

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – APRIL 1, 2025****COMMUNICATIONS**

<b><u>Distributed March 28, 2025</u></b>	<b><u>Item No.</u></b>
C1. Presentation material	5
C2. Presentation material	7
C3. Loguinov Family, dated March 24, 2025	7
C4. Tanya M. Roman, A.S.O., Block 10 Thornhill Woods Developers Group Inc., Vogell Road, Richmond Hill, dated March 27, 2025	7
C5. Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated March 27, 2025	4
C6. Alex Lusty, Davies Howe LLP, Adelaide Street West, Toronto, dated March 28, 2025	2
<b><u>Distributed March 31, 2025</u></b>	
C7. Ian G. MacPherson, North Jane Investments Inc., Jane Street, Vaughan, dated March 28, 2025	4
C8. Ian G. MacPherson, Primont 400 North Developments Inc., King-Vaughan Road, Vaughan, dated March 28, 2025	4
C9. NormaJean Alt and Thomas Alt, Summeridge Drive, Vaughan, dated March 4, 2025	7
C10. Michael Testaguzza, The Biglieri Group Ltd., Kingston Road, Toronto, dated March 31, 2025	7
C11. Joseph Morano, Elmway Court, Vaughan, dated March 31, 2025	7
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C14. Marek and Joann Dzikowski, Scott Crescent, King City, dated March 31, 2025	4
C15. Billy Tung, KLM Planning Partners Inc., Jardin Drive, Concord, dated March 31, 2025	2

**Disclaimer Respecting External Communications**

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**Please note there may be further Communications.**

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – APRIL 1, 2025**

**COMMUNICATIONS**

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**Distributed April 1, 2025**

C16. Aaron Platt, Loopstra Nixon LLP, Queens Plate Drive, Toronto

7

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**Please note there may be further Communications.**



**C1.**

**Communication**

**CW(PM) – April 1, 2025**

**Item No. 5**

# 140 Simmons Street **PUBLIC MEETING**

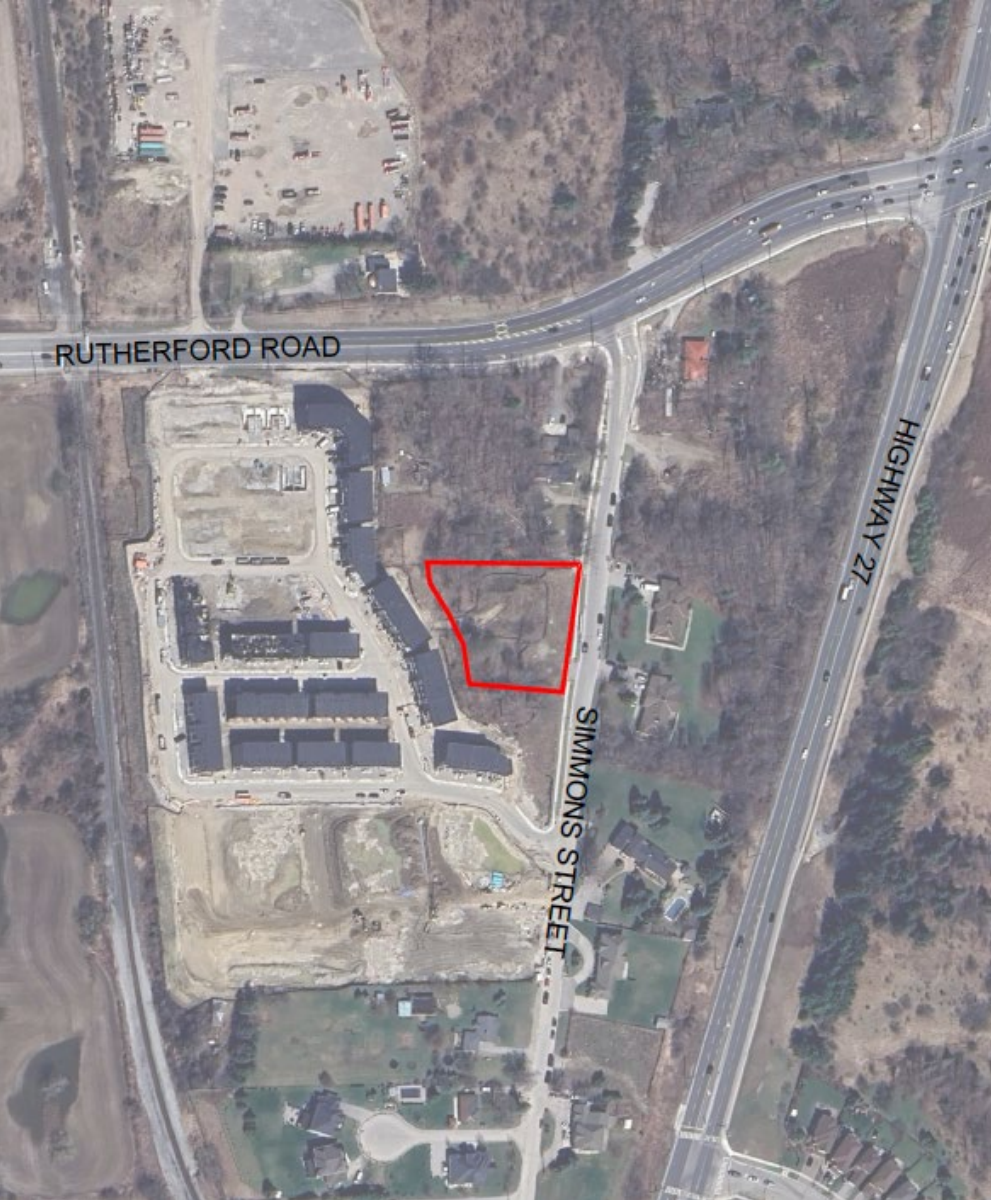
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APPLICATION TO AMEND  
THE CITY OF VAUGHAN OFFICIAL PLAN & ZONING BY-LAW

**Gemini Urban Design Corporation**

- Official Plan Amendment & Zoning By-law Amendment
- April 1, 2025





 SUBJECT LANDS

**Site Area:** 3,690 sq. m / 0.369 ha / 0.912 ac


**Frontage:** 64.2 m / 204.72 ft

**Lot Depth:** 45.54 – 99.95 m / 149.41 – 327.92 ft



LEGEND

 Subject Property

 Gemini Urban Design (W) Corp.

 Rutherford Heights Inc.

## Surrounding Development Plan





**NEW RESIDENCE**  
140 Simmons St,  
Vaughan, Ontario

18-140 3/16"x1'0" December, 2019

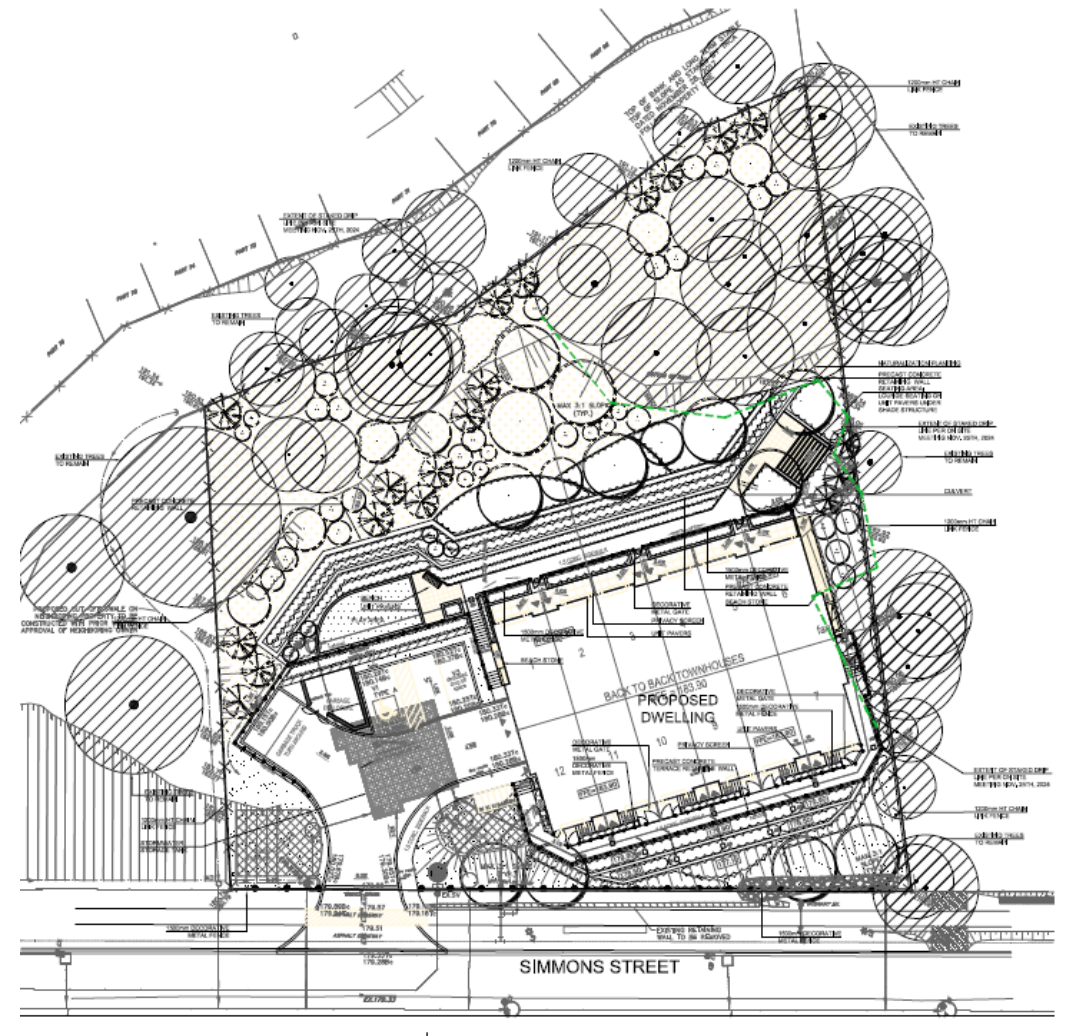
JANIS GOSWAMI



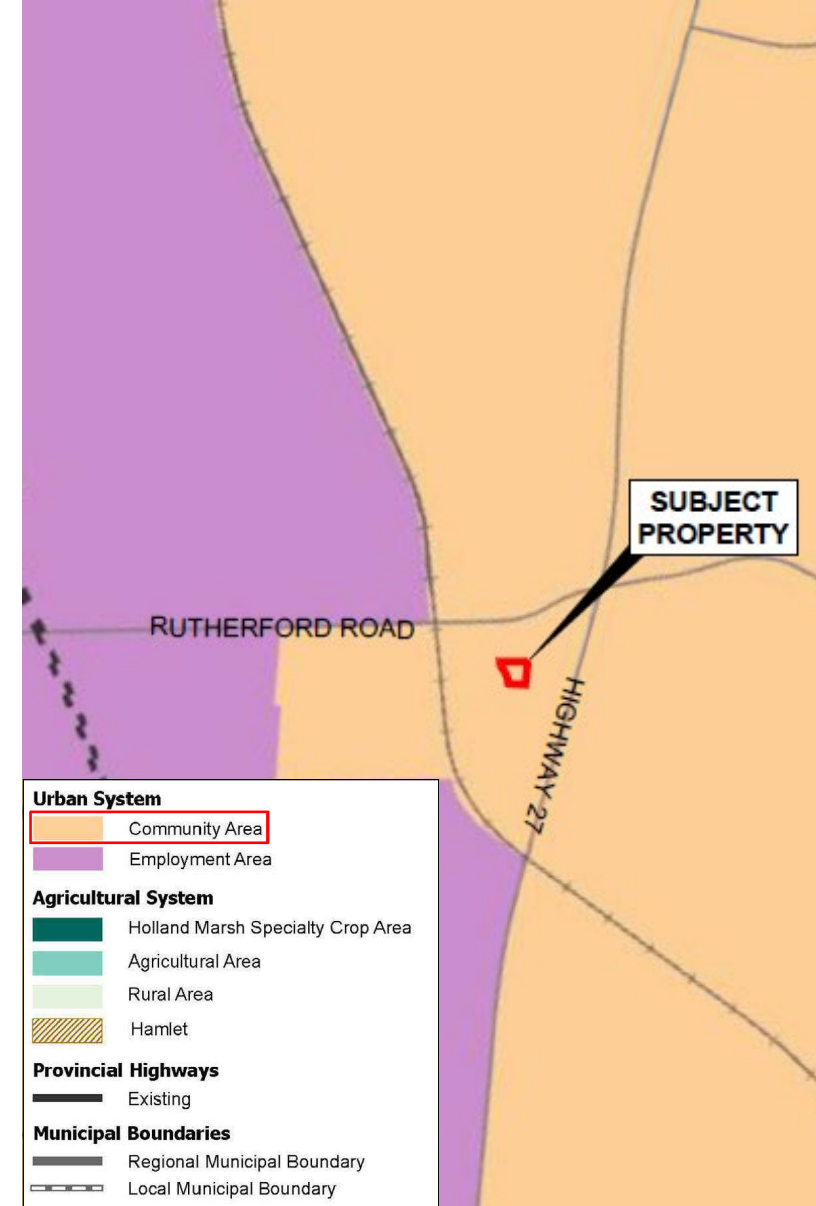
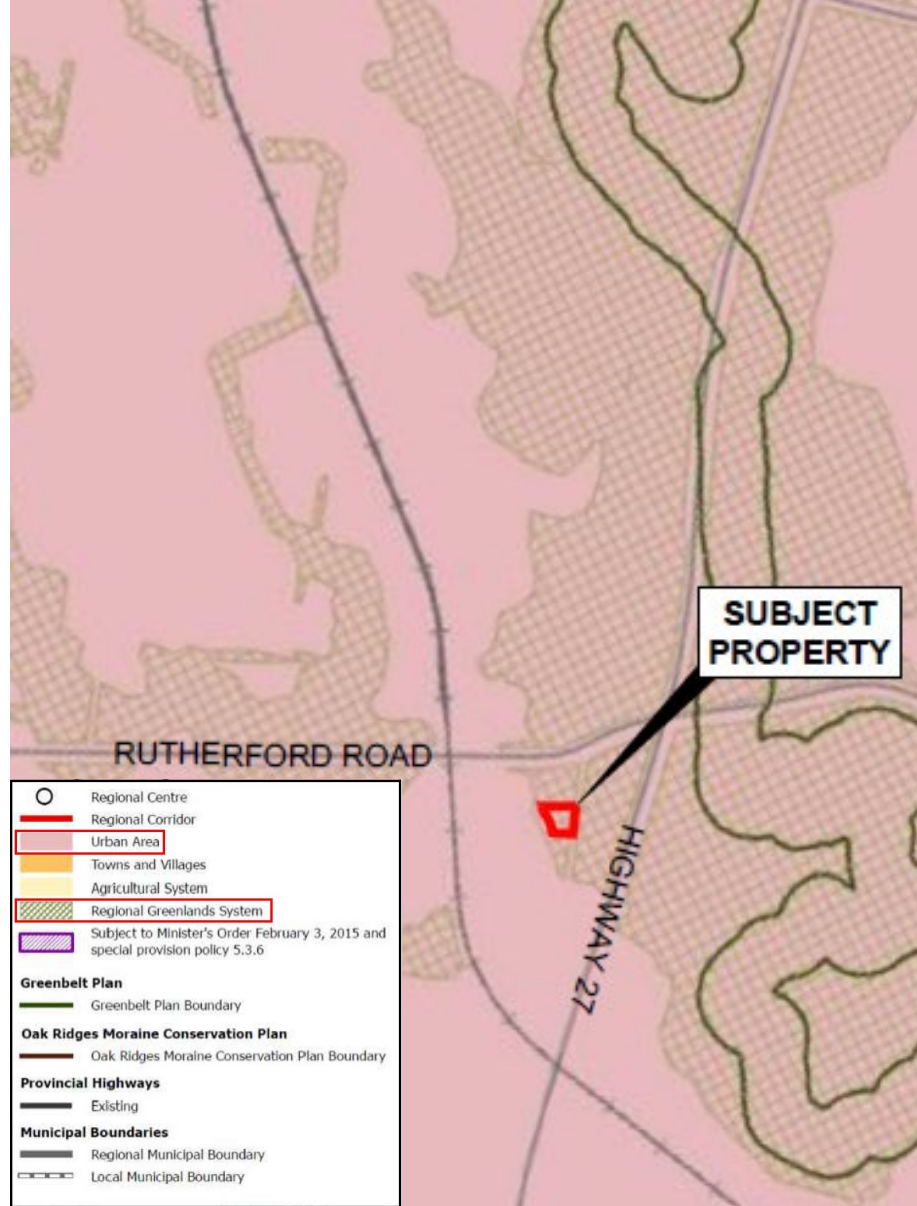
**Previous Approval – Single Detached Dwelling**



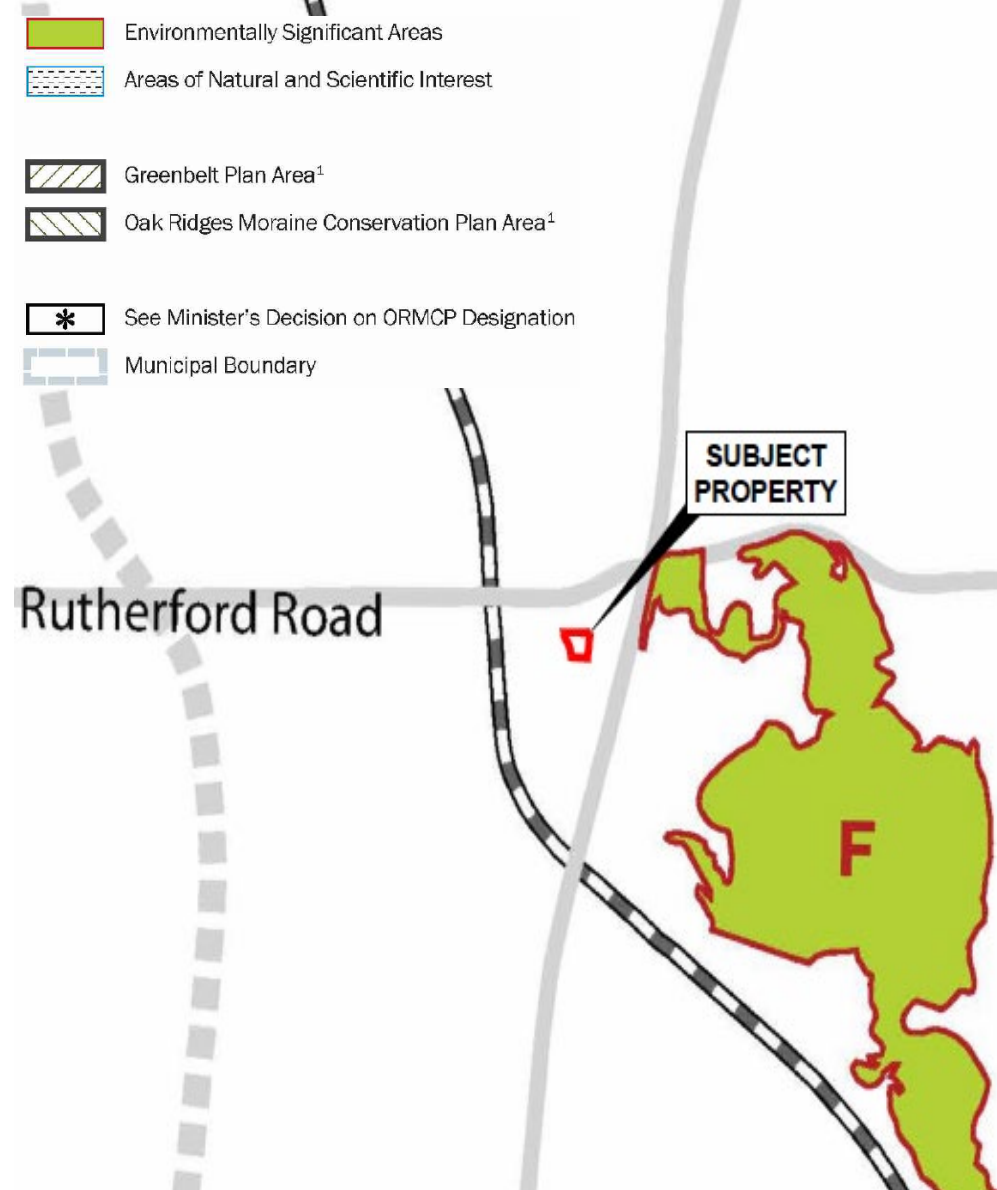
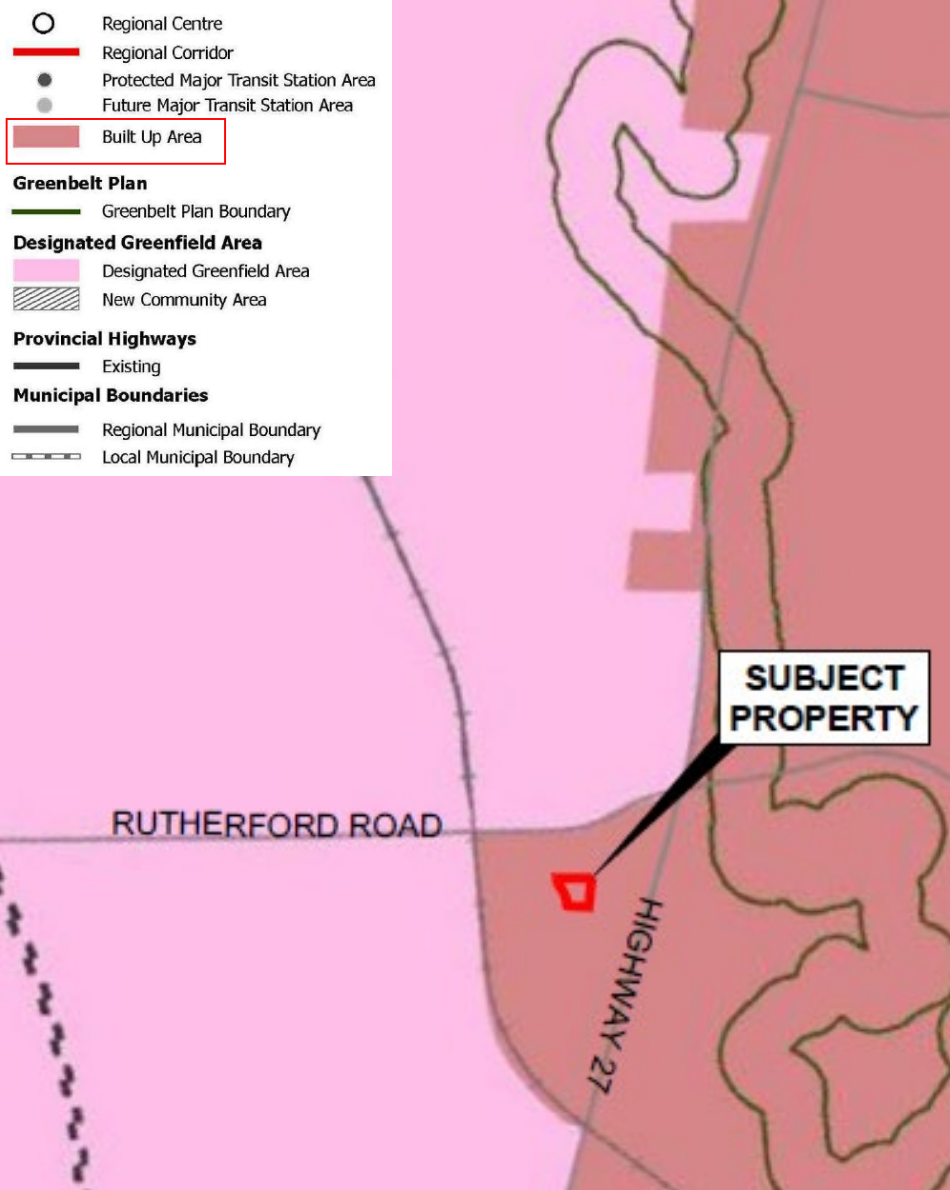




