

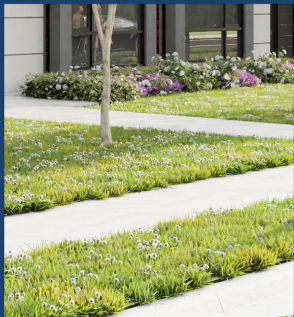
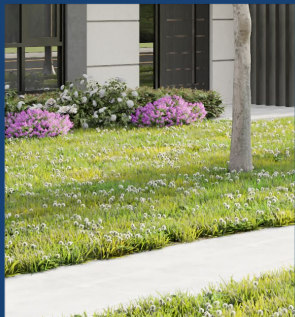
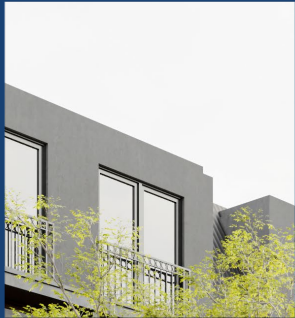
C2.

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**



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# Context Map



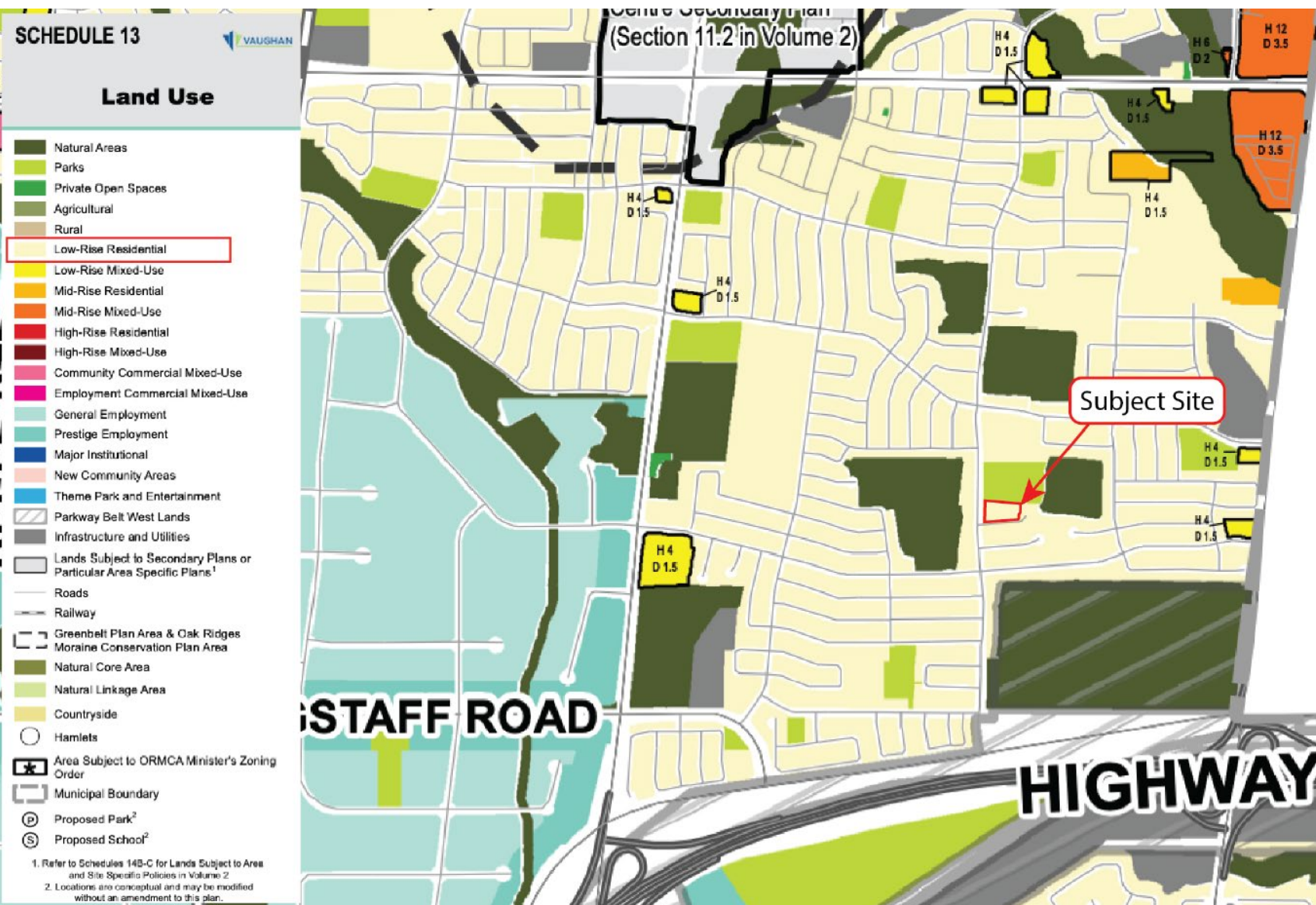
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- York Regional Official Plan
  - Community Area
  - Built Up Area
- City of Vaughan Official Plan
  - Low-Rise Residential
  - Thronhill Woods Drive
    - Minor Collector Road
- Proposal conforms to the intent of the Vaughan Official Plan
- No Official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

