

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – MAY 4, 2021

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Please note there may be further Communications.

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**COMMUNICATION – C1
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021**

From: Giulia Grossi [REDACTED] >
Sent: Thursday, April 15, 2021 4:12 PM
To: Clerks@vaughan.ca; [REDACTED]; DeFrancesca, Rosanna
<Rosanna.DeFrancesca@vaughan.ca>; Enio Quattrociochi [REDACTED] >
Subject: [External] Ozner Corp Development File OP.11.011 and Z.11.042

Hello,

I reside on Farooq blvd and received notice of this development. I strongly OPPOSE this development as it is not compatible with the area and surrounding subdivisions. The volume of high rise developments planned for Weston and Major Mackenzie saddens me. We moved here because we have two very small children and enjoyed the proximity to parks and schools and the relative quietness. With all that is planned, we are very concerned about traffic, noise and overcrowding. We are not happy.

Giulia Quattrociochi

COMMUNICATION – C2
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: Christina Scopa [REDACTED] >
Sent: Friday, April 16, 2021 3:03 PM
To: Clerks@vaughan.ca
Subject: [External] 10131 Weston Road Application

Hello, My name is Christina Scopa and I live at [REDACTED] Tiana Crt, just north of the proposed site of the 9-storey residential apartment building.

My husband and I are unable to attend the public meeting on May 4th but would like to **OPPOSE** the application due to the fact that our area is already quite congested in terms of traffic and, with the addition of 192 potential residents, that traffic and congestion would only worsen.

As well, we love our neighbourhood the way it is and don't like the idea of having a 9-storey dwelling added to it as it will not only be an eye sore, but will also potentially make way for the construction of *other* low rise (and possibly high rise) buildings in the future, completely changing the look and feel of our neighbourhood. If we wanted to stare at a bunch of buildings, we would have moved back to Toronto.

We hope that our concerns are heard and that the application for the construction of this building does not get approved.

Thank you so much for your time.

Christina Scopa

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COMMUNICATION – C3
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: Akin Reju [REDACTED] >
Sent: Saturday, April 17, 2021 1:39 PM
To: Caputo, Mary <Mary.Caputo@vaughan.ca>
Cc: Aanu Reju <[REDACTED]>
Subject: [External] Official Planning Amendment File OP.11.011/Zoning By Law Amendment File Z.11.042

Dear Mary Caputo,

I am a resident and I live on [REDACTED] Retreat Blvd. I note with concern the application for to amend the Bylaw to permit construction of 9 story apartment blocks on the Weston / Retreat intersection and I wish to register a **strong objection** to it. I will require publicly available publication on the proposed plan and the purported benefit that the planners have submitted.

Apart from the fact that the proposed building will be literally standing on top of our buildings (my house is 3 houses away from the proposed location) it will seriously invade our right to privacy and we made us feel insecure in our homes because the dwellers of the 9 story building can look over

into our back yards.

All communication can be sent to me in the email address and my telephone number is

[REDACTED]

Akinwumi Reju

--

Akin Reju

[REDACTED]

From: Elle Volanis [REDACTED] >
Sent: Tuesday, April 20, 2021 12:36 PM
To: Caputo, Mary <Mary.Caputo@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: Re: [External] file OP.11.011

Hello Mary,

Thank you for all the detailed information you provided, I do really appreciate it.

I would like to address my concerns on May 4th about this build. With so many single family homes being built in our area which hold the value high, an apartment building north of a major intersection will really take away a lot from the community. A 9 storey building aside from aesthetically being unappealing but it is really not practical to what we need in our neighbourhood. I won't get into all the details here but you can add me to the list on May 4th for a deputation.

Thank you again,

Elle



Virus-free. www.avast.com

On Mon, Apr 19, 2021 at 4:01 PM Caputo, Mary <Mary.Caputo@vaughan.ca> wrote:

Hi Elle,

Please see the link below to the architectural drawings.

https://vaughancloud-my.sharepoint.com/:b/g/personal/mary_caputo_vaughan_ca/EXLTcVaMjDJFm9ZN1u-pPRMBV2dsdh2EEyN9h8vViwmqmg?e=WCctzk

Thank you,

Mary Caputo, Hon. B.A., MCIP RPP
Senior Planner
905-832-8585 ext. 8635 | mary.caputo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



From: Elle Volanis <[REDACTED]>
Sent: Thursday, April 15, 2021 3:26 PM
To: Caputo, Mary <Mary.Caputo@vaughan.ca>
Subject: Re: [External] file OP.11.011

Hello Mary,

I tried to reach you on your extension at the office. Feel free to contact me when you can tomorrow.

Elle
[REDACTED]

[REDACTED] Apr 15, 2021, at 11:42 AM, Caputo, Mary <Mary.Caputo@vaughan.ca> wrote:

Hi Elle,

Is it possible to have a chat with you regarding the application?

Thank you,

Mary Caputo, Hon. B.A., MCIP RPP
Senior Planner
905-832-8585 ext. 8635 | mary.caputo@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
[<image001.jpg>](#)

From: Elle Volanis <[REDACTED]>
Sent: Thursday, April 15, 2021 10:56 AM
To: Caputo, Mary <Mary.Caputo@vaughan.ca>
Subject: [External] file OP.11.011

Hello Mary,

I am requesting further information on file OP.11.011 amendment z.11.042

Corner of Weston and Retreat.

Thank you,

Elle

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

COMMUNICATION – C5
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: Jamie Doolittle [REDACTED] >
Sent: Thursday, April 22, 2021 7:18 AM
To: Clerks@vaughan.ca
Subject: [External] Fwd: Ozner Application at Weston Rd and Retreat Blvd

Sent from my iPhone

Begin forwarded message:

From: Jamie Doolittle [REDACTED] >
Date: April 14, 2021 at 7:43:57 AM EDT
To: rosanna.defrancesca@vaughan.ca, Francesco.Sorbara@parl.gc.ca
Cc: [REDACTED]
Subject: Ozner Application at Weston Rd and Retreat Blvd

Good morning!

I live with my family at [REDACTED] Zachary Place; directly beside this proposed 9-storey apartment building at the end of the cul-de-sac. My family and the rest of our neighbours vehemently oppose the construction of these apartment buildings, for the following reasons:

1. Our street is filled with young families whose children come and play in the cul-de-sac. There are basketball nets set up for children to play, lots of room for biking, scooting and running at the end of our street. If this building goes up, not only would their units be directly overlooking our cul-de-sac, but it would be blocking our afternoon sun. This would completely ruin the experience of all the families on our street, and Retreat Blvd.
2. Our townhouse is our forever home and we invested significantly in it last year, putting in an outdoor oasis and pool. If these apartments go up, we would have no afternoon light whatsoever. Further, we would lose our view of the beautiful sunsets and instead have a HUGE eyesore to look at.
3. We moved to this area for its beauty and appeal to young families with the homes, parks and green space 8 years ago. We do not want Major MacKenzie and our homes

to become the new Highway 7 with mid-high rise buildings. We do not want these eye sores in our sight lines.

4. With all the development North of Major Mac on Pine Valley and Teston/Kipling, the traffic is only going to get worse as new homeowners make their way to the 400 and Go Station. We do not want these large, dense buildings in our neighborhood which will put further strain on traffic and overfill our already-overflowing parks and play areas in the neighborhood.

5. The property values will be significantly impacted by this apartment building and others. This is a destination spot for young families who are investing in their future; we will all be significantly impacted by these developments. These builder developers can still make huge profits and bring economic growth to our neighborhood without building mid-high rise buildings on their land held for development.

We need our elected officials like you to stand up for the wants and needs of Vellore's residents and your constituents. We do not want these apartment buildings along Major MacKenzie; they do not belong here.

I appreciate your assistance as we fight for a plan that makes sense and will be embraced by our neighborhood.

Sincerely,

Jamie Doolittle

A black rectangular redaction box covering the signature of Jamie Doolittle.

Sent from my iPhone

COMMUNICATION – C6
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: Reno Capano [REDACTED] >
Sent: Friday, April 23, 2021 7:36 AM
To: Clerks@vaughan.ca
Subject: [External] File OP.11.011, Z.11.042 - Ozner Corporation (South) - 10131 Weston Road - Resident on Retreat Blvd

I would like to be able to voice my opinion at the live meeting with respect to this development. Additionally, I would like to be informed of the decision. With respect to this development, I am strongly opposed to adding a building in this location. We are already plagued with traffic in this intersection as is. The building itself is not something that should be placed around the community, which consists of detached, semi detached and townhouse dwellings. We definitely do not need buildings in this area, and these should be placed closer to highway 7, if at all. It seems as though any developer who wants to put a building up in Vaughan can do so wherever they see fit, even though it does not fit with the original vision for the area. I did not buy in this area to be surrounded by buildings, and if I wanted that I would move to Toronto. This will definitely infringe in peoples privacy who live close by.

Reno Capano
C.E.T., PMP®.



[REDACTED] Chrislea Road
Woodbridge, ON [REDACTED]

t [REDACTED]
[REDACTED]

tacc.com



From: [REDACTED] >
Sent: Thursday, April 22, 2021 2:30 PM
To: Clerks@vaughan.ca
Subject: [External] Official Plan Amendment File OP. 11.011 / Zoning By-law Amendment File Z.11.042

Good afternoon,

I'm writing in regard to a letter received at my residence in respect to "Official Plan Amendment File OP. 11.011 / Zoning By-law Amendment File Z.11.042".

I strongly **oppose** to the changes being requested, specifically regarding the 9-story apartment building proposal for the following reasons:

- The addition of 192 residential units in this limited space is a very high density that will cause crowding and increased traffic, noise and congestion in an already high traffic and overly crowded neighbourhood. This will result in even heavier traffic on surrounding streets. Further, it will result in more vehicles on the roads, increasing safety concerns.
- The real estate value of single-family homes will be greatly effected due to the negative impact on the peaceful environment that an apartment complex would bring. Property values would further decrease because of the footprint an apartment building imposes on the neighbourhood ambience and sight lines.
- In urban areas, there is a 7 times higher problem interaction rate between apartment/high density dwellers when compared to individual allotment homeowners. This will also impact law and order, and again increase safety concerns.
- Families who purchase single family dwellings in the suburbs, do so with the expectation of a safer community for themselves and their children. This comes at a high cost. To add this proposed apartment complex would not only impact the value of these homes, but also the safety of the community as a whole.
- Personal privacy for nearby homeowners becomes an issue with their homes being easily viewed from windows, balconies, etc, of apartment units.
- Urban neighbourhoods provide an environment characterized by its density and its apartment buildings, and are inhabited by renters who may not reside at the same address for an extended period. Those conditions do not favour the development of cohesive local communities able to exert social control over behaviour, particularly criminal behaviour (*Sampson and Morenoff 2004*). Moreover, the high residential mobility and the fact of being renters may limit people's attachment to their places of residence and neighbourhoods. Thus, resulting in a neighbourhood degradation.

Please keep me informed of any decisions that are made with regards to these proposed changes.

Thank you,

Rosa Tamm

COMMUNICATION – C8
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: Laydin Bowles [REDACTED] >
Sent: Tuesday, April 27, 2021 6:58 AM
To: Clerks@vaughan.ca
Cc: [REDACTED] Kirk Bowles [REDACTED] >; Hunter Bowles [REDACTED] >
Subject: [External] Weston Road and Retreat

To: City of Vaughan

I am writing to you to let you know that as residents on Retreat Blvd, we are rejecting the high rise proposal at the corner of Retreat and Weston Road.

Some concerns include:

- traffic congestion - reduce family time and increase mental stress to our day to day lives
- high rise is not consistent with the existing community landscape which was our primary reason for moving to live in this community
- Canada's Wonderland/Cottage Route/commercial buildings/hospital - will further add to the existing grid lock on hwy400 making it impossible to get into the residential community
- further reduce air quality since we live near an existing highway
- privacy issues for surrounding residents

Thank you for your attention. Please save our community.

Regards,
Laydin and Kirk Bowles
[REDACTED] Retreat Blvd

[Sent from Rogers Yahoo Mail for iPhone](#)

From: Paul [REDACTED] >
Sent: Wednesday, April 28, 2021 10:07 AM
To: Clerks@vaughan.ca
Subject: [External] Amendment plan

I am writing in regard to an official plan amendment, rezoning and site development proposal on Major Mackenzie and Weston Road (files OP. 11. 011, Z. 11. 042, and DA. 11. 113).

As a member of the community who lives in close proximity to this land, I am in complete disagreement to this proposal.

When we purchased our home, we researched the proposal of the land around us including the land in question, and purchased our home based on what was planned to be built there. It is completely unfair to change the proposal when people purchase their home based on what is expected, approved and planned to be there and then to have it completely changed into something else.

The proposal causes many problems such as congestion; not just congestion with traffic which is already very congested but also community congestion. The amount of shops and cars are turning our residential community, which consists of many young families, into a busy and dangerous place. It is no longer a quiet , safe community to raise children. Our schools are also congested and this proposal will only continue to overcrowd our schools and further deteriorate our community. We bought our homes to get away from the busy, dangerous and congested city of Toronto but these proposals and numerous condo buildings are turning Vaughan into Toronto. instead of looking to destroy our community, why not choose to enhance it? We need more green spaces for children and people

to roam not high-rise buildings with overcrowding number of people. Not only will the overcrowding destroy our community but just the sight of it will as well. It is a great eyesore to those of us who look out our window only to see views blocked from large buildings.

It is very sad that such a proposal to destroy our community is even being considered, especially during a time like this. It is despicable to think that anyone is taking advantage of the pandemic for financial gain. You cannot consider this when we are locked down and unable to attend meetings and speak our minds-our democratic right. In fact, I look forward to either watching or reading the minutes of this meeting that discusses and votes on the proposal so I, along with other community members, can know which of our 'representatives' elected in their position actually represented the concerns of their voters or the concerns of the money hungry corporations.

Thank you

S. Onorati

**COMMUNICATION – C10
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021**

From: Michelle Simoes [REDACTED] >
Sent: Wednesday, April 28, 2021 12:52 PM
To: Clerks@vaughan.ca
Subject: [External] Opposition to Ozner Corp 9-storey building at Weston and Retreat blvd

We are writing this letter in strong opposition to the proposed 9 storey residential apartment building at 10131 Weston Road and Retreat Blvd. Official plan amendment file OP.11.011, zoning by-law amendment file Z.11.042. We have already written an opposition letter to the previous 12 storey application (Feb 2012) and continue to oppose any high or mid rise building in the area.

It is deeply disturbing to think of such a monstrosity at the end of residential street. In an area of single family dwellings it is not suitable to erect a 9 storey building. We did not leave the high density Toronto metropolis to be towered over by apartment buildings. We value the community and values of the much sought after Vellore Village community and deeply oppose the introduction of any structure about a 3 storey level.

Please do not approve this amendment.

Regards,

Phil and Michelle Simoes
[REDACTED] Retreat Blvd
Woodbridge, On

COMMUNICATION – C11
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: NguyenThanh Giang <[REDACTED]>
Sent: Wednesday, April 28, 2021 4:37 PM
To: Clerks@vaughan.ca
Subject: [External] Request to speak on May 4, 2021 regarding oppose building of the subject land: 10131 Weston Rd (Ozner Corp)

Please add me in to speak on that day. Thank you city clerks.

Dear Sir/Madam,

My name is Giang Nguyen. I'm the owner of [REDACTED] [Isaiah Dr in Woodbridge](#). I'm writing this letter to object the Ozner Corporation South-10131 Weston Road. Initially We are from Toronto and want to move to suburban where we can started our family. When we bought our first property in Vaughan was in Retreat Blvd from Lormel Homes same entity as Ozner promised to build a commercial/retail plaza for the plot of land above. At first we were happy at our home until after we moved in for 3 years. Ozner proposed to build two 12-storey towers. We were afraid that the area will be problematic so we have to sell our house and leave the area. After we left Woodbridge, we heard the building proposal was withdrawn. My family was happy and want to return to the same neighbourhood so we bought another house where we are currently living in. Everything were wonderful until now Ozner Corporation proposed to rebuild the two 12 storeys towers again and then withdrawn. It was a relief for my family and many others in the neighborhood.

And now Ozner Corp proposed to build a 9 storey apartment and 10 townhouse units. In ours and many others in the neighbourhood are very concerns about chaotic they are creating adding more congestion and traffic, lower the value of ours houses in the neighbourhood. We are also facing privacy issues, and takes away the sunlight that shines on our houses.

We were forced to sell ours home and out of the neighbourhood we love. Please don't let Ozner Corp again and again do this to our family and many of our neighbours.

We therefore strongly urge the City of Vaughan to reject the proposed by Ozner Corporation to build a 9 storey building and give them the only replacement is building of townhouse on the property or it can be remains as original zoned that is for a low-rise commercial plaza.

Thank you for your time and consideration. If you have any questions please do not hesitate to contact me at [REDACTED]

Sincerely,

Giang Nguyen

[Sent from Yahoo Mail for iPad](#)

**COMMUNICATION – C12
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021**

April 22, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan
Office of the City Clerk
2141 Major MacKenzie Drive
Vaughan, Ontario L6A 1T1

Dear Sir or Madam,

Re: Official Plan Amendment File OP.11.011

Re: Zoning By-Law Amendment File Z.11.042

Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard)

Our names are Paul Scourtoudis and Claudia Laguna. We are the owners of the residence located at [REDACTED] Isaiah Drive in Vaughan, Ontario. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan. Our reasons for objecting are as follows.

Isaiah Drive is a street just around the corner from the proposed development. Our home backs on to the pond. We were one of the first people to purchase a home on Isaiah Drive in 2009, and our experience living in the neighbourhood since 2010 has been a great one, up to now.

We purchased our home from Lormel Homes, which we understand is a related entity to Ozner. When we purchased our home, we reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a commercial/retail plaza. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter).

About 7 years ago, it came to our attention that Lormel (or a related entity to Lormel), had put forth a proposal to build a residential high-rise development of two 12-storey towers. This came as a shock to us, as well as many others in the neighbourhood. We participated in City of Vaughan meetings along with many others and raised our concerns. The proposal was ultimately withdrawn to our relief and to the relief of the many others in the neighbourhood.

And now we are faced with this new development proposal by Ozner. It is our understanding that the development being proposed is a 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is likewise very problematic for many of the same reasons as the previous proposal. In addition to greatly adding to the congestion and traffic in the neighbourhood, it will also have negative affect on the aesthetic and price of homes in the neighbourhood. The proposed 9-storey building will also similarly take away the sunlight that shines on our homes and pond which we enjoy so much. We also have very serious concerns that our backyards will be in plain sight of those constructing, and eventually inhabiting, the high-rise building thereby taking away our privacy and reasonable enjoyment of our property.

Although we appreciate that Vaughan may wish to create further population growth in the City, this particular residential neighbourhood in Vaughan is not the place to do it. There are many high-rise condominiums being built around the Vaughan Metropolitan Centre and along the Highway 7 corridor, and we encourage the City to continue to create density in those parts of the City, as well as in other appropriate spaces.

In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted.

