

Zoning for Major Transit Station Areas

Virtual Town Hall

January 21, 2026



Acknowledgments

Indigenous Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

African Ancestral Acknowledgement

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.



Agenda

-  6:30 p.m. Welcome and Introductions
-  6:35 p.m. Staff Presentation
-  7:05 p.m. Town Hall Forum
-  8:25 p.m. Next Steps

Notice of Recording



Please be aware that this meeting is being recorded for the purpose of sharing the staff presentation portion publicly and to ensure accurate note-taking. Your comments (both written and verbal) will become part of a public record and may be summarized in City reports and/or made available on the City of Toronto website.

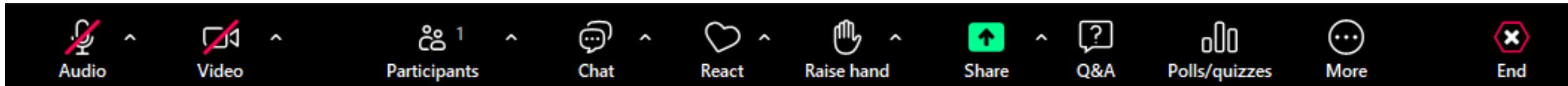
Community Meeting Guidelines

- Foster a productive discussion grounded in **mutual respect**.
- Value and appreciate a **diversity of perspectives**.
- Speak from **personal experience**.
- We will not accept discriminatory, prejudiced or hateful comments.
- **Listen** respectfully to others, and ask questions to better understand different viewpoints.

Each person who wishes to share will have up to 2 MINUTES to speak.



Zoom Instructions



Staff Presentation



Purpose of this Session

On August 15, 2025 the Minister of Municipal Affairs and Housing approved, *with modifications*, 25 Major Transit Station Area (MTSA) and 95 Protected Major Transit Station Area (PMTSA) boundaries and policies across Toronto.

During this session, we will share information about the **new rules for station areas** and how the City is planning to update our zoning by-laws to implement the new Provincially-approved policies and to make sure new housing fits well into existing neighbourhoods.



What is a Major Transit Station Area?

Major Transit Station Areas (MTSAs)

Areas within an approximate **500–800 metre radius** (about 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.

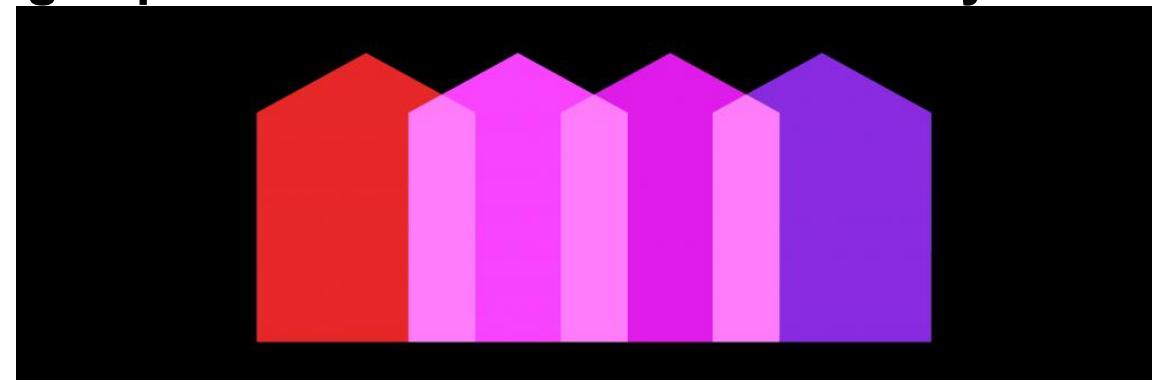
Protected Major Transit Station Areas (PMTSAs)

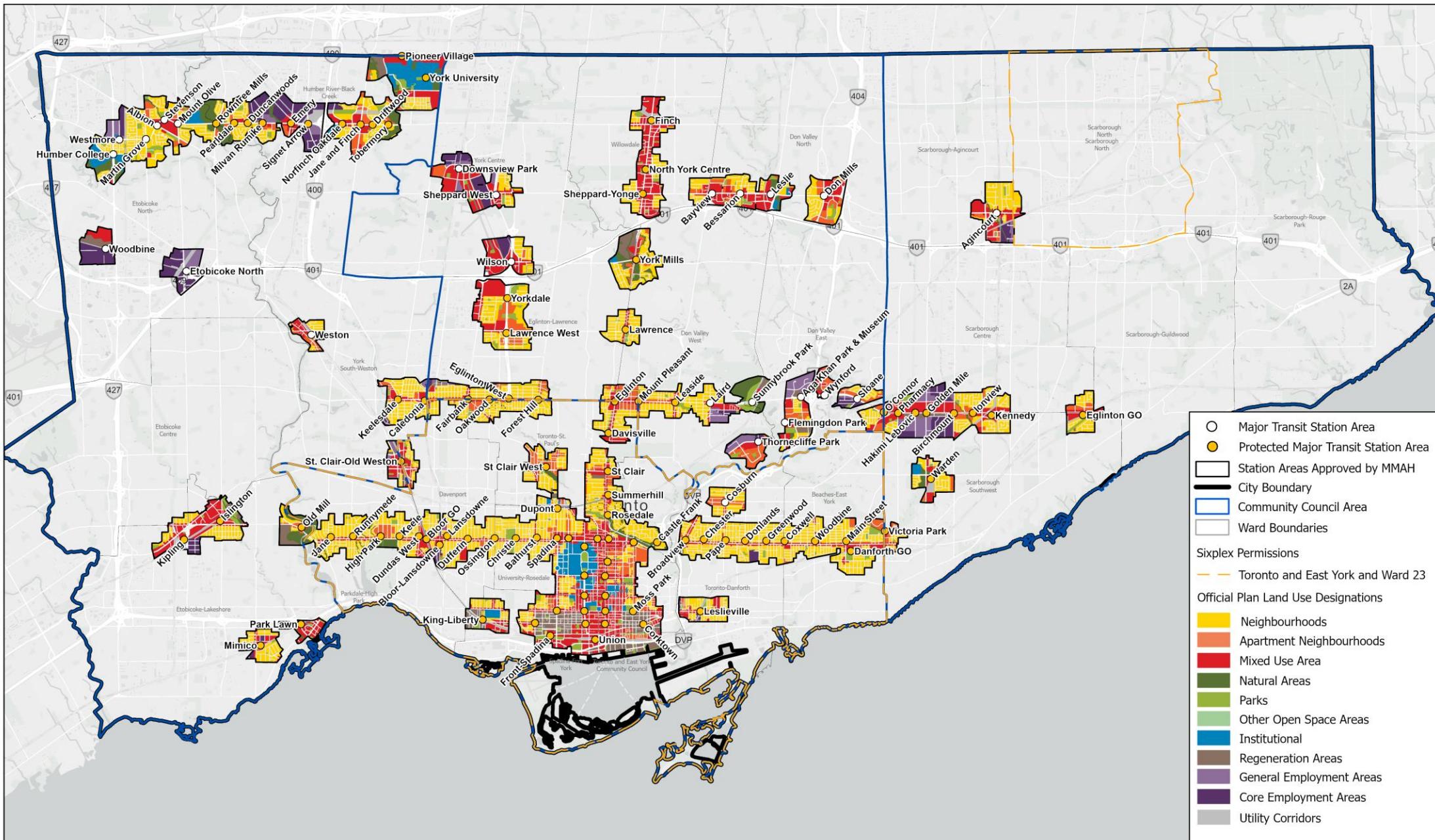
A subset of 95 MTSAs **with required minimum densities** where the City can also require affordable housing through **Inclusionary Zoning**.



