# MEMORANDUM

**Date:** September 12th, 2012

**To:** Chair and Members of the
Committee of Adjustment, North Panel

**From:** Councillor John Filion
Ward 23, Willowdale

**Re:** 116-118 Cameron Avenue
B057/12NY, B058/12NY, A499/12NY, A500/12NY, A501/12NY

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I am writing to request that the Committee give consideration to refusing the proposed severances and associated variances.

Although I recognize that there are 25 ft lots in proximity to these properties, the prevailing lot size in the neighbourhood is considerably larger. The lots are located in an R7 zone (for lots 30 - 40ft); the existing 37.5 ft lots are much more suited to the characteristics of an R7 than would be the proposed 25 ft lots.

With regard to the variances, the proposed lot sizes produce requests for variances which are out of character for the neighbourhood.

Unfortunately, each approval seems to erode existing bylaws – contrary to the intent of City Council and the neighbourhoods. The proposed severances and associated variances would greatly contribute to the continued erosion of City Bylaws throughout the West Lansing neighbourhood.

Thank you for your consideration of this matter.

Sincerely,

Councillor John Filion
Ward 23, Willowdale

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