

**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 The proposal was ultimately withdrawn to our relief and to the relief of the many others in the neighbourhood.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

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