

**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



