

From: Massimo Giannetti  
49 Forest Circle Crt  
Woodbridge ON  
L4L 1N8

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COMMUNICATION	
CW (PH) -	Nov 5/13
ITEM -	1

Please excuse any errors with the terms and language i may have used in this letter. I believe the overall representation will be sufficiently clear.

**To: Members of the Council of Vaughan, The Commissioner of planning and the Director of Development Planning.**

5<sup>th</sup> November 2013

**Your Ref:      Official Plan Amendment File OP.13.009  
                     Zoning By-Law Amendment File Z.13.012  
                     Camelot ON 7 Inc.  
                     Ward 2 – Vicinity of Regional Road 7 and Islington Avenue.**

Dear Members of Council,

I am writing to you with regard to the planning application put forward to you by Bremont Homes in ref: Camelot on 7, 4902 & 4908 Hwy 7, Woodbridge, Ontario of the proposed erection on the subject land located on the north side of Hwy. 7, East of Islington Avenue, of a 10-storey, mixed use residential apartment building, with 520.9m<sup>2</sup> of ground floor commercial uses, 200 parking spaces located within 3 levels of below-grade parking and a Floor Space Index (FSI) of 3.6, ~~on the subject land located on the north side of Hwy. 7, East of Islington Avenue~~

**Having studied the plans available, I feel I must strongly express my objection to this project altogether.**

The reasons for my objection are:

**1.      Direct Contravention of existing guidelines and policies:**

The proposal is a direct contravention of the councils own publicly-available policies and guidelines: Policies of Official Plan in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (Avenue Seven Land Use Future Study), specifically the policies for "Interstitial Lands" located on Regional Road 7, and the Zoning By-law 1-88 deeming the subject lands as R1 (Residential Zone) and NOT RA3 (Apartment Residential zone).

**2.      Detrimental visual impact upon residential amenities:**

This development will certainly not be of a sympathetic design, and similar in scale and proportion to fit in with neighbouring properties. I believe that the proposed development is a direct contravention of policies designed to respect local context and street pattern or in particular , the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, to the detriment of the local environment and neighbourhood.

### **3. Loss of privacy and overlooking.**

Imagine sitting on your front or back porch, in your yard or deck by the pool, knowing your privacy is protected by the trees, fences, and bushes planted in part for this purpose. All the while overlooking balconies and patios extending up 10-floors peer down at your very privacy, your every move in full view. There is nothing "prestigious" about this picture.

### **4. Unacceptable Noise & Increased Traffic**

We already suffer from unacceptable noise levels and traffic. The last thing this neighbourhood needs is more noise generated by more cars.

### **5. Creating a precedent:**

I fear that approval of such a development in our neighbourhood will create a precedent allowing other buildings of such nature to follow into our area, with all that it entails in terms of impact on our environment including protected trees, the local eco-system, ground stability and drainage, highway safety and quality of life in general. Some such buildings have already begun to infiltrate our community. For this reason we look to our elected members in council to follow existing policy and guidelines and furthermore in future tighten them further to prevent undesirable consequences.

### **6. No benefits to our local community:**

We have an overabundance of: banks & financial institution, business or professional offices, eating establishments, convenience stores and take-out, health centres, personal service shops, pharmacies, clubs and all manner of retail stores within walking distance from the proposed development.

Members of council, I can't see any benefit or necessity to our community by approving this application! And it definitely doesn't align with the promises of, in the words of our honourable mayor, Maurizio Bevilacqua **"The Place To Be."**

