

COMMITTEE OF THE WHOLE FEBRUARY 2, 2010

**WESTON DOWNS WALL ALONG RUTHERFORD ROAD
REVIEW OF URBAN DESIGN GUIDELINES AND ACCENT LIGHTING
WARD 3**

Recommendation

The Commissioner of Planning and the Commissioner of Engineering and Public Works in consultation with the Director of Reserves and Investments recommend:

THAT based on the Vaughan Engineering Department and Vaughan Planning Department review and analysis of the Woodbridge Neighbourhood 3 – North Council Approved Urban Design Guidelines, accent lighting not be installed on the existing Weston Downs masonry wall along Rutherford Road between Weston Road and Babak Boulevard, and on the west side of Weston Road, north of Astona Boulevard.

Contribution to Sustainability

The installation of accent lighting on the Weston Downs masonry wall provides only an esthetic benefit to the local neighbourhood. Accordingly, the cost associated with the installation and on-going maintenance of the lighting, and the associated energy consumption would not be in keeping with sustainability principles outlined in the City's "*Green Directions*".

Economic Impact

There is no economic impact associated with this report; however, should Council direct staff to install accent lighting on the existing Weston Downs wall along Rutherford Road, capital budget approval will be required with funding from taxation. This capital project would need to be referred to the Budget deliberations in 2011. Preliminary estimates suggest that it would cost approximately \$175,000 to design and install accent lighting on this portion of the existing Weston Downs wall, and incur an additional annual operating and maintenance cost of about \$8,000.

Communications Plan

There is no specific communication plan associated with this report.

Purpose

This report has been prepared in response to Council's direction to review the feasibility and funding for the installation of lighting in the existing masonry wall along Rutherford Road extending from Weston Road to Babak Boulevard and on the west side of Weston Road, north of Astona Boulevard.

Background - Analysis and Options

Item 52, Report No. 18, of the Committee of the Whole of April 14, 2009, which was adopted without amendment by Council of the City of Vaughan on April 21, 2009, resolved:

"That the Engineering and Planning Departments be requested to immediately review the appropriate urban design guidelines in consultation with the Finance Department, and provide a report to a future Committee of the Whole, addressing the appropriateness, timing, and funding of lighting in the Weston Downs Wall along Rutherford Road."

Weston Downs Masonry Wall

In 1984, 1986 and 1989, the City of Vaughan entered into Subdivision Agreements for the Weston Downs Subdivision Phase I, the Weston Downs Subdivision – Phase III and the Blue Coin Subdivision Phase II respectively. The Developer was required to construct a masonry wall along Langstaff Road, Weston Road, portions of Valeria Boulevard, portions of Greenpark Boulevard and portions of Astona Boulevard. In addition, they installed entrance features at Valeria Boulevard and Weston Road, Valeria Boulevard and Langstaff Road, Greenpark Boulevard and Weston Road and at Astona Boulevard and Weston Road. A section of this wall was also constructed under a subdivision agreement for Southbridge – Phase I.

In the Subdivision Agreements, the Developer agreed to maintain the wall, entrance features and boulevards for a period of ten years from the date of registration of the plans. At the end of the maintenance period, the responsibility for maintenance of the wall would revert to the abutting lot owners and the maintenance of the entrance features and landscaping would revert to the City. The maintenance period for the section of noise wall fencing in Blue Coin – Phase II, which was constructed last, expired in January 1999.

In a report prepared for Committee of the Whole, February 3, 1997, there was a recommendation that the lights on the wall not be replaced or repaired. At that time, it was felt that the repair and replacement of lighting on the wall would result in additional ongoing costs to the City.

Following the February 1997 report to Committee of the Whole, public meetings were held with the area residents, Weston Downs Ratepayers Association, the Mayor, Councillors, and City Staff to discuss the wall maintenance and lighting. Following the public meetings, Metrus Development Inc., the developer that constructed the majority of this work, proposed reactivating the lighting on the wall at their cost.

The wall lighting was energized and all bulbs checked and changed in September 1998 at the developer's cost. The developer also made a cash payment to the City in lieu of electrical consumption for the period when the lights were turned on.