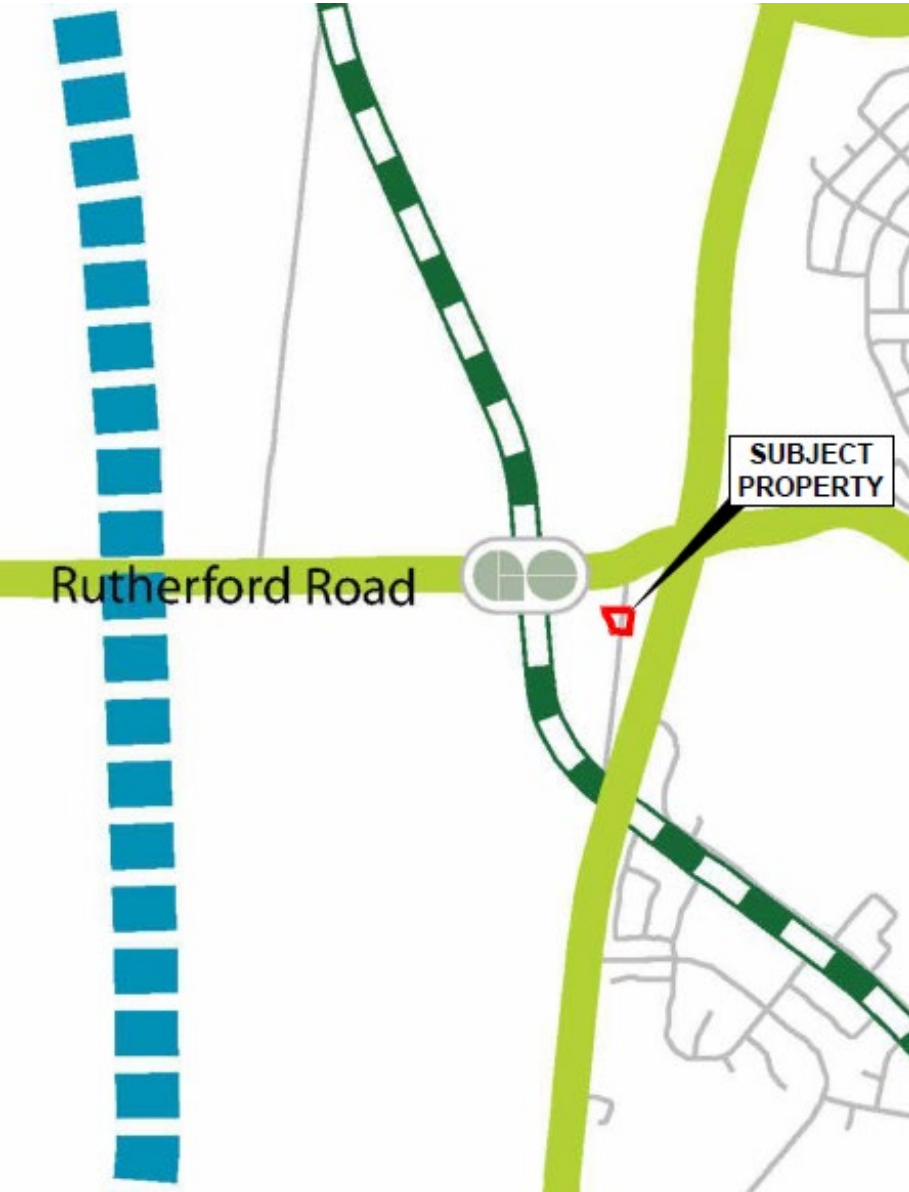
## Proposed Site Plan and Landscape Plan



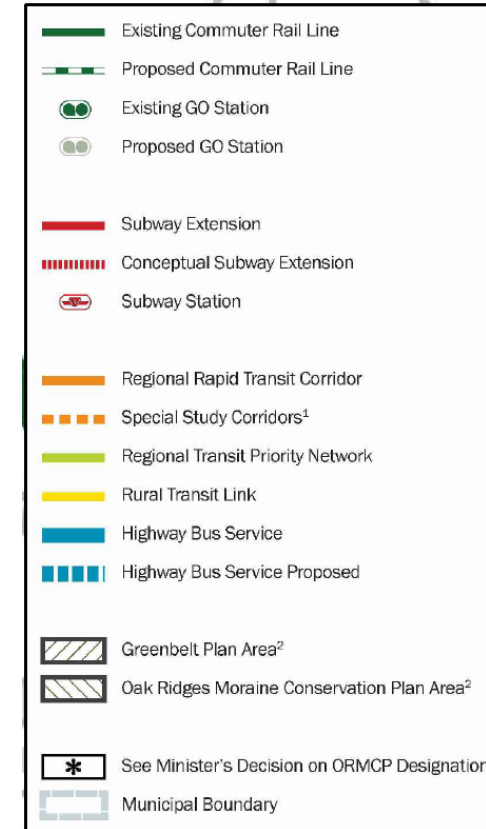


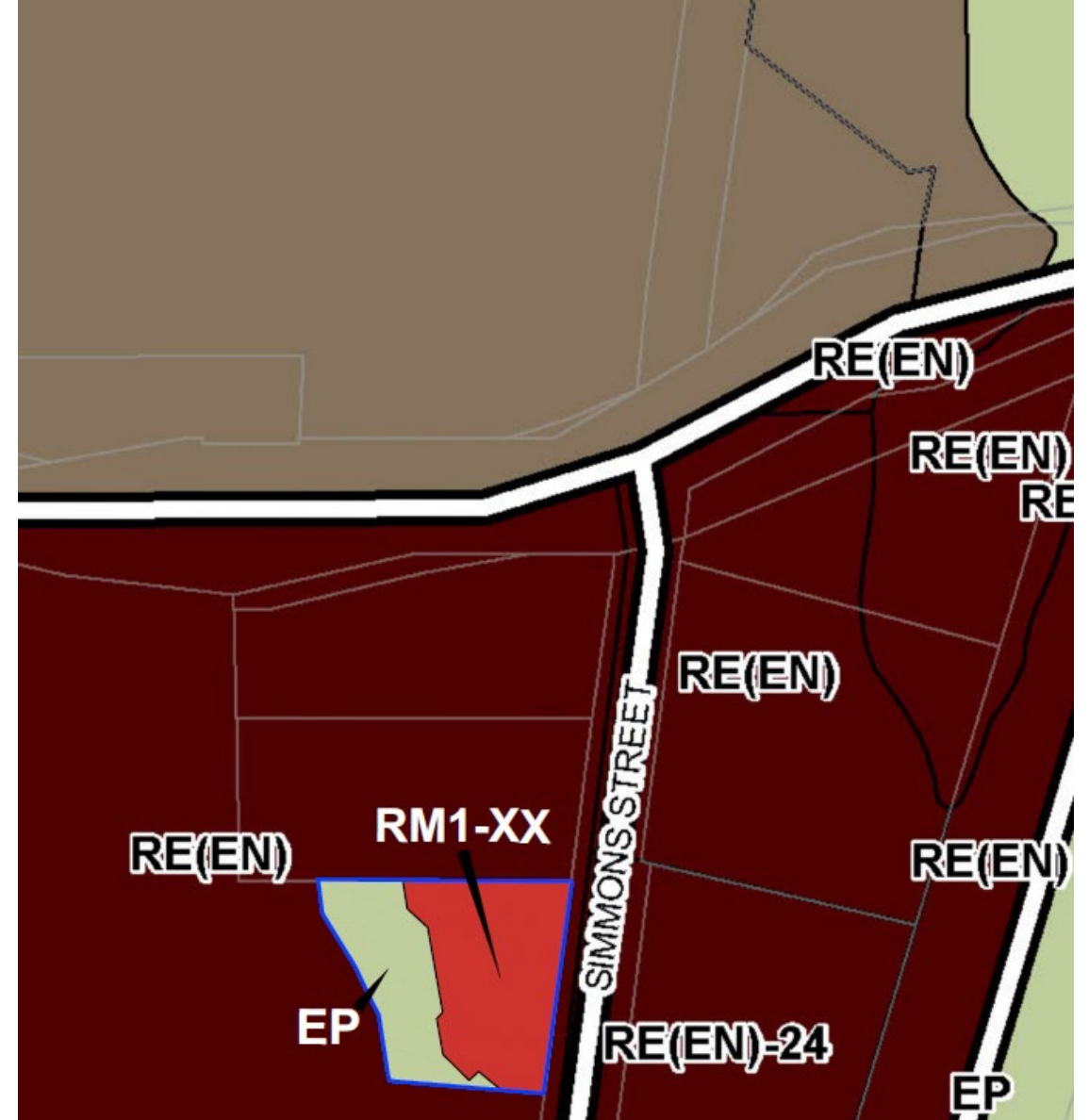
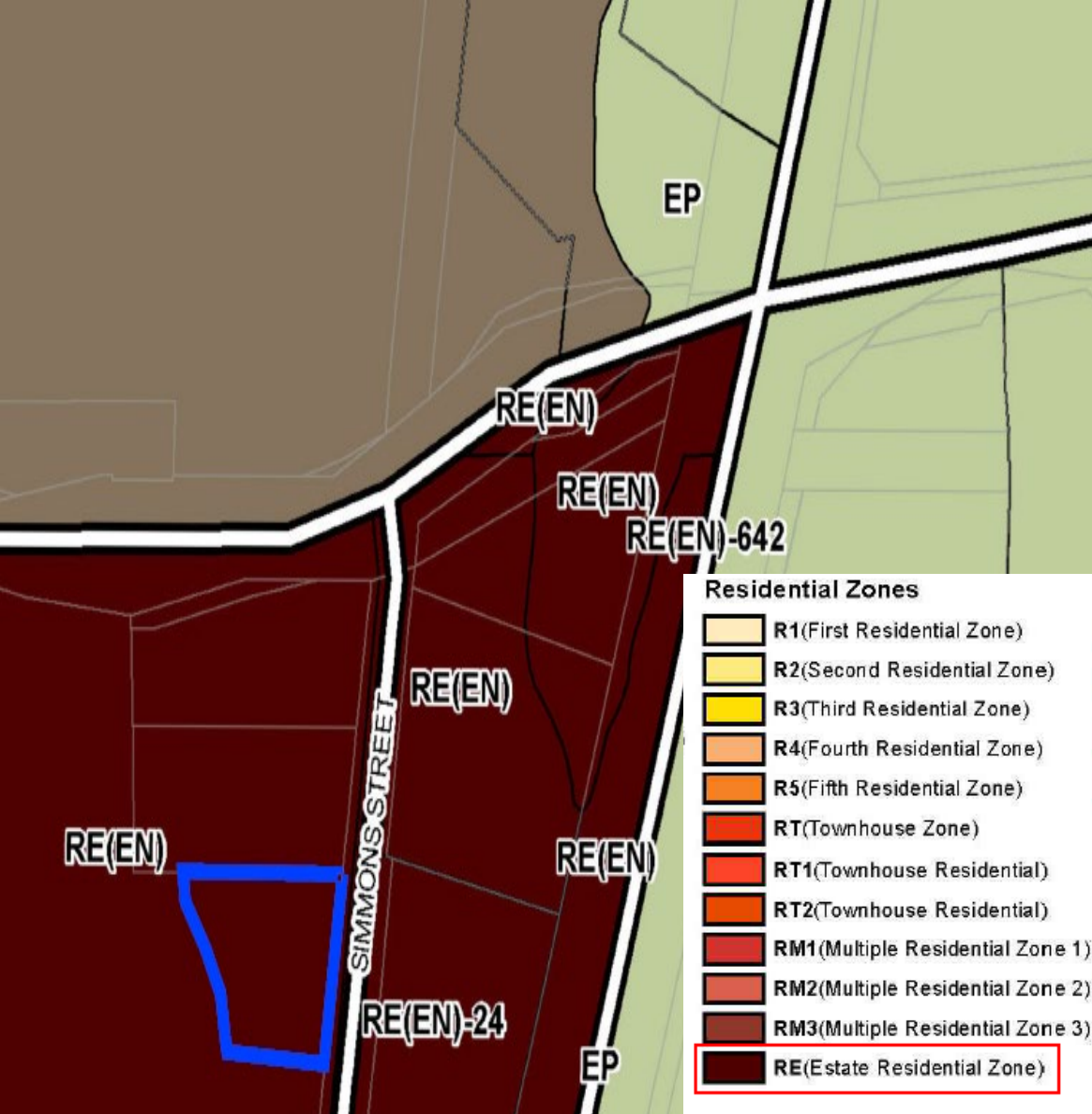






**SUBJECT LANDS**





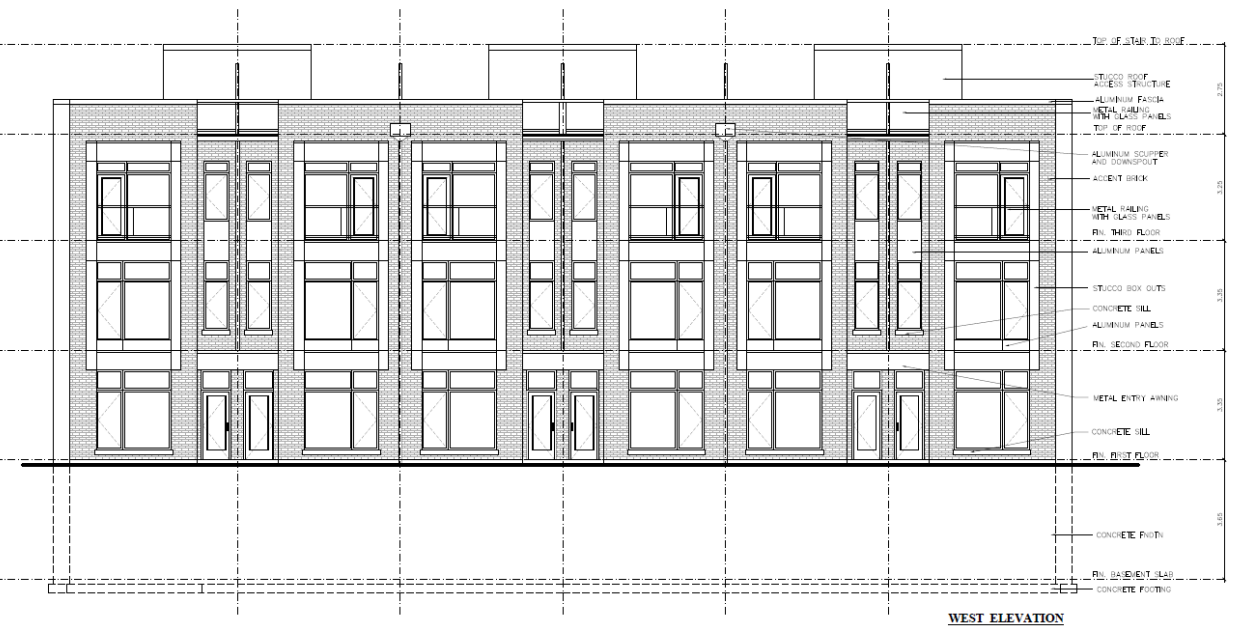


**FBP architects inc.**  
70 Silver Road Unit 100, Woodbridge, Ontario L4L 8B9  
T4 (905) 261-2688

**EAST BLOCK ELEVATION**  
SCALE: 1/8" = 1'-0"  
DATE: AUG. 16 2023  
REV. APR. 22 2024  
REV. JULY 1 2024  
REV. SEPT 15 2024  
JOB NO. 23-1528

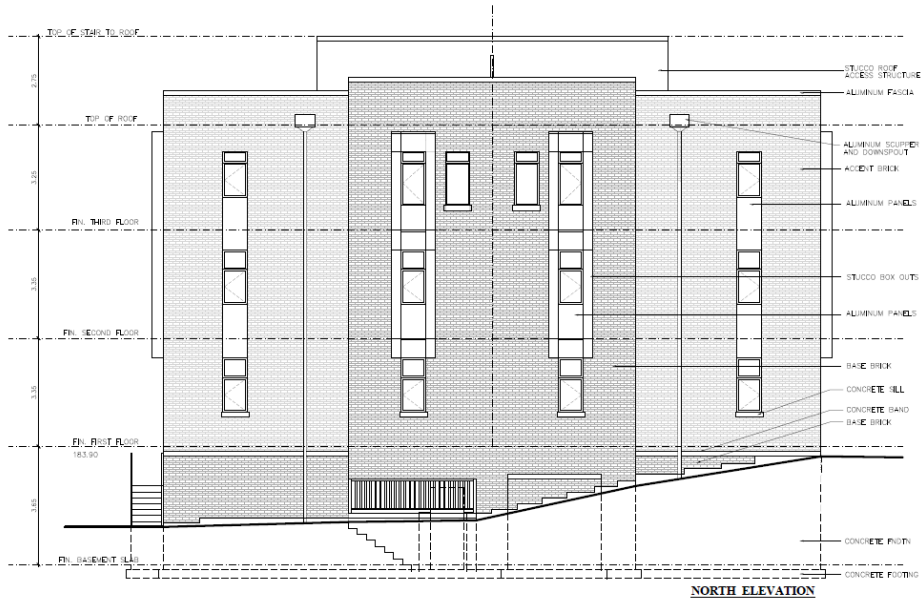
CLIENT: GEMINI URBAN DESIGN  
PROJECT: BACK TO BACK TOWNHOUSES  
140 SIMMONS ST. VAUGHAN ONTARIO  
**A- 7**

**FBP architects inc.**  
70 Silver Road Unit 100, Woodbridge, Ontario L4L 8B9  
T4 (905) 261-2688



**WEST BLOCK ELEVATION**  
SCALE: 1/8" = 1'-0"  
DATE: AUG. 16 2023  
REV. APR. 22 2024  
REV. JULY 1 2024  
REV. SEPT 15 2024  
JOB NO. 23-1528

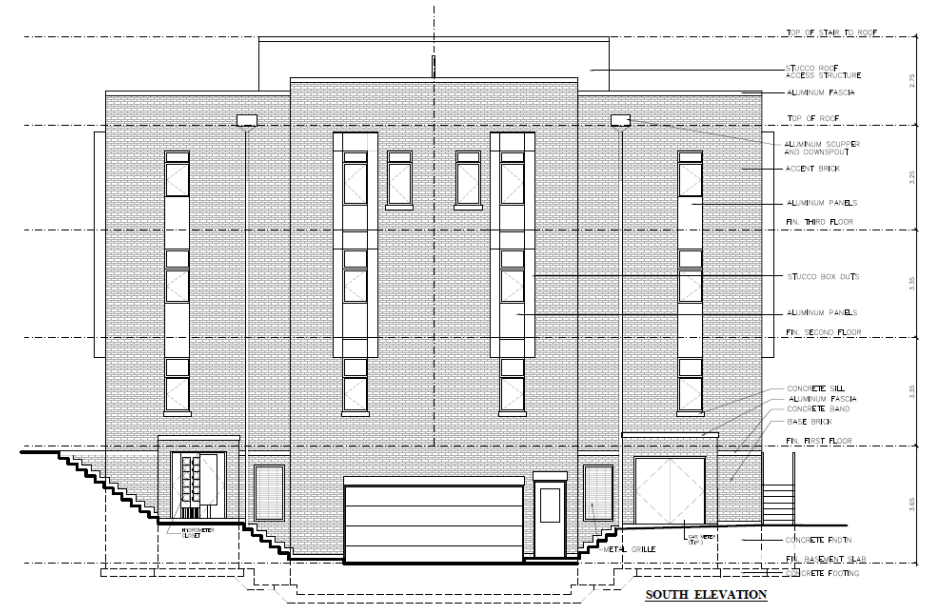
CLIENT: GEMINI URBAN DESIGN  
PROJECT: BACK TO BACK TOWNHOUSES  
140 SIMMONS ST. VAUGHAN ONTARIO  
**A- 8**



NORTH BLOCK ELEVATION

SCALE 1/8" = 1'-0"  
DATE AUG 16 2023  
REV APR 22 2024  
REV JULY 11 2024  
REV SEPT 15 2024  
JOB NO. 23-1528

CLIENT GEMINI URBAN DESIGN  
PROJECT BACK TO BACK TOWNHOUSES  
140 SIMMONS ST. VAUGHAN ONTARIO  
A- 9



SOUTH BLOCK ELEVATION

SCALE 1/8" = 1'-0"  
DATE AUG 16 2023  
REV APR 22 2024  
REV JULY 11 2024  
REV SEPT 15 2024  
JOB NO. 23-1528

CLIENT GEMINI URBAN DESIGN  
PROJECT BACK TO BACK TOWNHOUSES  
140 SIMMONS ST. VAUGHAN ONTARIO  
A- 10

FOR FURTHER QUESTIONS OR  
COMMENT, PLEASE CONTACT:

**MARK CONDELLO MCIP, RPP**  
**SENIOR ASSOCIATE**  
905-568-8888x265  
[markc@gsai.ca](mailto:markc@gsai.ca)

**ETHAN BOHNERT**  
**PLANNER**  
905-568-8888x270  
[ethanb@gsai.ca](mailto:ethanb@gsai.ca)

FOR INFORMATION REGARDING  
THE PLANNING PROCESS, PLEASE  
CONTACT:

**KEVIN AYALA**  
**DEVELOPMENT PLANNER**  
905-832-8585x8882  
[Kevin.AyalaDiaz@vaughan.ca](mailto:Kevin.AyalaDiaz@vaughan.ca)

**THANK YOU**



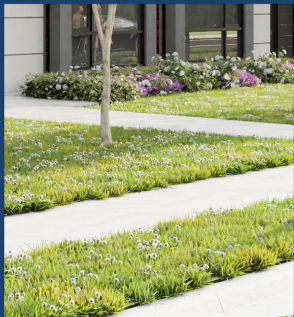
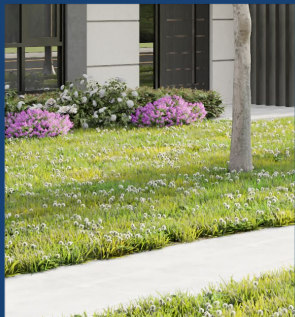
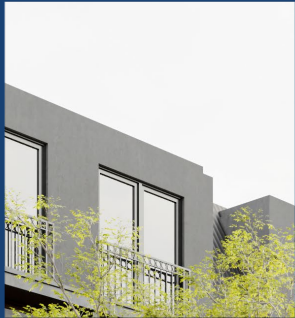
C2.