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 have to 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**.





Why does zoning need to be updated?



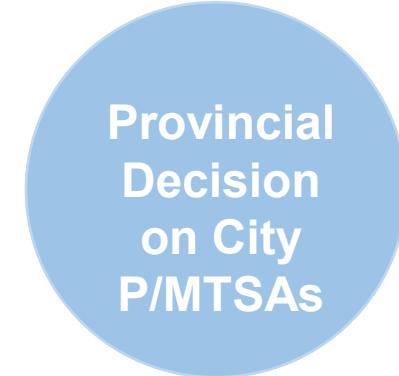
Legal requirements



Sets objectives and provincial priorities



City-wide vision / big picture plan



Provincially-approved Official Plan policies

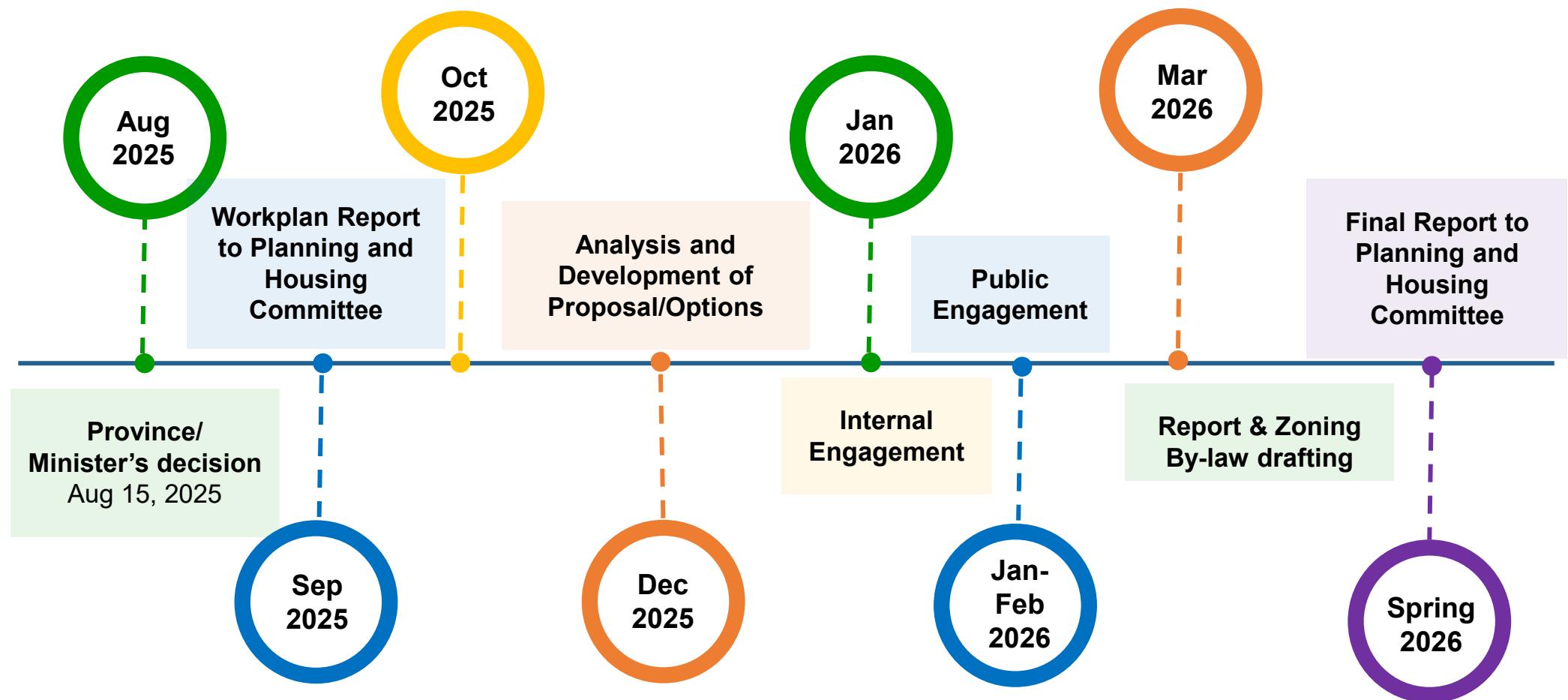


Details & Implementation

← We are here

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

Project Timeline



New Policies for Station Areas

The Province's decision (August 2025) included new policies which:

