

**Subject:**

158-166 Wallace str. development question (Part lot 6, concession 7)

-----Original Message-----

From: Maxim Boiko [mailto: [REDACTED]]

Sent: April-02-18 5:49 PM

To: DevelopmentPlanning@vaughan.ca

Subject: Re: 158-166 Wallace str. development question (Part lot 6, concession 7)

c <u>5</u>
Communication
COUNCIL: <u>Apr 11/18</u>
CW(21) Rpt. No. <u>15</u> Item <u>2</u>

Hello,

I am an inhabitant of Wallace street, Woodbridge.

I am writing in regards to the public hearing about construction at 158-166 Wallace street. I had had some comments which I sent to some of Development department workers last year. I did receive some answers, however mostly the information was too preliminary to make any conclusion (all correspondence is cited below to refresh).

I would just ask to review my last year's email and maybe you could update or comment more items from the list. I do not need to be replied by email, just wanted to add few things to April 4 meeting agenda if possible.

Thank you. The file is attached.

Sincerely,

Maxim Boiko  
[REDACTED]  
[REDACTED]  
[REDACTED]

> Hello Maxim,

>

> As Natalie stated in her last email, I am available for any cultural heritage questions you may have that pertain to Woodbridge.

>

> In response to your first question, the Woodbridge Heritage Conservation District Plan does allow for new developments to be contemporary and "of their own time", while quoting the past and fitting within the "village" feel of Woodbridge. The Woodbridge Heritage Conservation District Plan does have policies to ensure that new development is sympathetic to surrounding contributing buildings through building height, scale, setbacks and massing.

>

> We are currently reviewing the proposed development concept, and as Natalie stated the City has not formulated a position on the current concept. I can say that we will be reviewing the proposal to ensure that the design and built form of the proposal meets the policies of the Woodbridge Heritage Conservation District Plan. In particular, we will be reviewing the proposal to ensure it does not negatively impact surrounding contributing buildings or the Wallace Street Heritage Character Area.

>

> I assume you have a copy of the Woodbridge HCD Plan, but if you do not  
> you can find it here:

> [https://www.vaughan.ca/services/business/heritage\\_preservation/General  
> %20Documents/Woodbridge%20Heritage%20Conservation%20District%20Plan%20  
> and%20Guidelines.pdf](https://www.vaughan.ca/services/business/heritage_preservation/General%20Documents/Woodbridge%20Heritage%20Conservation%20District%20Plan%20and%20Guidelines.pdf)  
>

> I would suggest looking at Sections 6.3 as it pertains to contemporary building design and Section 6.4 as it pertains to built form policies.  
>

> I hope you find this information useful, and please feel free to let me know if you have any further questions on the above.  
>

> Best regards,  
>

> Shelby Blundell  
> Cultural Heritage Coordinator  
> 905-832-8585, ext. 8813 | [shelby.blundell@vaughan.ca](mailto:shelby.blundell@vaughan.ca) City of Vaughan |  
> Development Planning Department  
> 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1 [vaughan.ca](http://vaughan.ca)  
>  
>  
>

> -----Original Message-----

> From: Wong, Natalie  
> Sent: May-25-17 4:43 PM  
> To: [REDACTED]  
> Cc: Policyplanning; Blundell, Shelby  
> Subject: FW: Wallace str. development question (Part lot 6, concession  
> 7)  
>

> Good Afternoon Maxim,  
>

> Please be advised I am in receipt of your request below for information pertaining to a townhouse development located at 158 and 166 Wallace Street. The proposed development you are referring to is Official Plan Amendment and Zoning By-law Amendment (Files OP.17.006 and Z.17.015). The proposed development includes 33 residential back-to-back stacked townhouse dwelling units to be accessed by a private condominium (access) road. The applications are currently under review by the City and has not been scheduled for a future Public Hearing meeting date. Please note that the proposed development concept is still under review and the City has not formulated a position on the current concept.  
>

> I have had the opportunity to review the contents of your letter, but I am unable to provide you with complete answers to the questions you have posed. Instead, I offer the following information for your review and consideration below:  
>

> 1) The subject lands are located within the Woodbridge Heritage Conservation District Plan Area, and any development proposal will be subject to review and approval by the Heritage Vaughan Committee. For more information regarding the existing architectural styles, and an assessment on Cultural Heritage impacts, please feel free to contact Shelby Blundell, Cultural Heritage Coordinator at extension 8813, or as cc'd above to discuss any concerns you may have. By copy of this email, I ask Shelby to contact you to discuss any concerns.  
>

> 2) I am unable to provide any input regarding the economic benefits of this proposal. The applicants are proposing residential units and no retail uses are proposed. I would redirect your question to the applicant's Planning Consultant.  
>

> 3) The Development Planning Department is unable to provide any information on population statistics or growth forecasting for Woodbridge, based on the proposed development. Please contact the Policy Planning and Environmental Policy Department (cc'd above) to contact a policy Planner who may provide you with any of the information you are looking for. By copy of this email, I request that the Policy Planning Division address your inquiry.

>

> 4) With respect to traffic volume, please be advised that the applicant has submitted a Traffic Impact Study, dated March 17, 2017 prepared by MMM Group to address any traffic related concerns for the proposed development. The Traffic Impact Study is subject to review and approval by the Transportation Division of the Development Engineering and Infrastructure Planning Department and the Regional Municipality of York. The City has not yet received any formal comments from either Department or Agency regarding its review.

>

> I trust that the information offered to you above is sufficient. If you have any questions regarding the process and updates for the applications on file, please feel free to give me a call.

>

> Regards,

>

> Natalie Wong, BES

> Planner

> 905-832-8585, ext. 8866 | natalie.wong@vaughan.ca City of Vaughan I

> Development Planning Department

> 2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1 vaughan.ca

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> -----Original Message-----

> From: Panaro, Doris

> Sent: Thursday, May 25, 2017 3:51 PM

> To: [REDACTED]

> Cc: Squadrilla, Dorianne; D'Addario, Letizia; DiGirolamo, Diana;

> Jeffers, Judy; Rende, Daniel; Wong, Natalie

> Subject: FW: Wallace str. development question (Part lot 6, concession

> 7)

>

> Maxim,

>

> I'm following up with your questions below and have forward them unto the area Planners for their assistance in providing you with information on Wallace Street development. Thank you.

>

>

>

> Doris Panaro

> Clerical Typist

> 905-832-8585, ext. 8208 | doris.panaro@vaughan.ca

>

> City of Vaughan I Development Planning Department

> 2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1 vaughan.ca

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> -----Original Message-----

> From: Maxim Boiko [mailto:oligomers@bigmir.net]

> Sent: May-23-17 8:30 PM

> To: DevelopmentPlanning@vaughan.ca

> Subject: Wallace str. development question (Part lot 6, concession 7)

>

> Hello,

> I am an inhabitant of Wallace str., Woodbridge, where an application for building of a new townhouse complex was submitted recently. I have few questions, but I don't know who to ask for help. Could you please review my letter and advise how the matter could be organized?

>

> The questions are addressed to both City of Vaughan authorities and a developer, but I would rather have some support from the City before dealing with the developer, because I do not have any experience or power to discuss such questions; I am not also a member of any organization or association.

>

> Thank you very much.

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> --

> Sincerely,

>

> Maxim Boiko

[REDACTED]

[REDACTED]

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