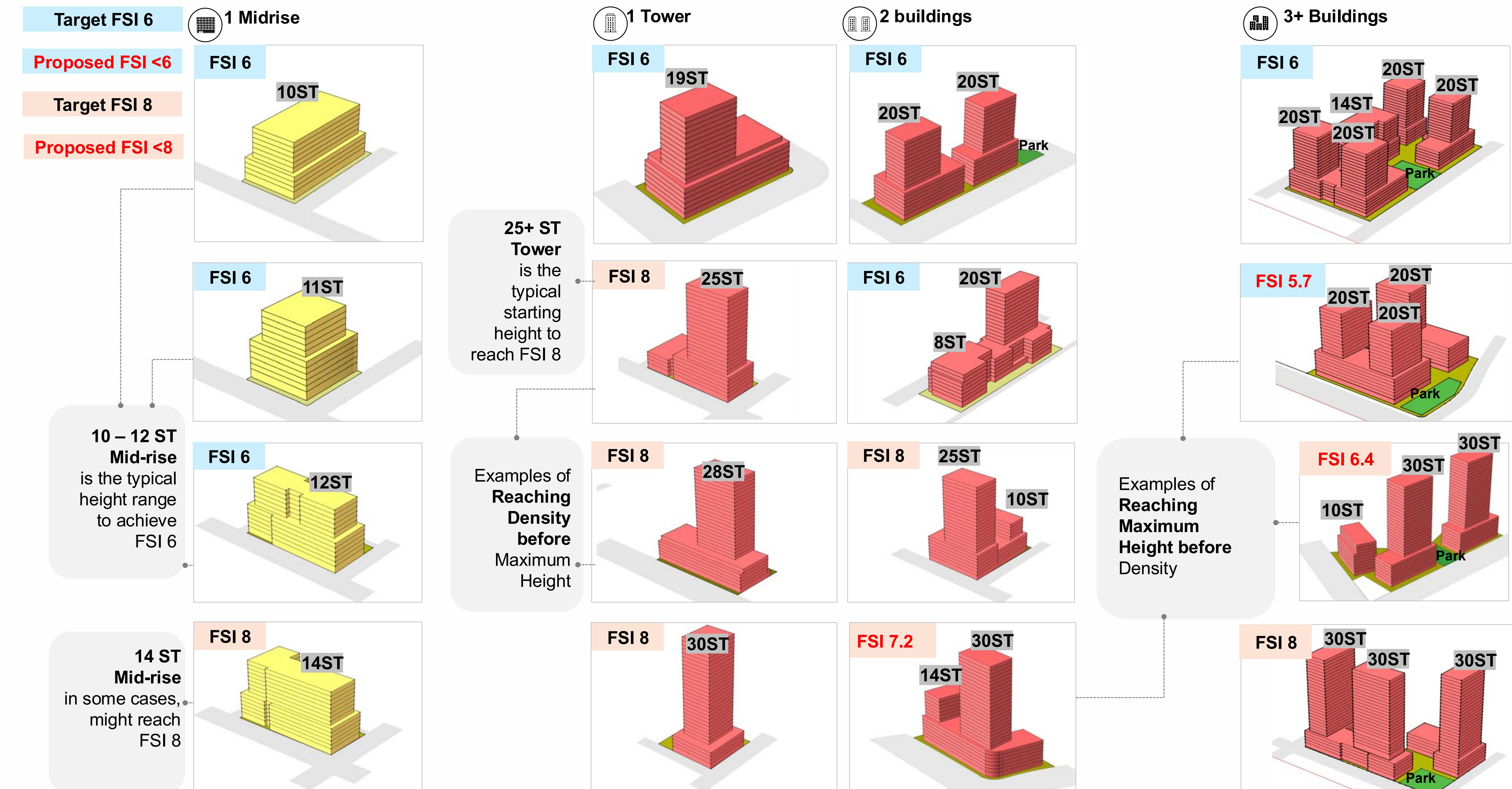
Zoning Approach

While the same Province-approved P/MTSA policies apply to both designations, their distinct character means they require separate zoning standards.

Zoning will allow up to:

- 8.0 FSI and 30 storey heights within 200m of station
- 6.0 FSI and 20 storey heights within 500m of station
- Heights will apply regardless of site size

Zoning will also provide **performance standards for mid-rise and tall buildings**.



Testing Density Permissions

We have studied over 50 sample sites of different sizes, shapes and configurations including a wide range of properties from both Mixed Use Areas and Apartment Neighbourhoods across various station areas in all city districts.

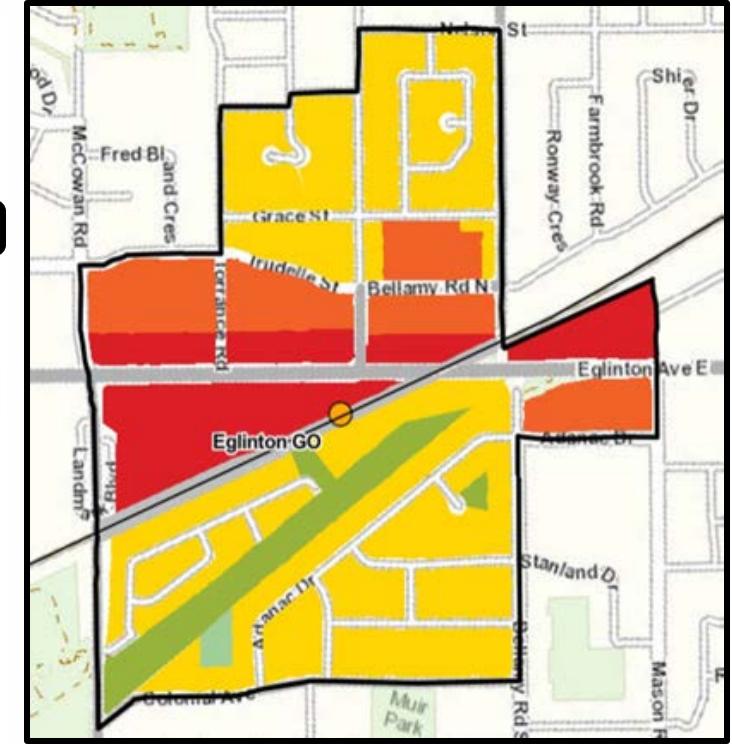
We tested 3D models to understand how 6 and 8 FSI density permissions may be met in mid-rise and/or tall building forms.



Mixed Use Areas Approach

Land Use Designations

- Yellow: Neighbourhoods
- Orange: Apartment Neighbourhoods
- Red: Mixed Use Areas
- Green: Natural Areas
- Light Green: Parks
- Light Blue: Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Dark Blue: Institutional Areas
- Brown: Regeneration Areas
- Purple: General Employment Areas
- Dark Purple: Core Employment Areas
- Grey: Utility Corridors



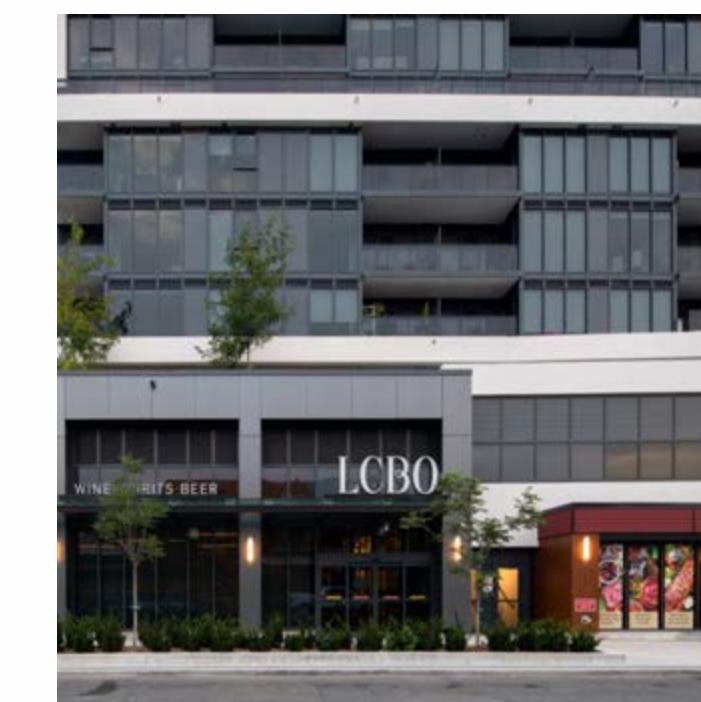
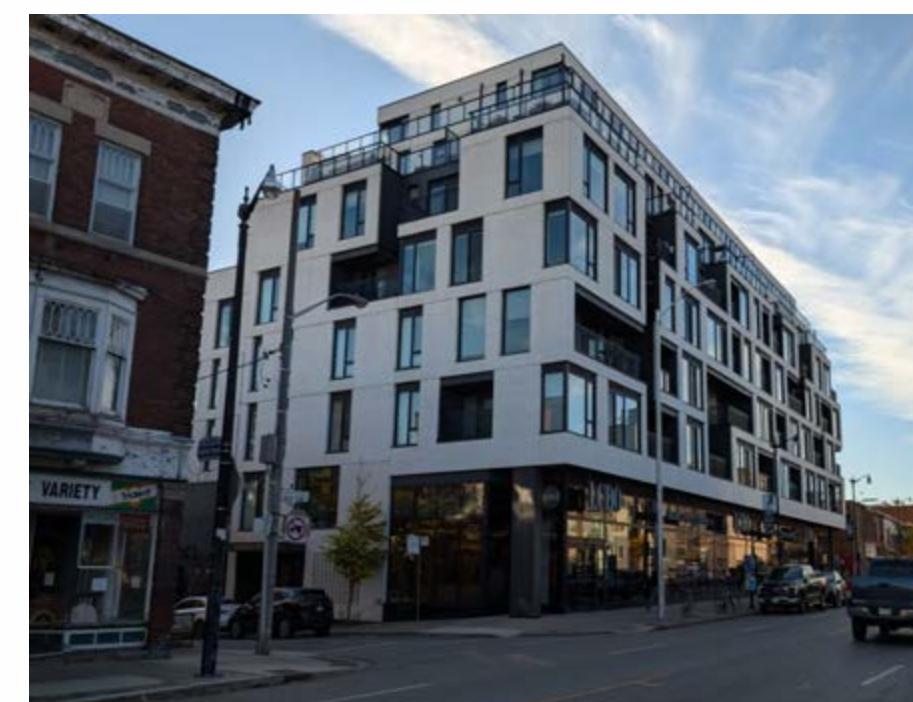
Mixed Use Areas are shown as red on Official Plan maps.

Common Standards for the Base of Buildings

- Set close to street
- Continuous streetwall
- Pedestrian scale height & massing
- Retail and other non-residential uses on ground floor
- Consistent streetscape

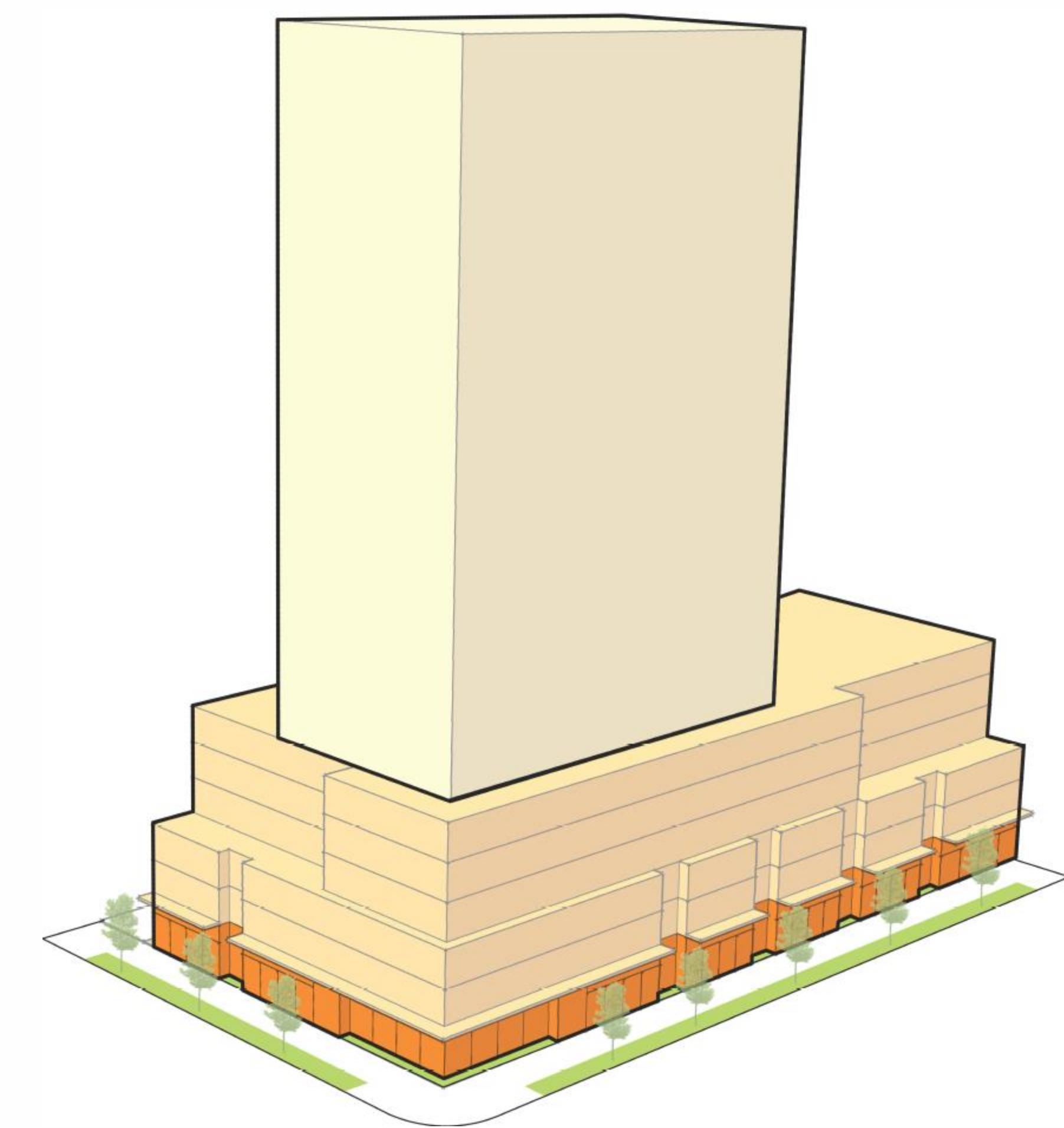
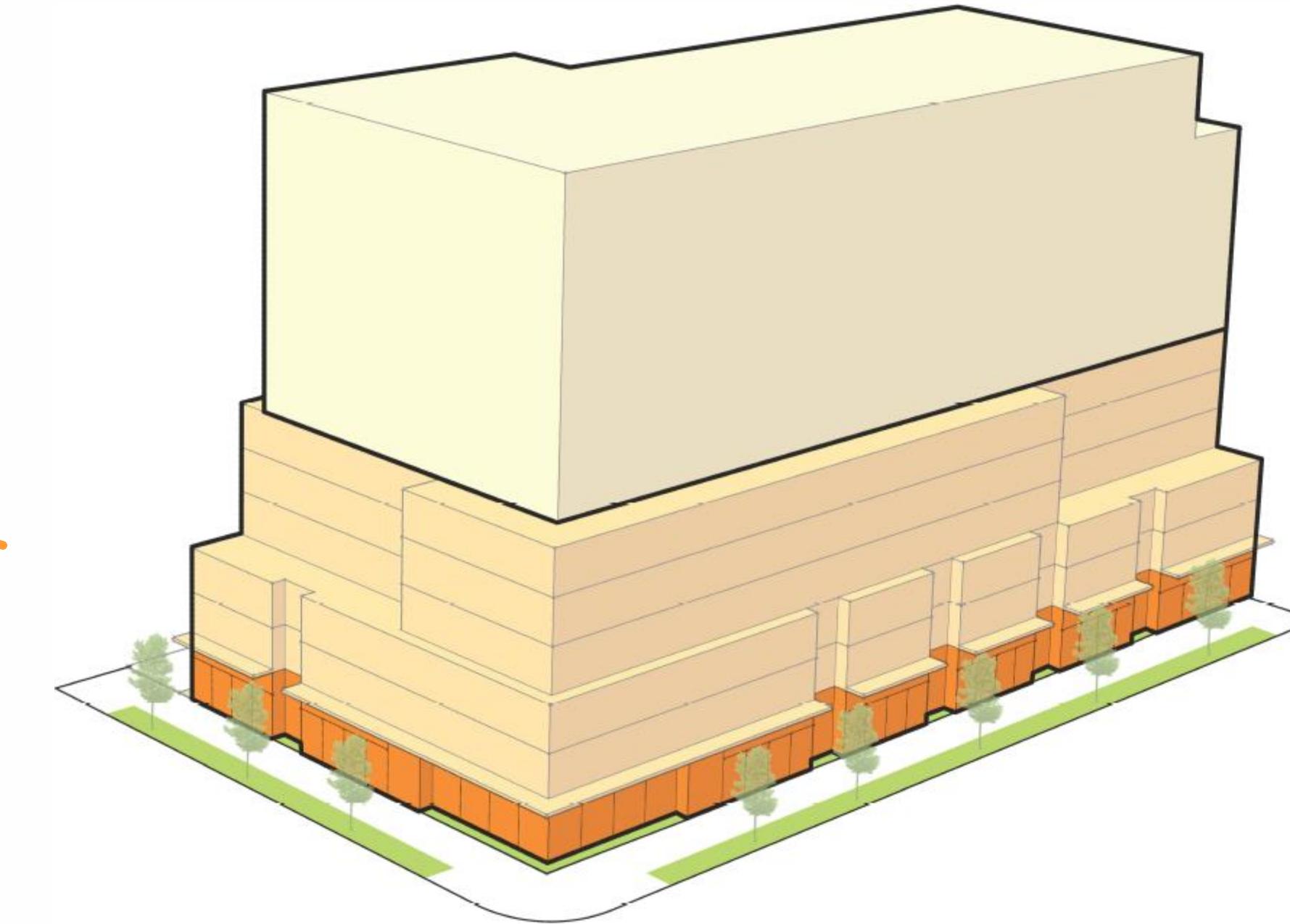


