

From: Clerks@vaughan.ca
To: [Assunta Ferrante](#)
Subject: FW: [External] Amendment file OP.24.011 zoning amendment file Z.24.026
Date: Monday, June 2, 2025 8:30:53 AM

From: Joseph Rizzo [REDACTED]
Sent: Friday, May 30, 2025 7:04 PM
To: Clerks@vaughan.ca
Subject: [External] Amendment file OP.24.011 zoning amendment file Z.24.026

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Vaughan City Council

Dear Members of City Council,

We are formally writing to express our opposition to the proposed development of 20 townhouses on the property adjacent to Kerrowood Estates. This area was approved by the City of Vaughan as an estate subdivision, with very specific By-laws to protect the investment of each homeowner. 10990 and 11010 Hwy 27 are currently zoned as commercial, adjacent to these properties is BLK 45 which was originally green space for Kerrowood Estates as BLK 45 did not fulfill the By-law requirements in place to allow the construction of a residential home. On July 15, 1999, at the request of the Kerrowood Estates Owners Inc. (the Kerrowood Residents Association) the City of Vaughan approved servicing works to be undertaken, for the construction of a pumping station and sanitary sewer which connected to the City's sanitary system.

Pursuant to the Municipal Act, Council enacted By-law 240-98 and By-law 357-98 to facilitate the works. An agreement was entered by the City, Kerrowood Estates Owners Inc. and Banca Commerciale Italiana to provide for the construction of the works, the finding of the works, and the collection of the cost from the benefitting lot owners. By-law 240-98 provides that the cost of the works is to be charged to the benefitting owners, By-law 357-98 provides that interest on the total cost per property shall be charged from the date of the first advance of funds until fully paid.

The construction of this pumping station and sanitary sewer system was designed for the 40 homes, volumes, flow, environmental impact, etc. The proposal of adding an additional 20 homes is very concerning for the current infrastructure and most importantly the potential environmental impact. The storm water collection pond is also

designed to accommodate current development flow capacities. This storm water pond is adjacent to the Humber River and a vast conservation space. Increasing storm water drainage / collection from the proposed development has a potential for significant concerns with the wildlife and contamination of the Humber River.

A safety concern with the turning lane into and out of this proposed development. Already a real issue with the traffic volume on Hwy 27. On any given day, being in the turn lane trying to enter Kerrowood Estates is dangerous. Southbound traffic frequently uses the turning lane as a passing lane to overtake southbound traffic. Adding potentially 60 plus vehicles from the proposed development will only magnify this already dangerous situation (head on collision).


I believe adding so many residents in such a small land parcel will cause quite a visual disturbance to us here in the Kerrowood neighborhood as well as an audible one. We pay to live in a neighbourhood where there are only 44 homes spread over 50 acres or so. We pay some of the highest taxes per home in Vaughan. Now you are proposing adding 20 homes on one acre? How can that be allowed as an after thought. This parcel of land could just as easily belong to our neighbourhood as it does on hwy 27. All of the adjoining parcels of land are in our community and subject to our subdivision agreement and not separate. This is a huge disservice to our community.

We respectfully request the Members of City Council to reject this proposed development and preserve the integrity of our community, its original official City approved plan, and the massive investments made by each Kerrowood Estates property owner, preventing the lowering property values if this proposed development is approved.

Thank you for the opportunity to express our strong opinions, and your time taken to review this letter. Please keep us informed on any news regarding this matter.

Sincerely,

Joseph Rizzo

 old Humber Cres
Kerrowood Estates