

**COMMITTEE OF THE WHOLE NOVEMBER 29, 2004**

**REVISED DRAFT PLAN OF SUBDIVISION FILE 19T-87014(R)  
RUTHERFORD BUSINESS PARK  
ZONING BY-LAW AMENDMENT FILE Z.00.006  
281187 ONTARIO LIMITED & 1377647 ONTARIO INC.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT revised Draft Plan of Subdivision 19T-87014(R) (Rutherford Business Park), prepared by RDJ Planning Consultants, dated November 17, 2003, as red-lined on November 29, 2004, and shown on Attachment #4, BE DRAFT APPROVED, and that the conditions of approval be repealed and replaced with the conditions of approval provided on Attachment #1.
2. THAT Zoning By-law Amendment Application Z.00.006 (281187 Ontario Limited and 1377647 Ontario Inc.) BE APPROVED, to rezone the portion of the lands within the revised Rutherford Business Park plan of subdivision, as shown on Attachment #5, from A Agricultural Zone to EM1 Prestige Employment Area Zone.

**Purpose**

The Region of York issued draft approval of a plan of subdivision for the Rutherford Business Park (File: 19T-87014) on June 6, 1996, as shown on Attachment #3. On February 10, 2004, the Rutherford Business Park landowners submitted a revised draft plan of subdivision, as shown on Attachment #4.

The revisions to the draft plan are as follows:

- The subdivision's boundary has changed, which reflects a land exchange that was required to accommodate the partial interchange onto Highway #400 from Bass Pro Mills Drive/Vaughan Mills Mall. The lands required to accommodate the partial interchange have been excluded from the plan. Lands that were added to the plan, in exchange for the interchange, are shown as Blocks 14 and 15 on the revised plan. The owners of these lands (281187 Ontario Limited and 1377647 Ontario Inc.) have submitted a Zoning Amendment Application (File Z.00.006), which is being considered concurrently with the revised subdivision plan.
- The deletion of an internal north/south street that ran parallel with Weston Road connecting with Street "A" and Street "C", and that crossed the open stormwater channel.
- The southeast stormwater detention pond (formerly Block 22 on Attachment #3) has been relocated further east (outside of the subdivision plan) to the Highway #400 southbound on-ramp. The southwest detention pond (formerly Block 23 on Attachment #3) has been re-oriented (identified as Block 21 on Attachment #4).

The previously approved plan of subdivision (June 6, 1996) and the revised plan are shown on Attachments #3 and #4, respectively.

The revised draft plan, which has a total area of 50.73 ha, proposes the following:

- |   |   |          |
|---|---|----------|
| - | 2 Neighbourhood Commercial Blocks (C4 Zone) | 4.07 ha  |
| - | 7 Prestige Employment Blocks (EM1 Zone)     | 25.96 ha |

-	4 General Employment Blocks (EM2 Zone)	9.71 ha
-	3 Employment Reserve Blocks (EM1/EM2 Zones)	0.93 ha
-	5 Open Space Channel/Detention Blocks (OS1 Zone)	5.51 ha
-	Roads/Reserves/Widening	4.55 ha

### **Background - Analysis and Options**

The Rutherford Business Park lands has an area of 50.73 ha and is located south of Rutherford Road, between Weston Road and Highway #400, in Lots 14 and 15, Concession 5, City of Vaughan. The lands subject to the Zoning Amendment Application (File Z.00.006) are located within the northeast portion of the subdivision plan, and shown as Blocks 14 and 15 on the revised plan (Attachment #4).

The Rutherford Business Park is partially developed with a gas bar and eating establishment near the intersection of Weston Road and Rutherford Road. To the south, there is an existing garden centre and an outdoor driving range located along the east side of Weston Road.

The surrounding land uses are as follows:

- North - Rutherford Road; commercial (C4 Neighbourhood Commercial Zone, C6 Highway Commercial Zone)
- South - future employment lands (A Agricultural Zone)
- East - Highway 400; Vaughan Mills Shopping Centre (SCD Vaughan Centre Shopping Centre District Zone)
- West - Weston Road; commercial (C4 Zone, C3 Local Commercial Zone), residential (R1 Residential Zone)

On March 26, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Weston Downs Ratepayers' Association. To date, no responses have been received. The recommendation of the Committee of the Whole on April 19, 2004, to receive the Public Hearing and forward a technical report to a future Committee of the Whole meeting, was ratified by Council on April 26, 2004.

### **Official Plan**

The southeast corner of Rutherford Road and Weston Road (shown as Blocks 1 and 2 on the revised subdivision plan - Attachment #4) is designated "Neighbourhood Commercial" by OPA #240 (Woodbrige Community Plan), as amended by OPA 345. The remainder of the overall lands is designated "Prestige Area" (generally one lot depth adjacent to the arterial roads and highway), "Employment Area General" (internal subdivision lands), and "Stream Corridor" (Blocks 17-20 on Attachment #4) by OPA #450 (Employment Area Growth Management Plan). The proposed zoning amendment to rezone Blocks 14 and 15 on Attachment #4, from A Agricultural Zone to EM1 Prestige Employment Area Zone, and the revised subdivision plan conforms to the Official Plan.

### **Zoning**

The southeast corner of Rutherford Road and Weston Road is zoned C4 Neighbourhood Commercial Zone, and the remainder of the overall lands is zoned A Agricultural Zone by By-law 1-88. On September 6, 1988, Council held a public hearing to consider a zoning by-law amendment for the entire secondary plan area (lands bounded by Weston Road, Rutherford Road, Highway #400, and Langstaff Road - File Z.65.86), including the Rutherford Business Park lands.

A separate Zoning Amendment Application (File Z.00.006 – 281187 Ontario Inc. & 1377647 Ontario Inc.) was submitted on January 19, 2000, to rezone the northeast portion of the

subdivision plan (shown as Blocks 14 and 15 on the revised subdivision plan – Attachment #4) from A Agricultural Zone to EM1 Prestige Employment Area Zone. These lands were previously outside of the plan of subdivision and were exchanged for lands further south of the subdivision plan to accommodate the partial interchange onto Highway #400 from Bass Pro Mills Drive/Vaughan Mills Mall. At the public hearing held on April 19, 2004, Council received the Zoning Amendment application and directed Staff to forward a technical report to a future Committee of the Whole meeting. An amendment to the by-law will be required to rezone these lands, as shown on Attachment #5.