What might this look like?



Mid-rise Building Standards

- Height generally 1:1 ratio to width of street right-of-way that it fronts
- Upper floors set back on street frontages and at rear



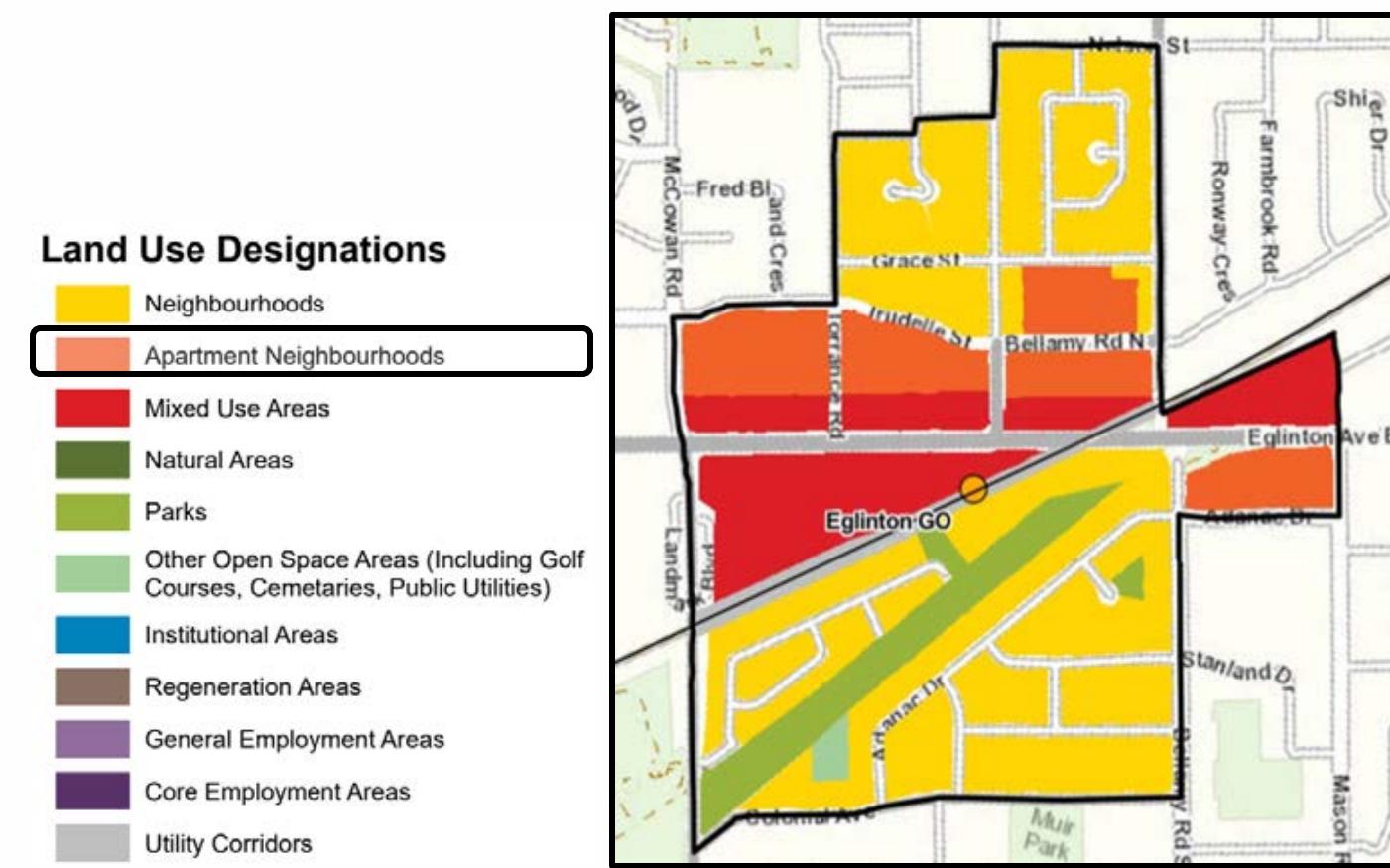
Tall Building Standards

- Height taller than 1:1 ratio with street
- Upper floors set back on all sides
- Building separation increases with greater height





Apartment Neighbourhoods Approach



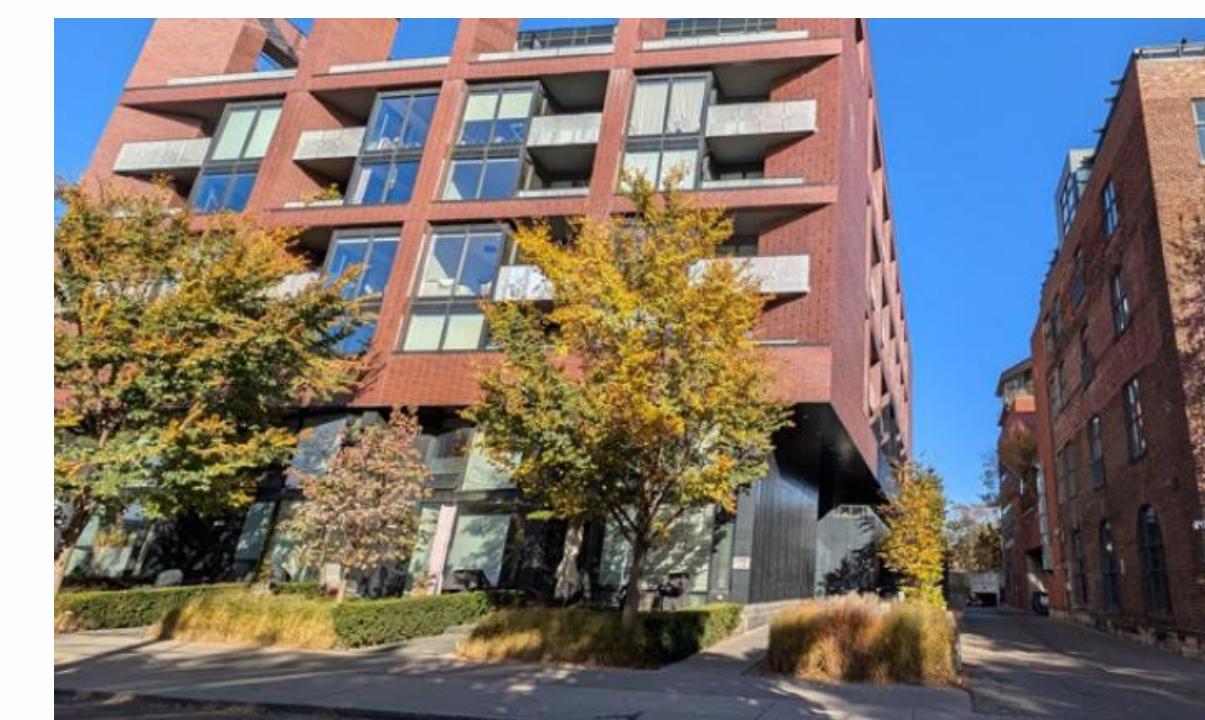
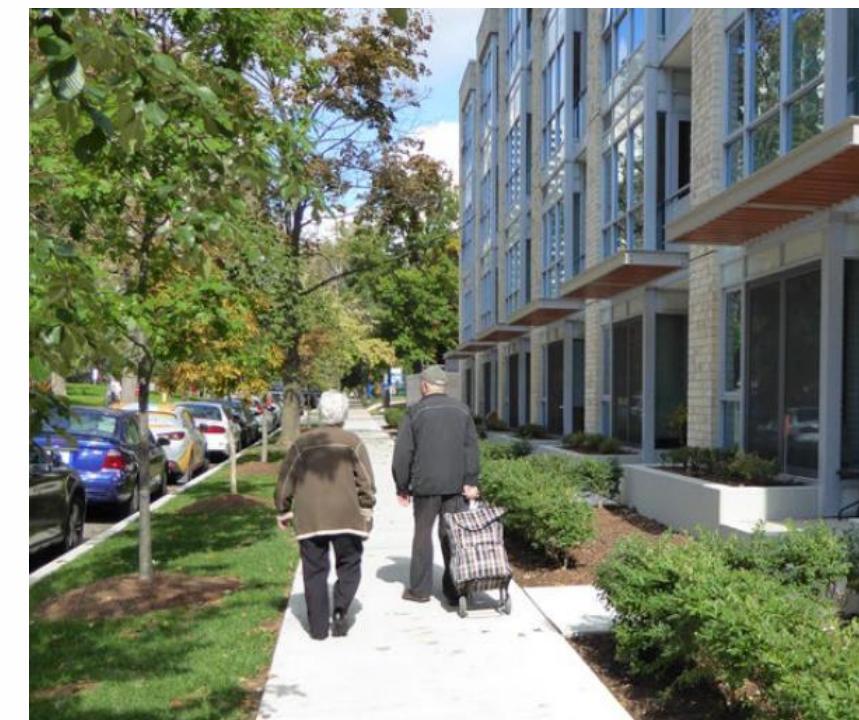
Apartment Neighbourhoods are shown as orange on Official Plan maps.

Common Standards for the Base of Buildings

- Setback from the street and neighbours
- Landscaped space around buildings
- Pedestrian scale height & massing
- Residential and some non-residential uses on ground floor
- Consistent streetscape