Sincerely,

Paul Scourtoudis



Claudia Laguna



cc: Ward 3 Councillor – Attention: Rosanna DeFrancesca (by e-mail)

COMMUNICATION – C13

ITEM 1

Committee of the Whole (Public Meeting)

May 4, 2021

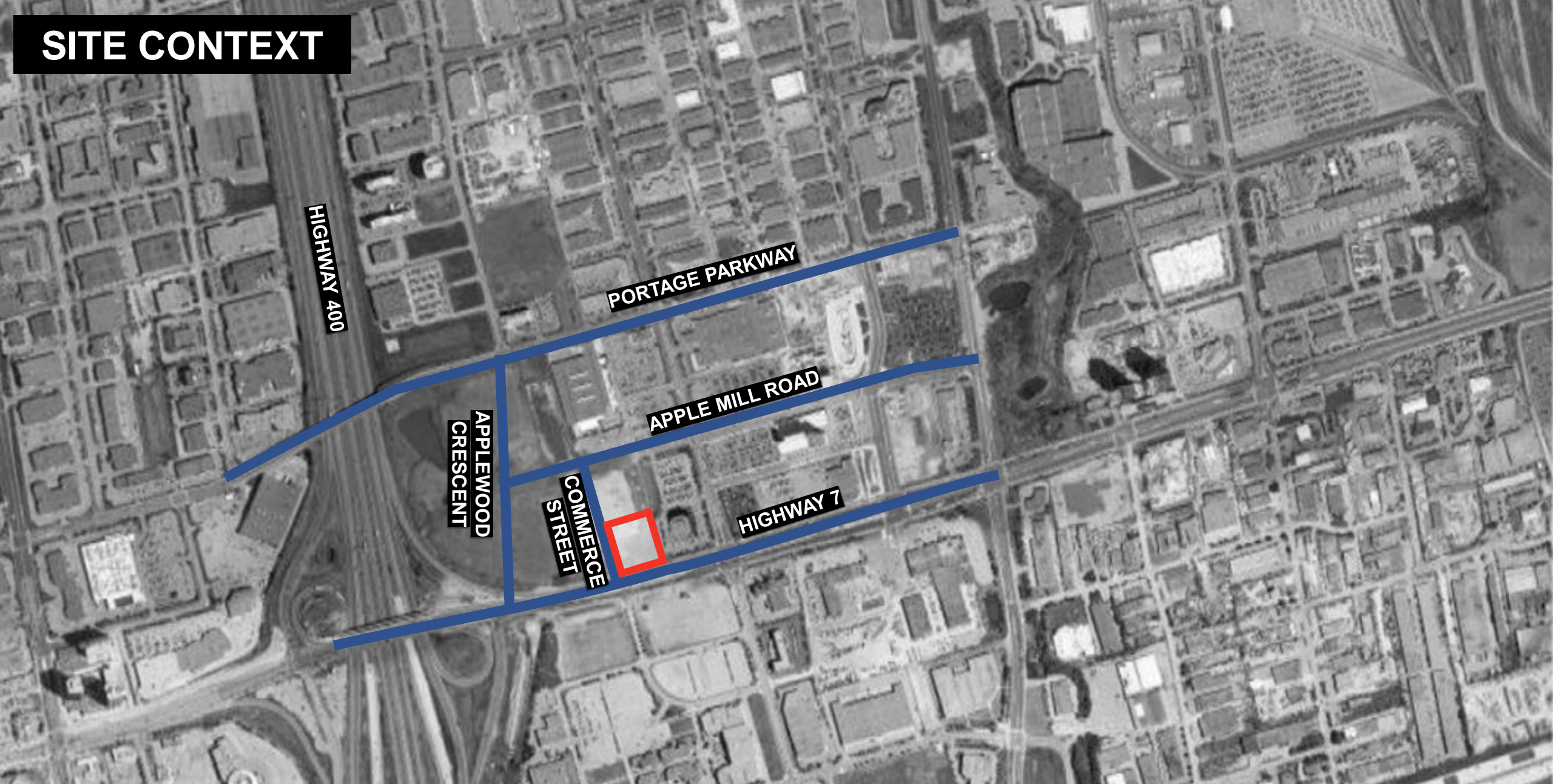
VMC Block E2 Public Meeting



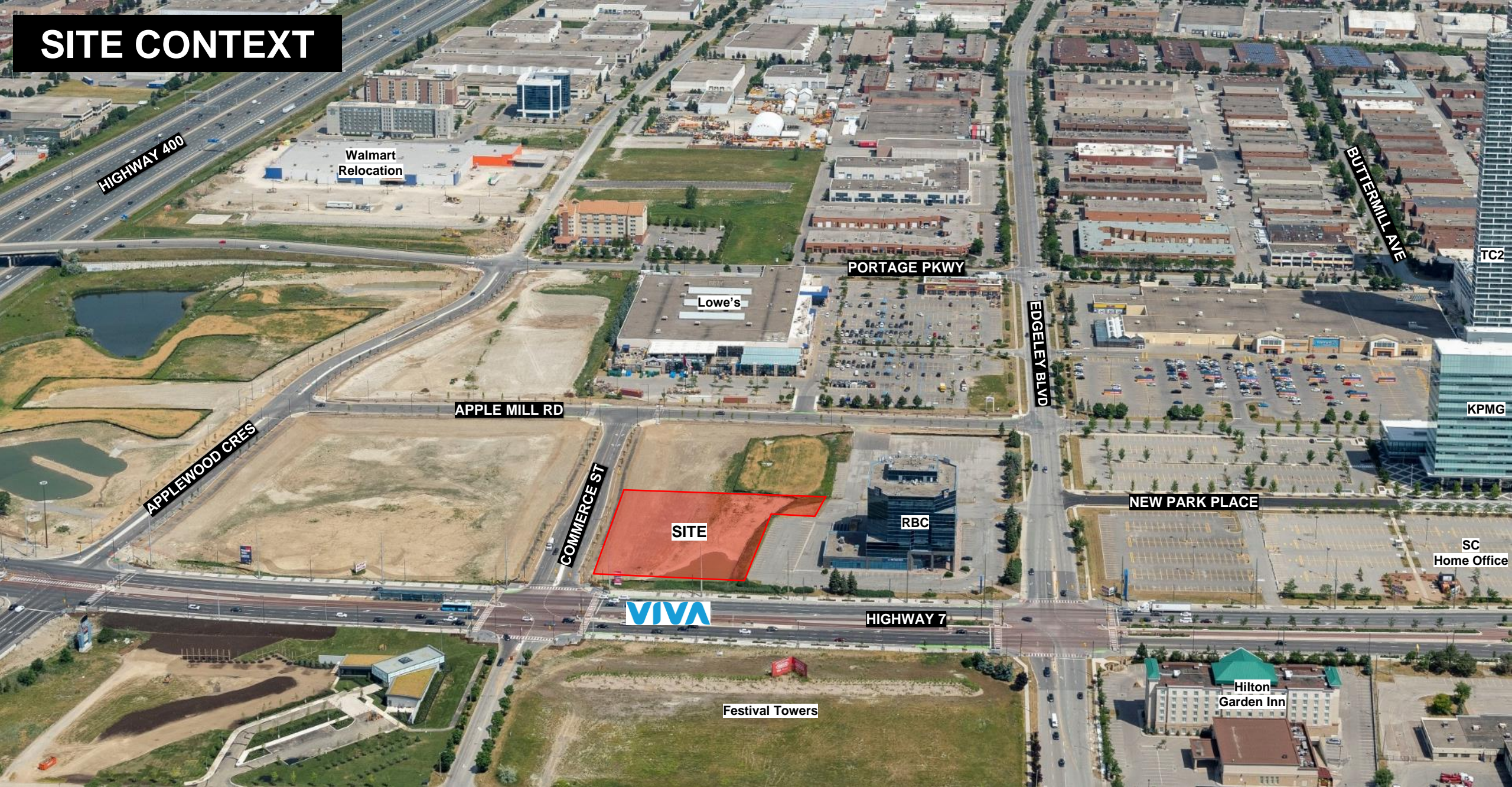
TACC
DEVELOPMENTS

MAY 4th 2021

SITE CONTEXT



SITE CONTEXT



SITE CONTEXT

VMC MASTER PLAN

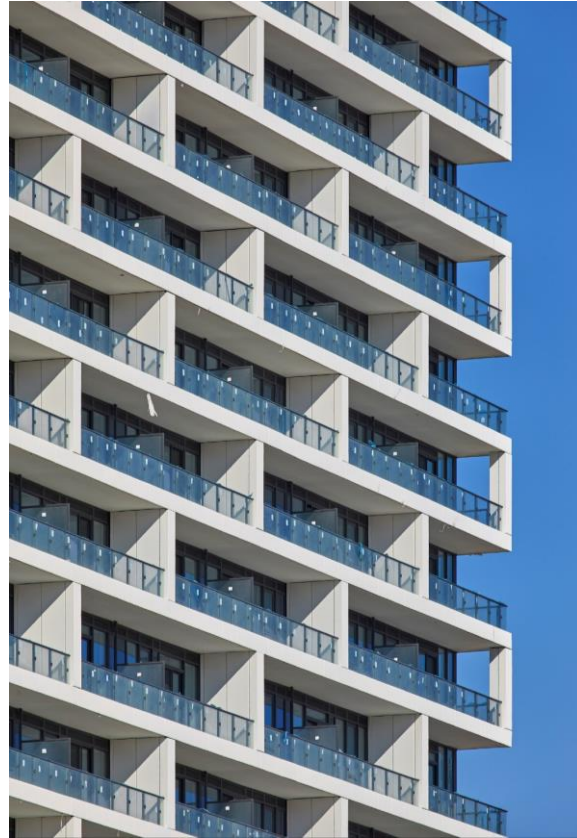


Block E2



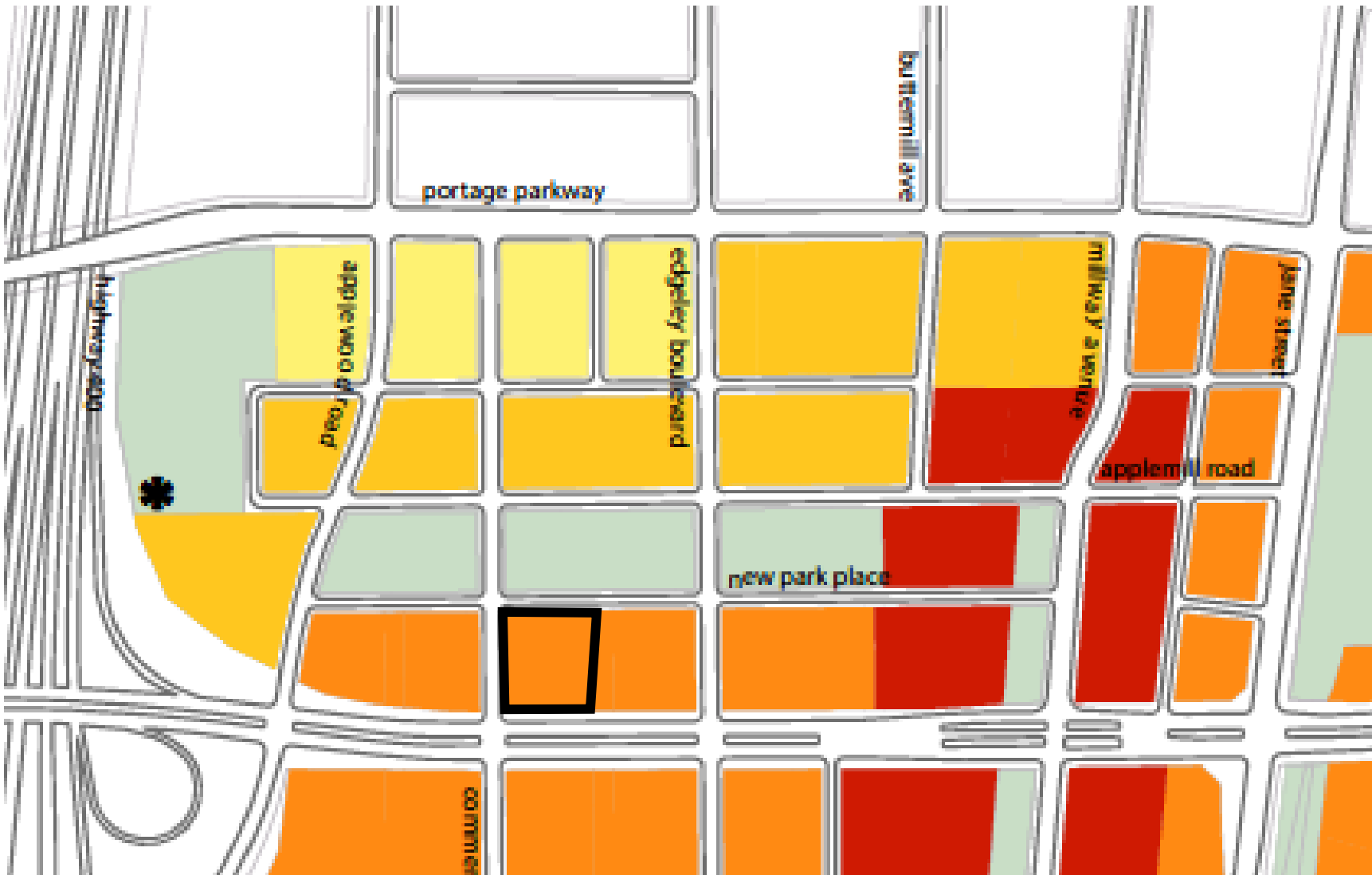
SITE CONTEXT

BUILT TO DATE



SITE CONTEXT

VMC SECONDARY PLAN



VMC Secondary Plan: Station Precinct

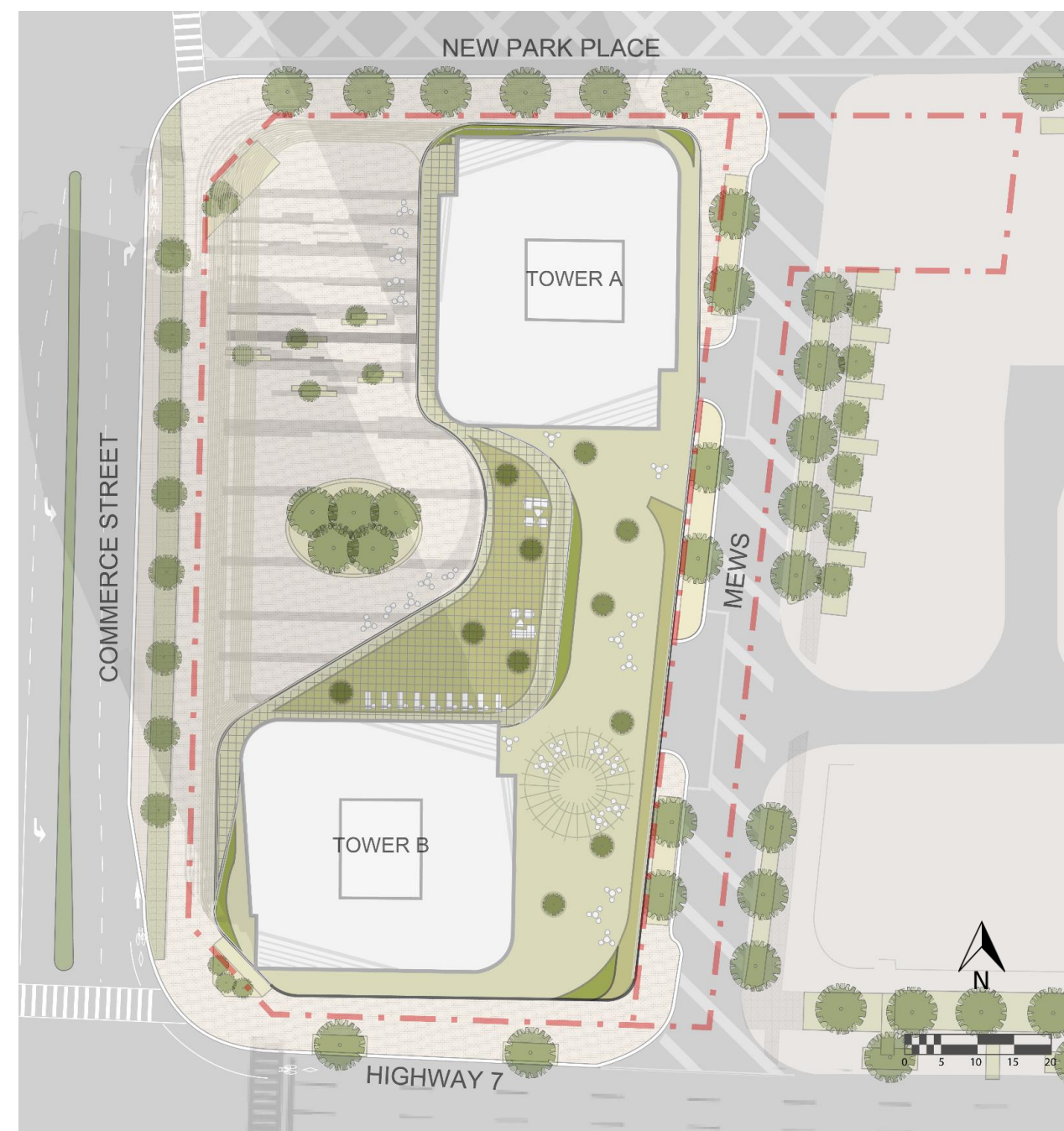
□ Block E2

- H 6 storey minimum - 35 storey maximum
D 3.5 minimum FSI - 6.0 maximum FSI
- H 5 storey minimum - 30 storey maximum
D 2.5 minimum FSI - 5.0 maximum FSI
- H 5 storey minimum - 25 storey maximum
D 2.5 minimum FSI - 4.5 maximum FSI
- H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)
D 1.5 minimum FSI - 3.0 maximum FSI
- major parks and open spaces
- ✱ see policy 6.3.2

CURRENT PROPOSAL

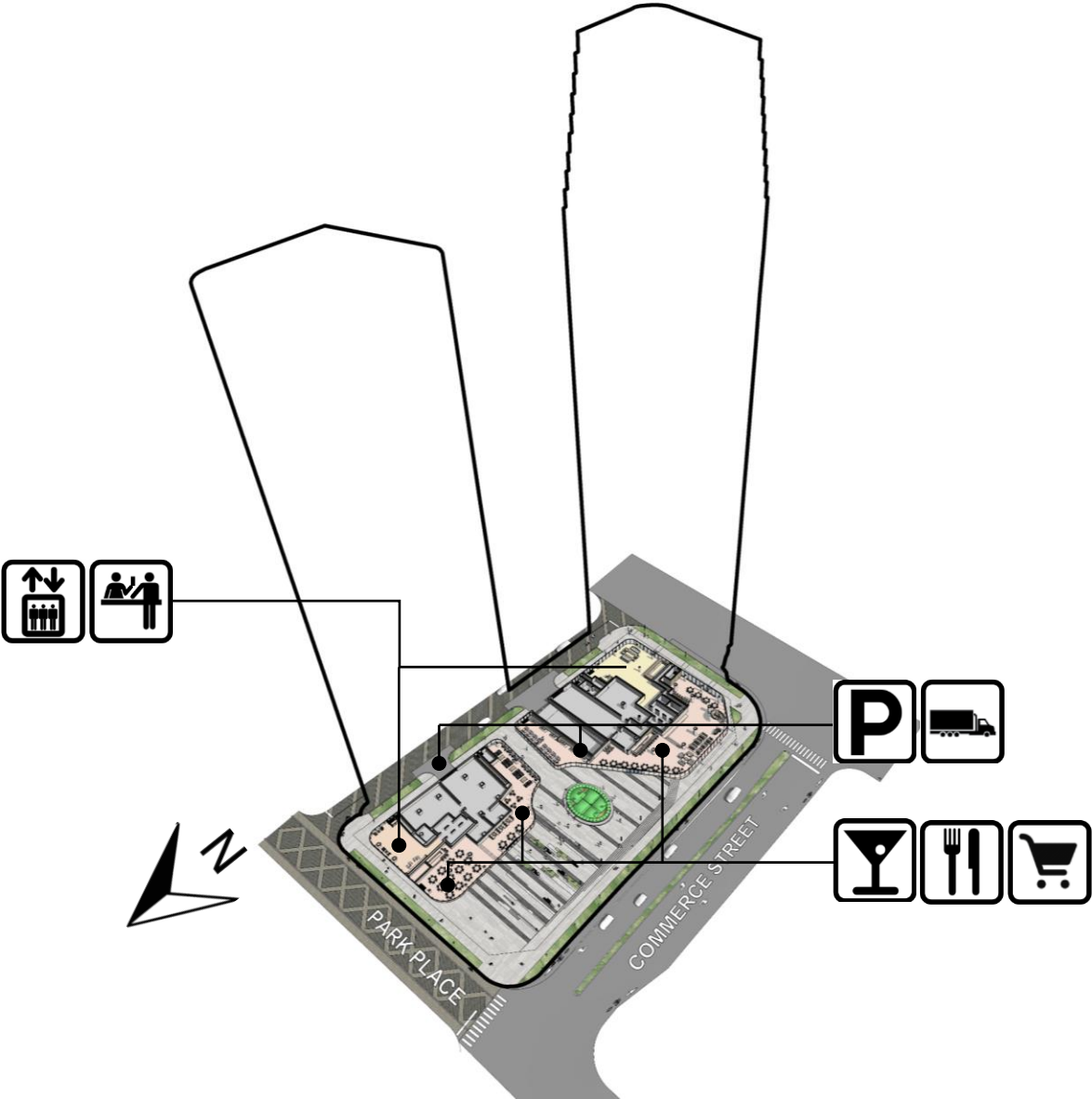
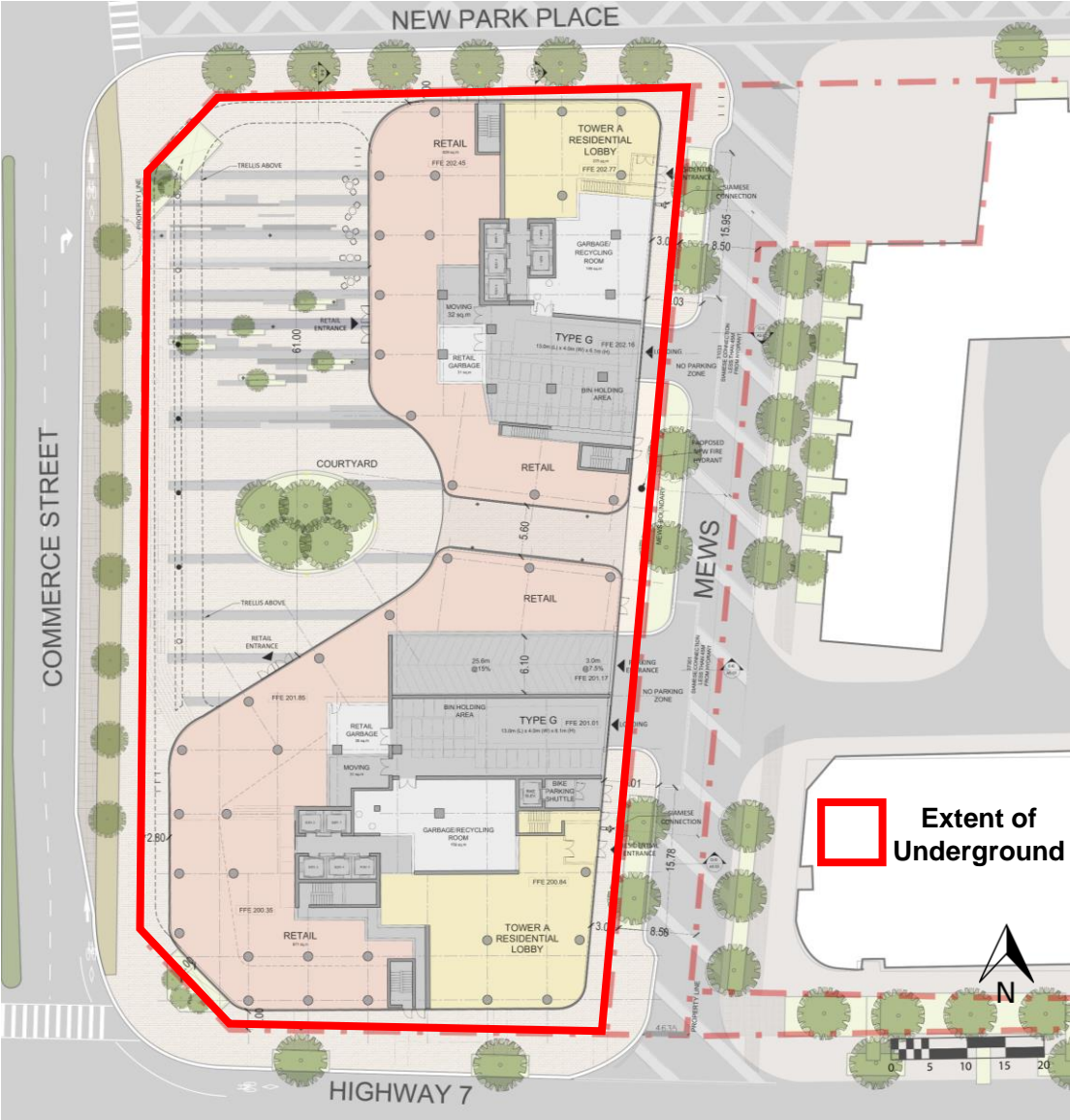
SITE STATISTICS