Communication

CW(2) – April 1, 2025

Item No. 7

# Thornhill Woods Drive & Elmway Court



**Statutory Public Meeting**  
**April 1<sup>st</sup>, 2025**  
**Z.24.041**



BRIGHTSTONE



RICHARD WENGLE  
ARCHITECT INC.

**Biglieri**





# Context Map



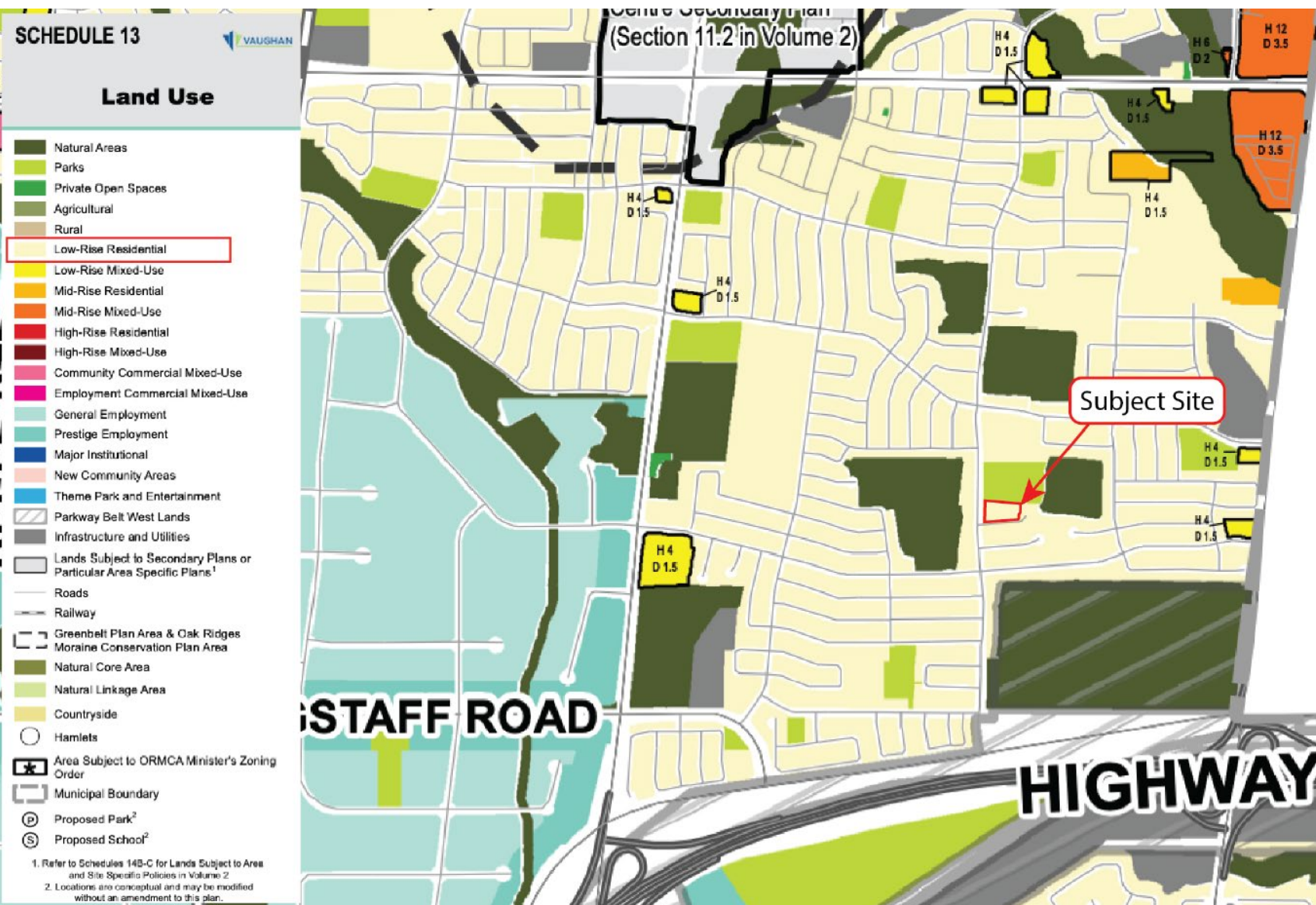
BRIGHTSTONE



RICHARD WENGLE  
ARCHITECT INC

**Biglieri**





- York Regional Official Plan
  - Community Area
  - Built Up Area
- City of Vaughan Official Plan
  - Low-Rise Residential
  - Thronhill Woods Drive
    - Minor Collector Road
- Proposal conforms to the intent of the Vaughan Official Plan
- No Official Plan Amendments are required

Source: Vaughan Official Plan – Schedule 13, Land Use

# Official Plan Policy

**B** BRIGHTSTONE

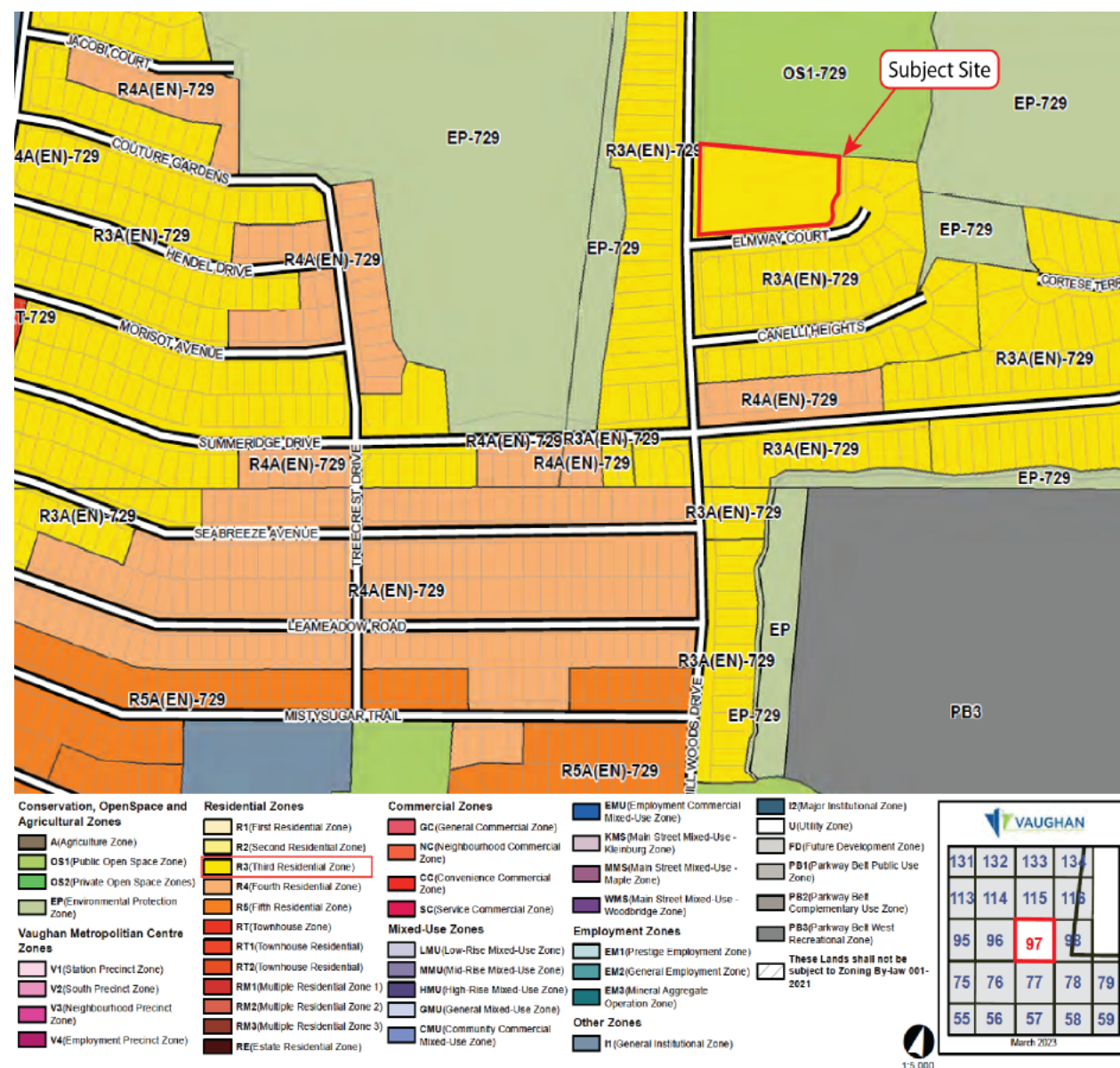
**R** RICHARD WENGLE  
ARCHITECT INC.

**Biglieri**



## City of Vaughan Zoning By-law 001-2021

- Current Zoning:
  - R3 – Third Residential Zone
- Amendment Required
  - Rezone lands to RM1 – Multiple Residential Zone 1
  - To permit Block Townhouse Dwellings
  - Site specific lot and building requirements shall apply



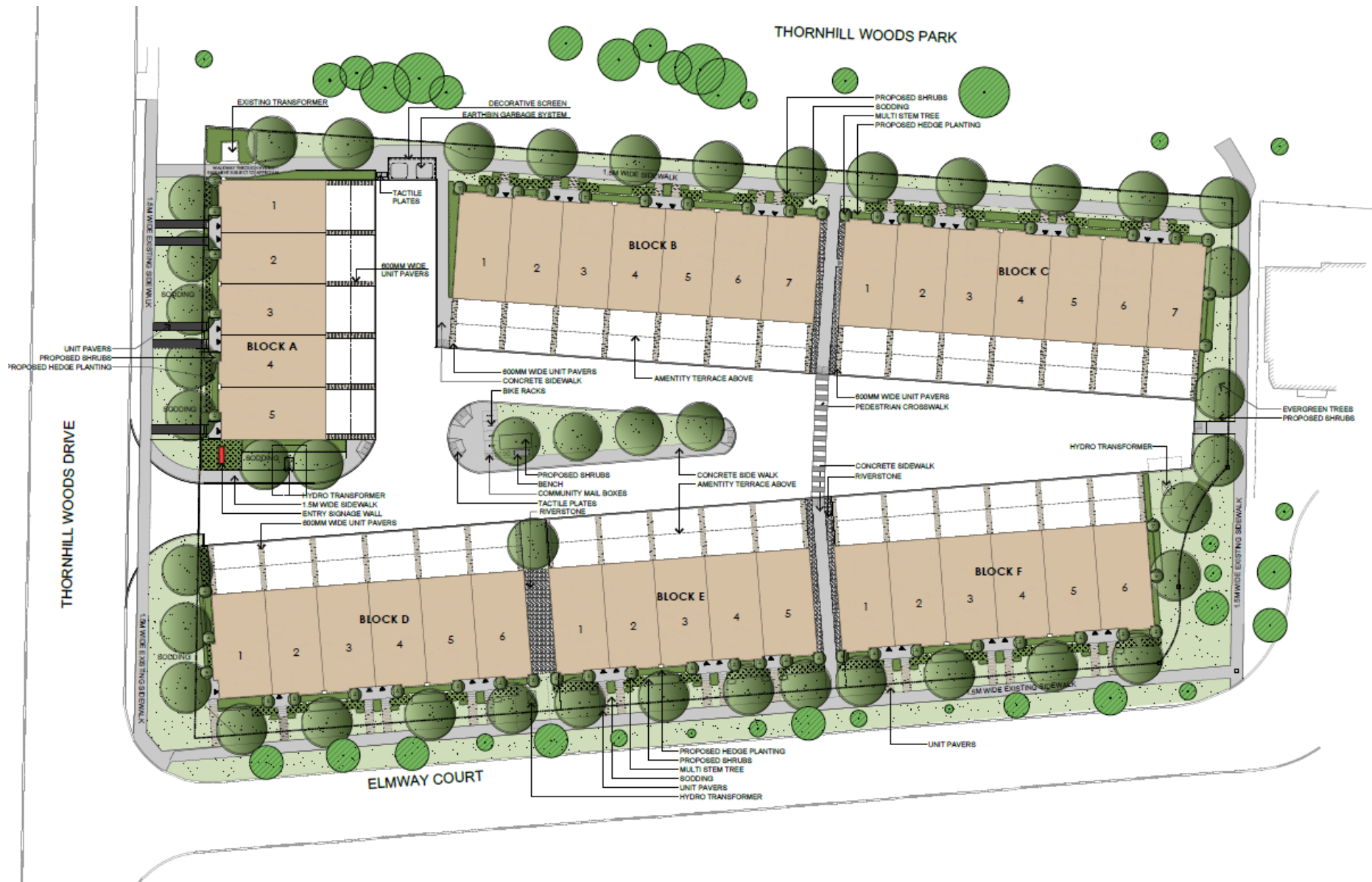
Source: Vaughan Zoning By-law 001-2021 – Map 97

# Zoning By-law

**B** BRIGHTSTONE

**RICHARD WENGLE**  
ARCHITECT INC.

**Biglieri**



## Project Statistics

- 6 dual frontage townhouse blocks
- Common Element Laneway
- Blocks range from 5 to 7 dwellings per block
- 36 total units
- 3-storeys

# Project Overview



BRIGHTSTONE



RICHARD WENGLE  
ARCHITECT INC.

Biglieri





# Aerial Perspective



BRIGHTSTONE



RICHARD WENGLE  
ARCHITECT INC.

**Biglieri**





**Rendering** From Thornhill Woods Drive



BRIGHTSTONE



RICHARD WENGLE  
ARCHITECT INC.

**Biglieri**





**Rendering** From Elmway Court



BRIGHTSTONE



RICHARD WENGLE  
ARCHITECT INC.

**Biglieri**





**Rendering** From Thornhill Woods Drive



BRIGHTSTONE



RICHARD WENGLE  
ARCHITECT INC.

**Biglieri**



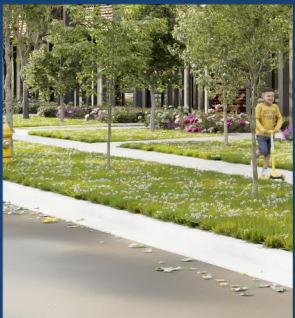
# Thank you!

**Any comments/questions can be sent  
to the project team:**

**The Biglieri Group**

**Michael Testaguzza**

**[mtestaguzza@thebiglierigroup.com](mailto:mtestaguzza@thebiglierigroup.com)**



BRIGHTSTONE



RICHARD WENGLE  
ARCHITECT INC.

**Biglieri**

**C3.**  
**Communication**  
**CW(PM) – April 1, 2025**  
**Item No. 7**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Development Proposal - File No. Z.24.041  
**Date:** Monday, March 24, 2025 3:09:18 PM

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-----Original Message-----

From: Irina [REDACTED]  
Sent: Monday, March 24, 2025 2:41 PM  
To: Clerks@vaughan.ca  
Subject: [External] Development Proposal - File No. Z.24.041

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,

Hope this finds you well. We are writing this email to express our concerns regarding the development proposal of High Density townhouses in the center of Thornhill Woods neighbourhood (file No. Z.24.041 ).

We are opposed to the current proposal as it will have substantial negative impact on the quality of life and appeal of the Thornhill Woods community, which is an established neighbourhood and a gem of the City of Vaughan.

We propose to build large, double garage detached homes instead, which is in line with Elmway Crescent and surrounding area of Thornhill Woods Drive, adjacent to the development site. Erecting 3-story buildings in the center of this neighbourhood does not match the surrounding areas or the neighbourhood landscape as a whole.

Below are key points of consideration:

#### Community Character and Aesthetics

\* Thohhillwoods is a well established and valued community with 2-storey homes, majority of which are detached with double garage. The site location is in the heart of neighborhood and the proposal is building 6 complexes of 3-storey townhomes , which is not in line with the surrounding landscape and other homes in the neighborhood. That will potentially change the appeal and value of the surrounding properties.

\* Most residents in the neighborhood have lived in their homes for many years and the community is well established with many people using the surrounding area for daily walks and chats with their neighbours. Townhouses typically have a higher turnover of residents, whether owner-occupied or rent.

#### Traffic and Safety

\* Townhouses have cars parked inside the complex (72 cars), so the entrance/exit is to Thornhill Wood Dr, which extends towards the school. Kids and their parents walk to/from school, and in the morning with people driving to work this project will significantly increase traffic congestion.

\* Thorhill Woods Dr is an already high-traffic street during rush hour, as it provides access to Hwy 7. Adding additional congestion with high density population will make it harder

#### Environmental Impact

\* The site is located between 2 forests, a soccer field and kids playground. This proposal will negatively impact the beauty of the area and residents' enjoyment (daily walks, exercise, soccer, children play etc)

\* The proposal is to have community garbage bins, which could potentially attract racoons/roddens. Given its



proximity to the place where kids play this is anti-sanitary and is a health risk

- \* High volume of cars and traffic will result in pollution

#### Health and Safety

- \* New development may pose health and safety risks, such as increased crime rates or inadequate emergency response times.

#### Public Services and Infrastructure

- \* Access to public services is already stretched in the area: Children community classes quickly overfill, limited access to library resources (long waiting lines for books etc), library physical space is limited

#### Noise and Nuisance

- \* Noise level due to additional traffic and additional people activities. Typically houses in Thornhill Woods have a backyard that people use. Since townhouses do not have a backyard and enough space it will create additional noise on the street.

Thank you for your consideration,

Loguinov Family, advocates for the welfare of Thornhillwoods community

**BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP INC.**

**██████ Vogell Road, Unit ██████  
Richmond Hill, ON  
L4B 3N6**

**T: ██████**

C4.  
Communication  
CW(PM) – April 1, 2025  
Item No. 7

March 27, 2025

Via email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

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

**Re: Elmway Residences Corp.  
Part of Block 158, 65M-3523  
Zoning Bylaw Amendment File Z.24.041  
Notice of Public Meeting - April 1, 2025**

It is our understanding that a public meeting is scheduled for Tuesday April 1, 2025 in regards to the above noted application for Part of Block 158, 65M-3523 located in the vicinity of Thornhill Wood Drive and Elmway Court.

As Trustee of the Block 10 Thornhill Woods Developers Group (“Developers Group”) we are writing to advise the City that there may be outstanding cost sharing obligations owing to the Developers Group as a result of this proposed development pursuant to the Thornhill Woods Developers Cost Sharing Agreement.

We are hereby requesting the City to incorporate the appropriate condition in the Hold provisions of the zoning bylaw requiring a Trustee clearance letter, confirming that any required cost sharing obligations have been settled, as part of the conditions for Hold removal for the lands.

Furthermore, we are requesting to be included in the circulation list and receive notification of all future meetings of Committee or Council and be advised of any decisions regarding the subject lands.

Yours Very Truly,  
**BLOCK 10 THORNHILL WOODS DEVELOPERS GROUP INC.**



**Tanya M. Roman, A.S.O.**

cc: Paul Procopio, Planner (email: [Paul.Procopio@vaughan.ca](mailto:Paul.Procopio@vaughan.ca))  
Members of the Block 10 Thornhill Wood Developers Group



**C5.**

**Communication**

**CW(2) – April 1, 2025**

**Item No. 4**

**DATE:** March 27, 2025

**TO:** Mayor and Members of Council

**FROM:** Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**RE: COMMUNICATION – Committee of the Whole (Public Meeting),  
April 1, 2025**

**Item 4, Report 14**

**DG (VAUGHAN) INC.  
OFFICIAL PLAN AMENDMENT FILE OP.25.001  
ZONING BY-LAW AMENDMENT FILE Z.25.002  
2720 KING-VAUGHAN ROAD  
VICINITY OF JANE STREET AND KING-VAUGHAN ROAD**

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### **Recommendation**

1. THAT the public meeting report be amended to add the following item to the end of the table “identifying matters to be reviewed in greater detail”:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
q.	Cultural Heritage	<ul style="list-style-type: none"><li>▪ The Subject Lands contain built heritage attributes: The McBride-Walkington House. The listing of the structure under Section 27 of the Ontario Heritage Act or designation under Part IV of the Ontario Heritage Act is to be further reviewed.</li><li>▪ Adjustments to the subdivision plan and proposed zoning by-law amendment may be required to accommodate the retention of the heritage attributes.</li></ul>

### **Background**

The Owner proposes a low-rise residential development comprised of 152 street townhouses, 74 single detached dwellings, three (3) low-rise development blocks, and one (1) future development block.