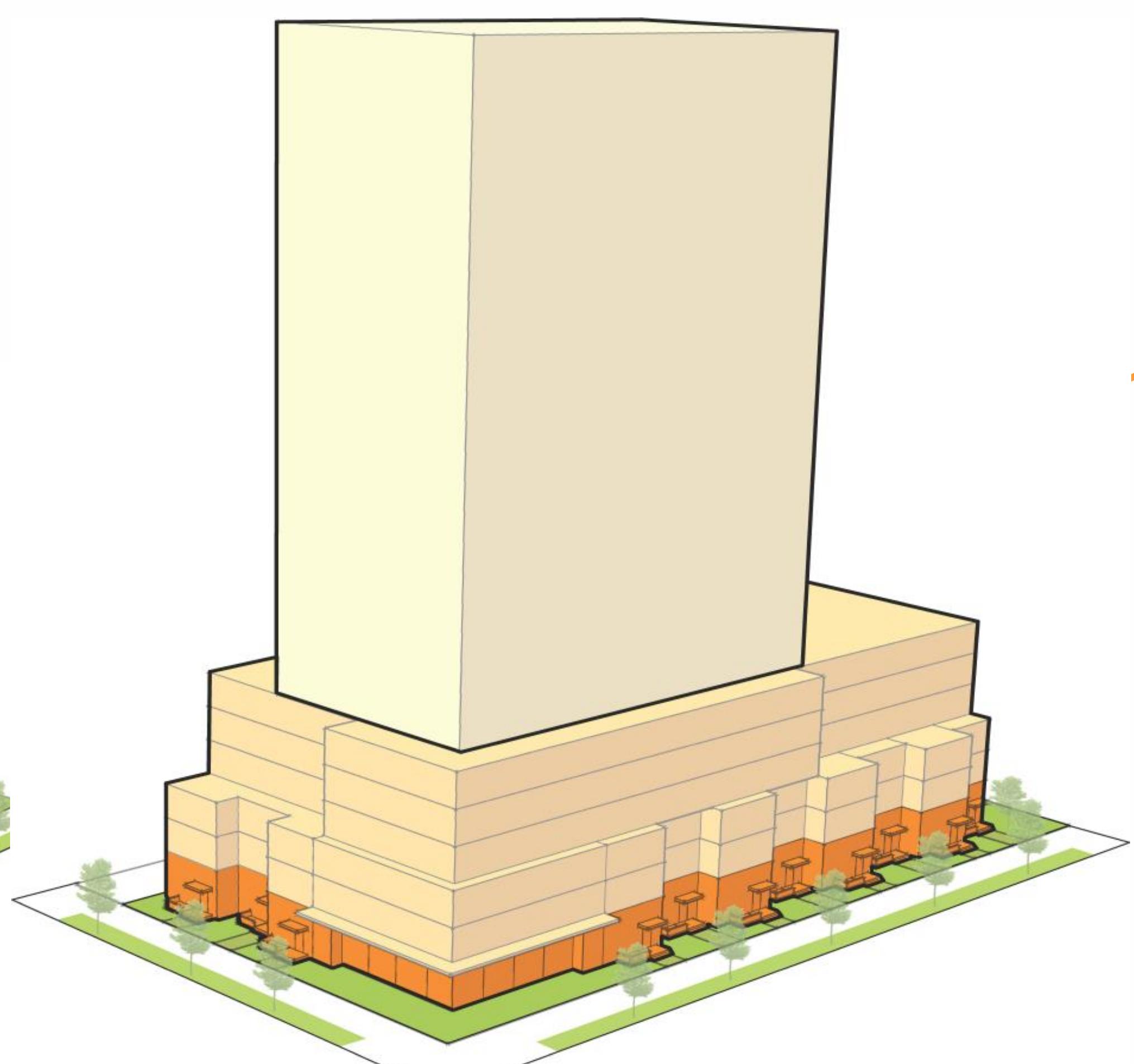
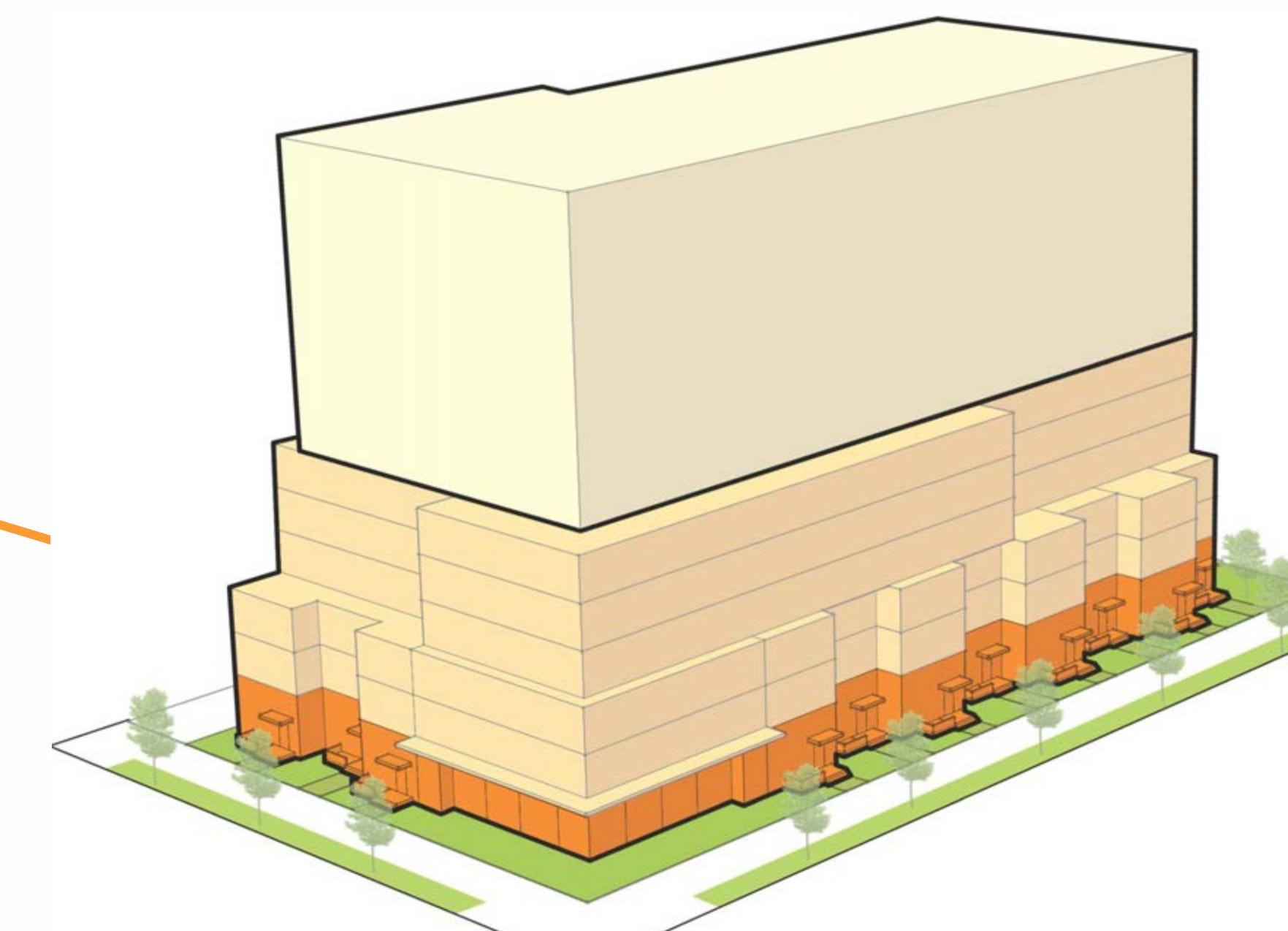


What might this look like?



Mid-rise Building Standards

- Height generally 1:1 ratio to width of street right-of-way that it fronts
- Building set back on all sides

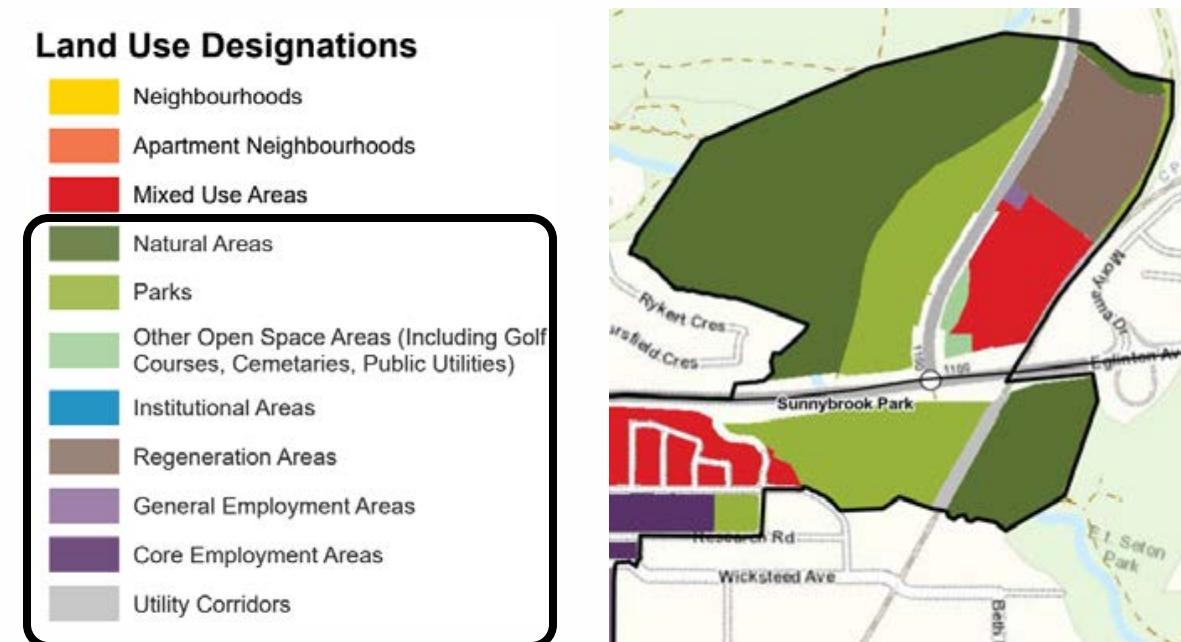


Tall Building Standards

- Height taller than 1:1 ratio with street
- Building set back on all sides
- Building separation increases with greater height



Areas Proposed for No Zoning Changes Through These Zoning Amendments



Looking for a specific property?

Check out the map book provided or visit the project website: toronto.ca/StationAreaZoning.

Regeneration Areas

- No zoning changes at this time for these reurbanizing areas, where planning studies are required or underway.
- Exception: King Liberty and King Parliament will be included for zoning updates because they have Secondary Plans in place.



Explore the Regeneration Area studies underway and learn how you can get involved at toronto.ca/regeneration-area-studies.



Other Areas

- Christie's Secondary Plan (conditional on Park Lawn GO station being built)
- Other lands not intended for housing will have no zoning changes, including:
 - Parks and open spaces;
 - Environmental protection areas (e.g. ravines, floodplains);
 - Institutional lands;
 - Major City facilities (e.g. fire halls, water treatment/pumping); and
 - Utility and transportation corridors / infrastructure (e.g. stations themselves).
- Other lands that may be identified through the review/study process.



Heritage Properties and Conservation Districts



- Toronto's heritage can be found in the significant buildings, properties, districts, landscapes, places of spiritual, social and cultural value and archaeological sites that are found throughout the city.
- In Ontario, heritage conservation is identified as a provincial interest under the Planning Act, and irreplaceable cultural heritage resources must be wisely protected and managed as part of planning for future growth. *Protected heritage properties shall be conserved* (Provincial Planning Statement, 2024)
- The City of Toronto maintains a heritage register that includes “protected” heritage properties designated by by-law either **individually**, or within a **heritage conservation district**, under the Ontario Heritage Act.



Heritage Conservation Districts (HCDs) are a planning tool that provide place-based policies that conserve and enhance historic neighbourhoods, while pointing to opportunities for contextually appropriate growth and change. Examples of areas with an adopted HCD plan include Cabbagetown, the Annex, Queen Street West, and the St. Lawrence Neighbourhood.

Zoning Approach

- Heritage properties, including properties within heritage conservation districts are being reviewed to determine to what extent, if any, they will be subject to any performance standards in the zoning for P/MTSAs. A key consideration is to ensure that any cultural heritage value and attributes of heritage properties and districts can be protected and conserved as part of any proposed zoning change in a manner consistent with the Ontario Heritage Act, PPS (2024) and in conformity with the Official Plan.
- The City will continue to require that new development on and adjacent to heritage properties is contextually appropriate and meets all applicable heritage conservation policies of the PPS (2024) and the Official Plan.



Looking for more information?

Scan the QR code and visit the City's Heritage Permit Guide for new development on a designated heritage property at toronto.ca/heritage-permit-guide/

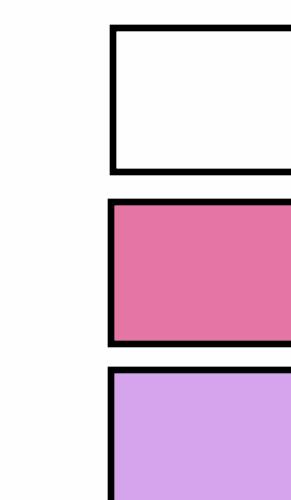
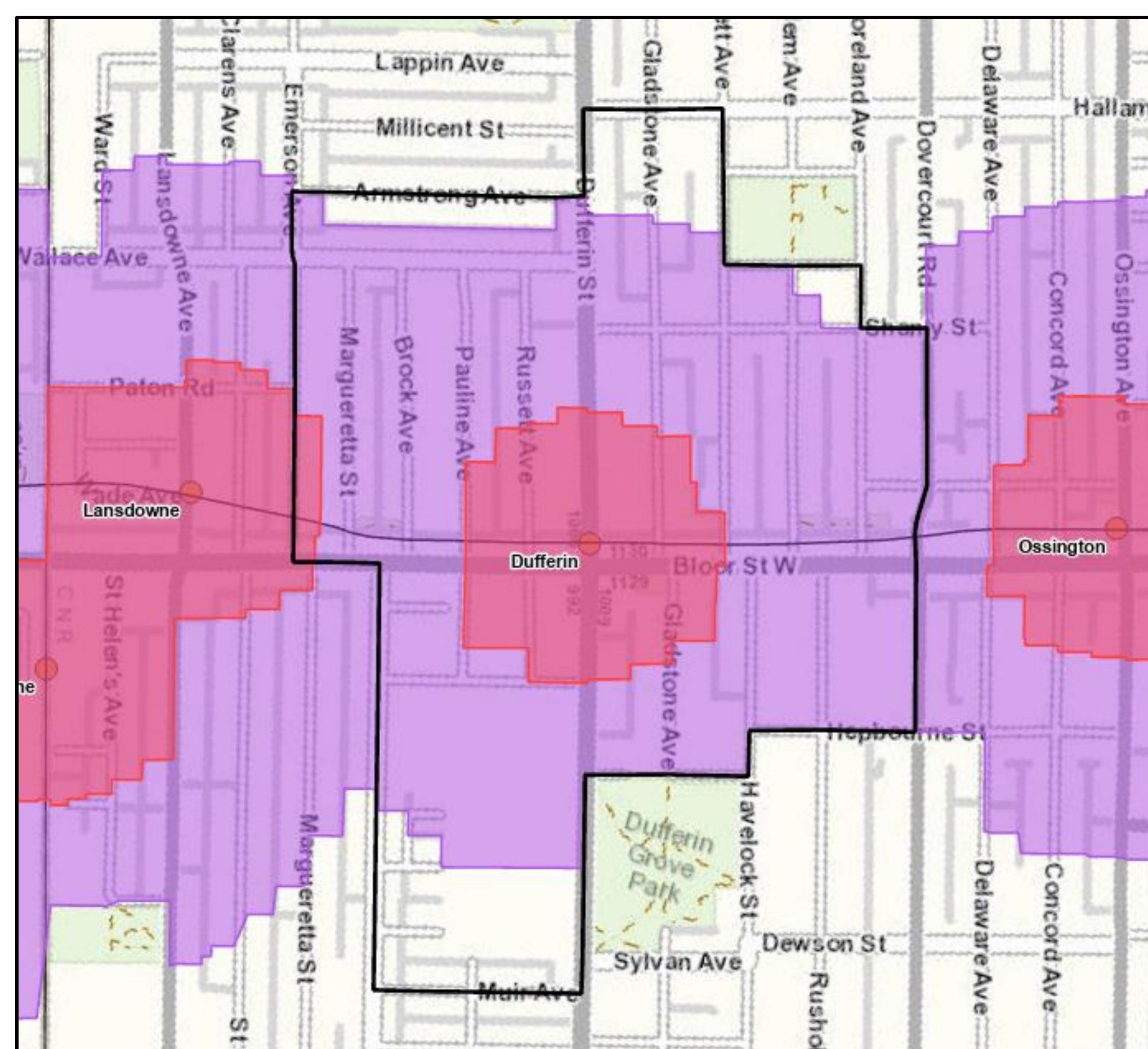


200m & 500m Distances Around Stations

Approach for setting the boundaries

- Measure from **station centre point**, not entrances.
- Generally, include properties if:
 - entire frontage and some lot area is within the distance and the property fronts a street within the distance;
 - more than half the lot area is within the distance unless the property fronts a street *not* within the distance.
- Exclude parks, natural areas, open spaces, and areas inaccessible due to natural and physical barriers.
- Align mid-block boundaries with local features such as laneways and lot lines.

Example: Dufferin Station



Dufferin PMTSA Boundary
Area within 200m of Station
Area within 200 - 500m of Station

Station-Specific Considerations:

- Large sites, including Dufferin Mall and Bloor & Dufferin redevelopment
- Parks, including Dufferin Grove
- Adjacent station areas (Lansdowne and Ossington)



Tell us what you think!

