

From: Clerks@vaughan.ca
To: [Assunta Ferrante](mailto: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

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

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

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Chris Ainsworth
Ward 4 Councillor
City of Vaughan, Ontario
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
[REDACTED] Summeridge Drive
vaughan, Ontario L4J 8T2
[REDACTED]

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 1168.41m², Block 'B' is proposed to have a GFA of 1615.26m², Block 'C' is proposed to have a GFA of 1615.26m², Block 'D' is proposed to have a GFA of 1413.15m², Block 'E' is proposed to have a GFA of 1168.41m², Block 'F' is proposed to have a GFA of 1168.41m², for a total GFA of 8148.90m². 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!!

Townhouse Blocks
Subsidiary/Protection Pathway
Landscaped Island
Subject Lands

REVISION NOTICE SIGN
This is a proposed plan subject to change

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