Staff has no objection to the proposed rezoning of Blocks 14 and 15 as shown on Attachment #5, from A Agricultural Zone to EM1 Prestige Employment Area Zone. Block 15 cannot be developed on its own since it has a small lot area (0.6 ha) which does not meet the minimum lot area requirement of By-law 1-88 (0.8 ha), and is triangular-shaped and not conducive to an appropriate development for prestige development. Furthermore, Block 15 does not have direct frontage or access onto a public road. Accordingly, Block 15 would be developed in conjunction with the adjacent Block 16 to the west to create a full development block. Similar conditions will apply to other reserve blocks within the plan, including Blocks 5 and 8. A condition of subdivision approval has been included in this regard.

#### Subdivision Design

The plan of subdivision for the Rutherford Business Park as approved by the Region of York on June 6, 1996, is shown on Attachment #3. The revised plan is shown on Attachment #4, which includes two Neighbourhood Commercial blocks (C4 Zone) at the southwest corner of Rutherford Road and Weston Road; Prestige Employment blocks (EM1 Zone) adjacent to Weston Road, Rutherford Road and Highway #400; General Employment blocks (EM2 Zone) internal to the plan, and; and an open space channel with detention facility (OS1 Zone) located down the middle of the plan.

Three streets are proposed within the plan, as shown on Attachment #4. Access to both Weston Road and Rutherford Road are proposed by Street “A” and Street “C”, respectively. Both Streets “B” and “C” will terminate at the south-end of the subdivision plan with a temporary turning circle, and both streets will provide a permanent interconnection with the adjacent proposed subdivision plan to the south (File 19T-89001) upon registration.

Reserve Blocks 5, 8 and 15 are small parcels that cannot be developed on their own. Therefore, the reserve blocks must be developed in conjunction with the larger adjacent blocks being Blocks 6, 7 and 16, respectively. Conditions of draft approval have been included in this regard.

#### Transportation

The Owner submitted a Traffic Impact Study, prepared by Paul Hill Consulting dated February 24, 2004. The purpose of the study was to evaluate the transportation requirements of the employment lands known as the Weston/400 North Employment Area, between Weston Road and Highway 400, and between Langstaff Road and Rutherford Road. The report also evaluated the impact of deleting road connections that were originally proposed within the employment block, and to consider the requirements of the arterial roads and intersections that surround the lands. This includes Street “A” intersection with Weston Road, in addition to the traffic volumes forecasted to use this street to and from the Vaughan Mills Mall, and through traffic between Weston Road and Jane Street. The report concludes that certain streets within the Vaughan/400 North Employment Area can be deleted from the internal system, and that the draft plan shows rights-of-way that are appropriate for the required road and lane arrangements.

The Ministry of Transportation has reviewed the revised subdivision plan and offers the following conditions of approval:

- "1) That prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a copy of the stormwater management report indicating the intended treatment of the calculated runoff.
- 2) That prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a copy of a Traffic Impact Study indicating the effect of the proposed development on the existing and proposed ramps of Highway 400."

As of August 2004, the Ministry of Transportation requires a detailed design and analysis of the future intersection of Street "C" and the Bass Pro Mills Drive E-S ramp to Highway 400. The alignment of the ramp, as constructed by Vaughan Mills, is permitted in accordance with the McCormick Rankin design.

The Region of York advises that a full moves access will be permitted on the boundary between Blocks 2 and 3, shown on Attachment #4, and that additional access from Blocks 1 and 4 to Weston Road is not permitted. Also, direct access from Blocks 5 and 6 to Weston Road will not be permitted. Access must be obtained through the internal road network via Streets "A" and "B". The Region of York has no objection to approval of the revised plan of subdivision, subject to conditions, which have been included in the conditions of draft approval on Attachment 1.

The Vaughan Engineering Department is satisfied with the Traffic Impact Study and proposed road network, subject to conditions, one of which applies directly to the revised subdivision plan, requiring Street "A" to be widened from a 23m to 26m road allowance, in the location between Streets "B" and "C" as red-lined on Attachment #4.

#### Partial Interchange

The construction of the partial interchange from Bass Pro Mills Drive to Highway #400 was required to service the Vaughan Mills Mall development on the east side of Highway #400. A Class Environmental Assessment was carried-out which resulted in requiring a road connection from the ramp to the internal street system within the Weston/400 Employment Area. The connection(s) requirement has a direct impact on the roads within the Rutherford Business Park plan of subdivision, and primarily on Street "C". Attachment #6 shows the partial interchange design as shown in the Environmental Assessment prepared by McCormick Rankin dated May 1999. The partial interchange has been constructed, however, the final design and its connections with the Rutherford Business Park lands has not yet been established.

The Engineering Department recommends a condition of draft approval whereby the Owner (Rutherford Business Park) shall be required to make the necessary changes, if necessary, to the road alignment of Streets "A" and "C" and grading, to accommodate the connections to the partial interchange.

#### Servicing

The subject development does not require formal servicing allocation. This is consistent with the City's and Region's current practice of accommodating commercial and industrial consumption rates within residential rates.

The subject lands are located within the Woodbridge Sanitary Service Area and are naturally tributary to the Pine Valley Collector, which ultimately outlets to the Humber Pumping Station. Currently, there is no sanitary outlet available to service the development.

The subject lands are located within the service area Pressure District No. 6 of the York Water Supply System. Water supply connection points are available to service the development on Rutherford Road and Weston Road.

The storm drainage shall conform to the Stormwater Management Report - Weston/400 North Development Area dated January 1993, prepared by Cosburn Patterson Wardman Limited. Stormwater management now includes a facility located within the Highway #400 west-southbound on-ramp.

#### Toronto & Region Conservation Authority (TRCA)

The TRCA advises that the southeast stormwater quality facility has been relocated to the southbound on-ramp for Highway #400, immediately east of the subject lands. The southeast quality facility was originally next to the channelized portion of Black Creek (within Block 12 on Attachment #4). The TRCA approved the relocated pond facility in August 2004.

