

March 28, 2025

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: David Harding, Senior Planner

**Re: DG (Vaughan) Inc. – 2720 King-Vaughan Road Comment Letter
Official Plan Amendment File No. OP.25.001
Zoning By-Law Amendment File No. Z.25.002**

North Jane Investments Inc. is the owner of the property municipally known as 12746 Jane Street ("subject site") in the City of Vaughan and a part of the Block 28 Landowners Group. We are writing in regard to DG (Vaughan) Inc. proposed residential development located at 2720 King-Vaughan Road (File No. OP.25.001 and Z.25.002) which is in proximity to the subject site and adjacent to Block 28. This letter serves to provide the City with our comments on the proposed development as it could impact the development approaches of the surrounding lands.

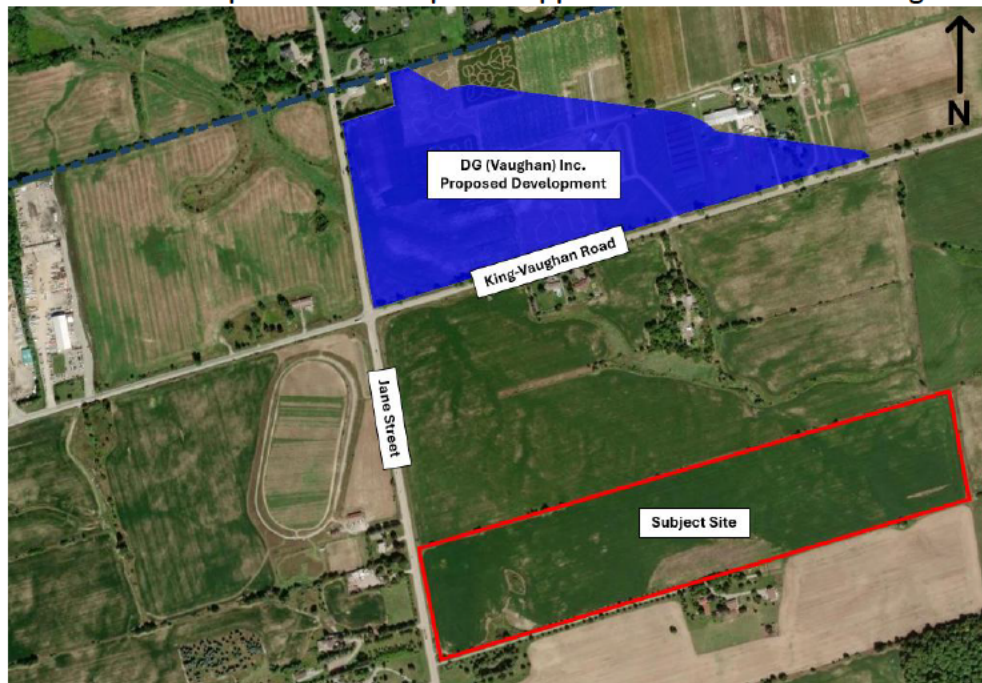


Figure 1: Aerial photo of the Subject Site (Source: Vaughan PLANit)



We are supportive of this proposed residential development. However, as the proposed development is proceeding in advance of the prescribed Secondary Plans for the adjacent Block 35 and 28 Landowners Groups, we ask that the City consider these two separate Secondary Plan areas and their future land uses, transportation networks, and infrastructure requirements in evaluating the proposed development. It is anticipated that the applications for the Secondary Plans for these blocks will be submitted this year and in 2026.

In addition, given that the proposed development's location is adjacent to the Block 28 landowner's group and Secondary Plan area, in which the subject site is a part of, we respectfully request to be notified of any future reports, public meetings, and decisions in relation to this proposed development.

Thank you for your detailed review and consideration of this request. We look forward to collectively participating on common infrastructure and road alignment needs. If you have any questions regarding the above comments and for future notifications, please contact the undersigned at (416) 797- 8967 or at ian@primont.com

Yours sincerely,

Ian MacPherson

Ian G. MacPherson, P.Eng
Vice President, Land Development
North Jane Investments Inc.