Site Area	6,856 m2
Site Area (Policy No. 8.1.20)	10,944 m2
FSI (Policy No. 8.1.20)	8.05 FSI
North Tower GFA	39,646 m2
South Tower GFA	48,408 m2
Total GFA	88,055 m2
Residential GFA	86,270 m2
Commercial GFA	1,785 m2
Total GFA	88,055 m2
Number of Units	1,070 units
Number of Bike Parking	650 stalls
# of Vehicle Parking	429 stalls (0.40x)
Indoor Amenity Area	2,549 m2 (2.38x)
Outdoor Amenity Area	1,954 m2 (1.83x)
Total Amenity Area	4,503 m2 (4.21x)



CURRENT PROPOSAL

GROUND FLOOR PLAN



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS





THANK YOU

From: Joseph G. [REDACTED] >
Sent: Thursday, April 29, 2021 9:47 PM
To: Clerks@vaughan.ca
Subject: [External] Opposed construction

Hi there,

I am a resident at Vellore Village. While I cannot speak on behalf of everyone in my neighbourhood, we, who have congregated at the local parks and playgrounds, vehemently opposed the construction of the proposed 9 story building at Major Mackenzie and Weston Road.

This proposed construction does not have the interests of the current residents in mind, and as such we oppose the construction on the following grounds:

1. Congestion: the Vellore Village area has exploded over the past few years, and congestion has increased dramatically. This increase does not account for the new hospital, which is sure to strain residents further.
2. Urban plan: the construction of a 9 story building does not fit the neighbourhood plan visually. There are no buildings in this suburban area. Adding that building would be unsightly and out of place. The area is already cramped with the additional houses that have been erected and will continue with the additional houses proposed.
3. Infrastructure: the existing infrastructure is unlikely to support the building. There are several large office buildings and numerous houses that are taxing the city's resources. In addition to being entirely out of place, the urban plans cannot possibly support the building and its requirements.

Please reject the proposal as it will ruin the neighbourhood.
Expanding single family homes or commercial properties is more appropriate for the area.

Should the building be approved, it will clearly show that the existing elected government doesn't not have the interests of its constituents at heart.

Thank you,

Joseph

From: Sameera Hyder [REDACTED] >
Sent: Wednesday, April 28, 2021 6:34 PM
To: Clerks@vaughan.ca; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Letter of Support-South-East corner of Weston Road and Retreat Boulevard

Dear City of Vaughan and Hon. R. DeFrancesca,

My name is Sameera Hassan and I am a resident at Manordale Crescent, Kleinburg. [REDACTED].

I am emailing to give my unconditional support for the development by Ozner Corporation at Weston and Retreat.

It is a known fact that housing demand far exceeds the current supply. This supply-demand mismatch is what has been creating abnormal price hikes and planned development would alleviate this pressure.

Irrational price increase of single homes and detached is depriving household of a decent living which hopefully would be achievable by this development.

In the neighbourhood itself, every other house has a basement rented, @ anywhere between 1500-2000 which is about 50% of the average monthly take home. The planned development by Ozner Corp. would help provide a decent living to families who want to move out and lead a decent living.

As for the infrastructure, I have been living here for around 2 years and I think the area is sufficiently equipped to handle growth. This would even benefit the current residents with increasing tax revenue collected by the city which could be used for the betterment of the vicinity.

If a cost-benefit analysis is carefully undertaken, I am sure social benefits would outweigh the cost.

I did attend one of the neighbourhood meetings and I was ashamed to hear concerns about prices of homes going down due to this development. I think it is important that we think collectively and not in an individualistic manner.

Thankfully I can afford a home to buy and to rent, but I cannot turn a blind eye to the social disparity and injustice the housing market has unleashed.

For any clarification, I can be reached via email or call at [REDACTED].

Regards,

Sameera.

COMMUNICATION – C16
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

-----Original Message-----

From: Joana Johnson [REDACTED] >
Sent: Sunday, May 02, 2021 4:58 PM
To: Clerks@vaughan.ca
Subject: [External] Rejecting Ozner application.

May 1, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan

Office of the City Clerk

2141 Major MacKenzie Drive Vaughan, Ontario L6A1T1 Dear Sir or Madam,

Re: Official Plan Amendment File OP.11.011 Re: Zoning By-Law Amendment File Z.11.042

Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard.

My name is Paul Scourtoudis and I Am the owner of a residence located at [REDACTED] Tiana Court. I am writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

Our reasons for objecting are as follows.

We purchased our home from Lormel Homes, which we understand is a related entity to Ozner. When we purchased our home, we reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter).

About 6 years ago, it came to our attention that Lormel (or a related entity to Lormel), had put forth a proposal to build a residential development of two 12-storey towers. This came as a shock to us, as well as many others in the neighbourhood. Many of us attended and participated in City of Vaughan meetings and raised our concerns. The proposal was ultimately withdrawn to our relief and to the relief of the many others in the neighbourhood.

Now we are faced with this new development proposal by Ozner Corp. It is our understanding that the development being proposed is a 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is likewise very problematic for many of the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighbourhood, it will also have negative affect on the aesthetic and price of homes in the neighbourhood. The 9-storey building will take away the sunlight that shines on our homes and pond which we enjoy so much. They are proposing to build a tower to block our sun and invade the privacy that we enjoy in our backyards. We have no problem with the development going ahead with either commercial or residential low rise buildings.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighbourhood is not the place to do it. There are many condominiums being built around the Vaughan Metropolitan Centre, along the Highway 7 corridor, and along Major streets that don't affect the sun or the privacy of your citizens.

In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.
All of which is respectfully submitted.

Sincerely, Paul Scourtoudis.

Have a wonderful day

COMMUNICATION – C17
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: elena scourtoudis [REDACTED]
Sent: Sunday, May 02, 2021 5:00 PM
To: Clerks@vaughan.ca
Cc: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Rejecting Ozner proposal

Good day,

May 2, 2021
Via E-Mail (clerks@vaughan.ca)
City of Vaughan
Office of the City Clerk
2141 Major MacKenzie Drive Vaughan, Ontario L6A1T1

Dear Sir or Madam,
Re: Official Plan Amendment File OP.11.011 Re: Zoning By-Law Amendment File Z.11.042
Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard).

I, Elena Scourtoudis live at [REDACTED] Tiana Court. I am writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

My reasons for objecting are as follows.

I purchased my home from Lormel Homes, a related entity to Ozner. I reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza much like the rest of the neighborhood. That is something that I have seen on many corners in residential subdivisions, and I took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter).

6 years ago they put forth a proposal to build a residential development of two 12-storey towers. That got shut down now they come back again with the new proposed 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is my position that the current proposed development is very problematic for the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighbourhood, it will also have negative affect on the aesthetic and price of homes. The 9-storey building will take away the sunlight that shines on our homes and

will take away the privacy that we enjoy in our backyards.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighbourhood is not the place to do it. Condominiums along Major streets that don't affect the sun or the privacy of your citizens is the way to improve your density for a tax base. This site is not the place for such a development!

In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

I therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, I ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

I thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact me.

All of which is respectfully submitted.

Elena Scourtoudis



COMMUNICATION – C18
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

-----Original Message-----

From: Doug [REDACTED] >
Sent: Sunday, May 02, 2021 7:05 PM
To: Clerks@vaughan.ca
Cc: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Highrise development at Weston and Retreat

As a resident of this area, Vellore Park Ave, I am absolutely apposed to this development! It will be an incredible eye sore, will create even more terrible traffic, it's already terrible, crime will seep into the area and will have a very bad effect on our property values. I understand why councils always bend to the whims of big developers, lots of money in it for y'all isn't there. A little extra cash here and there, a few trips now and then, the sort of thing that is illegal for us to do but politicians get to do it all the time.
NO to this ignorant development! NO!

Doug
Sent from my iPad

COMMUNICATION – C19
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

May 2nd 2021

Rosanna DeFrancesca
Ward 3 Councillor
Vaughan City Hall, Level 400
2141 Major Mackenzie Dr.
Vaughan, Ontario
L6A 1T1

Dear Councillor DeFrancesca,

I am writing to you ahead of the public hearing on May 4th, 2021, regarding the application (Official Plan Amendment File OP.11.01) submitted by Ozner Corporation (South) regarding the property located on 10131 Weston Road.

Please allow me to provide a brief background about our family, attraction to the neighborhood, followed by my concerns with the application.

Our family resides on Retreat Blvd. approximately 75 meters from the subject property. My wife and I had two daughters when we moved in, we have since grown to a family is six, with four young daughters. Shortly after moving into the neighborhood, we became aware of an application to develop an exceptionally large apartment building on the same property, this was alarming. When speaking with a representative in the Lormel sales office, he said that the owner of the property was going to “jam something in there”, explaining that he wanted to build high density residential units. This property is not zoned for this purpose, something that the property owner would have known in advance of purchasing the land. That application has been replaced with this new one, when will this stop?

For years, the community has been subject to looming appeals, public meetings, and legal motions to develop this land to a specification which it was not designated for. No matter how inappropriate or concerning these developments are, developers have burdened the community with no end in sight. Unfortunately, this process is likely to amplify throughout the vast amount of vacant land in Vaughan. These projects add more resources to developer coffers and those reserves will be redeployed back onto other inappropriate applications. If something like this can get approved, it will not end which renders official city plans useless.

I would appreciate an opportunity to present my opposition of this project during the hearing on May 4th at 7p. These are brief reasons for my opposition, which I will elaborate on during the hearing:

1. The land is zoned for commercial space, not a high-density residential apartment. A reasonable development would be a plaza with some businesses to serve the needs of the community.
2. This property is far too small for a high-density 9 story residential apartment building as it does not fit with the rest of the community.
3. We would not have purchased our home this close to vacant land zoned for high-density apartments. Residents in the neighborhood have an expectation that surrounding developments will conform to the original permitted uses of land.

4. This development will bring a nuisance to many residents in the neighborhood, starting with the construction. Increased noise, traffic and overall disturbance can be expected when building high rise residential apartments in a neighborhood that is not intended to support such density. This building will cast a large shadow and parking on the street will become a problem.
5. Covid has changed the way we work and operate as a family. A quiet neighborhood is ever more important and so is making use of outdoor spaces. This will adversely affect the surrounding area.

I am not opposed to a 9-story apartment building in Vaughan, we need affordable housing. The issue with this development not appropriate for the land size and factors mentioned above. If change would bring value to the neighborhood, I'm sure it would be welcomed. In this case, the only benefactor seems to be the developer while the burden rests on hundreds of people nearby. This is an imbalance which I hope you and your council can resolve amicably. If this is not an option, I hope that additional city resources can be extended to defend upholding the original plan. Persistent and well-resourced developers brought the nuisance forward, so I hope they will do their part to collaborate for a solution that benefits all parties.

Thank you for all that you do, and I can appreciate that this is a difficult situation. I remain optimistic that we can find a more suitable location for affordable housing in Vaughan, while developing this land for the betterment of the community.

Sincerely,

Paul Peios
[REDACTED] Retreat Blvd.
Woodbridge, Ontario
[REDACTED]

**COMMUNICATION – C20
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021**

From: sangar shan [REDACTED] >
Sent: Sunday, May 02, 2021 10:30 PM
To: Clerks@vaughan.ca
Subject: [External] STOP 2 HIGHRISE 379 Units APPLICATION***REJECT REZONING***

City of Vaughan
Office of the City Clerk
[2141 Major MacKenzie Drive](#)
[Vaughan, Ontario L6A 1T1](#)

Dear Sir or Madam,

Re: Official Plan Amendment File OP.11.011

Re: Zoning By-Law Amendment File Z.11.042

Re: Ozner Corporation (South) - [10131 Weston Road](#) (vicinity of Weston Road and Retreat Boulevard

We are the owners of a residence located within 500m of this proposed project. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

Our reasons for objecting are as follows.

We purchased our home from Lormel Homes, a related entity to Ozner. We reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza much like the rest of the neighborhood. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter).

6 years ago they put forth a proposal to build a residential development of two **12-storey towers**. That got shut down now they come back again with the new proposed 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is very problematic for the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighbourhood, it will also have negative affect on the aesthetic and price of homes. The 9-storey building will take away the sunlight that shines on our homes and will take away the privacy that we enjoy in our backyards.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighbourhood is not the place to do it. Condominiums along Major streets that don't affect the sun or the privacy of your citizens is the way to improve your density for a tax base. This site is not the place for such a development!

In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted.

Sincerely,

Sangaraganesan Shanmuganathan

A solid black rectangular box used to redact the signature of Sangaraganesan Shanmuganathan.

**COMMUNICATION – C21
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021**

From: Tiffany Shih [REDACTED] >
Sent: Sunday, May 02, 2021 10:40 PM
To: Clerks@vaughan.ca
Subject: [External] Rejection of development 10131 Weston Road

Hi there,

My name is Tiffany Shih, I am the owner of [REDACTED] Zachary Place, Woodbridge ON L4h3s4.

I would like to request to reject the development of 10141 Weston Road (Retreat Blvd and Weston).

Thank you

Regards,
Tiffany Shih
[REDACTED]

--

Tiffany Shih

COMMUNICATION – C22
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: M Issa [REDACTED] >
Sent: Monday, May 03, 2021 8:50 AM
To: Clerks@vaughan.ca
Subject: [External] Stop 2 Highrise 379 units

Hi

This is an objection and rejection of the Highrise 379 units on Weston Rd. And Retreat Boulevard

[Sent from Yahoo Mail for iPhone](#)

COMMUNICATION – C23
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

-----Original Message-----

From: Amer Hanna [REDACTED] >

Sent: Monday, May 03, 2021 8:58 AM

To: Clerks@vaughan.ca

Subject: [External] Stop 2 Highrise 379 units

Hi

This is an objection and rejection of the 2 Highrise 379 units on Weston Rd. And Retreat Boulevard

COMMUNICATION – C24

ITEM 3

Committee of the Whole (Public Meeting)

May 4, 2021

May 1, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan
Office of the City Clerk
2141 Major MacKenzie Drive
Vaughan, Ontario L6A 1T1

Dear Sir or Madam,

Re: Official Plan Amendment File OP.11.011

Re: Zoning By-Law Amendment File Z.11.042

Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard)

We are the owners of a residence at [REDACTED] Isaiah Drive, located within 500m of this proposed project. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

Our reasons for objecting are as follows.

We purchased our home from Lormel Homes, a related entity to Ozner. We reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza much like the rest of the neighborhood. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter).

6 years ago they put forth a proposal to build a residential development of two 12-storey towers. That got shut down now they come back again with the new proposed 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is very problematic for the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighborhood, it will also have negative affect on the aesthetic and price of homes. The 9-storey building will take away the sunlight that shines on our homes and will take away the privacy that we enjoy in our backyards.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighborhood is not the place to do it. Condominiums along Major streets that don't affect the sun or the privacy of your citizens is the way to improve your density for a tax base. This site is not the place for such a development!

In summary, Ozner's plan for this neighborhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of

misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted.

Sincerely,



Paula Simoes


Naser Dadgar


**COMMUNICATION – C25
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021**

-----Original Message-----

From: Barbara Palombo [REDACTED]
Sent: Sunday, May 02, 2021 4:17 PM
To: rosanna.defrancesco@vaughan.ca
Cc: Clerks@vaughan.ca
Subject: [External] Subject: Application to Amend existing Zoning of Residential Townhomes and Local Commercial Zone to 2 APARTMENT BUILDINGS-379 UNITS

Hello Rosanna

I live in this neighbour hood and i reject this development happening. Our neighbour hood is already chaotic as it is, and i don't want all this craziness happening here. I pay taxes to keep my neighbour hood clean and have some sense of privacy and quietness with hassle free driving and free from crime, and chaos. This area is getting a little congested and if this project goes through I'll be moving out of Vaughan after living here my whole life. And a lot of other residents will too.

Barbara PALOMBO

Sent from my iPhone

COMMUNICATION – C26
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: L P [REDACTED] >

Sent: Monday, May 03, 2021 9:44 AM

To: Clerks@vaughan.ca

Subject: [External] Re: Official Plan Amendment File OP.11.011 Re: Zoning By-Law Amendment File Z.11.042 Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard)

May 1, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan
Office of the City Clerk
2141 Major MacKenzie Drive
Vaughan, Ontario L6A 1T1

Dear Sir or Madam,

We are the owners of a residence at [REDACTED] Retreat Blvd, located within 200m of this proposed project. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

Our reasons for objecting are as follows.

We purchased our home from Lormel Homes, a related entity to Ozner. We reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza much like the rest of the neighborhood. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter).

6 years ago they put forth a proposal to build a residential development of two 12-storey towers. That got shut down now they come back again with the new proposed 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is very problematic for the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighborhood, it will also have negative affect on the aesthetic and price of homes. The 9-storey building will take away the sunlight that shines on our homes and will take away the privacy that we enjoy in our backyards.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighborhood is not the place to do it. Condominiums

along Major streets that don't affect the sun or the privacy of your citizens is the way to improve your density for a tax base. This site is not the place for such a development!