A related Draft Plan of Subdivision application has been submitted to facilitate the development described above through the creation of 74 residential lots, 33 townhouse blocks, one (1) park block, one (1) open space block, one (1) storm water management block, and five (5) new public roads.

On March 21, 2025, the Development and Parks Planning Department received comments from Cultural Heritage on the first submission of the above-noted applications. The comments identify the presence of built heritage attributes and their retention as a matter which requires further review.

On this basis, the table within the report which identifies matters to be reviewed shall be revised to include the matter raised by Cultural Heritage.

For more information, contact David Harding, Senior Planner, Development and Parks Planning Department, at ext. 8409.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a large initial "V" and a stylized "M".

Vince Musacchio, Interim Deputy City Manager,  
Planning, Growth Management and Housing Delivery

March 28, 2025

**By E-Mail Only to *clerks@vaughan.ca***

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

Dear Mr. Coles:

**Re: City-Wide Comprehensive Zoning By-law 001-2021 (the “CZBL”)  
General and Site-Specific Amendment File No. Z.25.005  
Armland Management Inc. Information and Notice Request**

We are counsel to Armland Management Inc. an appellant in ongoing Ontario Land Tribunal Proceedings OLT-22-002104 & OLT-22-003554 pertaining to the CZBL.

We have reviewed the Staff Report dated April 1, 2025 related to the Amendment (the “**Staff Report**”). Arising from the Staff Report our client requests additional information and notice as set out below.

We request the particulars of the proposal to make mapping modifications to CZBL Schedule A, Maps 223, 224, 243, and 244 and associated Exception 14.1110 as referred to in Schedule 2 of the Staff Report. We also request the detailed amendment language for the proposed changes documented in Schedule 3 of the Staff Report.

Please provide the requested details as soon as possible along with an indication of when any resultant zoning by-law amendments are expected to be advanced for Council consideration.

Lastly, please provide notice of all future steps in the above-referenced matter.

Yours truly,  
**DAVIES HOWE LLP**



Alex Lusty (he/him)

**C6.  
Communication  
CW(PM) – April 1, 2025  
Item No. 2**

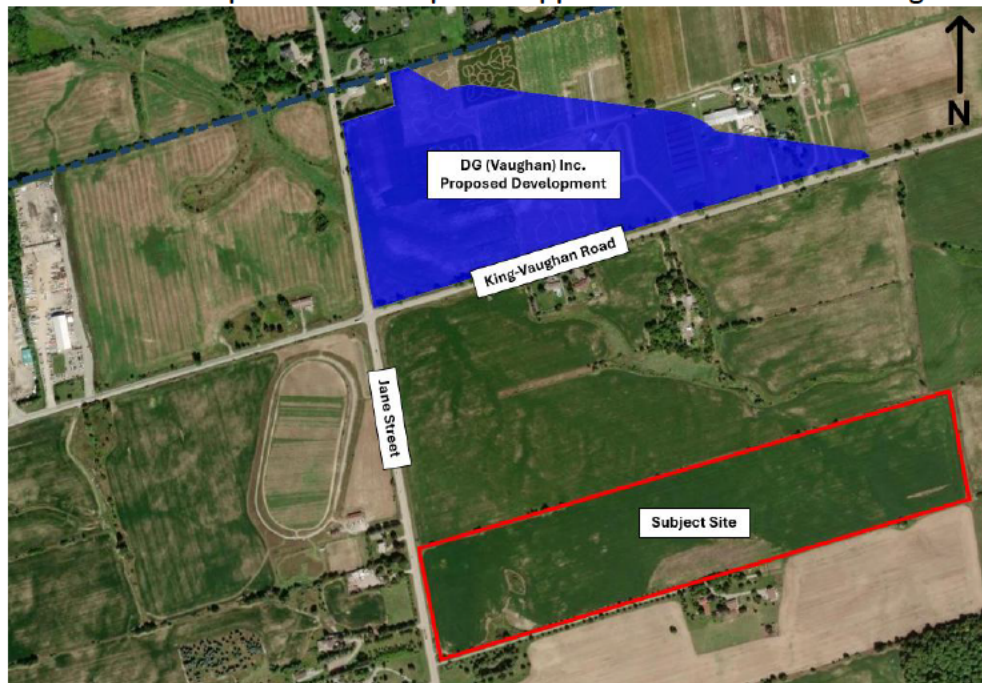
March 28, 2025

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](mailto:ian@primont.com)

Yours sincerely,

*Ian MacPherson*

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



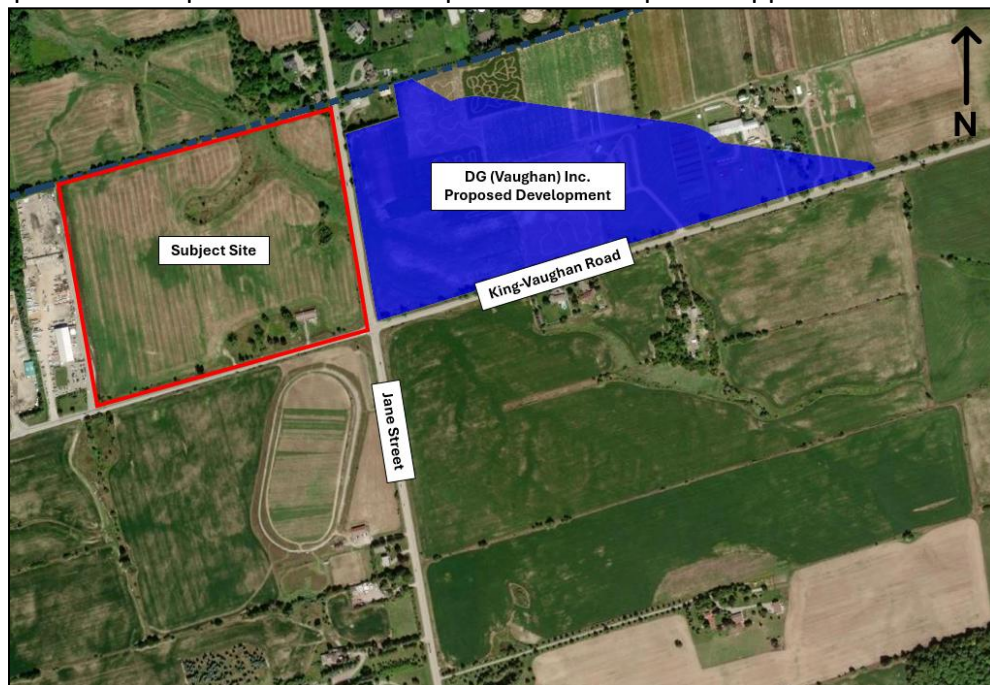
March 28, 2025

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**

Primont 400 North Developments Inc. is the owner of the property municipally known as 3060 and 3080 King-Vaughan Road (“subject site”) in the City of Vaughan and a part of the Block 35 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 adjacent to the subject site and Block 35. This letter serves to provide the City with our comments on the proposed development as it could impact the development approaches of the subject site.



*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. Specifically, we want to ensure that the ability to provide a full-move access to the portion of the subject site on the west side of Jane Street, north of the tributary, is maintained. It is anticipated that the applications for the Secondary Plans for these blocks will be submitted this year and in 2026.

It should also be noted that despite the subject site being located within 150 metres of the proposed development, we did not get circulated on the Notice of Public Meeting. 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](mailto:ian@primont.com)

Yours sincerely,

*Ian MacPherson*

Ian G. MacPherson, P.Eng  
Vice President, Land Development  
Primont 400 North Developments Inc.

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Thornhill Woods - Proposed Townhouse Development, File: Z.24.041 - We Say NO !  
**Date:** Monday, March 31, 2025 8:54:39 AM

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**From:** Anna Commisso <Anna.Commisso@vaughan.ca>  
**Sent:** Monday, March 31, 2025 8:52 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: [External] Thornhill Woods - Proposed Townhouse Development, File: Z.24.041 - We Say NO !

Please include the below communication for tomorrow's Public Meeting as it related to item 4.7

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**From:** NormaJean [REDACTED]  
**Sent:** Tuesday, March 4, 2025 5:17 PM  
**To:** Chris Ainsworth <[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)>  
**Cc:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca); [mayor@vaughan.ca](mailto:mayor@vaughan.ca)  
**Subject:** [External] Thornhill Woods - Proposed Townhouse Development, File: Z.24.041 - We Say NO !

**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.

**Chris Ainsworth**  
**Ward 4 Councillor**  
**City of Vaughan, Ontario**  
[Chris.Ainsworth@vaughan.ca](mailto:Chris.Ainsworth@vaughan.ca)

Dear Mr. Ainsworth,

When we purchased our home on Summeridge Drive in 2002, a synagogue was identified to be built on Thornhill Woods Drive and Elmway Court, just south of the boundary of Thornhill Woods Park.

Recently we found out that this area which is adjacent to Thornhill Woods Public School and Thornhill Woods Park Playground is now the proposed site of a Townhouse Development, consisting of 36 Townhouses, divided into six groupings, and extensive and unsightly exterior, above ground parking for vehicles, including an additional 78 bicycle slots. This proposed dense development will be collocated in a school area which is already suffering from congestion, as Thornhill Woods Drive is often used as a busy thoroughfare when Bathurst and Dufferin Street are congested, which is at least five days a week, during peak hours.

More road congestion = more road accidents.

More area congestion = more environmental pollution.

More human congestion = more socio economical issues, including vandalism, home invasions, and theft, which we are already experiencing in Vaughan.

If individual, detached homes, like the ones currently existing in the Thornhill Woods Drive area were to be built between Elmway Court and Thornhill Woods Park versus 36 attached Townhomes, then one could reasonably expect only about 15-18 detached homes to be built in this area, versus the proposed higher

density of 36 Townhomes.

The taller, compacted nature of the 36 Townhomes will destroy the current low density profile and character of this area and, will definitely result in a reduction in our property values. The Elmway Court and Thornhill Woods Park corner lot area was not designed to house 36 more families, with the related required supporting infrastructure. Thirty-six more families will put a much higher demand on hydro, water, and refuse/recycling services, to say the least in a neighbourhood that built and sold as a low density area.

Now the City of Vaughan wants to unilaterally break the contract it made with the pioneering and established citizens of this area who paid for a Thornhill Woods Neighbourhood with the characteristics of a low density zone, along with the greater security and safety of a low density corridor.

Suffice to say, we, the undersigned are **NOT** at all happy and **DO NOT** support this proposed change, from a low density area, with individual, detached homes to a much higher density area consisting of 36 attached Townhomes, for the following reasons:

**Adding more density housing, especially near a school in a low-density suburb will lead to issues like increased traffic congestion, a strain on school capacity that is already being taxed, negative changes in the neighborhood's character, increased parking challenges, and concerns about safety, security, and privacy, all the while impacting the existing community dynamic and quality of life for residents.**

We urge you and the City of Vaughan to find another plot of land, already designated as a higher density residential zone, to build these 36 Townhouses.

We urge you and the City of Vaughan to stop profit-centric developers from destroying our low density, safe, and peaceful community.

We urge you and the City of Vaughan to honor the contract the City of Vaughan made with the pioneers and stewards of Thornhill Woods, when we first decided to buy our homes from raw plans that promised us more than the City of Vaughan ever delivered.

As taxpayers in Thornhill Woods, we all paid our share into developing a "**Treed Boulevard along Summeridge Drive**", that **NEVER** materialized and for so-called "**Vehicle Safety Measures**", that were supposed to be added to our streets, but fell short and instead, we received unsightly, dangerous mini medians, that are a nightmare in the winter when the 2-inch median becomes covered by snow and vehicles careen off of these mini medians damaging the vehicles and surrounding properties. Additionally, these ineffective medians become a nuisance collection obstacle, that attracts and nourishes unattractive weed growth that sometimes is left to grow several feet high and acts as mini catch basins for recycling debris, thanks to the Summeridge Drive Wind Tunnel phenomenon.

## **SUMMARY**

### **Key Problems that the Proposed 36 Townhouse Development will Create:**

#### **Traffic congestion:**

A significant increase in housing units will lead to more vehicles on the roads, causing traffic jams around the school especially during drop-off and pick-up times, especially since the existing infrastructure isn't adequately designed to handle current volumes, let alone higher volumes.

#### **School overcrowding:**

The new housing units will bring a large influx of students, resulting in overcrowding, leading to issues like larger class sizes, inadequate facilities, scheduling challenges, and a diminished rate of academic success.

#### **Neighborhood character change:**

A shift from low-density single-family homes to denser housing types will alter the aesthetics and feel of the neighborhood, causing concerns among existing residents, and the introduction of new criminal elements which is what we are seeing in surrounding areas when overcrowding and higher density areas become the norm. We are already experiencing an increase in home invasions in Vaughan and in vehicles being stolen from their driveways. Since the 36 Townhomes will not have any interior parking, then the neighbourhood will become even more attractive to car theft rings and there will be an increase in security and safety issues. Light loss will also be experienced due to the taller non-conforming townhouse structures. Site lines in the area, including the much needed green spaces will also be significantly and negatively impacted.

**Parking limitations:**

The denser housing developments will not have enough parking spaces to accommodate all residents and their visitors, especially near the school, leading to additional parking conflicts.

**Safety concerns:**

Increased pedestrian traffic from new residents, particularly around the school and playgrounds, raise concerns about safety, especially since the area lacks adequate sidewalks and crosswalks in some areas. Increased service vehicles in the area to support the 36 Townhomes will also negatively impact the area's safety and increase the environmental pollution that these denser residences will create.

**Privacy issues:**

Because of the type of denser housing that is proposed to be built, there are concerns about reduced privacy for existing residents due to closer proximity to new buildings and a significant increase in population.

**Community disruption:**

Introducing a significant change to a low-density neighborhood will definitely cause increased tension and disagreements among residents, impacting the community dynamic.

Vaughan and surrounding areas have many other undeveloped plots of land in higher density zoned areas that could be used to build this Proposed 36 Townhouse Development. There is no need to destroy our current community that has always been zoned for low density housing and was built and is being paid for accordingly.

The City of Vaughan needs to support its Thornhill Wood Development citizens who have helped to build Vaughan into a desirable community over the last 25 years.

Profit-centric developers should not be allowed to destroy the character of our lovely, residential area called Thornhill Woods.

**Please consider this email as proof of our formal protest against going forward with the City of Vaughan's Zoning By-Law Amendment and the Proposed Townhouse Development, File: Z.24.041.**

**We say "NO" to this proposed development.**

Thank You.

NormaJean Alt & Thomas Alt

████ Summeridge Drive

Vaughan, Ontario L4J 8T2

████████████████

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## NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

### ZONING BY-LAW AMENDMENT

AN APPLICATION HAS BEEN SUBMITTED TO THE CITY OF  
VAUGHAN TO DEVELOP THIS SITE FOR:

### DESCRIPTION OF PROPOSAL

To permit six (6) blocks of three (3) storey townhouse dwellings serviced by a common element driveway with vehicular access from Thornhill Woods Drive. The proposed blocks range between 5 and 7 units for a total of thirty-six (36) units. Block 'A' is proposed to have a Gross Floor Area (GFA) of 1168.41m<sup>2</sup>, Block 'B' is proposed to have a GFA of 1615.26m<sup>2</sup>, Block 'C' is proposed to have a GFA of 1615.26m<sup>2</sup>, Block 'D' is proposed to have a GFA of 1413.15m<sup>2</sup>, Block 'E' is proposed to have a GFA of 1168.41m<sup>2</sup>, Block 'F' is proposed to have a GFA of 1168.41m<sup>2</sup>, for a total GFA of 8148.90m<sup>2</sup>. A total of 76 parking spaces (2 per unit), and 78 bicycle spaces are proposed.

Complete Application Date: February 11th, 2025

Public Meeting Date: April 1st, 2025

Owner: Elmway Residence Corp.

For information Contact Agent: Michael Testaguzza (416-693-9155 ex. 228)

For more information about this matter, including information about appeal rights, contact City of Vaughan Development Planning Department (905-832-8585) and refer to File: Z.24.041

Date Sign Installed: February 24th, 2025

**THIS APPLICATION IS CURRENTLY UNDER REVIEW BY THE CITY OF VAUGHAN**



**Strongly Opposed!**

**Strongly Opposed!**

**Strongly Opposed!**

Dear Thornhill Woods Residents,

As a concerned resident of this community, I believe that the approval of this rezoning and proposed development will have significant and detrimental consequences for the quality of life in our neighborhood and city.

I would like to outline several serious concerns that, in my view, make this amendment, along with the proposed 36 dwelling townhouse development, unsuitable and completely unacceptable for the area. These concerns include, but are not limited to:

**1. Noise Pollution**

An increase in population density will undoubtedly lead to greater noise levels, both during construction and after the development is completed. Higher traffic volumes, increased presence of service vehicles and machinery, as well as additional residents and businesses will contribute to continuous noise pollution, disrupting the peace and quiet of our community. This will diminish residents' ability to enjoy their homes and outdoor spaces.

**2. Traffic Congestion**

Our current infrastructure is already struggling to accommodate the existing traffic flow, especially during school arrival and dismissal times on Thornhill Woods Drive, which is the proposed access point and thoroughfare for this proposed townhouse development. The proposed development is located beside Thornhill Woods Public School, which already experiences significant traffic congestion and delays in the mornings and afternoons. The additional vehicles from workers, new residents and visitors will exacerbate this problem, increase roadway obstructions, decrease roadway visibility, and create further bottlenecks and unsafe conditions, particularly around the school zone. Increased congestion will not only make driving more difficult but will increase safety risks to children, parents, pedestrians and pets in the area.

**3. Light Loss and Shadow Casting**

The development of taller connected townhouse-style buildings as part of the rezoning will result in significant loss of natural light for surrounding homes, yards, and public spaces. The shadowing effect will decrease sunlight in key areas and make outdoor spaces less enjoyable for residents. Parks and playgrounds will be less inviting if they are shaded or receive less sunlight. Moreover, lighting and visibility on the roadways will be reduced, increasing risks to the public.

**4. Obstructed Sight Lines to Parks, Playgrounds, and Walkways**

The rezoning and this proposed development will block important sight lines to community amenities, such as the nearby park, playground, and walkways. Clear sightlines are essential for both safety and enjoyment, allowing residents to view and access these spaces with ease. Obstructed views will create inconvenience and safety risks, particularly for children playing in the park or families walking along the trails.

**5. Loss of Green Space and Aesthetic Appeal**

The proposed development appears to encroach on existing green spaces and alters the aesthetic character of our neighborhood to an unacceptable degree, and may have a negative impact on property values and diminish the area's charm and livability.

**6. Exterior above-ground Garbage Storage Bins**

The proposed development outlines large exterior communal garbage bins that require private collections. Safety concerns, stink, increased vermin presence, and unsightly accumulation of overflowing garbage will decrease the current value and enjoyment of our neighborhood.

Let us be united and speak up our mind say "NO" to development.

rights, contact City of Vaughan Development

March 31<sup>st</sup>, 2025

**Mayor and City Council**

**Vaughan City Hall**

2141 Major Mackenzie Drive

Vaughan, ON L6A 1T1

**C10.**

**Communication**

**CW(PM) – April 1, 2025**

**Item No. 7**

**Attention: Mayor Steven Del Duca and Members of Council**

**RE: April 1<sup>st</sup> 2025 Committee of the Whole – Item 4.7**

**East side of Thornhill Woods Drive, north of Elmway Court**

**Block 158, Registration Plan No. 65M-3523**

**Vaughan File: Z.24.041**

**TBG File: 24209**

The Biglieri Group Ltd. (“TBG”) represents Elmway Residence Corp., owners of the Site located at the northeast corner of Thornhill Woods Drive and Elmway Court. On behalf of our clients, we have submitted a Zoning By-law Amendment application to facilitate development of the lands with 36 common element, dual-frontage townhouse dwellings in six blocks. The townhouses will each have 6.1-meter frontages and be three storeys in height. Each unit has four functional parking spaces, two in the garage and two in the driveway as well as its own elevated outdoor amenity space. The blocks have been designed to fit into the community context by fronting Thornhill Woods Drive, Elmway Court, and Thornhill Woods Park; as well as by providing for a dormer roof design which locates the third storey within the roof elements of the buildings.

Through circulation of the application, comments have been received from area residents. TBG is pleased to submit this letter, which seeks to provide further information regarding areas of concern. The comments can be thematically broken down into the following categories:

**Noise Pollution**

A Noise Study has been provided with the application and is available for public review. The City of Vaughan’s Noise By-law 121-2021 regulates noise and the times of day that noise can occur in the community including construction activities. Per the by-law, construction work is only permitted between the hours of 7 a.m. and 7 p.m., Monday through Saturday, and not permitted on Sunday or statutory holidays. Further, the Noise By-law includes maximum sound levels for use of construction equipment. These by-laws will be respected during construction.

**Traffic Congestion**

The proposed development consists of 36 townhouse units. Per the TIS submitted with the application, the proposal will generate 34 total two-way auto trips during the morning peak hour (8 inbound and 26 outbound) and 36 total two-way auto trips (23 inbound and 13 outbound) during the afternoon peak hour, respectively. Per the TIS, this will not have an appreciable impact on traffic flow in the area and equates to roughly 1 trip every 1.5 minutes during peak periods.

**Light Loss and Shadow Casting**

A Shadow Study was prepared by The Biglieri Group Ltd. (attached as appendix 1 to this letter). The Shadow Study shows the shadow impacts from the proposed development on March 21<sup>st</sup>, and June 21<sup>st</sup>. As anticipated, the proposed development does not result in significant shadow impacts on adjacent private rear yards nor the park. Given the moderate height of the proposed buildings, the shadows are relatively minor in both size and duration.

**Obstructed Sight Lines to Parks, Playgrounds and Walkways**

Any future development of this Site will impact sight lines to the park from Elmway Court. This includes development of a Place of Worship or Single Detached dwellings.

However, the layout and orientation of the proposed development has been thoughtfully designed to ensure passive surveillance on Thornhill Woods Park; contributing to a stronger sense of security in the Park. This has been achieved by fronting Blocks B and C towards the park. Conversely, if the Site was developed with traditional Single Detached Dwellings with rear yards facing the park, this would have a detrimental impact on passive surveillance of the Park.

