

**EXTRACT FROM THE MINUTES OF THE NORTH YORK DISTRICT
COMMITTEE OF ADJUSTMENT
MEETING HELD ON August 19, 2009
(PANEL B)**

**B0016/09NY, B0017/09NY,
B0018/09NY, B0019/09NY,
A0161/09NY, A0162/09NY,
A0163/09NY, A0164/07NY,
A0165/09NY & A0166/09NY**

RAJINDER SETHI, RAJINDER SINGH SETHI
Part of Lots 60 & 75, Plan 1938
53 & 55 Alexis Blvd & 56 & 58 McAllister Road
R6- Single Family Detached Dwelling Zone (WAIVER)
York Center (10)

APPLICATION:

B0016/09NY

53 ALEXIS BLVD

This is an application for the division of a parcel of residential lands into three parts for the purpose of lot additions.

It is proposed to divide the property into three parts. The severed parcels would be added to the parcels severed under applications B0017/09NY, B0018/09NY and B0019/09NY for the creation of three new residential lots fronting onto Yeomans Road. The existing dwelling would be maintained and a new two storey dwelling is proposed to be constructed on each of the proposed lots.

The subject property is designated as Parts 10, 11 and 12 on the plan attached to this notice. It is proposed to sever the rear 20.96m (Parts 10 and 11).

The lands to be severed, Parts 10 and 11 on the plan would be added to Parts 2, 3, 4 and 9. The resulting new lots would be Parts 2 and 11 and Parts 3, 4, 9 and 10 and would have frontages of 13.95m.

B0017/09NY

55 ALEXIS BLVD

This is an application for the division of a parcel of residential lands into three parts for the purpose of lot additions.

It is proposed to divide the property into three parts. The severed parcels would be added to the parcels severed under applications B0016/09NY, B0018/09NY and B0019/09NY for the creation of three new residential lots fronting onto Yeomans Road. The existing dwelling would be maintained and a new two storey dwelling is proposed to be constructed on each of the proposed lots.

The subject property is designated as Parts 1, 2 and 3 on the plan attached to this notice. It is proposed to sever the rear 20.96m (Parts 2 and 3).

The lands to be severed, Parts 2 and 3 on the plan would be added to Parts 4, 9 and 10. The

resulting new lots would be Parts 2 and 11 and Parts 3, 4, 9 and 10 and would have frontages of 13.95m.

B0018/09NY

56 MCALLISTER RD

This is an application for the division of a parcel of residential lands into three parts for the purpose of lot additions.

It is proposed to divide the property into three parts. The severed parcels would be added to the parcels severed under applications B0016/09NY, B0017/09NY and B0019/09NY for the creation of three new residential lots fronting onto Yeomans Road. The existing dwelling would be maintained and a new two storey dwelling is proposed to be constructed on each of the proposed lots.

The subject property is designated as Parts 7, 8 and 9 on the plan attached to this notice. It is proposed to sever the rear 20.89m (Parts 8 and 9).

The lands to be severed, Parts 8 and 9 on the plan would be added to Parts 3, 4, 5 and 10. The resulting new lots would be Parts 5 and 8 and Parts 3, 4, 9 and 10 and would have frontages of 13.95m.

B0019/09NY

58 MCALLISTER RD

This is an application for the division of a parcel of residential lands into three parts for the purpose of lot additions.

It is proposed to divide the property into three parts. The severed parcels would be added to the parcels severed under applications B0016/09NY, B0017/09NY and B0018/09NY for the creation of three new residential lots fronting onto Yeomans Road. The existing dwelling would be maintained and a new two storey dwelling is proposed to be constructed on each of the proposed lots.

The subject property is designated as Parts 4, 5 and 6 on the plan attached to this notice. It is proposed to sever the rear 20.89m (Parts 4 and 5).

The lands to be severed, Parts 4 and 5 on the plan would be added to Parts 3, 8, 9 and 10. The resulting new lots would be Parts 5 and 8 and Parts 3, 4, 9 and 10 and would have frontages of 13.95m.

A0161/09NY

53 ALEXIS BLVD (PART 12)

This is an application to permit the existing dwelling to be maintained as constructed on a lot reduced by severance.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Rear yard setback of 7.8m to the existing dwelling

WHEREAS a minimum setback of 9.5m is required.

A0162/09NY

55 ALEXIS BLVD (PART 1)

This is an application to permit the existing dwelling to maintained as constructed on a lot reduced by severance.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Rear yard setback to the existing dwelling of 7.8m
WHEREAS a minimum setback of 9.5m is required.

A0163/09NY

58 MCALLISTER RD

This is an application to permit the existing dwelling to be maintained on a lot reduced by severance.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Rear yard setback of 8m to the existing dwelling
WHEREAS a minimum setback of 9.5m is required.

A0164/09NY

**REAR 13.95M OF 53 & 55 ALEXIS BLVD
(PARTS 2 & 11)**

This is an application to permit the construction of a new two storey dwelling on the the rear 13.95m portion (Parts 2 and 11) of 53 and 55 Alexis Boulevard. The existing detached garages would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Proposed lot coverage of 31.9% (118.35m²)
WHEREAS a maximum lot coverage of 30% (111.3m²) is permitted; and
2. Proposed finished first floor elevation of 2.6m
WHEREAS a maximum finished first floor elevation of 1.5m is permitted.

**A0165/09NY REARMOST 6.99M OF 53 & 55 ALEXIS BLVD AND REARMOST 6.97M
OF 56 & 58 MCALLISTER ROAD (PARTS 3, 4, 9 & 10)**

This is an application to permit the construction of a new two storey dwelling on the rearmost 6.99m of 53 and 55 Alexis Boulevard and the rearmost 6.97m of 56 and 58 McAllister Road (Parts 4, 4, 9 and 10). The existing detached garages would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Proposed lot coverage of 31.8% (118.61m²)
WHEREAS a maximum lot coverage of 30% (111.9m²) is permitted; and
2. Proposed finished first floor elevation of 2.6m
WHEREAS a maximum finished first floor elevation of 1.5m is permitted.

