

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Assunta Ferrante](#)  
**Subject:** FW: [External] Opposition to Proposed Townhome Development near Kerrowood Estates  
**Date:** Monday, May 26, 2025 8:28:25 AM

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**From:** Rita Marcolini [REDACTED]  
**Sent:** Saturday, May 24, 2025 2:39 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Marilyn lafrate <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Gina Ciampa <[Gina.Ciampa@vaughan.ca](mailto:Gina.Ciampa@vaughan.ca)>  
**Subject:** [External] Opposition to Proposed Townhome Development near Kerrowood Estates

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Rita & Richard Marcolini  
[REDACTED] Old Humber Crescent  
Kleinburg, Ontario L0J 1C0  
[REDACTED]

May 22, 2025

To: Vaughan City Council

Subject: Opposition to Proposed Townhome Development near Kerrowood Estates  
File Nos.: OP.24.0144, Z.24.026, and 19T.24V007  
Address: 10990 & 11010 Highway 27 – 2847382 Ontario Inc.

Dear Council Members,

I am writing to formally express my strong opposition to the proposed development of 20 townhomes immediately adjacent to our residence at 71 Old Humber Crescent. This project raises several serious concerns not only for our estate community as a whole but for our family and home in particular, as we would be directly affected by both construction and the long-term consequences of this development.

Our home is located right next door to the proposed site, and the disruption this project would cause is deeply concerning. From the constant construction noise, dust, and debris during the build phase, to the long-term invasion of privacy, increased traffic, and potential light and noise pollution—this development would have a significant and negative impact on our everyday quality of life.

The introduction of high-density townhomes is not in keeping with the character of our estate neighbourhood, where each home was designed to offer peace, space, and privacy. A development of this nature directly beside our home would eliminate those values. The proximity of this project would likely result in a permanent loss of green views, heightened noise levels from clustered homes and vehicles, and a diminished sense of security and tranquility that our family has long cherished.

Furthermore, the increased traffic and congestion on Highway 27—which serves as the primary access point—is already a concern. The additional vehicle volume from 20 new homes would worsen this, making it more dangerous and stressful to enter and exit our neighbourhood.

Lastly, approving this project so close to custom estate homes sets a harmful precedent for future planning, where carefully curated neighbourhoods could be gradually eroded by incompatible, high-density builds.

I respectfully urge Council to reconsider and reject this proposal. We ask that existing residents—especially those most directly impacted—be prioritized in planning decisions moving forward.

Thank you for your time and consideration. Please keep me informed of any meetings or public consultations regarding this development.

Sincerely,  
Rita & Richard Marcolini