

From: [Assunta Ferrante](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Opposition to Townhouse Development on Thornhill Woods Drive – File Z.24.041
Date: April-02-25 1:32:37 PM
Attachments: [Opposition to File Z.24.041.pdf](#)

From: FRANK FALCONE [REDACTED]
Sent: Monday, March 31, 2025 5:29 PM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca; Chris Ainsworth <Chris.Ainsworth@vaughan.ca>; michael.tibollo@pc.ola.org; Gila Martow <Gila.Martow@vaughan.ca>; mayor@vaughan.ca; Gino Rosati <Gino.Rosati@vaughan.ca>; Paul Procopio <Paul.Procopio@vaughan.ca>; Anna Commisso <Anna.Commisso@vaughan.ca>
Cc: Marie-ann Falcone [REDACTED]
Subject: [External] Opposition to Townhouse Development on Thornhill Woods Drive – File Z.24.041

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Mayor and Members of Vaughan Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Subject: Opposition to Townhouse Development on Thornhill Woods Drive – File Z.24.041

Dear Mayor and Members of Council,

I am writing to formally express my strong opposition to the proposed development of high-density townhouses on Thornhill Woods Drive. This development is inconsistent with the current zoning, which permits only single-family detached homes, and threatens to significantly alter the character and livability of our community.

The proposed development raises several concerns:

- 1. Zoning and Land Use Incompatibility** – The current zoning was designed to maintain the integrity of our neighborhood with low-density, single-family homes. Allowing high-density townhouses would contradict this planning principle and set a concerning precedent for future developments.
- 2. Increased Traffic and Safety Hazards** – A higher density development will lead to a significant increase in vehicle traffic, raising safety concerns for pedestrians, children, and cyclists. Our street is already a main thoroughfare and experiences heavy congestion due to the park and school adjacent to the proposed development. The addition of high-density housing will only exacerbate this issue, making it even more difficult for residents to navigate safely.
- 3. Strain on Local Infrastructure and Services** – Schools, parks, and other municipal services

in our area are already operating near or at capacity. Adding a substantial number of new residents will put further strain on these resources, reducing the quality of life for existing residents.

4. **Negative Impact on Property Values** – The shift from single-family homes to high-density housing could negatively impact property values in the neighborhood, affecting long-time homeowners who have invested in this community.

While we understand that federal policies are placing pressure on provinces to increase affordable housing—especially with the upcoming federal elections—it is crucial that good planning policies remain a priority. Development approvals should be based on responsible urban planning and the best interests of the community, rather than political motives or election-driven agendas.

I urge the Council to uphold the current zoning regulations and reject this proposed development. Instead, I encourage the city to focus on responsible planning that aligns with the existing community fabric and the expectations of its residents.

Thank you for your time and consideration. I respectfully request to be informed of any further developments on this matter and would appreciate the opportunity to participate in future discussions or public hearings.

Sincerely,
Marie-Ann & Frank Falcone
Thornhill Woods Drive



Marie-Ann & Frank Falcone
[REDACTED] Thornhill Woods Drive
Thornhill, Ont. [REDACTED]
March 31 2025

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