A0166/09NY

**REAR 13.95M OF 56 & 58 MCALLISTER ROAD
(PARTS 5 & 8)**

This is an application to permit the construction of a new two storey dwelling on the rear 13.95m (Parts 5 and) of 56 and 58 McAllister Road. The existing detached garages would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Proposed lot coverage of 31.6% (118.5m²)
WHEREAS a maximum lot coverage of 30% (112.5m²) is permitted; and
2. Finished first floor elevation of 2.6m
WHEREAS a maximum finished first floor elevation of 1.5m is permitted.

The Committee had before them the following communications:

- A copy of the notice of hearing dated August 7, 2009.
- A correspondence dated April 28, 2009, from Winch Planning & Developments Services, 47 Joseph Duggan Road, Toronto, Ontario, M4L 3X5, containing an arborist report and outline of severance and variances.
- A memorandum dated May 20, 2009, and August 19, 2009, from Frank Clarizio, Manager, Development Engineering, North York District, outlining their technical services conditions.
- A staff report dated June 16, 2009, from Thomas C. Keefe, Director, Community Planning, North York District, commenting on this application.
- A communication dated June 22, 2009, from Eleanor Caesar, 50 McAllister Road, North York Ontario, M3H 2N2, in opposition to these applications.
- A communication dated June 18, 2009, from Sally Clark-Mills & Allan Mills, 51 McAllister Road, North York Ontario, M3H 2N2, in opposition to these applications.
- A petition dated August 18, 2009, containing 11 signatures of local area residents in support to these applications.
- A petition dated August 18, 2009, containing 30 signatures of local area residents in opposition to these applications.

The following person(s) appeared before the Committee of Adjustment in connection with the foregoing matter.

- Mr. Mel Winch, Winch Planning & Developments Services, 47 Joseph Duggan Road, Toronto, Ontario, M4L 3X5, who spoke on behalf of the applicant and also submitted a location map to the members.
- Mr. Espo Ariganello, 69 McAllister Road, Toronto Ontario, M3H 2N4, who spoke in opposition to these applications.
- Mr. Michael Ritter, 72 McAllister Road, Toronto Ontario, M3H 2N4, who spoke in opposition to these applications.
- Mr. Aris Kapasouris, 70 McAllister Road, Toronto Ontario, M3H 2N4, who spoke in opposition to these applications.
- Mr. Horton Boyce, 141 Yeomans Road, Toronto Ontario, M3H 3J8, who spoke in opposition to these applications.
- Ms. Loren Marangone-Rossi, Assistant to Councillor Mike Feldman, who spoke in opposition to these applications.

B0016/09NY, B0017/09NY, B0018/09NY, B0019/09NY,

DECISION: It was moved by Mr. Tsang seconded by Ms. McCormick and carried unanimously that the application be REFUSED.

Grounds for refusal are that the proposed lots are not in keeping with the general pattern of development in the area, and having had regard for Section 51(24) of the Planning Act, the Committee was of the opinion that the application does not maintain the general intent of the Official Plan and the size of the proposed lots are not consistent with the lots in the area.

FILE COPY

Wednesday, August 19, 2009

NOTICE OF DECISION**CONSENT****(Section 53 of the Planning Act)**

File Number:	B0016/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	53 ALEXIS BLVD	Community:	North York
Legal Description:	PLAN 1938 EFT WPT 60		

Notice was given and the application considered on Wednesday, August 19, 2009, as required by the Planning Act.

THE CONSENT REQUESTED:

This is an application for the division of a parcel of residential lands into three parts for the purpose of lot additions.

It is proposed to divide the property into three parts. The severed parcels would be added to the parcels severed under applications B0017/09NY, B0018/09NY and B0019/09NY for the creation of three new residential lots fronting onto Yeomans Road. The existing dwelling would be maintained and a new two storey dwelling is proposed to be constructed on each of the proposed lots.

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The lands to be severed, Parts 10 and 11 on the plan would be added to Parts 2, 3, 4 and 9. The resulting new lots would be Parts 2 and 11 and Parts 3, 4, 9 and 10 and would have frontages of 13.95m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**The Consent Application is Refused**

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.

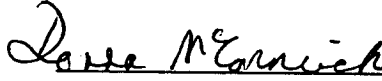
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

SIGNATURE PAGE

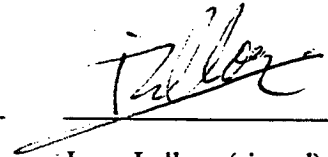
File Number: B0016/09NY Zoning R6 - Single Family Detached
Owner(s): RAJINDER SETHI Dwelling Zone (WAIVER)
Agent: MEL WINCH York Centre (10)
WINCH PLANNING &
DEVELOPMENT SERVICES
Property Address: 53 ALEXIS BLVD Community: North York
Legal Description: PLAN 1938 EPT WPT 60



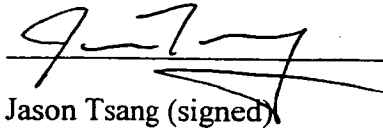
David Peacock (signed)



Donna McCormick
(signed)



Isaac Lallouz (signed)



Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, August 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 15, 2009

CERTIFIED TRUE COPY

Daniel Antonacci (signed)
Manager & Deputy Secretary Treasurer
North York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.

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Wednesday, August 19, 2009

**NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)**

File Number:	B0017/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SINGH SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	55 ALEXIS BLVD	Community:	North York
Legal Description:	PLAN 1938 W PT LOT 60		

Notice was given and the application considered on Wednesday, August 19, 2009, as required by the Planning Act.

THE CONSENT REQUESTED:

This is an application for the division of a parcel of residential lands into three parts for the purpose of lot additions.

It is proposed to divide the property into three parts. The severed parcels would be added to the parcels severed under applications B0016/09NY, B0018/09NY and B0019/09NY for the creation of three new residential lots fronting onto Yeomans Road. The existing dwelling would be maintained and a new two storey dwelling is proposed to be constructed on each of the proposed lots.

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In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.

- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

SIGNATURE PAGE

File Number:	B0017/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SINGH SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	55 ALEXIS BLVD	Community:	North York
Legal Description:	PLAN 1938 W PT LOT 60		

David Peacock (signed)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, August 27, 2009

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Daniel Antonacci (signed)
Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, August 19, 2009

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B0018/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SINGH SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	56 MCALLISTER RD	Community:	North York
Legal Description:	PLAN 1938 PT LOT 75		

Notice was given and the application considered on Wednesday, August 19, 2009, as required by the Planning Act.

THE CONSENT REQUESTED:

This is an application for the division of a parcel of residential lands into three parts for the purpose of lot additions.

It is proposed to divide the property into three parts. The severed parcels would be added to the parcels severed under applications B0016/09NY, B0017/09NY and B0019/09NY for the creation of three new residential lots fronting onto Yeomans Road. The existing dwelling would be maintained and a new two storey dwelling is proposed to be constructed on each of the proposed lots.

The subject property is designated as Parts 7, 8 and 9 on the plan attached to this notice. It is proposed to sever the rear 20.89m (Parts 8 and 9).

The lands to be severed, Parts 8 and 9 on the plan would be added to Parts 3, 4, 5 and 10. The resulting new lots would be Parts 5 and 8 and Parts 3, 4, 9 and 10 and would have frontages of 13.95m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.

SIGNATURE PAGE

File Number:	B0019/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	58 MCALLISTER RD	Community:	North York
Legal Description:	PLAN 1938 PT LOT 75		

David Peacock (signed)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, August 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 15, 2009

CERTIFIED TRUE COPY

Daniel Antonacci (signed)
Manager & Deputy Secretary Treasurer
North York Panel

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- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.
- The adequacy of roads, vehicular access, parking and loading facilities has not ~~ben~~ demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

SIGNATURE PAGE

File Number:	B0018/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SINGH SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	56 MCALLISTER RD	Community:	North York
Legal Description:	PLAN 1938 PT LOT 75		

David Peacock (signed)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, August 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 15, 2009

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Daniel Antonacci (signed)
Manager & Deputy Secretary Treasurer
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Wednesday, August 19, 2009

NOTICE OF DECISION
CONSENT
(Section 53 of the Planning Act)

File Number:	B0019/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	58 MCALLISTER RD	Community:	North York
Legal Description:	PLAN 1938 PT LOT 75		

Notice was given and the application considered on Wednesday, August 19, 2009, as required by the Planning Act.

THE CONSENT REQUESTED:

This is an application for the division of a parcel of residential lands into three parts for the purpose of lot additions.

It is proposed to divide the property into three parts. The severed parcels would be added to the parcels severed under applications B0016/09NY, B0017/09NY and B0018/09NY for the creation of three new residential lots fronting onto Yeomans Road. The existing dwelling would be maintained and a new two storey dwelling is proposed to be constructed on each of the proposed lots

The subject property is designated as Parts 4, 5 and 6 on the plan attached to this notice. It is proposed to sever the rear 20.89m (Parts 4 and 5).

The lands to be severed, Parts 4 and 5 on the plan would be added to Parts 3, 8, 9 and 10. The resulting new lots would be Parts 5 and 8 and Parts 3, 4, 9 and 10 and would have frontages of 13.95m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.

- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

Wednesday, August 19, 2009

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0161/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	53 ALEXIS BLVD (PART 12)	Community:	North York
Legal Description:	PLAN 1938 EPT WPT 60		

Notice was given and a Public Hearing was held on Wednesday, August 19, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the existing dwelling to be maintained as constructed on a lot reduced by severance.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Rear yard setback of 7.8m to the existing dwelling
WHEREAS a minimum setback of 9.5m is required.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number:	A0161/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner:	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	53 ALEXIS BLVD (PART 12)	Community:	North York
Legal Description:	PLAN 1938 EPT WPT 60		

David Peacock (signed)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, August 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 8, 2009

CERTIFIED TRUE COPY

Daniel Antonacci (signed)
Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, August 19, 2009

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0162/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SINGH SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	55 ALEXIS BLVD (PART 1)	Community:	North York
Legal Description:	PLAN 1938 W PT LOT 60		

Notice was given and a Public Hearing was held on Wednesday, August 19, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the existing dwelling to maintained as constructed on a lot reduced by severance.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Rear yard setback to the existing dwelling of 7.8m
WHEREAS a minimum setback of 9.5m is required.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Legal Description:	PLAN 1938 W PT LOT 60		

David Peacock (signed)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

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Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, August 19, 2009

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0163/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	542772 ONTARIO LIMITED	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	58 MCALLISTER RD (PART 6)	Community:	North York
Legal Description:	PLAN 1938 PT LOT 75		

Notice was given and a Public Hearing was held on Wednesday, August 19, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION :

This is an application to permit the existing dwelling to be maintained on a lot reduced by severance.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Rear yard setback of 8m to the existing dwelling
WHEREAS a minimum setback of 9.5m is required.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number:	A0163/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner:	542772 ONTARIO LIMITED	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	58 MCALLISTER RD (PART 6)	Community:	North York
Legal Description:	PLAN 1938 PT LOT 75		

David Peacock (signed)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, August 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 8, 2009

CERTIFIED TRUE COPY

Daniel Antonacci (signed)
Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, August 19, 2009

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0164/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	REAR 13.95M OF 53 & 55 ALEXIS BLVD (PARTS 2 & 11)	Community:	North York
Legal Description:	PLAN 1938 EPT WPT 60		

Notice was given and a Public Hearing was held on Wednesday, August 19, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the the rear 13.95m portion (Parts 2 and 11) of 53 and 55 Alexis Boulevard. The existing detached garages would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Proposed lot coverage of 31.9% (118.35m²)
WHEREAS a maximum lot coverage of 30% (111.3m²) is permitted; and
2. Proposed finished first floor elevation of 2.6m
WHEREAS a maximum finished first floor elevation of 1.5m is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number:	A0164/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner:	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	REAR 13.95M OF 53 & 55 ALEXIS BLVD (PARTS 2 & 11)	Community:	North York
Legal Description:	PLAN 1938 EPT WPT 60		