Building on this, the proposed landscape treatment ensure that the townhouse façades remain visually appealing without dominating views from the park. This is achieved through provision of a row of trees along the common property line with the Park. Lastly, pedestrian flow and access are key design considerations. Pathways and access points along the northern property boundary will provide for active use adjacent to the park - to further facilitate passive surveillance of the Park as well as to provide pedestrian connection points to the Park from the surrounding community.

**Loss of Green Space and Aesthetic Appeal**

The proposed development does not encroach into Thornhill Woods Park and is entirely contained on private property. The proposal therefore does not result in loss of publicly accessible parkland.

The existing neighbourhood contains several townhouse developments which are part of the character of the existing neighborhood.

The proposals has been designed to provide setbacks along Elmway Court which are equivalent to those provided by the existing single detached dwellings; however as the proposal locates driveways at the rear of the units, there is more space for front yard planting. The proposal will therefore result in planting of 37 new trees complemented by hedges, shrubs, and additional landscaping to further enhance the streetscape. The proposal will not result in removal of any trees on or off site.



The orientation of the proposed townhouse dwellings ensures that parking and vehicular access are internalized within the site. This design removes the visual impact of driveways, parked cars, and vehicular traffic from the public realm, resulting in an attractive, pedestrian-oriented streetscape. The development promotes a safe and cohesive pedestrian experience by focusing vehicular access at a single entry point.

#### **Exterior Above-Ground Garbage Storage Bins**

The proposed development will implement a communal earth bin system for waste disposal and collection, managed by an external waste collection company. The earth bin will be screened with a wood privacy fence, effectively concealing it from view, including from the neighbouring park. This waste-disposal system is commonly used in residential and commercial developments. It provides a safe and convenient solution for waste disposal while minimizing odours. Its large capacity reduces waste collection frequency, and the design ensures easier maintenance and cleanliness. Additionally, the earth bin system reduces visual clutter along the streetscape, as residents will not need to place individual garbage and recycling bins at the curb for collection. This contributes to a cleaner, more organized, and visually appealing environment.

#### **Parking and Access Issues**

The proposed development follows the newly established zoning by-law requirements for vehicle parking and no amendments are proposed in this regard. Each unit will be provided with 4 functional car parking spaces, 2 in the garage and 2 in the driveway. Further, the proposed development provides only one access to Thornhill Woods Drive; with all the garage accesses internal site. This reduces vehicular conflict points on Thornhill Woods Drive and Elmway Court. With respect to construction parking, the site has sufficient room to generally accommodate on site parking of trades (in the center). Every effort will be made to provide parking for all trades on Site throughout construction.

#### **Closing**

We appreciate the feedback received and trust that the attached letter provides helpful information for Council and members of the community; however, should you have any questions or require any additional information, please contact the undersigned at your earliest convenience.

Respectfully,

**THE BIGLIERI GROUP LTD.**



Michael Testaguzza RPP, MCIP  
Partner

CC. Elmway Residence Corp.



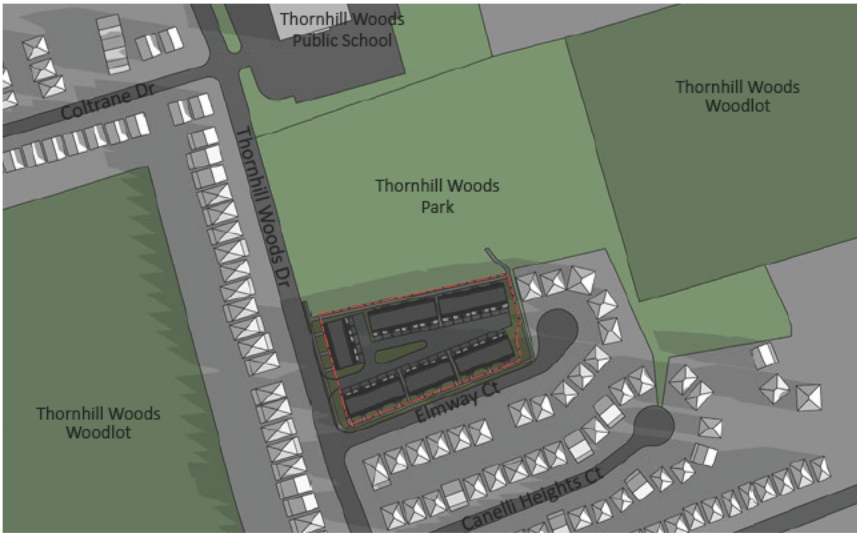
# Sun/Shadow Study

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The Elms of Thornhill Woods, City of Vaughan  
TBG Project No. 24209



SUN/SHADOW ANALYSIS - MARCH 21<sup>ST</sup>



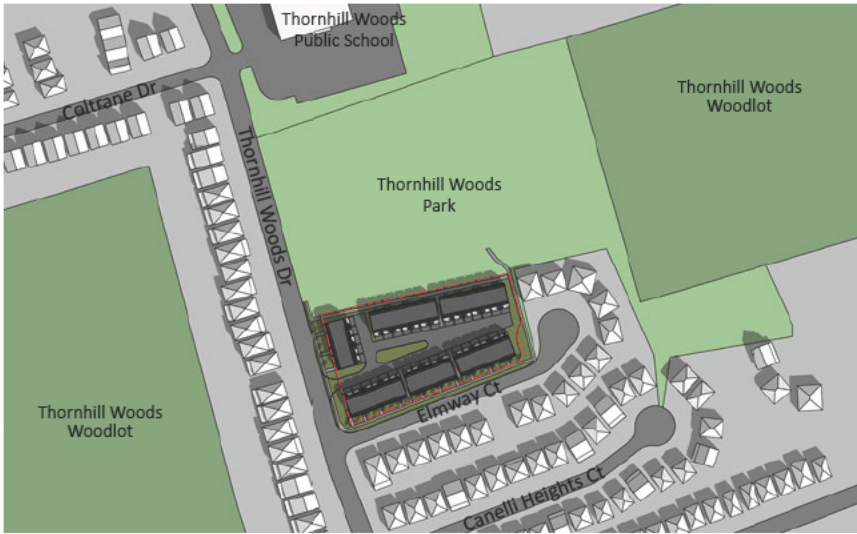
March 21, 8:18 AM



March 21, 9:18 AM



March 21, 10:18 AM



March 21, 11:18 AM

- Subject Site
- Shadows
- Park/Open Space
- Woodlot



SUN/SHADOW ANALYSIS - March 21<sup>ST</sup>



March 21, 12:18 PM



March 21, 1:18 PM



March 21, 2:18 PM



March 21, 3:18 PM

- Subject Site
- Shadows
- Park/Open Space
- Woodlot





SUN/SHADOW ANALYSIS - March 21<sup>ST</sup>



March 21, 4:18 PM



March 21, 5:18 PM



March 21, 6:18 PM

- Subject Site
- Shadows
- Park/Open Space
- Woodlot



SUN/SHADOW ANALYSIS - JUNE 21<sup>ST</sup>



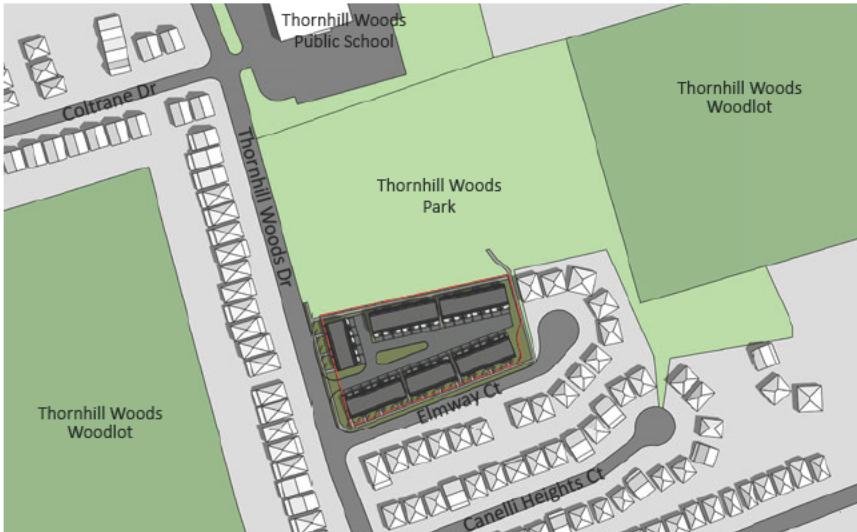
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JUNE 21, 10:18 AM



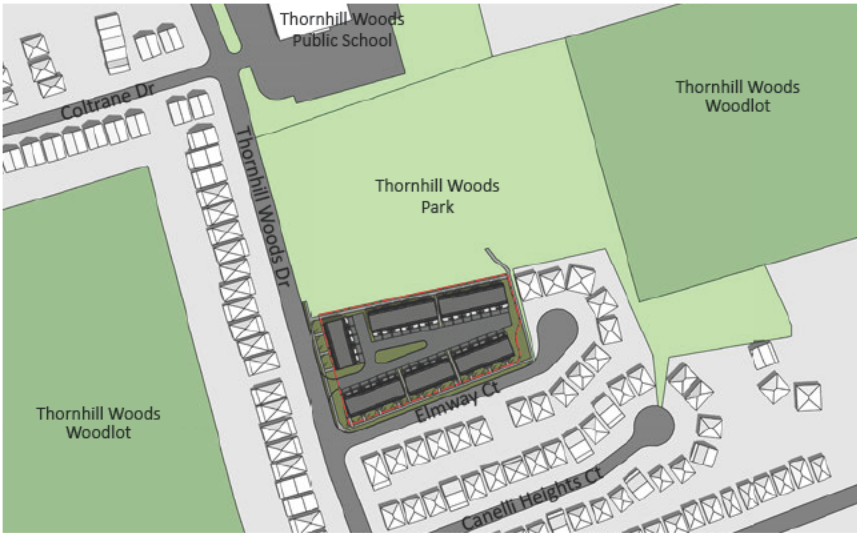
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- Subject Site
- Shadows
- Park/Open Space
- Woodlot

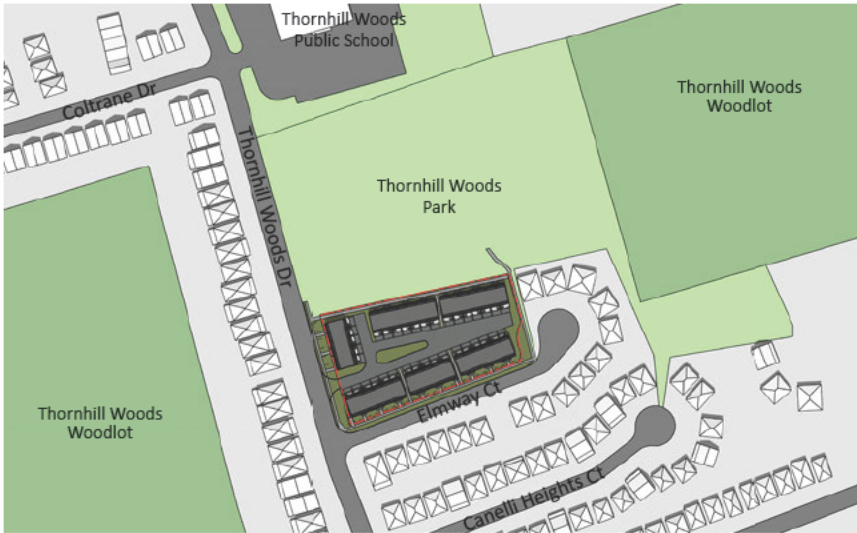




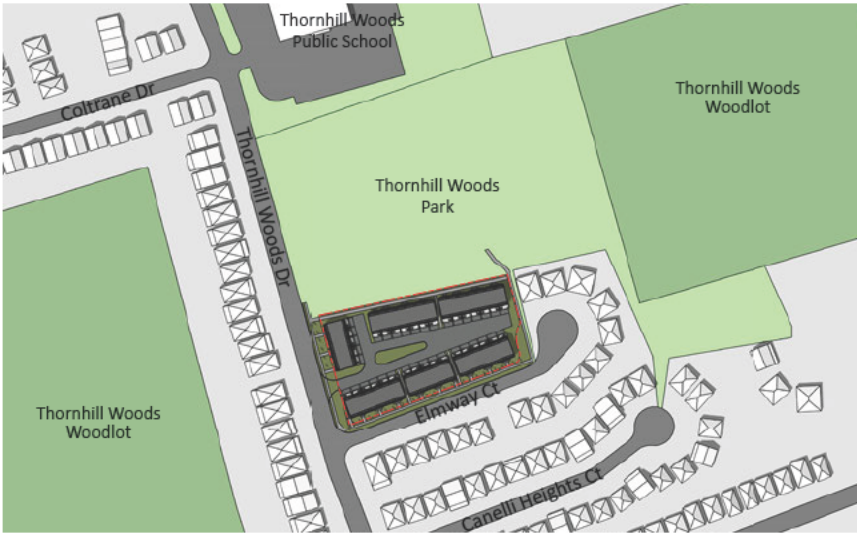
SUN/SHADOW ANALYSIS - JUNE 21<sup>ST</sup>



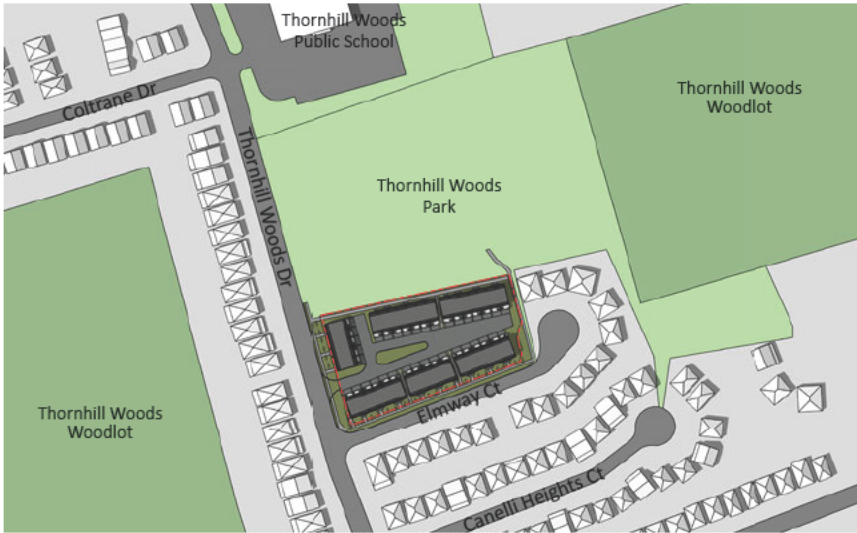
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JUNE 21, 2:18 PM



JUNE 21, 3:18 PM

- Subject Site
- Shadows
- Park/Open Space
- Woodlot





SUN/SHADOW ANALYSIS - JUNE 21<sup>ST</sup>



JUNE 21, 4:18 PM



JUNE 21, 5:18 PM



JUNE 21, 6:18 PM

- Subject Site
- Shadows
- Park/Open Space
- Woodlot







Good Evening, Mayor and Counsellors

My Name is Joseph Morano

My wife and I live at [REDACTED] Elmway Court

We are original purchasers of our home and have resided here for 7 years

I'm here tonight to express my concerns on the proposed development.

I've read and studied the applicants planning report and traffic study as well as reviewed their plans. One of my concerns deals with visitors parking,



the applicant shows no on-site visitors parking on their site plan.

The applicant is showing a two-car garage including parking for two cars on their driveway.

But there is no entrance into the house at the rear

other than going through the overhead garage door to a garage man door into the house.

The intent is any visitors coming into the townhouse would be parking their car on the driveway and would need to walk along the sidewalk between the

block of townhouses to get to the front door.

This would also apply to all deliveries as well.

If there were no spaces on the two-car driveway the visitors would have no choice but to park in front of the townhouse on Elmway Court.

Elmway Court was designed according to the Vaughan municipal standards, it is a no exit street with a cul-de-sac. It has six pie shaped lots on the bulb, I happen to live on one of those lots.

Our driveways intersect the radius of the cul-de-sac not allowing any of

residences to have any street parking in front of their homes, any visitors need to park along Elmway Court. So, any of the existing residents will also have a conflict trying to have any visitors park in front of their homes. Causing a traffic and parking concern.

During the summer there is a local junior baseball league that have games in the park. A lot of the parents park their cars on Elmway Court to get to the park, and often the existing residences have no place to park. This is another issue that needs to be considered.



So, I'm proposing that the city planners require the applicant provide visitors parking based on 0.5 – 0.75 visitor parking ratio. In addition to the two cars on the driveway.

The other concern is the applicant is proposing earth bins for their private garbage pick up, it won't take long for the townhouses fronting on Elmway Court to realize that our municipal Garbage pickup is on Thursday.

Instead of taking their garbage to the earth bins, they could begin to put their garbage on the boulevard hoping the City will also pick their garbage

causing this area to have unattended garbage on the streets.

Thank you for your time to hear my concerns.











APRIL 1, 2025

# COMMITTEE OF THE WHOLE

## Public Meeting

171 Maplecrete Rd &  
160/140 Doughton Road  
City of Vaughan

C12.

Communication

CW(PM) – April 1, 2025

Item No. 1



LiBerty  
development



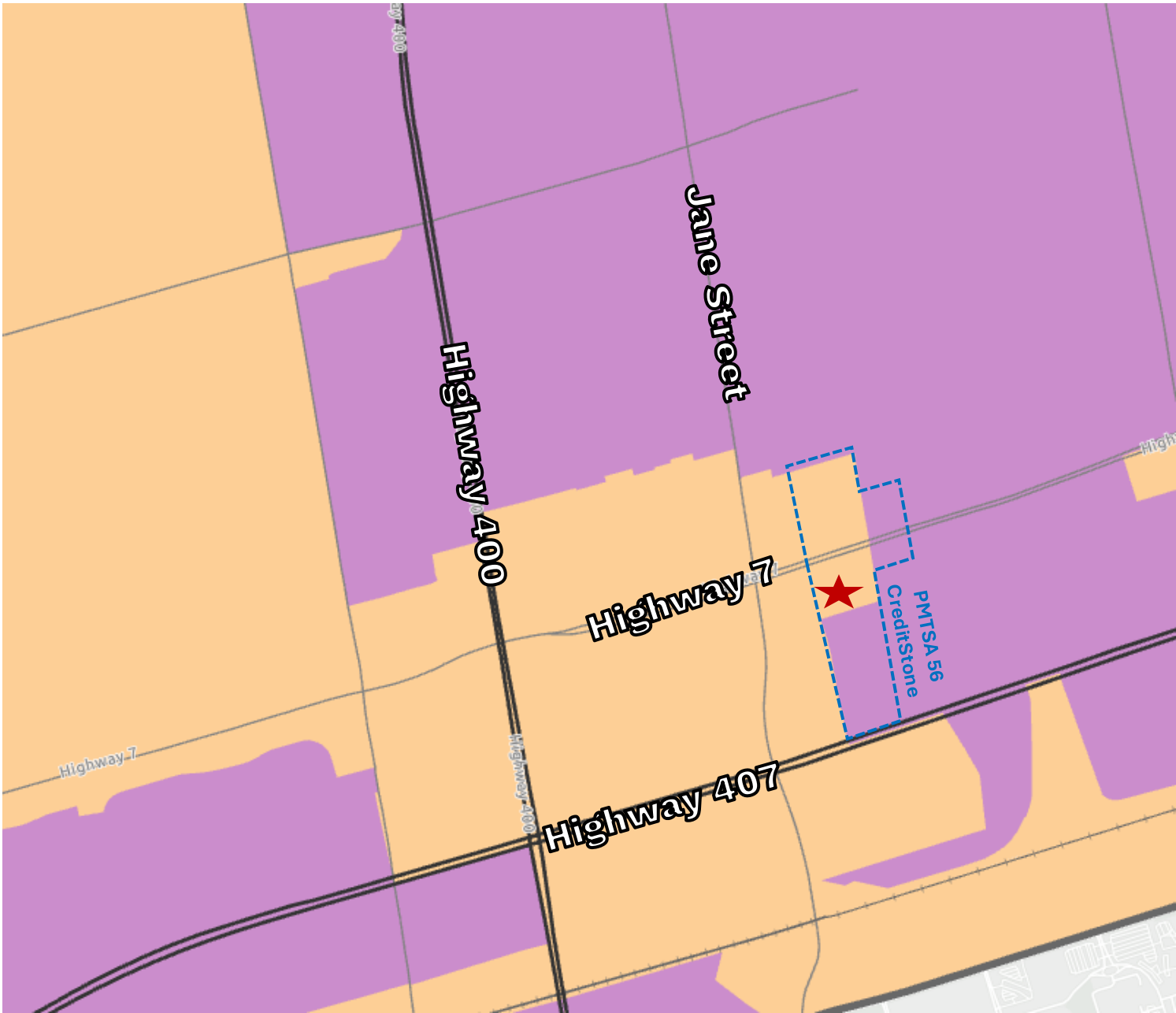
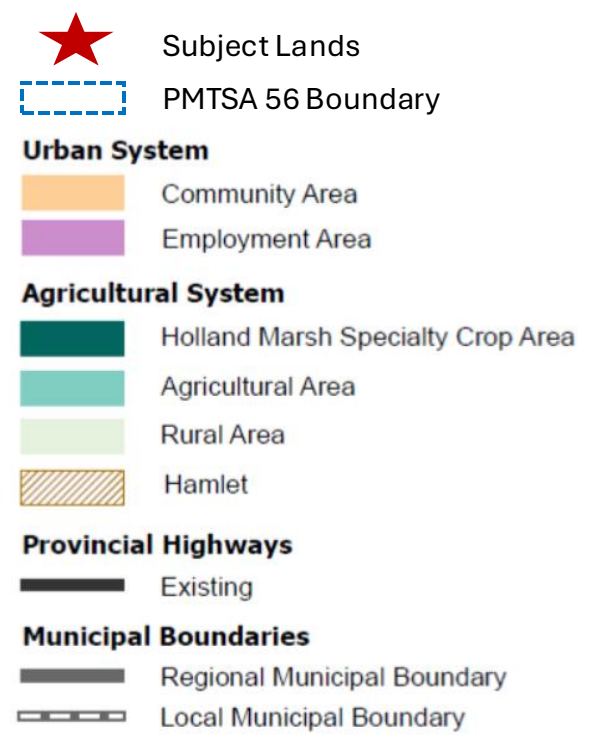
# Surrounding Context Aerial





