



Figure 0-2. BAU, Alt 1 and Alt 2 Structure Maps

Learn more about the Options and view full page maps in Section 3.1.

Major Transit Station Areas (MTSAs)

The Provincial Planning Statement 2024 defines Major Transit Station Areas (MTSAs) as areas within approximately 500 to 800 metres of higher order transit stations where high-density development is encouraged. There are three MTSAs in the Centre at the Finch, North York Centre, and Sheppard-Yonge subway stations. All three have been designated as Protected Major Transit Station Areas (PMTSAs) under Official Plan Amendment 570, adopted by City Council in 2022 and pending approval by the Province.

Table 0-1 - Population and Jobs Estimates for Each Option

	BAU	Alt 1	Alt 2
Total Population	98,542	184,667	298,651
Population in MTSAs	96,705	178,028	226,163
Jobs in MTSAs	42,686	41,420	46,000
Density in MTSAs (people and jobs per hectare)	506	513	637