The TRCA advises that the draft plan will likely be revised further in the future for the re-orientation of the southwest quality pond (Block 21 on Attachment #4). This change will make the location of the pond consistent with the stormwater management strategy for the Weston/400 North area, prepared by Cosburn Patterson Wardman Limited, January 1996. This revision may be minor in nature and dealt with at a staff level, in consultation with TRCA and Vaughan Engineering.

The TRCA has no objections and their conditions of draft approval are provided on Attachment #1.

#### Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

#### Conclusion

The revised draft plan of subdivision has been reviewed in accordance with the policies of OPA #450, the Weston/400 Employment Area Plan, and the provisions of By-law 1-88, as well as, the existing and proposed developments in the surrounding area. Staff considers the proposed revisions to be appropriate and in keeping with the Weston/400 Employment Area in OPA #450. The proposed conditions of draft approval are provided on Attachment #1.

The proposed Zoning Amendment application (File Z.00.006) to rezone Blocks 14 and 15 within the revised subdivision plan, shown on Attachments #4 and #5 which were formerly located outside of the plan, from A Agricultural Zone to EM1 Prestige Employment Area Zone, has been reviewed in accordance with the policies of OPA #450 and By-law 1-88. Staff considers the proposed rezoning of the subject lands to be in conformity with the Official Plan and will implement a portion of the subdivision plan and provide for appropriate development.

Should the Committee concur, the recommendation as set out in this report can be adopted.

#### Attachments

1. Conditions of Draft Approval
2. Location Map
3. June 6, 1996, Approved Plan of Subdivision 19T-87104
4. Revised Plan of Subdivision 19T-87014(R)
5. Proposed Zoning
6. Partial Interchange with Highway #400

**Report prepared by:**

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Respectfully submitted,

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Commissioner of Planning

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# **ATTACHMENT NO. 1**

## **CONDITIONS OF DRAFT APPROVAL**

### **DRAFT PLAN OF SUBDIVISION 19T-87014(R) {RUTHERFORD BUSINESS PARK} {LOTS 14 AND 15, CONCESSION 5}, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19T-87014(R), ARE AS FOLLOWS:**

#### City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by RDJ Planning Consultants, drawing #RBP-dp7, dated November 17, 2003, as red-lined on November 29, 2004 to incorporate the following revision:
  - a) increase the right-of-way of Street "A" from 23 m to 26 m, in the location between Streets "B" and "C".
2. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of The Planning Act. Particular zoning categories to be applied are as follows:

C4 Neighbourhood Commercial Zone on Blocks 1 and 2; EM1 Prestige Employment Area Zone on Blocks 3, 4, 5, 6, 9, 13, 14, 15 and 16; EM2 General Employment Area Zone on Blocks 7, 8, 10, 11 and 12; and OS1 Open Space Conservation Zone on Blocks 17-21.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 406-2003.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. The Owner shall enter into a subdivision agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
7. Prior to application for building permit, site plan approval is required under the City's Site Plan By-law, for draft approved Blocks 1-6, 9, and 13-16.

8. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning Department; proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.
9. The road allowances within the Plan shall be designed in accordance with the City's engineering standards and shall be dedicated to the City free of all charge and encumbrances. The streets, lots and blocks shall be designed to coincide with the development pattern on adjacent properties.
10. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3m reserve, to be conveyed to the City free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.
11. Final engineering design(s) may result in minor variations to the Plan (eg., in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.
12. The Owner shall agree that construction access shall be provided only in a location approved by the City and/or the appropriate authority.
13. Prior to final approval, the Owner shall submit a soils report, and the Owner shall agree to implement the recommendations of such report, as approved by the City.
14. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
15. The Owner shall agree that Blocks 5, 7 and 15 shall only be developed in conjunction with the adjacent lands, being Blocks 6, 8 and 16, respectively.
16. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
17. The Owner shall agree that no building permits will be applied for until the City is satisfied that adequate access, municipal water, sanitary and storm services are available.
18. The Owner shall provide municipal services to 3627 Rutherford Road to the satisfaction of the City.
19. The Owner shall agree in the subdivision agreement to prepare and to implement an overall landscape and streetscape plan for the development proposed within this draft plan of subdivision, which plan shall establish entrance features, design and landscaping of boulevards and single lane roads, landscaped strips, and fencing.
20. a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit an environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of peer review of the reports.



- b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
  - c) The Owner shall provide a certificate by a qualified professional certifying that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.
21. The Owner shall convey lands in an amount not exceeding two percent of the lands included within this draft plan of subdivision to the area municipality for parks purposes pursuant to the provisions of the Planning Act; alternatively, the area municipality may require payment of cash-in-lieu of the said conveyance, and under the provisions of the Planning Act the area municipality is hereby authorized to do so.
22. Prior to final approval, the Owner shall pay the proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the subject plan.
23. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assigns, regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with PowerStream Inc. which addresses the foregoing requirements.
- b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the City.
24. The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.
25. Prior to final approval, the Owner shall submit a tree assessment, including an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting; the Owner shall agree to undertake the measures identified in the City-approved assessment.
26. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
27. a) Prior to final approval and prior to commencement of any work on the site, the proponent shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the proponent shall agree to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeologically resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archeological resource concerns have met licensing and resource conservation requirements.

- b) Prior to final approval and prior to the commencement of any work on site, the proponent shall deliver to the City (Cultural Services Division) two copies of the Archaeological Assessment.
  - c) Prior to the commencement of any archaeological fieldwork, a copy of the contract information sheet which was submitted to the Ministry of Culture, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Master Plan Study for the City of Vaughan prior to commencing any fieldwork.
28. The Owner agrees that any modifications required to the alignment and/or grade of the Highway #400 southbound on-ramp shall be implemented to the satisfaction of the City and the Ontario Ministry of Transportation.

Toronto and Region Conservation Authority Conditions (TRCA)

29. The Owner shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands. This report shall include:
- plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
  - stormwater management techniques which may be required to control minor or major flows;
  - appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development of the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
  - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 158, the Authority's Fill, Construction and Alteration to Waterways Regulation;
  - overall grading plans for the subject lands.
30. The draft plan of subdivision shall be subject to red-line revision in order to meet the requirements of Condition #29, if necessary.
31. Channel Blocks 17, 18, 19 and 20 shall be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
32. The implementing zoning by-law shall recognize Channel Blocks 17, 18, 19 and 20, in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.