David Peacock (signed)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, August 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 8, 2009

CERTIFIED TRUE COPY

Daniel Antonacci (signed)
Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, August 19, 2009

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0165/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	53 & 55 ALEXIS BLVD & 56 & 58 MCALLISTER RD (PARTS 3, 4, 9 & 10)	Community:	North York
Legal Description:	PLAN 1938 EPT WPT 60		

Notice was given and a Public Hearing was held on Wednesday, August 19, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the rearmost 6.99m of 53 and 55 Alexis Boulevard and the rearmost 6.97m of 56 and 58 McAllister Road (Parts 4, 4, 9 and 10). The existing detached garages would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Proposed lot coverage of 31.8% (118.61m²)
WHEREAS a maximum lot coverage of 30% (111.9m²) is permitted; and
2. Proposed finished first floor elevation of 2.6m
WHEREAS a maximum finished first floor elevation of 1.5m is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number:	A0165/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner:	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	53 & 55 ALEXIS BLVD & 56 & 58 MCALLISTER RD (PARTS 3, 4, 9 & 10)	Community:	North York
Legal Description:	PLAN 1938 EPT WPT 60		

David Peacock (signed)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, August 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 8, 2009

CERTIFIED TRUE COPY

Daniel Antonacci (signed)
Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, August 19, 2009

NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)

File Number:	A0166/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner(s):	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	REAR 13.95M OF 56 & 58 MCALLISTER ROAD (PARTS 5 & 8)	Community:	North York
Legal Description:	PLAN 1938 EPT WPT 60		

Notice was given and a Public Hearing was held on Wednesday, August 19, 2009, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey dwelling on the rear 13.95m (Parts 5 and) of 56 and 58 McAllister Road. The existing detached garages would be demolished.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. Proposed lot coverage of 31.6% (118.5m²)
WHEREAS a maximum lot coverage of 30% (112.5m²) is permitted; and
2. Finished first floor elevation of 2.6m
WHEREAS a maximum finished first floor elevation of 1.5m is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

File Number:	A0166/09NY	Zoning	R6 - Single Family Detached Dwelling Zone (WAIVER)
Owner:	RAJINDER SETHI	Ward:	York Centre (10)
Agent:	MEL WINCH WINCH PLANNING & DEVELOPMENT SERVICES		
Property Address:	REAR 13.95M OF 56 & 58 MCALLISTER ROAD (PARTS 5& 8)	Community:	North York
Legal Description:	PLAN 1938 EPT WPT 60		

David Peacock (signed)

Donna McCormick
(signed)

Isaac Lallouz (signed)

Jason Tsang (signed)

DATE DECISION MAILED ON: Thursday, August 27, 2009

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, September 8, 2009

CERTIFIED TRUE COPY

Daniel Antonacci (signed)
Manager & Deputy Secretary Treasurer
North York Panel

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STAFF REPORT
Committee of Adjustment
Application

Date:	June 16, 2009
To:	Chair and Members of the Committee of Adjustment North York District
From:	Thomas Keefe, Director, Community Planning, North York District
Wards:	Ward 10, York Centre
Reference:	File No(s): B0016/09NY, B0017/09NY, B0018/09NY, B0019/09NY, A0161/09NY, A0162/09NY, A0163/09NY, A0164/09NY, A0165/09NY and A0166/09NY Address: 53 & 55 Alexis Boulevard and 56 & 58 McAllister Road Application to be heard: June 24, 2009

RECOMMENDATION

It is recommended that the Committee refuse all of the above applications.

APPLICATION

The consent applications were submitted under Sections 50, 53 and 54 of the *Planning Act* to permit the division of four parcels of residential land into three (3) parts each allowing for the creation of three (3) new residential building lots fronting Yeomans Road. The minor variance applications were submitted under Section 45 of the *Planning Act* to change the provisions of North York Zoning By-law 7625, as amended, to permit the existing dwellings to be maintained on lots reduced by severance and to permit the construction of a new two storey dwelling on each of the proposed lots.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

A0161/09NY – 53 ALEXIS BOULEVARD (PART 12)

To permit the existing dwelling to be maintained on a lot reduced by severance.

1. Rear yard setback of 7.8m (25.5') to the existing dwelling
WHEREAS a minimum setback of 9.5m (31.2') is required.

A0162/09NY – 55 ALEXIS BOULEVARD (PART 1)

To permit the existing dwelling to be maintained on a lot reduced by severance.

1. Rear yard setback to the existing dwelling of 7.8m (25.5')
WHEREAS a minimum setback of 9.5m (31.2') is required.

A0163/09NY – 58 MCALLISTER ROAD (PART 6)

To permit the existing dwelling to be maintained on a lot reduced by severance.

1. Rear yard setback of 8m (26.2') to the existing dwelling
WHEREAS a minimum setback of 9.5m (31.2') is required.

A0164/09NY - REAR 13.95M OF 53 & 55 ALEXIS BOULEVARD (PART 2 AND 11)

To permit the construction of a new two storey dwelling.

1. Proposed lot coverage of 31.9% (118.35m²) (1,273.91sq.ft.)
WHEREAS a maximum lot coverage of 30% (111.3m²) (1,198.02sq.st.) is permitted; and
2. Proposed finished first floor elevation of 2.6m (8.53')
WHEREAS a maximum finished first floor elevation of 1.5m (5') is permitted.

**A0165/09NY - REARMOST 6.99M (22.93') OF 53 & 55 ALEXIS BLVD AND
REARMOST 6.97M (22.86') OF 56 & 58 MCALLISTER ROAD (PARTS 3, 4, 9 & 10)**

To permit the construction of a new two storey dwelling.

1. Proposed lot coverage of 31.8% (118.61m²) (1,276.7sq.ft.)
WHEREAS a maximum lot coverage of 30% (111.9m²) (1,204.48sq.ft.) is permitted;
and
2. Proposed finished first floor elevation of 2.6m (8.53')
WHEREAS a maximum finished first floor elevation of 1.5m (1.5') is permitted.

A0166/09NY - REAR 13.95M (45.76') OF 56 & 58 MCALLISTER ROAD (PARTS 5 & 8)

To permit the construction of a new two storey dwelling.

