



STAFF REPORT
Committee of Adjustment
Application

Date:	January 3, 2017
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Joe Nanos, Director, Community Planning, North York District
Ward:	Ward 23 (Willowdale)
Reference:	File No: B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY and A0274/16NY Address: 215 & 217 ELMHURST AVE Application to be heard: Thursday, January 12, 2017 at 9:30 a.m.

RECOMMENDATION

Staff recommend that the Committee of Adjustment refuse applications B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY, and A0274/16NY.

APPLICATION

THE CONSENT REQUESTED:

B0016/16NY- 217 ELMHURST AVENUE

To obtain consent to sever a portion of land for the purpose of a lot addition to create a new building lot.

RETAINED - Part 1

Address to be assigned

Part 1 has a lot frontage of 10.16m and a lot area of 364.34m². The lot will be redeveloped with a new two-storey detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0274/16NY.

CONVEYED - Part 2

Address to be assigned

Part 2 has a lot frontage of 5.08m and a lot area of 182.2m². Part 2 will be added to the Part 3 (severed from B0015/16NY) to create a new building lot with a frontage of 10.16m and a lot area of 364.34m². Parts 2 and 3 will be redeveloped with a new two-storey detached residential dwelling requiring variances to the applicable zoning by-law(s) as outline in application A0273/16NY.

B0015/16NY- 215 ELMHURST AVENUE

To obtain consent to sever a portion of land for the purpose of a lot addition to create a new building lot.

RETAINED - Part 4

Address to be assigned

Part 4 has a lot frontage of 10.16m and a lot area of 364.34m². The lot will be redeveloped with a new detached two-storey residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0272/16NY.

CONVEYED - Part 3

Address to be assigned

Part 3 has a lot frontage of 5.08m and a lot area of 182.2m². Part 3 will be added to the Part 2 (severed from B0016/16NY) to create a new building lot with a frontage of 10.16m and a lot area of 364.34m². Parts 2 and 3 will be redeveloped with a new detached two-storey residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in A0273/16NY.

Applications B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY, A0274/16NY will be considered jointly.

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

A0274/16NY- 217 ELMHURST AVENUE (PART 1)

1. **Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 4.05m² proposed within 4m of the front wall.
2. **Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 370m².
The proposed lot area is 364.34m².
3. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 12.0m.
The proposed lot frontage is 10.16m.
4. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0 percent of the lot area.
The proposed lot coverage is 32.0 percent of the lot area.
5. **Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.40m.
6. **Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the west side exterior main wall is 8.66m and the proposed height of the east side exterior main wall is 8.66m.

7. **Chapter 10.20.40.10.(6), Zoning By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.51m.
8. **Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed east side yard setback is 0.61m.
9. **Section 14-A(3), Zoning By-law No. 7625**
The minimum required lot area is 371m².
The proposed lot area is 364.34m².
10. **Section 14-A(4), Zoning By-law No. 7625**
The minimum required lot frontage is 12.0m.
The proposed lot frontage is 10.16m.
11. **Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed east side yard setback is 0.61m.
12. **Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.
13. **Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.25m.
14. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.51m.
15. **Section 6(8), Zoning By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed. The minimum required lot width is 12.0m.
The proposed lot width is 10.16m.

A0273/16NY- 217 ELMHURST AVENUE (PARTS 2 and 3)

1. **Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 4.05m² proposed within 4m of the front wall.
2. **Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 370m².
The proposed lot area is 364.34m².
3. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 12.0m.

- The proposed lot frontage is 10.16m.
4. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0 percent of the lot area.
The proposed lot coverage is 32.0 percent of the lot area.
 5. **Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.29m.
 6. **Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the west side exterior main wall is 8.55m and the proposed height of the east side exterior main wall is 8.55m.
 7. **Chapter 10.20.40.10.(6), Zoning By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.5m.
 8. **Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed west side yard setback is 0.61m.
 9. **Section 14-A(3), Zoning By-law No. 7625**
The minimum required lot area is 371m².
The proposed lot area is 364.34m².
 10. **Section 14-A(4), Zoning By-law No. 7625**
The minimum required lot frontage is 12.0m .
The proposed lot frontage is 10.16m.
 11. **Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.
 12. **Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.27m.
 13. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.63m.
 14. **Section 6(8), Zoning By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed. The minimum required lot width is 12.0m.
The proposed lot width is 10.16m.

A0272/16NY- 215 ELMHURST AVENUE (PART 4)

1. **Chapter 10.5.40.10.(5), Zoning By-law No. 569-2013**
A minimum of 10m² of the First Floor area must be within 4m of the front wall.
There is 4.05m² proposed within 4m of the front wall.
2. **Chapter 10.20.30.10.(1), Zoning By-law No. 569-2013**
The required minimum lot area is 370m².
The proposed lot area is 364.34m².
3. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 12.0m.
The proposed lot frontage is 10.16m.
4. **Chapter 10.20.30.40.(1), Zoning By-law No. 569-2013**
The permitted maximum lot coverage is 30.0 percent of the lot area.
The proposed lot coverage is 32.0 percent of the lot area.
5. **Chapter 10.20.40.10.(1), Zoning By-law No. 569-2013**
The permitted maximum height of a building or structure is 10.0m.
The proposed height of the building is 10.25m.
6. **Chapter 10.20.40.10.(2), Zoning By-law No. 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the west side exterior main wall is 8.51m and the proposed height of the east side exterior main wall is 8.51m.
7. **Chapter 10.20.40.10.(6), Zoning By-law No. 569-2013**
The permitted maximum height of the first floor above established grade is 1.2m.
The proposed height of the first floor above established grade is 1.46m.
8. **Chapter 10.20.40.70.(3), Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.2m where the required minimum lot frontage is 12.0m to less than 15.0m.
The proposed west side yard setback is 0.61m.
9. **Section 14-A(3), Zoning By-law No. 7625**
The minimum required lot area is 371m².
The proposed lot area is 364.34m².
10. **Section 14-A(4), Zoning By-law No. 7625**
The minimum required lot frontage is 12.0m .
The proposed lot frontage is 10.16m.
11. **Section 14-A(5)c, Zoning By-law No. 7625**
The minimum required side yard setback is 1.2m.
The proposed west side yard setback is 0.61m.

