

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Objection to proposed Townhouse Development
Date: Friday, May 23, 2025 8:57:35 AM

C1.
Communication
CW(PM) – June 4, 2025
Item No. 3

From: Abdul Haleem Tayyab [REDACTED]
Sent: Thursday, May 22, 2025 10:26 PM
To: Clerks@vaughan.ca
Subject: [External] Objection to proposed Townhouse Development

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May 22, 2025

Vaughan City Council

Office of the City Clerk

2141 Major Mackenzie Dr.

Vaughan, ON L6A 1T1

Re: Strong Objection to Proposed Townhouse Development at 10990
& 11010 Highway 27

Files: OP.24.0144, Z.24.026, and 19T.24V007 – 2847382 Ontario Inc.

Dear Honourable Members of Vaughan City Council,

We write with deep concern and strong opposition to the proposed development of twenty (20) townhomes at 10990 & 11010 Highway 27, immediately adjacent to the Kerrowood Estates subdivision.

This plan represents a significant and unacceptable departure from the foundational principles upon which our estate neighbourhood was built.

The Kerrowood Estates community is a rare enclave of estate homes, defined by large, private lots, expansive landscaping, and architectural consistency. These homes were designed and built under the clear

understanding that this area would remain a low-density, estate-style community, preserving the peaceful, natural character that makes it unique. The introduction of townhouses into this context violates that premise and erodes the trust residents placed in municipal planning policies.

The ethical issue here is paramount: altering the character of a purpose-built estate community to accommodate incompatible density constitutes a breach of public faith and planning integrity.

From a safety perspective, the proposed access point to Highway 27 is of particular concern. Highway 27 is already under traffic pressure, and the addition of multiple houses with several vehicles—poses a significant traffic hazard.

Furthermore, this development raises serious concerns regarding security. Estate communities like ours rely on open space, limited entry points for safety of our children and old age residents.

The environmental impact must also be considered. Densifying this parcel would require the removal of mature trees, disruption to existing drainage systems, and significant alteration of the land's topography. These changes degrade the natural beauty and environmental health of the area—features that were key in attracting homeowners to this community in the first place.

We urge Council to consider the long-term consequences of introducing such a jarring and inappropriate use into a well-established estate zone.

We therefore call on Vaughan Council to reject the proposed amendments and subdivision plan in full.

We appreciate your attention to this urgent matter and request to be notified of all future proceedings or meetings related to this matter. Regard!

Abdul Tayyab & Tahira Akhtar

■ Old Humber Cres Kleinburg

L0J 1C0

Kerrowood Estates Residents