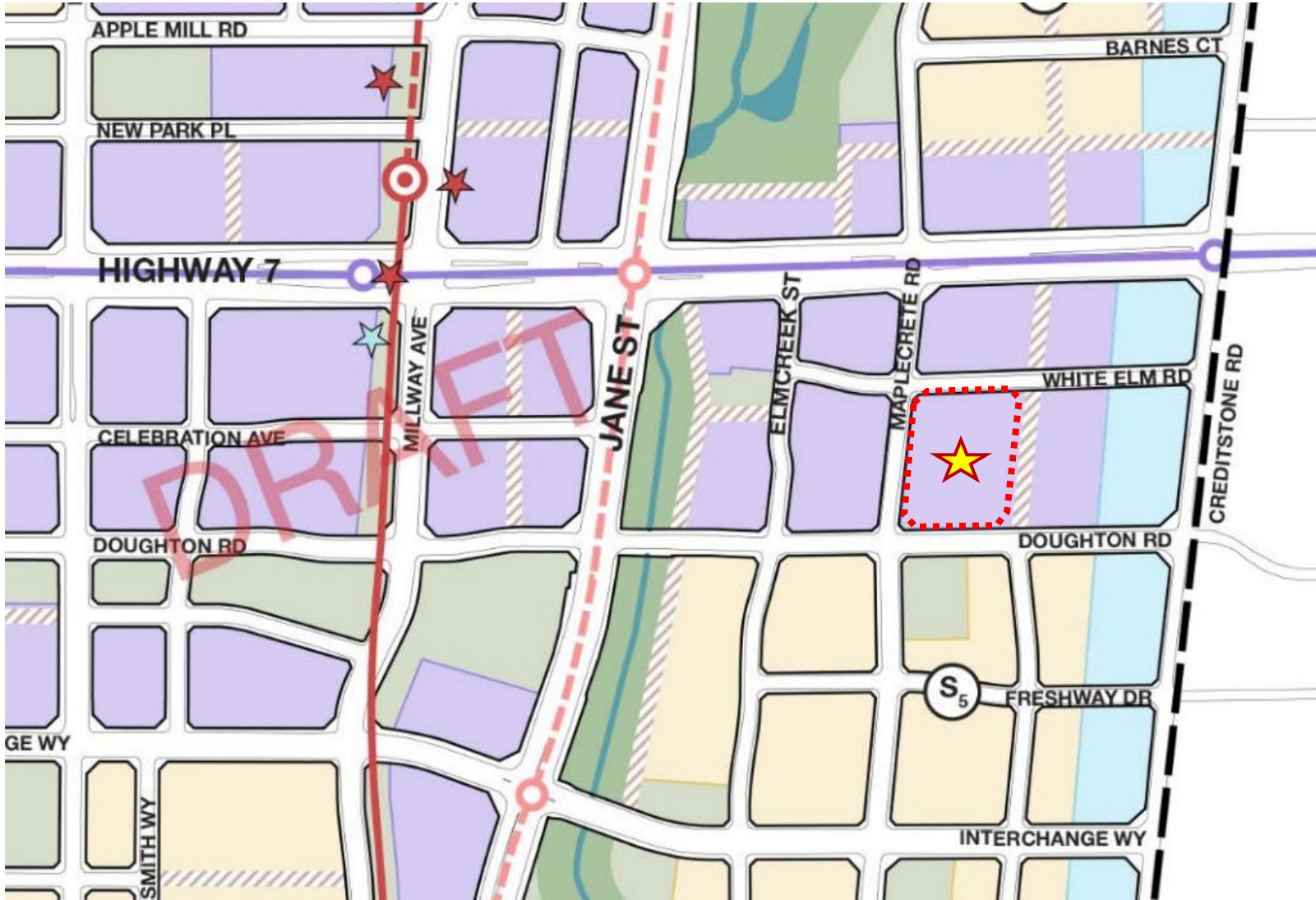
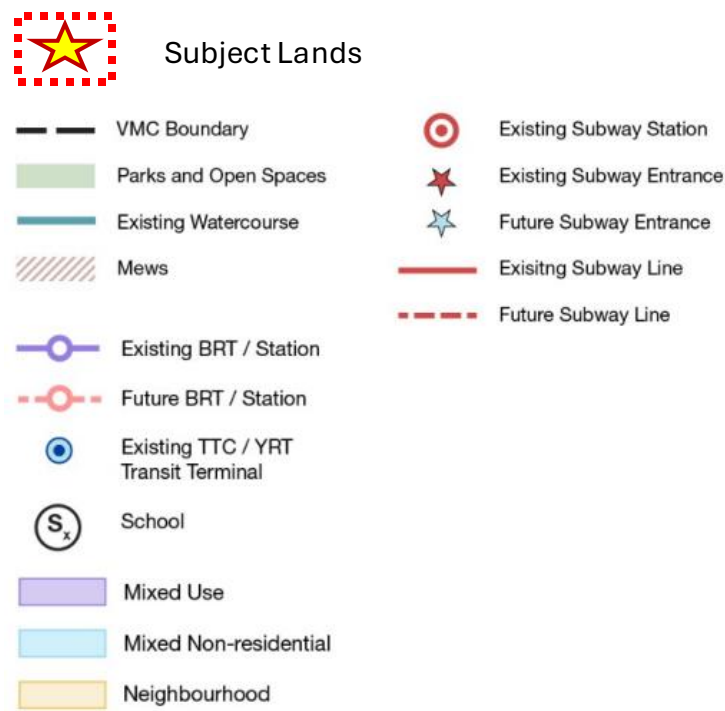
# York Region Official Plan (2022)

## Map 1A Land Use Designations



# VMC Secondary Plan Update (DRAFT)

## Schedule G – Land Uses

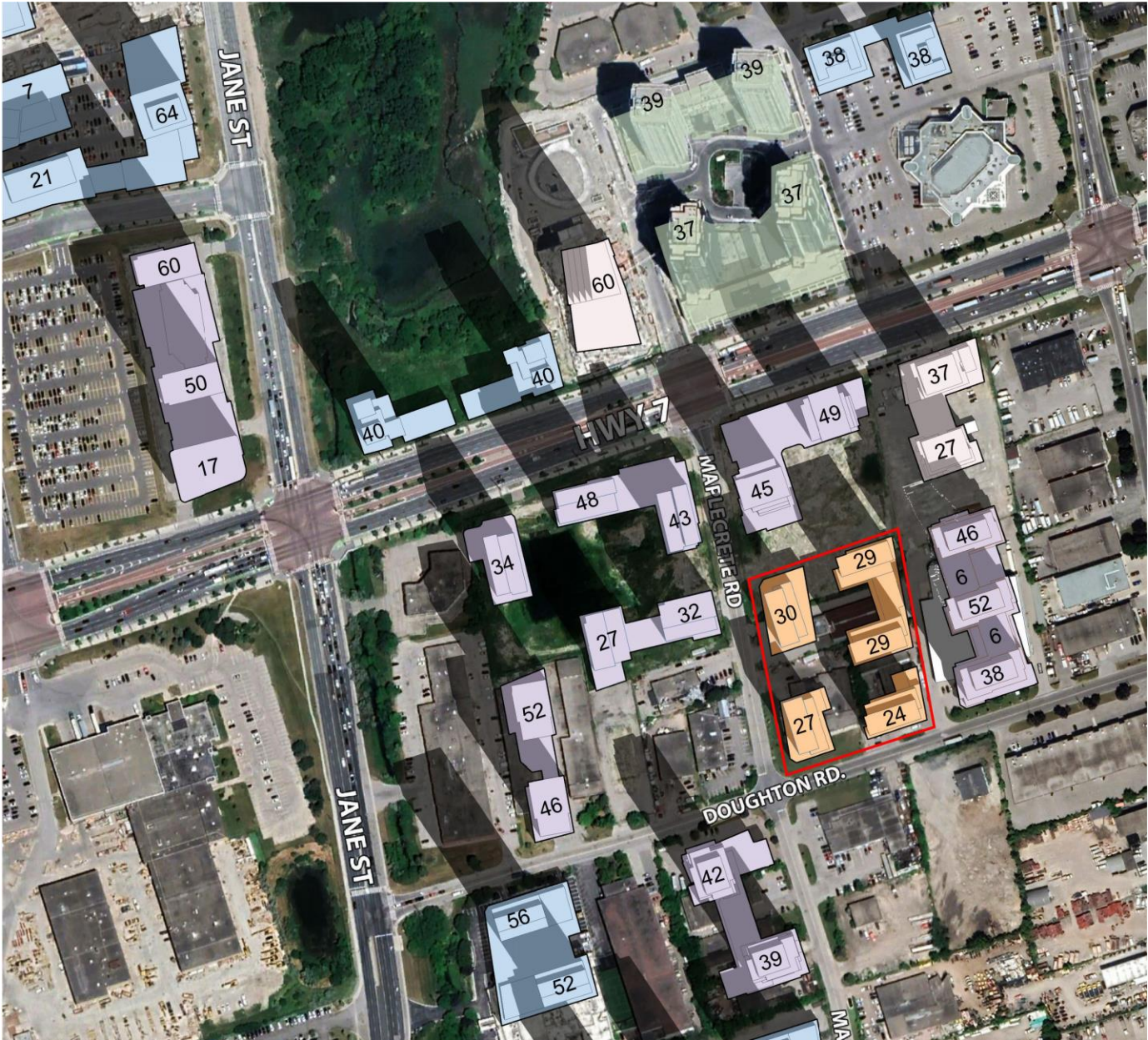




# Development Context

LEGEND

- SUBJECT SITE
- PROPOSED
- APPROVED
- UNDER CONSTRUCTION
- BUILT





# Proposed Development

<b>SITE AREA:</b>	3.48 acres
<b>HEIGHTS:</b>	24, 27, 29, 29, & 30-storeys
<b>GROSS FLOOR AREA:</b>	<b>1,210,420 ft<sup>2</sup></b>
<i>Residential:</i>	943,389 ft <sup>2</sup> (1,383 units)
<i>Res Rental Units:</i>	114,087 ft <sup>2</sup> (182 units)
<i>Hotel:</i>	88,727 ft <sup>2</sup> (120 suites)
<i>Office:</i>	62,861 ft <sup>2</sup>
<i>Commercial:</i>	1,356 ft <sup>2</sup>
<b>FSI:</b>	8.0
<b>AMENITIES:</b>	67,480 ft <sup>2</sup> (Indoor/Outdoor)



# Mixed-use Development

The development provides a mix of uses including:

- Purpose-built Rental
- Hotel
- Office
- Retail





## LANDSCAPE MASTERPLAN



## PERSPECTIVE



LOOKING SOUTHEAST FROM WHITE ELM RD. AND MAPLECRETE RD.





# Thank You



**LIBERTY**  
development

# 2720 King Vaughan Road

C13.

Communication

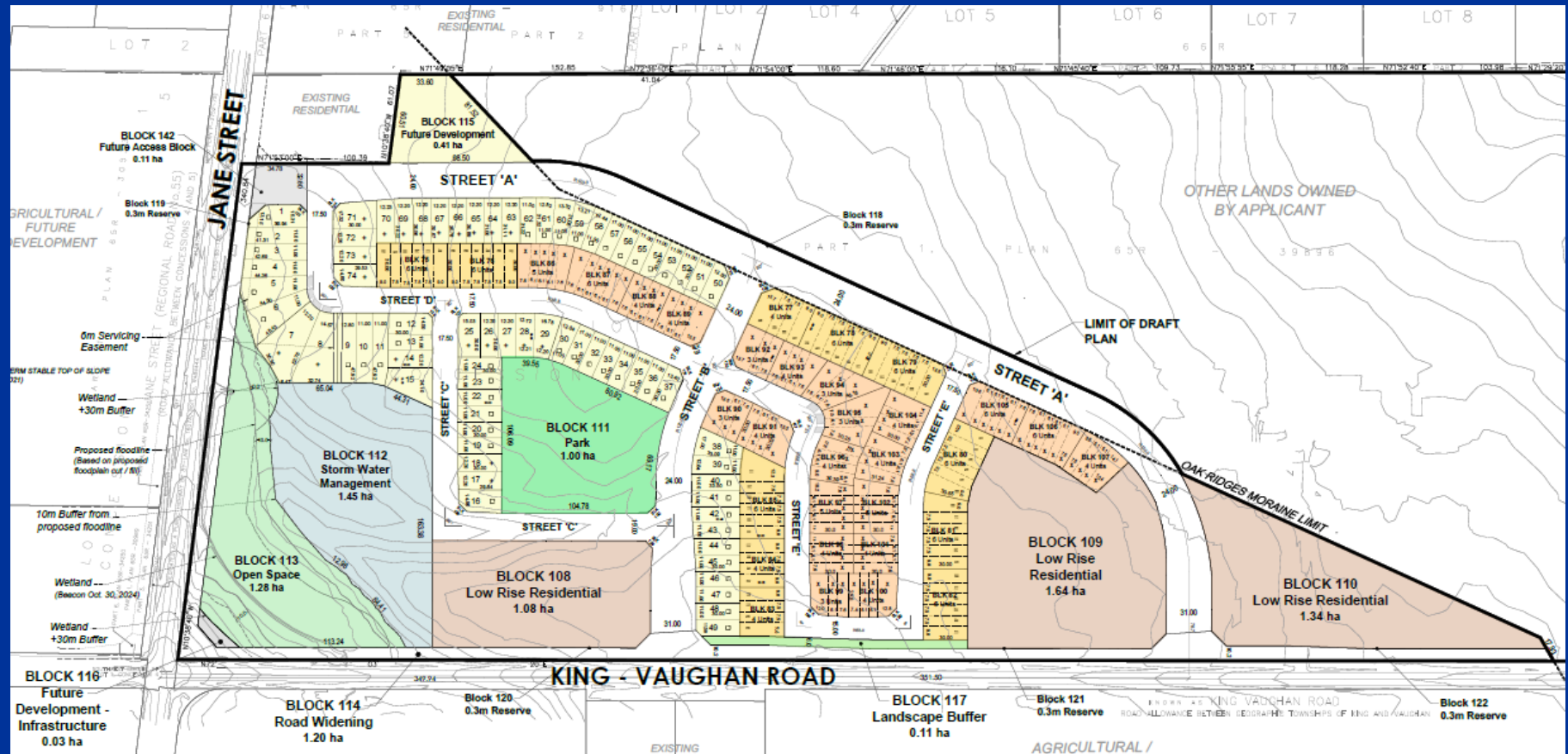
CW(PM) – April 1, 2025

Item No. 4

## Applications for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision

April 1<sup>st</sup> 2025 Committee of the Whole  
(Public Planning) Meeting

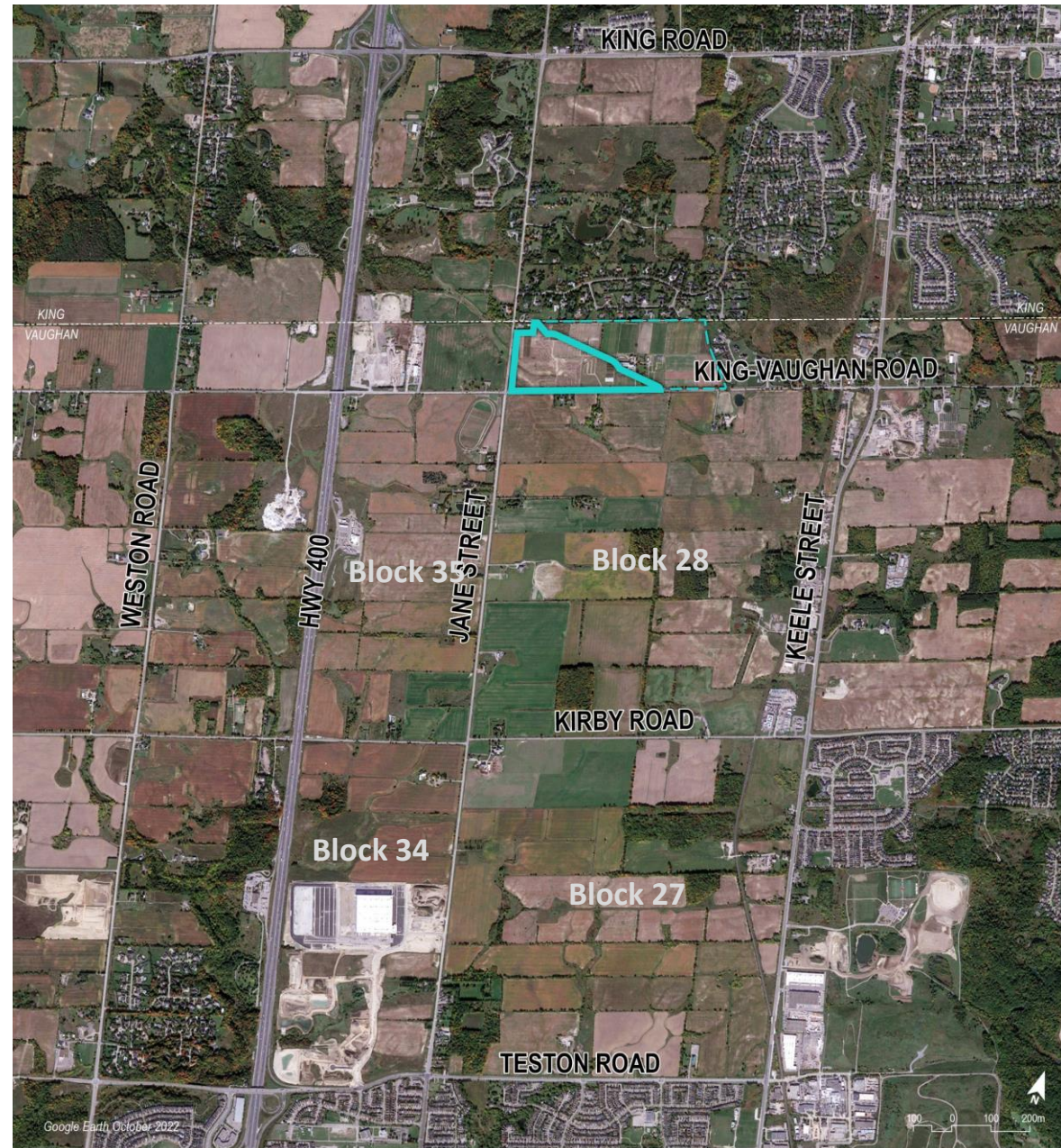
Presentation by: Steven McIntyre,  
Malone Given Parsons Ltd.





## Context

- Former Robintide Farm
- Located at the northeast corner of Jane Street and King Vaughan Road
- Property split diagonally by the ORMCP limit
- Western portion subject to development
- Eastern portion will remain in agricultural use.
- Existing subdivisions to the north in King City and to the east within the ORMCP limits separated from development by the agricultural area





## Planning Context

- Region's 2022 OP expanded Vaughan's Urban Area, including lands north of King-Vaughan Rd.
- Draft OPA # 2 of the Vaughan OP follows the Region's OP urban expansion
- Greenfield lands are planned at 70 pj/ha
- OPA required since the current / 2010 VOP is still in effect.
- OPA land use consistent with the Draft OPA

### York Region 2022 OP

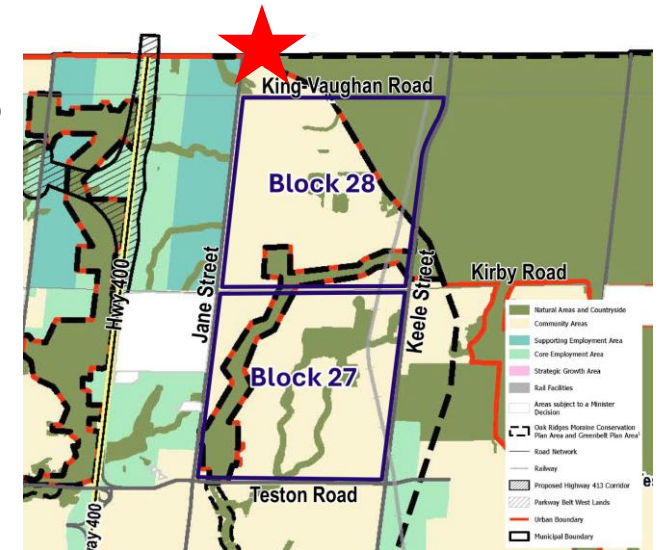
Sch. 1 - "Urban Area" and "Agricultural System" with "Regional Greenlands System" overlay

Sch. 1A - "Community Area" and "Agricultural Area"



### Vaughan Draft OPA #2, 2025

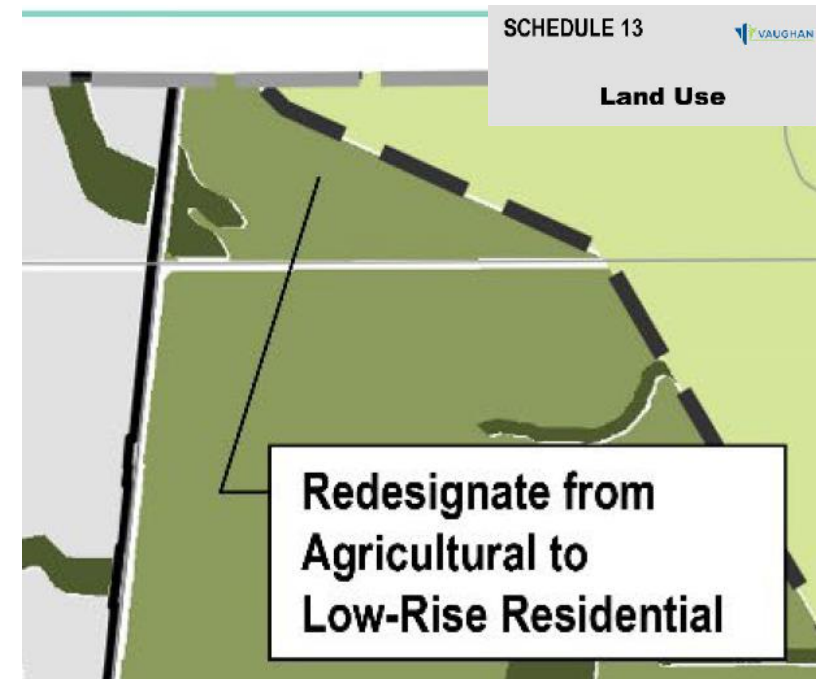
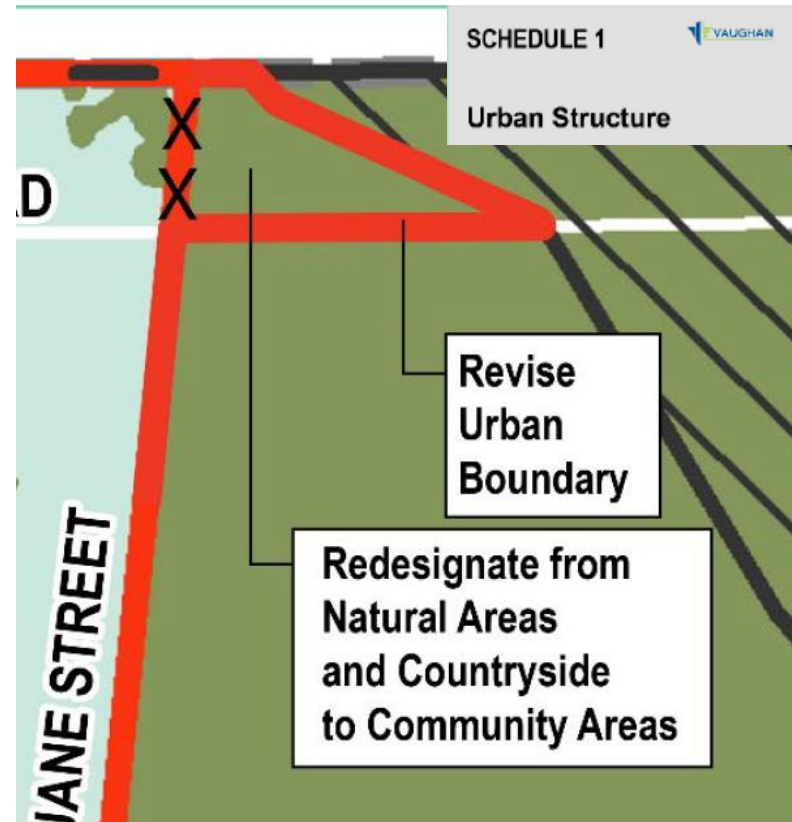
Sch. 1 - "Community Area" and "Natural Areas and Countryside"



Redesignate Subject Lands from Natural Areas and Countryside to “Community Area” on Schedule 1

Redesignate from Agricultural to “Low-Rise Residential” on Schedule 13

Apply a minimum density of 70 pj/h, consistent with Draft OPA Greenfield density.



