

Comments on York Region's Proposed Boundaries and Proposed Minimum Density Requirements for Vaughan Major Transit Station Areas

NOTE: Values for Proposed MTSA Area and Percentage of MTSA Area in Vaughan are rounded to the nearest 1. Values Proposed Minimum Density, Projected Ultimate Density, and Existing Density are rounded to the nearest 5.

MTSA 1 - Vaughan Metropolitan Centre Subway Station

Major Intersection: Highway 7 and Millway Avenue, Vaughan

Station Type: Subway Station

MTSA 1 - Vaughan Metropolitan Centre Subway Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	99 ha	No Changes
Percentage of MTSA Area in Vaughan:	100%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	500 PJH	400 PJH
Projected Ultimate Density:	485 PJH	No Changes
Existing Density:	95 PJH	

Comments on Proposed Regional MTSA:

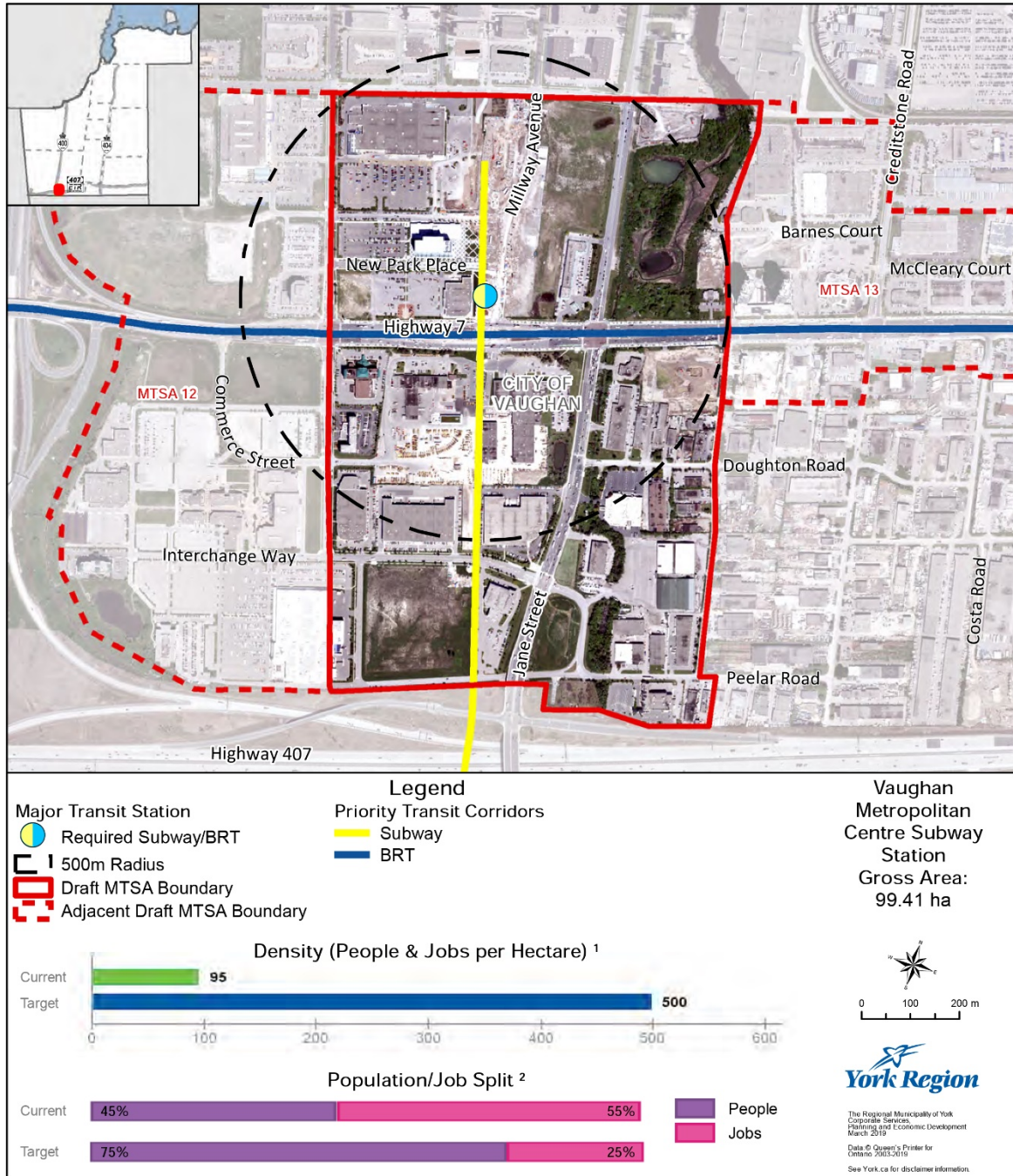
1. Revise the Proposed Minimum Density as per the table above in consideration of the following:
 - Proposed Minimum Density is 500 PJH
 - Projected Ultimate Density is below this minimum at 485 PJH
 - Recommend a lower Proposed Minimum Density at 400 PJH

NOTE: Preliminary comments from York Region staff support a lower density of 400 PJH
2. Support the proposed MTSA boundary.

Vaughan Metropolitan Centre Subway Station

MTSA 1

On Subway Line 1 / Highway 7 BRT Corridor
Near Highway 7 and Millway Avenue, Vaughan



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 2 - Highway 407 Subway Station

Major Intersection: Highway 407 and Jane Street, Vaughan

Station Type: Subway Station

MTSA 2 - Highway 407 Subway Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	12 ha	No Changes
Percentage of MTSA Area in Vaughan:	100% PJH	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	200 PJH	0 PJH
Projected Ultimate Density:	245 PJH	No Changes
Existing Density:	0 PJH	

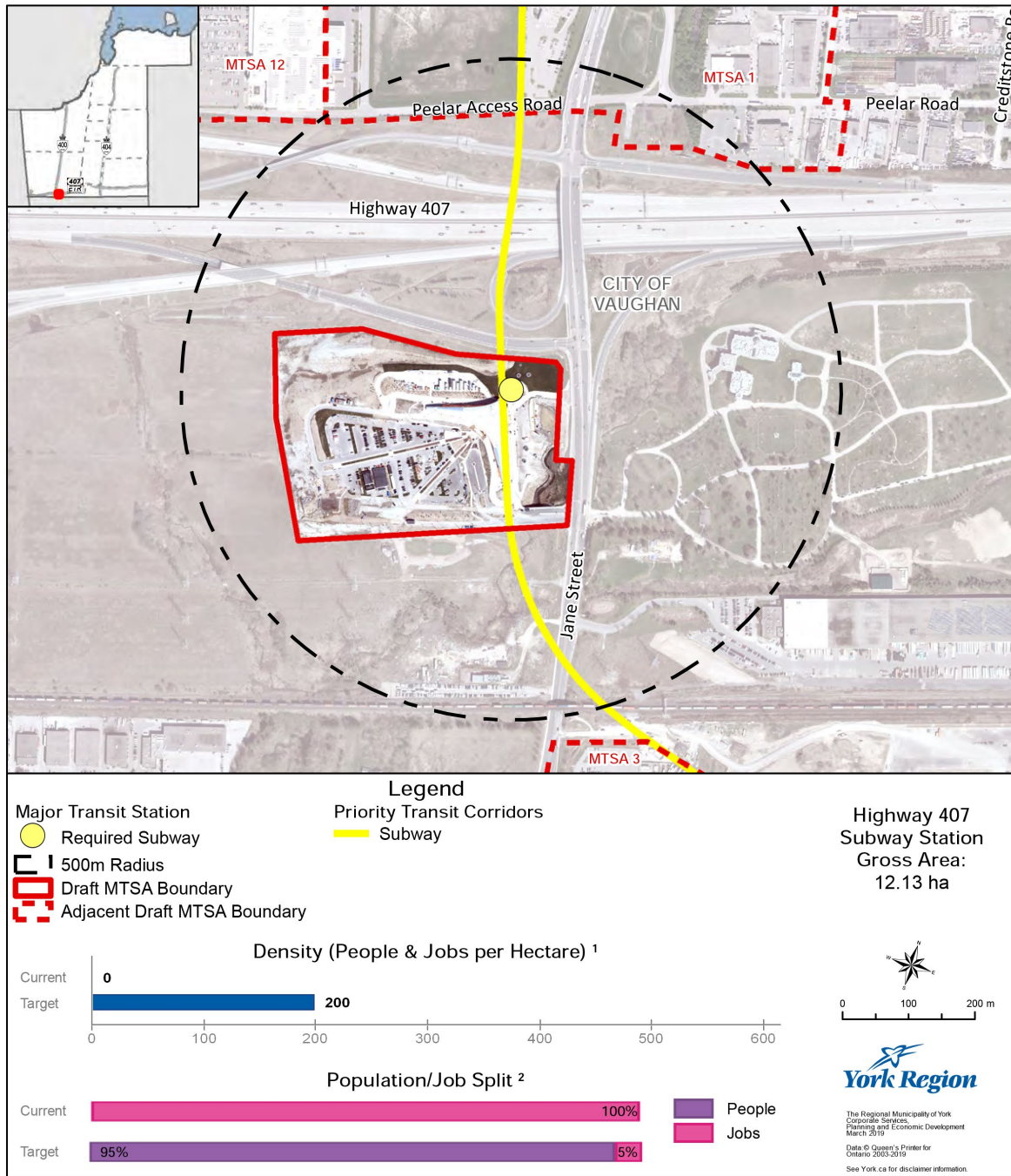
Comments on Proposed Regional MTSA:

- Revise the proposed minimum density as per the table above in consideration of the following:
 - Proposed minimum density is 200 PJH
 - Projected ultimate density based existing VOP 2010 policies is 0 PJH
 - Lands are within the Parkway Belt West Plan Area; therefore, no density is expected for the lands (subway station site)
 - City and Region do not have authority to designate intensification to these lands until Parkway Belt Plan is amended
 - Recommended proposed minimum density is 0 PJH
 - Including a minimum density on these lands that cannot be achieved may put further density pressures within the VMC and Pioneer Village MTSAs
- Support the proposed MTSA boundary.

Highway 407 Subway Station

On Subway Line 1 Corridor
Near Highway 407 at Jane Street, Vaughan

MTSA 2



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

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MTSA 3 - Pioneer Village Subway Station

Major Intersection: Steeles Avenue and Settler Road, Vaughan

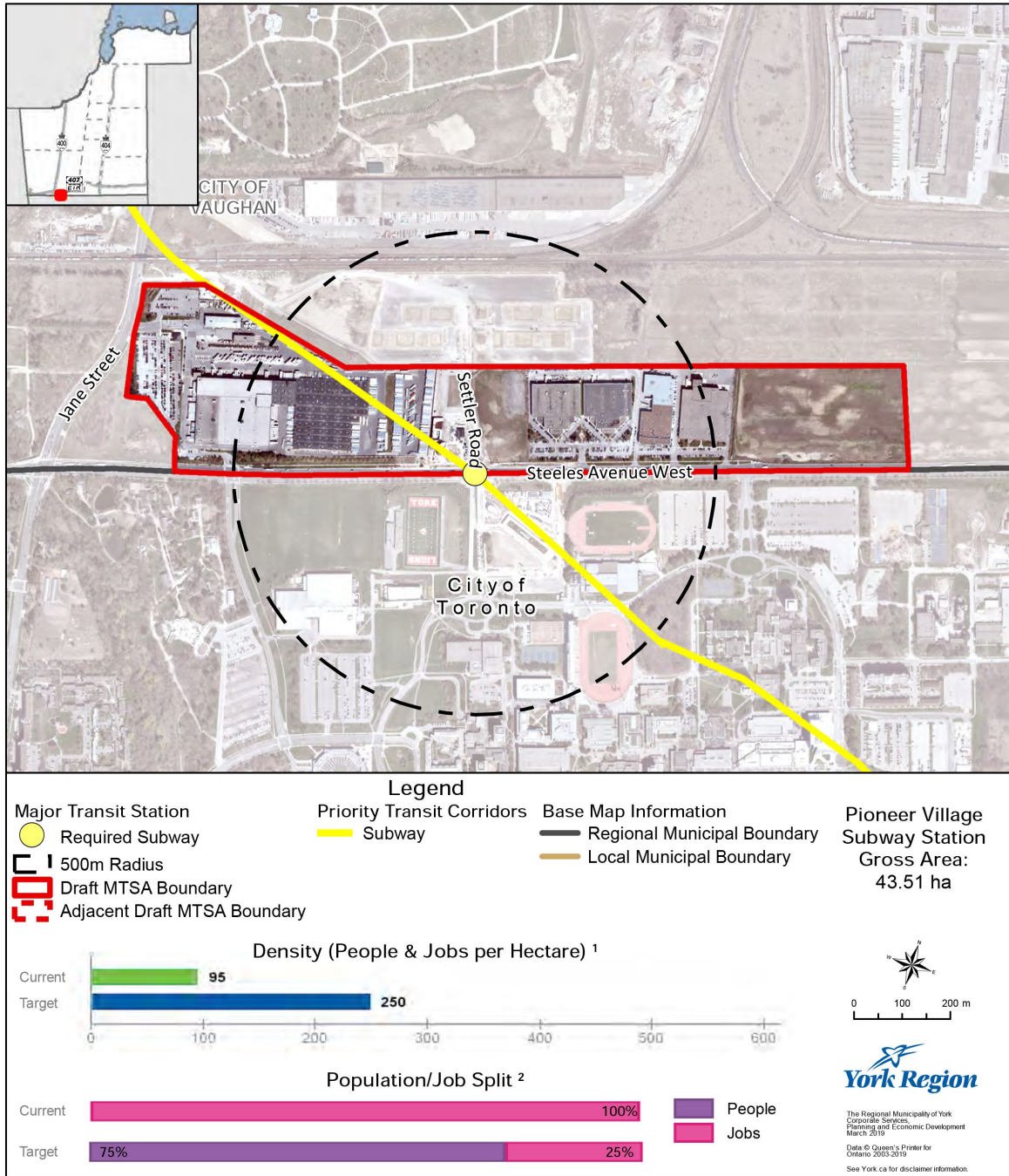
Station Type: Subway Station

MTSA 3 - Pioneer Village Subway Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	40 ha	No Changes
Percentage of MTSA Area in Vaughan:	100% PJH	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	250 PJH	
Projected Ultimate Density:	285 PJH	
Existing Density:	95 PJH	

Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Support the proposed MTSA boundary.

Pioneer Village Subway Station On Subway Line 1 Corridor Near Steeles Avenue and Settler Road, Vaughan



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 5 - Langstaff/Longbridge Subway Station

Major Intersection: Longbridge Road and Yonge Street, Vaughan/Markham

Station Type: Subway Station

MTSA 5 - Langstaff/Longbridge Subway Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	6 ha	No Changes
Percentage of MTSA Area in Vaughan:	24%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	200 PJH	
Projected Ultimate Density:	140 PJH	
Existing Density:	30 PJH	

Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.

