

Zoning for Major Transit Station Areas

Presentation to
TABIA

March 3, 2026



What is a Major Transit Station Area?

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.

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**.



New Policies for Station Areas

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

- approved the **Council-adopted P/MTSA boundaries** (no change)
- requires **minimum densities** in PMTSAs (no change)
- **modified policies** for *Neighbourhoods*, *Mixed Use Areas*, and *Apartment Neighbourhoods* to increase the density and height permitted within 200 and 500m of the stations.

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

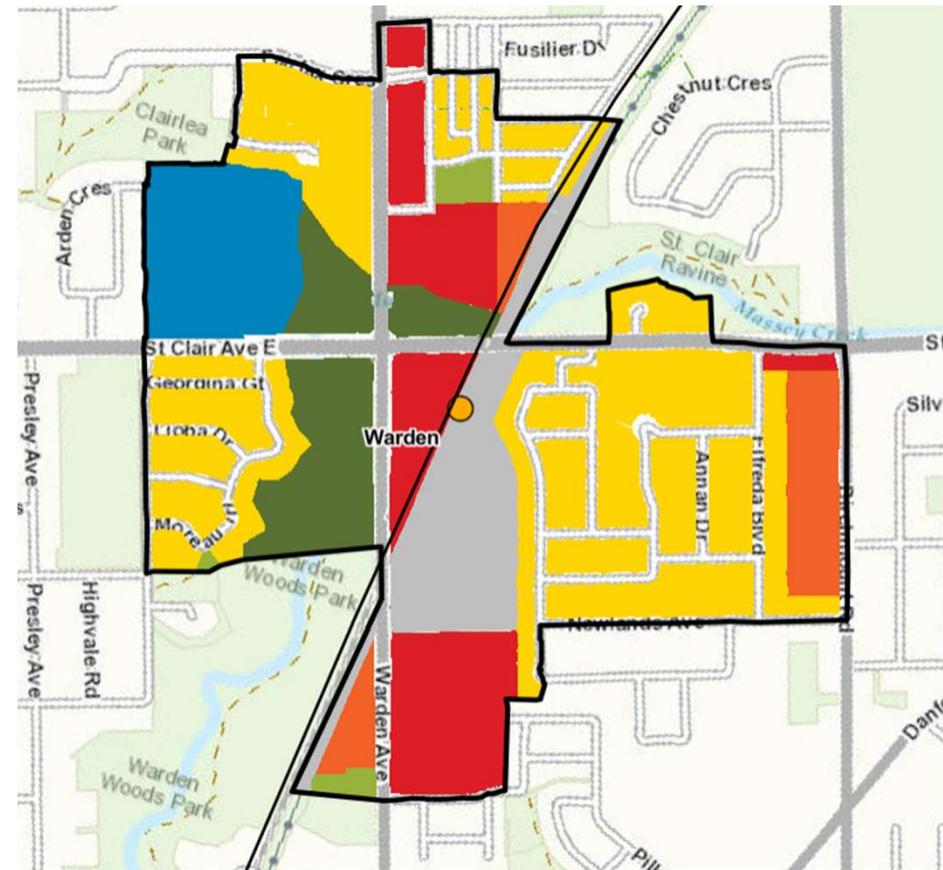
New Policies for Station Areas

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

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

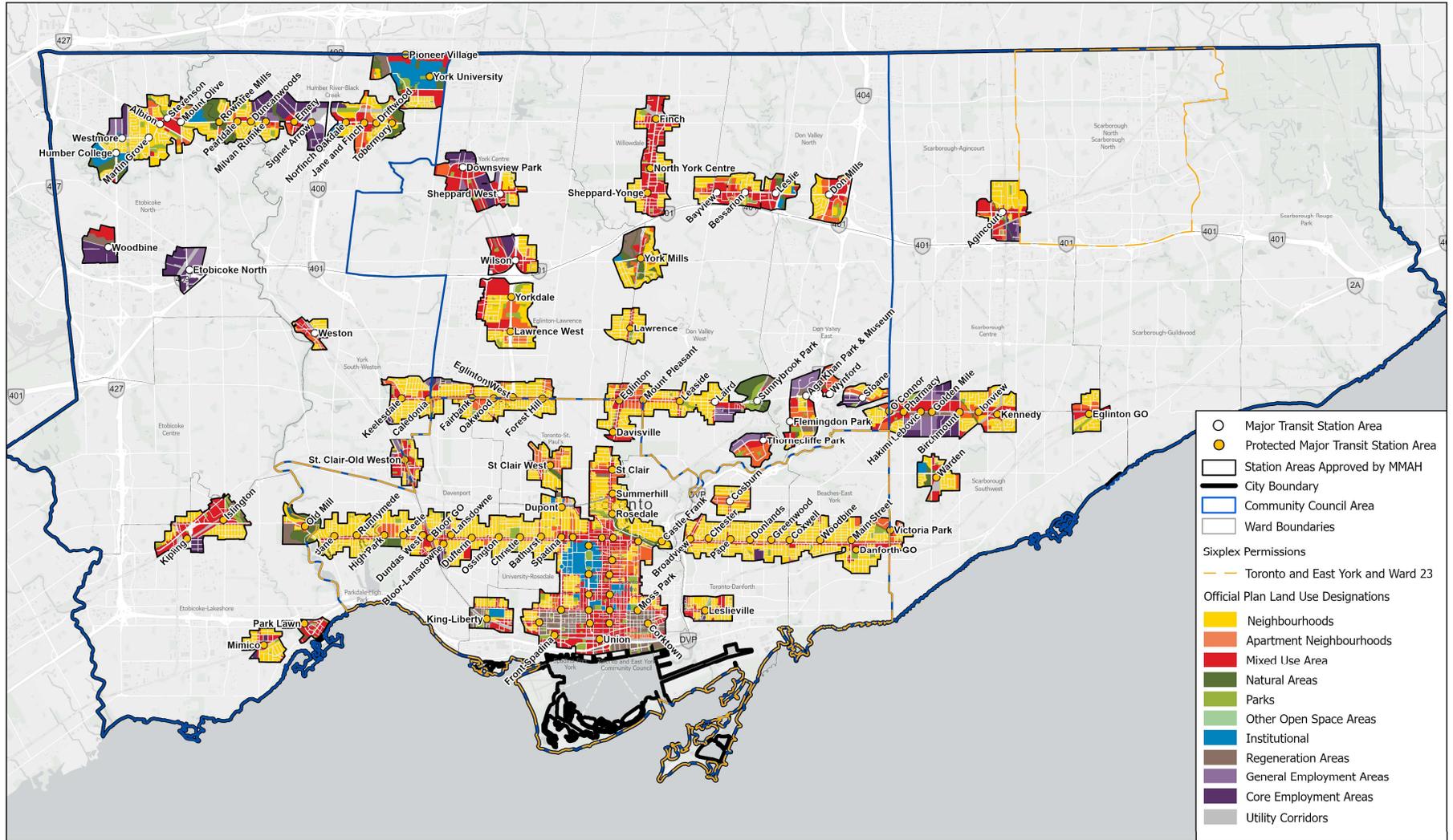
Land Use Designations

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





Key Map: 120 P/MTSAs Approved by MMAH on August 15, 2025 with Land Use Designations

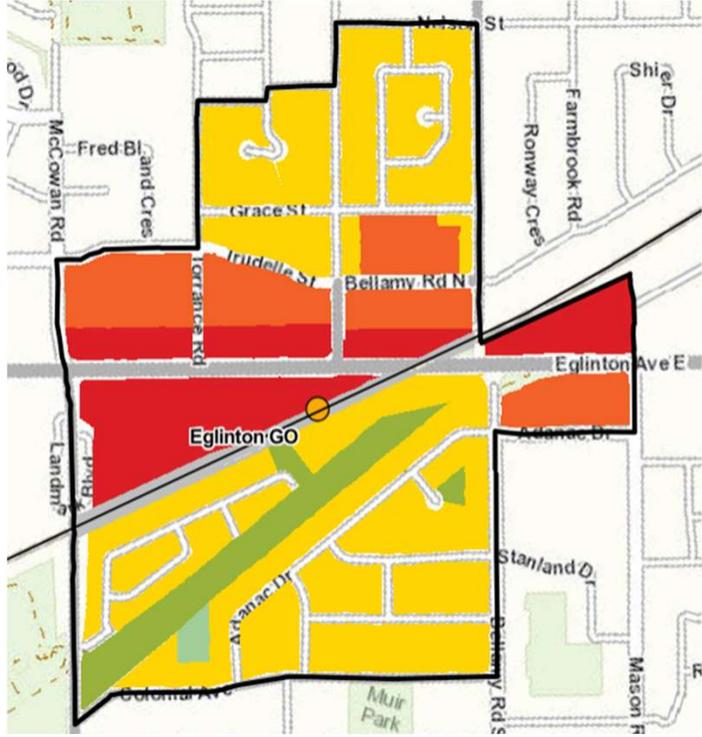




Neighbourhoods

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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