In summary, Ozner's plan for this neighborhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted.

Sincerely,

Irina and Leonard Preda

From: Reema Awal [REDACTED] >
Sent: Monday, May 03, 2021 9:46 AM
To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca
Subject: [External] 10131 Weston Road (Stop the high-rise please)

Good Morning Rosanna,

I am writing this mail in regards to the proposal submitted by Ozner Corporation who has proposed to build apartment buildings at Retreat Boulevard and Weston Road. I am writing this message to request you to please stop this development. I am not sure about how do other residents of the area feel about this development however, I am totally against this project and I strongly feel it will have a negative impact on the residents of this neighbourhood in many ways as listed below;

1. My biggest worry is more traffic will affect our **mental and physical health**. Apart from noise pollution, traffic is a big source of nitrogen dioxide, ultrafine particles and black carbon near roads — all of which have been associated with **adverse health outcomes** like asthma, birth and developmental concerns, cancer, and cardiovascular and respiratory mortality.
2. Secondly, there will be a **rise in parking issues**. The residents of the proposed buildings will use Retreat Boulevard to park their own and their visitors' vehicles. This will take away our parking spots on the street. I have seen in GTA areas that the neighbourhoods which have buildings close to their community, streets are used for the parking by the visitors of the residents, especially on the weekend as apartment buildings have restricted parking lots and hours.
3. In addition, highrise buildings will **take away sunlight and intrude on our privacy**. When I booked my house with Lormel Builders in May 2010, we were told that there will be a plaza on that land where now buildings are proposed. My decision to buy the house on Retreat Blvd was based on the information provided to me by Lormel Builders regarding the surroundings of my house. If I had known that there are buildings on this street then my choice of street or area would have been different. At present, I feel I was misinformed.
4. Lastly, the current **infrastructure such as schools, parks and community centre** has been developed to meet the needs of current residents. I wonder how will this accommodate the needs of 379 more households. It is not fair to the residing people who bought the housekeeping the existing environment and aesthetics of the community in mind. It is also not fair to the people who will come in these apartments who will face these challenges.

Due to the reasons listed above, I request you to please consider these concerns and **stop the development of the buildings** in our neighbourhood. I will also attend the meeting scheduled on Tuesday, May 4th at 7 p.m. to share my concerns and feedback

Once again, thanks for your consideration in advance.

Warm Regards,

Reema Awal

May 3, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan
Office of the City Clerk
2141 Major MacKenzie Drive
Vaughan, Ontario L6A 1T1

Dear Sir or Madam,

Re: Official Plan Amendment File OP.11.011

Re: Zoning By-Law Amendment File Z.11.042

Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard)

We are the owners of a residence located within 500m of this proposed project. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

Our reasons for objecting are as follows.

We purchased our home from the previous owner under the impression that plot of land on which the above development is being proposed will be a low rise commercial/retail plaza much like the rest of the neighborhood. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood.

6 years ago, Ozner put forth a proposal to build a residential development of two 12-storey towers. That got shut down now they come back again with the new proposed 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is very problematic for the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighbourhood, it will also have negative affect on the aesthetic and price of homes. The 9-storey building will take away the sunlight that shines on our homes and will take away the privacy that we enjoy in our backyards.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighbourhood is not the place to do it. Condominiums along Major streets that don't affect the sun or the privacy of your citizens is the way to improve your density for a tax base. This site is not the place for such a development!

In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In

the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted.

Sincerely,

Kailash Kaushal

[REDACTED]

Shailza Sharma

[REDACTED]

[REDACTED] RETREAT BLVD, WOODBRIDGE

■ Retreat Blvd
Woodbridge, ON ■

3 May 2021

The City Council of Vaughan
Vaughan City Hall

Reference: Planned High Rise at Retreat Blvd and Weston Road

Dear Sir/Madam,

When we bought our property 13 years ago, we were told that this corner lot was going to be a commercial area in which was part of the selling point of this location. We consider this neighborhood a first-class community. Building a high-rise apartment building is not appropriate in this location. It will make this neighborhood congested and unsafe. Why is it all about money for the developers? Is the developer aware of the headache it will create to the existing residents in this area? Are we protecting our safe community at all by allowing this developer to build these buildings? For a second, let's think about the consequences of having high-rise apartment building on this location: high volume of traffic, safety of the residents, crime, and properties will lose their values to name a few.

For the sake, safety, and peace of mind of the residents in this community, please deny this developer the right to build this high-rise apartment building. Vaughan is a first-class city, let's make every community a first-class community. This appeal is for the future of our children being able to live in a safe and first-class neighborhood. Vaughan is considered to be one of the most expensive cities to live in, not only in Ontario, but the entire country. By allowing developers to build apartment buildings in a first-class neighborhood will put Vaughan behind other cities in terms of the quality of living and safe neighborhood. Let's create a happy neighborhood, not a miserable neighborhood. Let's build a first-class community, not a second- or third-class community. Let's put Vaughan in the list of the best cities to live in, not only in Ontario, but in Canada as a whole.

If the city of Vaughan continues to allow and approve this kind of proposals from developers, then the city of Vaughan is not up to protecting its value and its residents which make up a great city. We, as a community, make an appeal to the city, the mayor, the councillors who represent us, to deny this developer to ruin the integrity of our neighborhood. We count on you all to protect our city and to protect its residents. Please and from the bottom of our hearts, we thank you in advance.

Respectfully yours,

BERNARD SYCHANGCO and LORAIN DE LA CRUZ

Cc: Councillor Rosanna De Francesca

**COMMUNICATION – C30
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021**

April 30, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan
Office of the City Clerk
2141 Major MacKenzie Drive
Vaughan, Ontario L6A 1T1

Dear Sir or Madam,

**Re: Official Plan Amendment File OP.11.011
Re: Zoning By-Law Amendment File Z.11.042
Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard)**

We are the owners of [REDACTED] Retreat Blvd, we are located about 100 metres of this proposed project. We strongly object to the proposed Zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

Our reasons for objecting are as follows.

We moved into the environment about 3 years ago having bought from the original owners, we liked the serene environment and the pond directly opposite our homes as we look out of the windows. We understand that Ozner is a related entity to Lormel Homes that built and sold the homes. We reviewed the plans for the community as set out by Lormel.

The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza much like the rest of the neighborhood. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. We understand that Lormel's plan **did not disclose** building a condominium (or other development for that matter).

We understand that this is the second attempt to built a condominium higher than the previously approved 6 story building which everyone is agreeable to. The current proposed development is very problematic; in addition to greatly adding to the density, congestion, and traffic in the neighbourhood, it will also have negative affect on the aesthetic and price of homes. The 9-storey building will take away the sunlight that shines on our homes and will take away the privacy that we enjoy in our backyards.

This is a residential neighbourhood and it should be maintained as such. It is okay for the Vaughan City to improve its tax base, but the current site is not the place for it.

I have attended meetings with my neighbours on this development and we are all united in our opinion that this development is out of place in this neighbourhood, we have also amassed a lot of signatures on change.org to oppose this development.

In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore **strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza.** In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted.

Sincerely,



Akinwumi Reju



Aanuoluwapo Reju



From: Juliana Daoud [REDACTED] >
Sent: Saturday, May 01, 2021 3:46 PM
To: Clerks@vaughan.ca
Subject: [External] High-rise at Retreat and Weston

Hi,
I am writing a rejection for the above mentioned proposal.

Juliana Daoud
[REDACTED] Vellore Park Ave

[REDACTED]
[REDACTED]

From: Jennifer Martins [REDACTED]
Sent: Wednesday, April 28, 2021 2:48 PM
To: Clerks@vaughan.ca
Cc: [REDACTED]
Subject: [External] City of Vaughan File No.: Z.11.042

To whom it may concern;

I am writing to you

in regards to ***STOP THE 2 HIGHRISE 379 Units in Vaughan. Many of us moved to Vaughan to get away from the city. The city is to congested and now you are making Vaughan be the same. This area has become very busy and I would like the city of Vaughan to put a stop to this. We pay a lot of tax dollars way more then many areas I know. So please listen to the people in the area and don't add condos at Weston rd and retreat .***

***Thank you.
Jennifer***

Sent from my iPhone

COMMUNICATION – C33
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: Frank Ogeh [REDACTED] >
Sent: Tuesday, April 27, 2021 3:27 PM
To: Clerks@vaughan.ca
Cc: Martin Milne [REDACTED]
Subject: [External] Re: Reject The High-rise

It's inconceivable that Ozner Corporation is bringing up this proposal again in midst of a global pandemic given that people are going through different kinds of challenges. Some of our neighbors have lost loved ones, some others are going through mental health issues, while others have lost their jobs.

Reject! Reject!! Reject!!!

Frank/Mary

From: Paula Simoes via Change.org [REDACTED] >
Sent: Monday, April 26, 2021 9:33 PM
To: Frank Ogeh [REDACTED]
Subject: We Must Act Now: Reject Building proposal Weston/Retreat



Paula Simoes shared an update on **STOP 2 HIGHRISE 379 Units APPLICATION***REJECT REZONING***** Check it out and leave a comment:

PETITION UPDATE



We Must Act Now: Reject Building proposal Weston/Retreat

Hello Everyone:

Thank you all for your support. **We must act now! Have your Say! Every voice counts!**

We admently reject any building in this plot of land (Weston/Retreat)-zoning must remain as original plan: Lowrise residential or comercial plaza.

**Only together we can make a difference and be heard
Loud and Clear:**

-Write to clerks@vaughan.ca and copy us at



-Request...

[Read full update](#)

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Ontario Nurses DENIED ADEQUATE PAY INCREASE amid ongoing COVID...

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Supporting 2SLGBTQ+ members of HCDSB

[View petition](#)

You signed Paula Simoes's petition, "[STOP 2 HIGHRISE 379 Units APPLICATION***REJECT REZONING***](#)", on Sep. 27, 2020

The person (or organization) who started this petition is not affiliated with Change.org. Change.org did not create this petition and is not responsible for the petition content. [Click here](#) to stop receiving updates about this petition.

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We'd love to hear from you! [Contact us](#) through our help centre.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA



Committee of the Whole (Public Meeting)

May 4, 2021

RE:

**Item 3 – OZNER CORPORATION (SOUTH) OFFICIAL PLAN AMENDMENT
FILE OP.11.011 ZONING BY-LAW AMENDMENT FILE Z.11.042 10131
WESTON ROAD VICINITY OF WESTON ROAD AND RETREAT BOULEVARD**

The Office of the City Clerk has received a petition from Paula Simoes, Martin Milne, Frank Ogeh, Claudia Laguna and Michelle Nguyen on behalf of various individuals and concerned area residents.

The total number of signatures on the petition is: 1,653

Their concerns are outlined as follows:

It is our understanding that the development being proposed is a 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is likewise very problematic for many of the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighbourhood, it will also have negative affect on the aesthetic and price of homes in the neighbourhood. The 9-storey building will take away the sunlight that shines on our homes and pond which we enjoy so much. They are proposing to build a tower to block our sun and invade the privacy that we enjoy in our backyards. We have no problem with the development going ahead with either commercial or residential low rise buildings.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighbourhood is not the place to do it. There are many condominiums being built around the Vaughan Metropolitan Centre, along the Highway 7 corridor, and along Major streets that don't affect the sun or the privacy of your citizens.

In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

A copy of the entire petition document containing a total of 86 pages is on file in the Office of the City Clerk.

COMMUNICATION – C35
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: Frank Ogeh [REDACTED] >
Sent: Monday, May 03, 2021 11:04 AM
To: Clerks@vaughan.ca
Cc: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard)

May 3, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan

Office of the City Clerk

2141 Major MacKenzie Drive

Vaughan, Ontario L6A 1T1

Dear Sir or Madam,

We are the owners of a residence located within 500m of this proposed project. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South (“Ozner”) is pursuing at the City of Vaughan.

Our reasons for objecting are as follows:

We purchased our home from Lormel Homes, a related entity to Ozner. We reviewed the plans for the community as set out by Lormel and spoke with Lormel’s sales representatives about those plans. The plot of land on which the above development is being proposed was

shown as being a low-rise commercial/retail plaza much like the rest of the neighborhood. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighborhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium at the time of purchase.

About six years ago they put forth a proposal to build a residential development of two 12 story-towers. That proposal got shut down at that time, now they are coming back again with the new proposed 9-storey residential apartment building containing 192 units and 10 Townhouse units. It is our position that the current proposed development is very problematic for the same reasons as the previous proposal, and the facts have not changed.

In addition to greatly adding to the density, congestion, and traffic in the neighborhood, it will also have negative affect on the aesthetic and price of homes. The 9-storey building will take away the sunlight that shines on our homes and will take away the privacy that we enjoy in our backyards. Furthermore, it will have safety impact on our children who are walk to school daily in the neighborhood.

Although we appreciate that Vaughan may wish to create further population growth in the city, the middle of a residential neighborhood is not the place to do it. Condominiums along major streets that don't affect the sun or the privacy of your citizens is the way to improve your density for a tax base. This site is not the place for such a development!

In summary, Ozner's plan for this neighborhood is out of place, will create privacy/safety issues, unreasonable and inappropriate. Furthermore, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low-rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted.

Sincerely,

Frank Ogeh

Mary Ogeh



From: [REDACTED] >
Sent: Monday, May 03, 2021 11:08 AM
To: Clerks@vaughan.ca
Cc: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>
Subject: [External] City of Vaughan Circulation: Notice of Public Meeting - Z.11.042 OP.11.011

Dear Sir/Madam,

I am a resident of Ward 3 and live on Vellore Park Ave near the area of the project described in the email below.

I oppose the building a High Rise Condo complex in our neighbourhood for the reasons noted below.

1. The area around Weston Rd. and Retreat Blvd. has been traditionally planned for residential detached, semi-detached and townhomes zoning. A high-density residential project like the one proposed by the Applicant simply does not fit that traditional planning and imposes a change to the community that was never planned for nor desired by those who invested in the area.
2. Adding an apartment building with 192 residential dwellings will have several negative impacts in the community, including worsening traffic which is already heavy in peak hours and will get even heavier as the pandemic is behind us and with the Vaughan Hospital & Wonderland is fully operational. It also has an impact on schools as several elementary and high schools in that area have already been operating with container classrooms for years. There will be a negative impact with the disproportional increase in demand for the City's local infrastructure and resources such as the Fire and Rescue Department, Libraries, Community Centers, transit and so on.
3. Traffic congestion and children safety is also a major concern for us.

Therefore I kindly request that the plan be amended to allow only single family homes or town houses to be build in the proposed location.

Thanks & regards,
Renny Thomas
Vellore Park Ave.
Woodbridge, Vaughan

From: Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>

Sent: April 8, 2021 4:31 PM

To: Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>

Subject: City of Vaughan Circulation: Notice of Public Meeting - Z.11.042 OP.11.011

Good morning,

Please see link below to download and save the Notice of Public Meeting regarding the above.

https://vaughancloud-my.sharepoint.com/:b:/g/personal/andrea_buchanan_vaughan_ca/EdAbLivyG1xPI-QLised68sBSeGD_DLMyix_MPOEoON_LA?e=tUOoqL

Thank you.

COMMUNICATION – C37
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: Anisa Thomas [REDACTED] >
Sent: Monday, May 03, 2021 11:17 AM
To: Clerks@vaughan.ca
Cc: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>
Subject: [External] City of Vaughan Circulation: Notice of Public Meeting - Z.11.042 OP.11.011

Dear Sir/Madam,

I am a resident on Vellore Park Ave near the area of the project described in the email below.

I strongly oppose building a High Rise Condo in my neighbourhood for the reasons noted below.

1. The area around Weston Rd. and Retreat Blvd. has been traditionally planned for residential detached, semi-detached and townhomes zoning. A high-density residential project like the one proposed by the Applicant simply does not fit that traditional planning and imposes a change to the community that was never planned for nor desired by those who invested in the area.
2. Adding an apartment building with 192 residential dwellings will have several negative impacts in the community, including worsening traffic which is already heavy in peak hours and will get even heavier as the pandemic is behind us and with the Vaughan Hospital & Wonderland is fully operational. It also has an impact on schools as several elementary and high schools in that area have already been operating with container classrooms for years. There will be a negative impact with the disproportional increase in demand for the City's local infrastructure and resources such as the Fire and Rescue Department, Libraries, Community Centers, transit and so on.

Therefore I kindly request that the plan be amended to allow only single family homes or townhouses to be built in the proposed location.

Kindly include my email address for all future correspondence on this matter.

Yours sincerely
Anisa Thomas
Vellore Park Ave.
Vaughan

From: Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>
Sent: April 8, 2021 4:31 PM
To: Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>
Subject: City of Vaughan Circulation: Notice of Public Meeting - Z.11.042 OP.11.011

Good morning,

Please see link below to download and save the Notice of Public Meeting regarding the above.

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Thank you.

ReplyReply allForward

[REDACTED]

May 1, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan
Office of the City Clerk
2141 Major MacKenzie Drive
Vaughan, Ontario L6A 1T1

COMMUNICATION – C38

ITEM 3

Committee of the Whole (Public Meeting)

May 4, 2021

Dear Sir or Madam,

Re: Official Plan Amendment File OP.11.011

Re: Zoning By-Law Amendment File Z.11.042

Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard)

We are the owners of a residence located within 500m of this proposed project. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

Our reasons for objecting are as follows.

We purchased our home from Lormel Homes, which we understand is a related entity to Ozner. When we purchased our home, we reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter).

About 6 years ago, it came to our attention that Lormel (or a related entity to Lormel), had put forth a proposal to build a residential development of two **12-storey towers**. This came as a shock to us, as well as many others in the neighbourhood. Many of us attended and participated in City of Vaughan meetings and raised our concerns. The proposal was ultimately withdrawn to our relief and to the relief of the many others in the neighbourhood.

Now we are faced with this new development proposal by Ozner Corp. It is our understanding that the development being proposed is a 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is likewise very problematic for many of the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighbourhood, it will also have negative affect on the aesthetic and price of homes in the neighbourhood. The 9-storey building will take away the sunlight that shines on our homes and pond which we enjoy so much. They are proposing to build a tower to block our sun and invade the privacy that we enjoy in our backyards. We have no problem with the development going ahead with either commercial or residential low rise buildings.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighbourhood is not the place to do it. There are many condominiums being built around the Vaughan Metropolitan Centre, along the Highway 7 corridor, and along Major streets that don't affect the sun or the privacy of your citizens.

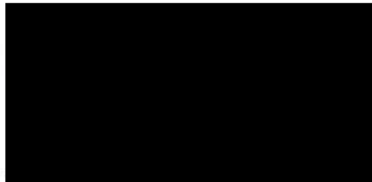
In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted.

Sincerely,

A large black rectangular redaction box covering the signature area.

Patricia & Tony Bellissimo

A small black rectangular redaction box covering the contact information.

From: Mariam Chalakuzhy [REDACTED]
Sent: Monday, May 03, 2021 11:13 AM
To: Clerks@vaughan.ca
Cc: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>; Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>
Subject: [External] City of Vaughan Circulation: Notice of Public Meeting - Z.11.042 OP.11.011

Dear Sir/Madam,

I am a homeowner on Vellore Park Ave near the area of the project described in the email below.

I am against building a High Rise Condo in our neighbourhood for the reasons noted below.

1. The area around Weston Rd. and Retreat Blvd. has been traditionally planned for residential detached, semi-detached and townhomes zoning. A high-density residential project like the one proposed by the Applicant simply does not fit that traditional planning and imposes a change to the community that was never planned for nor desired by those who invested in the area.
2. Adding an apartment building with 192 residential dwellings will have several negative impacts in the community, including worsening traffic which is already heavy in peak hours and will get even heavier as the pandemic is behind us and with the Vaughan Hospital & Wonderland is fully operational. It also has an impact on schools as several elementary and high schools in that area have already been operating with container classrooms for years. There will be a negative impact with the disproportional increase in demand for the City's local infrastructure and resources such as the Fire and Rescue Department, Libraries, Community Centers, transit and so on.
3. Traffic congestion and children safety is also a major concern for us.

Therefore I kindly request that the plan be amended to allow only single family homes or townhouses to be built in the proposed location.

Kindly include my email address for all future correspondence on this matter.

Thank you
Mariam Chalakuzhy
Vellore Park Ave.
Woodbridge, Vaughan

From: Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>

Sent: April 8, 2021 4:31 PM

To: Buchanan, Andrea <Andrea.Buchanan@vaughan.ca>

Subject: City of Vaughan Circulation: Notice of Public Meeting - Z.11.042 OP.11.011

Good morning,

Please see link below to download and save the Notice of Public Meeting regarding the above.

https://vaughancloud-my.sharepoint.com/:b:/g/personal/andrea_buchanan_vaughan_ca/EdAbLivyG1xPl-Qlised68sBSeGD_DLMyix_MPOEoON_LA?e=tUOoqL

Thank you.