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

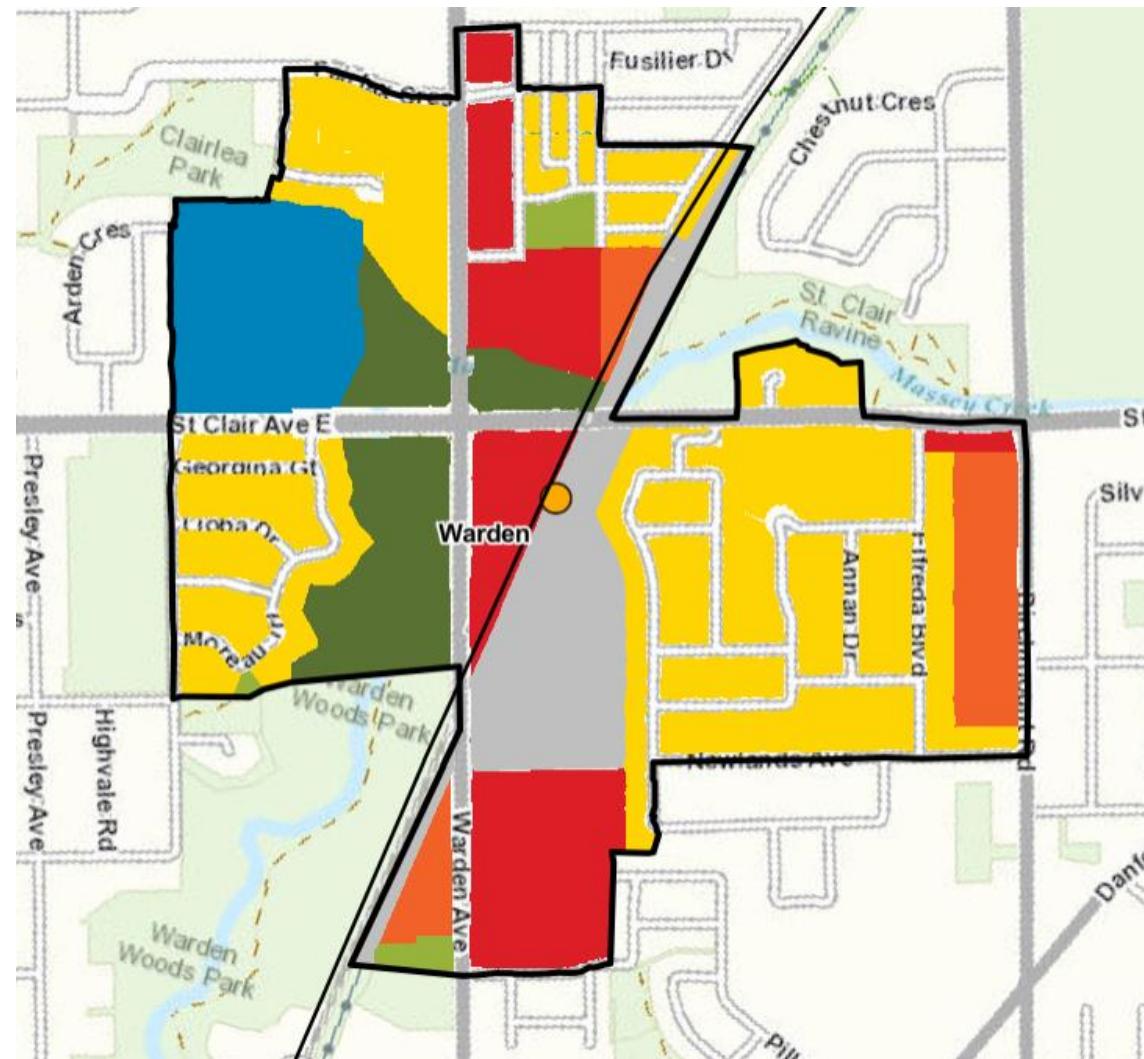
The Minister's decision is final and cannot be appealed.

New Policies for Station Areas

Each station area has a variety of land use designations within it.

For example, ***Neighbourhoods***, ***Apartment Neighbourhoods*** and ***Mixed Use Areas***.

Land Use Designations	
Yellow	Neighbourhoods
Orange	Apartment Neighbourhoods
Red	Mixed Use Areas
Dark 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



New Policies for Station Areas

In **Neighbourhoods, multiplexes and apartment buildings may be built:**

- up to 4 storeys in height across the entire station area
- up to 6 storeys in height within 200m of a station
- up to 6 storeys in height with frontage on a major street

These are permissions, not minimum requirements.

New Policies for Station Areas

In **Mixed Use Areas, Apartment Neighbourhoods, 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

These are permissions, not minimum requirements.

Implementation

- 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.

In Scope / Out of Scope of City Consultation

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

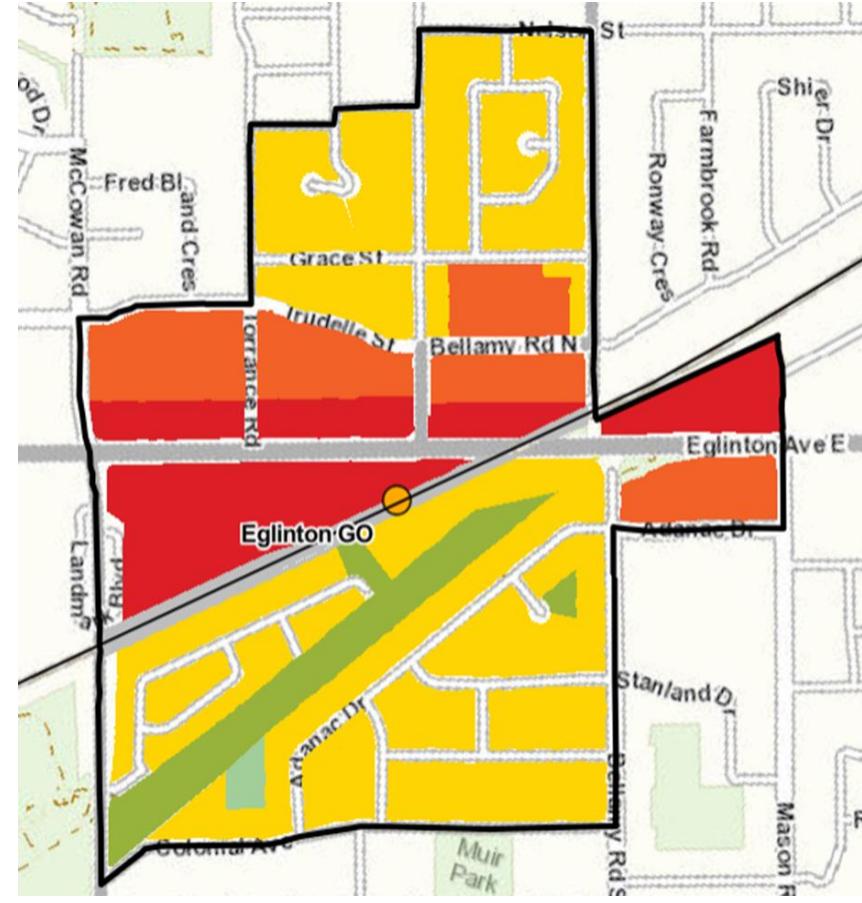
- Directing growth to P/MTSAs in addition to other growth areas in the City (e.g. Centres, Avenues and the Downtown)
- Changing specific densities that the City is required to allow
- Station area boundaries as adopted by Council and approved by the Province



Neighbourhoods

Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemetaries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors



Current Multiplex and Apartment Permissions in Neighbourhoods

Multiplex (2-6 units)

- **Duplexes, triplexes, and fourplexes** 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 apartment buildings** up to 6 storeys 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

Zoning Approach: Neighbourhoods



Within each station area, on lands designated Neighbourhoods:

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



Within 200 metres of station:

- Allow 6-storey (19m) apartment buildings



No change:

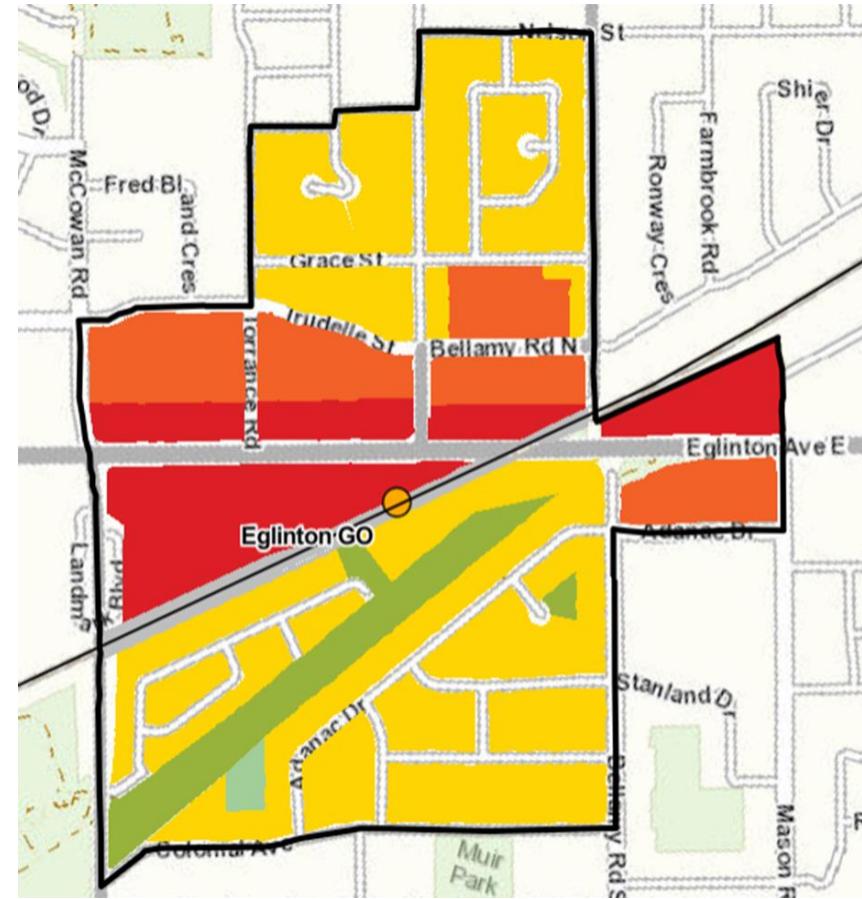
- On major streets in low-rise neighbourhoods city-wide, 6-storey apartment buildings will continue to be allowed
- Outside of station areas, existing zoning rules will continue to apply



Mixed Use Areas & Apartment Neighbourhoods

Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemetaries, Public Utilities)
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Mixed Use Areas & Apartment Neighbourhoods



Mixed Use Areas: urban, continuous streetwall, shops at ground level



Apartment Neighbourhoods: residential buildings with more landscaped areas

Zoning Approach: Mixed Use Areas & Apartment Neighbourhoods

Zoning (permitted as-of-right maximums) will provide:

- **8.0 FSI and 30 storey heights within 200m of station**
- **6.0 FSI and 20 storey heights within 500m of station**

Zoning will also provide **performance standards for two options**:

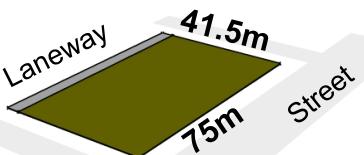
- 1) **Mid-rise building** standards; OR
- 2) **Tall building** standards



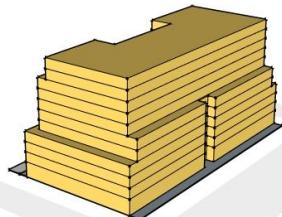
While the same station area policies apply to both areas, their different characteristics mean they require separate zoning standards.

What 6 and 8 FSI can look like

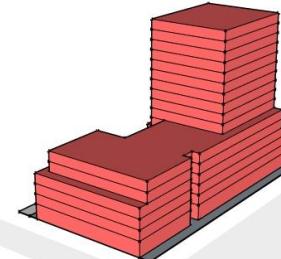
Floor space index (FSI) is a way of measuring density on a site. FSI is the floor area of the building, divided by the area of the lot.



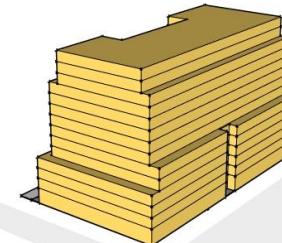
Mixed Use Areas
Full Block with Laneway



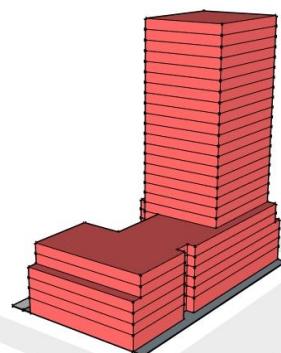
6 FSI
Mid-rise building
Height: 11 Storeys