12. **Section 14-A(6), Zoning By-law No. 7625**
The maximum permitted lot coverage is 30.0% of the lot area.
The proposed lot coverage is 32.0% of the lot area.
13. **Section 14-A(8), Zoning By-law No. 7625**
The maximum permitted building height is 8.8m.
The proposed building height is 9.32m.
14. **Section 6(30)a, Zoning By-law No. 7625**
The maximum finished first floor height is 1.5m.
The proposed finished first floor height is 1.68m.
15. **Section 6(8), Zoning By-law No. 7625**
The minimum lot width is not to be less than the lot frontage for the zone in which the building is to be constructed. The minimum required lot width is 12.0m.
The proposed lot width is 10.16m.

COMMENTS

The subject properties are located on the south side of Elmhurst Avenue, west of Beecroft Road and north of Sheppard Avenue West. The applicant proposes to sever the existing two lots, creating three smaller lots requiring variances for lot frontage and lot area. The applicant also proposes to construct a new two-storey dwelling with an integral garage on each of the three newly created lots.

The subject property is designated *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered to be stable areas where new development will respect and reinforce the existing physical character. Section 4.1 outlines the development policies for *Neighbourhoods*. The preamble to the development criteria states that "physical changes to our established Neighbourhoods must be sensitive, gradual, and generally 'fit' the existing physical character." Policy 4.1.5 of the development criteria for *Neighbourhoods* requires that "development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

b) size and configuration of lots."

The plan states that no changes will be made to the zoning by-law through re-zoning, minor variance, consent, or other public action that are not in keeping with the character of the neighbourhood.

The subject properties are zoned *R6* under North York Zoning By-law No. 7625 and *RD(f12.0; a370)* under City of Toronto Zoning By-law No. 569-2013. The objective of the Zoning By-law is to establish specific standards as to how land is developed. These zoning categories require a minimum lot frontage and width of 12.0 metres and a lot area of 371 square metres under Zoning By-law No. 7625 and 370 square metres under Zoning By-law No. 569-2013. Standards for lot frontage and lot area are established to achieve a consistent streetscape and pattern of development.

Staff conducted a review of the frontages, depths, and areas of 405 lots in the neighbourhood bounded generally by Senlac Road to the west, Harlandale Avenue to the south, Beecroft Road to the east, and York Cemetery to the north. The zoning within the study area ranges between R4 and R6 under Zoning By-law No. 7625 and ranges between RD (f12.0; a370) and RD(f15.0; 550)(x5) under Zoning By-law No. 569-2013. Properties with frontages between 9.1 metres and 12.2 metres (similar to the lots proposed) constitute approximately 14% of the lots within the study area. This represents a minority of the lots that make up the character of the neighbourhood.

In addition, the applicant is proposing a two-storey detached dwelling with an integral garage for each of the new lots. These dwellings require variances to permit increases to lot coverage, building height, exterior main wall height, and finished first floor height under both Zoning By-law Nos. 7625 and 569-2013.

The proposed severance of the subject properties and the proposed two-storey dwellings do not respect the physical character of the lots and dwellings in this neighbourhood and do not meet the Zoning By-law standards.

RECOMMENDATION

Staff are of the opinion that this proposal does not respect the existing character of the area or the provisions of the Zoning By-laws. Staff recommend that Committee refuse these applications for consent and minor variance as the proposal is not in keeping with the intent of the Official Plan or the intent of the Zoning By-laws.

CONTACT

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SIGNATURE



Joe Nanos
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**B0015/16NY, B0016/16NY, A0272/16NY, A0273/16NY and A0274/16NY – 215 & 217
ELMHURST AVE**