1. Proposed lot coverage of 31.6% (118.5m²) (1,275.52sq.ft.)
WHEREAS a maximum lot coverage of 30% (112.5m²) (1,210.93sq.ft.) is permitted; and
2. Finished first floor elevation of 2.6m (8.53')
WHEREAS a maximum finished first floor elevation of 1.5m (5') is permitted.

COMMENTS

The applicant is proposing to divide each of the four (4) existing lots into three (3) parts, allowing for the creation of three new building lots fronting Yeomans Road. The severances are described below and depicted on the attached site plan:

Parts 10 and 11 are proposed to be severed from the rear of 53 Alexis Boulevard, Part 12.

Parts 2 and 3 are proposed to be severed from the rear of 55 Alexis Boulevard, Part 1.

Parts 8 and 9 are proposed to be severed from the rear of 56 McAllister Road, Part 7.

Parts 4 and 5 are proposed to be severed from the rear of 58 McAllister Road, Part 6.

The resulting lots would be as follows:

Lot 1 – Part 12 (53 Alexis Boulevard)

Lot 2 – Part 1 (55 Alexis Boulevard)

Lot 3 – Parts 2 and 11 (fronting Yeomans Road)

Lot 4 – Parts 3, 4, 9 and 10 (fronting Yeomans Road)

Lot 5 – Parts 5 and 8 (fronting Yeomans Road)

Lot 6 – Part 7 (56 McAllister Road)

Lot 7 – Part 6 (58 McAllister Road)

To assess the appropriateness of the proposal, staff conducted a study of the lots in the immediate vicinity of the subject properties. The study included 142 lots, ranging in frontage from 12.2m (40') to 20.1m (66') and in area from 382.8m² (4,120sq.ft.) to 987.2m² (10,626sq.ft.). Of the lots included in the study, there are only three (3) having areas of 382.8m² (4,120sq.ft.), the remainder have areas of 487.7m² (5,249.55sq.ft.) or greater. The proposed lots would have areas of 371m² (3,993.4sq.ft.) to 382m² (34,111.8sq.ft.). While staff acknowledge that the proposed lots comply with the minimum lot frontage and area requirements of the By-law, they would be among the smallest in the area in terms of lot area. Staff are of the opinion the lands would be more appropriately developed with two (2) new lots fronting Yeomans Road with increased frontages and areas. This opinion has been provided to the applicant along with a recommendation that the proposal be amended accordingly. The applicant has chosen to proceed with the application as submitted

There have been other "rear lot" subdivision applications in the surrounding area. The new lots resulting from these applications have frontages ranging from 16.76m (55') to 18m (60') and areas ranging from 431.09m² (4,640.21sq.ft.) to 655.28m² (7,053.37sq.ft.). Attached are copies of these decisions.

The applicant is proposing to maintain the four (4) existing dwellings at 53 & 55 Alexis Boulevard and 56 & 58 McAllister Road. As a result of the proposed severances, three (3) of the four (4) dwellings require rear yard setback variances. The variances required are 7.8m (25.5'), 7.8m (25.5') and 8m (26.2'). The By-law requires a minimum rear yard setback of 9.5m (31.2').

The applicant is proposing to construct a new two storey dwelling on each of the proposed lots fronting Yeomans Road and is requesting a finished first floor elevation of 2.6m (8.53'). The By-law permits a maximum finished first floor elevation of 1.5m (5'). The By-law permits a two storey dwelling and requires that the number of storeys be calculated from the first floor located at or above the established grade. By establishing the finished first floor elevation at 2.6m (8.53') above the garage and the established grade, while having the appearance of a three storey dwelling, the proposed dwellings are deemed to be two storeys in height.

The proposed dwellings would have lot coverages of 31.9% (118.35m²) (1,273.91sq.ft.), 31.8% (118.61m²) (1,276.7sq.ft.) and 31.6% (118.5m²) (1,275.52sq.ft.). The By-law permits a maximum lot coverage of 30%. While the proposed lot coverages would be in keeping with other Committee of Adjustment approvals in the area, amending the proposal to create two (2) lots fronting Yeomans Road would likely eliminate the need for lot coverage variances.

The subject lands and the surrounding area are designated *Neighbourhoods* in the Official Plan and are considered physically stable areas. Development within *Neighbourhoods* is to be consistent with this objective and will respect and reinforce the existing physical character of buildings, lot sizes, streetscapes and open space patterns in these areas.

The Plan recognizes that neighbourhoods are stable not static and change can occur in these areas. *Neighbourhoods* will not stay frozen in time. Some physical change will occur in the form of enhancements, additions and infill housing. Ensuring that new development respects the existing physical character of the area, reinforcing the stability of the neighbourhood, is a cornerstone policy of the Plan.

Section 4.1 of the Official Plan establishes the development policies for *Neighbourhoods*. The preamble to the development criteria states "The stability of our *Neighbourhoods*' physical character is one of the keys to Toronto's success. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. A key objective of this Plan is that new development respect and reinforce the general physical patterns in a *Neighbourhood*".

Policy 4.1.5 establishes the criteria for development within *Neighbourhoods*. Development will respect and reinforce the existing physical character of the neighbourhood, with particular regard to:

- b) Size and configuration of lots;
- c) Heights, massing, scale and dwelling type of nearby residential properties;
- d) Prevailing building type(s);
- e) Setbacks of buildings from the street or streets;
- f) Prevailing patterns of rear and side yard setbacks and landscaped open space

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Policy 4.1.8 states that "Zoning by-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*".

While the proposed lots comply with the minimum By-law requirements for lot frontage and lot area, they would be among the smallest in the area in terms of depth and lot area. The proposed configuration of three new lots fronting the side street would also not be in keeping with the pattern of development in the area.