33. That the Owner agree in the subdivision agreement, in wording acceptable to the TRCA:
- a) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Condition #29;
  - b) to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
  - c) to obtain all necessary permits pursuant to Ontario Regulation 158 from the TRCA;
  - d) to erect a permanent black-vinyl chain link fence, to the satisfaction of the TRCA, for Blocks 17, 18, 19 and 20.

#### Region of York Conditions

34. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the area municipality and the Regional Planning and Development Services Department.
35. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to The Regional Municipality of York Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
36. The Owner shall agree in the subdivision agreement, in wording satisfactory to The Regional Municipality of York Transportation and Works Department, to implement the recommendations of the functional transportation report/plan as approved by The Regional Municipality of York Transportation and Works Department.
37. The Owner shall submit detailed engineering drawings, to The Regional Municipality of York Transportation and Works Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by The Regional Municipality of York Transportation and Works Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
38. Prior to final approval, the Owner shall provide a set of engineering drawings, approved by the area municipality, which indicates the storm drainage system, the overall grading plans and all proposed accesses onto The Regional Municipality of York roads, for all lands within this plan of subdivision, to The Regional Municipality of York Transportation and Works Department for verification that all The Regional Municipality of York's concerns have been satisfied.
39. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the Regional road, to the Infrastructure Design and Construction Branch, Attention: Manager, Development Approvals, that includes the following drawings:

- a) Plan and Profile for the Regional road and intersections;
  - b) Grading and Servicing;
  - c) Intersection/Road Improvements, including the recommendations of the traffic report;
  - d) Construction Access Design;
  - e) Utility Location Plans;
  - f) Signalization and Illumination Designs;
  - g) Line Painting;
  - h) Traffic Control/Management Plans;
  - i) Landscaping Plan, including tree preservation, relocation and removals.
40. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of The Regional Municipality of York Transportation and Works Department and illustrated on the engineering drawings.
41. Any existing driveway(s) along Regional road frontage of this subdivision not approved in the final approval of the subdivision must be removed as part of the subdivision work, at no cost to The Regional Municipality of York and the boulevard restored to match the adjacent conditions.
42. The following lands shall be conveyed to The Regional Municipality of York for public highway purposes, free of all costs and encumbrances:
- a) a widening across the full frontage of the site where it abuts Rutherford Road and Weston Road, of sufficient width to provide a minimum of 18 metres from the centre-line of construction of Rutherford Road and Weston Road;
  - b) a 15.0 metre by 15.0 metre daylight triangle at the southwest and southeast corners of Rutherford Road and Street "C";
  - c) a 15.0 metre by 15.0 metre daylight triangle at the northeast and southeast corners of Weston Road and Street "A";
  - d) an additional 2.0 metre widening, 25.0 metres in length, together with a 60.0 metre taper for the purpose of a northbound right-turn lane at the intersection of Weston Road and Street "A";
  - e) an additional 2.0 metre widening or portion thereof, 25.0 metres in length, together with a 60.0 metre taper for the purpose of an eastbound right-turn lane at the intersection of Rutherford Road and Street "C".
43. The Owner shall convey to The Regional Municipality of York, a 0.3 metre reserve along the entire frontage of the site except at the approved access location, adjacent to the above-noted widening, free of all costs and encumbrances, to the satisfaction of The Regional Municipality of York Solicitor.
44. The Owner shall agree in the subdivision agreement and any future site plan agreements that direct vehicle access from Blocks 5 and 6 to Weston Road will not be permitted. Access must be obtained through the internal road network via Streets "A" and "B".
45. The Owner shall agree in the subdivision agreement and in any future site plan agreements that a full movement access shall be permitted on the boundary of Blocks 2 and 3. Additional direct

vehicle access from Blocks 1 and 4 to Weston Road will not be permitted. Access must be obtained through the internal road network via Streets "A" and "C".

46. Street "A" shall be designed to intersect Weston Road at a right angle and shall be located directly opposite Astona Boulevard.
47. The throat width of Street "A" shall be designed to accommodate two 3.5 metre inbound lanes, a 2.0 metre median island, one 3.0 metre outbound left-turn lane, one 3.5 metre outbound through lane and one 3.5 metre outbound through/right-turn lane, for a distance of 60.0 metres from the widened limit of Weston Road; no access shall be permitted on Street "A" within 60.0 metres of the widened limit of Weston Road.
48. The throat width of Street "C" shall be designed to accommodate two 3.5 metre inbound lanes, a 2.0 metre median island, one 3.0 metre outbound left-turn lane, one 3.5 metre outbound through lane and one 3.5 metre outbound through/right-turn lane, for a distance of 60.0 metres from the widened limit of Rutherford Road; no access shall be permitted on Street "C" within 60.0 metres of the widened limit of Rutherford Road.
49. The intersection of Weston Road and Street "A" shall be designed to the satisfaction of The Regional Municipality of York Transportation and Works Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by The Regional Municipality of York Transportation and Works Department.
50. The Owner shall agree in the subdivision agreement to be responsible for the removal of the existing twin 1200mm diameter culverts crossing Weston Road within the Regional right-of-way approximately 110 metres south of Rutherford Road and for the construction of the future box culvert within the Valley Mill development. The Owner shall be required to obtain all necessary permits and to provide engineering design, drawings and inspection for the required work.
51. The Owner shall convey to the appropriate municipal authority a good and valid easement over Blocks 1 and 9, for the purposes of conveying the storm drainage from Weston Road to Block 17.
52. Subject to approval by the City of Vaughan and the York Region, the Owner shall agree in the subdivision agreement to construct sidewalks along the subject lands frontage onto the planned transit roadways (Streets "A" and "C") on both sides of the street. Such sidewalks shall be constructed on both sides of the planned transit roadways unless only one side of the street lies within the limits of the area designated as "Subject Lands", in which case only this side of the street will require the sidewalk.
53. The planned transit roadways shall be designated and designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. As such, York Region Transit is to be consulted with respect to any traffic-calming features which may be considered for any of the planned transit roadways identified.
54. Due to the industrial/commercial nature of this development, further to the designation of the planned transit roadways (above), and subject to approval of York Region Transit, bus passenger standing areas/platforms may need to be provided in the future. Locations would then need to be determined as the development matures and as demand warrants.