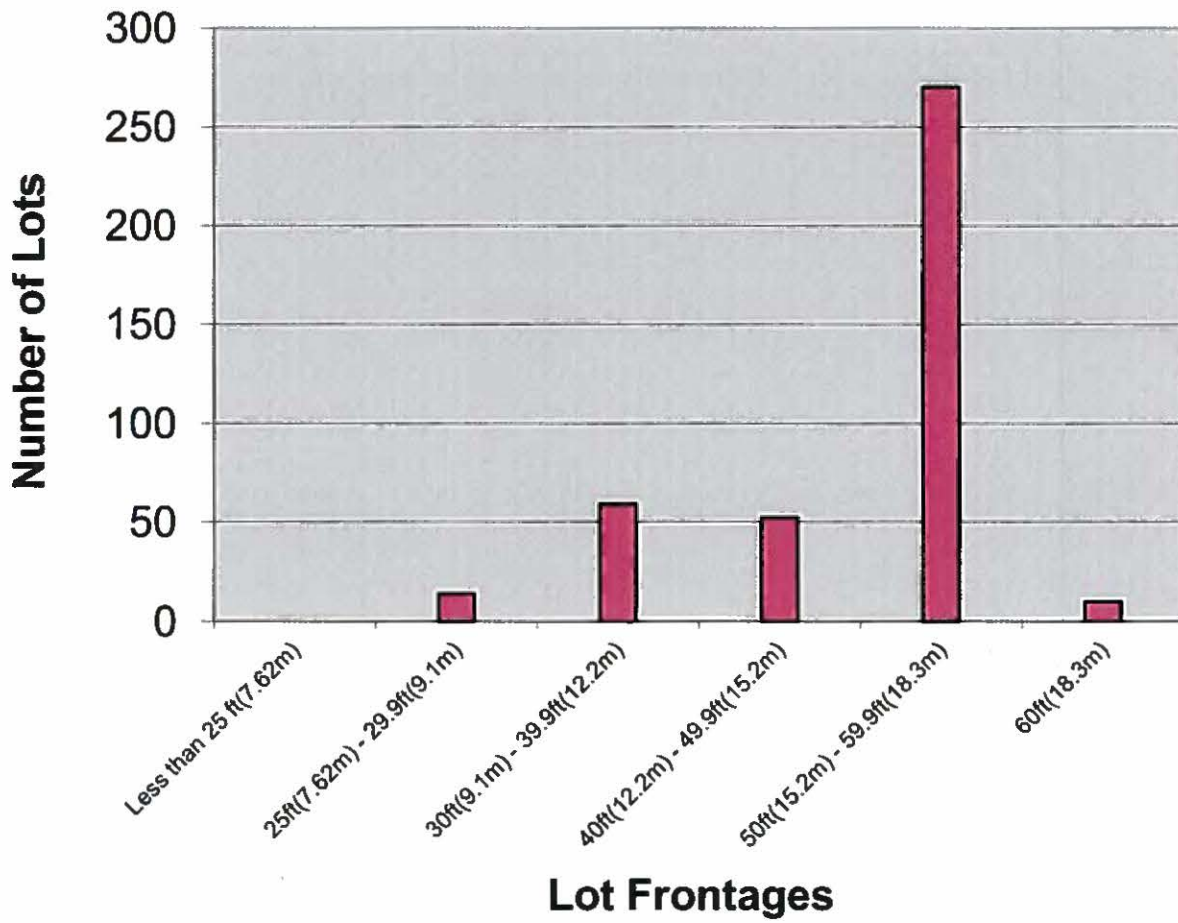
LOT STUDY RESULTS

(Study Area For Lots Surrounding 215-217 Elmhurst Ave)

Number of Lots In Study **405**

Lot Frontage Sizes	Number of Lots in Study Area	
Less than 25 ft(7.62m)	0	
25ft(7.62m) - 29.9ft(9.1m)	14	
30ft(9.1m) - 39.9ft(12.2m)	59	
40ft(12.2m) - 49.9ft(15.2m)	52	
50ft(15.2m) - 59.9ft(18.3m)	270	
60ft(18.3m)	10	
Total Lots in Study Area	405	
	ft	m
Minimum Frontage	25.0	7.6
Maximum Frontage	145.0	44.2
Average Frontage	47.4	14.5
	sq. ft.	sq. m
Minimum Area	2,925.6	271.8
Maximum Area	17,026.0	1,581.7
Average Area	5,575.7	518.0
	acres	hectares
Total Lot Study Area	51.8	21.0
Units Per Acre/Hectare	7.8	19.3

Various Lot Frontage Sizes for Lots Surrounding 215-217 Elmhurst Ave



LOT STUDY RESULTS

Study Area For Lots Surrounding 215-217 Elmhurst Ave

No.	Address	Zoning Category	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
55	BURNDALE AVE	R4	30.0	9.1	3524.4	327.4
57	BURNDALE AVE	R4	30.0	9.1	3524.8	327.5
59	BURNDALE AVE	R4	29.5	9.0	3466.1	322.0
60	BURNDALE AVE	R4	50.0	15.2	5871.3	545.5
61	BURNDALE AVE	R4	30.5	9.3	3583.1	332.9
63	BURNDALE AVE	R4	30.0	9.1	3524.9	327.5
64	BURNDALE AVE	R4	50.0	15.2	5871.3	545.5
66	BURNDALE AVE	R4	50.0	15.2	5871.7	545.5
69	BURNDALE AVE	R4	50.0	15.2	5874.7	545.8
70	BURNDALE AVE	R4	50.0	15.2	5870.6	545.4
73	BURNDALE AVE	R4	50.0	15.2	5875.3	545.8
74	BURNDALE AVE	R4	50.0	15.2	5871.8	545.5
76	BURNDALE AVE	R4	40.0	12.2	4697.5	436.4
77	BURNDALE AVE	R4	50.0	15.2	5874.5	545.8
78	BURNDALE AVE	R4	35.0	10.7	4110.7	381.9
79	BURNDALE AVE	R4	33.0	10.1	3877.1	360.2
80	BURNDALE AVE	R4	37.5	11.4	4404.3	409.2
81	BURNDALE AVE	R4	33.0	10.1	3876.3	360.1
82	BURNDALE AVE	R4	37.5	11.4	4403.8	409.1
83	BURNDALE AVE	R4	34.0	10.4	3994.2	371.1
85	BURNDALE AVE	R4	50.0	15.2	5874.5	545.8
89	BURNDALE AVE	R4	50.0	15.2	5874.2	545.7
90	BURNDALE AVE	R4	62.2	19.0	7340.3	681.9
92	BURNDALE AVE	R4	37.5	11.4	4403.8	409.1
93	BURNDALE AVE	R4	50.0	15.2	5874.7	545.8
94	BURNDALE AVE	R4	50.0	15.2	5872.7	545.6
99	BURNDALE AVE	R4	50.0	15.2	5870.5	545.4
100	BURNDALE AVE	R4	50.0	15.2	5871.1	545.4
101	BURNDALE AVE	R4	50.0	15.2	5870.4	545.4
102	BURNDALE AVE	R4	50.0	15.2	5871.6	545.5
103	BURNDALE AVE	R4	50.0	15.2	5870.5	545.4
104	BURNDALE AVE	R4	50.0	15.2	5871.9	545.5
105	BURNDALE AVE	R4	50.0	15.2	5870.7	545.4
108	BURNDALE AVE	R4	50.0	15.2	5871.9	545.5
113	BURNDALE AVE	R4	50.0	15.2	5869.3	545.3
114	BURNDALE AVE	R4	50.0	15.2	5871.8	545.5
118	BURNDALE AVE	R4	50.0	15.2	5871.4	545.5
121	BURNDALE AVE	R4	50.0	15.2	5870.2	545.4
122	BURNDALE AVE	R4	50.0	15.2	5872.1	545.5
123	BURNDALE AVE	R4	50.0	15.2	5870.2	545.4
125	BURNDALE AVE	R4	50.0	15.2	5869.9	545.3
126	BURNDALE AVE	R4	37.5	11.4	4396.4	408.4
127	BURNDALE AVE	R4	50.0	15.2	5869.5	545.3
128	BURNDALE AVE	R4	37.5	11.4	4405.7	409.3
129	BURNDALE AVE	R4	50.0	15.2	5869.5	545.3
131	BURNDALE AVE	R4	50.0	15.2	5868.6	545.2
132	BURNDALE AVE	R4	50.0	15.2	5878.5	546.1
134	BURNDALE AVE	R4	25.0	7.6	2936.8	272.8
136	BURNDALE AVE	R4	25.0	7.6	2936.1	272.8

