



OZ-9749 Pre-zoning Protected Major Transit Station Areas

September 10, 2024



Summary of Transit Station Area (TSA) Zones

Rapid Transit Corridor	Transit Village	Downtown
TSA1 – Rapid Transit Corridor (base zone)	TSA3 – Transit Village (periphery)	TSA5 – Downtown (periphery)
TSA2 – Rapid Transit Corridor (150m of RT stations and main street segments)	TSA4 – Transit Village (core)	TSA6 – Downtown (core)
		TSA7 – Downtown (core, prioritizes active uses)

h-213 Holding Provision

- Purpose: To ensure the orderly development of the lands the “h-213” symbol shall not be deleted until a sanitary servicing capacity report has been prepared and confirmation that a municipal sanitary sewer outlet is available to service the site to the satisfaction of the City Engineer
- Applied to address the lack of maximum density regulations in the TSA Zone



Summary of Transit Station Area (TSA) Zones Uses

Permitted Uses	TSA1	TSA2	TSA3	TSA4	TSA5	TSA6	TSA7
Residential Uses (Stand-Alone)	✓		✓		✓	✓	
Residential Uses (With permitted non-residential use on ground floor)	✓	✓	✓	✓	✓	✓	✓
Non-residential uses (range of retail, service, office, and commercial)	✓*	✓*	✓*	✓*	✓*	✓*	✓*
Emergency Care Establishment	✓	✓	✓	✓	✓	✓	✓

* Non-residential uses only permitted within a building containing a permitted residential use

PMTSA Zoning

- Recommended compound zone
- Will not apply in Secondary Plan areas, Regulatory Flood Plain, Old North Corridor Preservation Segment
- Uniform and consistent zoning to encourage high rise development in key areas
- Consolidation of sites
- Approval by MMAH
- Site Plan to address other considerations