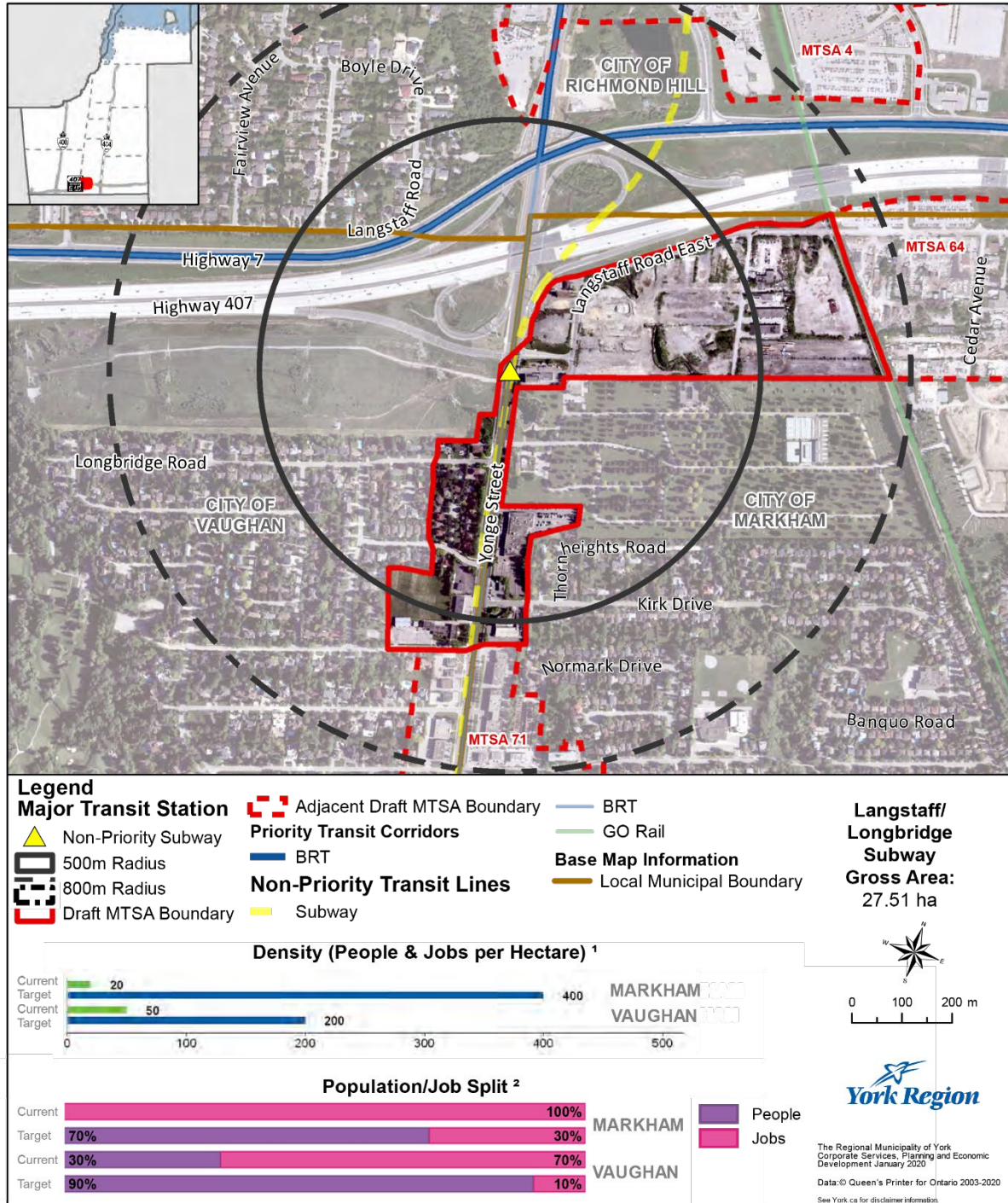
NOTE: The projected ultimate density for the MTSA for Vaughan and Markham lands combined (the entire MTSA) will exceed the proposed minimum density.

2. Support the proposed MTSA boundary.

Langstaff-Longbridge Subway Station

MTSA 5

Near Longbridge Road and Yonge Street, Markham/Vaughan



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

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MTSA 6 - Clark Subway Station

Major Intersection: Clark Avenue and Yonge Street, Vaughan/Markham

Station Type: Subway Station

MTSA 6 - Clark Subway Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	12 ha	No Changes
Percentage of MTSA Area in Vaughan:	30%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	250 PJH	
Projected Ultimate Density:	240 PJH	
Existing Density:	225 PJH	

Comments on Proposed Regional MTSA:

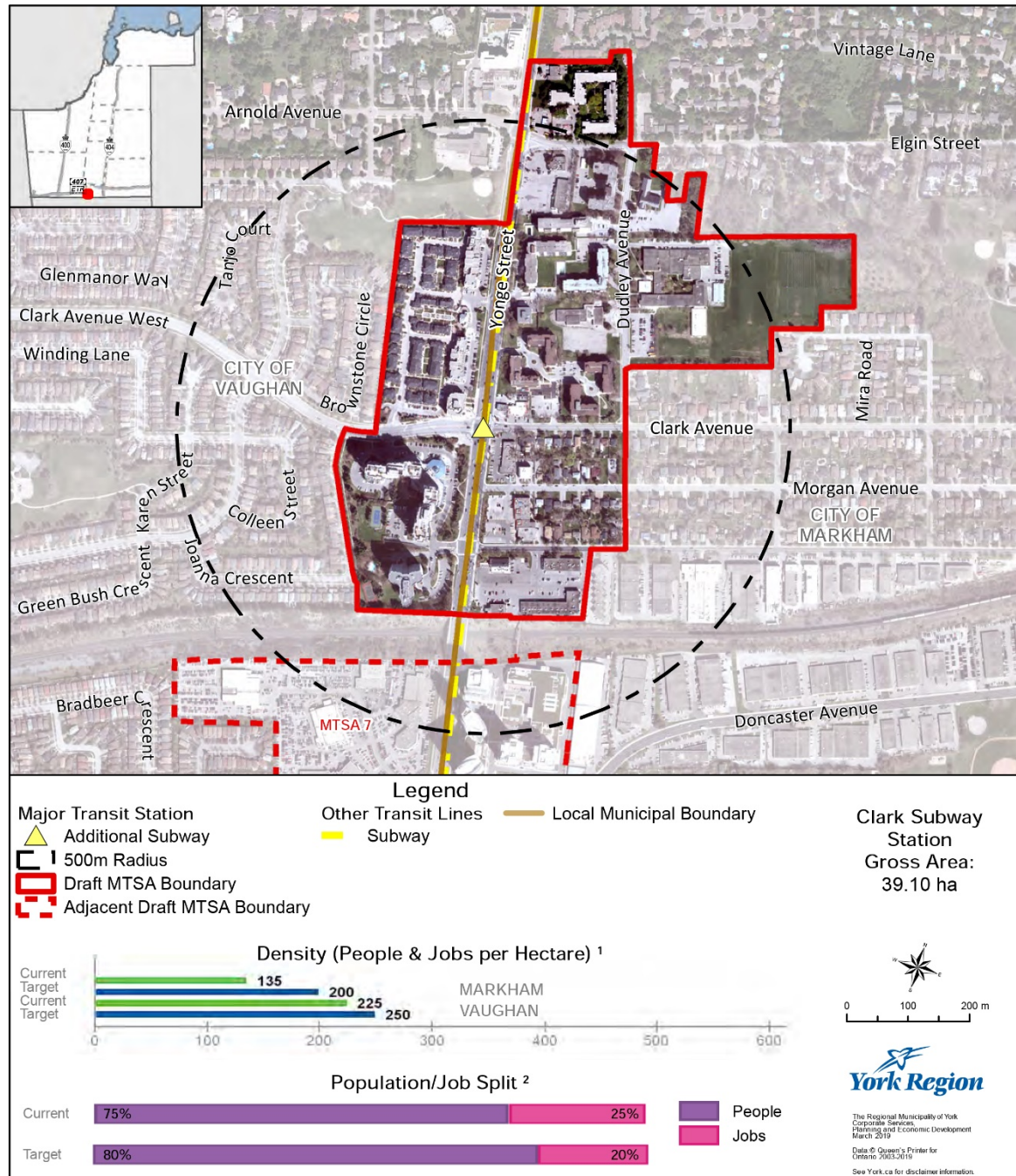
1. Support the proposed minimum density.

NOTE: The projected ultimate density for the MTSA for Vaughan and Markham lands combined (the entire MTSA) will exceed the proposed minimum density.

2. Support the proposed MTSA boundary.

Clark Subway Station

On Yonge Subway Extension Corridor
Near Clark Avenue and Yonge Street, Vaughan/Markham



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 7 - Steeles Subway Station

Major Intersection: Steeles Avenue and Yonge Street, Vaughan/Markham

Station Type: Subway Station

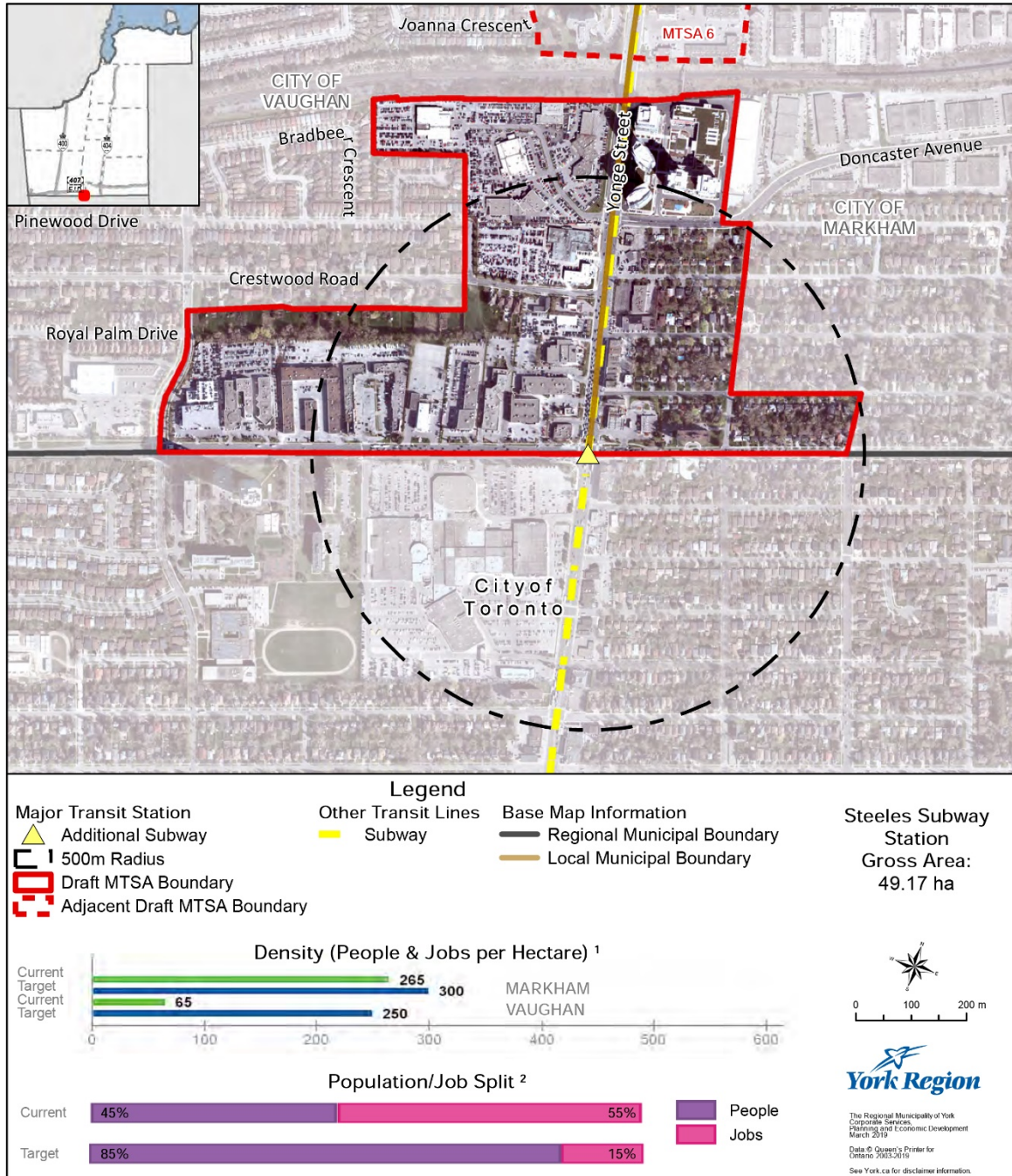
MTSA 7 - Steeles Subway Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	32 ha	No Changes
Percentage of MTSA Area in Vaughan:	64%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	250 PJH	
Projected Ultimate Density:	340 PJH	
Existing Density:	65 PJH	

Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Support the proposed MTSA boundary.

Steeles Subway Station On Yonge Subway Extension Corridor Near Steeles Avenue and Yonge Street, Vaughan/Markham

MTSA 7



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 8 - Wigwoss-Helen Bus Rapid Transit Station

Major Intersection: Highway 7 and Wigwoss/Helen Street, Vaughan

Station Type: Bus Rapid Transit Station

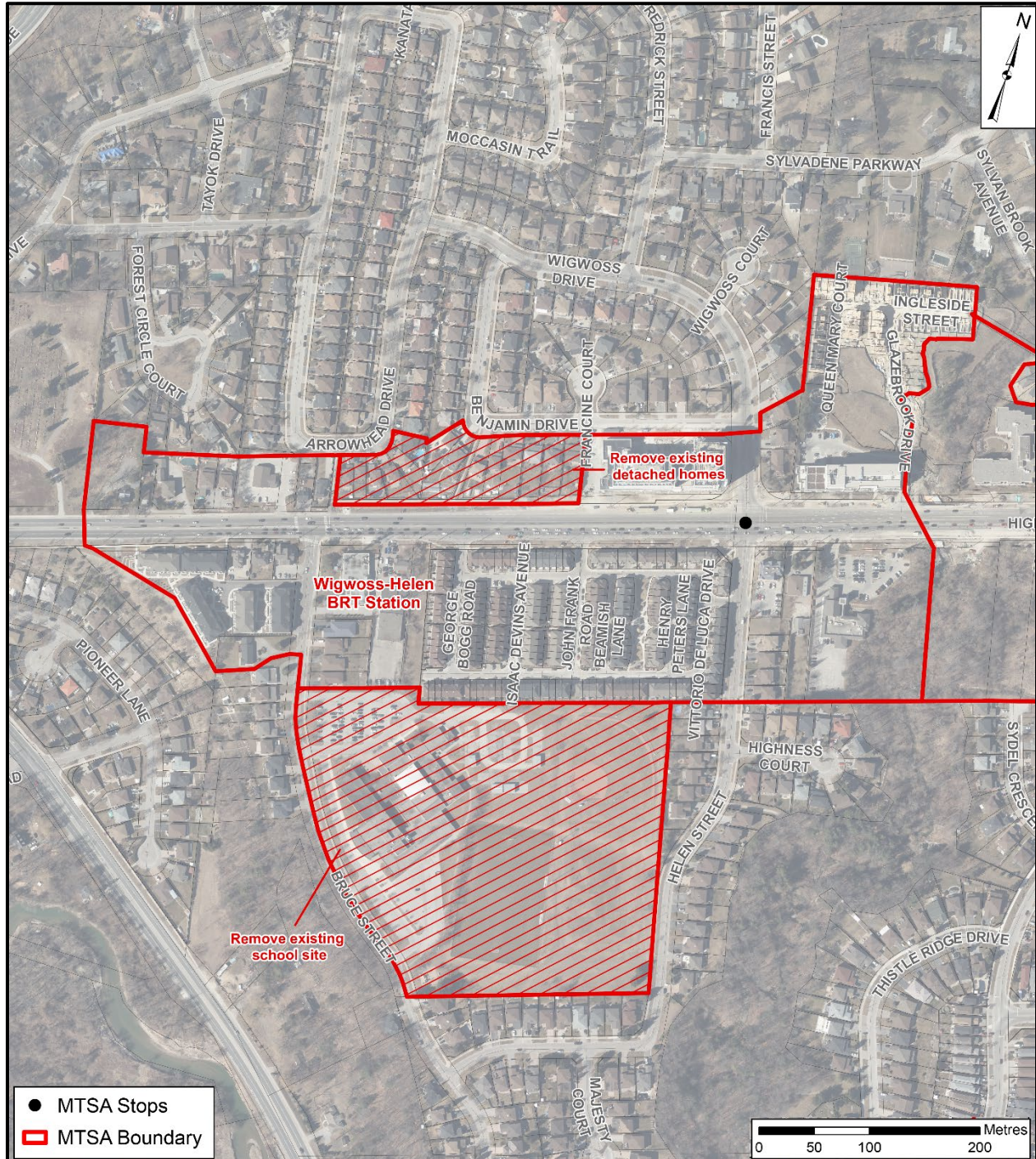
MTSA 8 - Wigwoss-Helen Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	26 ha	17 ha
Percentage of MTSA Area in Vaughan:	100%	No Changes
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	160 PJH	
Projected Ultimate Density:	150 PJH	200 PJH
Existing Density:	80 PJH	No Changes

Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Amend the boundary of the MTSA as per 'MTSA 8 - Wigwoss-Helen Bus Rapid Transit Station: Vaughan Proposed Boundary Amendments' below to:
 - a. Exclude the single-detached dwellings; and
 - b. Exclude Woodbridge College

NOTE: Preliminary comments from York Region staff support the exclusion of Woodbridge College

MTSA 8 - Wigwoss-Helen Bus Rapid Transit Station: Vaughan Proposed Boundary Amendments

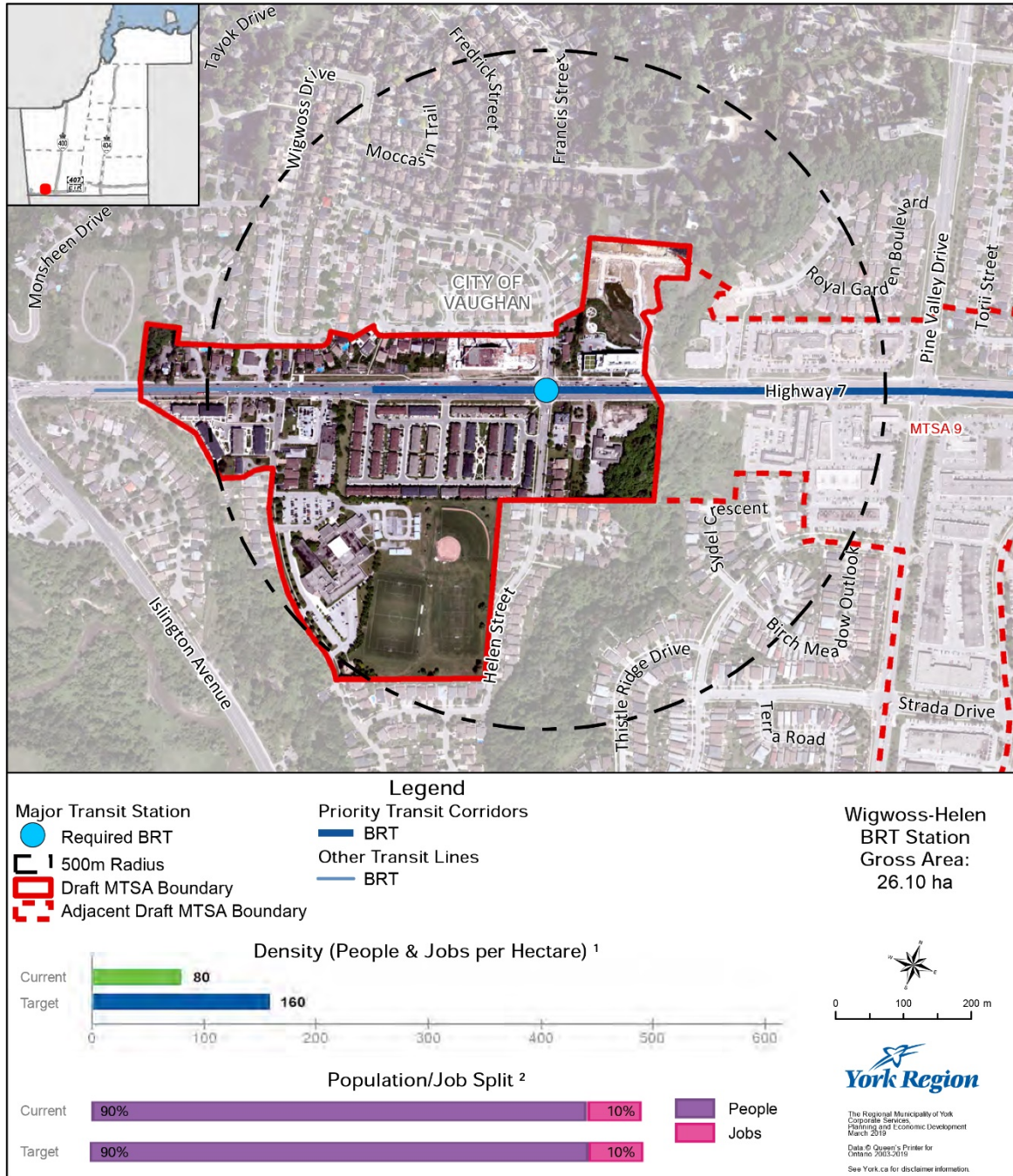


Wigwoss-Helen BRT Station

MTSA 8

On Highway 7 BRT Corridor

Along Highway 7 at Wigwoss Drive/Helen Street, Vaughan



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 9 - Pine Valley Bus Rapid Transit Station

Major Intersection: Highway 7 and Pine Valley Drive

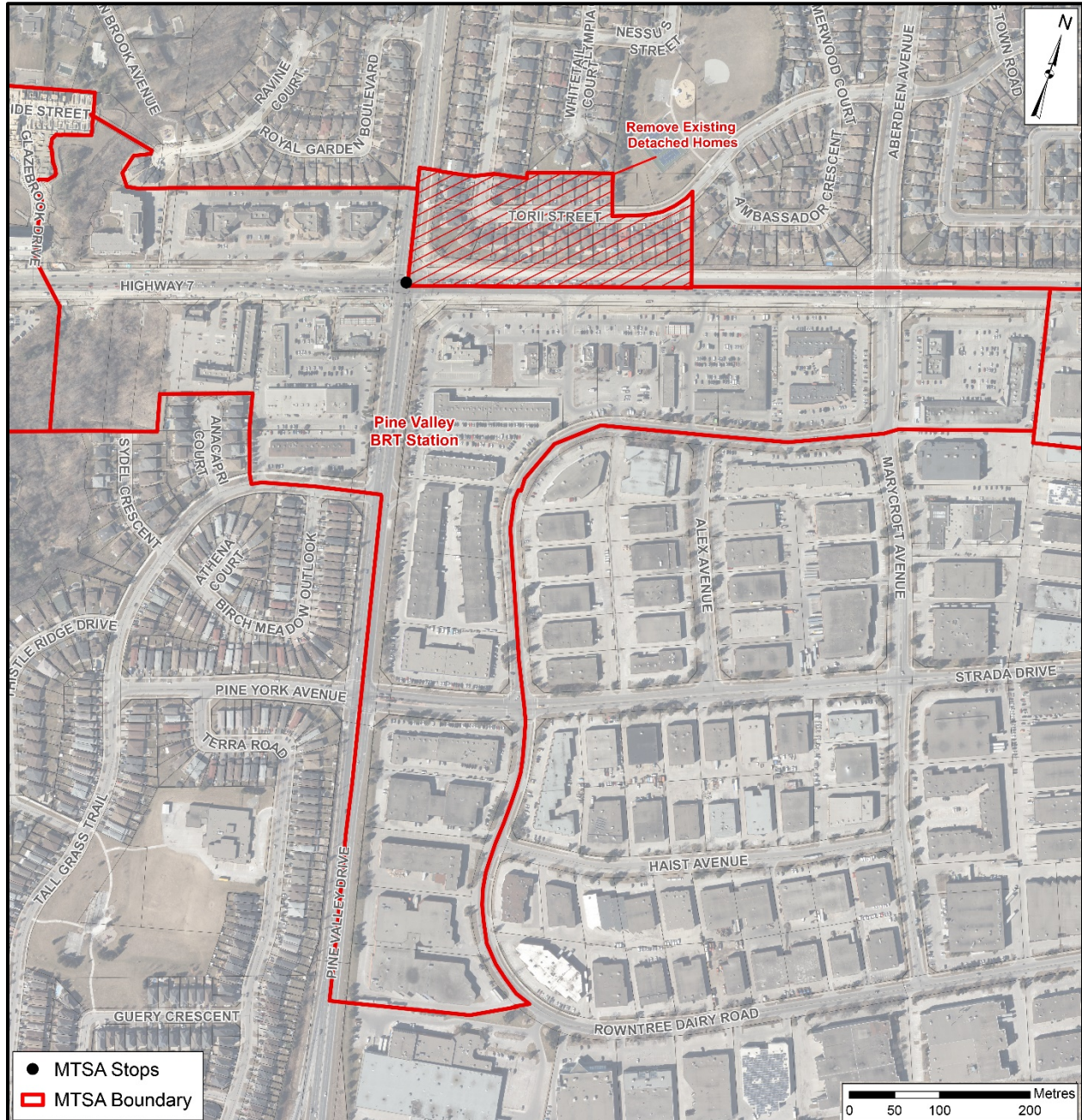
Station Type: Bus Rapid Transit Station

MTSA 9 - Pine Valley Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	38 ha	34 ha
Percentage of MTSA Area in Vaughan:	100%	No Changes
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	160 PJH	
Projected Ultimate Density:	215 PJH	240 ha
Existing Density:	55 PJH	No Changes

Comments on Proposed Regional MTSA:

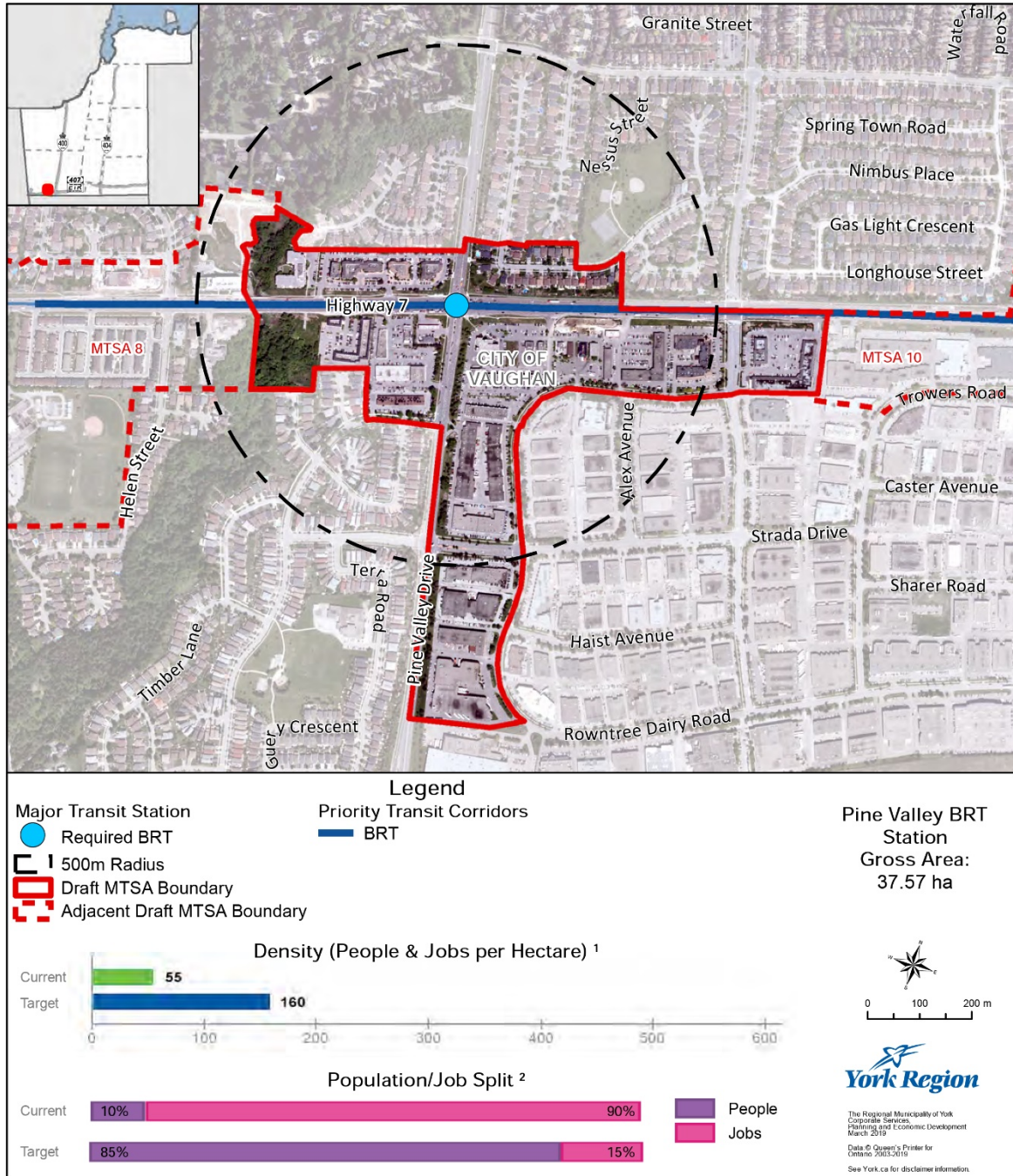
1. Support the proposed minimum density.
2. Amend the boundary of the MTSA as per 'MTSA 9 - Pine Valley Bus Rapid Transit Station: Vaughan Proposed Boundary Amendments' below to:
 - a. Exclude the single-detached dwellings.

MTSA 9 - Pine Valley Bus Rapid Transit Station: Vaughan Proposed Boundary Amendments



Pine Valley BRT Station On Highway 7 BRT Corridor Along Highway 7 at Pine Valley Drive, Vaughan

MTSA 9



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 10 - Ansley Grove Bus Rapid Transit Station

Major Intersection: Highway 7 and Ansley Grove Road/Whitmore Road, Vaughan

Station Type: Bus Rapid Transit Station

MTSA 10 - Ansley Grove Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	47 ha	No Changes
Percentage of MTSA Area in Vaughan:	100%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	200 PJH	
Projected Ultimate Density:	300 PJH	
Existing Density:	65 PJH	

Comments on Proposed Regional MTSA:

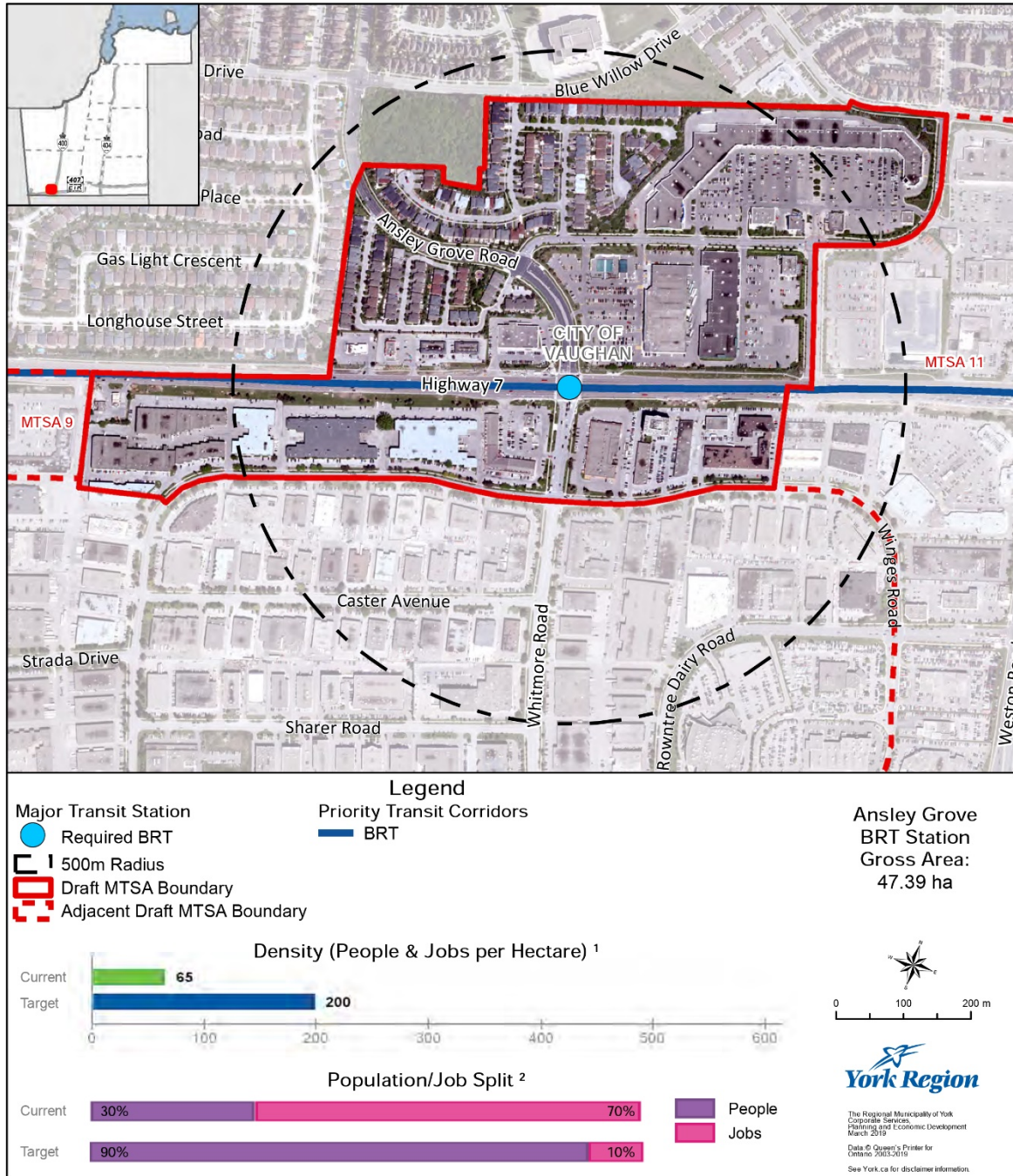
1. Support the proposed minimum density.
2. Support the proposed MTSA boundary.