COMMUNICATION – C40
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: Ashok Awal [REDACTED] >

Sent: Monday, May 03, 2021 11:31 AM

To: DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca

Subject: [External] Construction of Multistorey Condos on 10131 Weston Road

,

Ref: Multistorey Building on 10131 Weston Road , corner of Retreat Blvd and Weston Road

I received a Notice of public Hearing from your office for construction of a Multistorey building in my neighbourhood. on 10131 Weston Road.

I strongly oppose construction of such high buildings at this locations .

We always appreciate City effort to develop empty land but any construction of multiple units and highrise in our neighbourhood already oppose many time as we got this house in Vaughan

and this neighbourhood due to openness of area and no high rise constructions which was earlier also opposed many times no high rise Condo in our neighbour hood apartment on weston and Retreat Blvd corner.. In my opinion a 3 storeys Townhouse building will be fine for any residential purpose in this area but not any multi stories Condos. We don't want the area to be over crowded and rwe already saw a big flow of traffic on Retreat Blvd as from West side of Weston traffic flowing on Retreat to access on east side .

I strongly oppose this application and deny this project.

Ashok Awal

[REDACTED] Retreat Blvd , Vaughan

May 1, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan
Office of the City Clerk
2141 Major MacKenzie Drive
Vaughan, Ontario L6A 1T1

COMMUNICATION – C41

ITEM 3

Committee of the Whole (Public Meeting)

May 4, 2021

Dear Sir or Madam,

Re: Official Plan Amendment File OP.11.011

Re: Zoning By-Law Amendment File Z.11.042

Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard

We are the owners of a residence at [REDACTED] Vellore Park Avenue, located within 500m of this proposed project. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

Our reasons for objecting are as follows.

We purchased our home from Lormel Homes, a related entity to Ozner. We reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza much like the rest of the neighborhood. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter).

6 years ago they put forth a proposal to build a residential development of two 12-storey towers. That got shut down now they come back again with the new proposed 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is very problematic for the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighborhood, it will also have negative affect on the aesthetic and price of homes. The 9-storey building will take away the sunlight that shines on our homes and will take away the privacy that we enjoy in our backyards.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighborhood is not the place to do it. Condominiums along Major streets that don't affect the sun or the privacy of your citizens is the way to improve your density for a tax base. This site is not the place for such a development!

In summary, Ozner's plan for this neighborhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of

misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted.


Sincerely,



Alula Okbat



Sara Fishasion



Fiona Okbat



Noah Okbat



COMMUNICATION – C42
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: Martin Milne [REDACTED] >
Sent: Monday, May 03, 2021 12:04 PM
To: Clerks@vaughan.ca
Subject: [External] Development at Weston and Retreat Blvd

April 26, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan
Office of the City Clerk
2141 Major MacKenzie Drive
Vaughan, Ontario L6A 1T1

Dear Sir or Madam,

Re: Official Plan Amendment File OP.11.011

Re: Zoning By-Law Amendment File Z.11.042

Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard)

Our names are Yvonne Tran and Martin Milne. We are the owners of the residence located at [REDACTED] Isaiah Drive in Vaughan, Ontario. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan. Our reasons for objecting are as follows.

Isaiah Drive is a street just across the corner from the proposed development. Our home backs on to the pond.

We purchased our home from Lormel Homes, which we understand is a related entity to Ozner. When we purchased our home, we reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter).

About 6 years ago, it came to our attention that Lormel (or a related entity to Lormel), had put forth a proposal to build a residential development of two 12-storey towers. This came as a shock to us, as well as many others in the neighbourhood. Many of us attended and participated in City of Vaughan meetings and raised our concerns. The proposal was ultimately withdrawn to our relief and to the relief of the many others in the neighbourhood.

Now we are faced with this new development proposal by Ozner Corp. It is our understanding that the development being proposed is a 9-storey residential apartment building containing 192 units and 10 Townhouse units.

It is our position that the current proposed development is likewise very problematic for many of the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighbourhood, it will also have negative affect on the aesthetic and price of homes in the neighbourhood. The 9-storey building will take away the sunlight that shines on our homes and pond which we enjoy so much. They are proposing to build a tower to block our sun and

invade the privacy that we enjoy in our backyards. We have no problem with the development going ahead with either commercial or residential low rise buildings.

Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighbourhood is not the place to do it. There are many condominiums being built around the Vaughan Metropolitan Centre, along the Highway 7 corridor, and along Major streets that don't affect the sun or the privacy of your citizens.

In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith.

We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.

All of which is respectfully submitted.

Sincerely,

Martin Milne



Yvonne Tran



COMMUNICATION – C43
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

From: xuejie cheng [REDACTED] >

Sent: Monday, May 03, 2021 12:34 PM

To: Clerks@vaughan.ca

Subject: [External] Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard)

Hey there,

Hoping this finds you well. We are the owners of a residence located within 600m of this proposed project. We are writing to strongly object to the above-noted proposed zoning by-law amendment which Ozner Corporation South ("Ozner") is pursuing at the City of Vaughan.

Our reasons for objecting are as follows. We purchased our home from Lormel Homes, a related entity to Ozner. We reviewed the plans for the community as set out by Lormel and spoke with Lormel's sales representatives about those plans. The plot of land on which the above development is being proposed was shown as being a low rise commercial/retail plaza much like the rest of the neighborhood. That is something that we have seen on many corners in residential subdivisions, and we took that as being the official plan for the neighbourhood. Neither Lormel's plan nor its sales representatives disclosed any alternative plans or intentions to change the plan and build a condominium (or other development for that matter). 6 years ago they put forth a proposal to build a residential development of two 12-storey towers. That got shut down now they come back again with the new proposed 9-storey residential apartment building containing 192 units and 10 Townhouse units. It is our position that the current proposed development is very problematic for the same reasons as the previous proposal. In addition to greatly adding to the density, congestion, and traffic in the neighbourhood, it will also have a negative effect on the aesthetic and price of homes. The 9-storey building will take away the sunlight that shines on our homes and will take away the privacy that we enjoy in our backyards. Although we appreciate that Vaughan may wish to create further population growth in the City, the middle of a residential neighbourhood is not the place to do it. Condominiums along Major streets that don't affect the sun or the privacy of your citizens is the way to improve your density for a tax base. This site is not the place for such a development!

In summary, Ozner's plan for this neighbourhood is out of place, unreasonable and inappropriate. Further, we submit that the City of Vaughan should not condone the actions of misrepresentation by Lormel (and its related company Ozner) when selling homes to citizens operating in good faith. We therefore strongly urge the City of Vaughan to reject the proposed amendment in its totality so that the plot of land remains as originally zoned – that is – for a low rise commercial plaza. In the alternative, we ask that the City of Vaughan reject the building of the 9-storey structure specifically, and only allow for the building of townhomes on the property.

We thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with us, please do not hesitate to contact us.
All of which is respectfully submitted.

If you have more questions about it, please feel free to reach me out by email:

[REDACTED] or Phone: [REDACTED]

Sincerely,
Xuejie

COMMUNICATION – C44
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

May 3, 2021

Via E-Mail (clerks@vaughan.ca)

City of Vaughan
Office of the City Clerk
2141 Major MacKenzie Drive
Vaughan, Ontario L6A 1T1

Dear Sir or Madam,

Re: Official Plan Amendment File OP.11.011

Re: Zoning By-Law Amendment File Z.11.042

Re: Ozner Corporation (South) - 10131 Weston Road (vicinity of Weston Road and Retreat Boulevard)

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About 6 years ago, it came to my attention that Lormel (or a related entity to Lormel), had put forth a proposal to build a residential development of two towers. This came as a shock to me, as well as many others in the area. Many of us attended and participated in City of Vaughan meetings and raised our concerns. The proposal was ultimately withdrawn to our relief and to the relief of the many others in the area.

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I thank you for your time and consideration. Should you have any questions, or wish to discuss this matter with me, please do not hesitate to contact me.

All of which is respectfully submitted.

Sincerely,



Ros Modilevski



10131 Weston Road, City of Vaughan

OZNER CORPORATION (SOUTH)



COMMUNICATION – C45

ITEM 3

Committee of the Whole (Public Meeting)

May 4, 2021



PUBLIC MEETING

May 4, 2021

HUMPHRIES PLANNING GROUP INC.

OP.11.011, Z.11.042 & DA.11.113

EXISTING CONTEXT

Legal Description:

Block 10, Block 272, Part of Lot 22

Registered Plan of Subdivision 65M-3898

Municipal Address:

10131 WESTON ROAD

Site Area:

0.87 hectares (2.16 acres)

Lot Frontage:

105 m - Weston Road

60 m - Retreat Boulevard

Existing Uses:

The northern part of Subject Site is occupied by a Temporary home sales office/structure and associated parking area. The southern limits of the Subject Site are vacant.



Figure 1: Aerial Map (Google Earth, 2020)

SITE LOCATION & AREA CONTEXT



Subject Site —   Bus stop

Figure 2: Context Map (Google Earth, 2020)

Original Submission

- December 19, 2011, original applications for OPA/ ZBA/ DA filed for a 12-storey residential apartment building containing 379 units with an FSI of 3.54.
- May 28, 2012, appeal of VOP 2010.
- July 22, 2013, appeal site-specific Official Plan and Zoning By-law Amendment and Site Development Applications to the LPAT for non-decision.

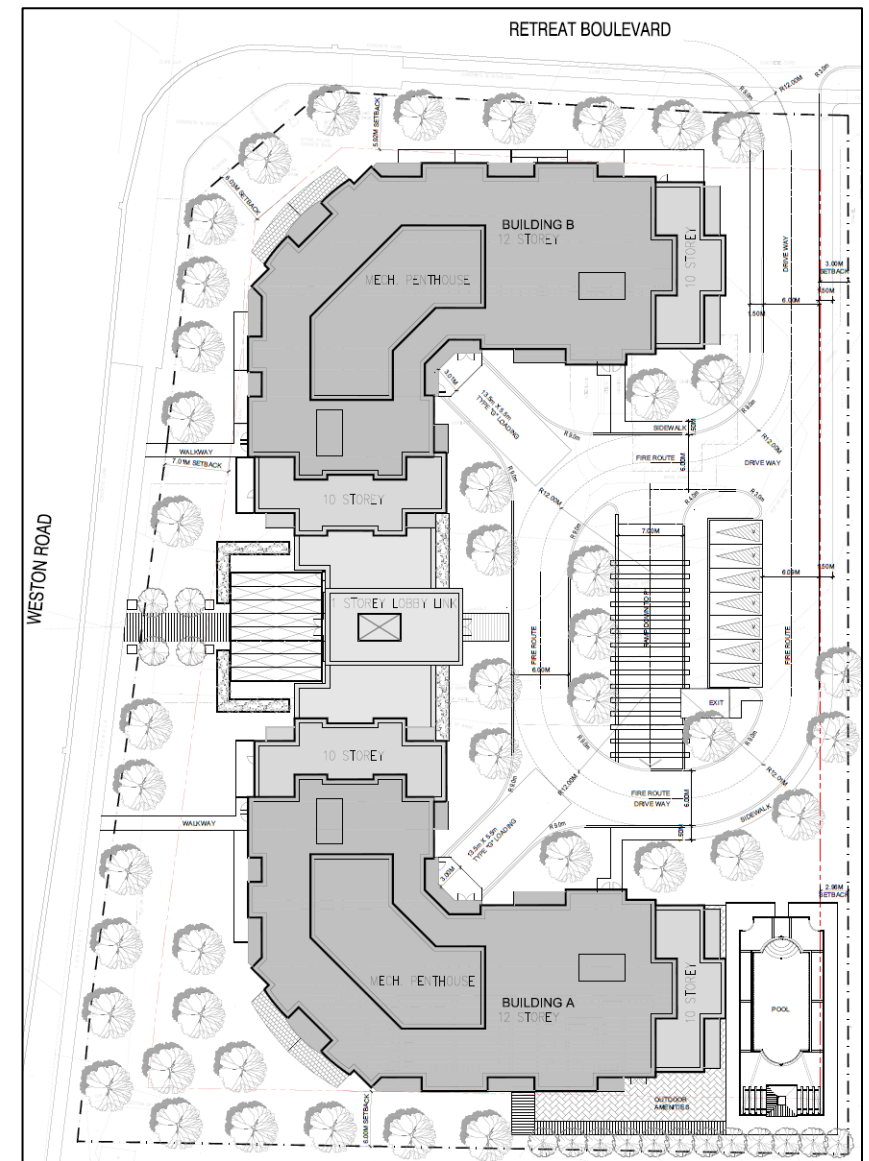


Figure 3: Original Site Plan (1st Submission, Dec., 19, 2011)

BACKGROUND

Re-Submission

- October 13, 2020, a Case Management Conference (CMC) was held requiring public consultation and resubmission of materials to the City.
- December 23, 2020, resubmission of revised Site Plan.
- June 1st, 2021, Issues List is due to LPAT.

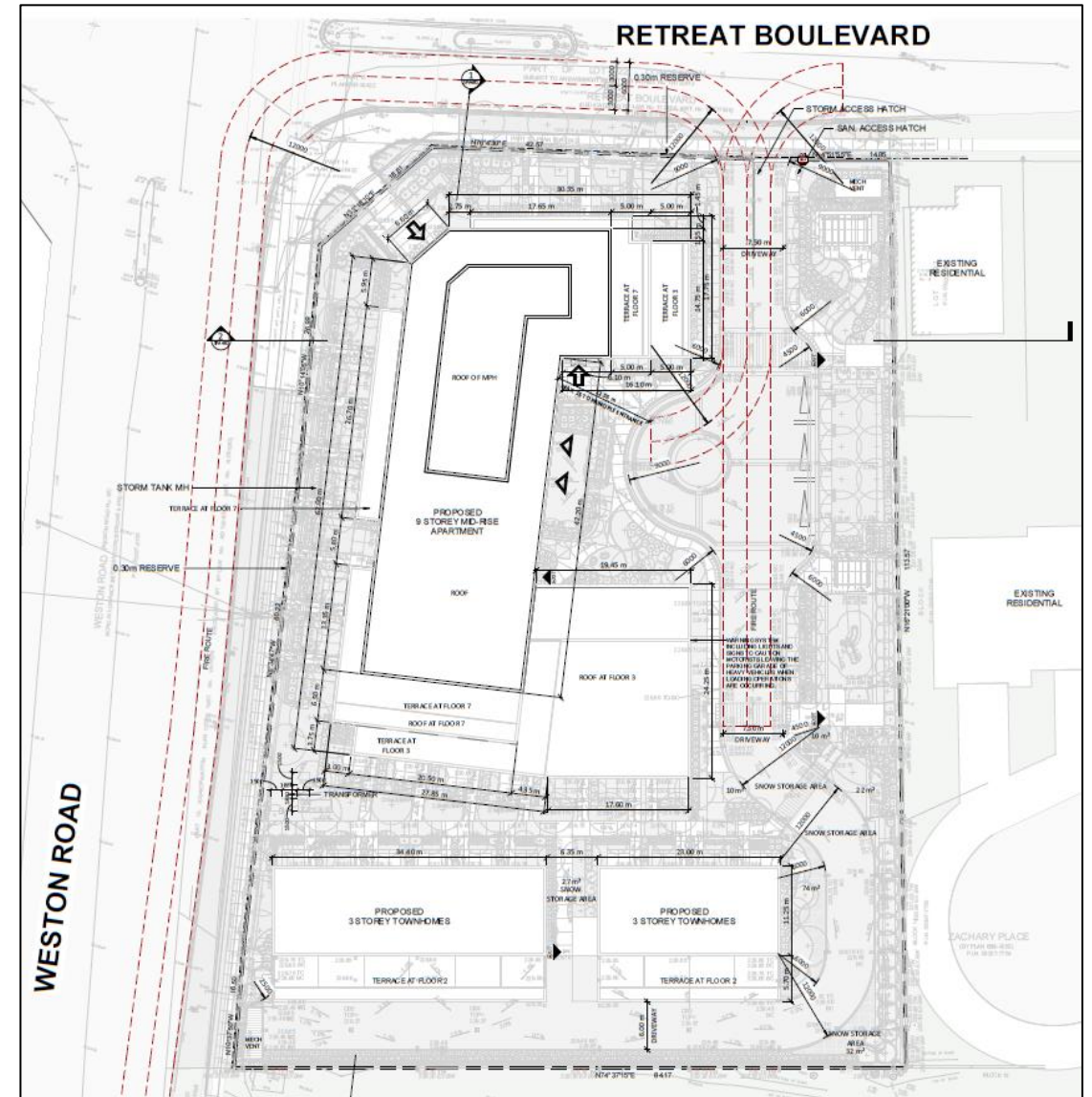
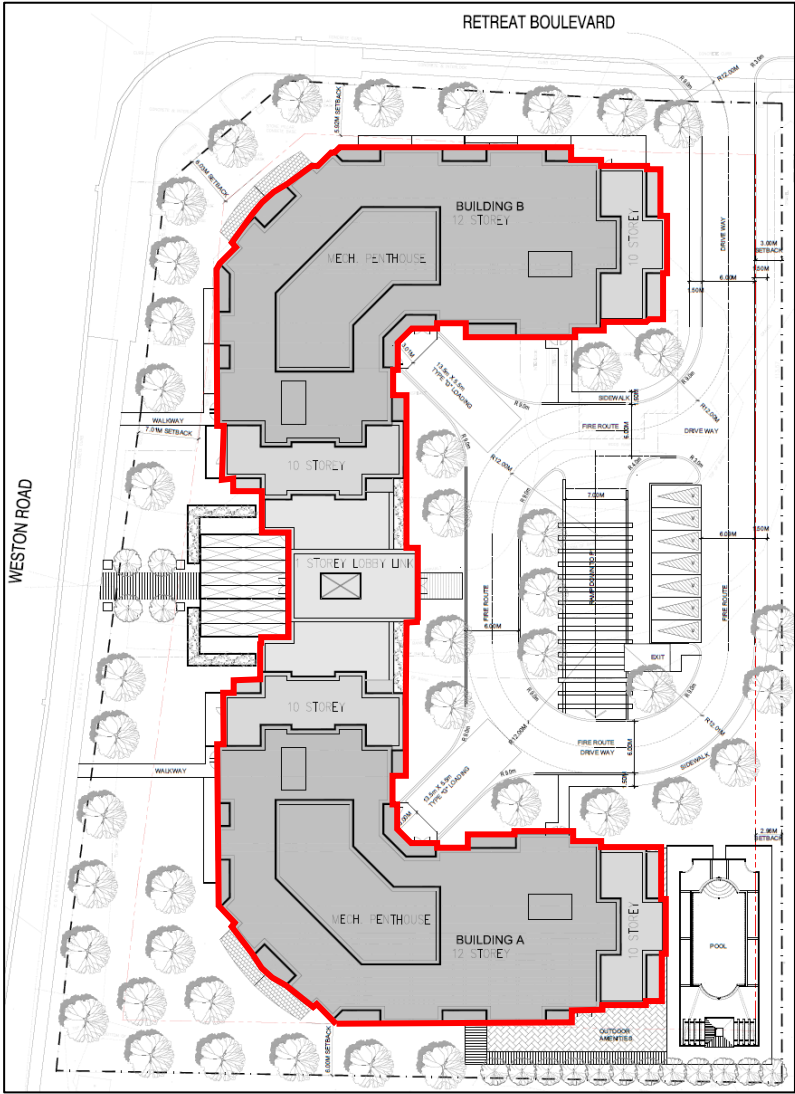


