

**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]