Ansley Grove BRT Station

MTSA 10

On Highway 7 BRT Corridor

Along Highway 7 at Ansley Grove Road/Whitmore Road, Vaughan



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 11 - Weston Bus Rapid Transit Station

Major Intersection: Highway 7 and Weston Road, Vaughan

Station Type: Bus Rapid Transit Station

MTSA 11 - Weston Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	88 ha	No Changes
Percentage of MTSA Area in Vaughan:	100%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	250 PJH	
Projected Ultimate Density:	305 PJH	
Existing Density:	65 PJH	

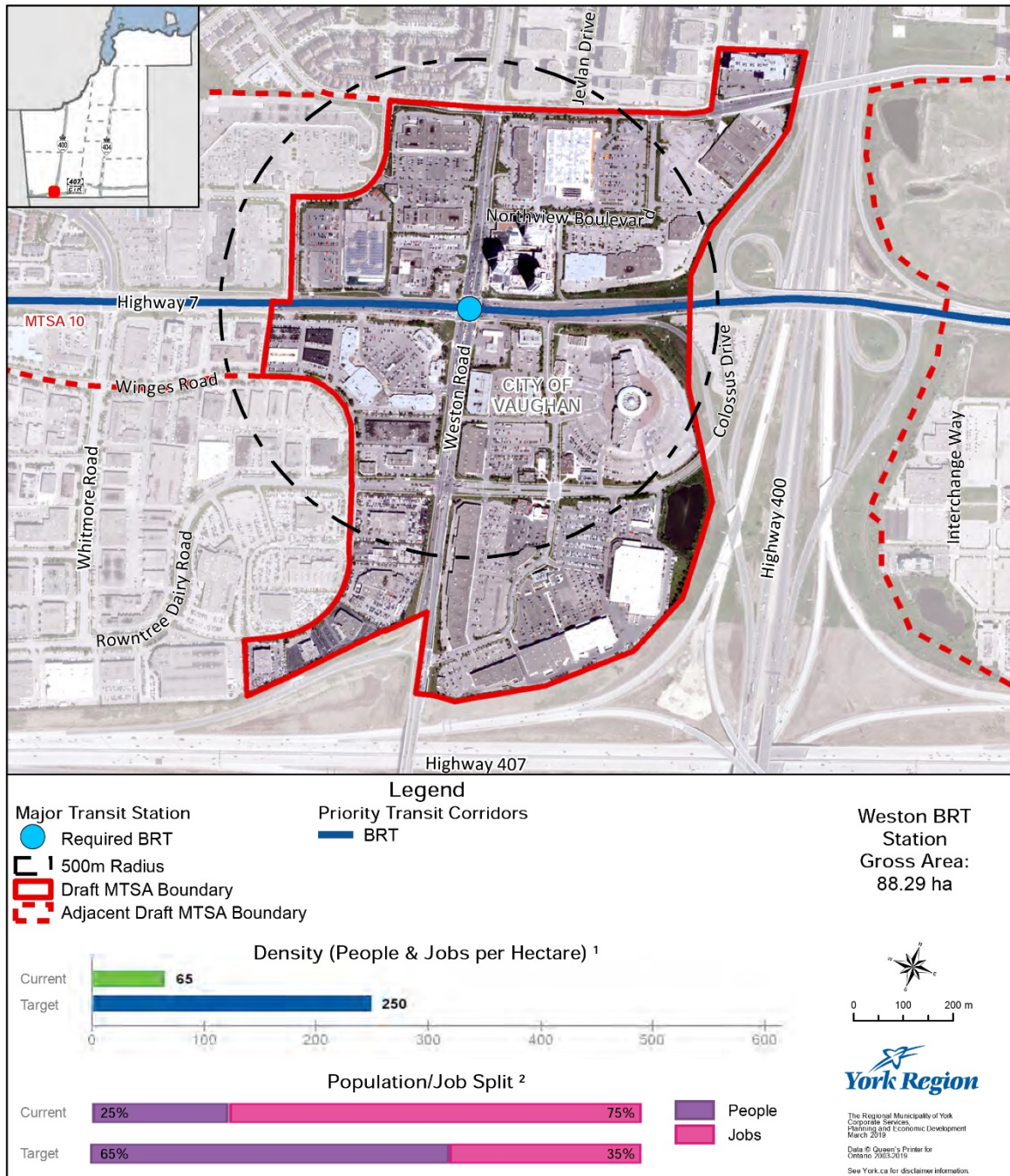
Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Support the proposed MTSA boundary.

Weston BRT Station

On Highway 7 BRT Corridor
Along Highway 7 at Weston Road, Vaughan

MTSA 11



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 12 - Commerce Bus Rapid Transit Station

Major Intersection: Highway 7 and Commerce Street, Vaughan

Station Type: Bus Rapid Transit Station

MTSA 12 - Commerce Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	62 ha	No Changes
Percentage of MTSA Area in Vaughan:	100%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	350 PJH	
Projected Ultimate Density:	400 PJH	
Existing Density:	40 PJH	

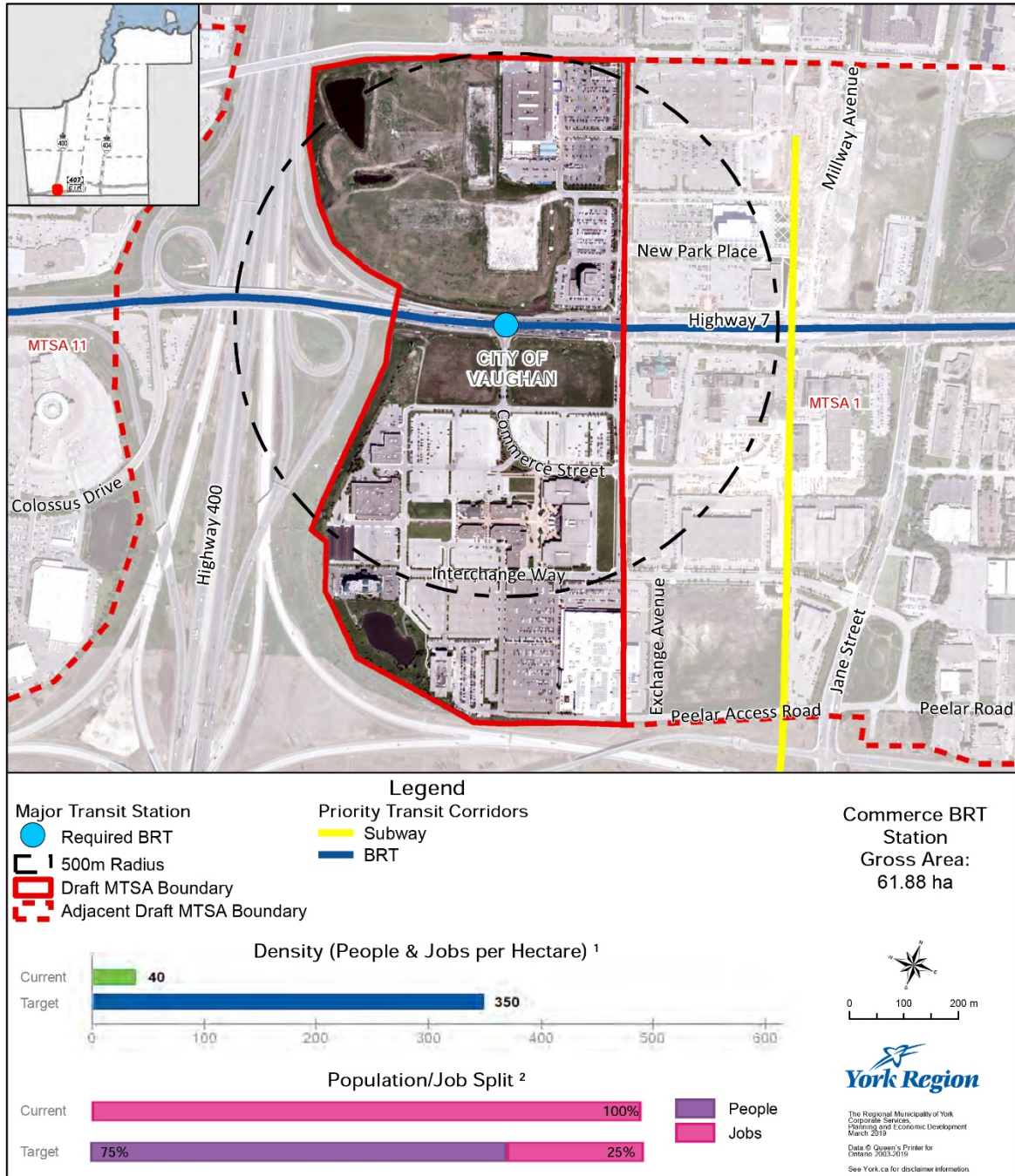
Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Support the proposed MTSA boundary.

Commerce BRT Station

On Highway 7 BRT Corridor
Along Highway 7 at Commerce Street, Vaughan

MTSA 12



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 13 - Creditstone Bus Rapid Transit Station

Major Intersection: Highway 7 and Creditstone Road, Vaughan

Station Type: Bus Rapid Transit Station

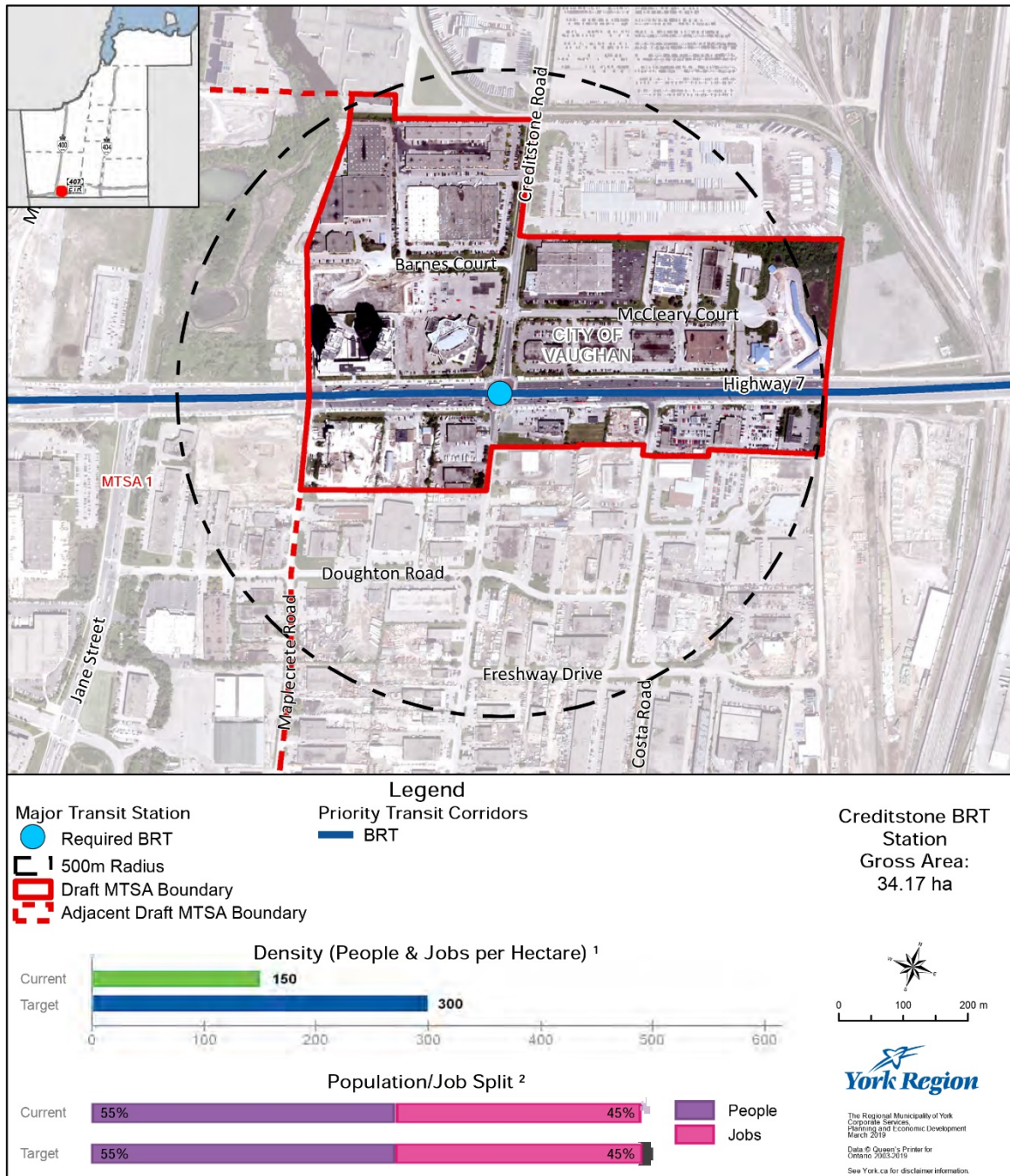
MTSA 13 - Creditstone Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	34 ha	No Changes
Percentage of MTSA Area in Vaughan:	100%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	300 PJH	
Projected Ultimate Density:	430 PJH	
Existing Density:	150 PJH	

Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Support the proposed MTSA boundary.