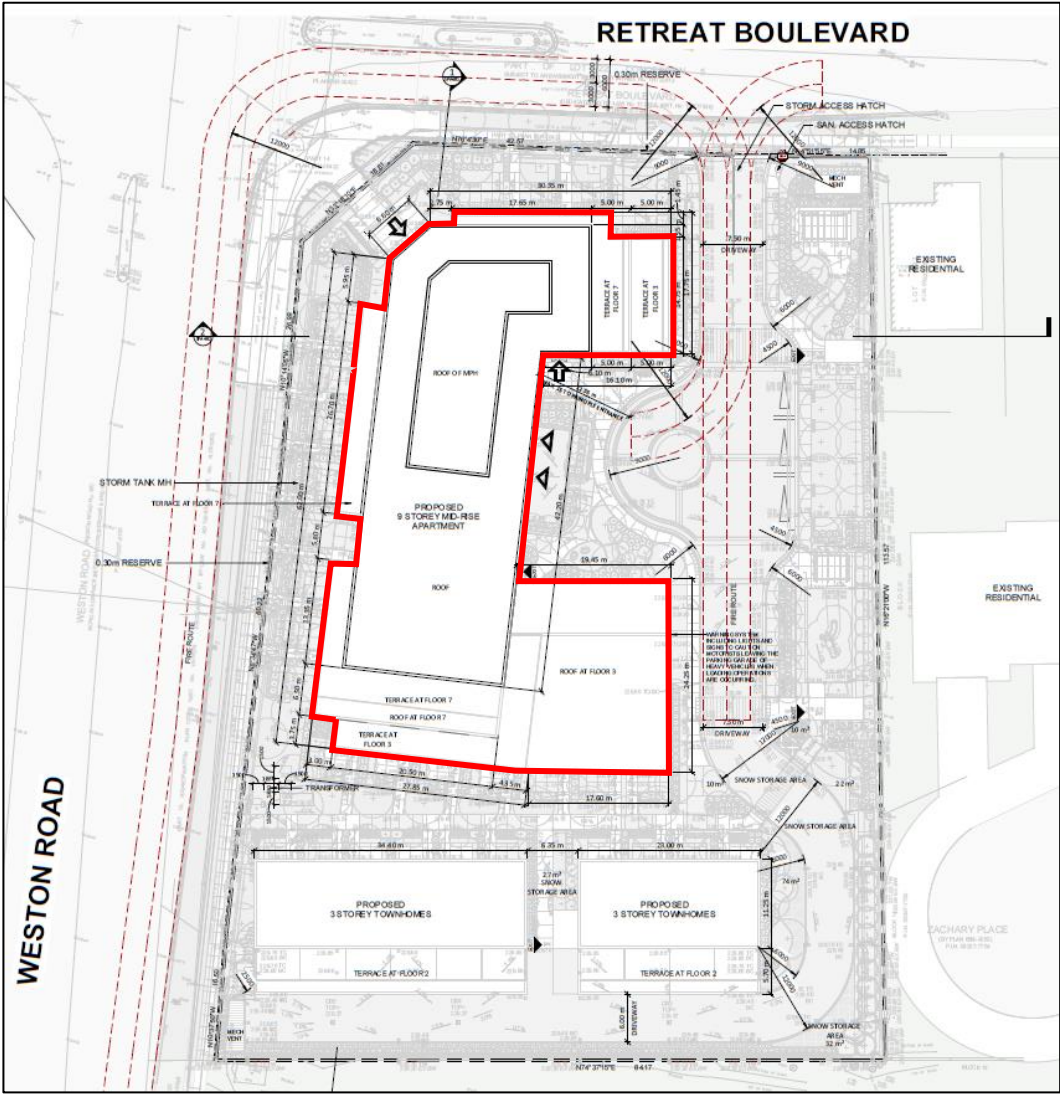
Figure 4: Site Plan (Submission, April 1, 2021)

BACKGROUND

December 19, 2011



April 1, 2021



POLICY FRAMEWORK

OPA#600 & #650 Vellore Village District Centre Tertiary Plan

- Subject Site is designated “Low-Rise Residential” area, per Schedule A – Vellore Village District Centre Plan of OPA 650.

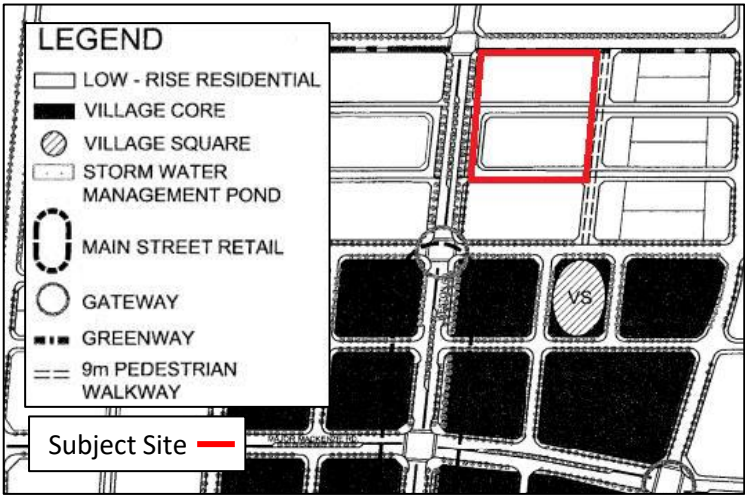


Figure 5: Schedule A – Vellore Village District Centre Plan (OPA 650)

City of Vaughan Official Plan, 2010

- Subject Site is designated “Mid-Rise Mixed Use” area, per Schedule 13-I – Land Use.
- “Mid-Rise Mixed Use” designation permits a mix of residential, retail, community and institutional uses with a building height of 6 storeys and 2 FSI.

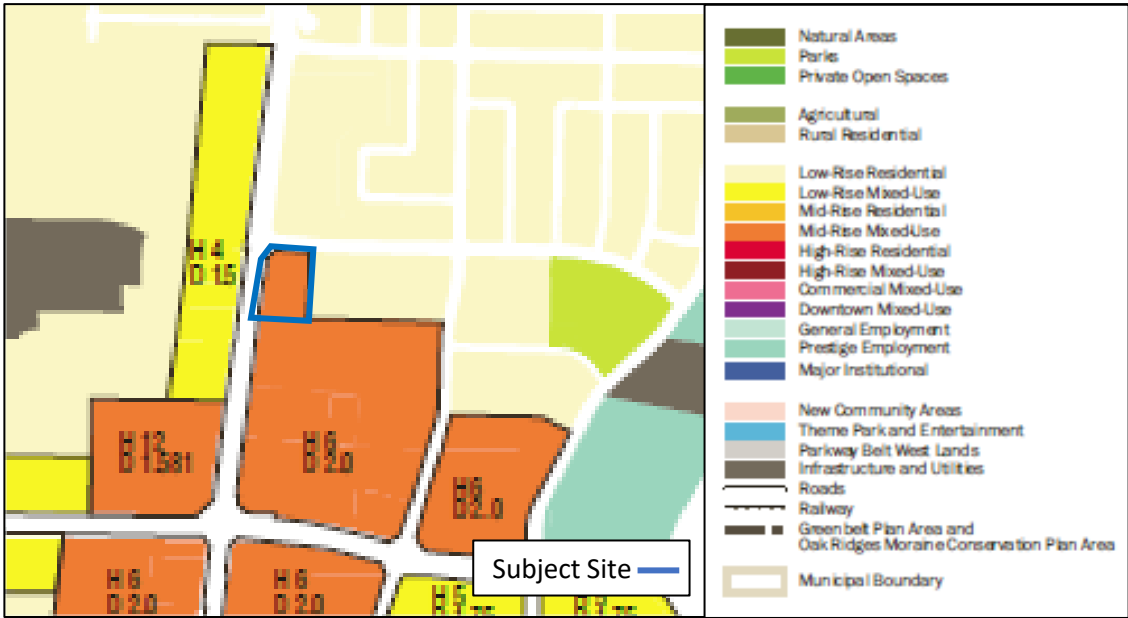


Figure 6: Schedule 13-I – Land use (City of Vaughan Official Plan, 2010)

POLICY FRAMEWORK

City of Vaughan Zoning By-law 1-88

- Subject Site is zoned 'RT1' – Residential Townhouse' Zone and 'C3 – Local Commercial' Zone, per Zoning By-law 1-88.
- 'RA3 – Residential Apartment' Zone will replace the current zoning categories to permit high density residential uses, with site specific exceptions in order to implement the proposed development.

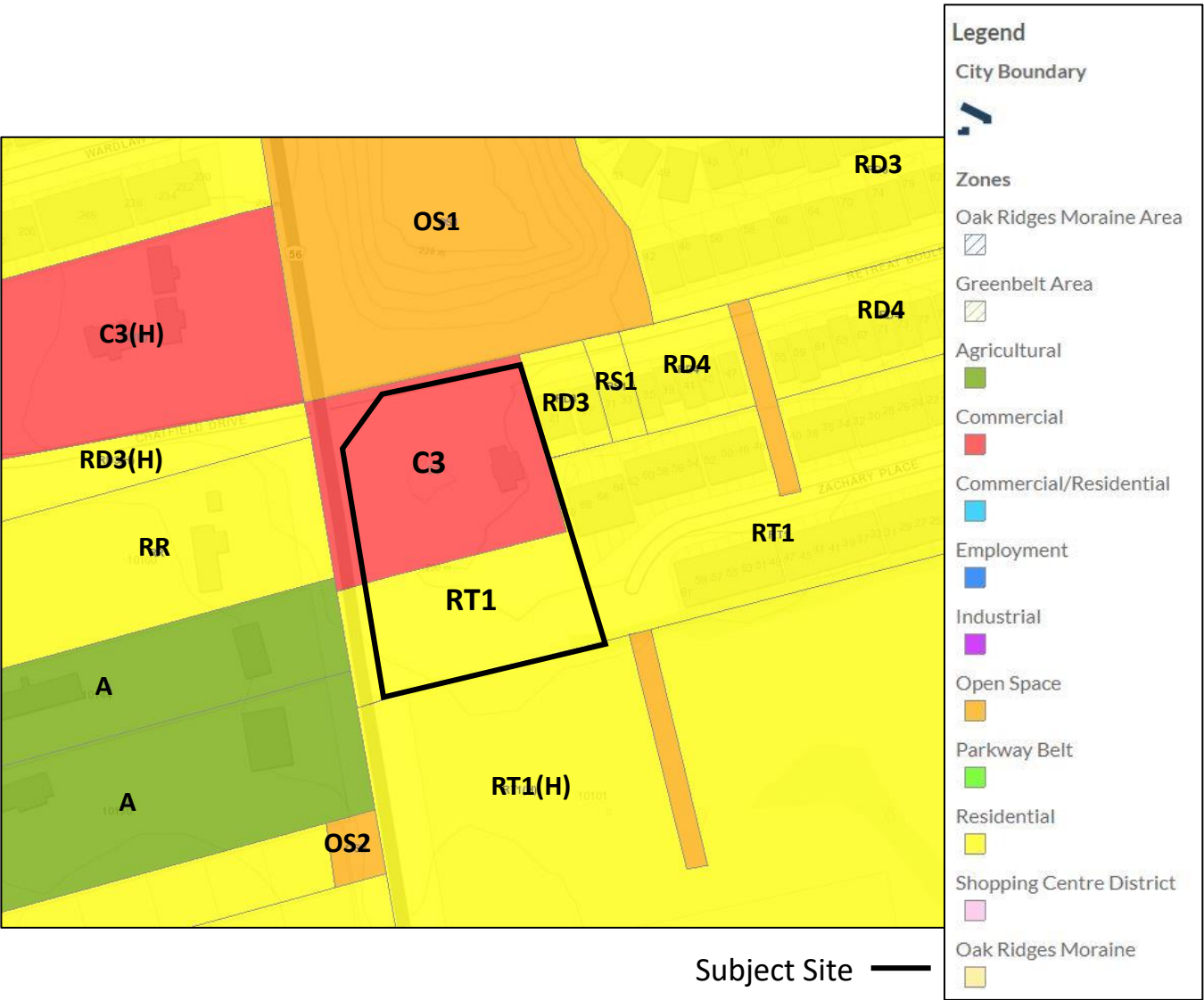
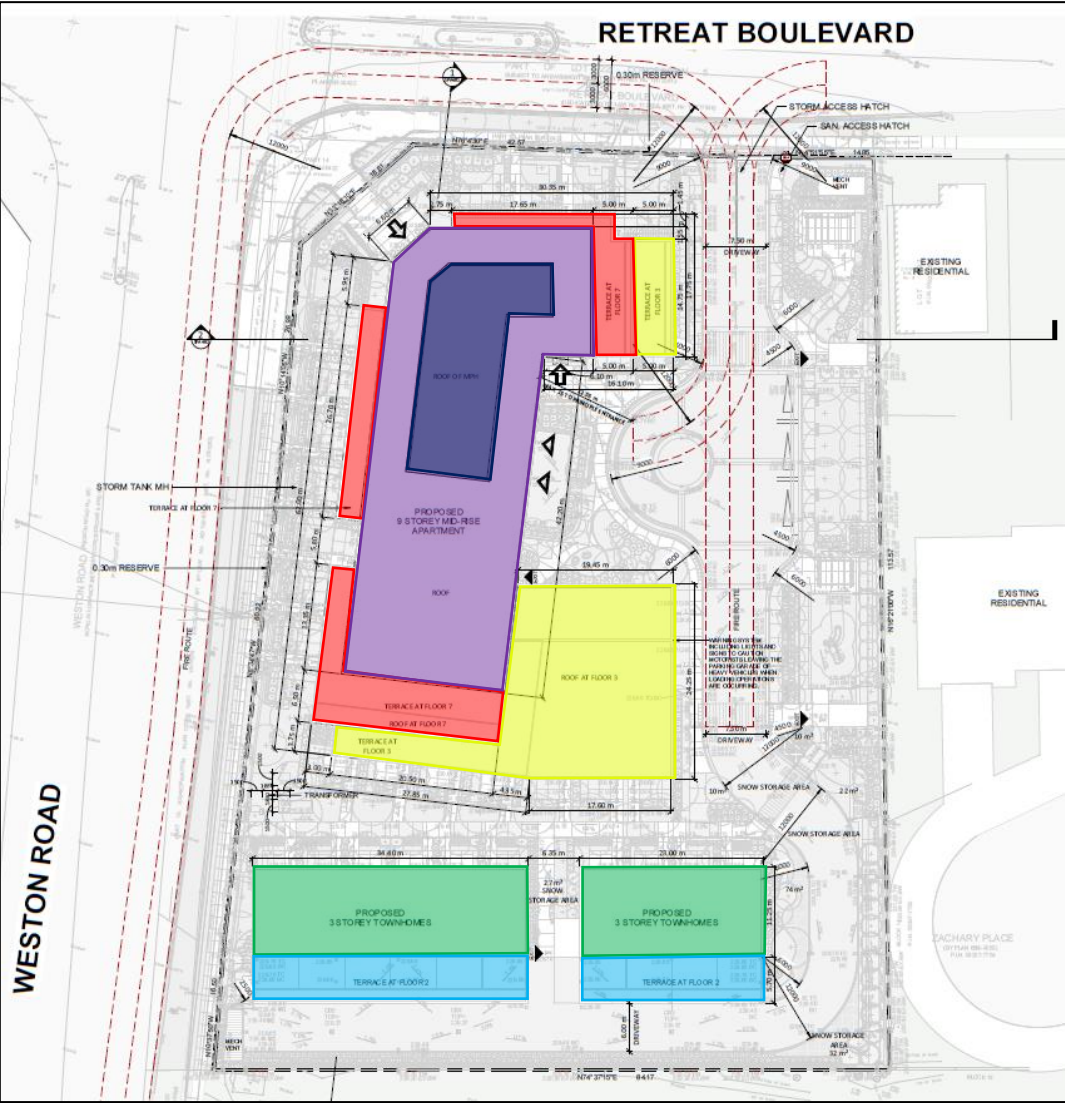


Figure 7: City of Vaughan Zoning By-law 1-88 (City of Vaughan)

DEVELOPMENT PROPOSAL

Unit Breakdown		Unit Mix
Total Units	202 units	100%
Mid-Rise Building	192 Units	
Studio	3 units	1.6%
1 Bedroom	52 units	60.4%
1 Bedroom + Den	64 units	
2 Bedroom	46 units	33.9%
2 Bedroom + Den	19 units	
3 Bedroom	8 units	4.2%
Townhouse Dwellings	10	
3 Bedroom	10	

Mid-Rise Building	
<div></div>	Floors 1-2
<div></div>	Floors 3-6
<div></div>	Floors 7-9
<div></div>	Mech. PH
Townhouse Dwellings	
<div></div>	Floor 2
<div></div>	Floor 3



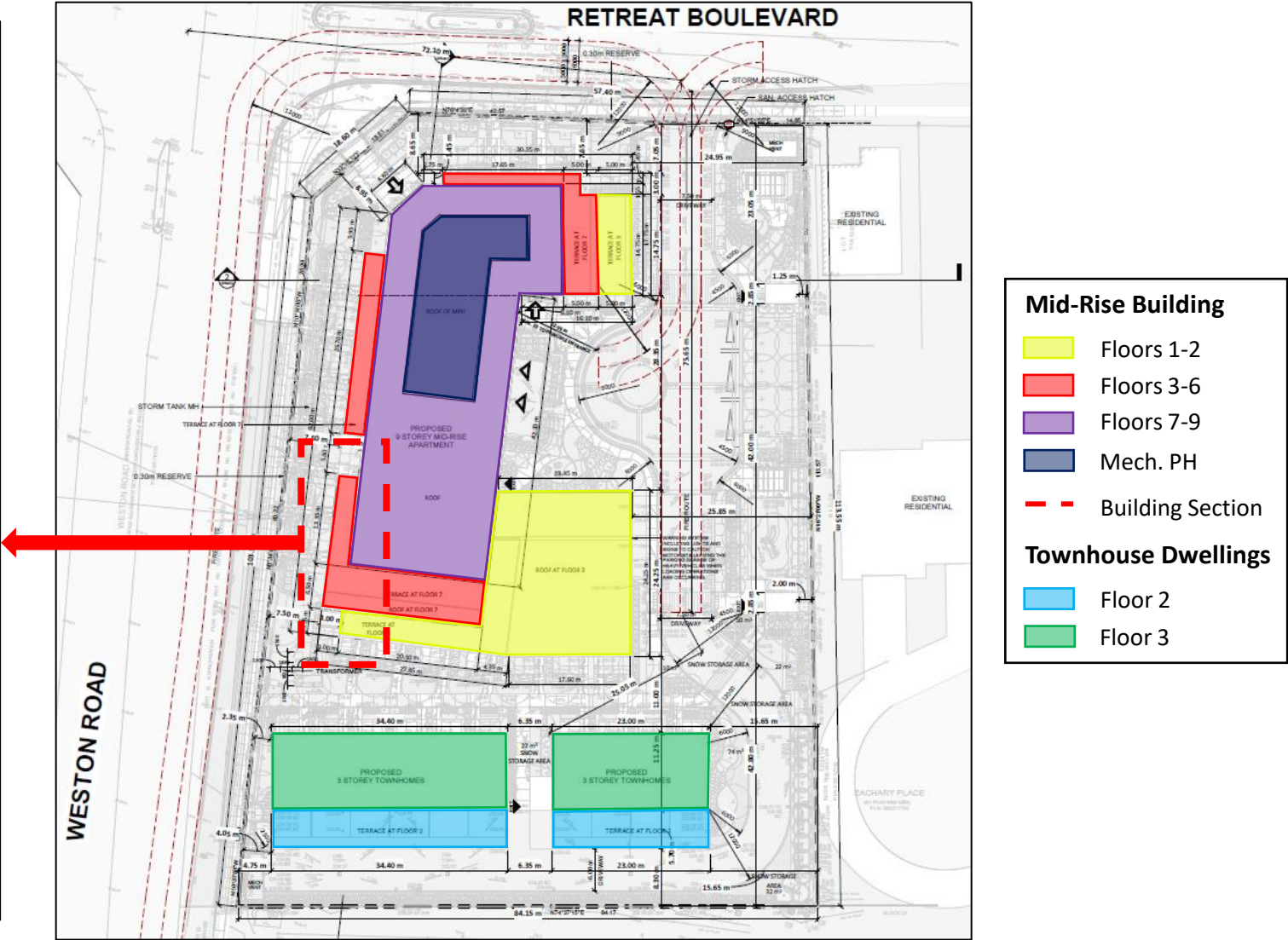
Development Summary

Total Site Area	8,743.10 sq.m
Total Residential GFA	15,640.70 sq.m
Apartment Residential:	13,445.20 sq.m
Townhouse Residential:	1,937.40 sq.m
Total FSI	1.86
Apartment Residential:	1.60
Townhouse Residential:	0.22
Indoor Amenity:	0.03
Total Amenity Area	1,084.10 sq.m
Indoor Amenity:	258.10 sq.m
Outdoor Amenity:	826.00 sq.m
Building Height	9 storeys
Landscaped Area	43.5%
Paved Area	22.5%
Parking Statistics	
Vehicular Parking	251 spaces
Floor 1:	23 spaces
U/G Level 1:	228 spaces
Accessible Parking	8 spaces
Bicycle Parking	119 spaces
Short term:	23 spaces
Long term:	96 spaces