The development proposal would result in the some of the smallest lots found within the area of the lot study. It is the opinion of staff the proposed severances are not within the intent and purpose of the Official Plan as the character of the *Neighbourhood* would not be maintained with the introduction of the shallower depths and smaller lot areas of the retained parcels and the smaller newly created lots. Staff are of the opinion the properties would be more appropriately developed through the creation of two (2) lots fronting Yeomans Road. In that way, the proposal can be reconfigured to eliminate all minor variances and be more in keeping with the intent of the Official Plan. Compliance with the minimum By-law standards for lot frontage and area are not the threshold to be met for approval.

It is staff's opinion that the consent applications and the associated minor variance applications should be refused.

CONTACT

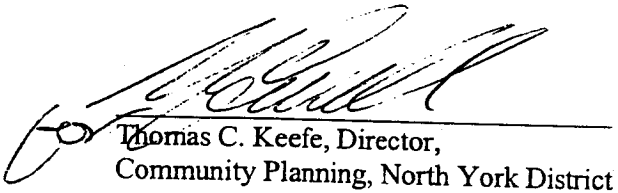
Jenny Stark, Planner

Tel: 416-395-7138

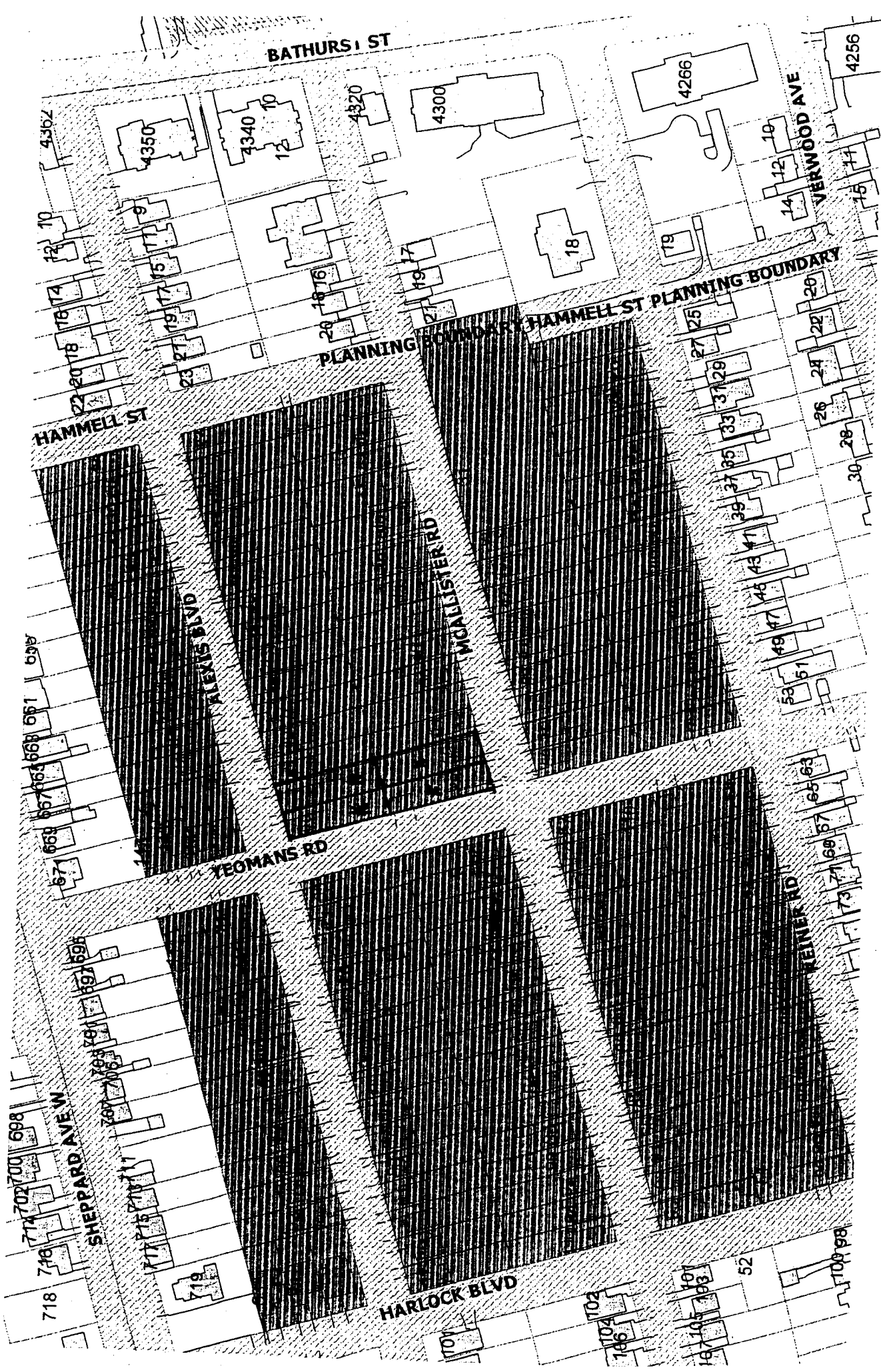
Fax: 416-395-7200

E-mail: jcstark@toronto.ca

SIGNATURE



Thomas C. Keefe, Director,
Community Planning, North York District



LOTS INCLUDED IN THE LOT STUDY

1

LOT STUDY RESULTS

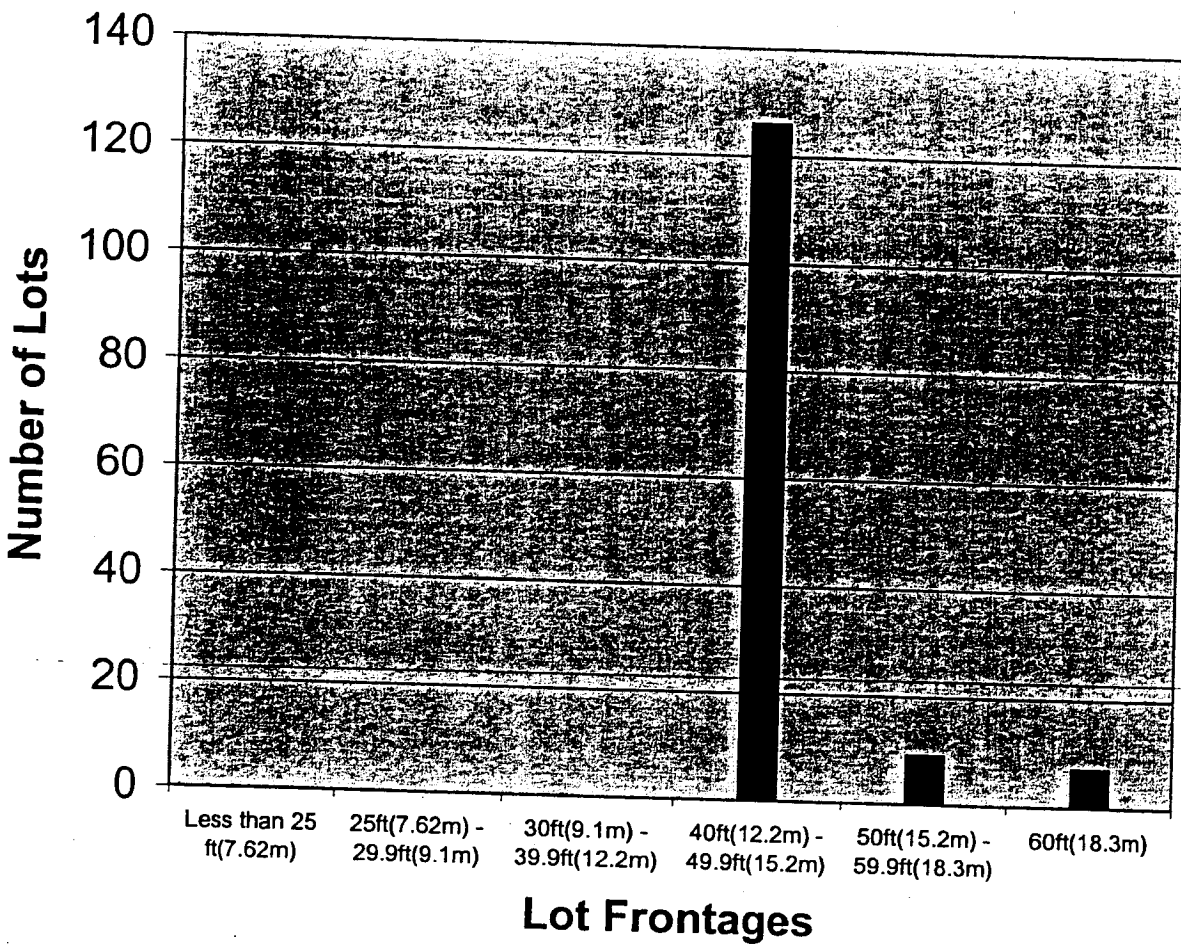
(Study Area For Lots Surrounding 53 & 55 Alexis Blvd and 56 & 58
McAllister Rd)

Number of Lots In Study

142

Lot Frontage Sizes	Number of Lots in Study Area	
Less than 25 ft(7.62m)	0	
25ft(7.62m) - 29.9ft(9.1m)	0	
30ft(9.1m) - 39.9ft(12.2m)	0	
40ft(12.2m) - 49.9ft(15.2m)	126	
50ft(15.2m) - 59.9ft(18.3m)	9	
60ft(18.3m)	7	
Total Lots in Study Area	142	
	ft	m
Minimum Frontage	40.0	12.2
Maximum Frontage	66.0	20.1
Average Frontage	44.3	13.5
	sq. ft.	sq. m
Minimum Area	4,120.4	382.8
Maximum Area	10,626.0	987.2
Average Area	6,882.3	639.4
	acres	hectares
Total Lot Study Area	22.4	9.1
Units Per Acre/Hectare	6.3	15.6

Various Lot Frontage Sizes For Lots Surrounding 53 & 55 Alexis Blvd & 56 & 58 McAllister Rd



No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
26	ALEXIS BLVD	1953	R6	40.0	12.2	161.0	49.1	6,440.0	598.3
27	ALEXIS BLVD	1953	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
28	ALEXIS BLVD	1953	R6	40.0	12.2	161.0	49.1	6,440.0	598.3
29	ALEXIS BLVD	1953	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
30	ALEXIS BLVD	1953	R6	40.0	12.2	161.0	49.1	6,440.0	598.3
31	ALEXIS BLVD	1953	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
32	ALEXIS BLVD	1953	R6	40.0	12.2	161.0	49.1	6,440.0	598.3
33	ALEXIS BLVD	1953	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
34	ALEXIS BLVD	1953	R6	41.3	12.6	161.0	49.1	6,647.7	617.6
35	ALEXIS BLVD	1953	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
36	ALEXIS BLVD	1948	R6	61.1	18.6	161.0	49.1	9,840.3	914.2
37	ALEXIS BLVD	1953	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
