

## City of Toronto Plans for Growth Around Transit: Update on Delineation of Protected Major Transit Station Areas in Downtown Toronto

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**February 9, 2022**

Official Plan Amendment No. 524 (OPA 524)

our previous comment

### Background – What Are PMTSAs?

*Planning Act*

(a) identify the minimum number of residents and jobs, collectively, per hectare that are planned to be accommodated within the PMTSA;

(b) identify the authorized uses of land, buildings, or structures in the PMTSA; and

(c) identify the minimum densities that are authorized with in the area.

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe*

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*Growth Plan,*

our previous comment

### OPA 524 in Summary

*minimum*

# Cassels

Spadina Station (SASP 597)	300 residents and jobs per hectare
St. George Station (SASP 598)	400 residents and jobs per hectare
Bay Station (SASP 599)	900 residents and jobs per hectare
Bloor-Yonge Station (SASP 600)	900 residents and jobs per hectare
Sherbourne Station (SASP 601)	500 residents and jobs per hectare
Wellesley Station (SASP 602)	1,000 residents and jobs per hectare
College Station (SASP 603)	1,200 residents and jobs per hectare
Dundas Station (SASP 604)	1,900 residents and jobs per hectare
Queen Station (SASP 605)	2,000 residents and jobs per hectare
King Station (SASP 606)	2,000 residents and jobs per hectare
Union Station (SASP 607)	1,700 residents and jobs per hectare
St. Andrew Station (SASP 608)	1,700 residents and jobs per hectare
Osgoode Station (SASP 609)	1,700 residents and jobs per hectare
St. Patrick Station (SASP 610)	1,500 residents and jobs per hectare
Queen's Park Station (SASP 611)	900 residents and jobs per hectare
Museum Station (SASP 612)	700 residents and jobs per hectare
Spadina Station (SASP 597)	300 residents and jobs per hectare
St. George Station (SASP 598)	400 residents and jobs per hectare

*Neighbourhoods*

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## **Ministerial Approval Required Prior to OPA 524 Coming into Effect**

## **Appeal and Amendment to Official Plan Policies Outlining PMTSAs**

## **How do PMTSAs Work With the City's Newly Adopted Inclusionary Zoning Policies?**

## **How Does the Identification of PMTSAs Fit Within the City's Ongoing Municipal Comprehensive Review?**

## Prior Adopted PTMSAs and Expected Additional PTMSAs

- 23 potential PMTSAs along Bloor Street West, Bloor Street East and Danforth Avenue. This includes 20 Line 2 Subway Stations, and three GO Rail stations along Bloor-Danforth from Jane Street to Victoria Park Avenue. A Final Report to council is expected by the second quarter of 2022 recommending adoption of all or some of these potential PMTSAs.
  - One potential PMTSA for the planned St. Clair-Old Weston Smart Track/GO Transit station located at 2-80 Union St. There is no public timing on when staff may bring forward a final recommendation on this matter.
  - Seven potential PMTSAs for areas that City staff believe are not able to meet the growth plan density targets, including around the Old Mill, York Mills, York University and Pioneer Village TTC subway stations, the Rowntree Mills and Tobermory Finch LRT stations, and Long Branch GO Station. There is no public timing on when staff may bring forward a final recommendation on this matter.
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*This publication is a general summary of the law. It does not replace legal advice tailored to your specific circumstances.*