55. The Owner shall agree in the subdivision agreement to advise all potential purchasers of the planned introduction of transit service in/around the subject lands, as per above, and that the placement of any necessary bus-stops and/or passenger amenities will be placed accordingly to the satisfaction of York Region Transit and the City of Vaughan, as applicable. This would include potential transit routes, bus stops and shelter locations, as necessary. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase agreements.
56. Prior to final approval, the Owner shall provide a signed copy of the subdivision agreement to the Regional Transportation and Works Department, outlining all requirements of the Regional Transportation and Works Department.
57. The Owner shall provide a solicitor's certificate of title to the Region's Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to The Regional Municipality of York.

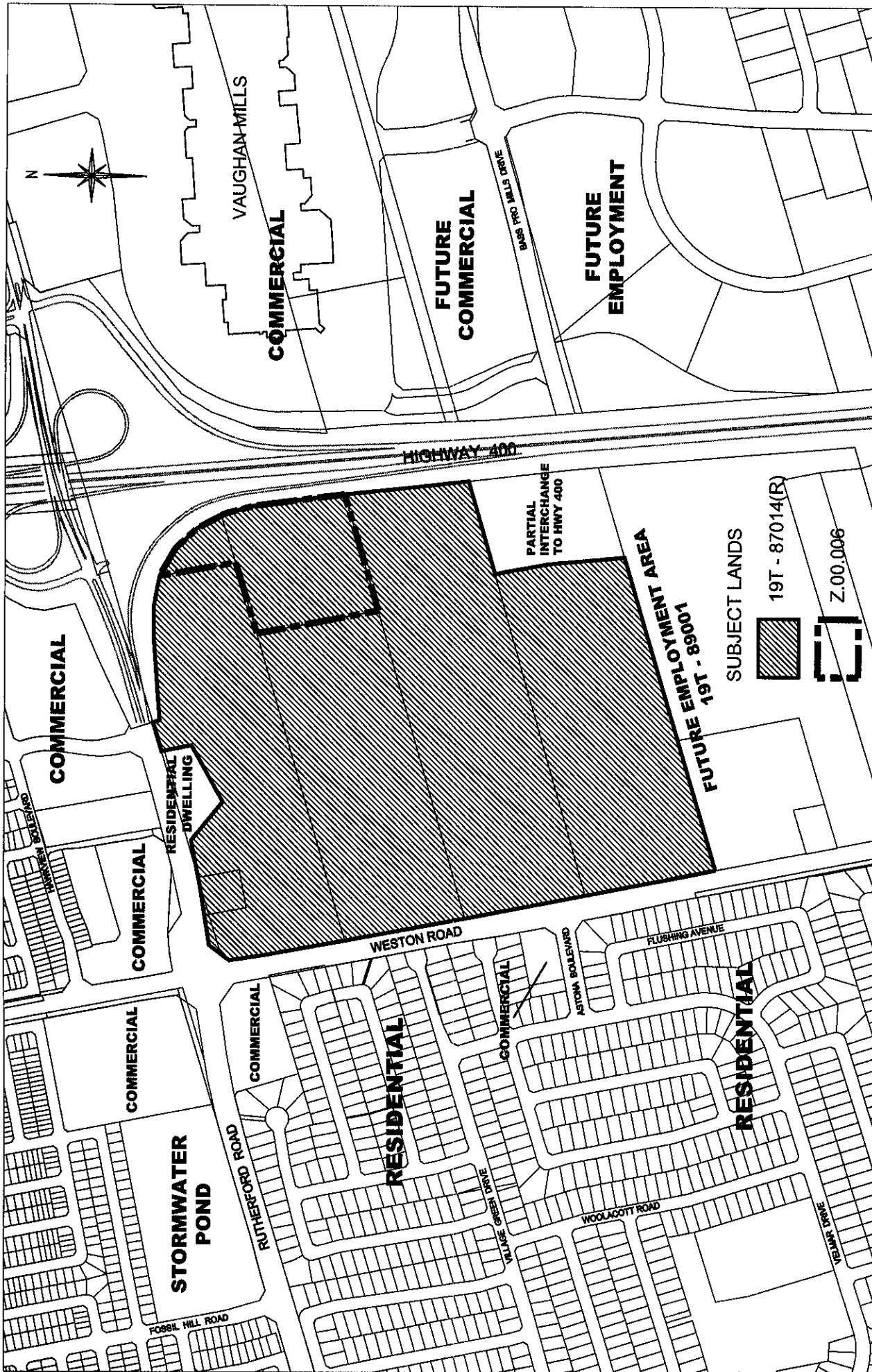
#### Ministry of Transportation Ontario

58. Prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a copy of the stormwater management report indicating the intended treatment of the calculated run-off.
59. Prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a copy of a Traffic Impact Study indicating the effect of the proposed development on the existing and proposed ramps of Highway #400.

#### Other Conditions

60. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
  - b) all government agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 59 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
61. The City shall advise that Conditions 1 to 28 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
62. The Toronto and Region Conservation Authority shall advise that Conditions 29 to 33 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
63. The Regional Municipality of York shall advise that Conditions 34 to 57 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

64. The Ministry of Transportation shall advise that Conditions 58 and 59 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



# Location Map

Part of Lots 14 & 15,  
Concession 5

APPLICANT:  
RUTHERFORD BUSINESS PARK (19T-87014R)  
281187 ONTARIO LTD. & 1377647 ONTARIO INC. (Z.00.066)