No.	Address	Zoning Category	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
138	BURNDALE AVE	R4	25.0	7.6	2936.7	272.8
143	BURNDALE AVE	R4	50.0	15.2	5869.3	545.3
144	BURNDALE AVE	R4	50.0	15.2	5872.4	545.6
149	BURNDALE AVE	R4	50.0	15.2	5884.0	546.6
150	BURNDALE AVE	R4	50.0	15.2	5862.3	544.6
151	BURNDALE AVE	R4	50.0	15.2	5883.0	546.5
154	BURNDALE AVE	R4	50.0	15.2	5863.6	544.7
155	BURNDALE AVE	R4	50.0	15.2	5882.3	546.5
158	BURNDALE AVE	R4	50.0	15.2	5864.3	544.8
159	BURNDALE AVE	R4	50.0	15.2	5882.2	546.5
160	BURNDALE AVE	R4	50.0	15.2	5863.5	544.7
161	BURNDALE AVE	R4	50.0	15.2	5881.4	546.4
163	BURNDALE AVE	R4	50.0	15.2	5880.4	546.3
166	BURNDALE AVE	R4	50.0	15.2	5865.1	544.9
167	BURNDALE AVE	R4	50.0	15.2	5880.7	546.3
170	BURNDALE AVE	R4	50.0	15.2	5865.7	544.9
171	BURNDALE AVE	R4	50.0	15.2	5880.7	546.3
172	BURNDALE AVE	R4	50.0	15.2	5865.4	544.9
178	BURNDALE AVE	R4	50.0	15.2	5862.3	544.6
179	BURNDALE AVE	R4	50.0	15.2	5879.8	546.2
180	BURNDALE AVE	R4	50.0	15.2	5871.0	545.4
183	BURNDALE AVE	R4	50.0	15.2	5879.8	546.3
184	BURNDALE AVE	R4	50.0	15.2	5867.3	545.1
187	BURNDALE AVE	R4	50.0	15.2	5879.0	546.2
190	BURNDALE AVE	R4	50.0	15.2	5868.5	545.2
191	BURNDALE AVE	R4	50.0	15.2	5879.0	546.2
192	BURNDALE AVE	R4	50.0	15.2	5868.0	545.2
200	BURNDALE AVE	R6	50.0	15.2	5866.3	545.0
201	BURNDALE AVE	R6	50.0	15.2	5875.3	545.8
203	BURNDALE AVE	R6	41.7	12.7	4897.0	455.0
204	BURNDALE AVE	R6	50.0	15.2	5867.5	545.1
205	BURNDALE AVE	R6	41.7	12.7	4896.0	454.9
206	BURNDALE AVE	R6	50.0	15.2	5867.4	545.1
207	BURNDALE AVE	R6	41.7	12.7	4895.5	454.8
208	BURNDALE AVE	R6	43.3	13.2	5085.1	472.4
209	BURNDALE AVE	R6	41.7	12.7	4894.3	454.7
210	BURNDALE AVE	R6	43.3	13.2	5085.3	472.4
211	BURNDALE AVE	R6	41.7	12.7	4894.5	454.7
212	BURNDALE AVE	R6	43.3	13.2	5085.6	472.5
213	BURNDALE AVE	R6	41.7	12.7	4893.8	454.7
214	BURNDALE AVE	R6	40.0	12.2	4695.1	436.2
215	BURNDALE AVE	R6	41.7	12.7	4893.6	454.6
216	BURNDALE AVE	R6	40.0	12.2	4694.9	436.2
217	BURNDALE AVE	R6	41.7	12.7	4893.3	454.6
218	BURNDALE AVE	R6	40.0	12.2	4695.6	436.2
219	BURNDALE AVE	R6	41.7	12.7	4893.1	454.6
220	BURNDALE AVE	R6	50.0	15.2	5870.0	545.3
221	BURNDALE AVE	R6	41.7	12.7	4893.0	454.6
222	BURNDALE AVE	R6	46.0	14.0	5400.4	501.7
223	BURNDALE AVE	R6	41.7	12.7	4892.5	454.5
224	BURNDALE AVE	R6	54.0	16.5	6339.9	589.0
225	BURNDALE AVE	R6	41.7	12.7	4892.8	454.6
68	BURNETT AVE	R4	50.0	15.2	5740.6	533.3

