

Hello,

My name is Pierino Deiana. My wife, Mary Jane Deiana. and I are the owners of the property at 74 Tayok Drive - one property away from the property of the applicant seeking to sever her property. We have lived in the neighbourhood for over 25 years and we **strongly oppose** Consent Application B014/21.

The proposed lot sizes are **not** generally consistent and compatible with the neighbourhood. City staff have made an error in determining that the proposed lot sizes are generally consistent and compatible with the neighbourhood. The subdivision within which the applicant's lot is located was established in the 1950s. As opposed to the lot area comparison provided by the applicant's planning consultant/agent, comparison of lot areas should only occur between the applicant's proposed lots sizes and the adjacent lots from the original 1950s plan of subdivision, and not with lots located further away within subdivisions from the late 1970s and mid 1980s. It is this comparison with the adjacent lots from the original 1950s draft plan of subdivision that provides a more accurate comparison that illustrates the major issue with the application to sever 160 Monsheen, the proposed lots are too small to be considered consistent and compatible with the neighbourhood. Based upon my calculations, the areas of the proposed lots are approximately **less than 50%** of the average lot area of the surrounding lots on Tayok Drive and Monsheen Drive. Lots that are less than half the size of average surrounding lots clearly indicates that the proposal cannot be approved as the lots are clearly much smaller and not compatible with the neighbourhood.

To my knowledge, this is the first property in the neighbourhood that an owner is seeking to have severed. Severing the property would have a significant impact on neighbouring properties as the proposed lot area would not be compatible with the existing lots in the neighborhood. In combination with the proposed set backs, the application would impact privacy, parking and be detrimental to the streetscape and the character of the neighborhood. Approving the consent application, therefore, would not be appropriate from both a planning and public interest perspective. The approval of this application would set a precedent for the area, and more concerning, a precedent that is based upon an erroneous assessment. As a result, we ask that the committee **not approve** the application.

Thank you