Development Planning Department

# Attachment

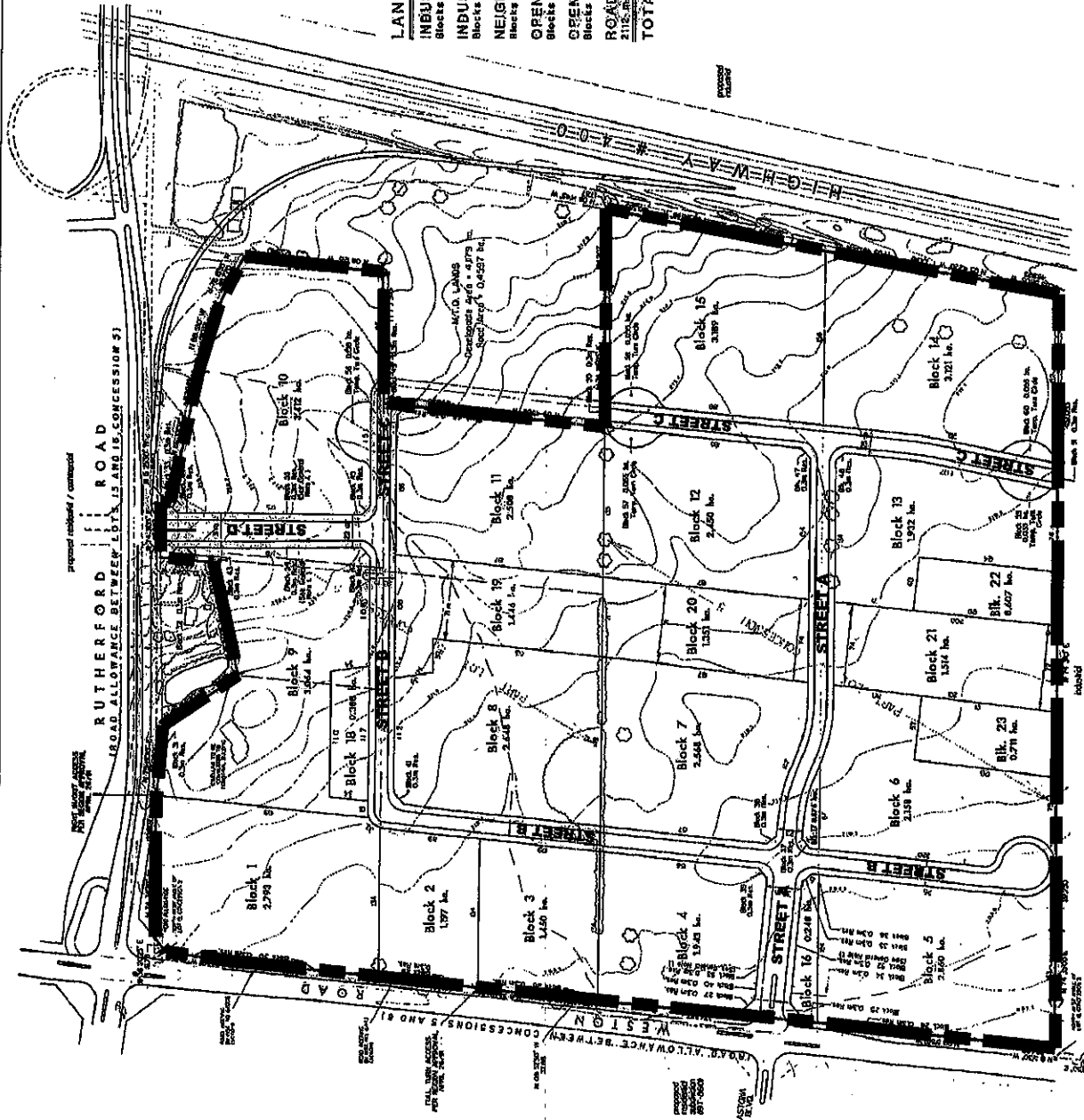
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FILE No.:  
19T-87014 & Z.00.006

Not to Scale

November 29, 2004





**LAND USE SCHEDULE**

<b>INDUSTRIAL</b> Blocks 3 to 15 Incl.	33,303 ha.
<b>INDUSTRIAL RESERVE</b> Blocks 16 and 17	0,324 ha.
<b>NEIGHBOURHOOD COMMERCIAL</b> Blocks 1 and 2	3,990 ha.
<b>OPEN SPACE - Storm Channel</b> Blocks 19, 20 and 21	4,699 ha.
<b>OPEN SPACE - Storm Detention</b> Blocks 22 and 23	1,318 ha.
<b>ROADS and RESERVES</b> 2115 m <sup>2</sup> of roads and reserves 22- to 60 Incl.	5,617 ha.
<b>TOTAL</b>	49,251 ha.

**SUBJECT LANDS**

— — — — —

**June 6/96 Approved Plan  
of Subdivision (19T - 87014)**

Part of Lots 14 & 15,  
Concession 5  
APPLICANT:  
RUTHERFORD BUSINESS PARK (19T-87014R)  
281187 ONTARIO LTD. & 1377647 ONTARIO INC. (Z.00.066)