No.	Address	Zoning Category	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
69	BURNETT AVE	R4	60.8	18.5	7139.1	663.2
70	BURNETT AVE	R4	50.0	15.2	5744.1	533.6
73	BURNETT AVE	R4	59.3	18.1	6952.6	645.9
74	BURNETT AVE	R4	50.0	15.2	5744.1	533.6
77	BURNETT AVE	R4	45.0	13.7	5284.2	490.9
78	BURNETT AVE	R4	50.0	15.2	5739.1	533.2
79	BURNETT AVE	R4	45.0	13.7	5284.7	491.0
81	BURNETT AVE	R4	45.0	13.7	5284.2	490.9
82	BURNETT AVE	R4	50.0	15.2	5741.5	533.4
85	BURNETT AVE	R4	35.0	10.7	4110.6	381.9
86	BURNETT AVE	R4	50.0	15.2	5736.4	532.9
89	BURNETT AVE	R4	50.0	15.2	5872.5	545.6
90	BURNETT AVE	R4	50.0	15.2	5726.5	532.0
92	BURNETT AVE	R4	45.0	13.7	5145.9	478.1
93	BURNETT AVE	R4	50.0	15.2	5872.2	545.5
94	BURNETT AVE	R4	45.0	13.7	5145.0	478.0
97	BURNETT AVE	R4	50.0	15.2	5872.4	545.6
99	BURNETT AVE	R4	50.0	15.2	5871.8	545.5
101	BURNETT AVE	R4	50.0	15.2	5873.1	545.6
102	BURNETT AVE	R4	60.0	18.3	6859.3	637.3
104	BURNETT AVE	R4	50.0	15.2	5709.4	530.4
114	BURNETT AVE	R4	50.0	15.2	5685.5	528.2
115	BURNETT AVE	R4	50.0	15.2	5871.2	545.5
116	BURNETT AVE	R4	50.0	15.2	5682.8	527.9
117	BURNETT AVE	R4	50.0	15.2	5871.9	545.5
118	BURNETT AVE	R4	50.0	15.2	5695.9	529.2
119	BURNETT AVE	R4	50.0	15.2	5871.9	545.5
126	BURNETT AVE	R4	50.0	15.2	5698.0	529.4
130	BURNETT AVE	R4	50.0	15.2	5692.8	528.9
132	BURNETT AVE	R4	50.0	15.2	5695.9	529.2
141	BURNETT AVE	R4	50.0	15.2	5871.2	545.4
143	BURNETT AVE	R4	50.0	15.2	5872.1	545.5
145	BURNETT AVE	R4	50.0	15.2	5872.2	545.5
147	BURNETT AVE	R4	50.0	15.2	5871.2	545.5
148	BURNETT AVE	R4	50.0	15.2	5699.8	529.5
149	BURNETT AVE	R4	50.0	15.2	5868.1	545.2
150	BURNETT AVE	R4	50.0	15.2	5699.2	529.5
151	BURNETT AVE	R4	50.0	15.2	5873.6	545.7
152	BURNETT AVE	R4	50.0	15.2	5697.7	529.3
153	BURNETT AVE	R4	50.0	15.2	5874.9	545.8
154	BURNETT AVE	R4	50.0	15.2	5695.7	529.1
155	BURNETT AVE	R4	50.0	15.2	5873.2	545.6
156	BURNETT AVE	R4	50.0	15.2	5691.0	528.7
157	BURNETT AVE	R4	50.0	15.2	5871.9	545.5
158	BURNETT AVE	R4	50.0	15.2	5697.6	529.3
163	BURNETT AVE	R4	50.0	15.2	5862.8	544.7
166	BURNETT AVE	R4	50.0	15.2	5708.1	530.3
167	BURNETT AVE	R4	50.0	15.2	5863.2	544.7
168	BURNETT AVE	R4	50.0	15.2	5709.6	530.4
171	BURNETT AVE	R4	50.0	15.2	5863.9	544.8
175	BURNETT AVE	R4	50.0	15.2	5865.0	544.9
176	BURNETT AVE	R4	50.0	15.2	5700.3	529.6
178	BURNETT AVE	R4	50.0	15.2	5704.7	530.0