38	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
39	ALEXIS BLVD	1959	R6	47.9	14.6	161.0	49.1	7,713.5	716.6
40	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
41	ALEXIS BLVD	1959	R6	42.9	13.1	161.0	49.1	6,908.5	641.8
42	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
43	ALEXIS BLVD	1959	R6	42.9	13.1	161.0	49.1	6,908.5	641.8
44	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
45	ALEXIS BLVD	1959	R6	42.9	13.1	161.0	49.1	6,910.1	642.0
46	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
47	ALEXIS BLVD	1959	R6	42.9	13.1	161.0	49.1	6,910.1	642.0
48	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
49	ALEXIS BLVD	1959	R6	42.9	13.1	161.0	49.1	6,910.1	642.0
51	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
69	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
71	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
72	ALEXIS BLVD	1959	R6	65.6	20.0	95.0	29.0	6,233.9	579.1
73	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
74	ALEXIS BLVD	1959	R6	65.6	20.0	95.0	29.0	6,233.9	579.1
75	ALEXIS BLVD	1947	R6	46.3	14.1	161.0	49.1	7,446.3	691.8
76	ALEXIS BLVD	1959	R6	51.3	15.6	161.0	49.1	8,251.3	766.5
77	ALEXIS BLVD	1954	R6	45.0	13.7	161.0	49.1	7,245.0	673.1
78	ALEXIS BLVD	1989	R6	40.0	12.2	161.0	49.1	6,440.0	598.3
79	ALEXIS BLVD	1954	R6	40.0	12.2	161.0	49.1	6,440.0	598.3
80	ALEXIS BLVD	1954	R6	40.0	12.2	161.0	49.1	6,440.0	598.3
81	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
82	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
83	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
84	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,045.0	654.5
85	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
86	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
87	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
88	ALEXIS BLVD	1960	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
89	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
90	ALEXIS BLVD	1961	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
91	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
92	ALEXIS BLVD	1960	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
93	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
95	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
97	ALEXIS BLVD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
51	HARLOCK BLVD	2003	R6	59.1	18.0	121.3	37.0	7,161.6	665.3
59	HARLOCK BLVD	1980	R6	61.0	18.6	131.1	39.9	7,994.1	742.6
61	HARLOCK BLVD	1980	R6	50.0	15.2	131.1	40.0	6,555.0	609.0
63	HARLOCK BLVD	1980	R6	50.0	15.2	131.2	40.0	6,557.5	609.2
30	MCALLISTER RD	1952	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
32	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
34	MCALLISTER RD	2002	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
36	MCALLISTER RD	1953	R6	60.0	18.3	161.0	49.1	9,660.0	897.4

