

**Paul and Sandra Di Benedetto**

████ Old Humber Cres  
Vaughan, Ontario L0J 1C0  
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**Communication**

**CW(PM) – June 4, 2025**

**Item No. 3**

May 22, 2025

**Vaughan City Council**

**Subject: Formal Opposition to Proposed Development Adjacent to Kerrowood Estates**

**File No: OP.24.0144, Z.24.026 and 19T.24V007**

**2847382 Ontario Inc.**

**10990 & 11010 Highway 27**

Dear Members of City Council,

We are writing to formally express our strong opposition to the proposed development of 20 townhomes on the property adjacent to our estate community, which consists of approximately 40 custom homes, each valued at over \$4 million, with several exceeding \$10 million. This proposal presents numerous concerns that directly affect the character, safety, and integrity of our neighbourhood.

First and foremost, the density and scale of the proposed development are entirely inconsistent with the nature of our community. The estate lots in our area were designed to offer privacy, low traffic, and a serene residential setting. The introduction of a high-density townhome complex undermines the existing zoning character and will inevitably diminish the property values of the surrounding homes.

Equally troubling is the proposed access point to the Highway 27, the main road of ingress and egress. Traffic along this corridor is already substantial, particularly during peak hours. The addition of 20 new households—with multiple vehicles each—will significantly increase congestion and create further safety risks at an already busy intersection. We are deeply concerned about the potential for increased accidents and reduced quality of life for both current residents and future occupants of the development.

Further, we believe this development may place undue strain on local infrastructure and utilities, which were not designed to accommodate such a concentrated increase in usage. There are also valid concerns about environmental impact, including reduced green space, increased surface runoff, and the loss of mature trees and natural drainage areas.

The approval of this project would set a concerning precedent. Allowing medium- to high-density developments to encroach upon established estate communities compromises long-term planning principles and opens the door for further incompatible projects.

We respectfully urge the Council to reject this proposal and preserve the integrity of our community. We also ask that the voices of current residents be prioritized in future planning discussions that may affect our neighbourhood.

Thank you for your time and attention to this matter. We would appreciate being kept informed of any public hearings or meetings related to this development.

Sincerely,

**Paul and Sandra Di Benedetto**