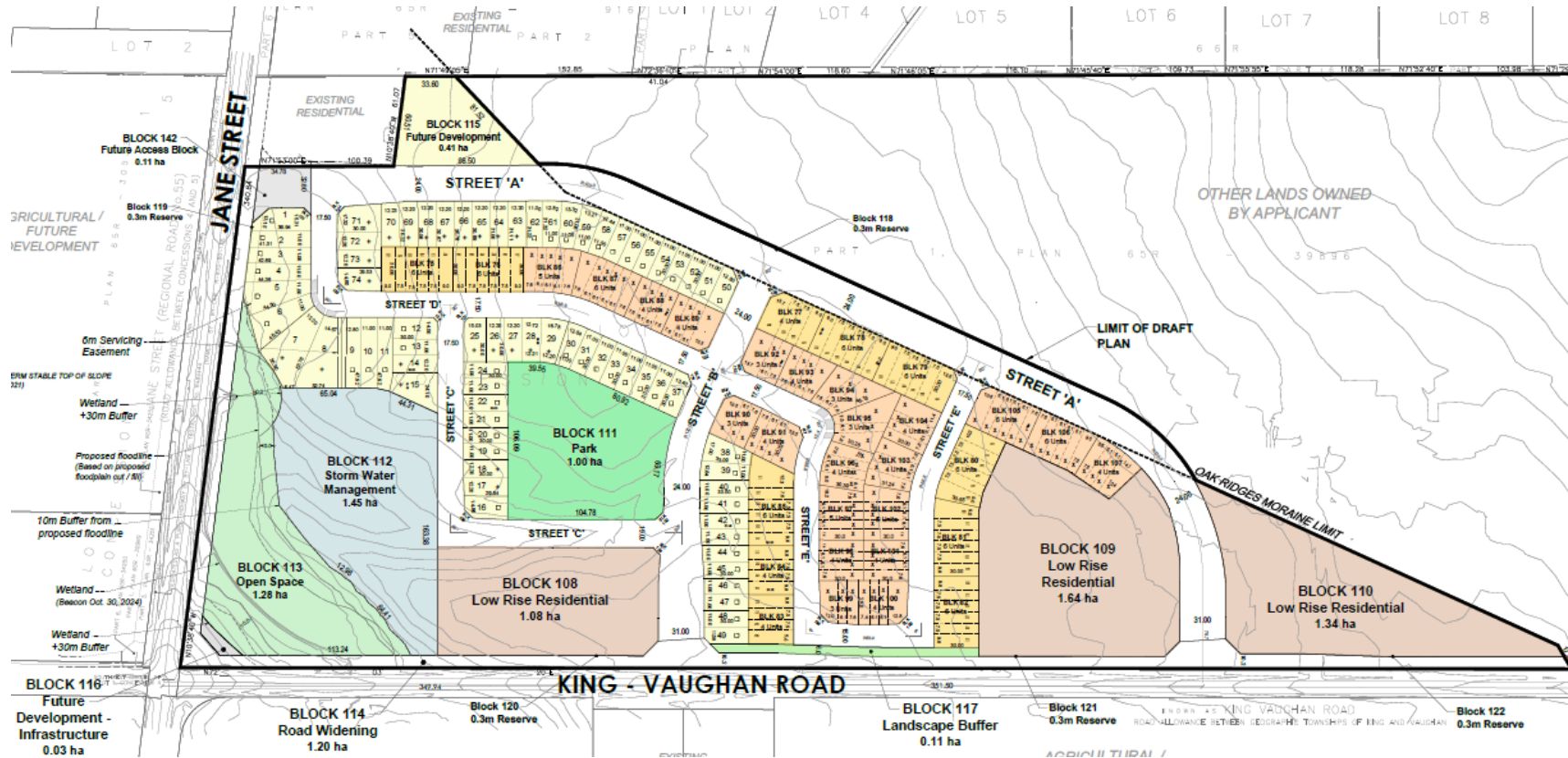


## **SUPPORTING STUDIES SUBMITTED for OPA, Subdivision and Zoning Applications**

- **Planning Opinion Report**
- **Environmental Impact Study**
- **Functional Servicing Report**
- **Transportation Impact Study**
- **Sustainability Metrics**
- **Arborist Report incl. Tree Inventory**
- **Urban Design and Sustainability Brief**
- **Landscape Master Plan**
- **Air Quality Assessment Report**
- **Environmental Site Assessment**
- **Geotechnical Report**
- **Hydrogeological Report**
- **Noise and Vibration Report**
- **Community Services and Facilities Study**
- **Agricultural Impact Assessment**
- **Archaeological Assessment**

*Note: The City makes all applications and their submitted reports and studies available to the public: <https://maps.v Vaughan.ca/planit>*

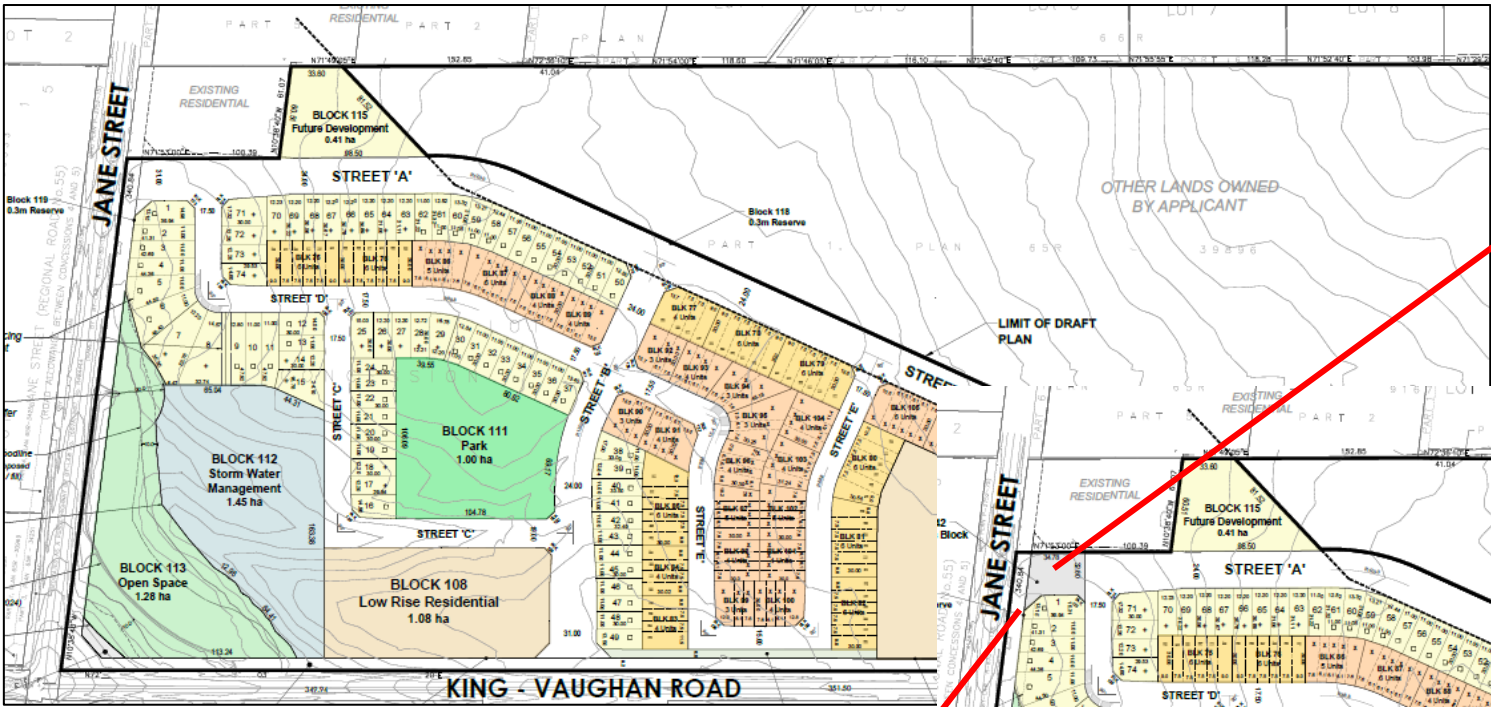
# Proposed Draft Plan of Subdivision



74 single detached  
152 street townhomes  
226 total freehold units  
163 units min. within FD blocks  
2-3 storey towns TBD (~40 uph min.)  
389 units min.

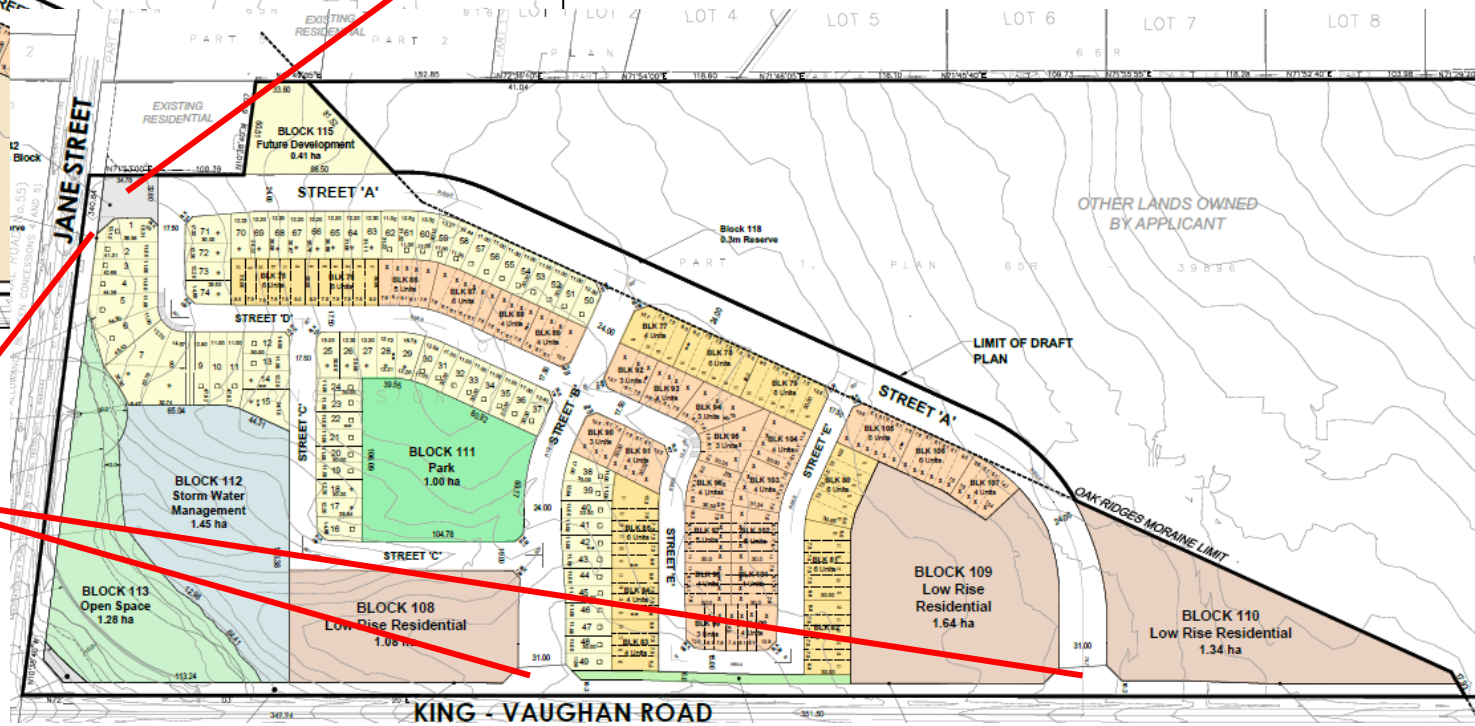
- Min. density of 70 pj/h
- Population of 1,245 – 1,345 persons
- 1.00 ha. Public Park
- SWM Pond at intersection
- 2 arterial road intersections
- Future connection reserved for Jane Street
- Portion of collector road proposed within ORMCP Natural Linkage
- 27 ha of land to the east to be retained by the owner

## Submitted Draft Plan



Closed off Jane Street access until northern property develops

## Revised Draft Plan



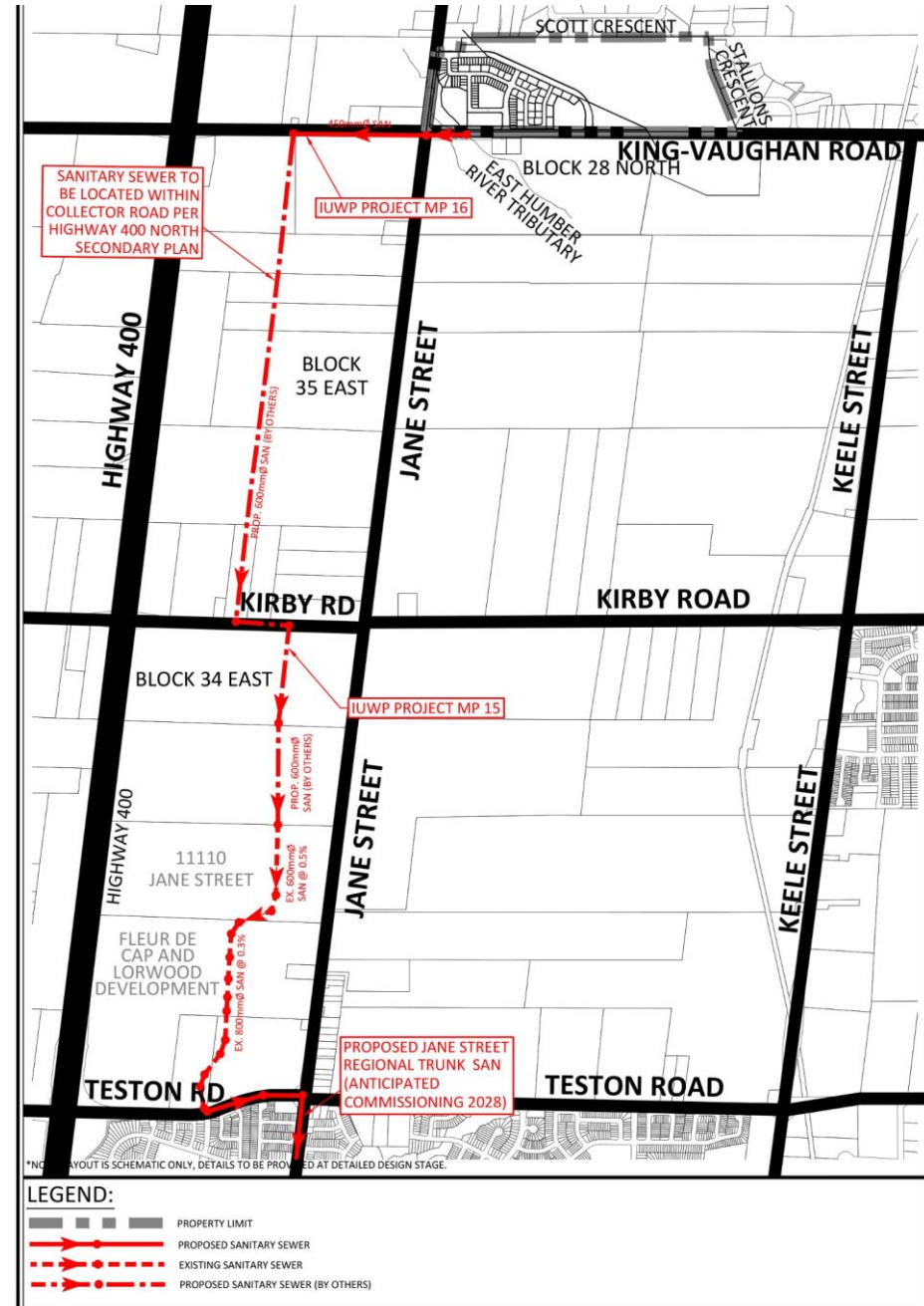
Added requested tapers on King-Vaughan Road and Jane Street



## Proposed Servicing

Sanitary servicing proposed to connect to planned infrastructure through Blocks 34 and 35.

Proposed to connect to planned infrastructure at King-Vaughan Road and Jane Street intersection.

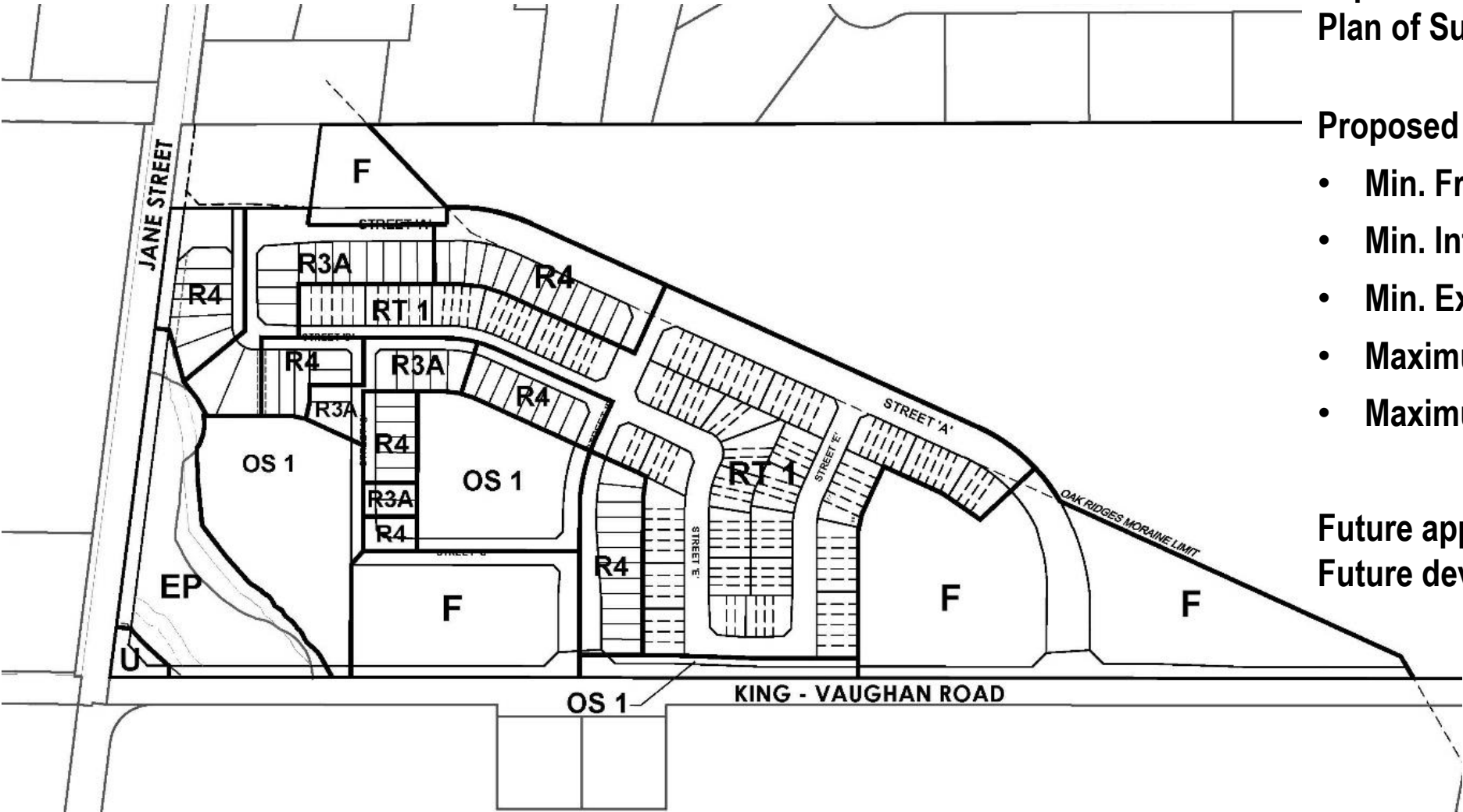


Zoning with exceptions will implement the proposed Draft Plan of Subdivision.