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
38	MCALLISTER RD	1955	R6	50.0	15.2	161.0	49.1	8,050.0	747.8
42	MCALLISTER RD	1963	R6	52.5	16.0	161.0	49.1	8,452.5	785.2
43	MCALLISTER RD	1953	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
44	MCALLISTER RD	1962	R6	50.0	15.2	161.0	49.1	8,050.0	747.8
45	MCALLISTER RD	1953	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
46	MCALLISTER RD	1954	R6	50.0	15.2	161.0	49.1	8,050.0	747.8
47	MCALLISTER RD	1953	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
48	MCALLISTER RD	1949	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
49	MCALLISTER RD	1952	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
50	MCALLISTER RD	1949	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
51	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
52	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
53	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
54	MCALLISTER RD	1953	R6	43.0	13.1	161.0	49.1	6,923.0	643.1
55	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
57	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
59	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
66	MCALLISTER RD	1950	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
67	MCALLISTER RD	1951	R6	43.8	13.3	106.0	32.3	4,637.5	430.8
68	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
69	MCALLISTER RD	1951	R6	43.8	13.3	106.0	32.3	4,637.5	430.8
70	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
71	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
72	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
73	MCALLISTER RD	1955	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
74	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
75	MCALLISTER RD	1955	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
76	MCALLISTER RD	2006	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
77	MCALLISTER RD	1955	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
78	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
79	MCALLISTER RD	2002	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
80	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
81	MCALLISTER RD	2007	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
82	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
83	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
84	MCALLISTER RD	1998	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
85	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
86	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
87	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
88	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
89	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
90	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
91	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
92	MCALLISTER RD	1951	R6	41.0	12.5	161.0	49.1	6,601.0	613.2
93	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
94	MCALLISTER RD		R6	41.0	12.5	161.0	49.1	6,601.0	613.2
95	MCALLISTER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
96	MCALLISTER RD	1951	R6	41.3	12.6	161.0	49.1	6,641.3	617.0
24	REINER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
26	REINER RD	1952	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
28	REINER RD	1952	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
30	REINER RD	1952	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
32	REINER RD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
34	REINER RD	1954	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
36	REINER RD	1955	R6	42.5	13.0	161.0	49.1	6,842.5	635.7
38	REINER RD	1955	R6	42.5	13.0	161.0	49.1	6,842.5	635.7
40	REINER RD	1991	R6	46.3	14.1	161.0	49.1	7,446.3	691.8
42	REINER RD	1952	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
44	REINER RD	1950	R6	43.8	13.3	161.0	49.1	7,043.8	654.4

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
46	REINER RD		R6	43.8	13.3	161.0	49.1	7,043.8	654.4
48	REINER RD	1952	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
50	REINER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
52	REINER RD	1951	R6	43.8	13.3	161.0	49.1	7,043.8	654.4
64	REINER RD	1953	R6	66.0	20.1	161.0	49.1	10,626.0	987.2
66	REINER RD	1986	R6	65.3	19.9	161.0	49.1	10,505.3	975.9
68	REINER RD	1950	R6	40.3	12.3	161.0	49.1	6,493.1	603.2
70	REINER RD	1950	R6	40.3	12.3	161.0	49.1	6,493.1	603.2
72	REINER RD	1951	R6	40.3	12.3	161.0	49.1	6,493.1	603.2
74	REINER RD	1949	R6	40.3	12.3	161.0	49.1	6,493.1	603.2
76	REINER RD	1950	R6	40.3	12.3	161.0	49.1	6,493.1	603.2
78	REINER RD	1996	R6	40.3	12.3	161.0	49.1	6,493.1	603.2
80	REINER RD	1950	R6	40.4	12.3	161.0	49.1	6,507.6	604.6
82	REINER RD	1950	R6	40.4	12.3	161.0	49.1	6,507.6	604.6
84	REINER RD	1950	R6	40.4	12.3	161.0	49.1	6,507.6	604.6
86	REINER RD	1950	R6	40.4	12.3	161.0	49.1	6,507.6	604.6
88	REINER RD	1950	R6	40.4	12.3	101.9	31.1	4,120.4	382.8
90	REINER RD	1950	R6	40.4	12.3	101.9	31.1	4,120.4	382.8
92	REINER RD	1950	R6	40.4	12.3	101.9	31.1	4,120.4	382.8
110	YEOMANS RD		R6	55.0	16.8	87.5	26.7	4,812.5	447.1
141	YEOMANS RD	1950	R6	41.0	12.5	131.3	40.0	5,381.3	499.9
143	YEOMANS RD	1954	R6	40.0	12.2	131.3	40.0	5,250.0	487.7
145	YEOMANS RD	1960	R6	40.0	12.2	131.3	40.0	5,250.0	487.7
147	YEOMANS RD	1948	R6	40.0	12.2	131.3	40.0	5,250.0	487.7