

File: P-3311

June 23, 2025

Via e-mail to clerks@vaughan.ca; opmanager@vaughan.ca

City of Vaughan
Region of York
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Attention: Hon. Mayor Del Duca and Members of City of Vaughan Council

Re: Draft Vaughan Official Plan – May 2025
Comments from York Major Holdings Inc. re: 10000 Dufferin Street
City of Vaughan, Region of York

KLM Planning Partners Inc. is the land use planning consultant representing York Major Holdings Inc., owners of lands located at 10000 Dufferin Street in the City of Vaughan (“**Subject Lands**”). We appreciate this opportunity to provide comments on the May 2025 Draft of the new Vaughan Official Plan (“**Draft VOP 2025**”).

The Subject Lands are designated *Private Open Spaces* on Schedule 13 of both the in-effect Vaughan Official Plan 2010 (“**VOP 2010**”) and the Draft VOP 2025, and contain the Eagles Nest Golf Club, a popular private recreation facility.

The purpose of this letter is to request a revision to Draft VOP 2025 Schedule 9C: Cycling Facilities and Trails to reroute a portion of the planned *Multi-Use Recreational Trail* (the “**Trail**”) that is currently identified on the Subject Lands (see **Figure 1** below).



Figure 1: Multi-Use Recreational Trail proposed on Subject Lands

We support the establishment of active transportation infrastructure as a critical component of community building and a multi-modal transportation network, however, the proposed location of the Trail on the Subject Lands is not feasible nor appropriate or safe given the current private ownership of the Subject Lands and ongoing use as a golf course. **Figure 2** below provides an aerial view of the Subject Lands including the proposed area of the Trail, where the existing established golf course is evident.



Figure 2: Aerial View of the Eagles Nest Golf Club

Given the limitations of the currently proposed location, it is our opinion that the portion of the Trail proposed for the Subject Lands should be removed and redirected to existing and future public lands.

York Major Holdings Inc. is committed to building complete communities in Vaughan, and we look forward to continuing to work with the City to implement the Draft VOP 2025. Should you have any questions with respect to this letter, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'Ryan Mino'.

Ryan Mino, BURPI, MCIP, RPP
Partner

A handwritten signature in black ink, appearing to read 'Madison Van West'.

Madison Van West, MES, MCIP, RPP
Intermediate Planner II

Copy: Duane E. Aubie, York Major Holdings Inc.