Source: Vaughan Official Plan – Schedule 13, Land Use

# Official Plan Policy

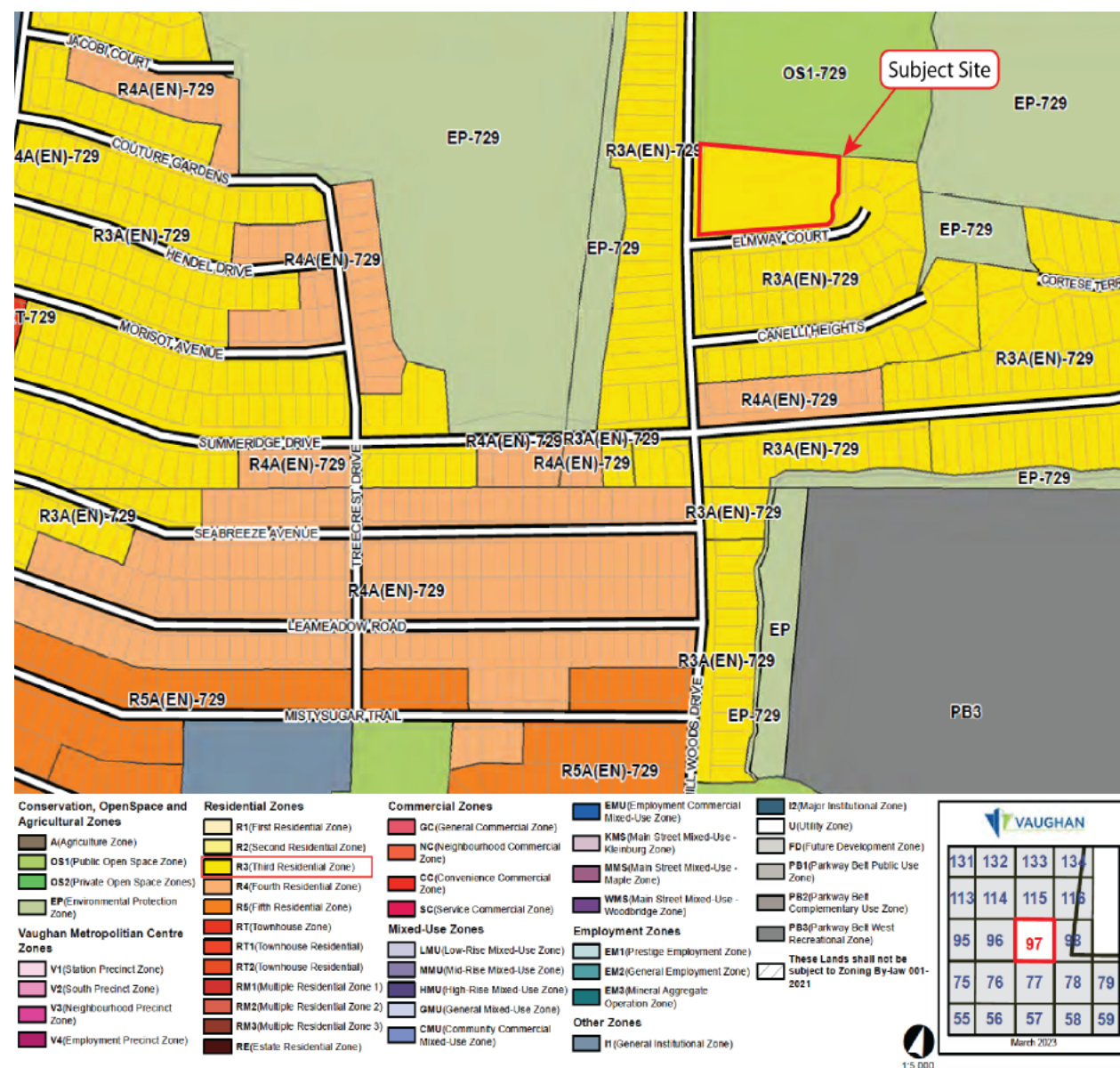
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## City of Vaughan Zoning By-law 001-2021

