

Upcoming public meetings on zoning for Major Transit Station Areas

From: MTSA Zoning <opreview@toronto.ca>

To: our-plan-toronto@lists.toronto.ca



MTSA Zoning E-Update#1

Upcoming public meetings on zoning for Major Transit Station Areas

Dear Community Member,

Between January 21st and February 12th, 2026, the City of Toronto is hosting a series of public meetings about updating our zoning permissions around subway, GO and LRT stations. As a result of a Provincial decision, the City is adding permissions for more homes to be built near 120 major transit stations across Toronto.

These updates will affect Major Transit Station Areas and Protected Major Transit Station Areas, collectively referred to as P/MTSAs. P/MTSAs are the parts of the city that are within about a 10-minute walk (500–800 metres) of subway stations, GO stations and light rail transit stops.

All are welcome to attend and learn more about the zoning changes, ask questions, raise concerns, and provide feedback.

Some of the zoning changes are required as the City must update its zoning to match new Provincial rules. However, we want to hear from you about:

- design elements like building shape, setbacks and lot coverage that may impact development;
- implementation approaches for increased densities while supporting the City's objectives for building design, public space, and sustainability; and
- detailed boundaries where P/MTSA zoning standards will apply.

The comments we receive will inform the recommended zoning by-law amendments that staff will bring to Planning and Housing Committee in the spring of 2026.

For more information, see the Background section at the bottom of this email, visit www.toronto.ca/StationAreaZoning or contact the project team at mtsazoning@toronto.ca.

Event Details

City-wide Town Halls

Date: January 21, 2026

Time: 6:30–8:30 p.m.

Location: Online

Meeting Link: will be posted at www.toronto.ca/StationAreaZoning before the meeting.

Format: Virtual presentation followed by a town hall discussion.

Date: February 12, 2026

Time: 6:30–8:30 p.m.

Location: Toronto City Hall, [100 Queen St W, Toronto, ON M5H 2N2](#)

Format: In-person presentation followed by a town hall discussion.

Toronto and East York Open House

Date: January 27, 2026

Time: 6:00–7:30 p.m.

Location: West End Alternative School, [777 Bloor St W, Toronto, ON M6G 1L6](#)

Format: In-person open house (drop-in) with display boards and City staff available to answer questions and receive comments.

Etobicoke York Open House

Date: January 29, 2026

Time: 6:00–7:30 p.m.

Location: Etobicoke Collegiate Institute, [86 Montgomery Rd, Etobicoke, ON M9A 3N5](#)

Format: In-person open house (drop-in) with display boards and City staff available to answer questions and receive comments.

North York Open House

Date: February 3, 2026

Time: 6:00–7:30 p.m.

Location: North York Memorial Community Hall, [5110 Yonge St, North York, ON M2N 5W4](#)

Format: In-person open house (drop-in) with display boards and City staff available to answer questions and receive comments.

Scarborough Open House

Date: February 9, 2026

Time: 6:00–7:30 p.m.

Location: Scarborough Civic Centre, [150 Borough Dr, Scarborough, ON M1P 4N6](#)

Format: In-person open house (drop-in) with display boards and City staff available to answer questions and receive comments.

Background

Since 2019, City staff have worked with communities across Toronto to identify Major Transit Station Areas (MTSAs) and Protected Major Transit Station Areas (PMTSAs) throughout the city, in part to conform with Provincial legislation. In 2022, City Council adopted [Official Plan Amendments](#) to formally create over 140 P/MTSAs in Toronto, subject to Provincial approval.

On August 15, 2025, the Minister of Municipal Affairs and Housing approved 120 of the Council-adopted P/MTSAs with modifications that increased height and density permissions. These approvals also brought [Inclusionary Zoning](#) into effect as an affordable housing tool in certain PMTSAs.

The Planning Act requires that cities update their zoning by-laws one year after Official Plan policies come into effect. The Province requested that the City of Toronto update its zoning by-laws within 9 months of the decision that was issued in August of 2025.

You received this email because you are subscribed to a City of Toronto e-update. If you would like to unsubscribe, visit toronto.ca/e-updates. Do not reply to this email.

© City of Toronto