

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: [External] Strong Objection to Proposed Townhouse Development at 10990 & 11010 Highway 27  
**Date:** June-10-25 8:25:43 AM

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**From:** Afdis Sepan [REDACTED]  
**Sent:** Monday, June 9, 2025 11:01 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Strong Objection to Proposed Townhouse Development at 10990 & 11010 Highway 27

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Dear Honourable Members of Vaughan City Council,

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

We are writing to express our deep concern and strong opposition to the proposed development of twenty (20) townhomes at 10990 & 11010 Highway 27, directly adjacent to the Kerrowood Estates subdivision. This proposal represents a substantial and inappropriate departure from the planning principles that guided the creation of our community.

Kerrowood Estates is a distinctive estate neighbourhood, characterized by large private lots, consistent architectural design, and a quiet, low-density atmosphere. Residents purchased homes here with the understanding that this area would be preserved as an estate-style community. The introduction of townhomes undermines that expectation and contradicts the planning framework that has guided development in this area to date.

There is a fundamental issue of public trust at stake. Altering the character of a purpose-built estate neighbourhood to introduce incompatible density calls into question the integrity of municipal planning commitments. Highway 27 is already experiencing significant traffic pressure. The addition of multiple residential units—with the associated increase in vehicles—will further strain this corridor and pose additional risks for all road users.

From a community safety perspective, our neighbourhood was designed with limited access points and open space to support the well-being of families and older residents. A denser development threatens this sense of security and alters the character of the

area.

We urge Vaughan City Council to consider the long-term implications of permitting a development that is fundamentally out of step with the design, scale, and expectations of an established estate neighbourhood. We respectfully request that Council reject the proposed zoning amendments and subdivision plan in its entirety.

We appreciate your attention to this matter and would like to be notified of all future meetings or decisions related to this application.

Kind Regards,

Afdis Sepan

■ Forest Heights Blvd

Kleinburg ON

