

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

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**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