FOCUS ENERGY HERE

In Scope

Comments about:

- our approach to setting 200m and 500m catchment areas around specific stations
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- potential issues or unintended consequences of these zoning approaches for various topics

Not in Scope

- Directing growth to station areas in addition to other growth areas in the City (e.g. Centres, Avenues and Downtown)
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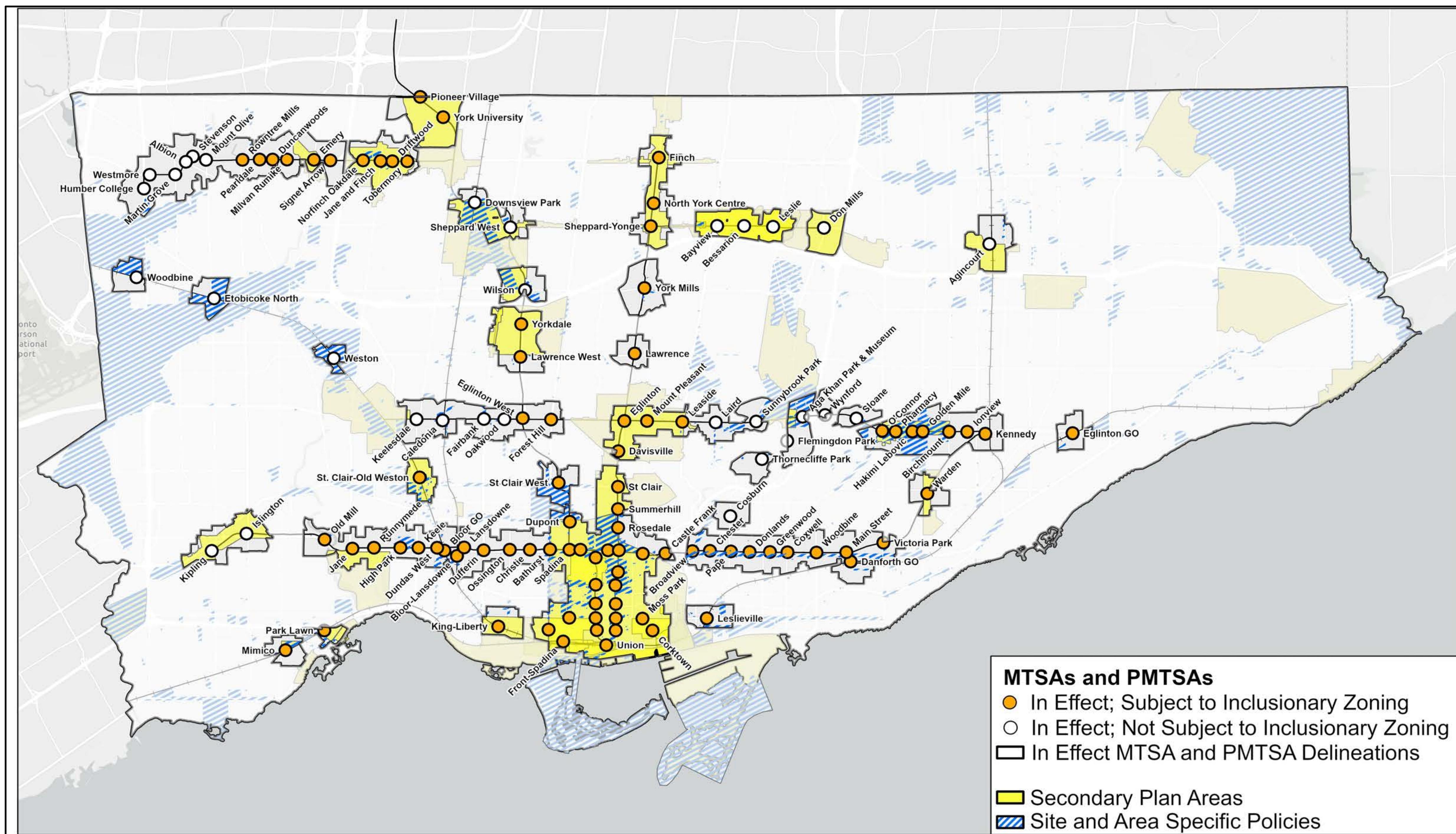
Looking for a specific property?

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Secondary Plans and SASPs

Minister-Approved MTSA and PMTSA with Secondary Plans and Site and Area Specific Policies



Secondary Plans are detailed local policy frameworks that guide growth and change in defined areas of the City. They provide coordinated planning for mobility, urban design, environmental, and community services, and are developed with community consultation.

Site and Area Specific Policies (SASPs) apply to individual sites or larger areas, varying from one or more provisions of the Official Plan. They generally reflect unique historic approval conditions or provide additional local policy direction. There are over 270 SASPs that apply to station areas.

Zoning Approach

- Zoning must match Secondary Plans and SASPs. The Province requires that **if there is a conflict between policies, whichever provides greater densities will prevail**.
- Updated zoning will apply minimum and maximum density permissions.
- Secondary Plans undergoing a review or update will be zoned for minimum and permitted densities.
- Secondary Plans and SASPs under appeal are not included in this work.



Looking for a specific area?

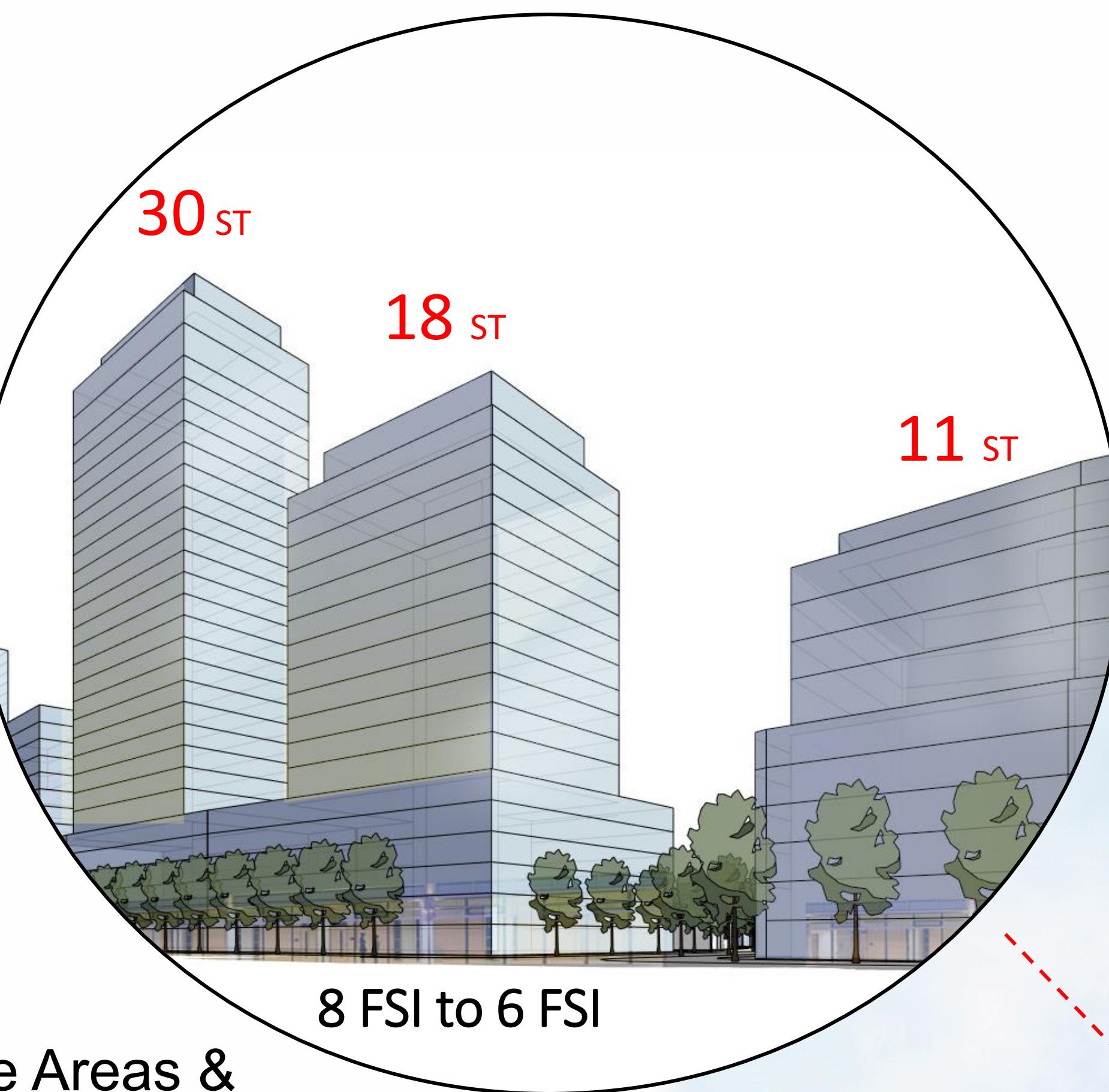
Check out the map book provided or review Official Plan Chapters 6 and 7 at toronto.ca/Official-Plan.



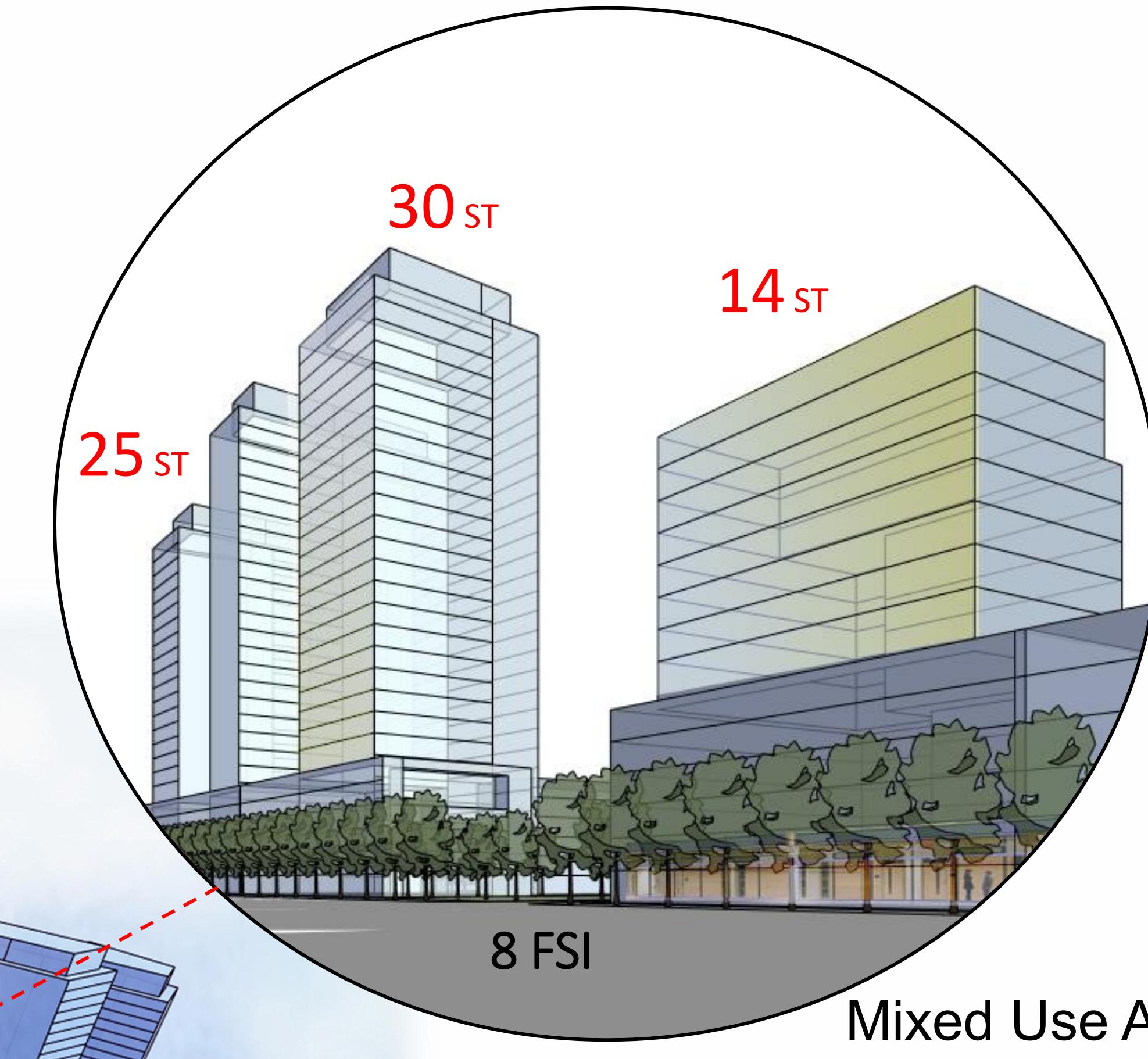
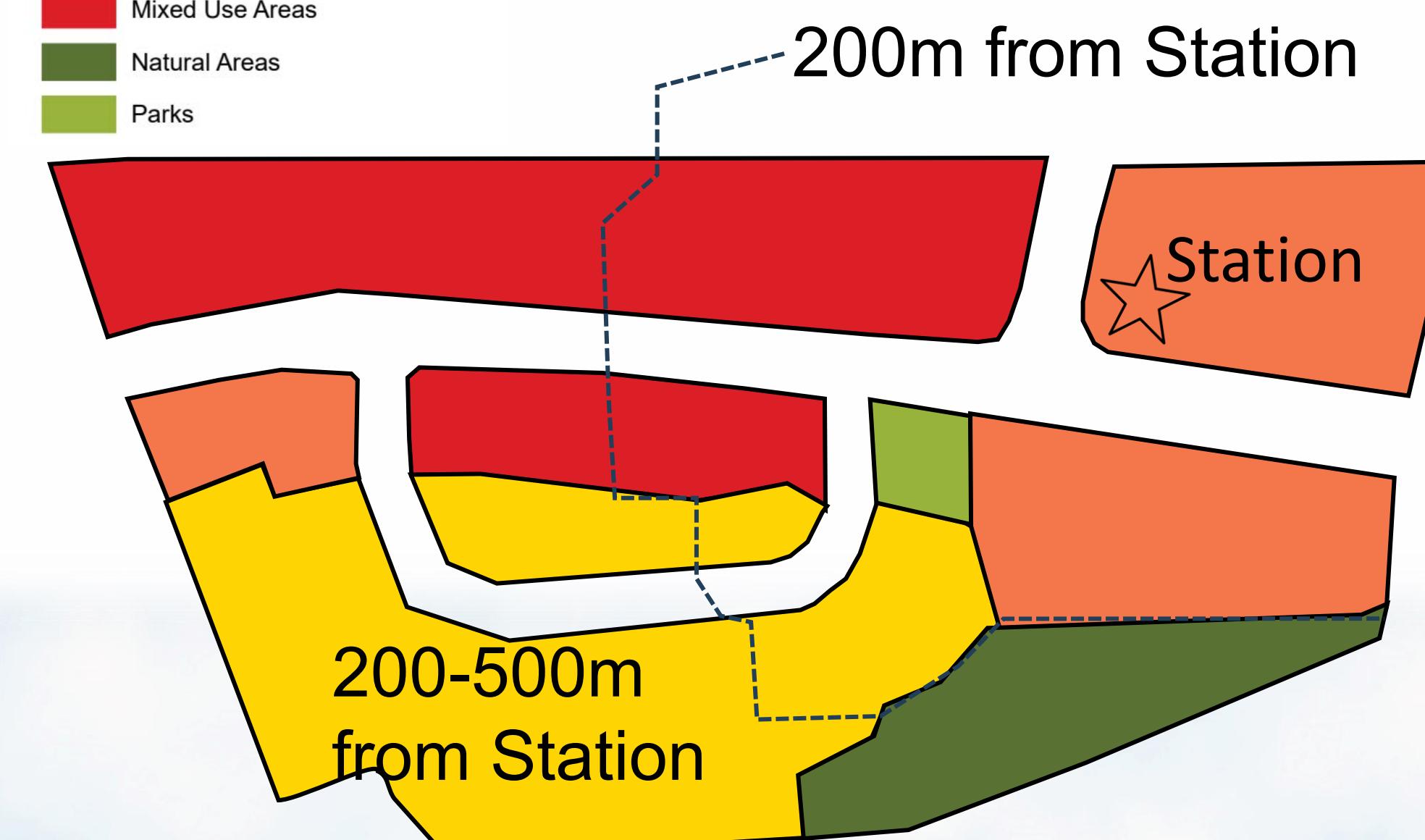
Conceptual Station Area