6 FSI
Tall building
Height: 16 Storeys



8 FSI
Mid-rise building
Height: 14 Storeys



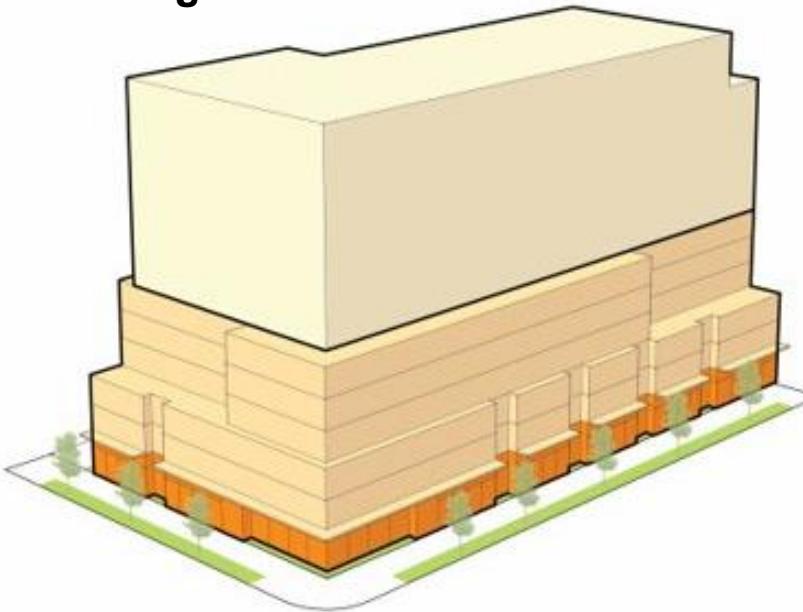
8 FSI
Tall building
Height: 25 Storeys

Mixed Use Areas Approach



Standards for Mid-Rise Buildings

- 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

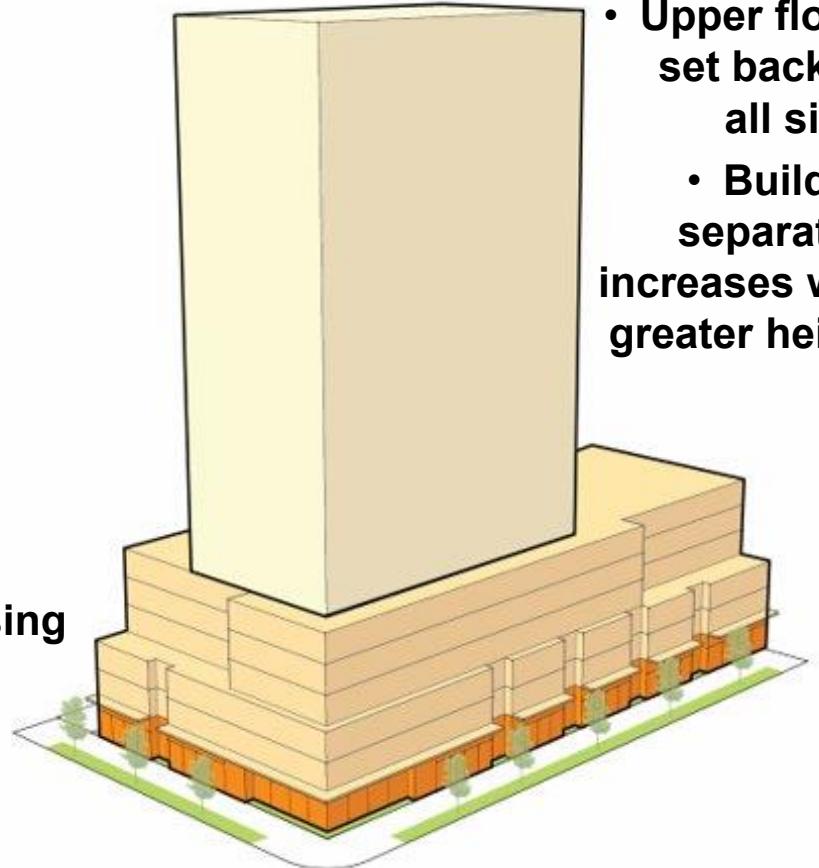


Common Standards for the Base of Buildings

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

Standards for Tall Buildings

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

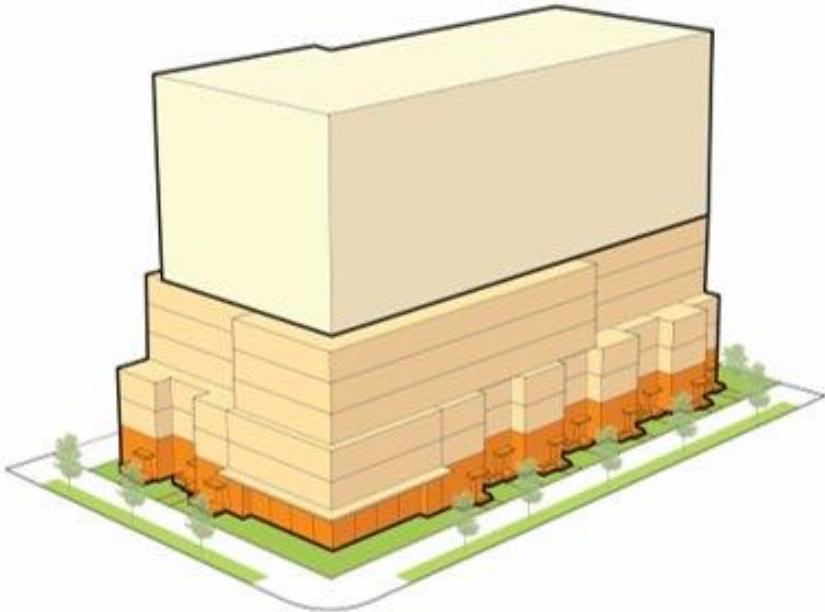




Apartment Neighbourhoods Approach

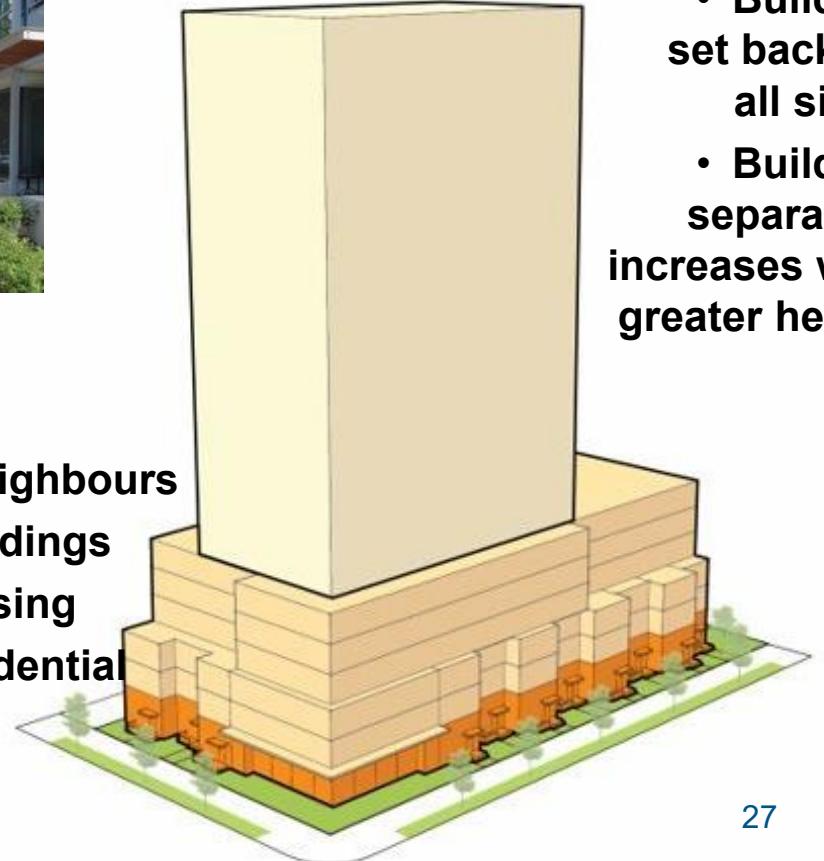
Standards for Mid-Rise Buildings

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



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



Standards for Tall Buildings

- 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 or Future Zoning Changes

Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas

- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemetaries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors