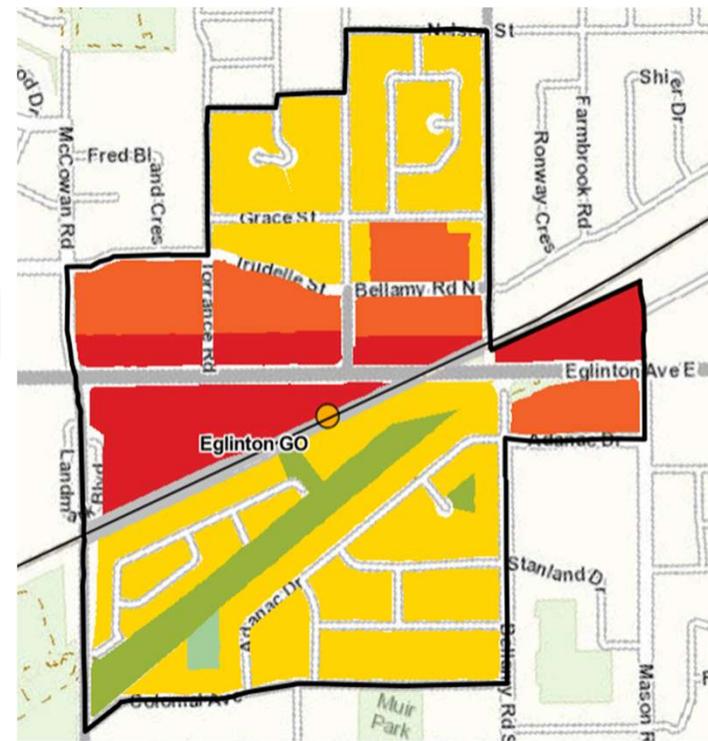




Mixed Use Areas & Apartment Neighbourhoods

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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**



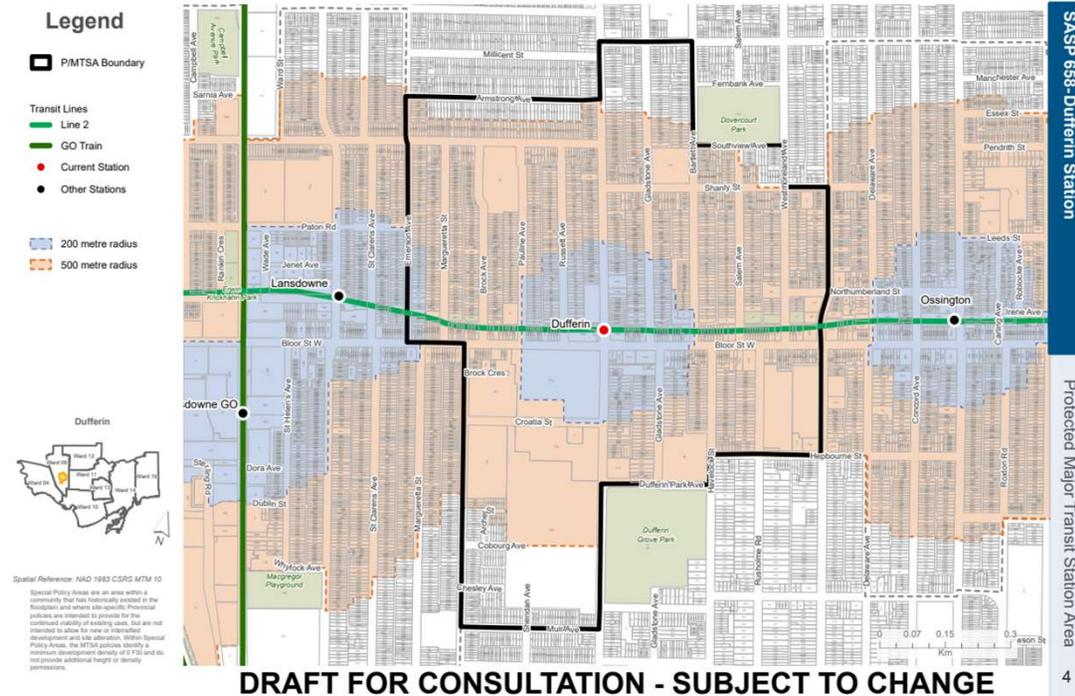
While the same station area policies apply to both areas, their different characteristics mean they require separate zoning standards.

