BIGLIERI GROUP

C10.
Communication
CW(PM) – April 1, 2025
Item No. 7

March 31st, 2025

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

Attention: Mayor Steven Del Duca and Members of Council

RE: April 1st 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.

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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 21st, and June 21st. 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

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

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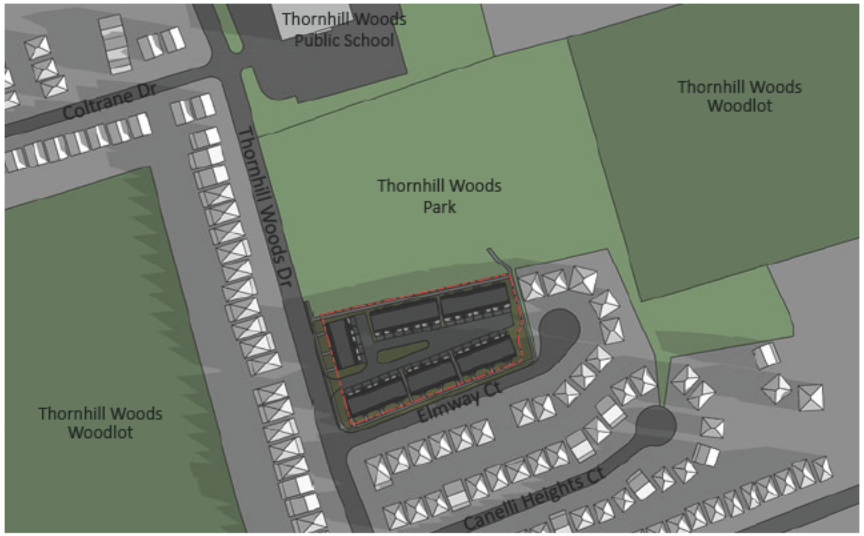
SUN/SHADOW ANALYSIS - MARCH 21ST



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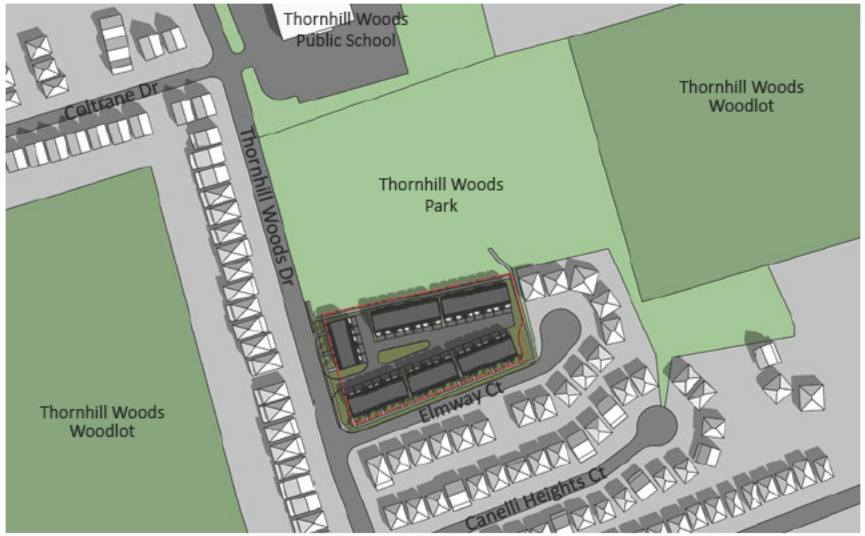


