

COMMUNICATION – C38
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 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 The proposal was ultimately withdrawn to our relief and to the relief of the many others in the neighbourhood.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,



Patricia & Tony Bellissimo