Creditstone BRT Station

On Highway 7 BRT Corridor
Along Highway 7 at Creditstone Road, Vaughan



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 14 - Keele Bus Rapid Transit Station

Major Intersection: Highway 7 and Keele Street, Vaughan

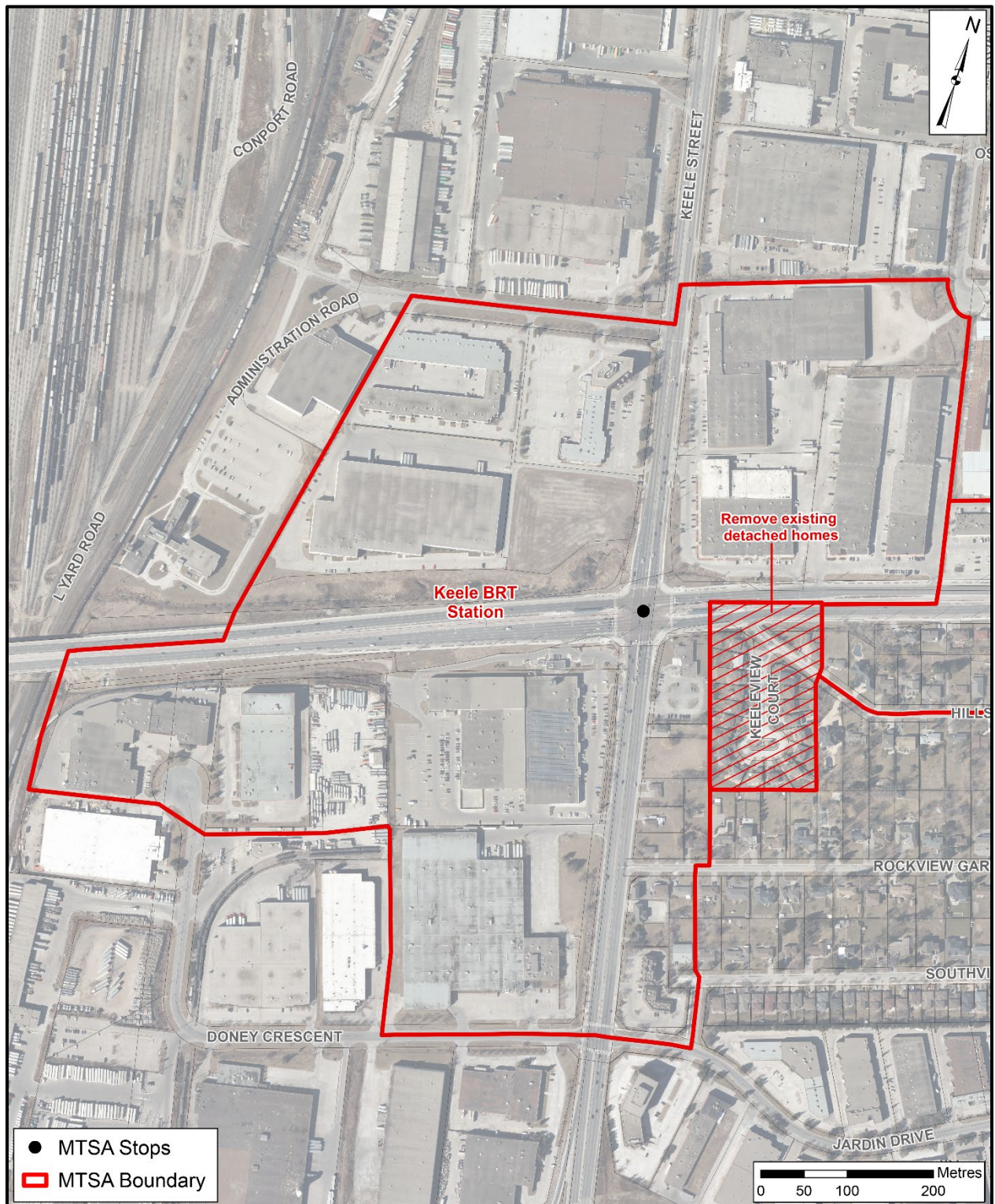
Station Type: Bus Rapid Transit Station

MTSA 14 - Keele Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	56 ha	53 ha
Percentage of MTSA Area in Vaughan:	100%	No Changes
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	160 PJH	
Projected Ultimate Density:	240 PJH	260 PJH
Existing Density:	45 PJH	No Changes

Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Amend the MTSA boundary as per 'MTSA 14 - Keele Bus Rapid Transit Station: Vaughan Proposed Boundary Amendments' below to:
 - a. Exclude the single-detached dwellings.

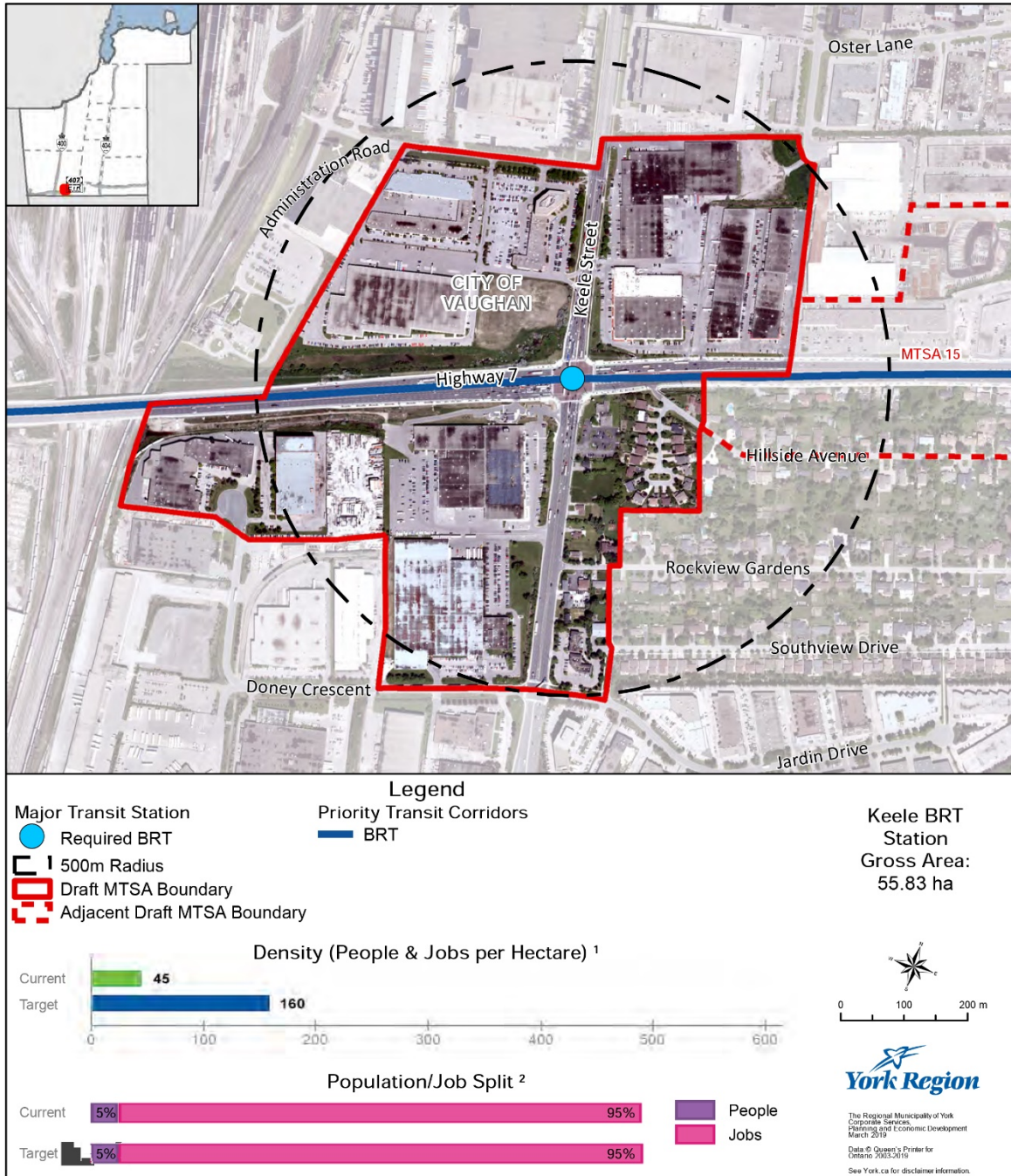
MTSA 14 - Keele Bus Rapid Transit Station: Vaughan Proposed Boundary Amendments



Keele BRT Station

On Highway 7 BRT Corridor
Along Highway 7 at Keele Street, Vaughan

MTSA 14



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 15 - Concord Bus Rapid Transit Station

Major Intersection: Highway 7 and Bowes Road/Baldwin Avenue, Vaughan

Station Type: Bus Rapid Transit Station

MTSA 15 - Concord Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	60 ha	57 ha
Percentage of MTSA Area in Vaughan:	100%	No Changes
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	160 PJH	
Projected Ultimate Density:	286 PJH	300 PJH
Existing Density:	20 PJH	No Changes

Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Amend the MTSA boundary as per Figure 'MTSA 15 - Concord Bus Rapid Transit Station: Vaughan Proposed Boundary Amendments' below to:
 - a. Exclude Core Features.

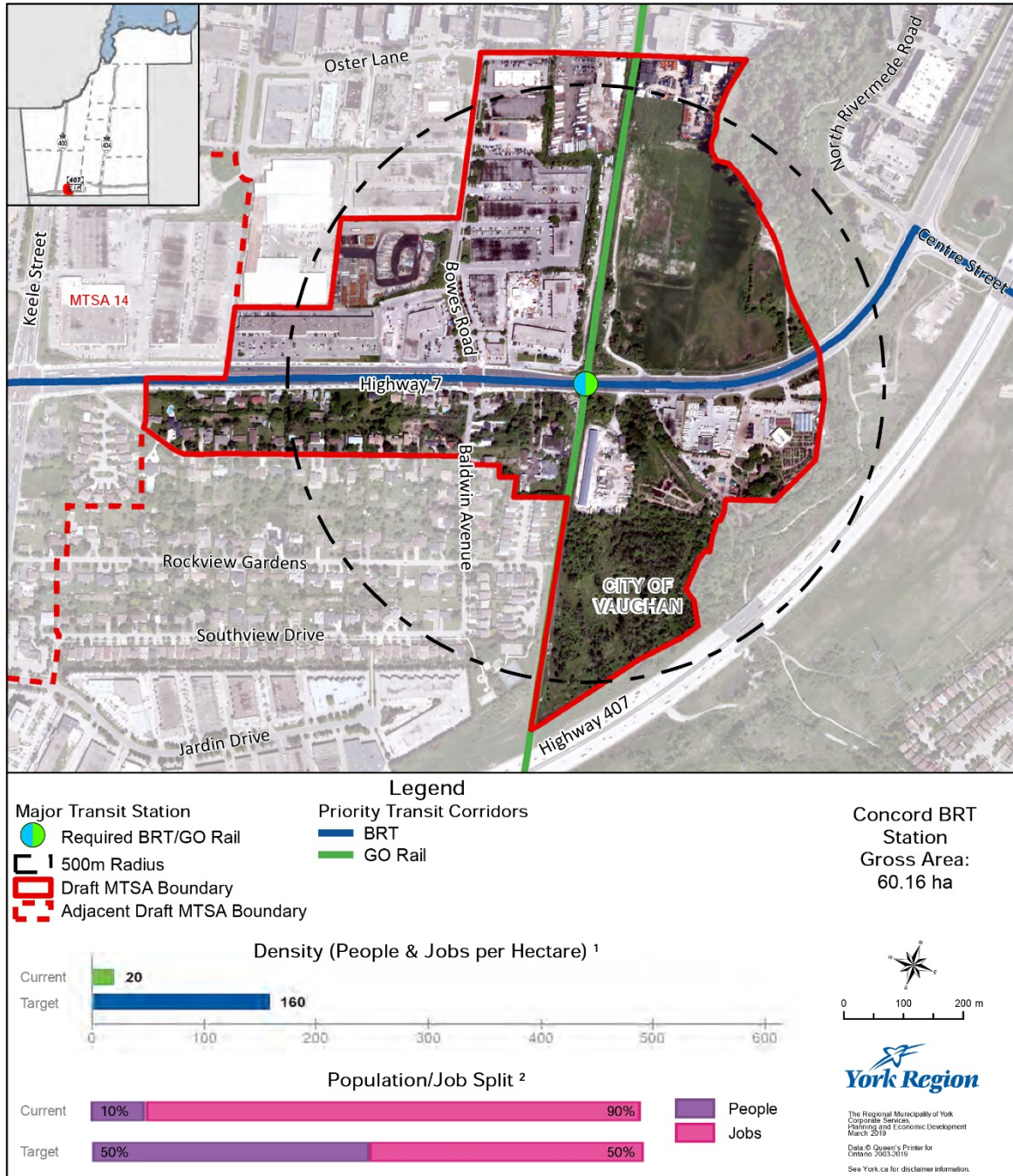
MTSA 15 - Concord Bus Rapid Transit Station: Vaughan Proposed Boundary Amendments



Concord BRT Station

MTSA 15

On Highway 7 BRT / Barrie GO Line Corridor
Along Highway 7 at Bowes Road/Baldwin Avenue, Vaughan



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 16 - Dufferin Bus Rapid Transit Station

Major Intersection: Centre Street and Dufferin Street, Vaughan

Station Type: Bus Rapid Transit Station

MTSA 16 - Dufferin Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	18 ha	No Changes
Percentage of MTSA Area in Vaughan:	100%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	160 PJH	
Projected Ultimate Density:	285 PJH	
Existing Density:	40 PJH	

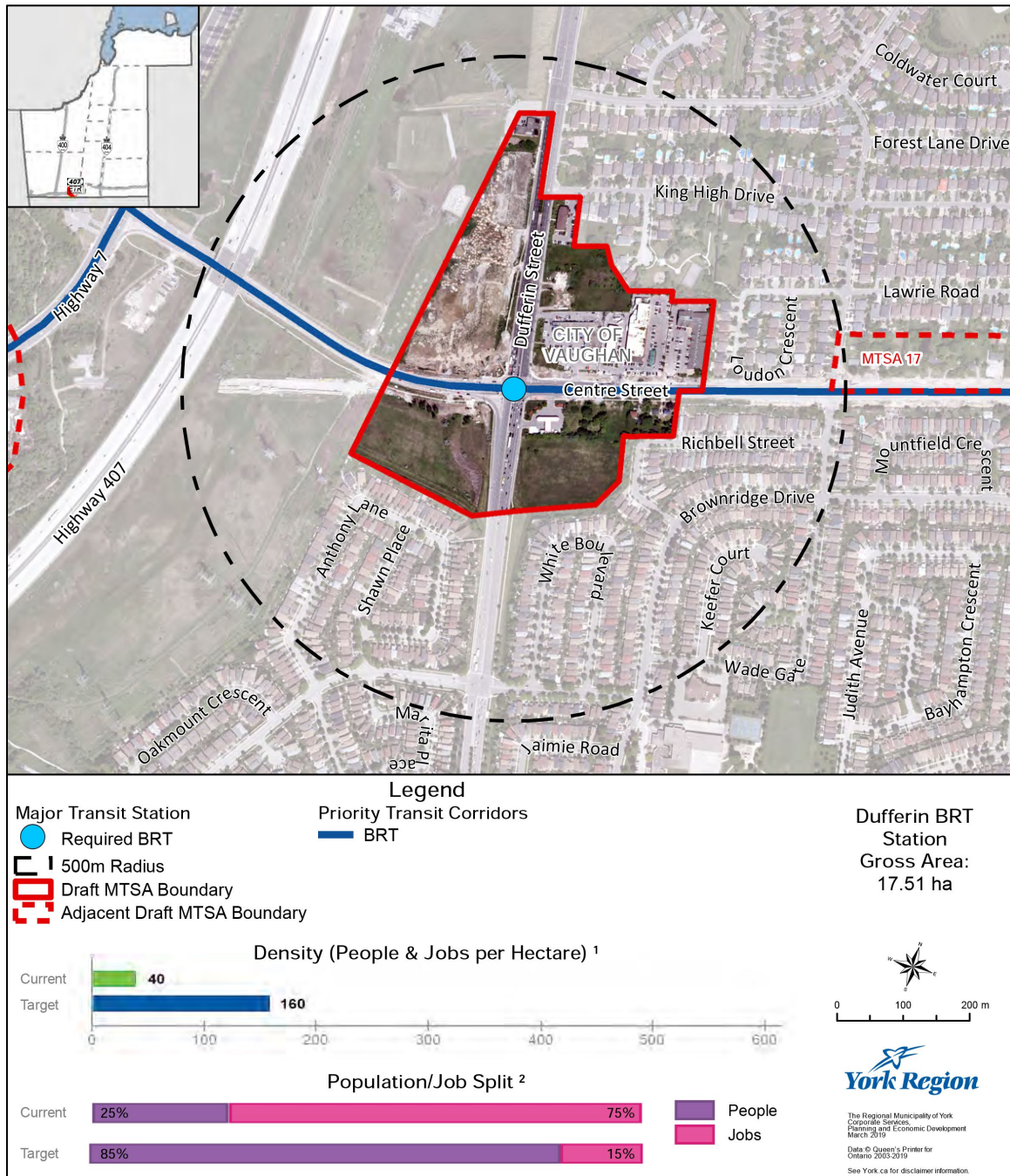
Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Support the proposed MTSA boundary.