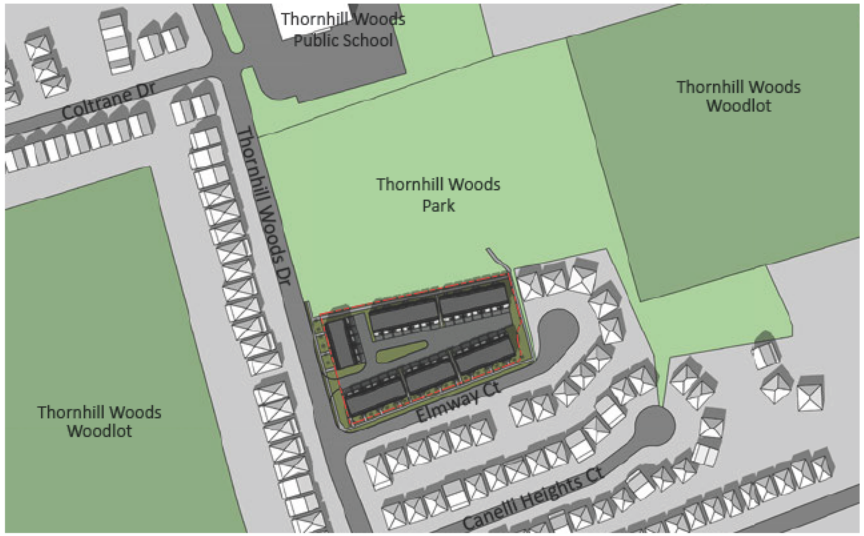
March 21, 11:18 AM

Subject Site
Shadows
Park/Open Space
Woodlot

SUN/SHADOW ANALYSIS - March 21ST

March 21, 12:18 PM

March 21, 1:18 PM



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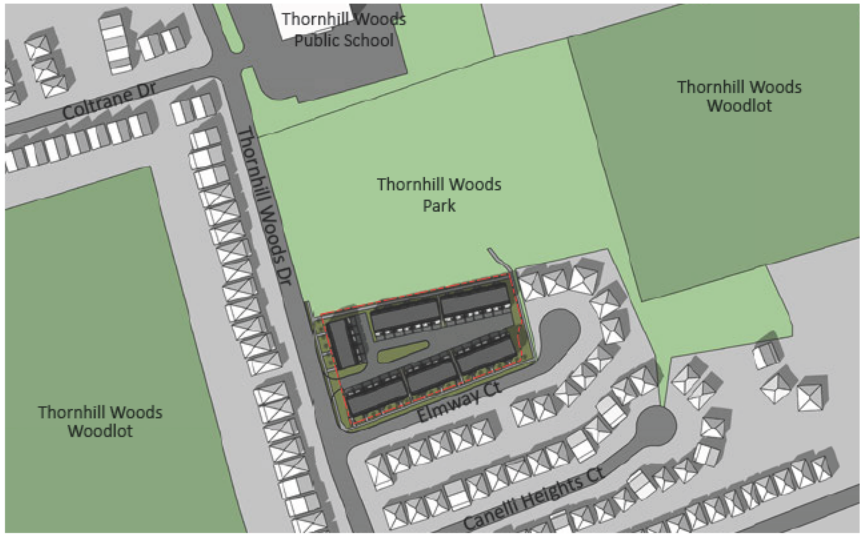

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SUN/SHADOW ANALYSIS - March 21ST

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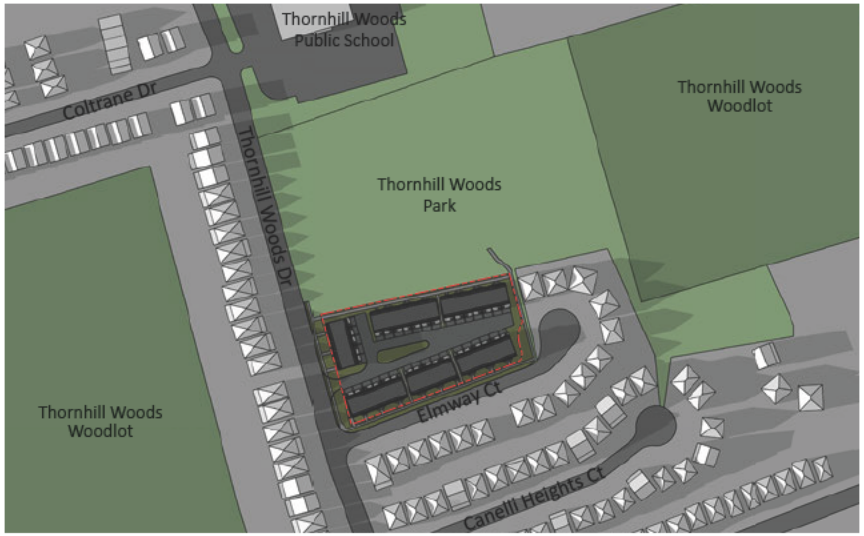

March 21, 6:18 PM

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SUN/SHADOW ANALYSIS - JUNE 21ST