Land Use Designations

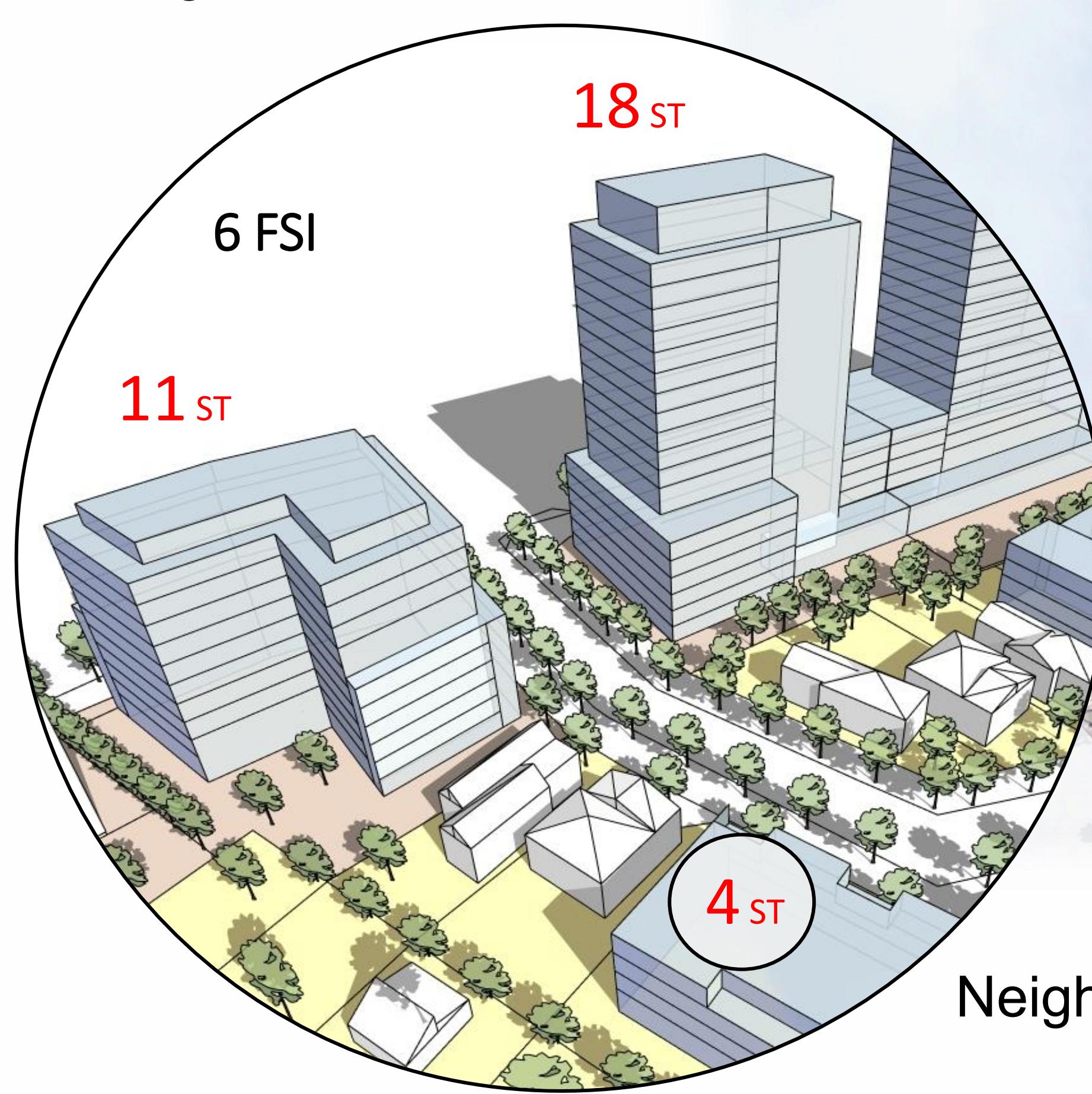
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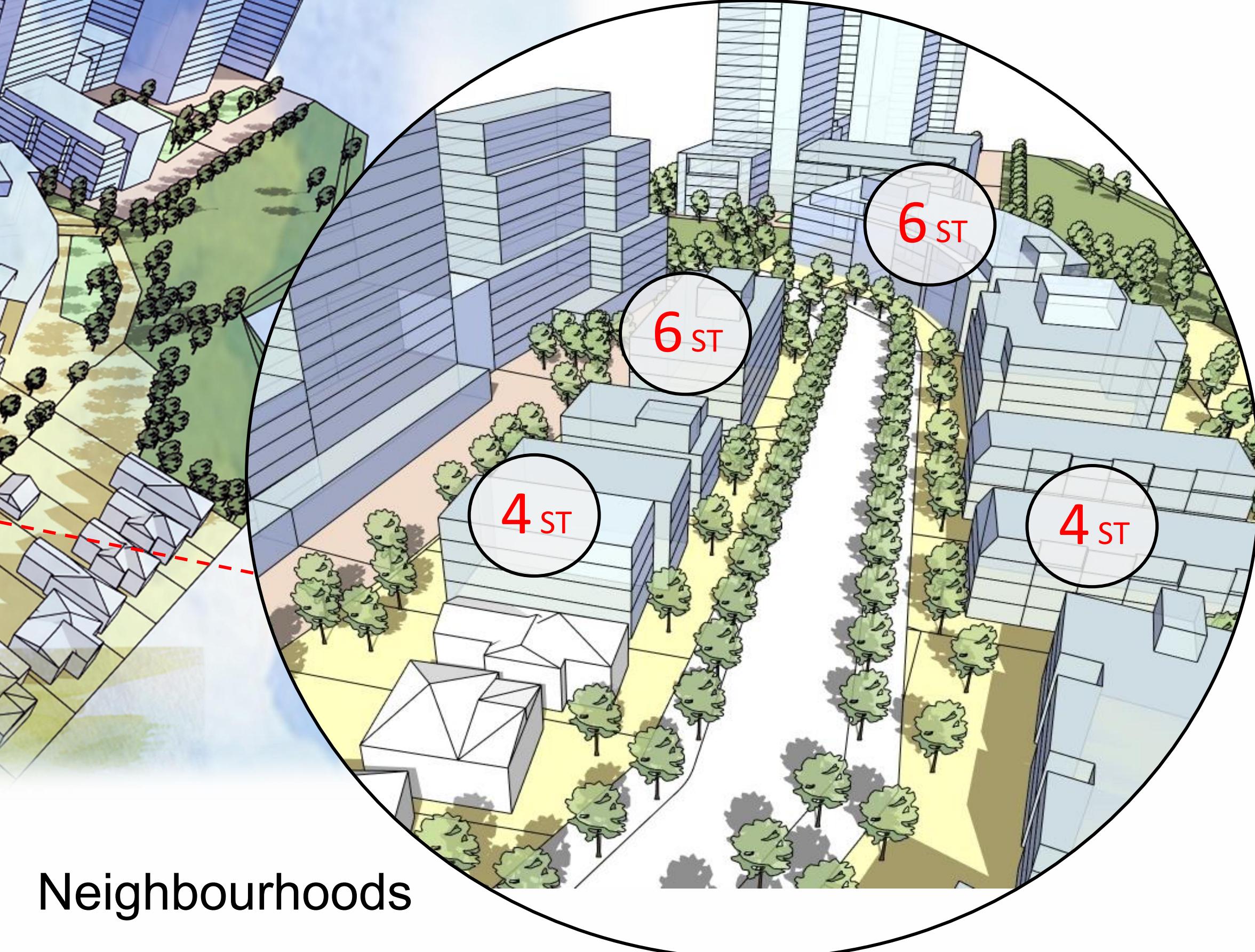
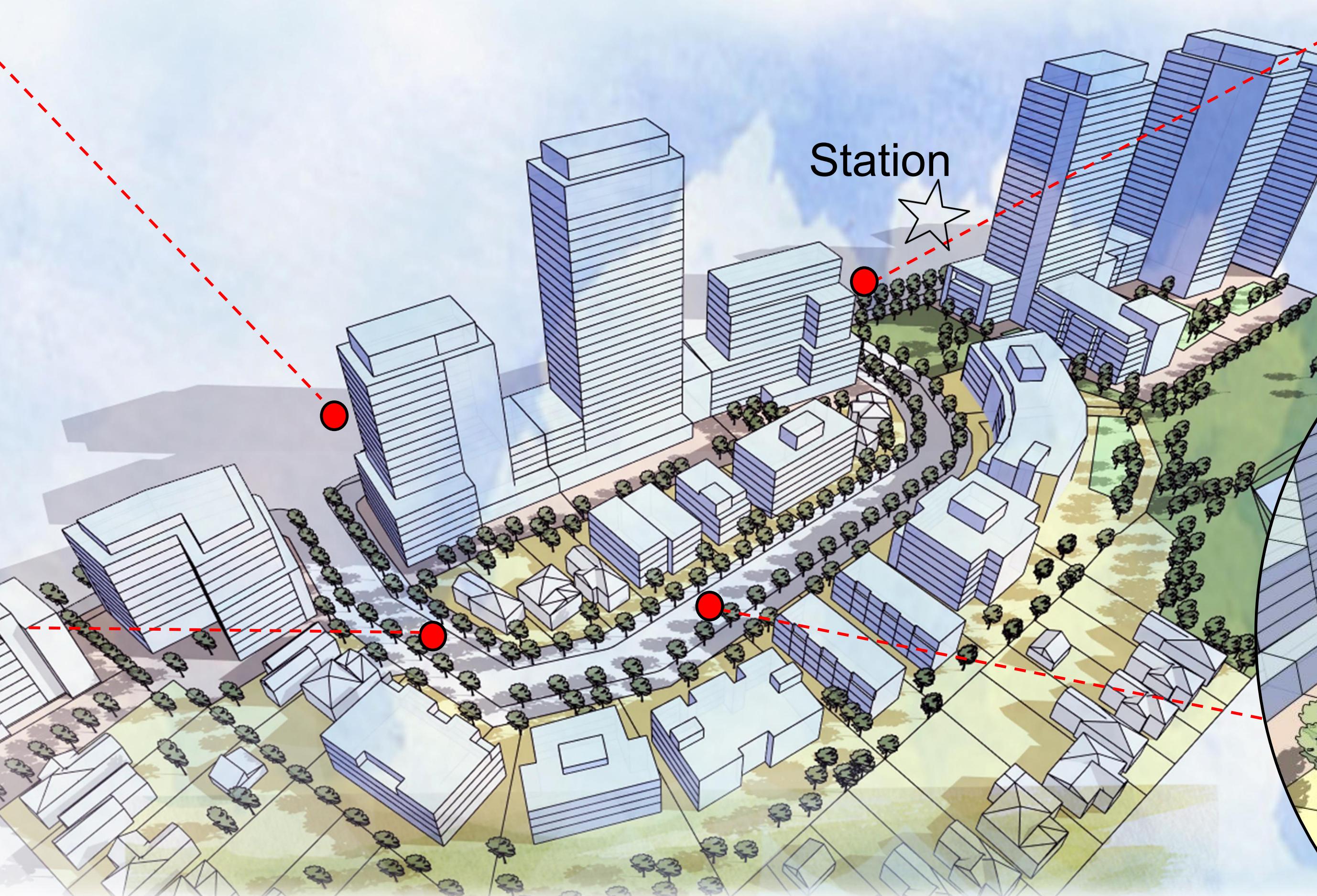
Mixed Use Areas & Apartment Neighbourhoods



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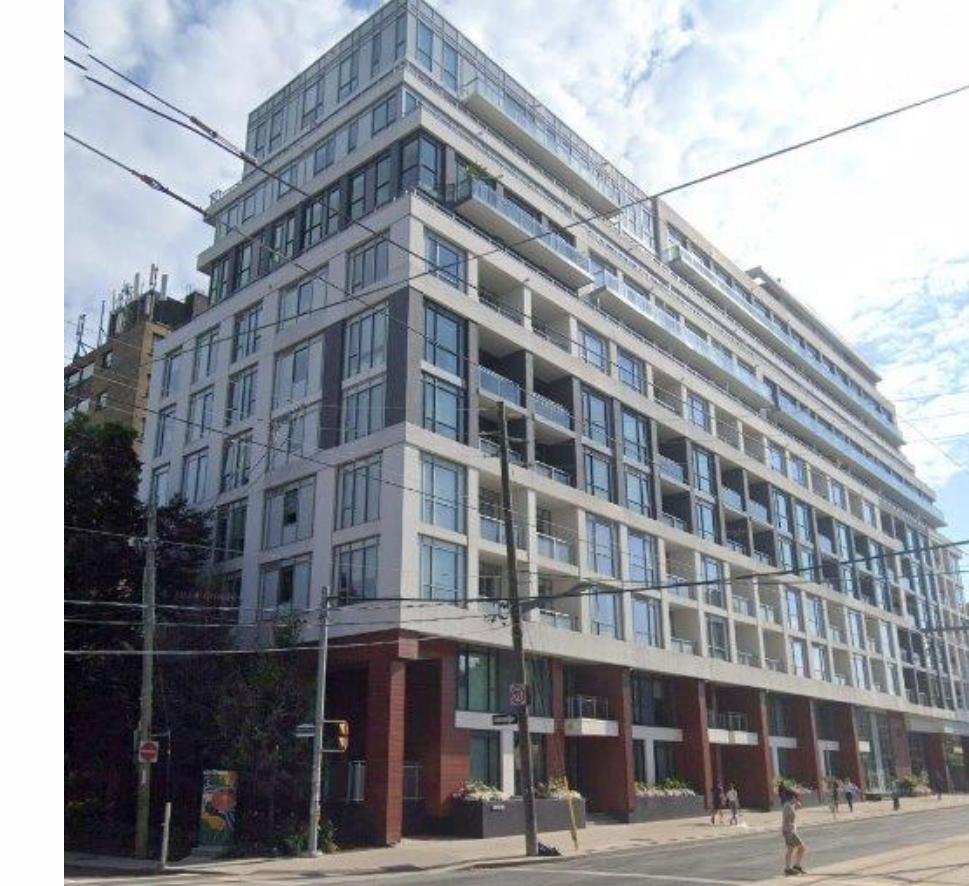
Neighbourhoods



