

Table 1: Summary Table of Public Comments and City Staff Responses

Comment Theme	Summary of Comments	Policy Planning Staff Response
PMTSA 65 – Rutherford GO Station Boundary	<ul style="list-style-type: none"> • Opposition to high density development at 9222 Keele Street, within the PMTSA 65 – Rutherford GO Station boundary. • Would like Sherwood Park Community and more specifically, 9222 Keele Street removed from the PMTSA 65 boundary out of concern for change to community character, environmental considerations, traffic congestion and lack of infrastructure to support high-density residential development on the site. • Residents feel the expansion to the PMTSA 65 boundary to include 9222 Keele Street was approved without regard for residents and the community. 	<p>The site municipally known as 9222 Keele Street was included in the boundary of PMTSA 65 through a Provincial modification made to the YROP 2022 as approved by the Minister. OPA 101 to the VOP 2010 was adopted by Council on September 26, 2023, and approved by York Region, without modifications on November 23, 2023, to delineate PMTSA boundaries and identify minimum density targets to conform to the YROP 2022, in accordance with requirements of the <i>Planning Act</i>.</p> <p>The City is required to update in-effect zoning by-laws within a 1-year timeframe of OPA 101 coming into effect in accordance with the <i>Planning Act</i>. The proposed Zoning By-law Amendments conform to the PMTSA boundaries delineated by Schedule 1C – Protected Major Transit Station Areas, in accordance with requirements of the <i>Planning Act</i>.</p>