

**COMMUNICATION – C1
ITEM 4
Committee of the Whole (Public Meeting)
April 7, 2021**

From: Vin Krieg [REDACTED] >
Sent: Tuesday, March 23, 2021 1:01 PM
To: Clerks@vaughan.ca
Cc: Carella, Tony <Tony.Carella@vaughan.ca>
Subject: [External] Official Plan Amendment File OP.17.006/Zoning By-law Amendment File Z.17.015

Hello,

I have a comment regarding the subject matter as it pertains to the proposed development for lots 166 and 158 on Wallace Street. See below.

I live at [REDACTED] Wallace Street, and a while ago, I looked into dividing my house and making 2 units as an option for me to remain in my home after retirement and produce some income. I was told by the TRCA that I was not allowed to do so because in the event of a flood (Pink Zone representing 1% chance), it will be difficult to evacuate the street. As you can see, the south side of the street has open access to hwy 7 but the north side does not. I was also told that we are not allowed to build beyond our existing footprint.

As you can see from the flood map, the property in question (158 and 166) also fronts onto the Pink Flood Risk Zone, except they have no direct access to hwy 7 and would have to drive through Wallace Street towards Woodbridge Avenue in order to evacuate. So my question is, if it is not safe for us on the south end of Wallace Street to create additional units, then why would it be safe for this development to occur adding an additional 27 units? If safety is really an issue, then I would say, this development shouldn't be allowed.



Vinnie Krieger