BUILDING SETBACKS

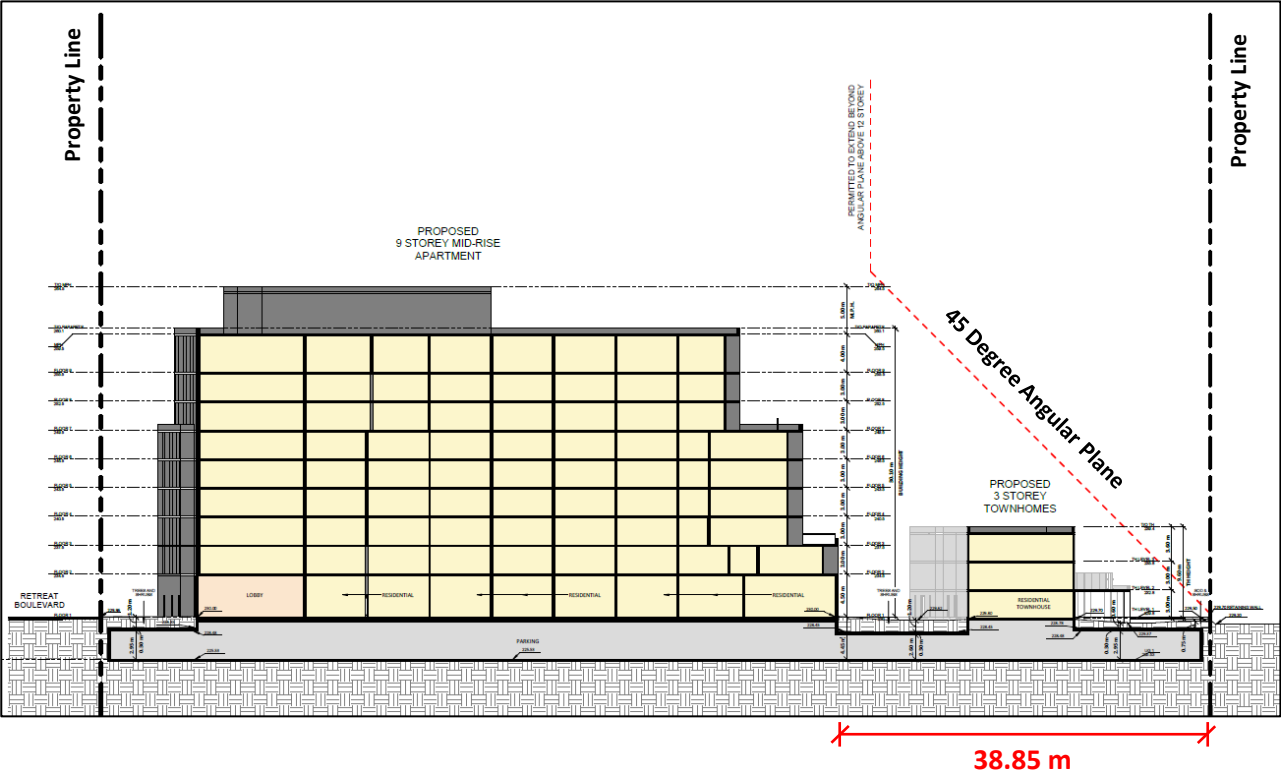


View from Weston Road looking east

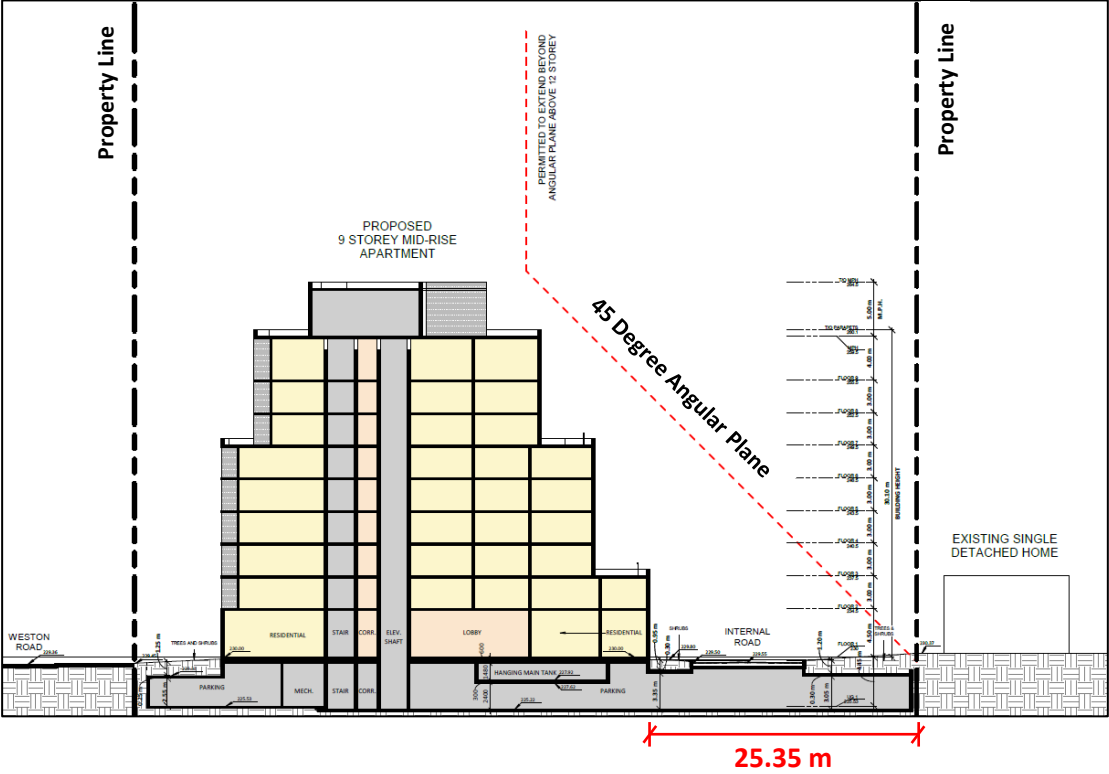


BUILDING SECTIONS

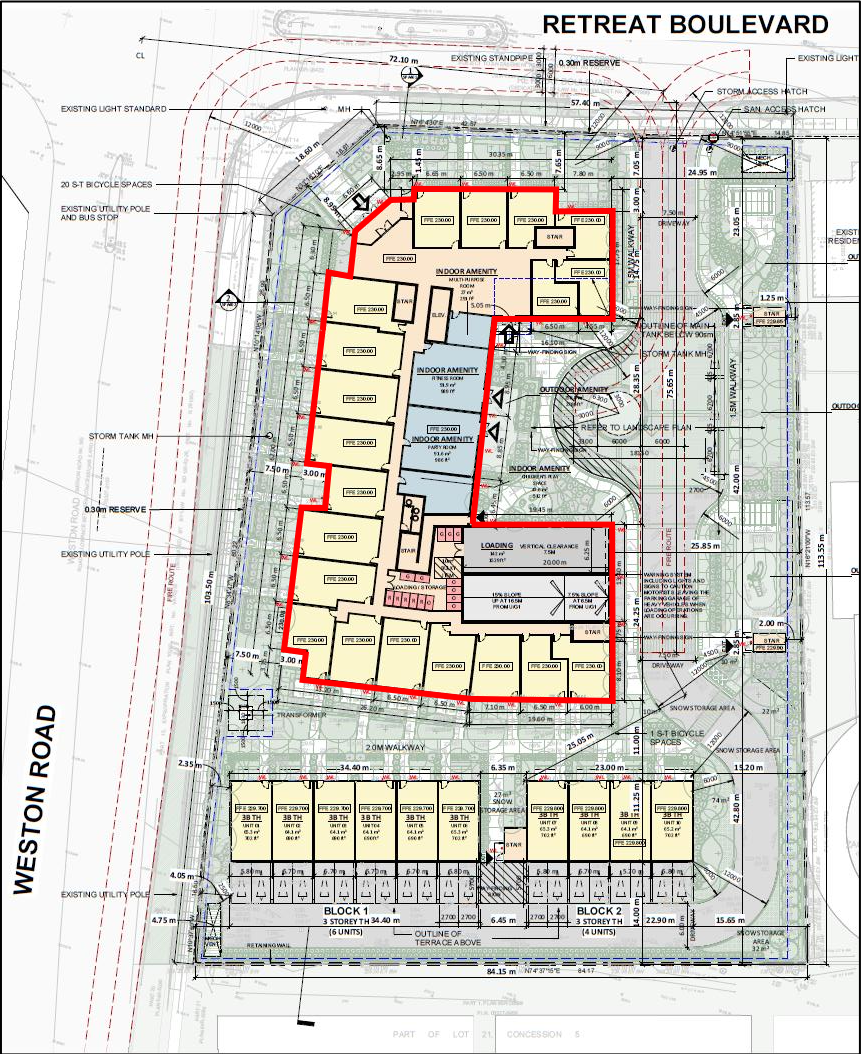
North-South Section



East-West Section

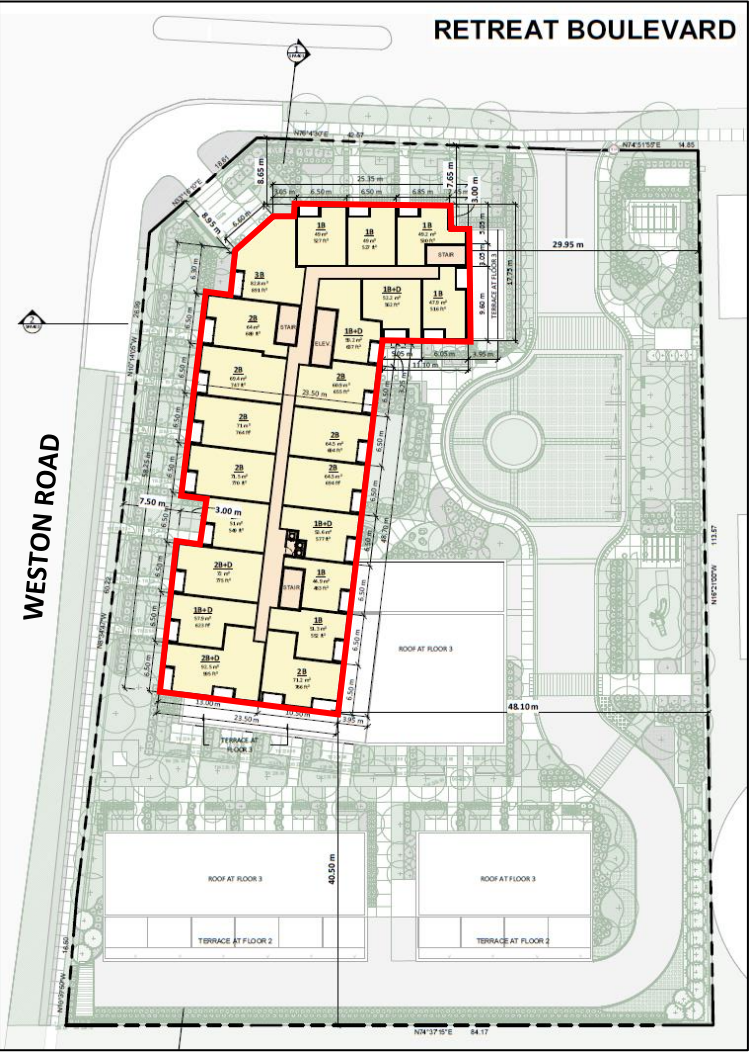


FLOOR PLANS

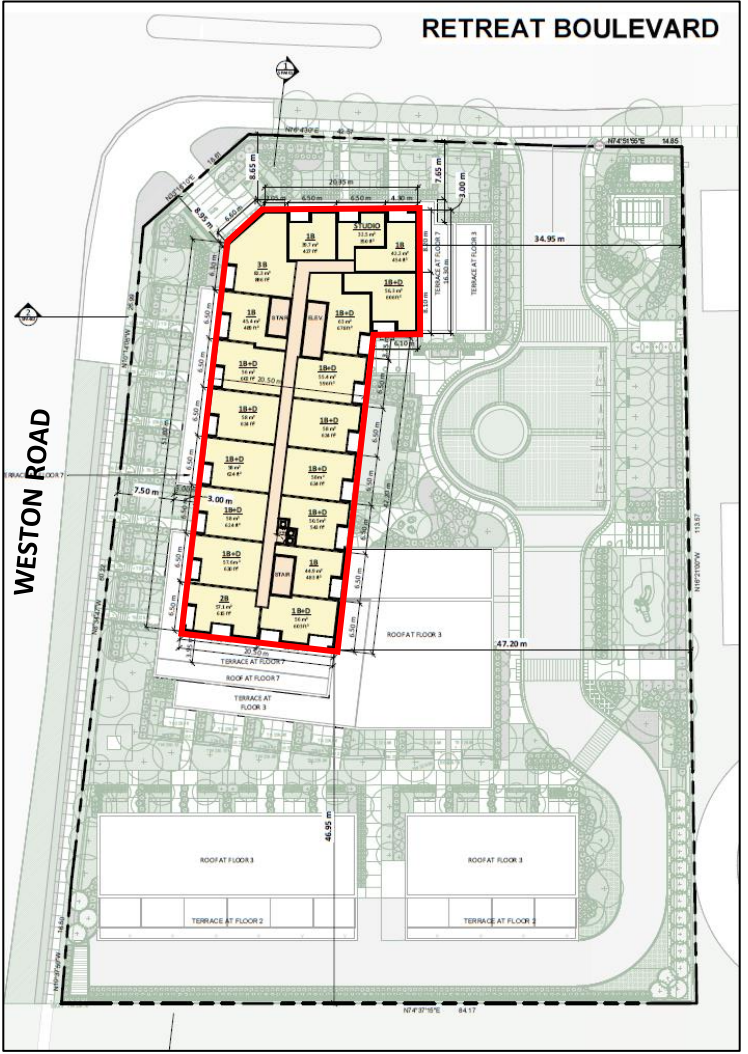


— Building outline

Floor 1

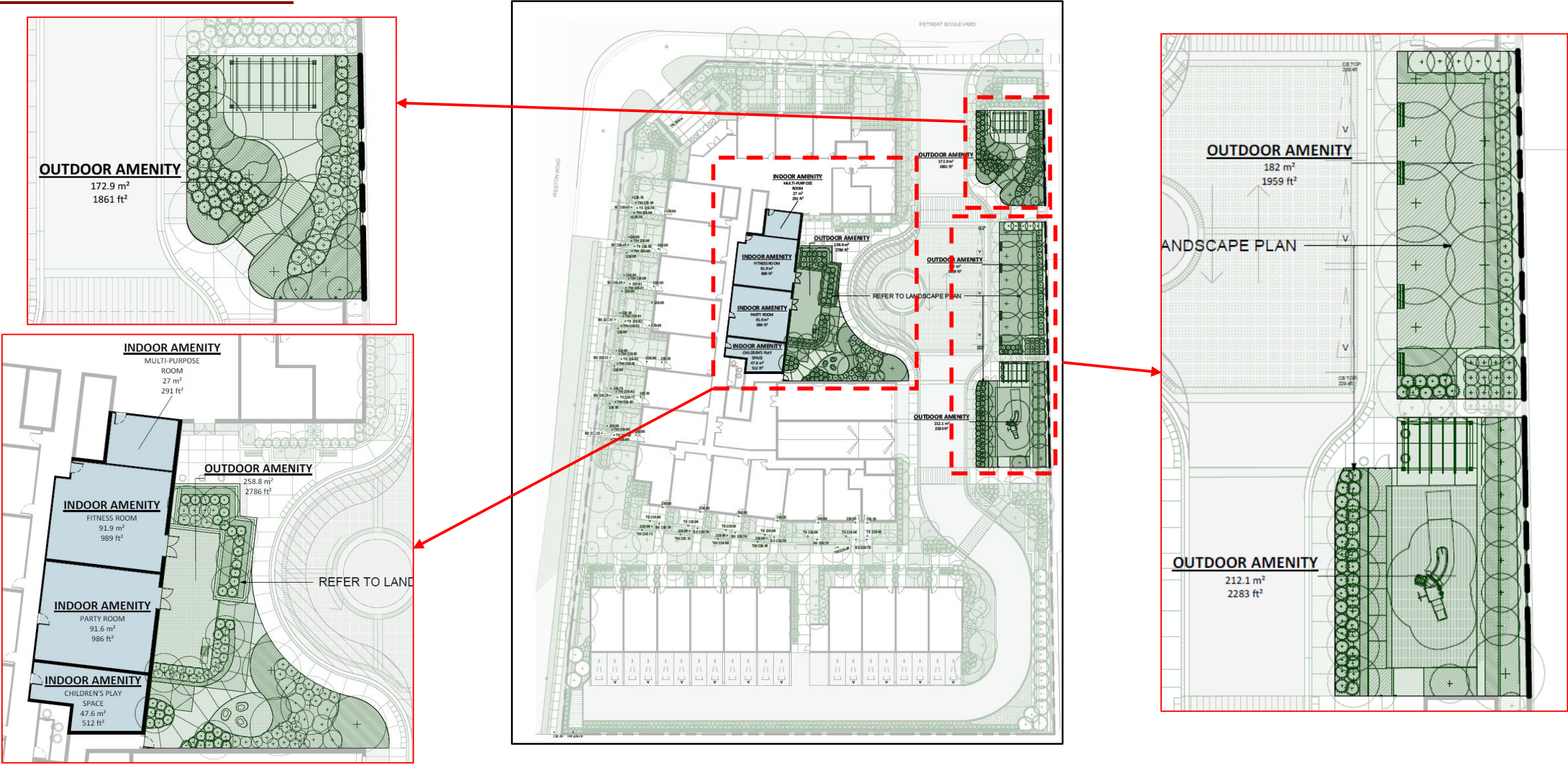


Floor 4-6



Floor 7-9

AMENITY AREAS



RENDERINGS



View from Weston Road and Retreat Blvd. looking south east

RENDERINGS



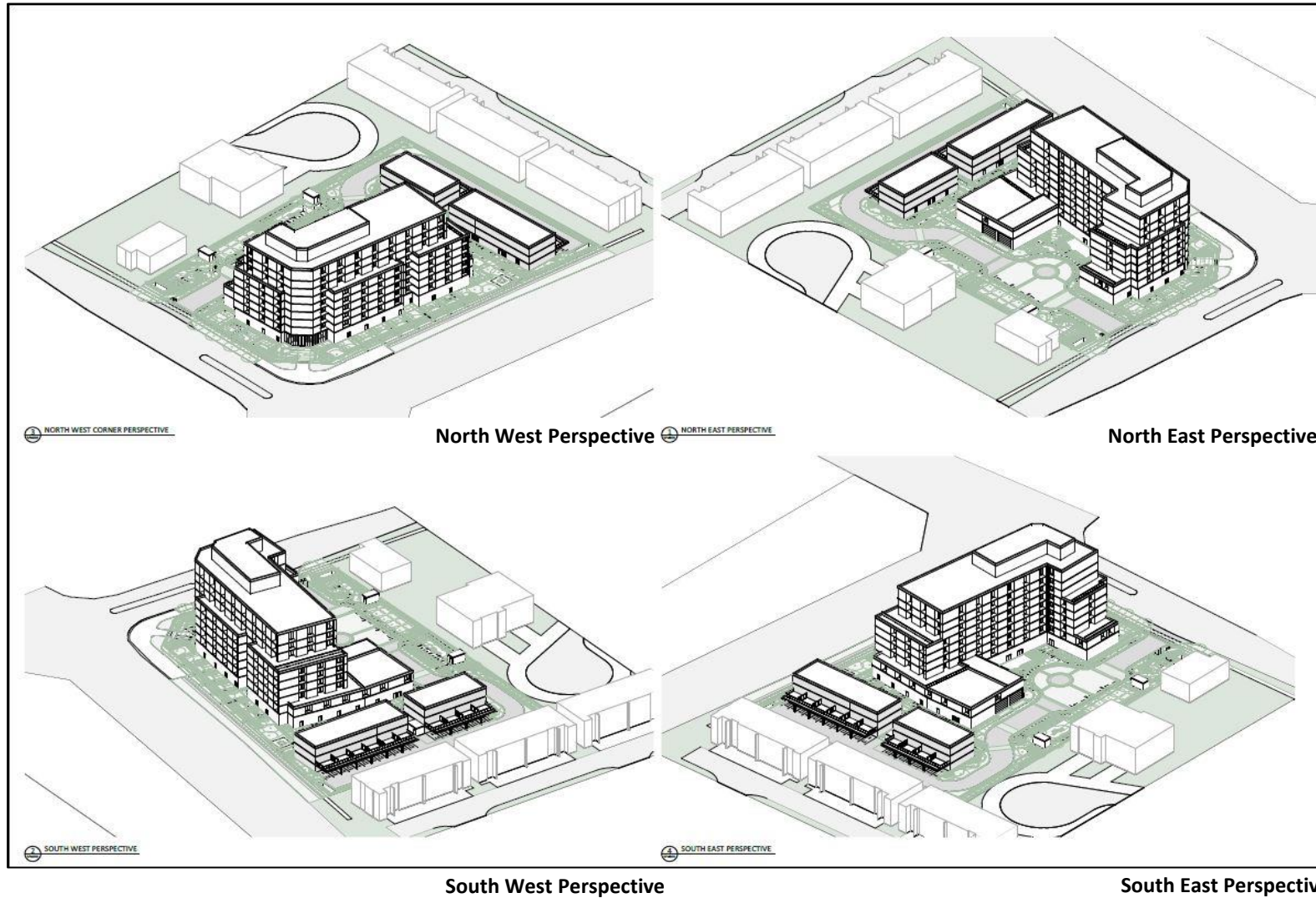
View from Retreat Blvd. looking south west