JUNE 21, 8:18 AM

JUNE 21, 9:18 AM

JUNE 21, 10:18 AM

JUNE 21, 11:18 AM

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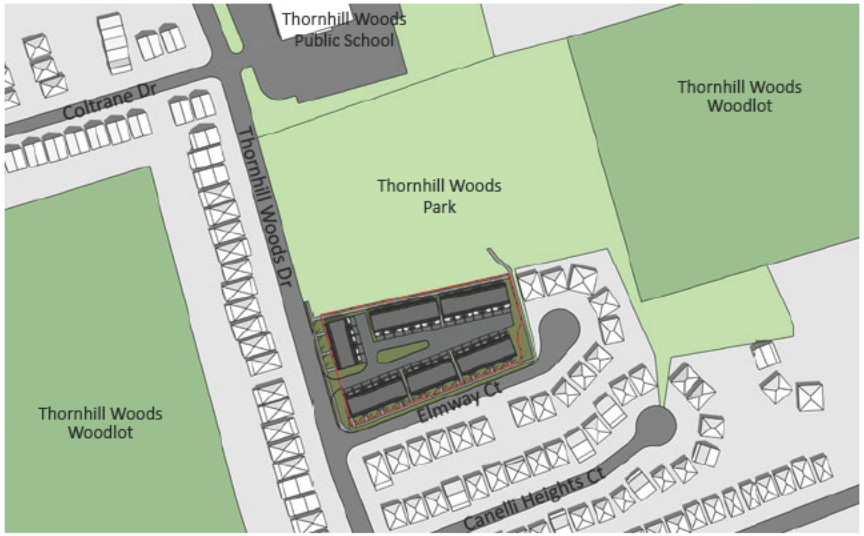

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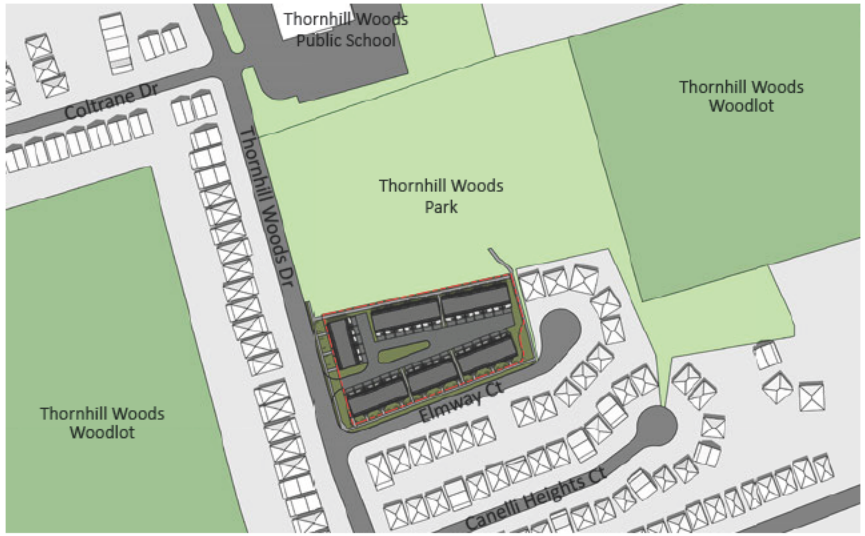

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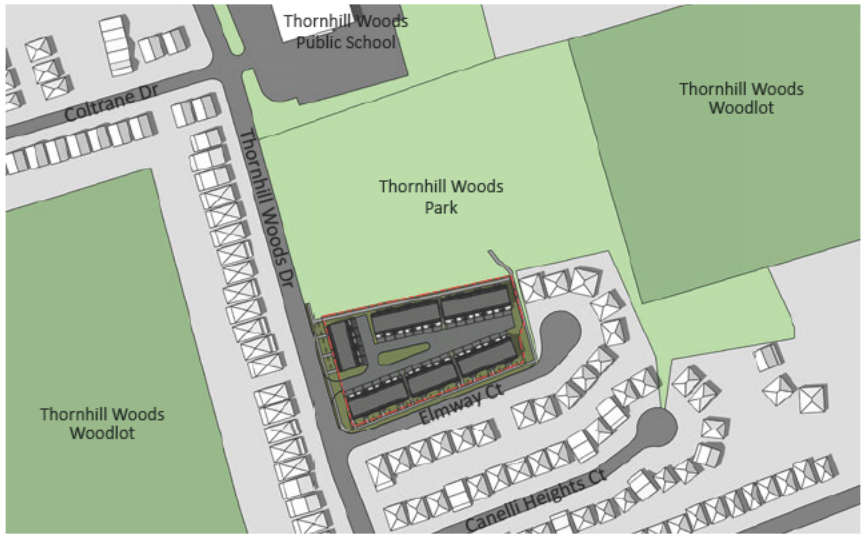

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