Areas Proposed for No Zoning Changes or Future Zoning Changes

- **Regeneration Areas** where studies are underway (i.e., conversions, areas under study)
- **Christie's Secondary Plan area** (conditional on GO station being built)
- **Designated heritage properties**, including those within **Heritage Conservation Districts**
- **Other lands not intended for housing:**
 - Parks and open spaces
 - Environmental protection areas (e.g. ravines, floodplains)
 - Institutional lands
 - Most Major City facilities (e.g. fire halls, water treatment/pumping)
 - Utility and transportation corridors / infrastructure (e.g. stations themselves)



200m & 500m Distances Around Stations

Approach for setting the boundaries

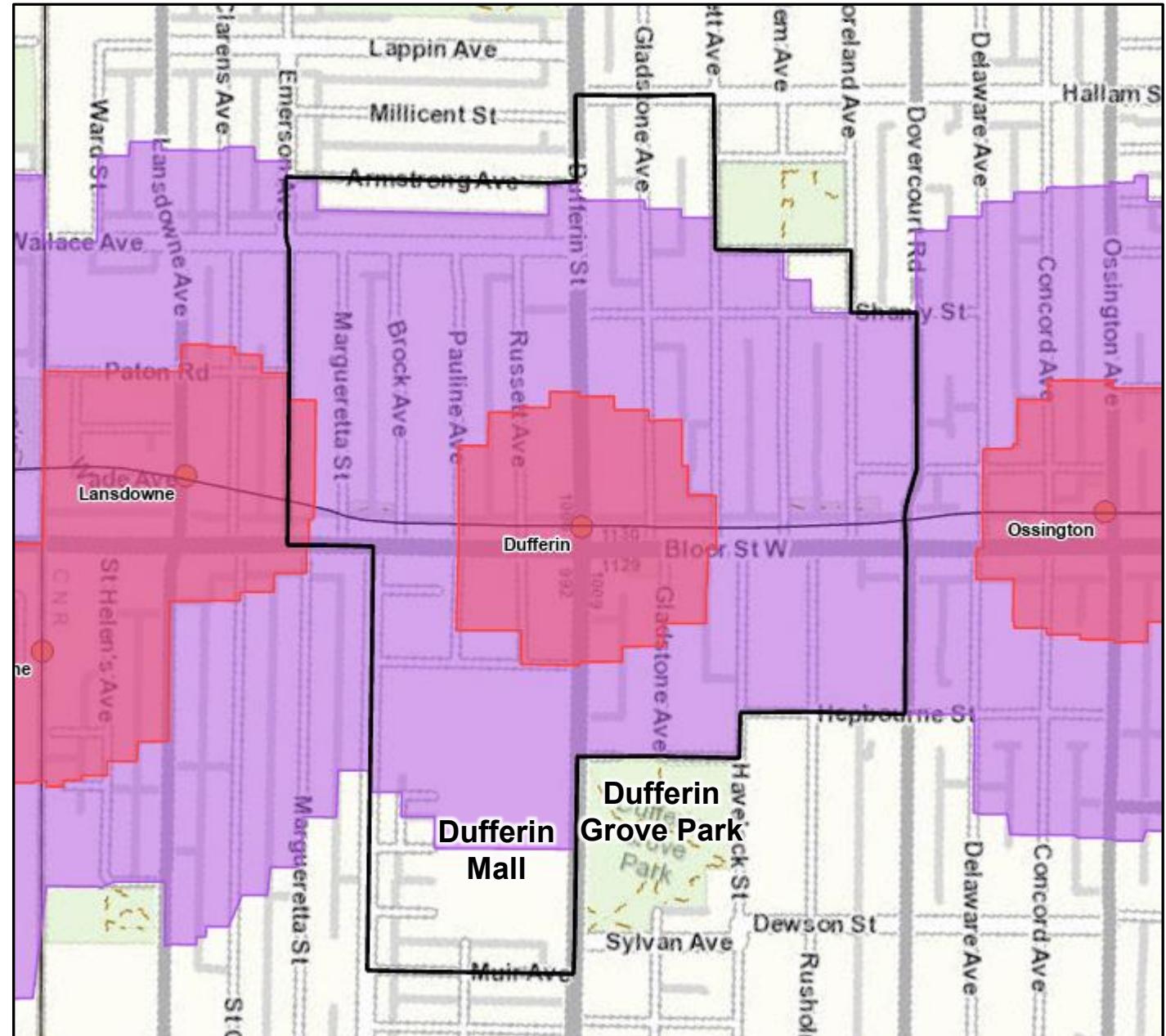
- Measure from **station centre point**, not individual entrances. Consistent with approach to P/MTSA boundaries which were approved by Council and the Province.
- Exclude parks, natural areas, open spaces, and areas inaccessible due to natural and physical barriers.
- Generally, include properties if:
 - entire frontage and *some* lot area is within the distance, and 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
- Align mid-block boundaries with local features such as laneways and lot lines.

e.g.: 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 Park
- Adjacent station areas, for Lansdowne and Ossington