No.	Address	Zoning Category	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
179	BURNETT AVE	R4	50.0	15.2	5864.7	544.8
181	BURNETT AVE	R4	50.0	15.2	5865.5	544.9
184	BURNETT AVE	R4	50.0	15.2	5710.6	530.5
186	BURNETT AVE	R4	50.3	15.3	5738.9	533.2
188	BURNETT AVE	R4	49.7	15.1	5649.8	524.9
189	BURNETT AVE	R4	50.0	15.2	5866.0	545.0
193	BURNETT AVE	R4	50.0	15.2	5861.5	544.5
194	BURNETT AVE	R4	33.8	10.3	3863.2	358.9
196	BURNETT AVE	R4	33.6	10.3	3858.9	358.5
197	BURNETT AVE	R4	37.5	11.4	4400.0	408.8
198	BURNETT AVE	R4	42.5	12.9	4855.0	451.0
199	BURNETT AVE	R4	37.5	11.4	4401.3	408.9
202	BURNETT AVE	R4	40.0	12.2	4563.7	424.0
203	BURNETT AVE	R4	37.5	11.4	4404.7	409.2
205	BURNETT AVE	R4	37.5	11.4	4400.9	408.9
206	BURNETT AVE	R4	50.0	15.2	5714.9	530.9
207	BURNETT AVE	R4	50.0	15.2	5868.3	545.2
208	BURNETT AVE	R4	50.0	15.2	5748.2	534.0
210	BURNETT AVE	R4	66.0	20.1	7605.6	706.6
220	BURNETT AVE	R6	40.0	12.2	4609.6	428.2
221	BURNETT AVE	R6	50.0	15.2	5867.5	545.1
222	BURNETT AVE	R6	60.0	18.3	6925.0	643.3
225	BURNETT AVE	R6	50.0	15.2	5868.8	545.2
226	BURNETT AVE	R6	50.0	15.2	5767.7	535.8
227	BURNETT AVE	R6	50.0	15.2	5868.9	545.2
229	BURNETT AVE	R6	44.0	13.4	5162.4	479.6
230	BURNETT AVE	R6	50.0	15.2	5770.5	536.1
231	BURNETT AVE	R6	44.0	13.4	5165.7	479.9
233	BURNETT AVE	R6	44.0	13.4	5165.7	479.9
234	BURNETT AVE	R6	45.0	13.7	5189.6	482.1
235	BURNETT AVE	R6	44.0	13.4	5166.1	480.0
236	BURNETT AVE	R6	45.0	13.7	5177.9	481.0
237	BURNETT AVE	R6	44.0	13.4	5167.6	480.1
238	BURNETT AVE	R6	45.0	13.7	5165.3	479.9
239	BURNETT AVE	R6	50.0	15.2	5868.9	545.2
240	BURNETT AVE	R6	45.0	13.7	5163.0	479.7
241	BURNETT AVE	R6	40.0	12.2	4697.9	436.5
242	BURNETT AVE	R6	40.0	12.2	4600.0	427.4
243	BURNETT AVE	R6	35.0	10.7	4697.5	436.4
244	BURNETT AVE	R6	40.0	12.2	4607.1	428.0
246	BURNETT AVE	R6	40.0	12.2	4609.4	428.2
250	BURNETT AVE	R6	50.0	15.2	5742.8	533.5
271	BURNETT AVE	R6	107.4	32.7	6233.8	579.1
49	ELMHURST AVE	R4	50.0	15.2	5874.7	545.8
51	ELMHURST AVE	R4	50.0	15.2	5874.7	545.8
56	ELMHURST AVE	R4	50.0	15.2	5875.0	545.8
58	ELMHURST AVE	R4	50.0	15.2	5874.8	545.8
59	ELMHURST AVE	R4	50.0	15.2	5874.3	545.7
60	ELMHURST AVE	R4	50.0	15.2	5874.5	545.8
63	ELMHURST AVE	R4	50.0	15.2	5874.2	545.7
64	ELMHURST AVE	R4	50.0	15.2	5875.0	545.8
65	ELMHURST AVE	R4	50.0	15.2	5874.2	545.7
67	ELMHURST AVE	R4	50.0	15.2	5874.2	545.7

No.	Address	Zoning Category	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
70	ELMHURST AVE	R4	50.0	15.2	5875.4	545.8
71	ELMHURST AVE	R4	50.0	15.2	5873.0	545.6
72	ELMHURST AVE	R4	50.0	15.2	5874.5	545.8
73	ELMHURST AVE	R4	50.0	15.2	5873.5	545.7
74	ELMHURST AVE	R4	50.0	15.2	5874.5	545.8
75	ELMHURST AVE	R4	50.0	15.2	5874.0	545.7
78	ELMHURST AVE	R4	49.9	15.2	5874.3	545.7
80	ELMHURST AVE	R4	50.0	15.2	5874.4	545.7
81	ELMHURST AVE	R4	50.0	15.2	5873.8	545.7
82	ELMHURST AVE	R4	52.0	15.9	5874.2	545.7
83	ELMHURST AVE	R4	50.0	15.2	5873.7	545.7
84	ELMHURST AVE	R4	48.0	14.6	5639.5	523.9
95	ELMHURST AVE	R4	50.0	15.2	5870.6	545.4
96	ELMHURST AVE	R4	50.0	15.2	5870.7	545.4
99	ELMHURST AVE	R4	50.0	15.2	5871.1	545.4
100	ELMHURST AVE	R4	40.0	12.2	4697.5	436.4
103	ELMHURST AVE	R4	50.0	15.2	5870.8	545.4
104	ELMHURST AVE	R4	35.0	10.7	4110.2	381.8
106	ELMHURST AVE	R4	35.0	10.7	4108.5	381.7
107	ELMHURST AVE	R4	50.0	15.2	5871.3	545.5
108	ELMHURST AVE	R4	40.0	12.2	4697.7	436.4
109	ELMHURST AVE	R4	50.0	15.2	5871.4	545.5
112	ELMHURST AVE	R4	50.0	15.2	5871.2	545.5
116	ELMHURST AVE	R4	50.0	15.2	5870.2	545.4
117	ELMHURST AVE	R4	50.0	15.2	5871.3	545.5
120	ELMHURST AVE	R4	50.0	15.2	5869.9	545.3
121	ELMHURST AVE	R4	50.0	15.2	5871.9	545.5
126	ELMHURST AVE	R4	50.0	15.2	5870.9	545.4
127	ELMHURST AVE	R4	50.0	15.2	5871.4	545.5
128	ELMHURST AVE	R4	30.0	9.1	3521.7	327.2
129	ELMHURST AVE	R4	50.0	15.2	5871.6	545.5
130	ELMHURST AVE	R4	40.0	12.2	4696.1	436.3
132	ELMHURST AVE	R4	30.0	9.1	3522.3	327.2
133	ELMHURST AVE	R4	33.3	10.2	3914.9	363.7
135	ELMHURST AVE	R4	33.3	10.2	3914.4	363.7
136	ELMHURST AVE	R4	50.0	15.2	5870.3	545.4
139	ELMHURST AVE	R4	33.3	10.2	3914.0	363.6
141	ELMHURST AVE	R4	50.0	15.2	5872.3	545.6
142	ELMHURST AVE	R4	50.0	15.2	5869.3	545.3
147	ELMHURST AVE	R4	50.0	15.2	5873.5	545.7
148	ELMHURST AVE	R4	50.0	15.2	5882.5	546.5
149	ELMHURST AVE	R4	50.0	15.2	5873.3	545.7
150	ELMHURST AVE	R4	50.0	15.2	5882.8	546.5
153	ELMHURST AVE	R4	50.0	15.2	5873.2	545.6
154	ELMHURST AVE	R4	50.0	15.2	5881.8	546.4
159	ELMHURST AVE	R4	50.0	15.2	5872.6	545.6
160	ELMHURST AVE	R4	50.0	15.2	5881.8	546.4
161	ELMHURST AVE	R4	50.0	15.2	5874.0	545.7
162	ELMHURST AVE	R4	50.0	15.2	5881.2	546.4
164	ELMHURST AVE	R4	50.0	15.2	5881.1	546.4
165	ELMHURST AVE	R4	50.0	15.2	5872.3	545.6
166	ELMHURST AVE	R4	50.0	15.2	5880.4	546.3
167	ELMHURST AVE	R4	50.0	15.2	5872.8	545.6

