

COMMUNICATION – C30
ITEM 3
Committee of the Whole (Public Meeting)
May 4, 2021

April 30, 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 [REDACTED] Retreat Blvd, we are located about 100 metres of this proposed project. We strongly object to the 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 moved into the environment about 3 years ago having bought from the original owners, we liked the serene environment and the pond directly opposite our homes as we look out of the windows. We understand that Ozner is a related entity to Lormel Homes that built and sold the homes. We reviewed the plans for the community as set out by Lormel.

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. We understand that Lormel's plan **did not disclose** building a condominium (or other development for that matter).

We understand that this is the second attempt to built a condominium higher than the previously approved 6 story building which everyone is agreeable to. The current proposed development is very problematic; 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. 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.

This is a residential neighbourhood and it should be maintained as such. It is okay for the Vaughan City to improve its tax base, but the current site is not the place for it.

I have attended meetings with my neighbours on this development and we are all united in our opinion that this development is out of place in this neighbourhood, we have also amassed a lot of signatures on change.org to oppose this development.

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,



Akinwumi Reju



Aanuoluwapo Reju