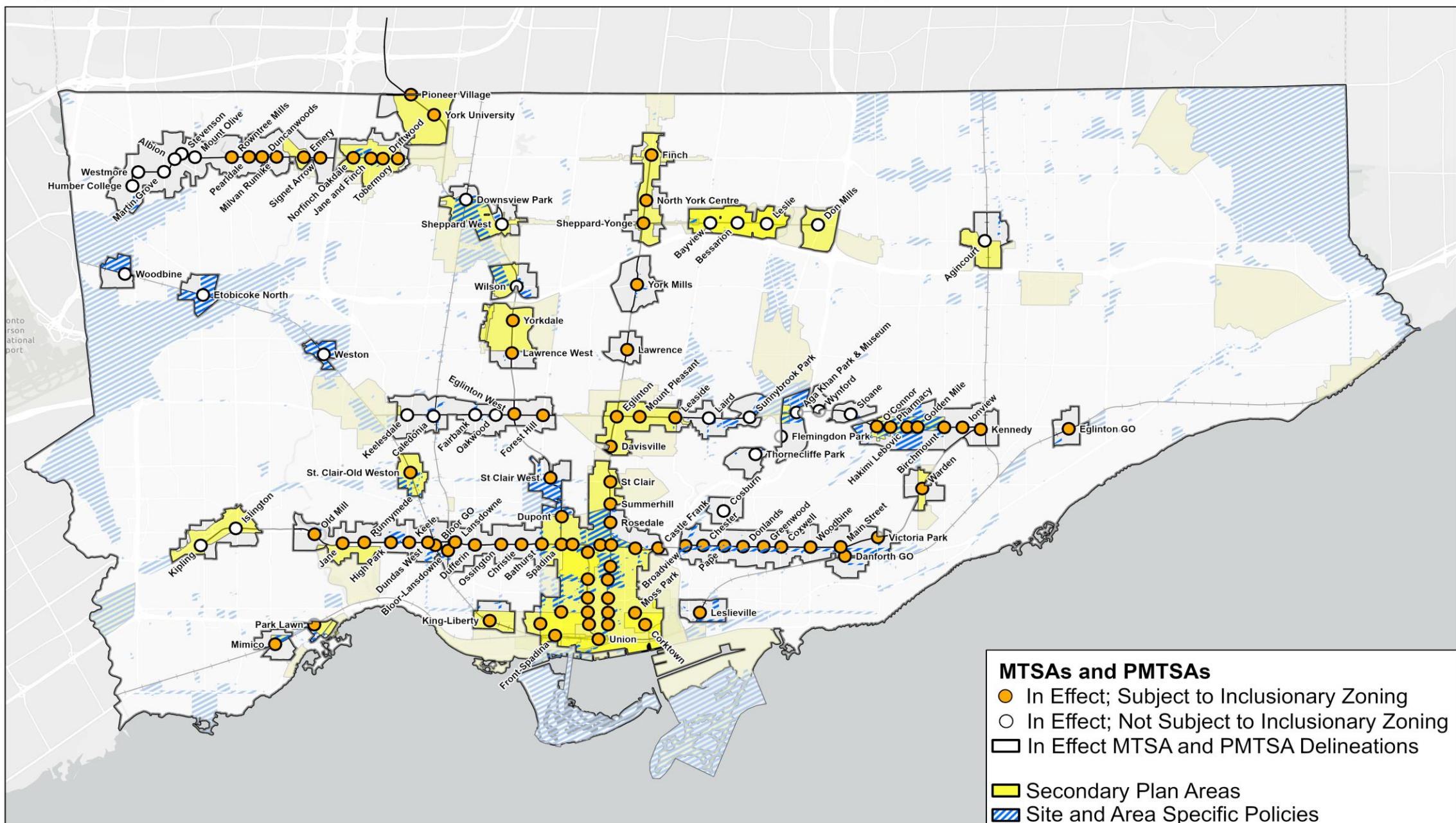




Lands that have Secondary Plans & SASPs

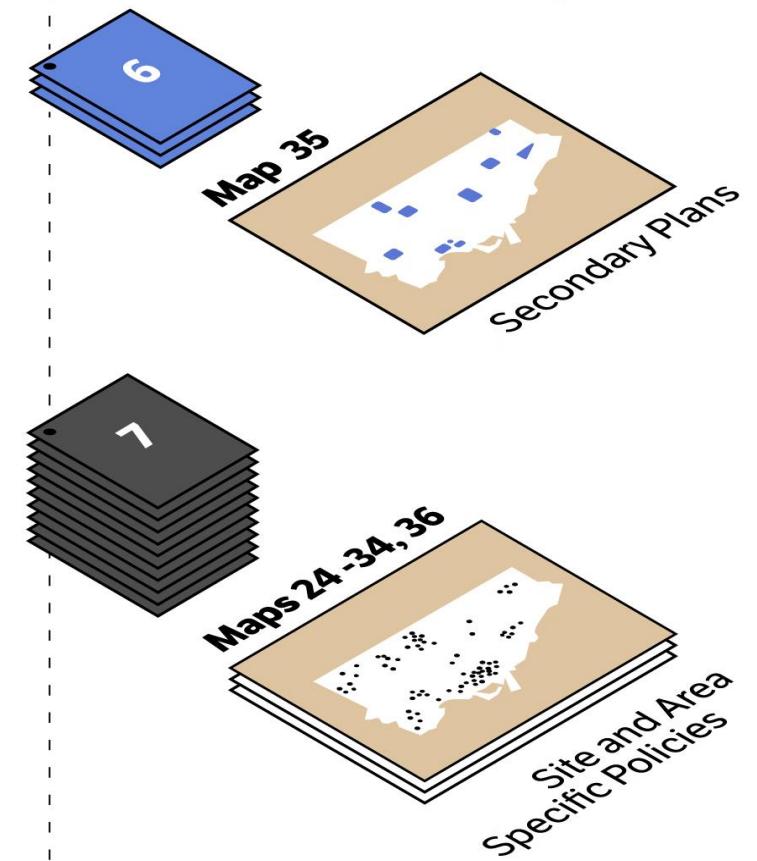


Minister-Approved MTSAs and PMTSAs with Secondary Plans and Site and Area Specific Policies