No.	Address	Zoning Category	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
168	ELMHURST AVE	R4	50.0	15.2	5880.3	546.3
169	ELMHURST AVE	R4	50.0	15.2	5872.3	545.6
170	ELMHURST AVE	R4	50.0	15.2	5879.6	546.2
171	ELMHURST AVE	R4	50.0	15.2	5872.4	545.6
172	ELMHURST AVE	R4	50.0	15.2	5879.4	546.2
173	ELMHURST AVE	R4	50.0	15.2	5871.9	545.5
174	ELMHURST AVE	R4	50.0	15.2	5878.8	546.2
175	ELMHURST AVE	R4	50.0	15.2	5872.2	545.5
176	ELMHURST AVE	R4	50.0	15.2	5878.4	546.1
177	ELMHURST AVE	R4	50.0	15.2	5872.4	545.6
197	ELMHURST AVE	R6	50.0	15.2	5870.7	545.4
198	ELMHURST AVE	R6	50.0	15.2	5875.4	545.8
199	ELMHURST AVE	R6	50.0	15.2	5870.0	545.3
200	ELMHURST AVE	R6	50.0	15.2	5875.2	545.8
201	ELMHURST AVE	R6	40.9	12.5	4804.0	446.3
202	ELMHURST AVE	R6	50.0	15.2	5874.7	545.8
203	ELMHURST AVE	R6	40.9	12.5	4803.5	446.3
204	ELMHURST AVE	R6	40.0	12.2	4699.3	436.6
205	ELMHURST AVE	R6	40.9	12.5	4803.5	446.3
206	ELMHURST AVE	R6	40.0	12.2	4699.3	436.6
207	ELMHURST AVE	R6	40.9	12.5	4803.2	446.2
208	ELMHURST AVE	R6	40.0	12.2	4698.9	436.5
209	ELMHURST AVE	R6	40.9	12.5	4803.1	446.2
210	ELMHURST AVE	R6	40.0	12.2	4699.0	436.6
211	ELMHURST AVE	R6	40.9	12.5	4808.0	446.7
212	ELMHURST AVE	R6	40.0	12.2	4698.3	436.5
213	ELMHURST AVE	R6	40.9	12.5	4803.1	446.2
214	ELMHURST AVE	R6	40.0	12.2	4698.4	436.5
215	ELMHURST AVE	R6	50.0	15.2	5869.0	545.2
216	ELMHURST AVE	R6	40.0	12.2	4697.7	436.4
217	ELMHURST AVE	R6	50.0	15.2	5902.0	548.3
218	ELMHURST AVE	R6	40.0	12.2	4697.7	436.4
220	ELMHURST AVE	R6	40.0	12.2	4697.4	436.4
222	ELMHURST AVE	R6	40.0	12.2	4697.2	436.4
223	ELMHURST AVE	R6	63.5	19.4	7425.2	689.8
47	HARLANDALE AVE	R4	50.0	15.2	5870.7	545.4
48	HARLANDALE AVE	R4	50.0	15.2	5873.4	545.7
52	HARLANDALE AVE	R4	50.0	15.2	5873.2	545.6
53	HARLANDALE AVE	R4	50.0	15.2	5870.0	545.3
54	HARLANDALE AVE	R4	50.0	15.2	5872.9	545.6
59	HARLANDALE AVE	R4	50.0	15.2	5871.0	545.4
60	HARLANDALE AVE	R4	25.0	7.6	2936.6	272.8
61	HARLANDALE AVE	R4	50.0	15.2	5871.1	545.4
62	HARLANDALE AVE	R4	25.0	7.6	2937.4	272.9
64	HARLANDALE AVE	R4	50.0	15.2	5872.8	545.6
65	HARLANDALE AVE	R4	50.0	15.2	5870.7	545.4
68	HARLANDALE AVE	R4	50.0	15.2	5872.6	545.6
69	HARLANDALE AVE	R4	50.0	15.2	5871.4	545.5
72	HARLANDALE AVE	R4	50.0	15.2	5872.6	545.6
73	HARLANDALE AVE	R4	50.0	15.2	5871.1	545.4
74	HARLANDALE AVE	R4	50.0	15.2	5873.0	545.6
77	HARLANDALE AVE	R4	50.0	15.2	5870.4	545.4
80	HARLANDALE AVE	R4	50.0	15.2	5874.6	545.8