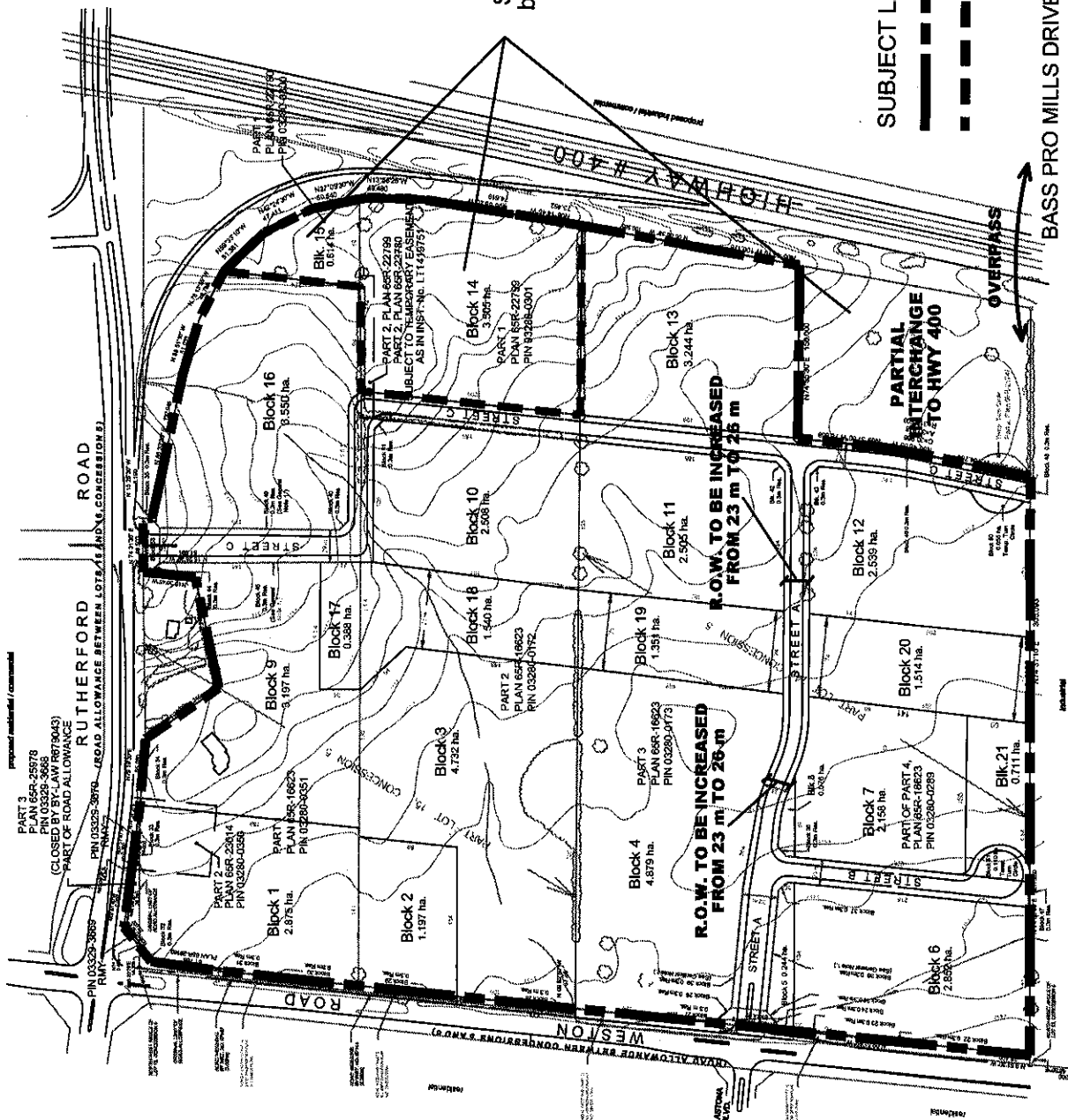
Development Planning Department

**Attachment 3**

FILE NO.:  
19T-87014 & Z.00.006  
Not to Scale  
November 29, 2004

FILE Z.00.006  
 Lands added to Plan of  
 Subdivision (BLKS. 14 & 15)  
 by land exchange with Partial  
 Interchange lands

SUBJECT LANDS  
 - - - - - 19T - 87014(R)  
 - - - - - Z.00.006



# Attachment 4

FILE No.:  
 19T-87014 & Z.00.006  
 Not to Scale  
 November 29, 2004

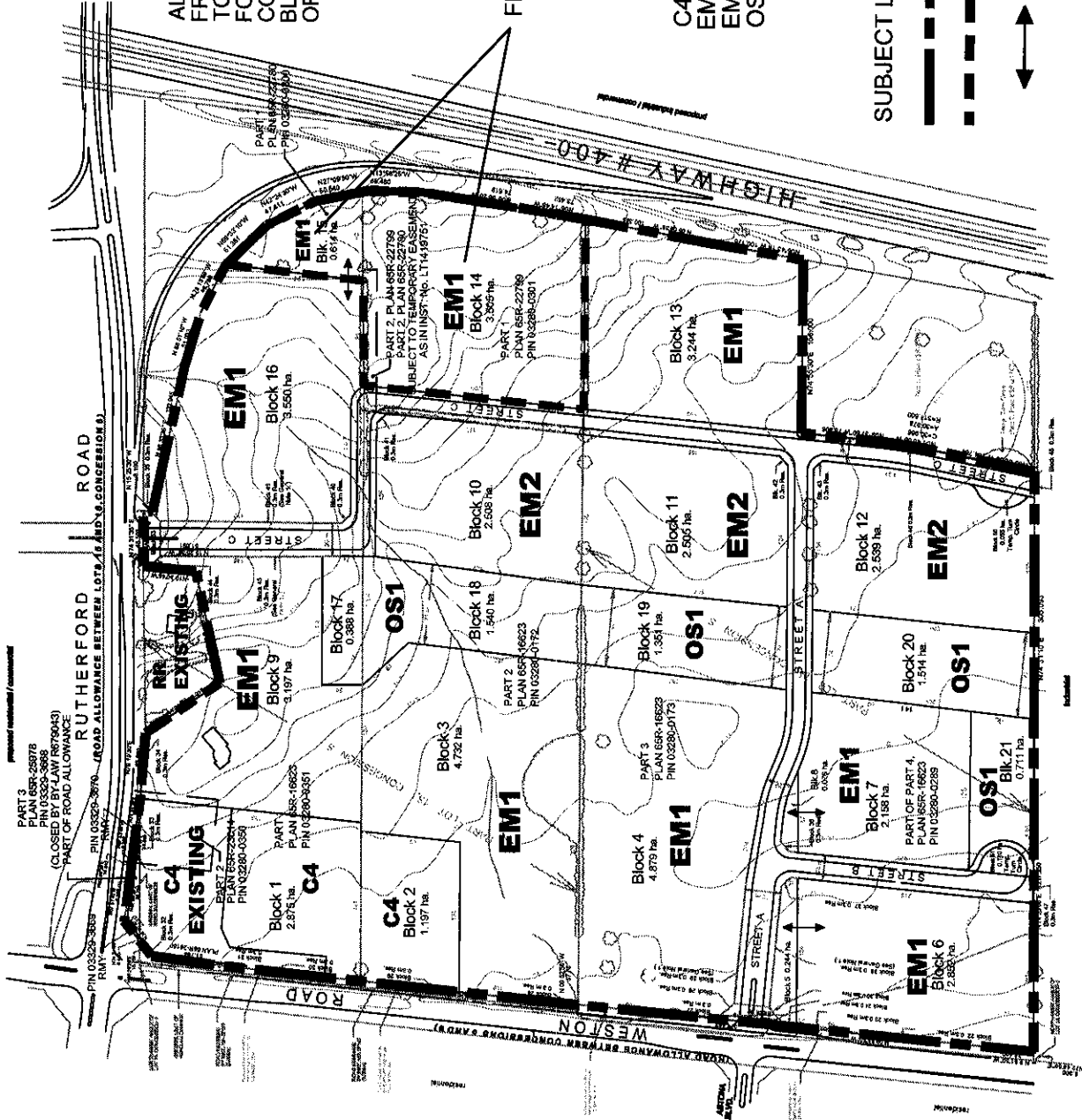
## City of Vaughan

Development Planning Department

### Revised Draft Plan of Subdivision 19T - 87014(R)

Part of Lots 14 & 15,  
 Concession 5

APPLICANT:  
 RUTHERFORD BUSINESS PARK (19T-87014R)  
 281187 ONTARIO LTD. & 1377647 ONTARIO INC. (Z.00.066)