RENDERINGS



View from Weston Road looking east

3D PERSPECTIVES



STUDIES COMPLETED

- **Sun/Shadow Analysis**, prepared by Turner Fleischer, dated March 31st, 2021;
- **Environmental Impact Report**, prepared by Dillion Consulting, dated December 15, 2020;
- **Transportation Impact Study**, prepared by IBI Group, dated March 31st, 2021;
- **FSR-SWM Report**, prepared by Lithos Group Inc., dated March 31st, 2021;
- **Noise and Vibration Report**, prepared by Jade Acoustics, dated December 17th, 2021;
- **Phase One Environmental Site Assessment**, prepared by Soil Engineers Ltd., dated December 18, 2020;
- **Arborist Report**, prepared by Baker Turner Inc., dated March 31, 2021;
- **Planning and Urban Design Report**, prepared by Humphries Planning Group Inc., dated December 2020; and
- **Community Services and Facilities Study**, prepared by Humphries Planning Group Inc., dated December 2020;

THANK YOU



COMMITTEE OF THE WHOLE (PUBLIC MEETING)

27 DEVELOPMENTS INC.

8440 HIGHWAY 27
CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT FILE OP.18.011
ZONING BY-LAW AMENDMENT FILE Z.18.018
DRAFT PLAN OF SUBDIVISION 19T-20V009

MAY 4TH, 2021

SUBJECT PROPERTY



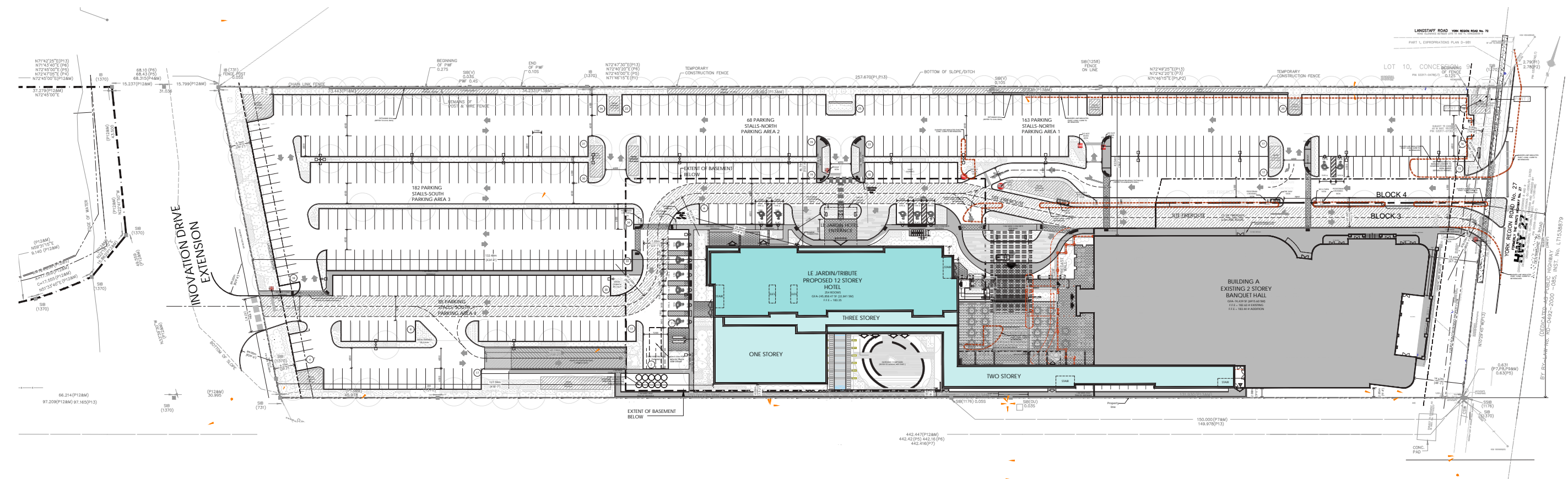
Air Photo

- Subject Lands are approximately 3.27 ha
- The Subject Lands are currently surrounded by employment buildings, a commercial plaza, a residential neighbourhood and vacant lands.

PROPOSED DEVELOPMENT

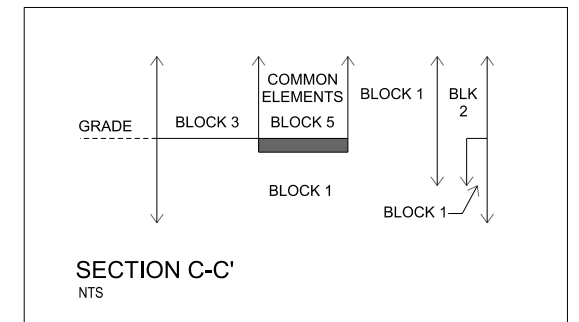
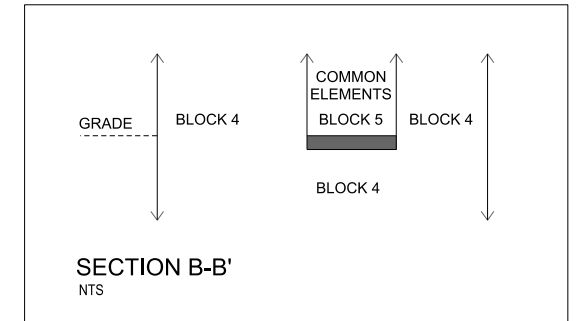
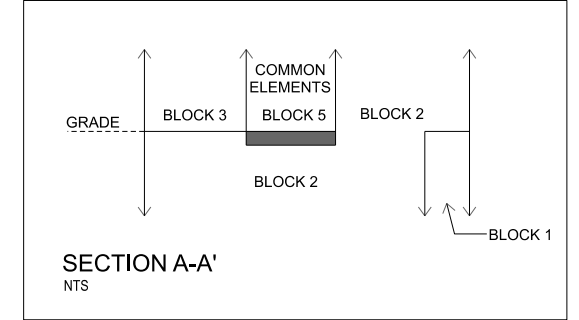
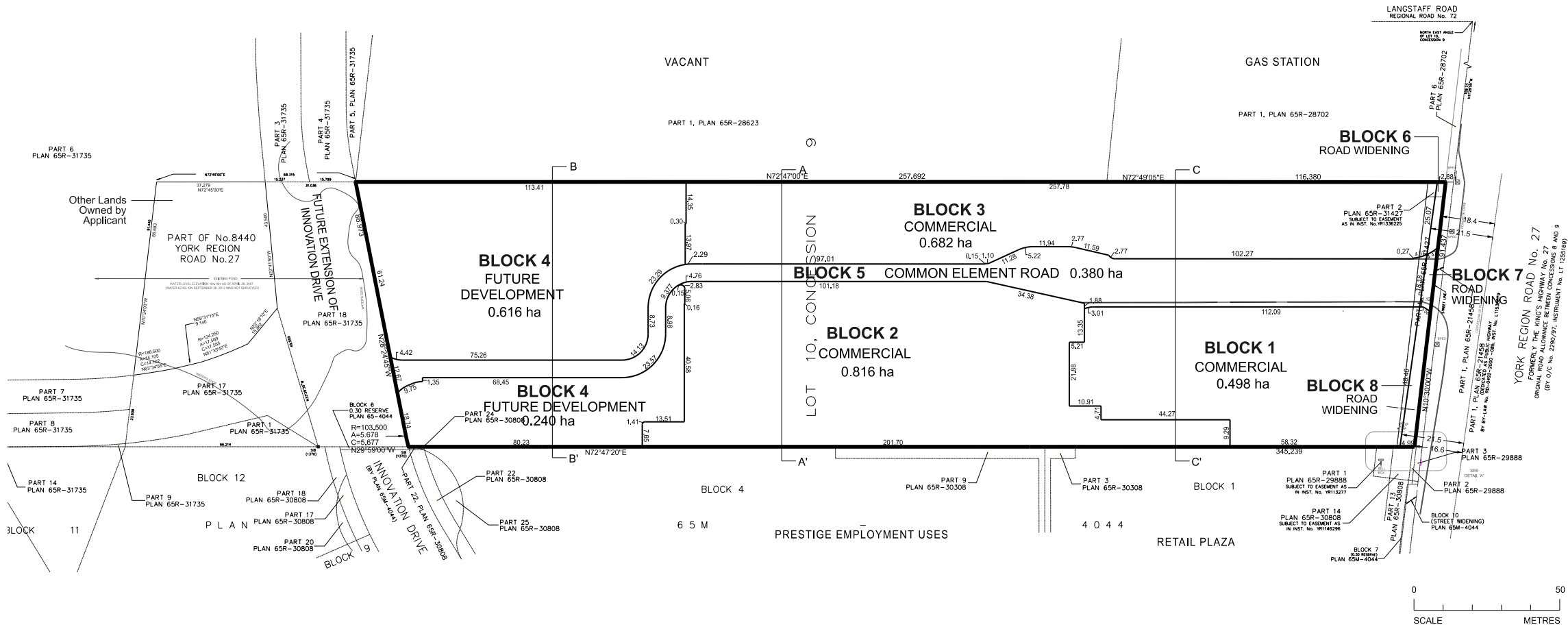
- a 12-storey, 18,244m² hotel, with 254 rooms, including 2 floors for business and professional offices, with an eating establishment and outdoor patio, ancillary spa and amenity spaces ('Hotel with associated ancillary uses'), and maintain the existing two-storey banquet hall (Chateau Le Jardin)
- a two-storey link, containing 1,141.2m² of office space, connecting the proposed Hotel with and associated ancillary uses' to the existing two-storey banquet hall (Chateau Le Jardin)

SITE PLAN



Site Plan, prepared by Mataj Architects Inc.

DRAFT PLAN OF SUBDIVISION



Draft Plan of Subdivision, prepared by Weston Consulting

PERSPECTIVES



3d Views, prepared by Mataj Architects Inc.

Thank You

Comments & Questions?

Kurt Franklin
Weston Consulting
905-738-8080 ext. 224
kfranklin@westonconsulting.com

STRONGLY OPPOSE

Planning and By-law Amendments
OP.11.011 and Z.11.042

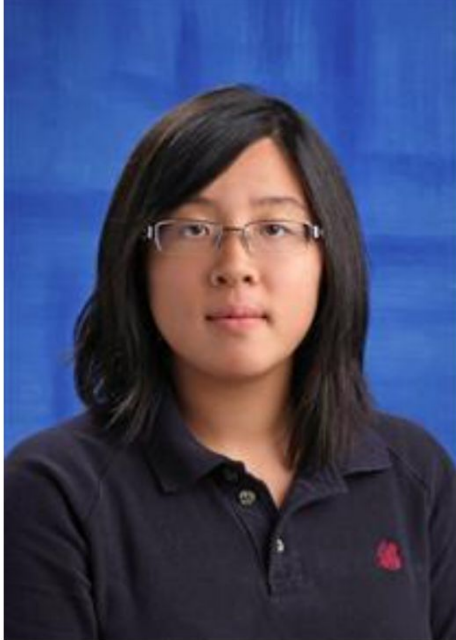
Deniselé Patron

Neighbourhood Protection

Traffic & Pedestrian Safety

Catherine Tran

CTV News: Family reeling after bus kills Woodbridge teen

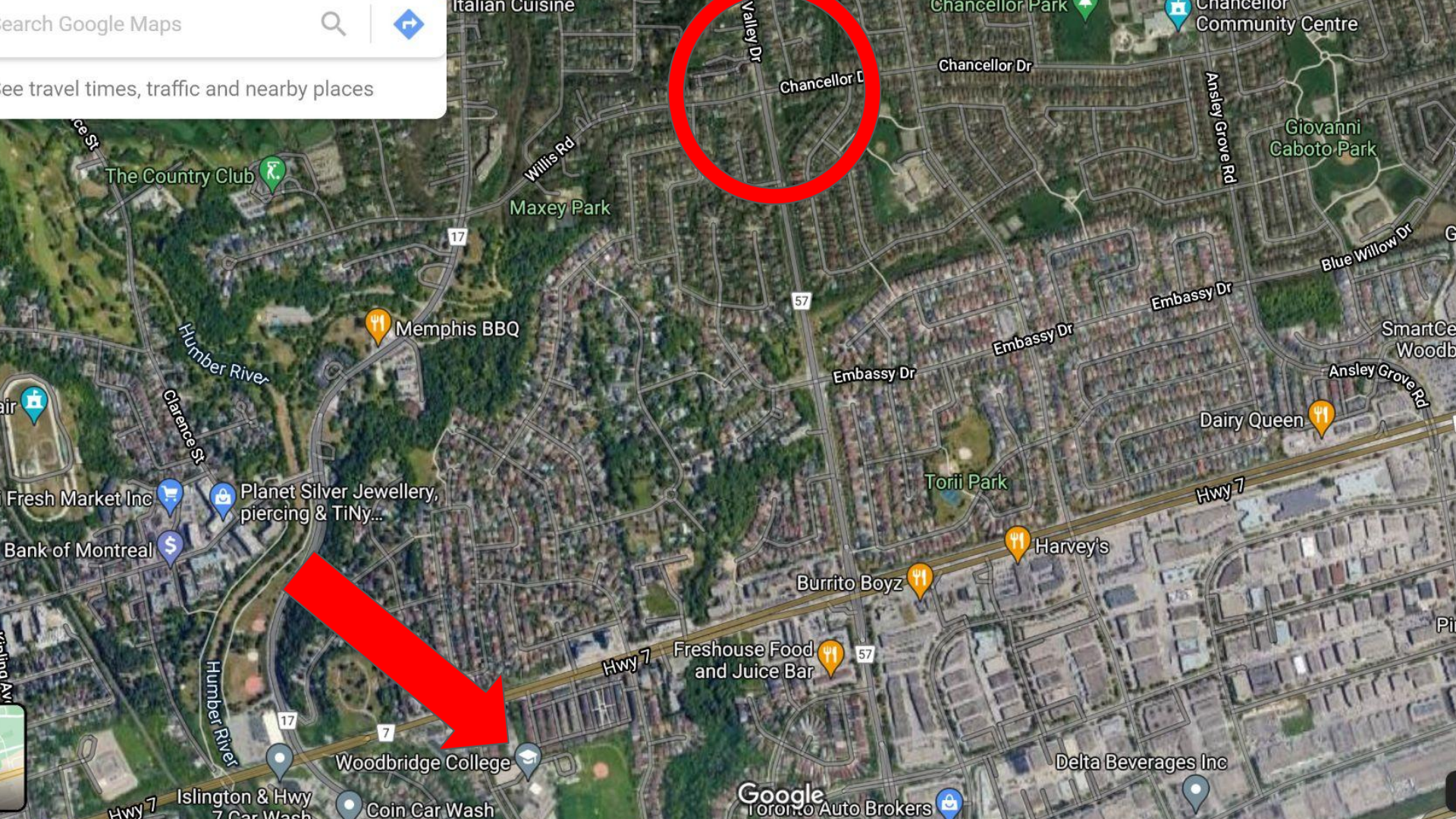


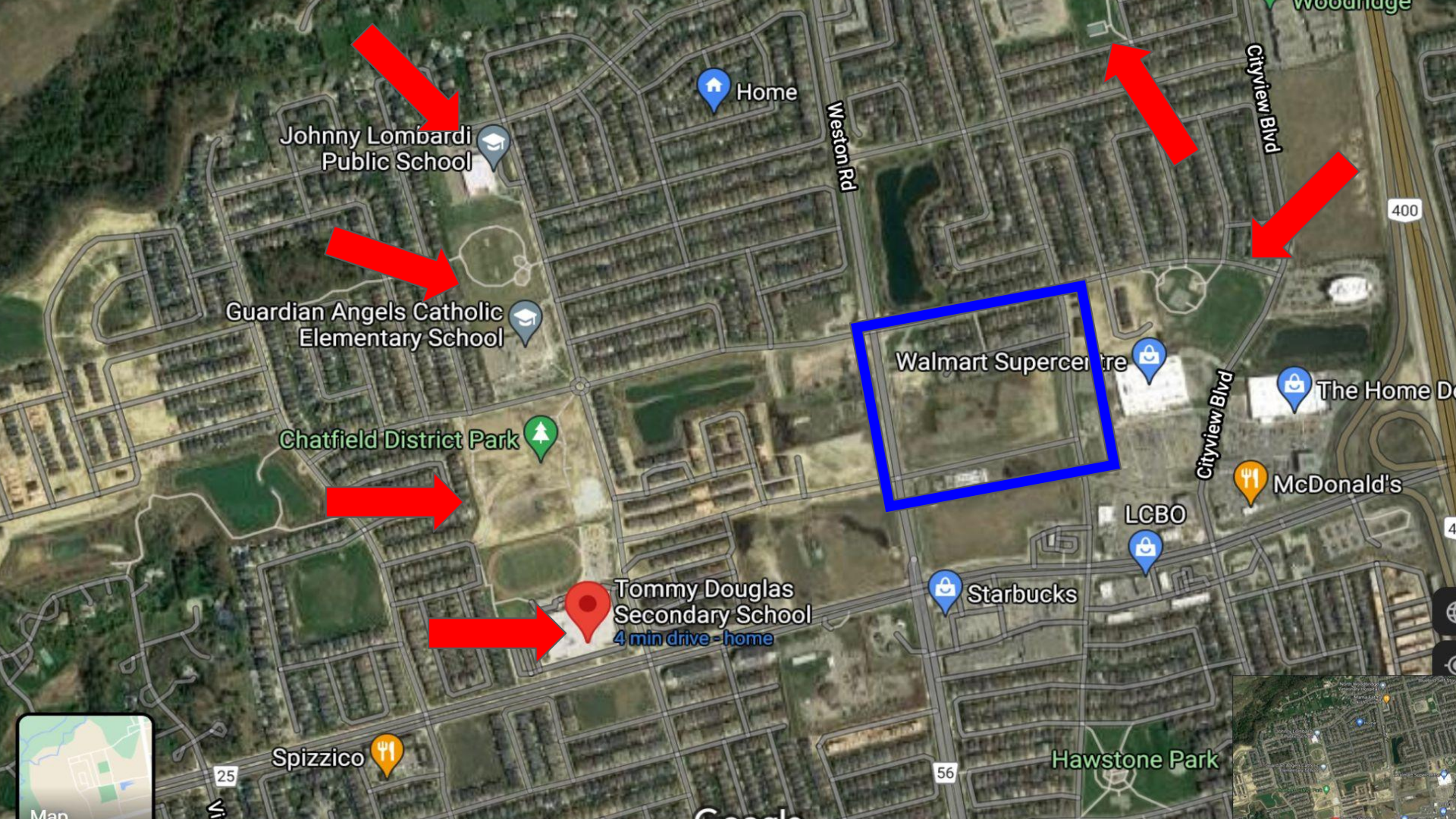
Born: July 31st 1993

Died: November 12th 2009



The Tran family of Woodbridge is in mourning after Catherine Tran, 16, died after a bus struck her.





Johnny Lombardi
Public School

Home

Guardian Angels Catholic
Elementary School

Chatfield District Park

Tommy Douglas
Secondary School
4 min drive - home

Walmart Supercentre

Cityview Blvd

Cityview Blvd

The Home Depot

McDonald's

LCBO

Starbucks

Spizzico

Hawstone Park

25

56

400

4