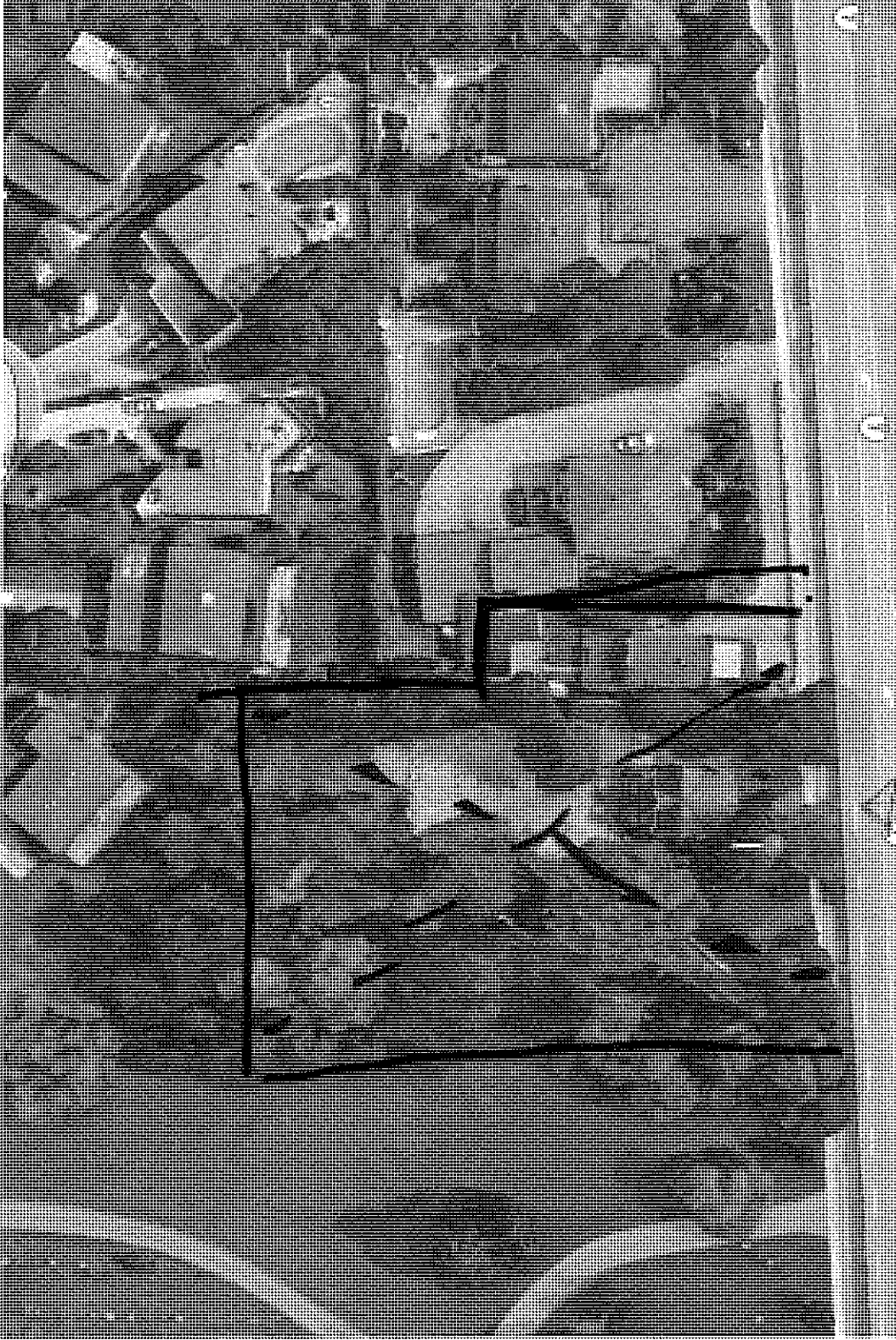
I sincerely hope that you and your colleagues will take all of the above into consideration when contemplating this planning application

Kind regards

**Massimo Giannetti**

PS:

Please allow me a word about "prestige" as mentioned in the "Official Plan Designation" in describing the subject lands. Wikipedia defines 'prestige' as "a good reputation or high esteem, though in earlier usage, it meant showiness." I can certainly appreciate the earlier usage in the appropriate situation. However in matters such as the environment we live in, I believe we should strive for the more current usage. No site exemplifies the earlier usage than that of our little town of Woodbridge... over built, poorly designed and ravaged by opportunistic whims of the day.



*Proposed development*