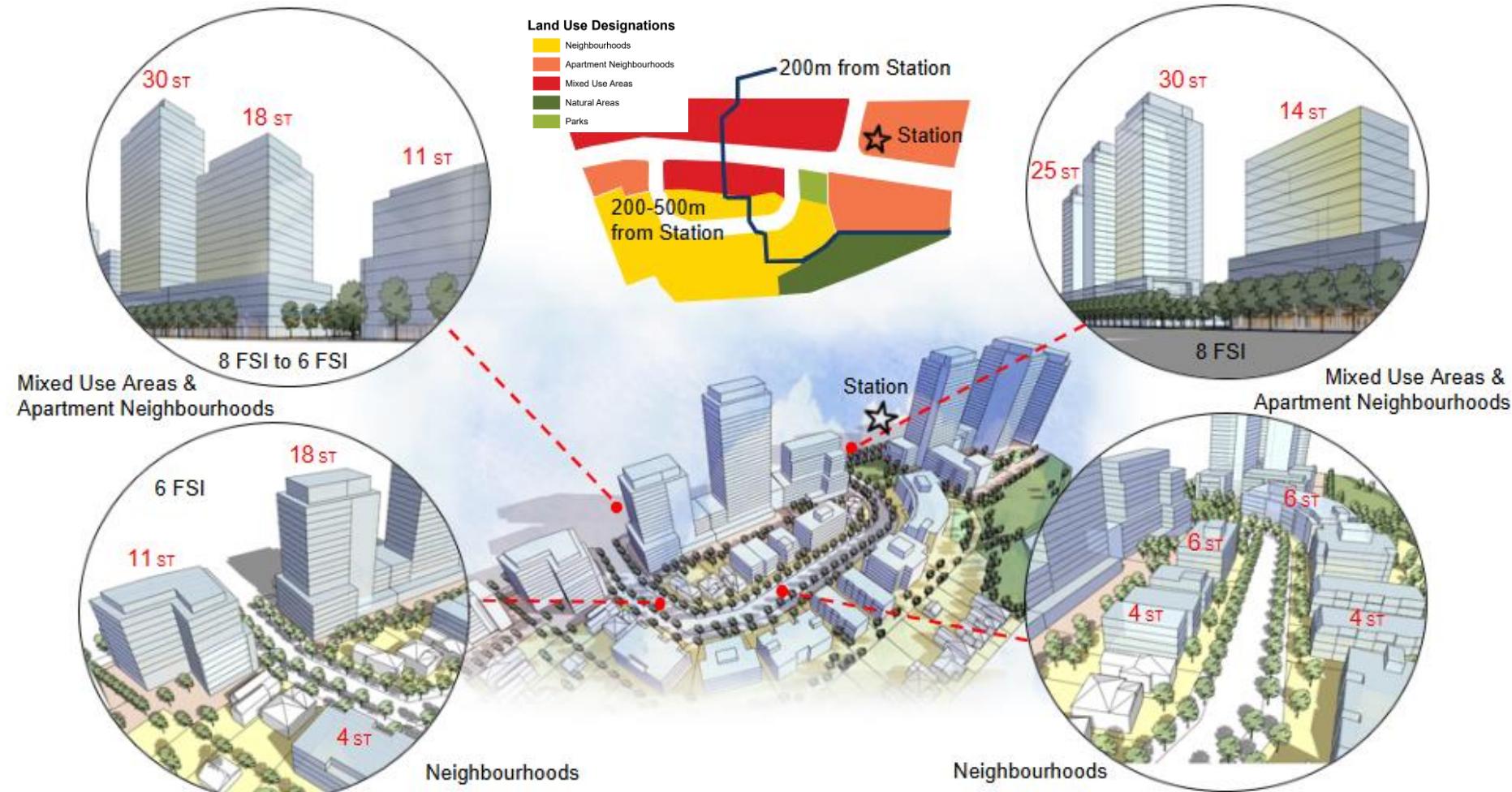


Zoning Approach: Secondary Plans & SASPs

- Zoning must be updated to 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.



Conceptual Station Area Demonstration



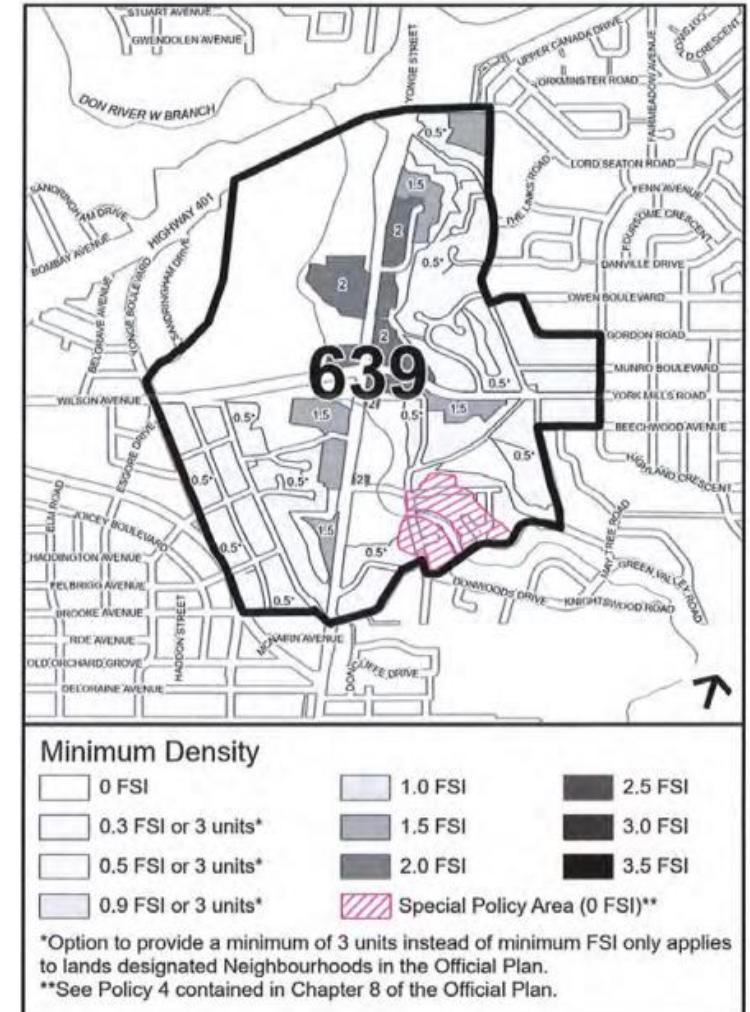
Conceptual station area demonstration for illustration purposes only



Other features of the zoning update

Minimum Density Policies in PMTSAs

- The required minimum density (FSI) sets the smallest required building size or a 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.



Zoning Approach: 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.

Town Hall



In Scope / Out of Scope of City Consultation

FOCUS ENERGY HERE

In Scope

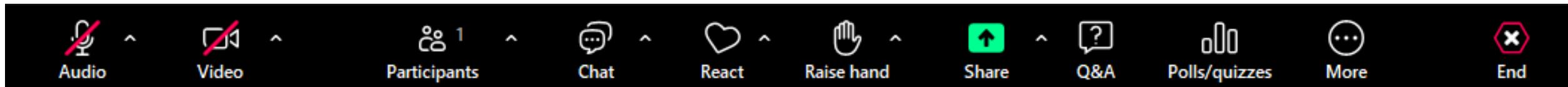
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Zoom Instructions



If you are joining by phone:
*9 – raise / lower hand

For Discussion:

- Translating the Provincially-approved densities into new zoning standards
- Determining the 200m and 500m radii
- Heritage properties
- Zoning standards for midrise and tall buildings in station areas

Each person who wishes to share will have up to 2 MINUTES to speak so we can hear from as many people as possible.

Additional comments can be submitted by email to mtsazoning@toronto.ca or in-person at one of our upcoming Open Houses

Next Steps



Next Steps

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

Etobicoke-York Open House

January 29, 2026, 6:00-7:30 p.m.

Etobicoke Collegiate Institute, 86 Montgomery Road

Scarborough Open House

February 9, 2026, 6:00-7:30 p.m.

Scarborough Civic Centre, 150 Borough Drive

- Summarize and incorporate your feedback
- Draft Staff Report, Recommendations and Zoning By-law Amendment
- Report to Planning and Housing Committee Spring 2026

Thank you

www.toronto.ca/StationAreaZoning

Email: mtsazoning@toronto.ca

Phone: 416-338-5600

Deadline to provide input is Thursday, February 19.