Dufferin BRT Station

On Highway 7 BRT Corridor
Along Centre Street at Dufferin Street, Vaughan

MTSA 16



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 17 - Taiga Bus Rapid Transit Station

Major Intersection: Centre Street and New Westminster Drive, Vaughan

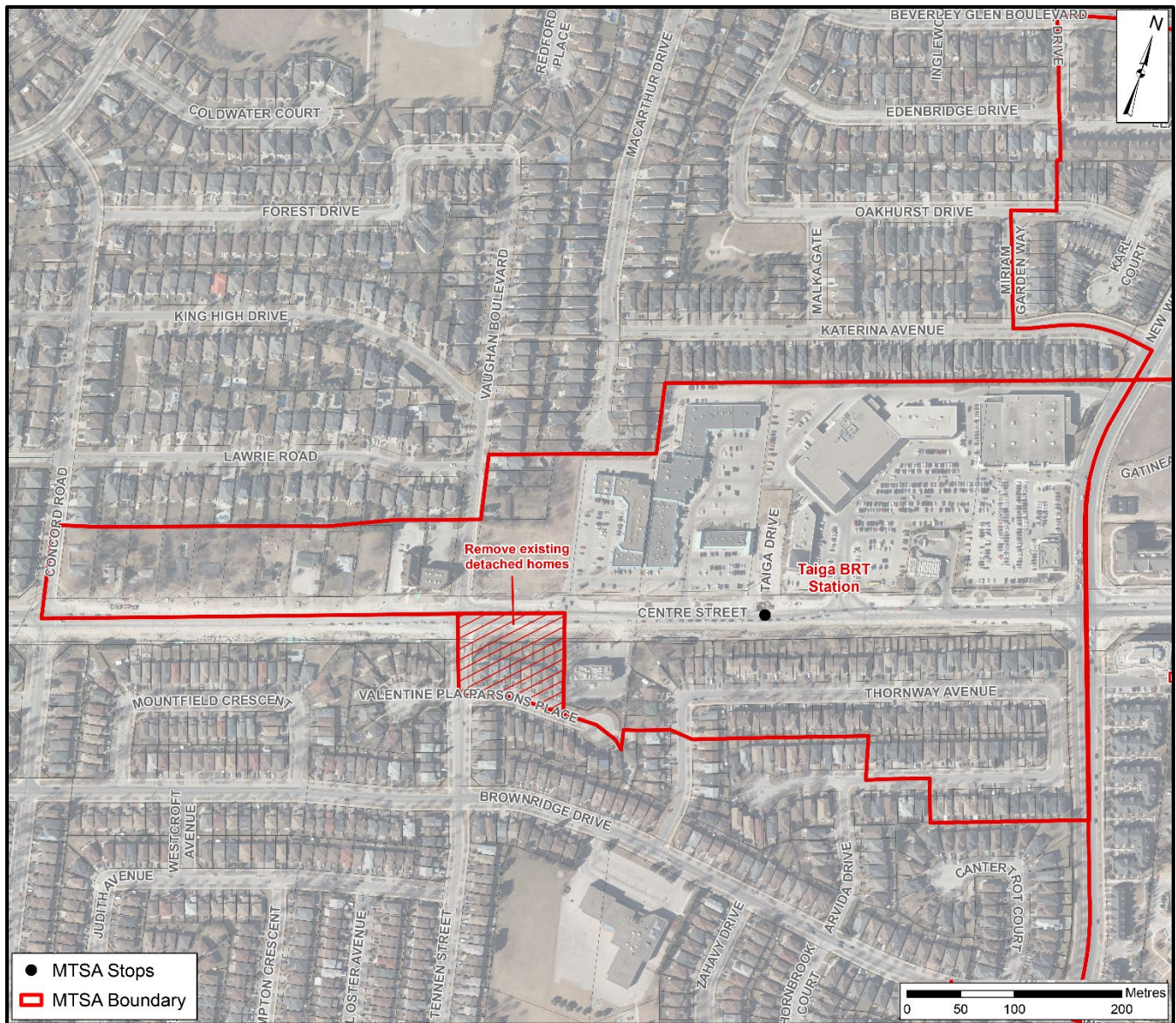
Station Type: Bus Rapid Transit Station

MTSA 17 - Taiga Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	22 ha	21 ha
Percentage of MTSA Area in Vaughan:	100%	No Changes
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	160 PJH	
Projected Ultimate Density:	200 PJH	
Existing Density:	105 PJH	

Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Amend the MTSA boundary as per 'MTSA 17: Vaughan Proposed Boundary Amendments' below to:
 - a. Exclude the single-detached dwellings.

MTSA 17: Vaughan Proposed Boundary Amendments

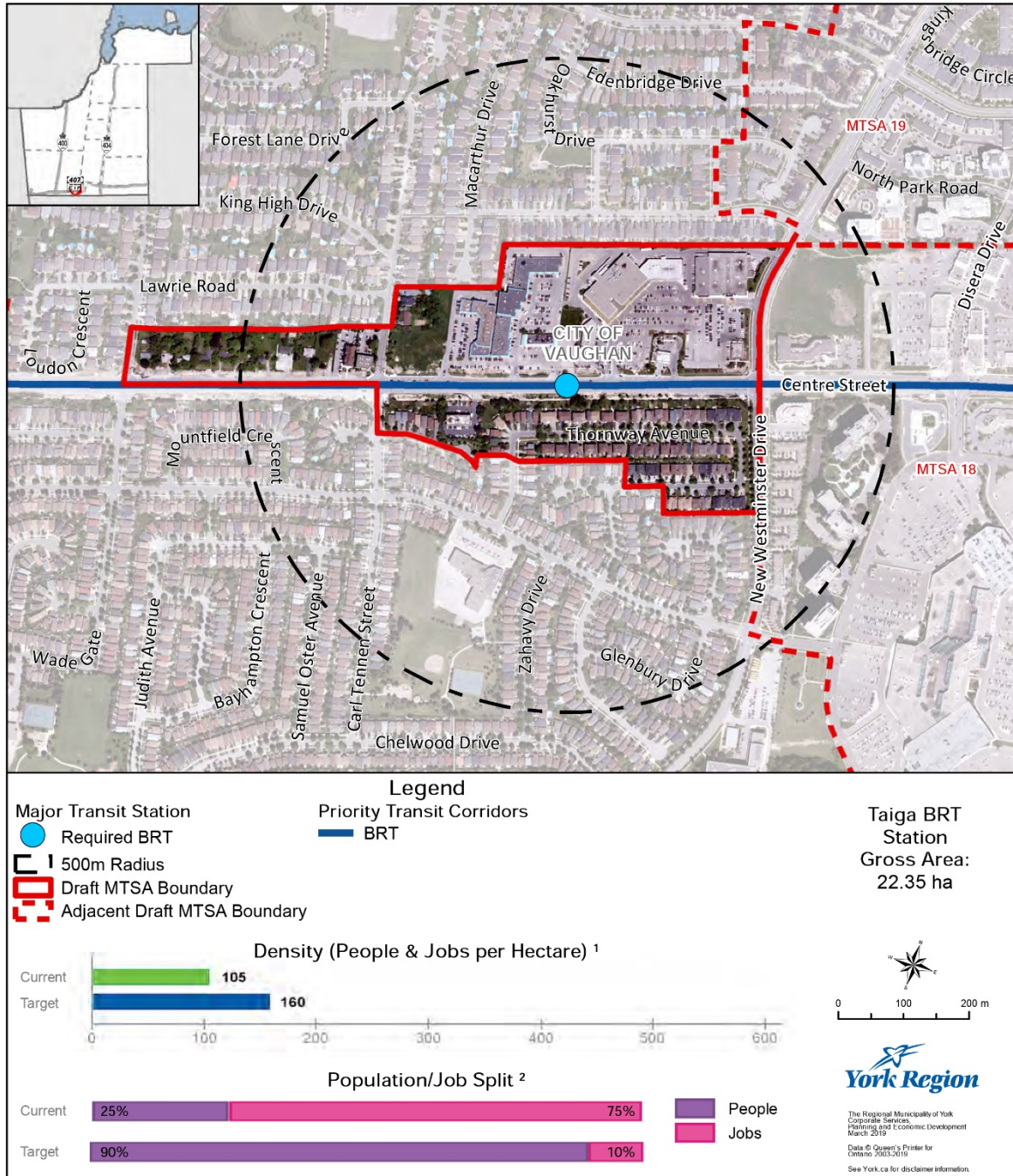


Taiga BRT Station

On Highway 7 BRT Corridor

Along Bathurst Street at Atkinson Avenue/New Westminster Drive, Vaughan

MTSA 17



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 18 - Disera-Promenade Bus Rapid Transit Station

Major Intersection: Bathurst Street and Centre Street, Vaughan

Station Type: Bus Rapid Transit Station

MTSA 18 - Disera-Promenade Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	57 ha	No Changes
Percentage of MTSA Area in Vaughan:	100%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	200 PJH	
Projected Ultimate Density:	270 PJH	
Existing Density:	125 PJH	

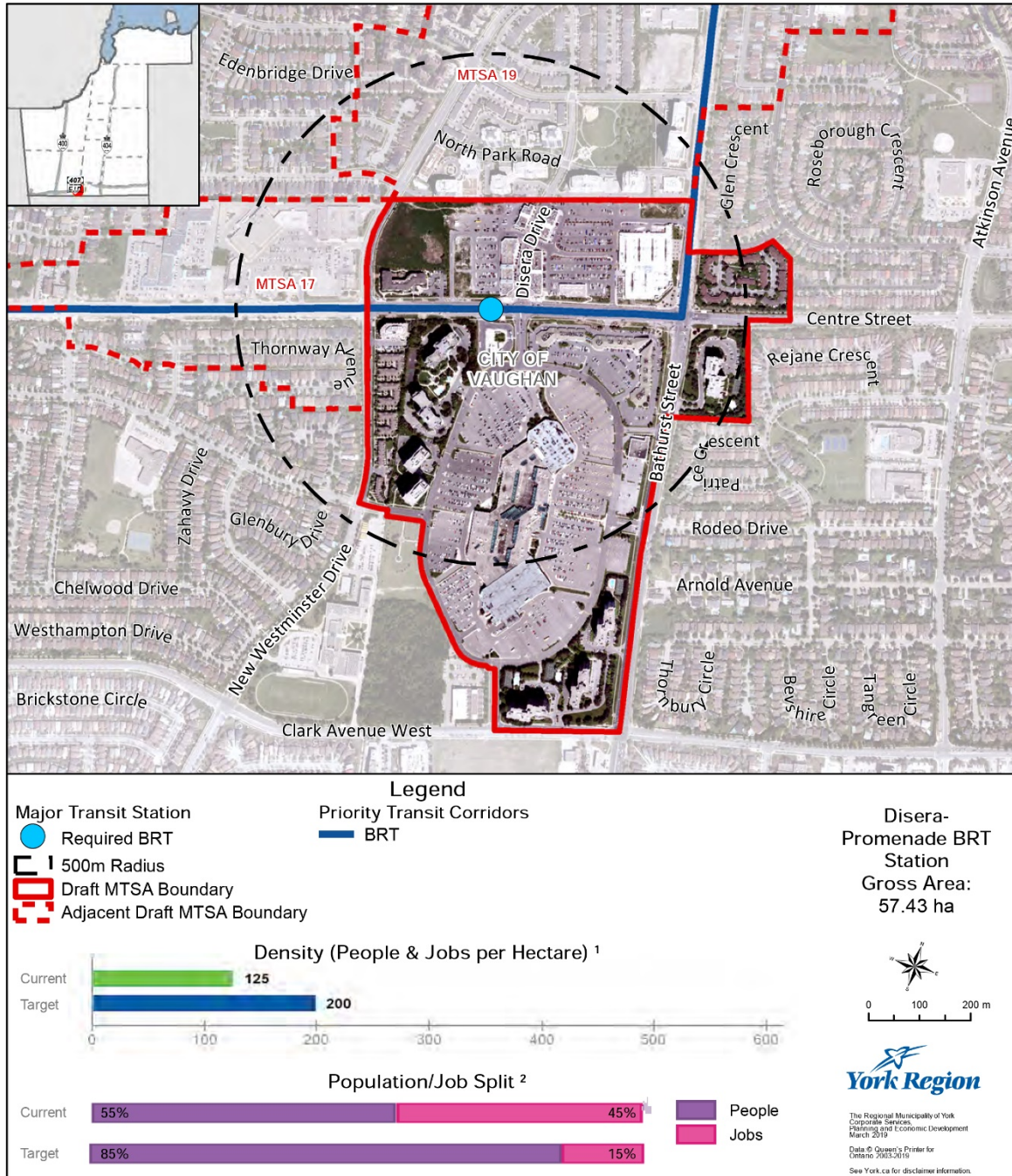
Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Support the proposed MTSA boundary.

Disera-Promenade BRT Station

MTSA 18

On Highway 7 BRT Corridor
Along Centre Street at Disera Drive, Vaughan



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 19 - Atkinson Bus Rapid Transit Station

Major Intersection: Bathurst Street and New Westminster Drive, Vaughan

Station Type: Bus Rapid Transit Station

MTSA 19 - Atkinson Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	54 ha	31 ha
Percentage of MTSA Area in Vaughan:	100%	No Changes
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	160 PJH	
Projected Ultimate Density:	150 PJH	220 PJH
Existing Density:	115 PJH	No Changes

Comments on Proposed Regional MTSA:

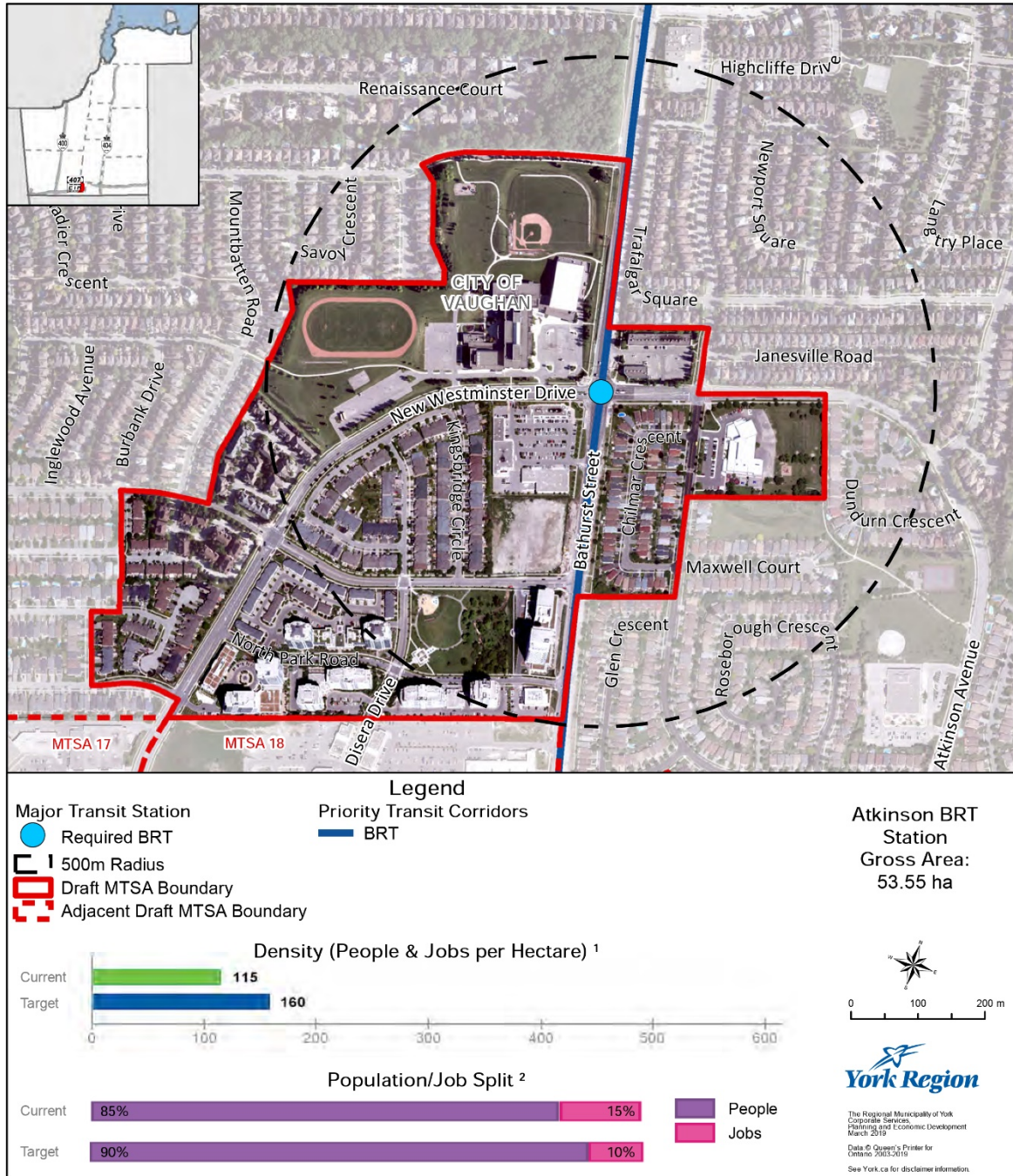
1. Support the proposed minimum density.
2. Amend the MTSA boundary as per 'MTSA 19 - Atkinson Bus Rapid Transit Station: Vaughan Proposed Boundary Amendments' below to:
 - a. Exclude the single-detached dwellings; and
 - b. Exclude parkland;
 - c. Exclude Rosedale Heights Public School and Westmount Collegiate Institute.