Space for Non-residential Uses

- Provincial policies direct growth (both residents and jobs) to P/MTSAs through transit supportive development
- Consultation feedback: non-residential space should be maintained/provided, complete communities need local retail, services etc.
- For *Mixed Use Areas*, proposed approach will:
 - Encourage a mix of uses, except if not currently permitted
 - Not introduce residential uses where they are not currently permitted
 - Enable fully non-residential buildings, except if not currently permitted
- For *Apartment Neighbourhoods*, consideration to:
 - Permit a mix of residential and locally-serving non-residential uses
 - Encourage small-scale unit sizes through interior floor area limits (150 square metres)
 - Reduced minimum first storey *heights* (3.8 metres)

Approach for 200m + 500m distances

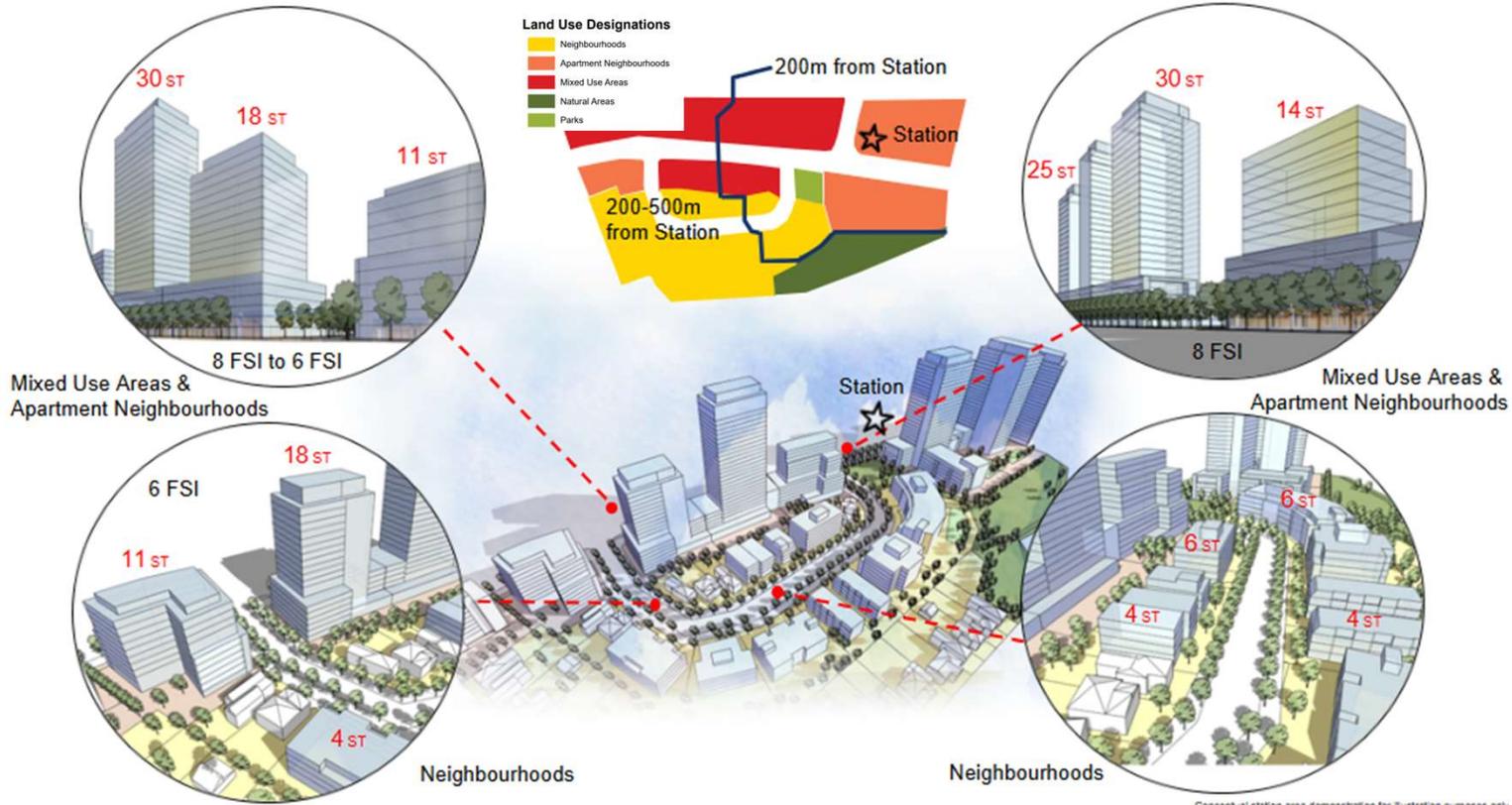
- Measure from **station centre point**, not individual entrances. Provides certainty and is consistent with approach to P/MTSA boundaries which were approved by Council and the Province.
- Exclude parks, natural areas, open spaces, and areas inaccessible due to natural and physical barriers.
- Generally, 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 (if needed for large sites) with local features such as laneways and lot lines.