- 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

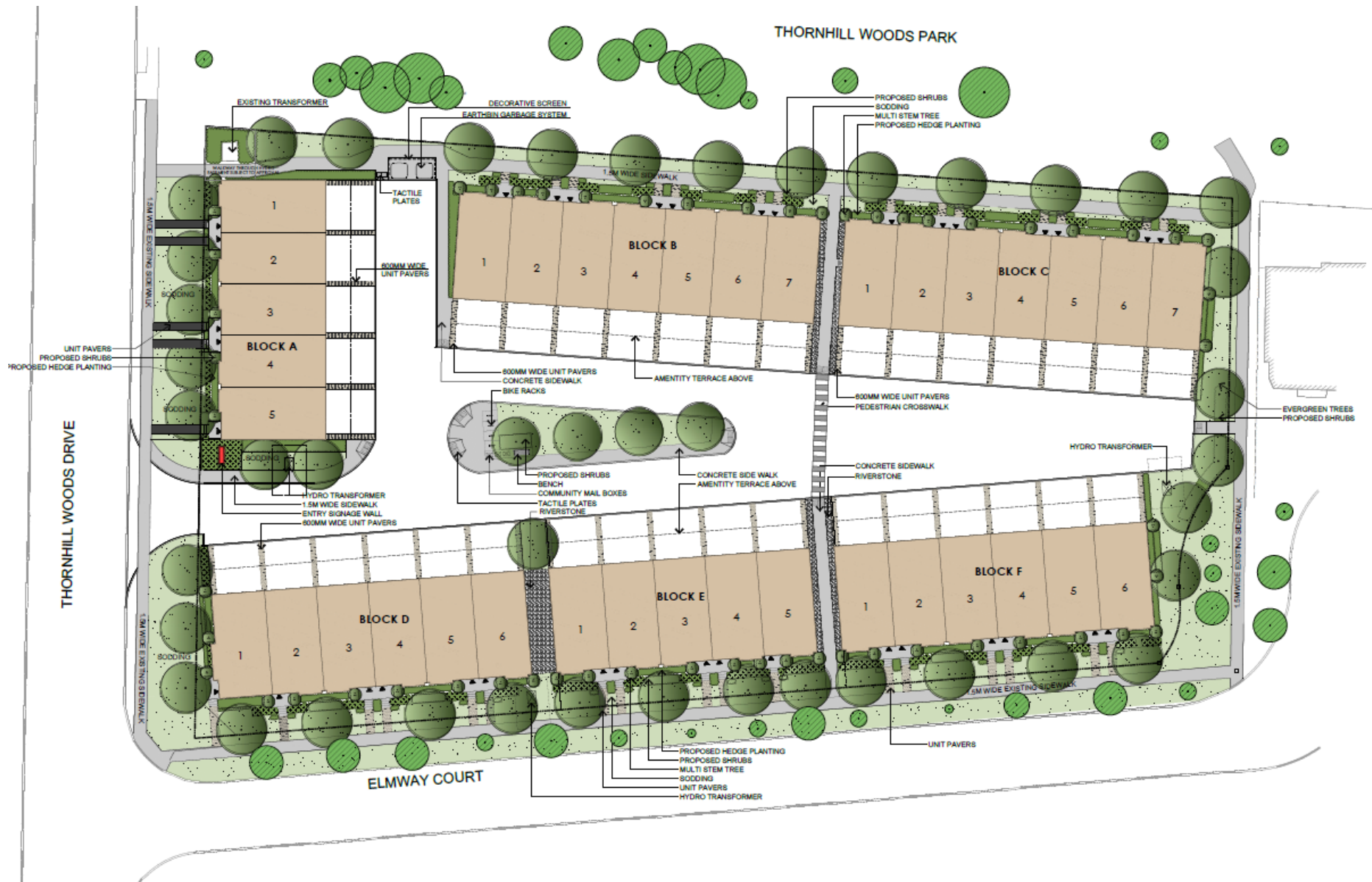
# Zoning By-law

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## 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



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# Aerial Perspective



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**Rendering** From Thornhill Woods Drive



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**Rendering** From Elmway Court



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**Rendering** From Thornhill Woods Drive



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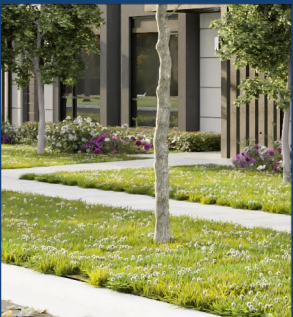
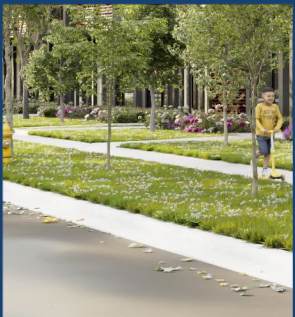
# Thank you!

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

**The Biglieri Group**

**Michael Testaguzza**

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



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