NOTE: Preliminary comments from York Region staff support the exclusion of Rosedale Heights Public School.

Atkinson BRT Station

On Highway 7 BRT Corridor

Along Bathurst Street at Atkinson Avenue/New Westminster Drive, Vaughan



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 20 - Bathurst-Highway 7 Bus Rapid Transit Station

Major Intersection: Bathurst Street and Highway 7, Vaughan

Station Type: Bus Rapid Transit Station

MTSA 20 - Bathurst-Highway 7 Bus Rapid Transit Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	8 ha	7 ha
Percentage of MTSA Area in Vaughan:	86%	95 %
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	80 PJH	No Changes
Projected Ultimate Density:	100 PJH	
Existing Density:	54 PJH	

Comments on Proposed Regional MTSA:

1. Support the proposed minimum density reduction from 160 PJH (Growth Plan 2019 minimum density) to 80 PJH.
2. Amend the MTSA boundary as per 'MTSA 20: Vaughan Proposed Boundary Amendments' below to:
 - a. Exclude the single-detached dwellings.

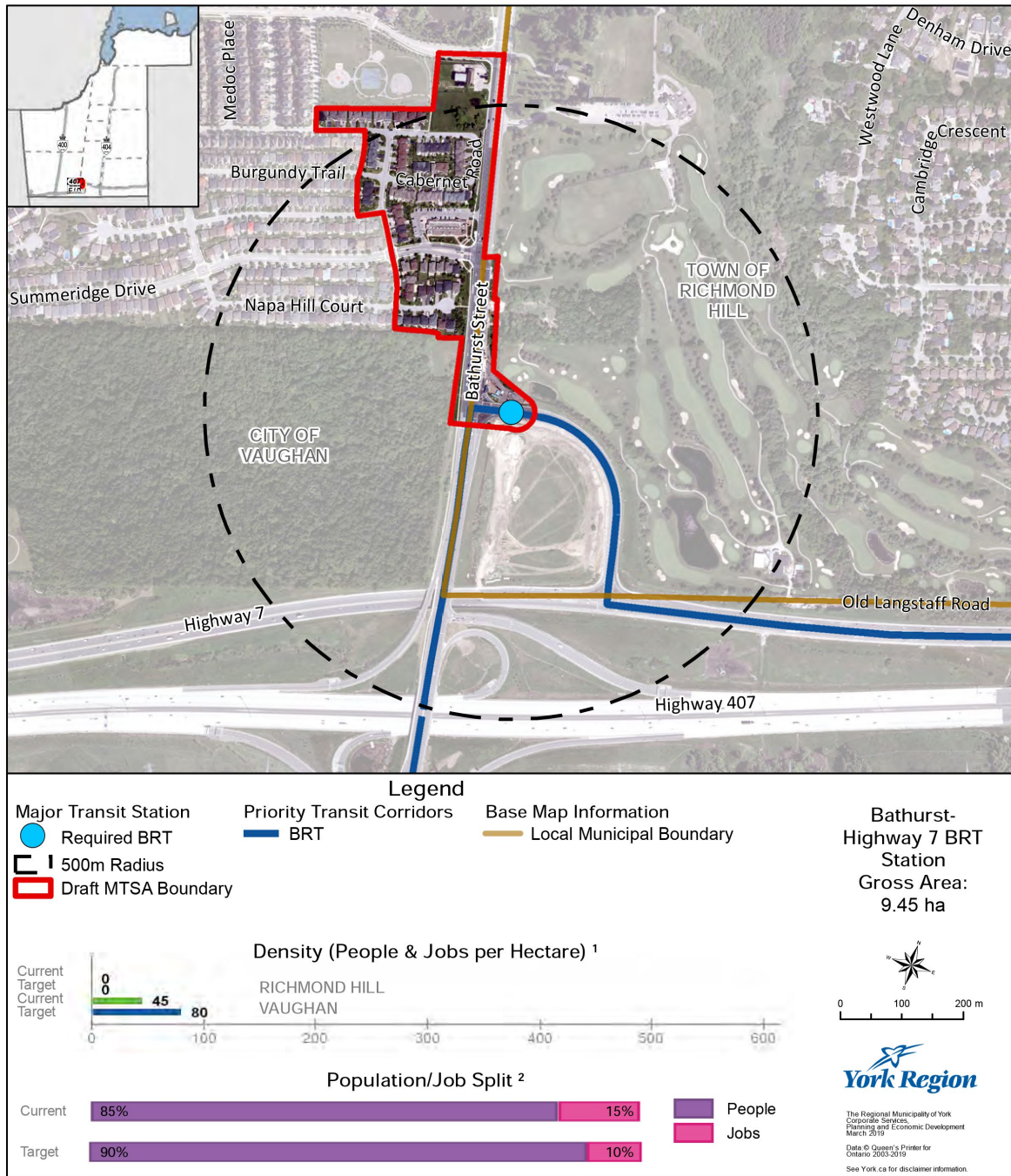
MTSA 20: Vaughan Proposed Boundary Amendments



Bathurst-Highway 7 BRT Station

MTSA 20

On Highway 7 BRT Corridor
Along Bathurst Street at Highway 7, Vaughan



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 57 - Rutherford GO Station

Major Intersection: Rutherford Road and Basaltic Road, Vaughan

Station Type: GO Station

MTSA 57 - Rutherford GO Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	31 ha	27 ha
Percentage of MTSA Area in Vaughan:	100%	No Changes
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	150 PJH	
Projected Ultimate Density:	150 PJH	
Existing Density:	15 PJH	

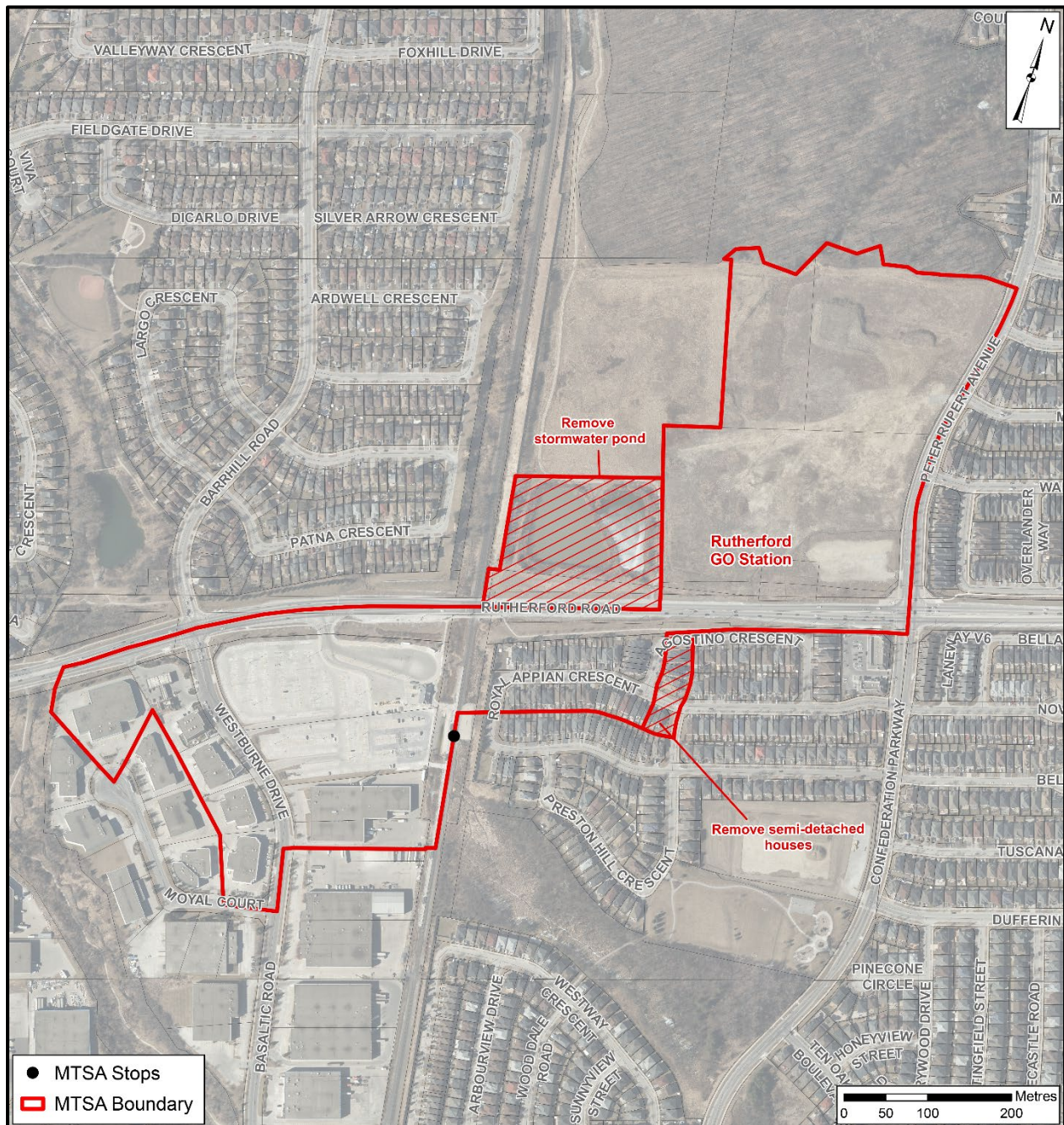
Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.

NOTE: The Rutherford GO station site was considered an intensification site in The Vaughan Official Plan 2010 (VOP 2010). As the GO station development does is not currently intensified, the undeveloped lands within the proposed MTSA may require higher densities beyond the current VOP 2010 policies to meet the minimum density requirements through the Official Plan review.

2. Amend the MTSA Boundary as per 'MTSA 57 - Rutherford GO Station: Vaughan Proposed Boundary Amendments' below to exclude the:
 - a. storm water management pond.

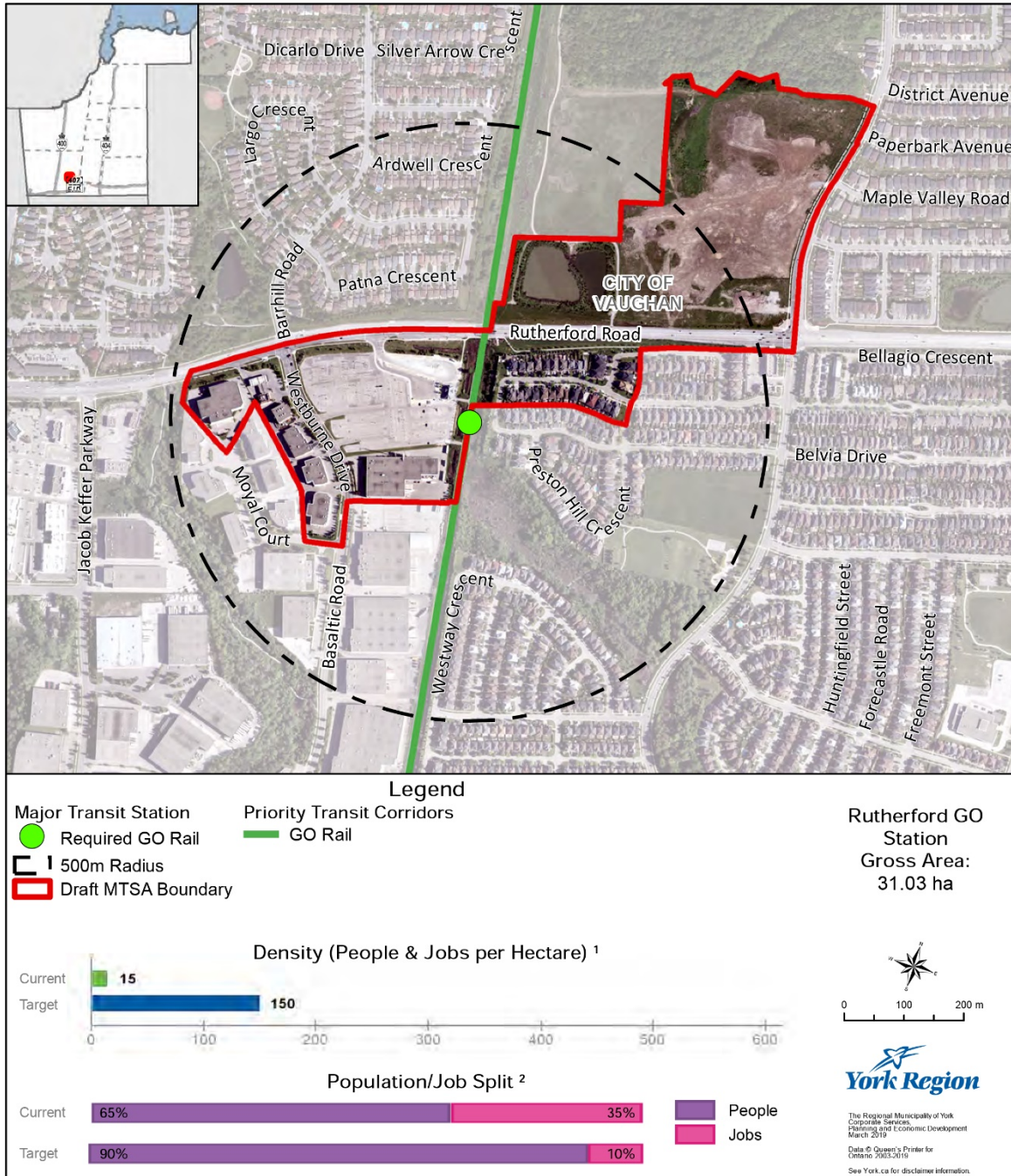
MTSA 57 - Rutherford GO Station: Vaughan Proposed Boundary Amendments



Rutherford GO Station

On Barrie GO Line Corridor
Near Rutherford Road at Basaltic Road, Vaughan

MTSA 57



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 58 - Maple GO Station

Major Intersection: Major Mackenzie Drive and Keele Street, Vaughan

Station Type: GO Station

MTSA 58 - Maple GO Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	33 ha	No Changes
Percentage of MTSA Area in Vaughan:	100%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	150 PJH	
Projected Ultimate Density:	205 PJH	
Existing Density:	60 PJH	

Comments on Proposed Regional MTSA:

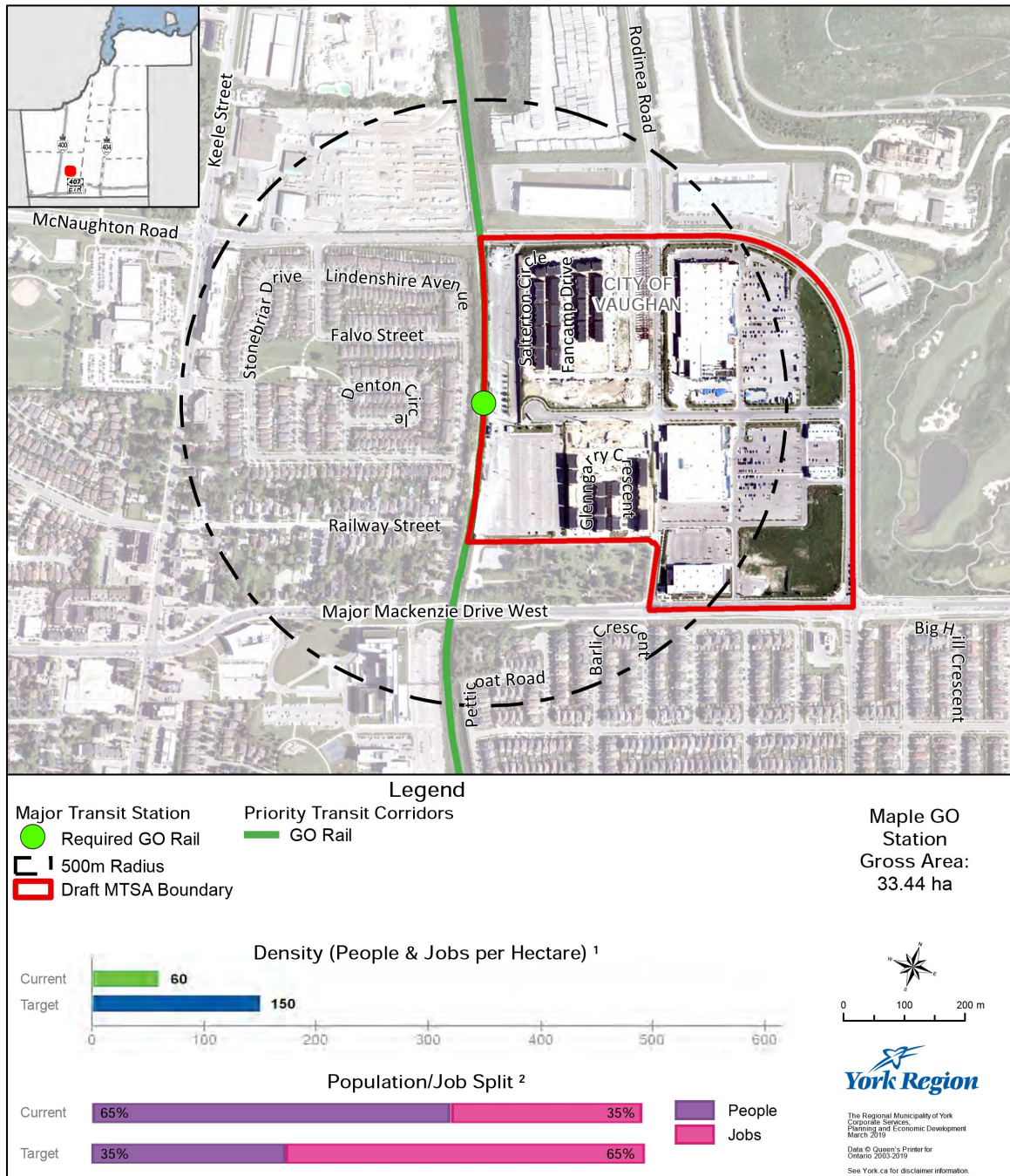
1. Support the proposed minimum density.
2. Support the proposed MTSA boundary

Maple GO Station

On Barrie GO Line Corridor

Near Major Mackenzie Drive at Keele Street, Vaughan

MTSA 58



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

MTSA 59 - Kirby GO Station

Major Intersection: Kirby Road and Keele Street, Vaughan

Station Type: GO Station

MTSA 59 - Kirby GO Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	62 ha	No Changes
Percentage of MTSA Area in Vaughan:	100%	
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	150 PJH	
Projected Ultimate Density:	380 PJH	
Existing Density:	0 PJH	

Comments on Proposed Regional MTSA:

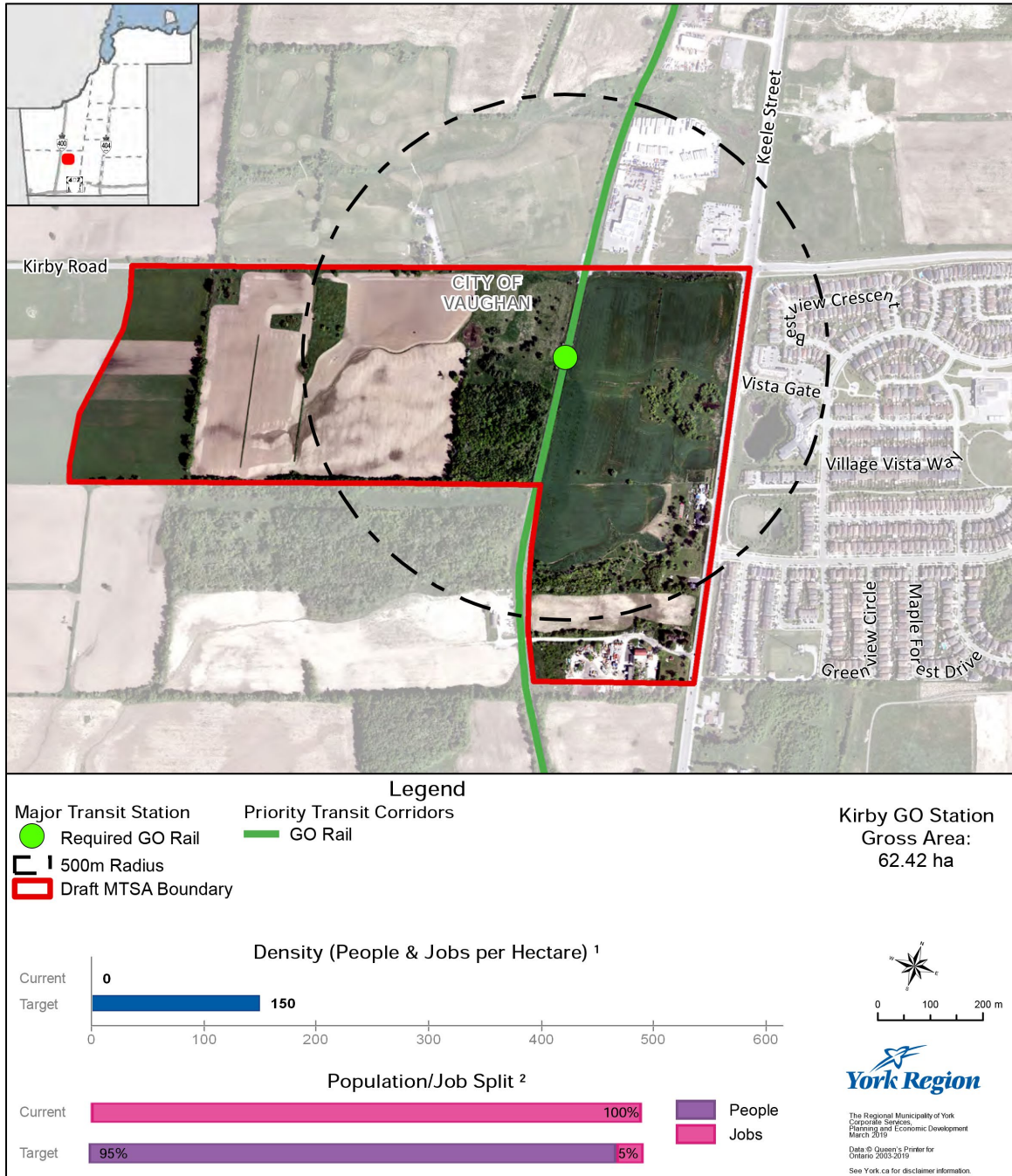
1. Support the proposed minimum density.
2. Support the proposed MTSA boundary.

Kirby GO Station

On Barrie GO Line Corridor

Near Kirby Road and Keele Street, Vaughan

MTSA 59



Identification of this location as a MTSA is pending final approval from the Province of a GO train station at this location, it is included in the MCR at this time for further discussion.¹ Values are rounded to the nearest 5 People & Jobs per Hectare ² Values are rounded to the nearest 5%.

MTSA 71 - Royal Orchard Subway Station

Major Intersection: Yonge Street and Royal Orchard Boulevard, Markham

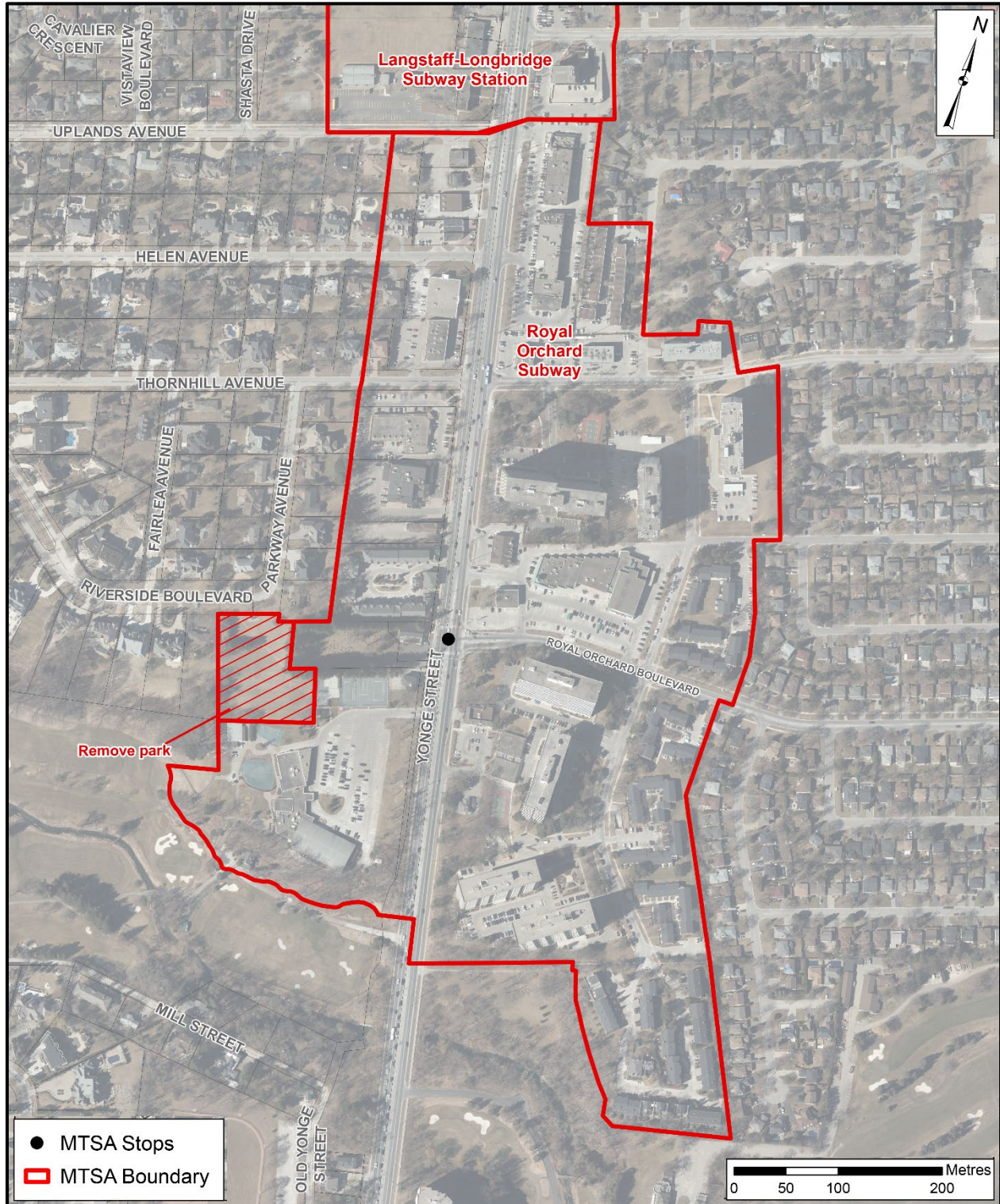
Station Type: Subway Station

MTSA 71 - Royal Orchard Subway Station		
	Values Proposed by York Region for Vaughan	Changes Based on Vaughan Planning Staff Recommendations
Proposed MTSA Area:	11 ha	10 ha
Percentage of MTSA Area in Vaughan:	34%	No Changes
Proposed Minimum Density: (Persons and Jobs per hectare "PJH")	200 PJH	
Projected Ultimate Density:	220 PJH	
Existing Density:	30 PJH	

Comments on Proposed Regional MTSA:

1. Support the proposed minimum density.
2. Amend the boundary of the MTSA as per 'MTSA 71 - Royal Orchard Subway Station: Vaughan Proposed Boundary Amendments' below to:
 - a. Exclude parkland

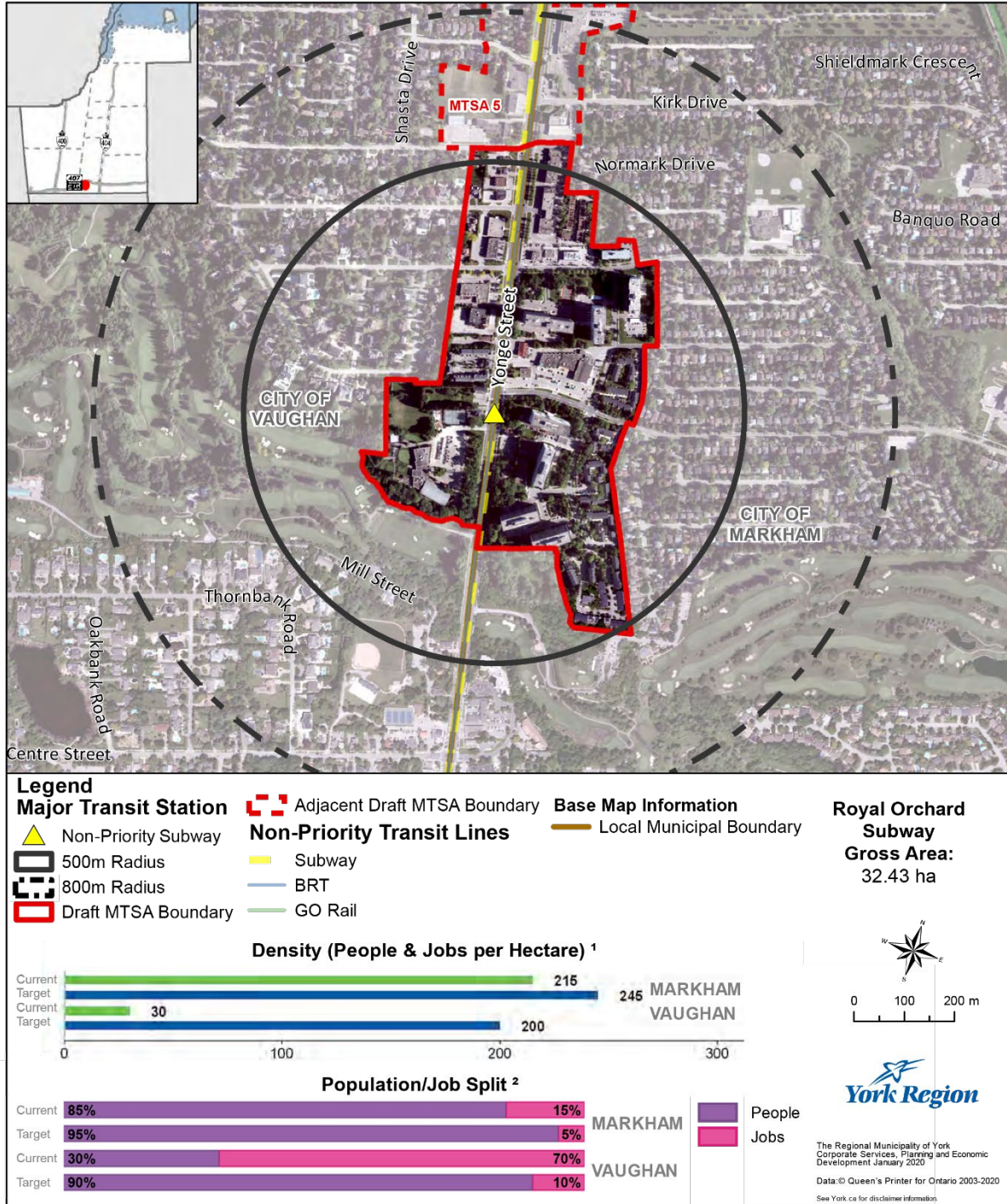
MTSA 71 - Royal Orchard Subway Station: Vaughan Proposed Boundary Amendments



Royal Orchard Subway Station

On Yonge St., near Royal Orchard Blvd., Markham / Vaughan

MTSA 71



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

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