

**COMMITTEE OF THE WHOLE APRIL 30, 2007**

**MEDIAN AND LANDSCAPING FOR THE INTERSECTION OF  
RUTHERFORD ROAD AND BABAK BOULEVARD  
FILE 14.58**

**Recommendation**

The Commissioners of Planning and Engineering/Public Works recommend:

THAT the following report BE RECEIVED for information purposes.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Communications Plan**

N/A

**Purpose**

This report has been prepared in response to Council's request that the Development Planning Department immediately review the appropriate urban design guidelines in consultation with the Engineering Department and Finance Department, and provide a report by April 2007, addressing the appropriateness, timing and funding of a median and landscaping for the intersection of Rutherford Road and Babak Boulevard.

**Background - Analysis and Options**

Item 50, Report No. 15, of the Committee of the Whole of March 26, 2007, which was adopted without amendment by Council of the City of Vaughan on April 2, 2007 recommended:

“That the Planning Department be requested to immediately review the appropriate urban design guidelines in consultation with the Engineering Department and Finance Department, and provide a report by April 2007, addressing the appropriateness, timing and funding of a median and landscaping for the intersection of Rutherford Road and Babak Boulevard.”

On May 10, 1999, City Council approved the “Woodbridge Neighbourhood 3-North, Revised Urban Design Guidelines” dated April 30, 1999 prepared by Quarto Architects, Paul Johnson Architect and The MBTW Group. These revised guidelines were prepared based on a July 1998 agreement reached with the landowners in the Woodbridge Neighbourhood 3-North area, and the Weston Downs Ratepayers Association regarding the urban design treatment along the south side of Rutherford Road between Weston Road and Pine Valley Drive, as well as the west side of Weston Road, north of Astona Boulevard.

The Woodbridge Neighbourhood 3-North Revised Urban Design Guidelines addresses specific design details for the wall and landscape treatment along the south side of Rutherford Road including spacing and type of columns, wall height, brick colour and specific treatments for defined streetscape areas. Other highlights of the revised urban design guidelines include:

- Continuous wall treatment on single loaded roads adjacent to Rutherford Road;
- Wood fence treatment combined with ornamental fencing along Pine Valley Drive;

- Wood fence with masonry pillars on Rutherford Road between Babek and Pine Valley Drive;
- No landscape median at the Rutherford Road and Babak Boulevard intersection.

### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities set forth in Vaughan Vision 2007, specifically 'A-5', "Plan and Manage Growth".

### **Regional Implications**

The Region of York will need to be consulted on the feasibility of providing a landscape median for the intersection of Rutherford Road and Babak Boulevard.

### **Conclusion**

Development Planning Department staff in consultation with staff from the City's Engineering Department, Finance Department and Fire Department and the Region of York is in the process of analyzing and evaluating the request to design and construct a landscaped median for the intersection at Rutherford Road and Babak Boulevard, with a report scheduled to be brought forward to the Committee of the Whole meeting on June 18, 2007.

### **Attachments**

1. Location Map

### **Report prepared by:**

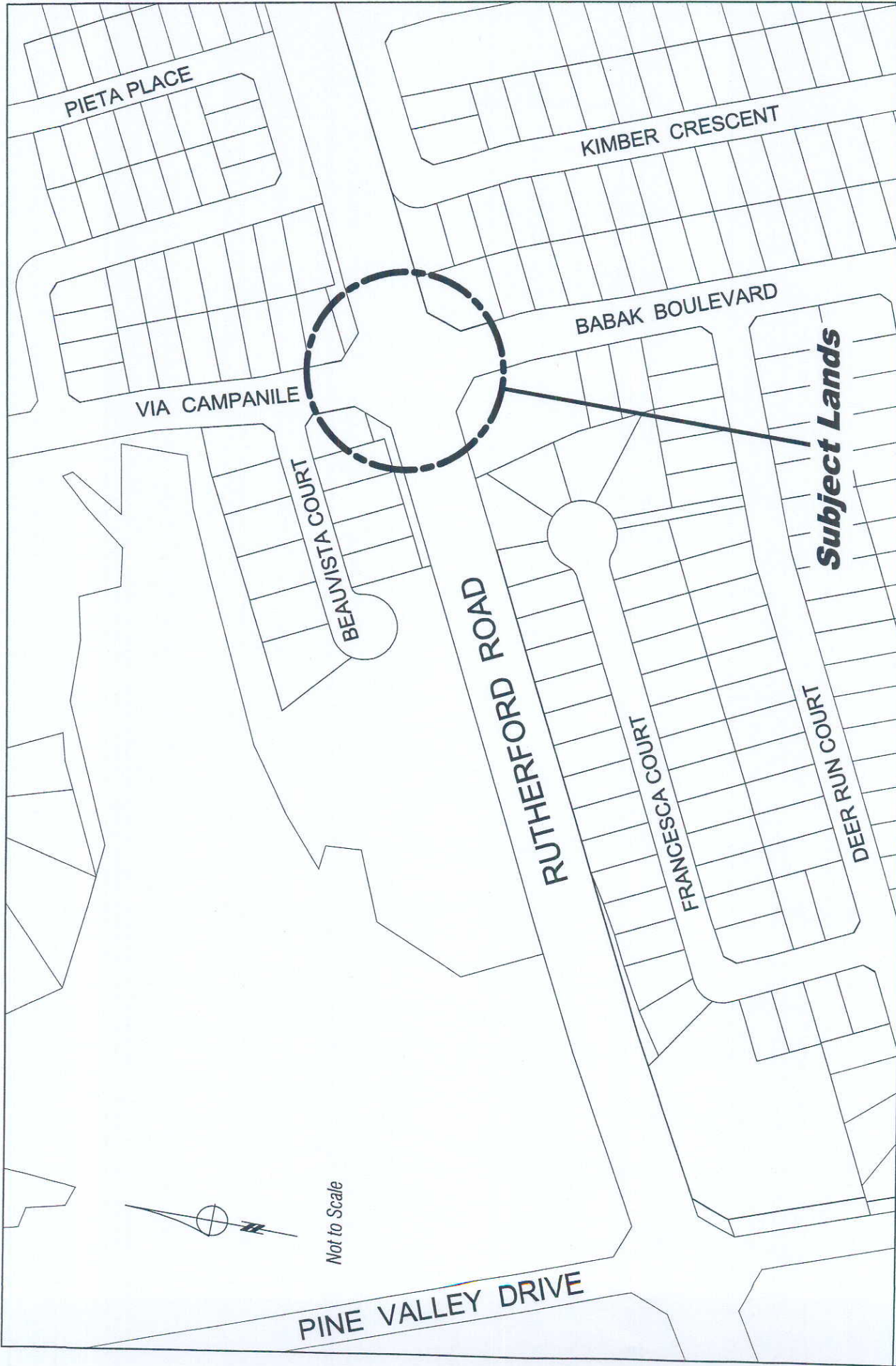
Rob Bayley, Senior Urban Designer, ext. 8254  
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Marco Ramunno, Director of Development Planning, ext. 8485

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

BILL ROBINSON  
Commissioner of Engineering  
and Public Works

/CM



# Location Map

Part of Lot 15,  
Concession 6

APPLICANT:  
The City of Vaughan

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The City Above Toronto

Development Planning Department

# Attachment

FILE No.: 14.58

April 25, 2007