

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

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

-----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

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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