No.	Address	Zoning Category	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
81	HARLANDALE AVE	R4	37.5	11.4	4407.4	409.5
83	HARLANDALE AVE	R4	36.9	11.3	4407.4	409.5
84	HARLANDALE AVE	R4	50.0	15.2	5873.7	545.7
85	HARLANDALE AVE	R4	35.0	10.7	4114.1	382.2
86	HARLANDALE AVE	R4	50.0	15.2	5873.7	545.7
87	HARLANDALE AVE	R4	40.0	12.2	4702.8	436.9
91	HARLANDALE AVE	R4	50.0	15.2	5871.7	545.5
92	HARLANDALE AVE	R4	50.0	15.2	5871.5	545.5
93	HARLANDALE AVE	R4	50.0	15.2	5872.3	545.6
94	HARLANDALE AVE	R4	50.0	15.2	5872.3	545.6
99	HARLANDALE AVE	R4	50.0	15.2	5872.4	545.6
102	HARLANDALE AVE	R4	50.0	15.2	5871.1	545.4
103	HARLANDALE AVE	R4	50.0	15.2	5871.3	545.5
104	HARLANDALE AVE	R4	50.0	15.2	5871.5	545.5
105	HARLANDALE AVE	R4	50.0	15.2	5899.8	548.1
106	HARLANDALE AVE	R4	50.0	15.2	5872.4	545.6
110	HARLANDALE AVE	R4	50.0	15.2	5871.8	545.5
113	HARLANDALE AVE	R4	50.0	15.2	5847.2	543.2
114	HARLANDALE AVE	R4	50.0	15.2	5872.6	545.6
115	HARLANDALE AVE	R4	25.0	7.6	2925.6	271.8
117	HARLANDALE AVE	R4	25.0	7.6	2936.2	272.8
118	HARLANDALE AVE	R4	50.0	15.2	5872.1	545.5
119	HARLANDALE AVE	R4	50.0	15.2	5873.0	545.6
120	HARLANDALE AVE	R4	50.0	15.2	5872.8	545.6
121	HARLANDALE AVE	R4	50.0	15.2	5872.7	545.6
123	HARLANDALE AVE	R4	50.0	15.2	5871.7	545.5
125	HARLANDALE AVE	R4	50.0	15.2	5872.9	545.6
127	HARLANDALE AVE	R4	50.0	15.2	5876.6	546.0
128	HARLANDALE AVE	R4	50.0	15.2	5872.6	545.6
130	HARLANDALE AVE	R4	50.0	15.2	5873.1	545.6
134	HARLANDALE AVE	R4	50.0	15.2	5872.1	545.5
143	HARLANDALE AVE	R4	50.0	15.2	5872.4	545.6
145	HARLANDALE AVE	R4	50.0	15.2	5872.6	545.6
146	HARLANDALE AVE	R4	50.0	15.2	5872.5	545.6
149	HARLANDALE AVE	R4	50.0	15.2	5872.8	545.6
150	HARLANDALE AVE	R4	50.0	15.2	5873.0	545.6
153	HARLANDALE AVE	R4	50.0	15.2	5873.0	545.6
154	HARLANDALE AVE	R4	50.0	15.2	5872.7	545.6
157	HARLANDALE AVE	R4	50.0	15.2	5873.0	545.6
158	HARLANDALE AVE	R4	50.0	15.2	5872.4	545.6
159	HARLANDALE AVE	R4	50.0	15.2	5872.2	545.5
162	HARLANDALE AVE	R4	50.0	15.2	5871.8	545.5
164	HARLANDALE AVE	R4	50.0	15.2	5872.6	545.6
166	HARLANDALE AVE	R4	50.0	15.2	5872.1	545.5
167	HARLANDALE AVE	R4	50.0	15.2	5873.7	545.7
169	HARLANDALE AVE	R4	50.0	15.2	5874.2	545.7
173	HARLANDALE AVE	R4	50.0	15.2	5873.2	545.6
176	HARLANDALE AVE	R4	50.0	15.2	5872.3	545.6
177	HARLANDALE AVE	R4	50.0	15.2	5873.5	545.7
179	HARLANDALE AVE	R4	50.0	15.2	5867.9	545.1
180	HARLANDALE AVE	R4	50.0	15.2	5872.2	545.5
181	HARLANDALE AVE	R4	50.0	15.2	5872.2	545.5
184	HARLANDALE AVE	R4	50.0	15.2	5872.0	545.5

No.	Address	Zoning Category	Frontage - FT	Frontage - M	Area - SQ. FT	Area - SQ. M
186	HARLANDALE AVE	R4	50.0	15.2	5872.0	545.5
199	HARLANDALE AVE	R4	50.0	15.2	5874.9	545.8
200	HARLANDALE AVE	R4	50.0	15.2	5870.9	545.4
201	HARLANDALE AVE	R4	50.0	15.2	5867.9	545.1
202	HARLANDALE AVE	R4	50.0	15.2	5871.2	545.4
203	HARLANDALE AVE	R4	50.0	15.2	5869.2	545.3
206	HARLANDALE AVE	R4	145.0	44.2	17026.0	1581.8
207	HARLANDALE AVE	R4	50.0	15.2	5872.6	545.6
209	HARLANDALE AVE	R4	45.0	13.7	5284.6	491.0
211	HARLANDALE AVE	R4	45.0	13.7	5286.1	491.1
212	HARLANDALE AVE	R6	45.0	13.7	5282.0	490.7