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Communication
Council – May 22, 2024
CW(PM) – Report No. 18 Item No. 5

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File No. 1396

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

To Whom It May Concern:

RE: Notice of Public Meeting – Committee of the Whole
Zoning By-Law Amendment File Z.18.0004
Rizmi Holdings Ltd – 11333 Dufferin Street

We are counsel to Maple Downs Golf & Country Club (“**Maple Downs**”) with respect to the above-noted matter. We make this submission with respect to the upcoming Committee of the Whole Meeting at which this application will be considered on May 7th, 2024 at 7:00pm.

Our client has been monitoring the Zoning By-Law Amendment application Z.18.004, as well as the related application bearing file number 19T-18V004. Our client owns the lands immediately to the south of those that are the subject of the above applications. Maple Downs Golf & Country Club was founded in 1954 and has been serving the local community since that time. It prides itself on a welcoming, family-first atmosphere which offers world class facilities to its members and visitors. The Club has recently undergone significant renovations to enhance its facilities and maintain its reputation for excellence.

As a result of the recent developments regarding the above-noted applications, our client has significant concerns about the proposals for development on the lands neighbouring their facility. This letter sets out, from a high level, the concerns and objections of Maple Downs. They include:

1. **The capacity of existing services to handle the scale of development proposed.** Services are limited, at present. The proposed development densities would significantly increase the burden on those services and tax their capacity to a potentially harmful degree. Maple Downs is concerned with ensuring that any approved development density is appropriate for available services and will not impair the use of those services by existing users.

2. **The impact of the proposed development on existing road services.** As they currently exist, roads servicing the area are not sufficient to handle the development density and volume proposed. Development of that nature without proper and timely construction of appropriate road capacity will negatively impact the surrounding area and harm Maple Downs' operations.
3. **Proximity of development to Maple Downs and maintenance of a wooded buffer separating Maple Downs from the lands slated for development.** Maple Downs is currently buffered from the lands to the north (subject of the applications) by a woodlot. That buffer is a significant amenity to Maple Downs and preserves its peaceful and private atmosphere and use of its lands. The buffer must be maintained during, and after, the construction of any development in order to preserve Maple Downs' existing amenity. The current development plans show homes immediately bordering Maple Downs' lands. The lack of any appropriate buffering is a significant concern. Maple Downs also has concern about the preservation of other environmental features and amenities in the area bordering its property and the lands subject to this application.
4. **Preservation of access to the TransCanada pipeline running between the Maple Downs property and the lands slated for development.** At present the pipeline is located in the woodlot buffer. Maintenance of that buffer will ensure continued access to the pipeline. Maple Downs is concerned with ensuring that access to the pipeline remains through the woodlot and is not routed through its property, which disrupting its operations to an unacceptable degree.

As the applications above are at the preliminary stage Maple Downs may have further concerns as they continue to be assessed and developed. I Maple Downs wishes to be notified of any further meetings, reports or other developments as they relate to the application.

We would be pleased to arrange such a meeting at your convenience.

Sincerely,
RAYMAN HARRIS LLP



Conner Harris
CH/nw