ALL LANDS TO BE REZONED FROM A AGRICULTURAL ZONE TO THE ZONES SHOWN, EXCEPT FOR THE EXISTING C4 NEIGHBOURHOOD COMMERCIAL ZONE LOCATED WITHIN BLOCK 1 AT THE SOUTHEAST CORNER OF WESTON ROAD & RUTHERFORD ROAD

FILE Z.00.006

PROPOSED ZONES

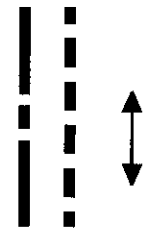
- C4 - Neighbourhood Commercial Zone
- EM1 - Prestige Employment Area Zone
- EM2 - General Employment Area Zone
- OS1 - Open Space Conservation Zone

SUBJECT LANDS

19T - 87014(R)

Z.00.006

BLOCKS TO BE DEVELOPED IN CONJUNCTION WITH EACH OTHER



**Proposed Zoning**

Part of Lots 14 & 15,  
Concession 5  
APPLICANT:  
RUTHERFORD BUSINESS PARK (19T-87014R)  
281187 ONTARIO LTD. & 1377647 ONTARIO INC. (Z.00.066)

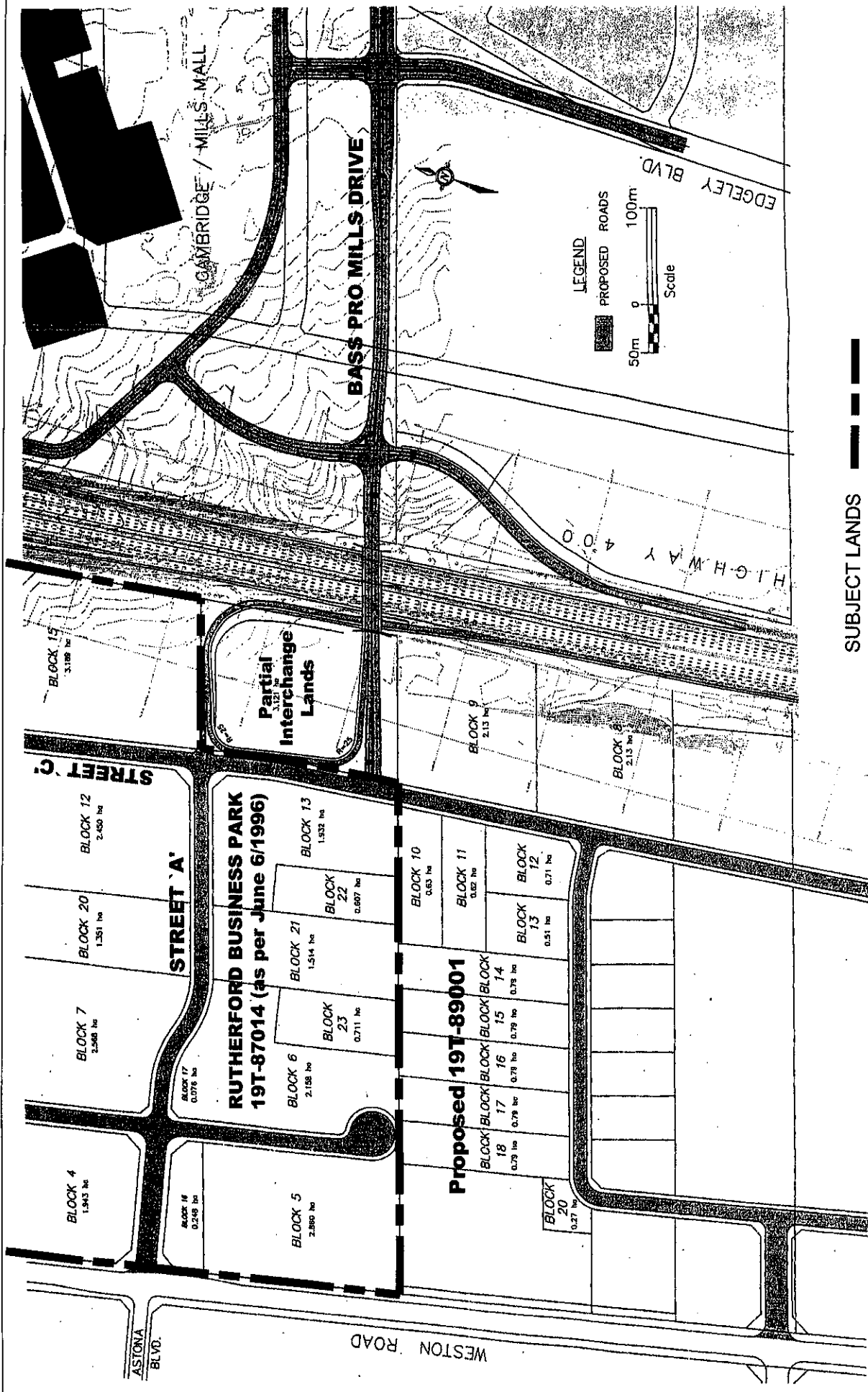


Development Planning Department

**Attachment**

**5**

FILE No.:  
19T-87014 & Z.00.006  
Not to Scale  
November 29, 2004



SUBJECT LANDS ———

# Attachment 6

FILE No.:  
19T-87014 & Z.00.006

Not to Scale  
November 29, 2004



Development Planning Department

## Partial Interchange with Hwy 400

Part of Lots 14 & 15,  
Concession 5

APPLICANT:  
RUTHERFORD BUSINESS PARK (19T-87014R)  
281187 ONTARIO LTD. & 1377647 ONTARIO INC. (Z.00.066)