Proposed exceptions for:

- Min. Front Yard
- Min. Interior Side Yard
- Min. Exterior Side Yard
- Maximum Building Height
- Maximum Lot Coverage

Future applications req'd. for Future development blocks.

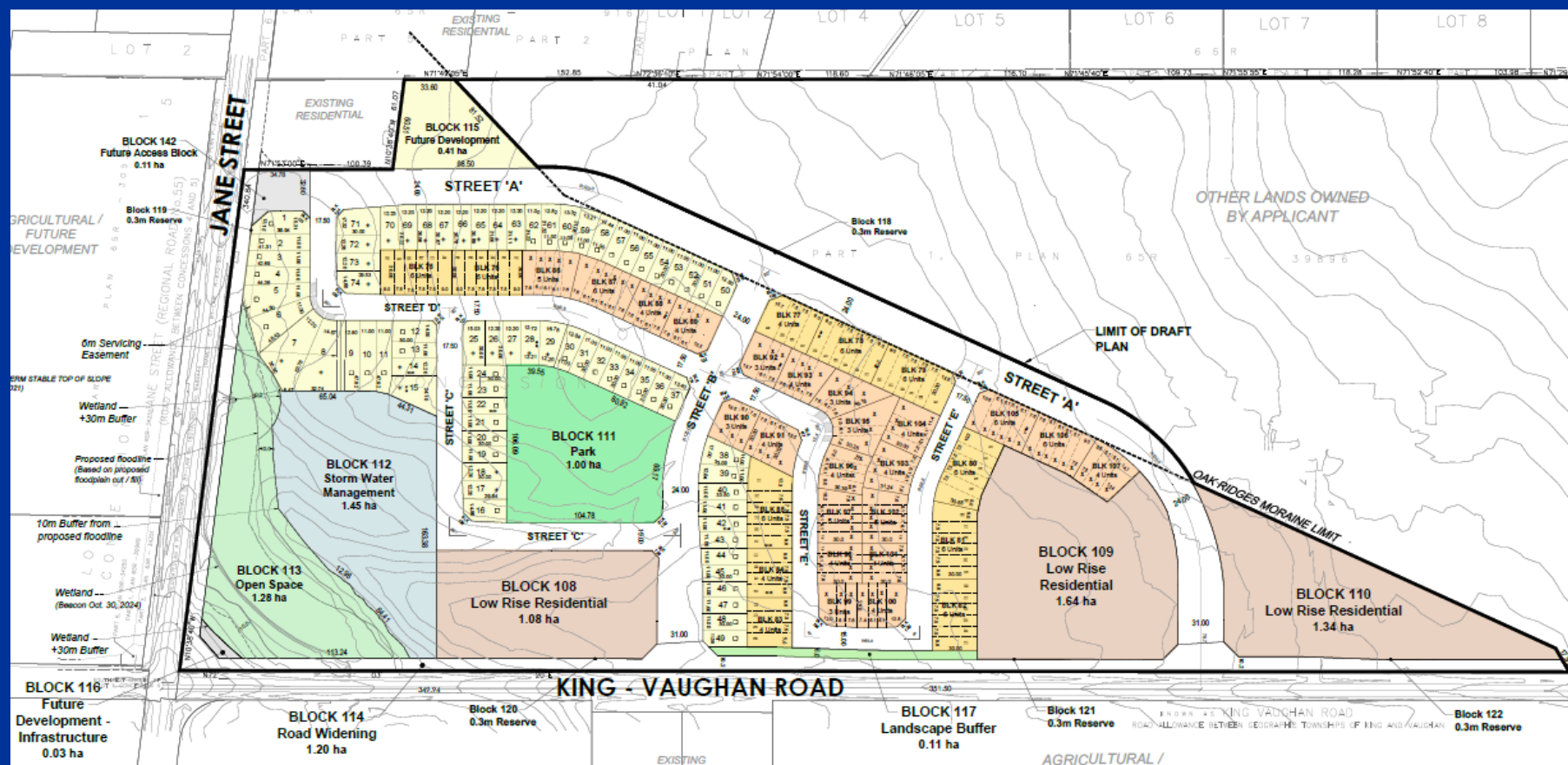


# 2720 King Vaughan Road

# Applications for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision

April 1<sup>st</sup> 2025 Committee of the Whole  
(Public Planning) Meeting

Presentation by: Steven McIntyre,  
Malone Given Parsons Ltd.





**STATEMENT IN OPPOSITION TO PROPOSED DEVELOPMENT OF  
LAND AT 2720 KING VAUGHAN ROAD (Part of Lot 1, Concession 4, Part  
1, Plan 65R-39896; geographic Township of King).**

We are Marek and Joanna Dzikowski, owners of ■ Scott Crescent, a property which adjoins the Applicant's property immediately to the North. While our property does not directly adjoin the area which the Applicant proposes to develop, we believe that development of the type and density proposed by the Applicant is inappropriate.

The area to the north of King-Vaughan Road between Bathurst Street and Jane Street is all very low density residential or prime agricultural land. In that entire East-West section between Bathurst and Jan, only the section which the Applicant proposes to develop is outside the control area of the Oak Ridges Moraine Plan, which otherwise designates all that land as Natural Core Area or Natural Linkage Area on which any development of the type proposed by the Applicant would be prohibited.

We strongly believe that the parcel of land which is the subject of this application is inappropriate for high density development. We believe that a high-density development of more than 160 residential lots is totally inappropriate in an area where residential development is otherwise carefully restrained onto very low density (1 acre and 2 acre lots).

If the Applicant's land – which is important to the community as high-quality agricultural land - is to be developed at all, then we strongly believe that such development should be in sympathy with the existing development at low density.

Marek and Joann Dzikowski

■ Scott Crescent

KING CITY

ON L7B 1E4



64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

File: P-2817

March 31, 2025

Office of the City Clerk  
Ground Floor, South Wing  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

**C15.**  
**Communication**  
**CW(PM) – April 1, 2025**  
**Item No. 2**

**Attention:** **Todd Coles, City Clerk and Mayor & Members of the Committee of the Whole**

**Re:** **City-Wide Comprehensive Zoning By-law 001-2021**  
**General and Site-Specific Amendment File No. Z.25.005**  
**Clubhouse Developments Inc. Information and Notice Request**  
**20 Lloyd Street, 737 Clarence Street, 757 Clarence Street and 241 Wycliffe Avenue**

We are acting on behalf of our client, Clubhouse Developments Inc., the owner of the above noted lands, which are subject to approved development applications for redevelopment of the former Board of Trade Golf Course for residential, public open space and park uses. A Decision to approve site-specific Zoning By-law 035-2022, amending Zoning By-law 1-88, was issued by the LPAT on July 22, 2024. Subsequently, the site-specific amendment was incorporated into Zoning By-law 001-2021 through a settlement of appeals with the City. A Decision on this matter was issued by the LPAT on December 24, 2024.

We have reviewed the Staff Report dated April 1, 2025 and the associated Attachments which only generally describes the proposed changes to the provisions of the Zoning By-law, without providing specific details or the proposed amendment language. As such, we request the details of the proposed Amendment language for the proposed changes so that we can properly assess if the proposed changes could adversely impact the implementation of the LPAT approved site-specific Zoning By-law Amendment for our client's lands.

We request that the details be provided as soon as possible as we understand Staff intends to advance the proposed Amendments for Council consideration shortly.

Finally, please provide us with notice on future meetings on this matter.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink, appearing to read "Billy Tung", is written over the company name.

Billy Tung, BES, MCIP, RPP  
Partner

Copy: Clubhouse Developments Inc.  
Davies Howe

**C16.**

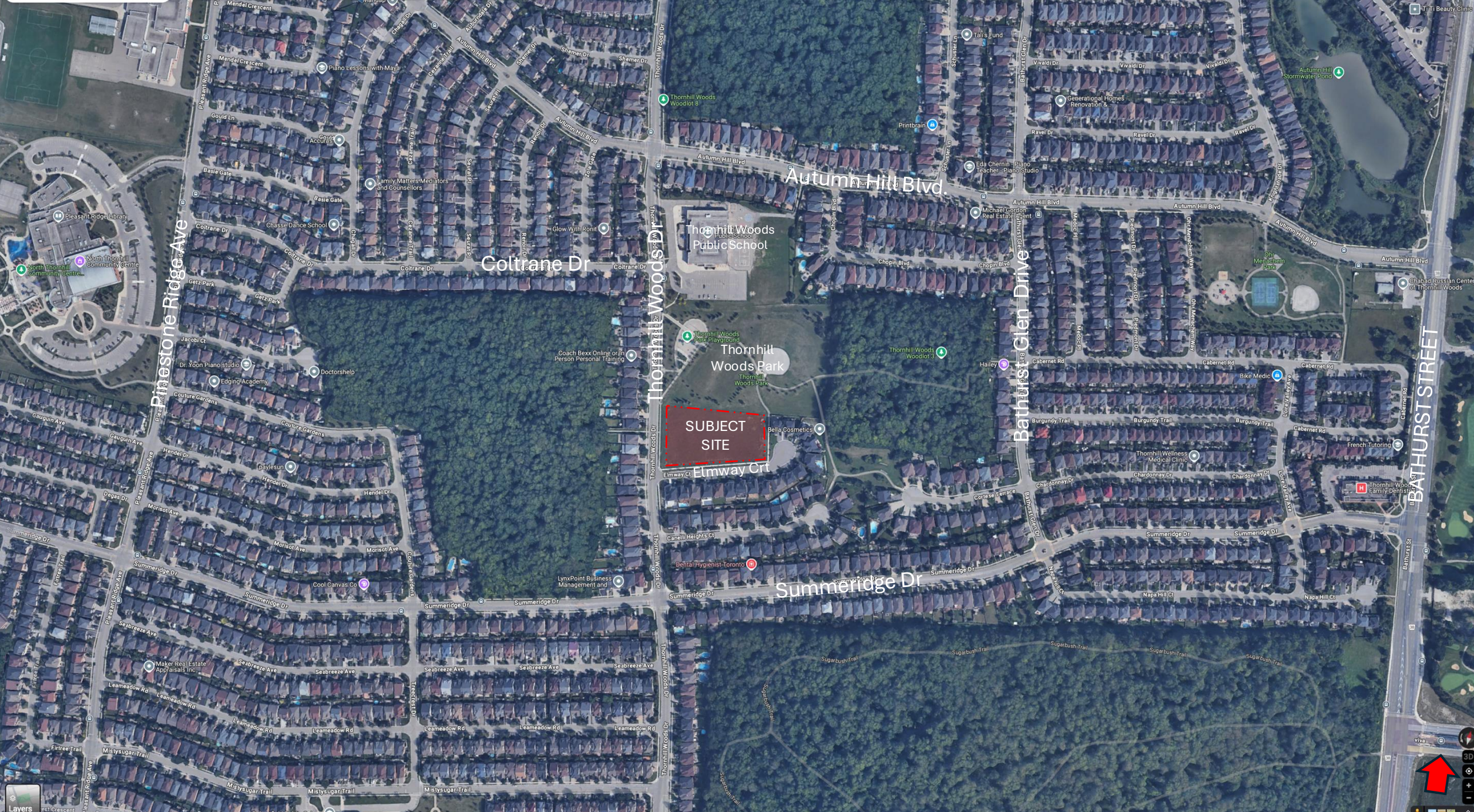
**Communication**

**CW(PM) – April 1, 2025**

**Item No. 7**

# The Elms of Thornhill Woods









Thornhill Woods Public School

Thornhill Woods Park

SUBJECT SITE

Elmway Crt

Summeridge Dr

Bathurst Glen Drive

Coltrane Dr

Penair Dr

Zola Gate

Thornhill Woods Dr

Thornhill Woods Dr

Thornhill Woods Dr

Thornhill Woods Dr

Thornhill Woods Dr

Thornhill Woods Dr

Thornhill Woods Dr

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234 Thornhill Woods Dr

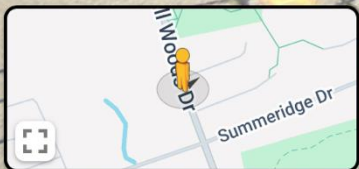
Vaughan, Ontario



Google Street View

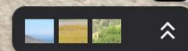
Oct 2021

See more dates



Looking northeast toward the Subject Site at Elmway Court

Google







Looking southeast across the Subject Site toward Elmway Court from Thornhill Woods Drive





Search Google Maps



Share



246 Thornhill Woods Dr

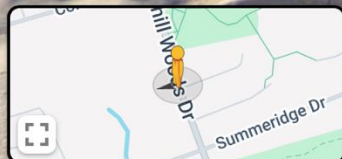
Vaughan, Ontario



Google Street View

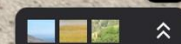
Oct 2021

See more dates



Looking west from Thornhill Woods Drive adjacent to the Subject Site

Google















**Figure 10: Proposed Building A from the Thornhill woods drive**



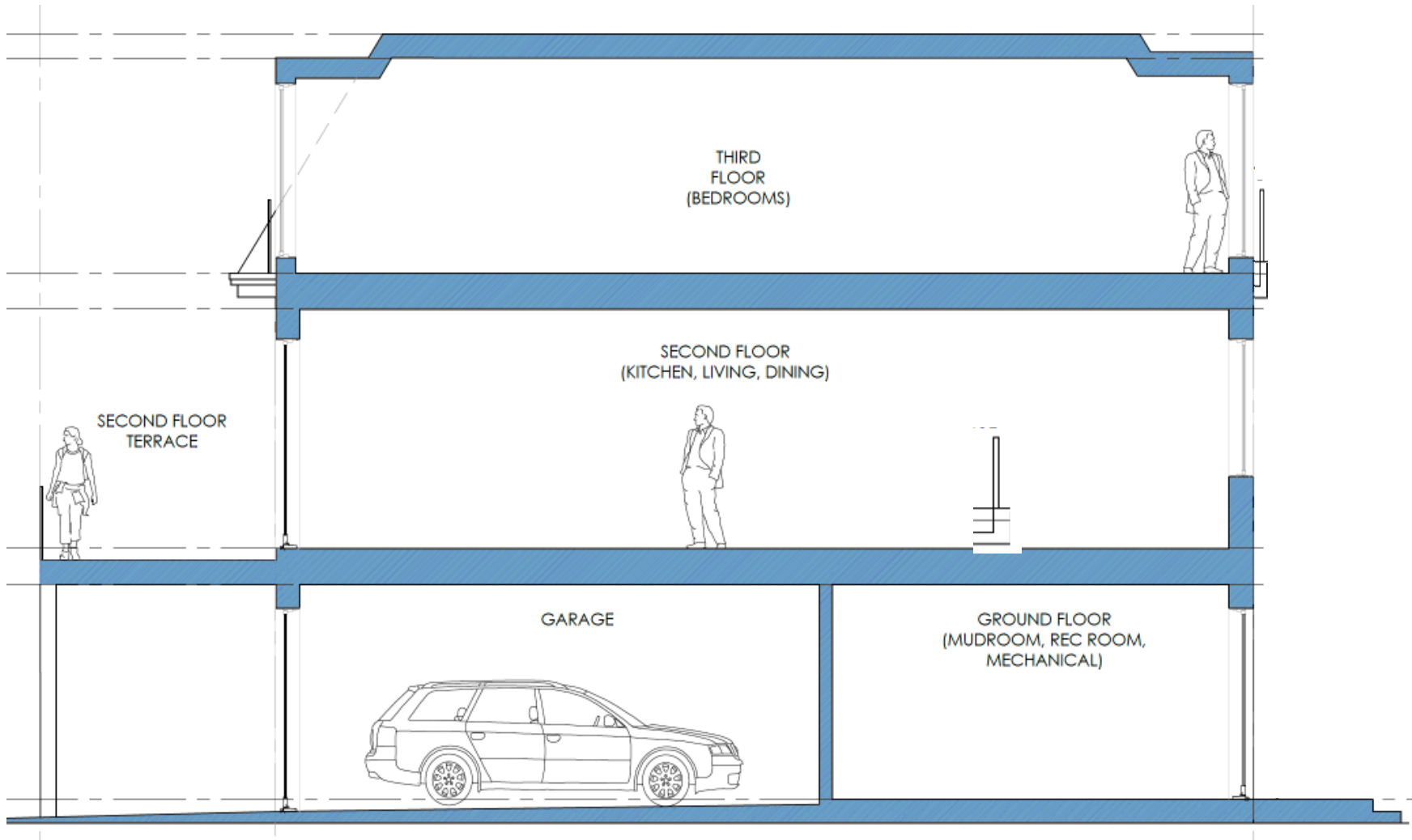
**Figure 11: Proposed Block F from the Cul de sac of Elmway Ct.**

RICHARD WENGLE ARCHTECTS





**Figure 12: Proposed Block D from the intersection of Elmway Ct. and Thornhill woods drive**



RICHARD WENGLE ARCHITECTS (Annotations by FUSL)

TYPICAL BUILDING SECTION

- 3-storey townhouses are not in keeping with the 2-storey detached houses in the surrounding area
- Townhouse typical living spaces are raised to the 2<sup>nd</sup> level above the garage/ rec room
- 3rd floor Juliet balcony will overlook Elmway Court and impact privacy
- Not a good fit within the neighbourhood context



# 2-Storey Townhouse Developments

Shemer Dr

Zota Gate

Coltrane Dr

Autumn Hill Blvd

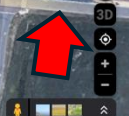
Thornhill Woods  
Public School

Thornhill  
Woods Park

SUBJECT  
SITE

Elmway Crt

Summeridge Dr





Zola Gate

Coltrane Dr

Coltrane Dr

Coltrane Dr

Zola Gate

Zola Gate

Zola Gate

Zola Gate

Zola Gate

Glow With Ronit

Autumn Hill Blvd

Autumn Hill Blvd

Renoir Dr

Autumn Hill Blvd

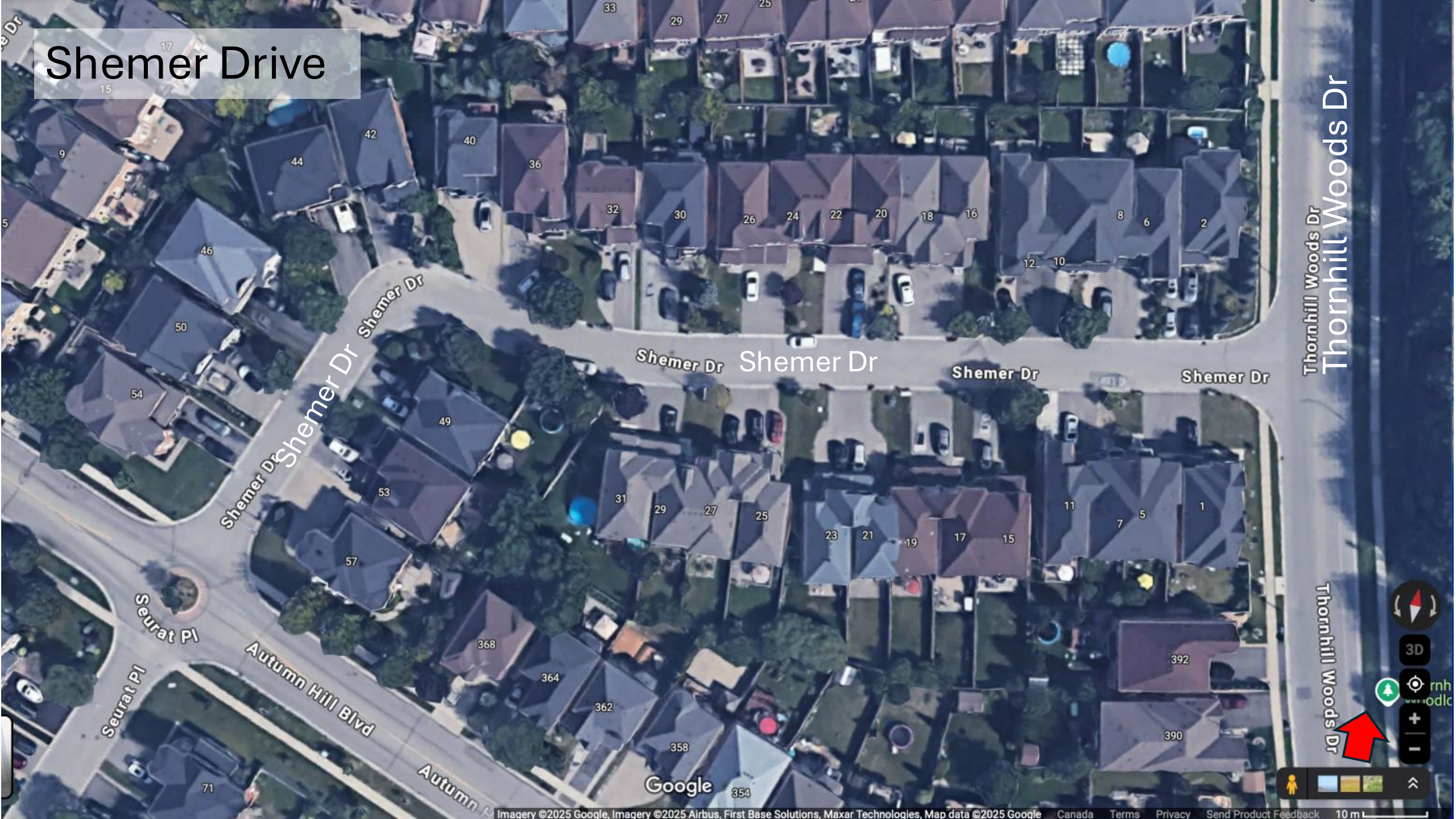
Google







# Shemer Drive



Thornhill Woods Dr  
Thornhill Woods Dr

Thornhill Woods Dr

Shemer Dr

Shemer Dr

Shemer Dr

Shemer Dr

Shemer Dr  
Shemer Dr

Seurat Pl  
Seurat Pl

Autumn Hill Blvd  
Autumn Hill Blvd

Google