It's Important to Note That...

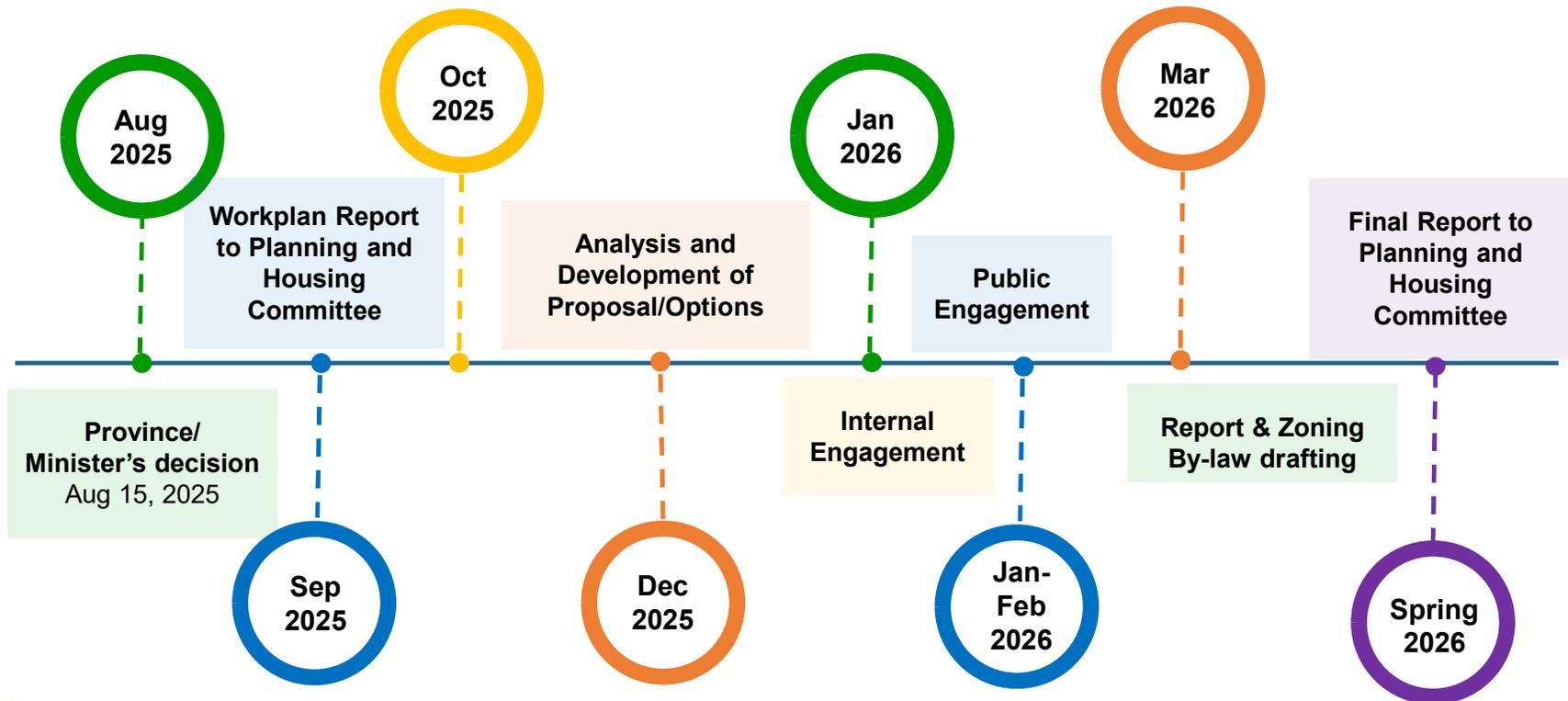
- The **Planning Act** directs the City to update its zoning by-law to match the new provincially approved policies for station areas.
- While the Planning Act directs the City to set zoning permissions to allow these heights and densities, but **not every site will be able to build to the maximum limit.**
- These are permissions, **not minimum requirements or targets.**
- The Planning Act permits **applications to amend the zoning by-law** for additional height, density or other zoning rules (some landowners may choose to do this).
- Development is expected to be **incremental.**
- On January 29, 2026, the Province filed [Ontario Regulation 15/26](#) which **pauses Inclusionary Zoning implementation in Toronto until July 1, 2027.** The City is still required by law to update its zoning for station areas by the spring of 2026.

Conceptual Station Area Demonstration



Conceptual station area demonstration for illustration purposes only

Timeline & Next Steps



Questions

 TORONTO