Conceptual station area demonstration for illustration purposes only



Minimum Density Policies in PMTSAs

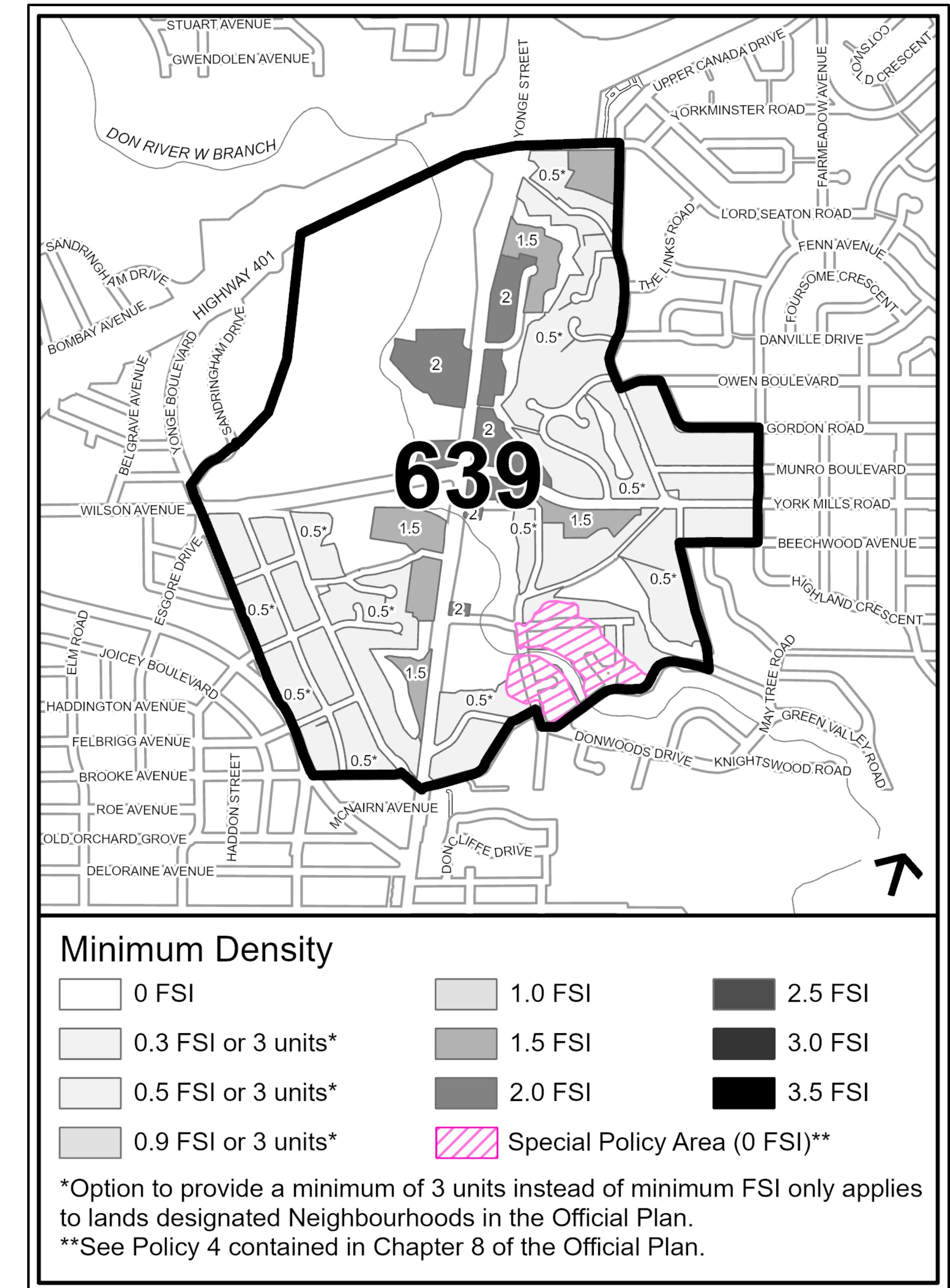


- The required minimum density sets the smallest required building size (FSI) or minimum required number of units for a lot **within a PMTSA**. MTSAs do not have a required minimum density.
- Renovations, additions, conversions of existing buildings, and new ancillary buildings do not need to meet the required minimum density.
- Minimum densities do not apply to certain zones, areas, and uses, including Open Space and Utility and Transportation Zones, Special Policy Areas and certain standalone uses.



Looking for a specific area?

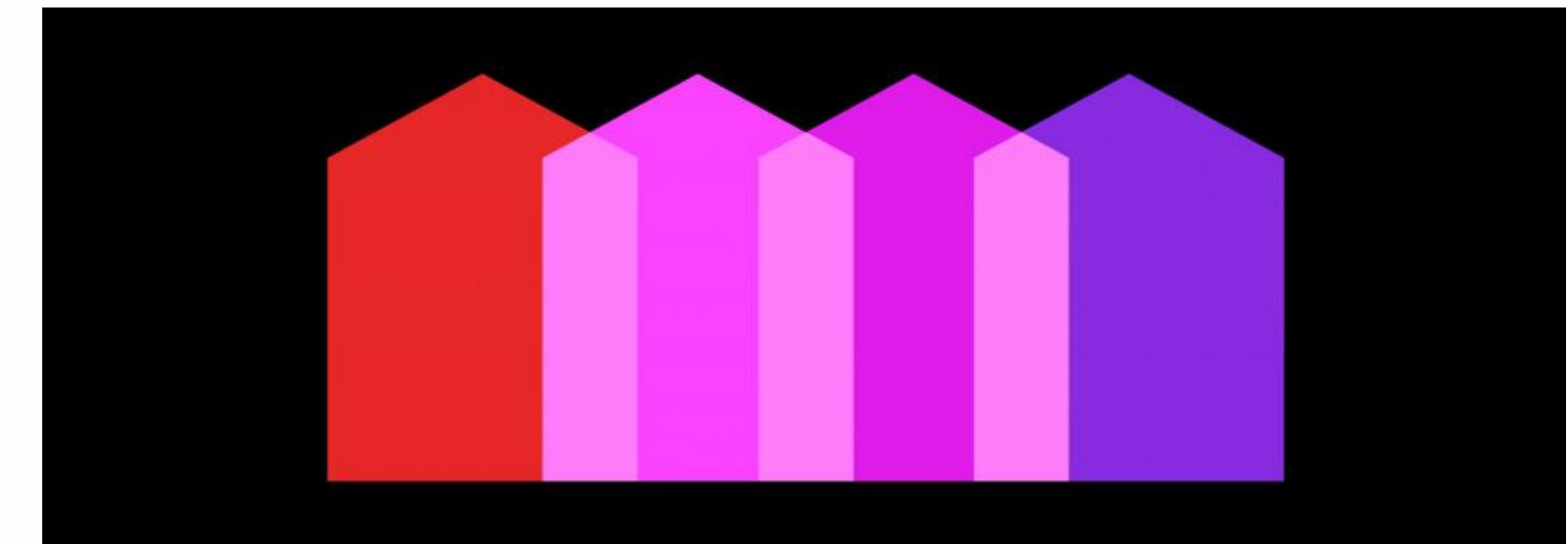
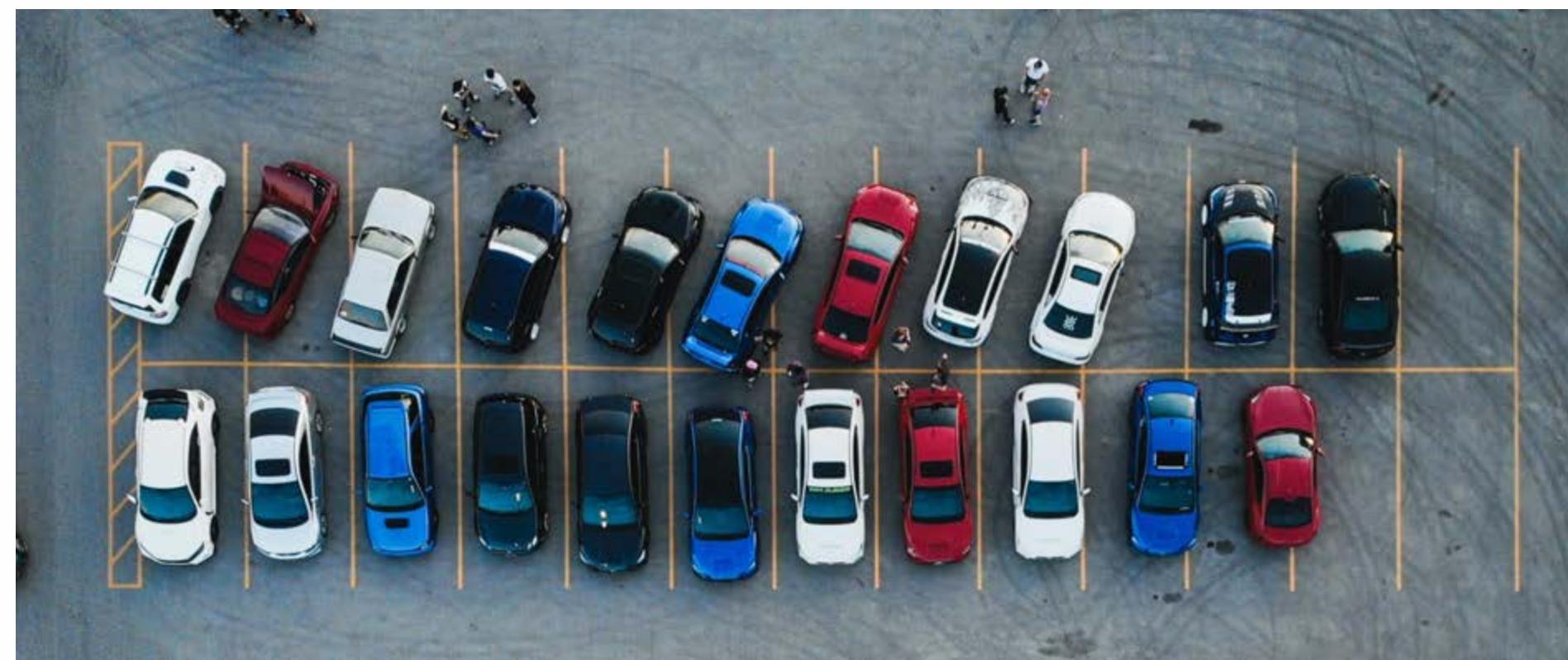
Check out the map book provided or review Chapter 8 of the Official Plan:
toronto.ca/official-plan-chapter-8-major-transit-station-areas-protected-major-transit-station-areas



Toronto Official Plan Chapter 8, SASP 639. Map 2 – Minimum Densities, York Mills Protected Major Transit Station Area (August 2025 Consolidation)



Other Features of the Zoning Update



Parking

- The City previously removed most minimum parking requirements in the zoning by-law city-wide, except for visitor and accessible parking.
- The City is not allowed to require that development within station areas provide parking.
- The zoning will be updated to say that within P/MTSAs, no parking spaces are required.
- Parking can be provided voluntarily, and standards (e.g., minimum dimensions, proportion of accessible spaces) will continue to apply to those parking spaces.

Properties covered by Former Municipality Zoning By-laws

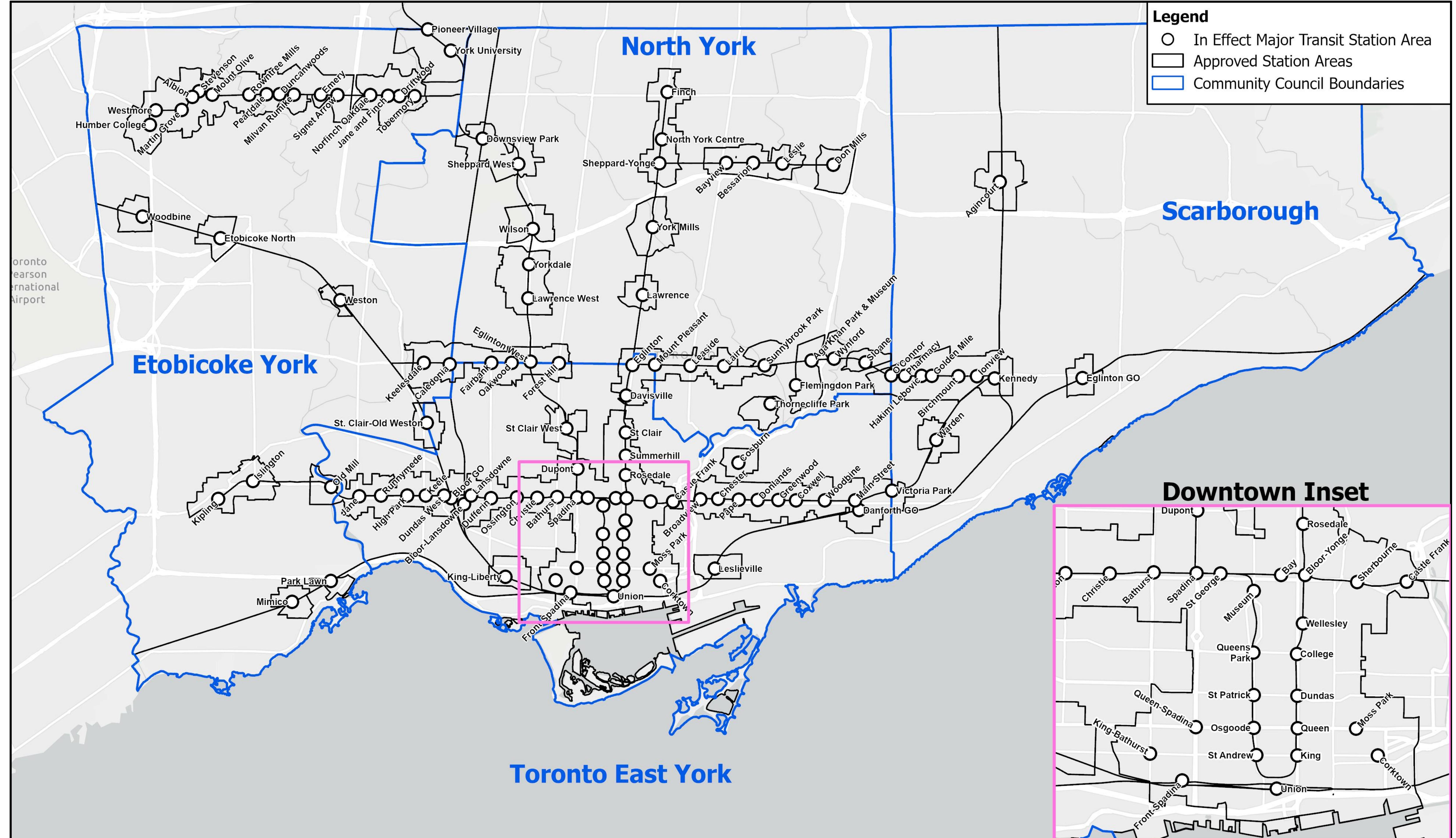
- Before amalgamation in 1998, Toronto's six municipalities had 43 separate zoning by-laws, which were mostly combined into one City-wide zoning by-law in 2013.
- Some properties were excluded from the 2013 by-law due to active development applications or appeals, or policy conflicts. In these cases, the former municipality zoning by-laws still apply.
- Within P/MTSAs, 23 former municipality by-laws still apply to 8,048 properties.
- These properties **will be included** in the zoning update, with the same recommended zoning amendments applied where former by-laws overlap with the P/MTSA.

Inclusionary Zoning (IZ)

- Inclusionary Zoning is a policy tool that cities can use to require affordable housing in new residential developments located near public transit. It can only be required in PMTSAs.
- In Toronto, IZ is now in effect for 89 PMTSAs. In these areas, developers must provide up to 5% of the units they build (or 5% of the floor area they build) as affordable housing, and these units must stay affordable for 25 years.
- Affordability is based on local incomes, not market rents.
- On January 12, 2026, the Province announced that it proposes to pause Inclusionary Zoning implementation in Toronto until July 2027. The City is still required by law to update its zoning for station areas by the spring of 2026.



