

COMMITTEE OF THE WHOLE (2) – MARCH 18, 2025

COMMUNICATIONS

| | <u>Item No.</u> |
|---|------------------------|
| <u>Distributed March 17, 2025</u> | |
| C1. Memorandum from the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and Deputy City Manager, Infrastructure Development, dated March 17, 2025 | 1 |
| C2. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated March 17, 2025 | 1 |
| <u>Distributed March 18, 2025</u> | |
| C3. Conner Harris, Rayman Harris LLP, The Esplanade, Toronto, dated March 17, 2024 | 2 |

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Please note there may be further Communications.



C1.
Communication
CW(2) – March 18, 2025
Item No. 1

DATE: March 17, 2025

TO: Mayor and Members of Council

FROM: Michael Coroneos, Deputy City Manager, Corporate Services,
City Treasurer & CFO
Vince Musacchio, Deputy City Manager, Infrastructure Development

RE: **COMMUNICATION – Committee of the Whole (2), March 18, 2025**
Item #1, Report #11
Teston Road East and West Sanitary Infrastructure ASDCs

Recommendation

1. That the Teston Road East and West Sanitary Sewer Infrastructure ASDCs report and supporting documents be deferred to a future Committee of the Whole Meeting.

Background

The Teston Road East and West Sanitary Infrastructure ASDC consultation with the impacted landowners has been ongoing. Additional information regarding sanitary oversizing costs for Block 34 East was received by City Staff on March 5, 2025 as the Committee of the Whole Staff report was being prepared for submission. These oversizing costs were not included as a part of the ASDCs included within the staff report, with the intention to review the material to be included as a future update.

After meeting with the impacted landowners on March 13, 2025, it was determined that the Teston Road East and West Sanitary Infrastructure ASDCs should be adjusted to reflect these oversizing costs. It is recommended that the staff report be deferred to a future Committee of the Whole meeting to allow for the review of the material received so that it may be incorporated into the ASDC By-laws and to allow time to recirculate the ASDC materials to the impacted landowners for review.

For more information, contact Brianne Clace, Project Manager, Development Finance, ext. 8284

Respectfully submitted by

A handwritten signature in blue ink, appearing to read "Michael Coroneos".

Michael Coroneos
DCM Corporate Services,
City Treasurer & CFO

A handwritten signature in black ink, appearing to read "Vince Musacchio".

Vince Musacchio
DCM of Infrastructure Development

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

March 17, 2025
HPGI File: 16451/0449

Clerks Department

City of Vaughan
2141 Major Mackenzie Dr W
Maple, Ontario
L6A 1T1

Attn: Clerks Department

Re: March 18th, 2025 Committee of the Whole Meeting (2) – Item 1
Vaughan 400 North Landowners Group Inc.
Teston Road East and West Sanitary Sewer Infrastructure Area Specific
Development Charge

Humphries Planning Group Inc. ('HPGI') represents the Vaughan 400 Landowners Group Inc. which is comprised of Block 34 (West) and Block 35. We have been engaged with the Teston Road East and West Sanitary Sewer Infrastructure Area Specific Development Charge process since its inception and have had numerous meetings with the City's project team to discuss various concerns regarding this project. We understand that staff are recommending Item 1 of the March 18th Committee of the Whole (2) meeting be deferred at this time. We agree with this approach as it will allow our group to continue to work with the City in resolving outstanding matters.

Please be advised that as a representative for the land owners' group I have registered to speak to this item tomorrow. Should the matter be deferred as recommended by staff, there will be no requirement for me speak on this matter.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries BA, MCIP, RPP
President

cc. *Vaughan 400 North Landowners Group Inc.*

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] RE: Files 19T-18V004 and Z.18.004 Rizmi Holdings Limited - Courtesy Meeting Notice
Date: Tuesday, March 18, 2025 9:04:11 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[2024.05.07 Letter to City of Vaughan \[FINAL\].pdf](#)
Importance: High

C3.
Communication
CW(2) – March 18, 2025
Item No. 2

From: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Sent: Tuesday, March 18, 2025 9:03 AM
To: conner@raymanharris.com; Clerks@vaughan.ca
Cc: Mary Caputo <Mary.Caputo@vaughan.ca>; Nancy Tuckett <Nancy.Tuckett@vaughan.ca>; Vince Musacchio <Vince.Musacchio@vaughan.ca>
Subject: FW: [External] RE: Files 19T-18V004 and Z.18.004 Rizmi Holdings Limited - Courtesy Meeting Notice
Importance: High

Hi Conner,

Thank you for forwarding this to my attention. I am copying @Clerks@vaughan.ca to ensure that it is included in today's agenda.

Thanks,
Margaret

From: Conner Harris <Conner@raymanharris.com>
Sent: Monday, March 17, 2025 9:14 PM
To: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Subject: [External] RE: Files 19T-18V004 and Z.18.004 Rizmi Holdings Limited - Courtesy Meeting Notice

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello Ms. Holyday,

Thank you for the courtesy meeting notice. Apologies for the late response. Attached is a letter, which was submitted in advance of the Committee of the Whole meeting to consider this application on May 7, 2024. I am re-attaching it here to ensure that it is in the file before Council. I did not see it in the agenda items but they are admittedly quite voluminous and so I may have missed it.

Have a nice evening.

Sincerely,

Conner

Conner Harris

**RAYMAN
HARRIS**^{LLP}

Conner Harris

(he/him)

T: 416 597 5422 |

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Toronto Ontario M5A 1J2

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[in](#) [t](#) [+](#)

Apologies if you are receiving this email at an unusual time of day or on the weekend. I sometimes work when others may not be. Please do not feel pressured to respond to me during these unusual times.

From: Margaret Holyday <Margaret.Holyday@vaughan.ca>

Sent: March 10, 2025 9:49 AM

To: Margaret Holyday <Margaret.Holyday@vaughan.ca>

Subject: FW: Files 19T-18V004 and Z.18.004 Rizmi Holdings Limited - Courtesy Meeting Notice

Morning,

Please see the attached Courtesy Meeting Notice regarding the above noted files municipally known as 11333 Dufferin Street.

Regards,

Margaret Holyday, MCIP RPP

Senior Planner

905-832-8585 ext. 8216 | margaret.holyday@vaughan.ca

City of Vaughan | Development and Parks Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



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May 7, 2024

Conner Harris

Direct Line: 416 597-5422

conner@raymanharris.com

VIA EMAIL – clerks@vaughan.ca

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