In January, 1999, Council resolved that the City would assume the maintenance responsibility for these portions of the Weston Downs wall and lighting located on City property and utilize the cash provided by the developer to pay for the operation and maintenance of the remainder of the wall lighting.

The existing wall is fitted with approximately 410 light fixtures controlled by 12 photo cells. The Building and Facilities Department maintains the lighting system at an annual cost of approximately \$10,000 excluding hydro costs. Maintenance activity involves replacing burnt out bulbs, replacing vandalized fixtures and bulbs as well as repairs required through normal aging of the system. Hydro is supplied through connection to the existing street lighting system and is estimated to cost approximately \$9,600 annually.

Woodbridge Neighbourhood 3 - North

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 between 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 Babak Boulevard as well, as the west side of Weston Road, north of Astona Boulevard, as shown on Attachment #2.

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; and,
- 25 mm electrical conduit is installed in each column for the future provision of lights. (Attachment #3)

The majority of this masonry wall is located on private property except where it abuts a single loaded local road.

Provision of Lighting in the Masonry Wall

An electrical design would need to be prepared to establish the full extent of the work required to install accent lighting on the masonry wall. It is anticipated, however, that a new buried electrical cable in conduit would need to be constructed along Rutherford Road next to the wall to provide power to each light fixture. Arrangements for power supply will need to be made with Power Stream for operation and billing purposes. A means of controlling the on/off cycle of the lights would need to be provided along with the necessary switches and breakers in accordance with electrical codes. In addition, approximately 169 light fixtures would need to be purchased and installed. Any new fixtures should be durable and vandal proof. The preliminary cost of this work is estimated at \$175,000. Based on the current maintenance and operating costs associated with the lighting on the original portion of the wall, the additional 169 lights are expected to cost an additional \$8,000 per year to operate.

It is important to note that the majority of this masonry wall is located on private property except where it abuts a single loaded local road as generally shown on Attachments #1 and #2. Accordingly, there will need to be agreements with the affected private landowners to address the installation and on-going maintenance of the lights on the wall.

Funding

According to the City's Development Charge By-law the design and construction of lighting in the Weston Downs wall along Rutherford Road cannot be funded by City-wide Development Charges. The lighting in the original wall was funded by the Developer and operated as described above. Although the conduit has been installed in the columns of the wall along Rutherford Road and the portion along Weston Road, north of Astona Boulevard, there has been no funding approved for the installation, operation and on-going maintenance of the accent light fixtures.

Should Council direct staff to design and construct the accent lighting on this portion of the Weston Downs masonry wall it would need to be carried out as a city initiated capital project and funded 100% from taxation and be referred to the Budget deliberations in 2011.

Relationship to Vaughan Vision 2020/Strategic Plan

The recommendation of this report is consistent with Vaughan Vision 2020, particularly "Ensure Financial Sustainability", and "Plan and Manage Growth and Economic Vitality".

Regional Implications

Should Council direct staff to proceed with the design and construction for the lighting in the Weston Downs Wall along Rutherford Road and the portion along Weston Road, north of Astona Boulevard, the Region of York will be required to approve the detailed construction drawings, as the wall abuts a Regional Road.

Conclusion

Based on Vaughan Engineering and Vaughan Development Planning Departments' staff review, it is recommended that the installation of accent light fixtures, wiring etc. and their energization in the Weston Downs Wall along Rutherford Road and along Weston Road, north of Astona Boulevard, not be pursued.

Attachments

1. Context Location Map
2. Perimeter Road Concept Plan (Woodbridge Neighbourhood 3 – North UDG)
3. Column Details Cross-Section (Woodbridge Neighbourhood 3 – North UDG)

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Respectfully submitted,

John Zipay,
Commissioner of Planning

Bill Robinson,
Commissioner of Engineering
and Public Works



Context Location Map

Location:
Lot 15, Concession 6

Applicant:
City of Vaughan
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City of Vaughan
The City Above Toronto
Development Planning Department

Attachment

File:
14.58

Date:
January 14, 2010

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