



September 10<sup>th</sup>, 2020

*MGP File: 20-2898*

Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON  
L3Y 4W5

via email: [paul.freeman@york.ca](mailto:paul.freeman@york.ca)

Attention: Paul Freeman, Chief Planner

**RE: 9222 Keele Street, City of Vaughan  
Amville Developments Inc.  
Proposed Modification to Rutherford GO Major Transit Station Area (“MTSA”) Boundaries**

Malone Given Parsons (“MGP”) is the planning consultant for Amville Developments Inc. (“Amville”), the owner of 9222 Keele Street (“subject site”) located at the southwest of Rutherford Road and Keele Street in the City Vaughan. MGP has been engaged to provide planning assistance to Amville in reviewing the proposed Rutherford GO MTSA by York Region dated March 12, 2020. We believe there is the opportunity to adjust the boundary of the proposed MTSA to ensure it maximizes the size of the area to accommodate lands that can redevelop in order to achieve the maximal amount of potential transit users within walking distance of the station.

This would require modification to the Rutherford GO MTSA boundaries to include more of the Rutherford Road corridor that would include the subject site and additional lands along the south side of Rutherford Road in order to meet and/or exceed the minimum density target of 150 people & jobs. In summation, we believe the proposed modification to the Rutherford GO MTSA boundaries could achieve the following:

- Based on our preliminary review, the proposed Rutherford GO MTSA by the Region imposes challenge to achieve the minimum density (i.e. 150 people & jobs) given the existing land use constraints by including lands that will not be redevelop;
- By taking a corridor approach, the modified MTSA boundaries (see Appendix A) delineates an MTSA area in a transit-supportive manner that maximizes the size of the area and the number of potential transit users (including the subject site) that are within walking distance of the station, and achieve the minimum density target of 150 people & jobs. A corridor approach is preferable vs. a node approach, where the node includes lands that will not redevelop in the foreseeable future (stormwater management pond and existing neighborhoods). This is consistent with Section 2.2.4.2 of the Growth Plan; and
- The modified MTSA boundaries, including the subject site, include other lands that have significant redevelopment opportunity that will form part of the larger intensification strategy in the Region, as required by the Growth Plan. Rutherford Road is also designated as a Primary Intensification Corridor in the Vaughan Official Plan that links together various centres on transit supportive corridors and will accommodate intensification.

We thank you for your time and consideration in this matter and we will continue to monitor the process and kindly request to be notified of any future correspondence regarding the MTSA update. We look forward to continuing the discussion with the Region of York and the City of Vaughan further on this matter.

Yours very truly,  
**MALONE GIVEN PARSONS LTD.**

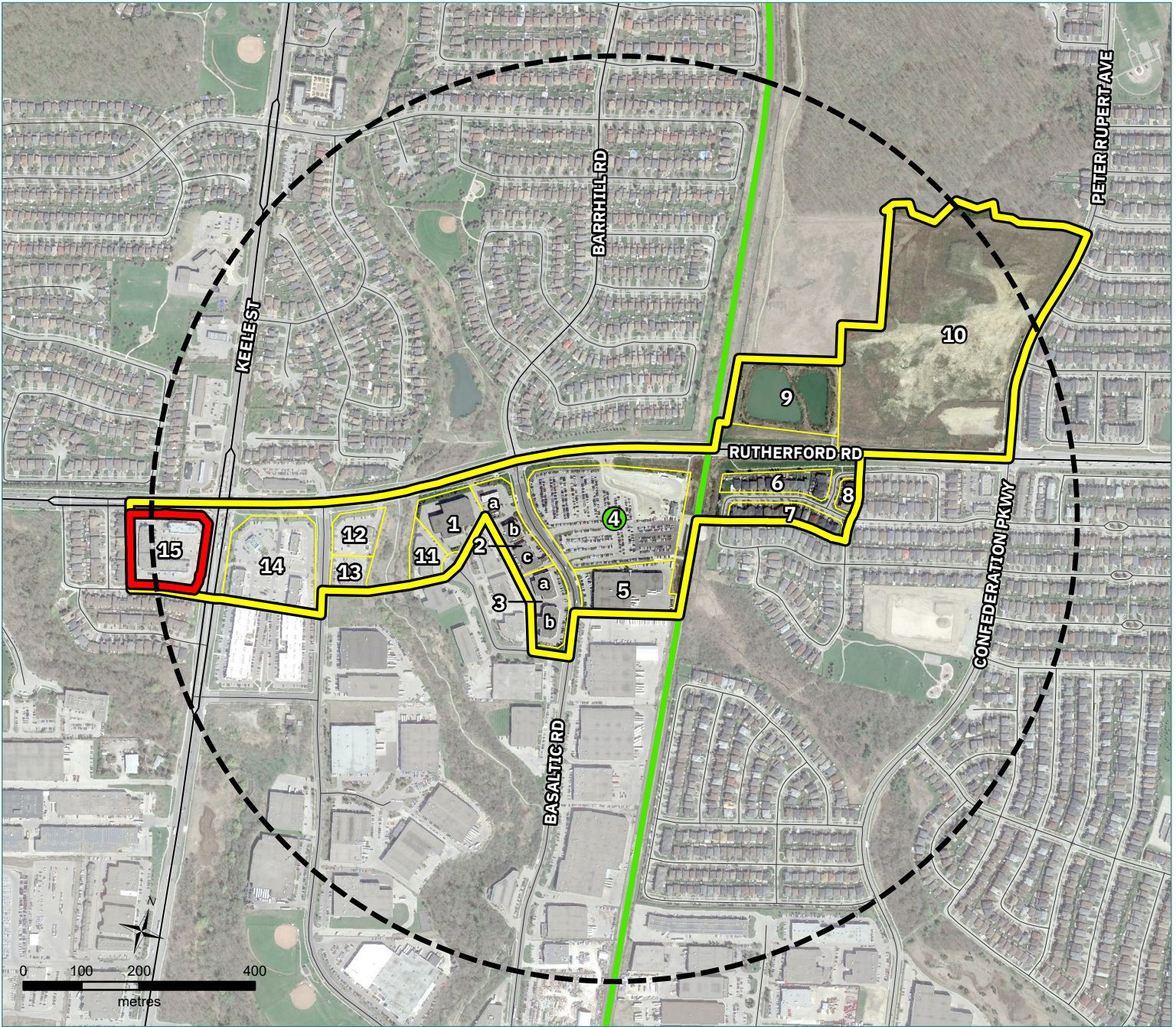
A handwritten signature in blue ink, appearing to read 'Matthew Cory', enclosed within a blue oval shape.






Matthew Cory, MCIP, RPP, PLE, PMP  
Principal

cc. G. DiMartino/J. Baldassarra, Amville Developments Inc.



# RUTHERFORD GO MAJOR TRANSIT STATION AREA VAUGHAN



-  Subject Lands
-  Draft MTSA Boundary
-  Rutherford GO Station
-  800m Distance Band
-  Priority Transit Corridor - GO Rail

**DRAFT - FOR DISCUSSION PURPOSES ONLY**

Sources: York Region - Planning for Intensification Background Report - Attachment 2 - Draft Major Transit Station Areas and Additional Strategic Growth Areas, 2019.  
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Date: August 27, 2020