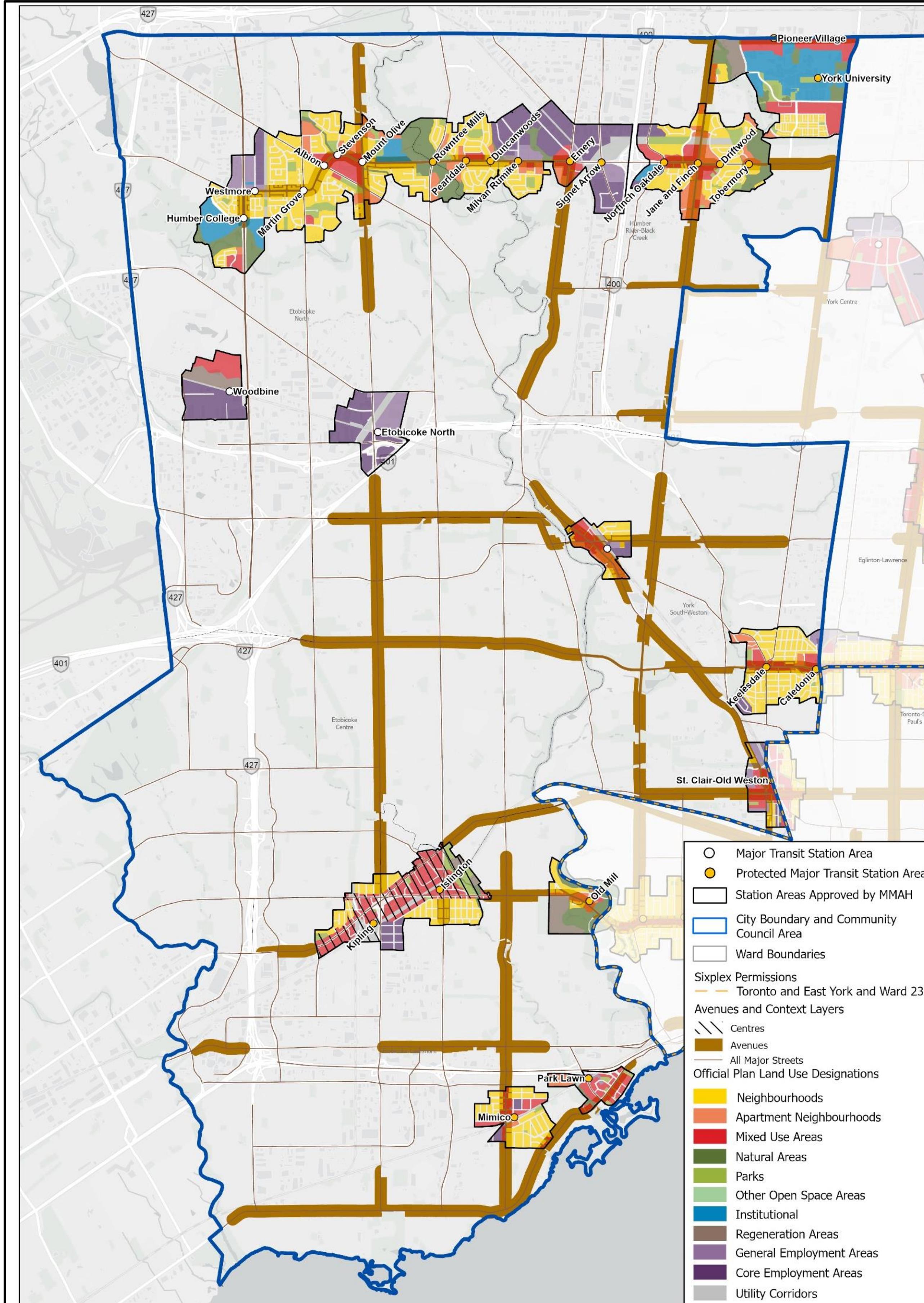
Major Transit Station Areas by Community Planning District



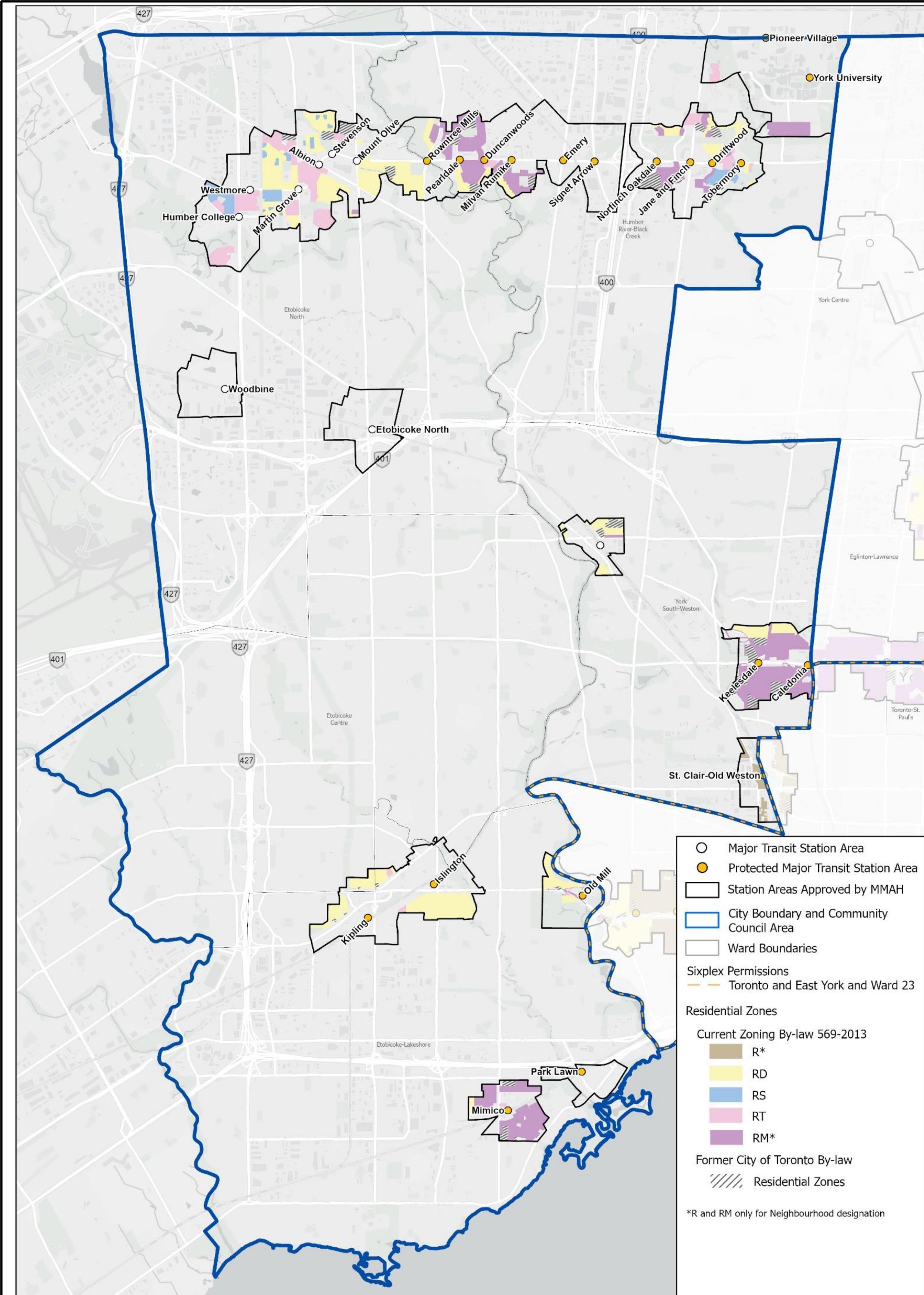


Etobicoke York District

PMTSAs Approved by MMAH on August 15, 2025 with Land Use Designations, Avenues and Major Streets



PMTSAs Approved by MMAH on August 15, 2025 with Residential Zoning



Tell us what you think!

FOCUS ENERGY HERE

In Scope

Comments about:

- our approach to setting 200m and 500m catchment areas around specific stations
- how we can meet city building objectives while allowing increased heights and densities
- zoning standards that influence the look and feel of buildings at ground level
- potential issues or unintended consequences of these zoning approaches for various topics

Not in Scope

- Directing growth to station areas in addition to other growth areas in the City (e.g. centres, avenues and the downtown)
- Changing specific densities that the City is required to allow
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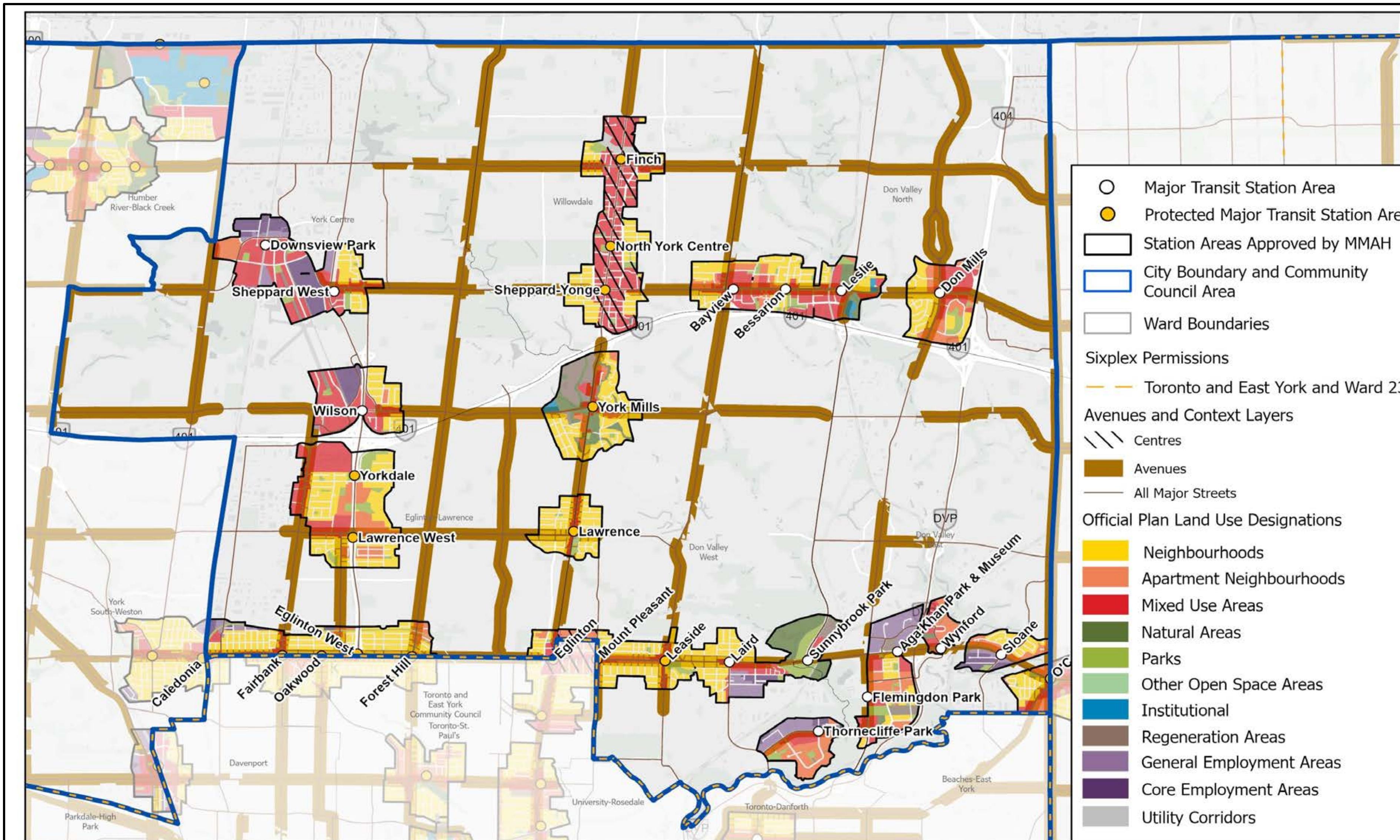
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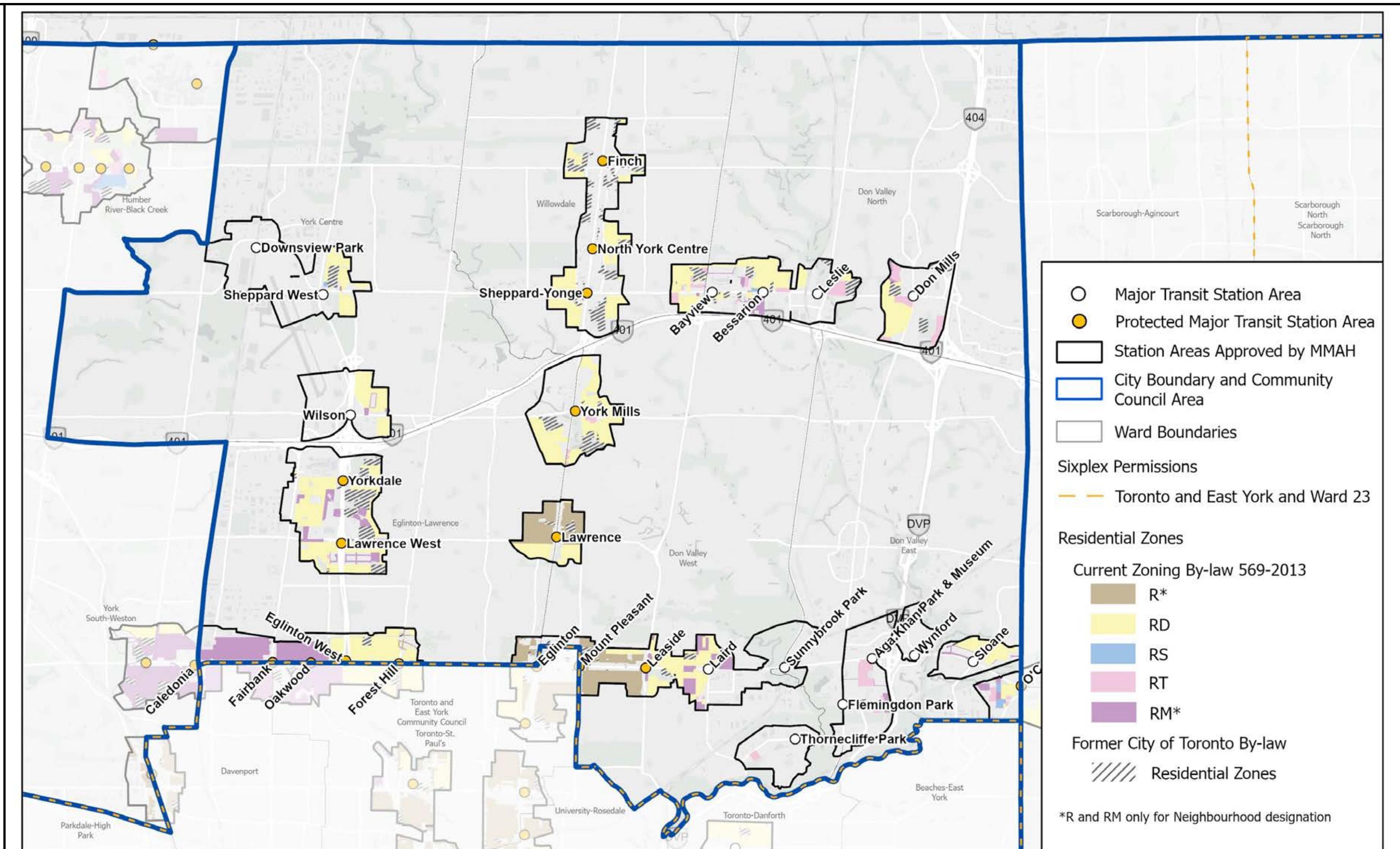


North York District

PMTSAs Approved by MMAH on August 15, 2025 with Land Use Designations, Avenues and Major Streets



PMTSAs Approved by MMAH on August 15, 2025 with Residential Zoning



Tell us what you think!

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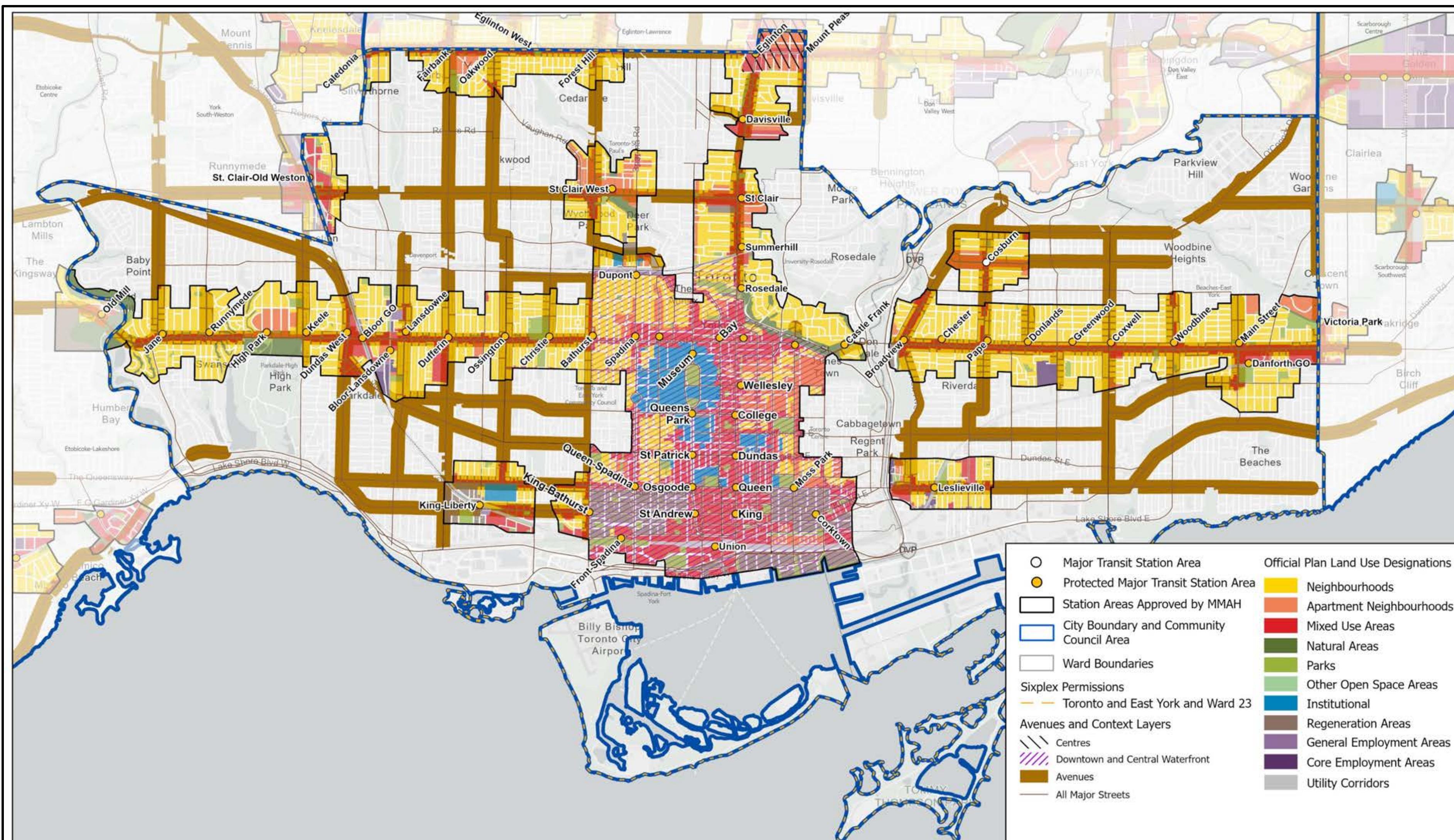
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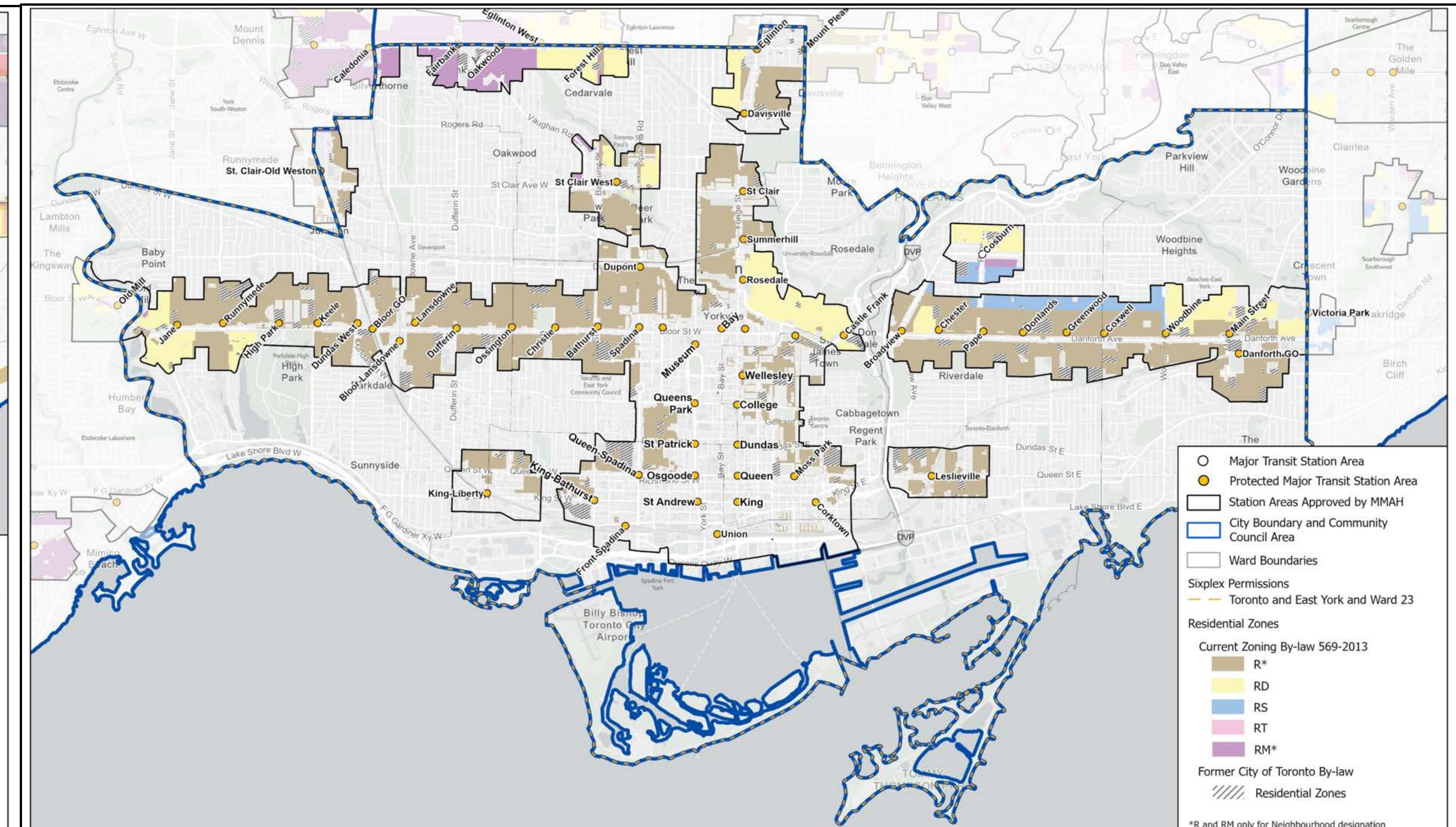


Toronto and East York District

PMTSAs Approved by MMAH on August 15, 2025 with Land Use Designations, Avenues and Major Streets



PMTSAs Approved by MMAH on August 15, 2025 with Residential Zoning



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Map sources: Planning, Research and Analytics, Toronto City Planning, 01/20/2026



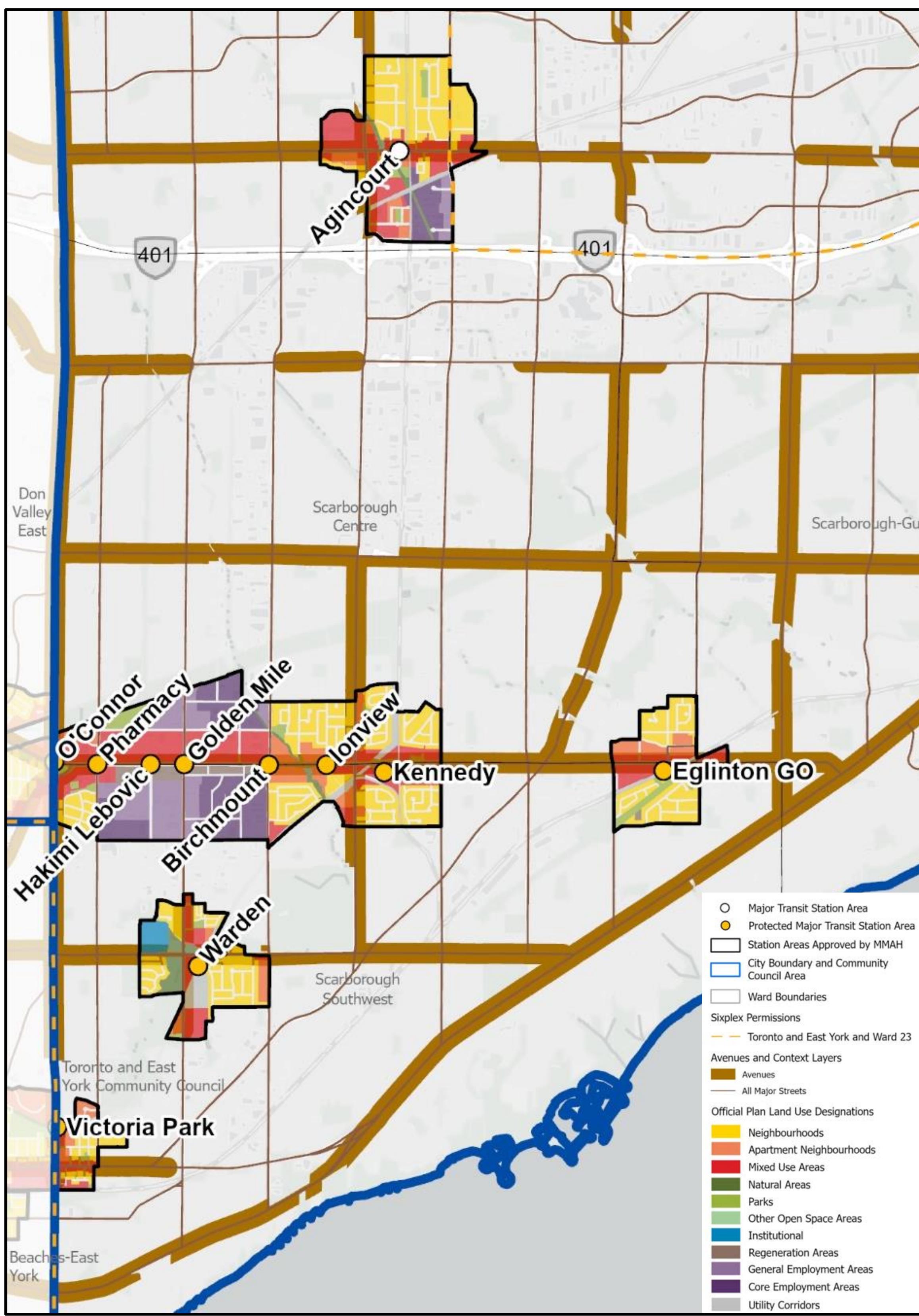
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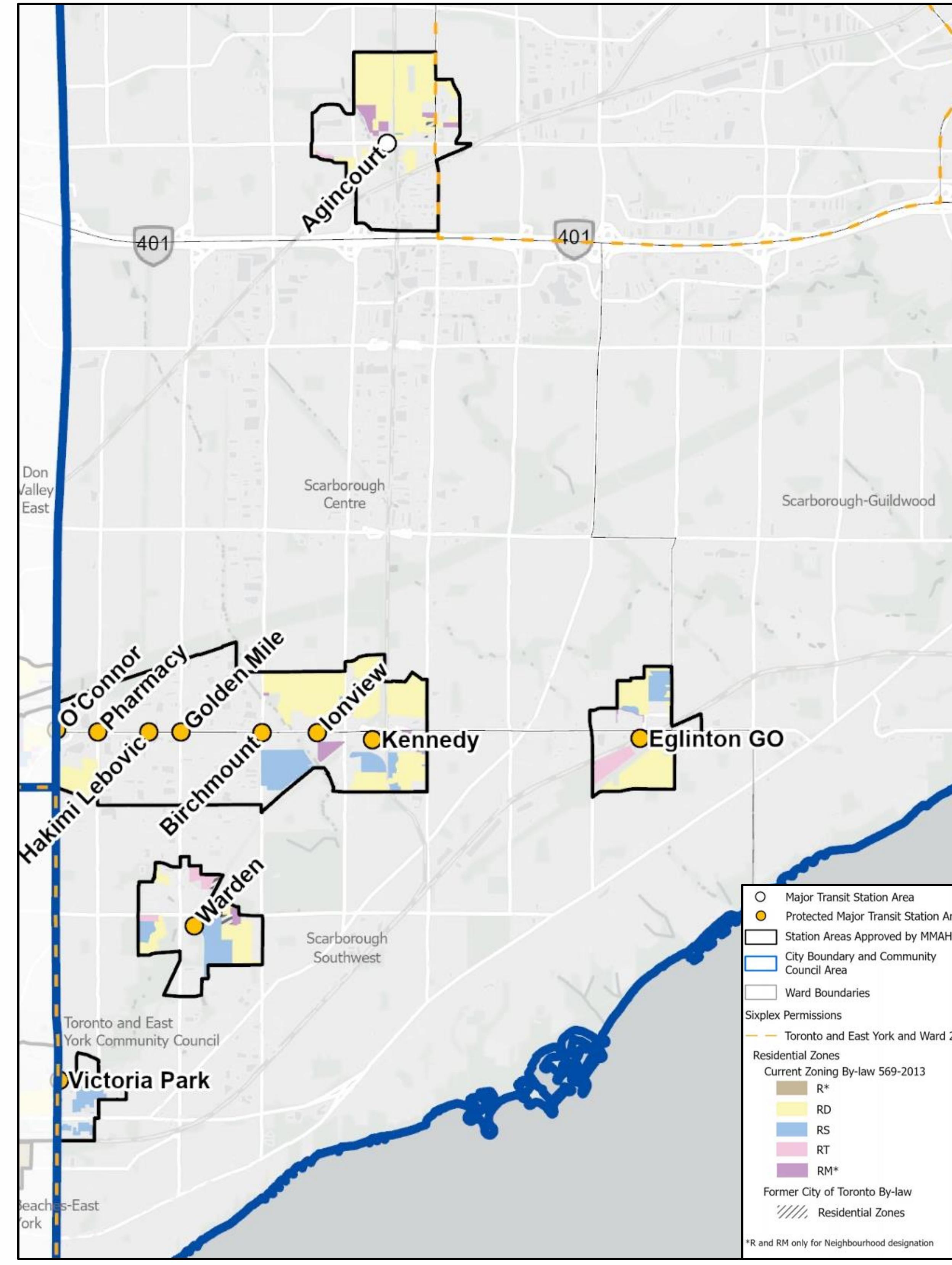


Scarborough District

PMTSAs Approved by MMAH on August 15, 2025 with Land Use Designations, Avenues and Major Streets



PMTSAs Approved by MMAH on August 15, 2025 with Residential Zoning



Tell us what you think!

FOCUS ENERGY HERE

In Scope

Comments about:

- our approach to setting 200m and 500m catchment areas around specific stations
- how we can meet city building objectives while allowing increased heights and densities
- zoning standards that influence the look and feel of buildings at ground level
- potential issues or unintended consequences of these zoning approaches for various topics

Not in Scope

- Directing growth to station areas in addition to other growth areas in the City (e.g. centres, avenues and the downtown)
- Changing specific densities that the City is required to allow
- Station area boundaries as adopted by Council and approved by the Province



Looking for a specific property?

Check out the map book provided or visit the project website: toronto.ca/StationAreaZoning.