

Date:	February 14, 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: B0037/16NY; A0504/16NY and A0507/16NY Address: 155 DREWRY AVENUE Application to be heard: Thursday, February 23, 2017 at 9:30 a.m.

RECOMMENDATION

1. Planning staff recommend the Committee of Adjustment **refuse** the following applications, B0037/16NY, A0504/16NY, and A0507/16NY.

APPLICATION**THE CONSENT REQUESTED:****B0037/16NY – 155 Drewry Avenue**

The applicant is seeking consent to sever the subject property into two undersized (lot frontage only) residential lots.

Conveyed - Part 1 (155b - west)**Address to be assigned**

The frontage is 10.0m and the lot area is 604.9m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in Committee of Adjustment file number A0504/16NY.

Retained - Part 2 (155a - east)**Address to be assigned**

The frontage is 10.0m and the lot area is 604.9m². The property will be redeveloped as the site of a new detached two-storey dwelling requiring variances to the applicable zoning By-law(s) as outlined in Committee of Adjustment file number A0507/16NY.

The applications B0037/16NY, A0504/16NY, and A0507/16NY will be considered jointly.

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

A0504/16NY – 155 DREWRY AVENUE (PART 1)

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

1. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 10.0m.
2. **Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 17.98m.
3. **Chapter 900.3.10(5), Exceptions to RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 0.9m.
4. **Chapter 900.3.10(5) Exceptions to RD Zone, By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
5. **Chapter 10.5.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 18.0m.
The proposed front yard setback is 12.2m.
6. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15.0m.
The proposed lot frontage is 10.0m.
7. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 0.9m.
8. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard setback is 1.2m.
9. **Section 13.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 22.68m.

10. **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.

A0507/16NY – 155 DREWRY AVENUE (PART 2)

1. **Chapter 10.20.30.20.(1), Zoning By-law No. 569-2013**
The required minimum lot frontage is 15.0m.
The proposed lot frontage is 10.0m.
2. **Chapter 10.20.40.20(1), Zoning By-law No. 569-2013**
The permitted maximum building length for a detached house is 17.0m.
The proposed building length is 17.98m.
3. **Chapter 900.3.10(5) Exceptions to RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed east side yard setback is 1.2m.
4. **Chapter 900.3.10(5) Exceptions to RD Zone, Zoning By-law No. 569-2013**
The required minimum side yard setback is 1.8m.
The proposed west side yard setback is 0.9m.
5. **Chapter 10.5.40.70.(1), Zoning By-law No. 569-2013**
The required minimum front yard setback is 18.0m.
The proposed front yard setback is 12.2m.
6. **Section 13.2.1, Zoning By-law No. 7625**
The minimum required lot frontage is 15.0m.
The proposed lot frontage is 10.0m.
7. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed east side yard setback is 1.2m.
8. **Section 13.2.3(b), Zoning By-law No. 7625**
The minimum required side yard setback is 1.8m.
The proposed west side yard is 0.9m.
9. **Section 13.2.5A, Zoning By-law No. 7625**
The maximum permitted building length is 16.8m.
The proposed building length is 22.98m.
10. **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.

COMMENTS

The subject property is located on the south side of Drewry Avenue, west of Yonge Street and north of Finch Avenue West. The applicant is proposing to sever the subject property with a frontage of 20 metres (65.62 feet), and a lot area of 1,209.8 square metres (13,022 square feet) into two lots, each having a frontage of 10 metres (32.81 feet) and a lot area of 604.9 square metres (6511.01 square feet). The proposal is also for the construction of a new two-storey dwelling on each of the proposed lots.

The subject property is designated *Neighbourhoods* within the City of Toronto's Official Plan. As defined under Section 4.1 of the Official Plan, established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. A key objective of the Plan is that new development respect and reinforce the general physical patterns in a *Neighbourhood*.

In Policy 4.1.5 of the Official Plan, it states that "development in established *Neighbourhoods* will respect and reinforce the existing physical character, including in particular:

b) size and configuration of lots".

To further reinforce the development criteria of *Neighbourhoods*, the Official Plan states no changes will be made through re-zoning, minor variance or other public action that are not in keeping with the character of the neighbourhood.

The subject property is zoned 'R4' in the former City of North York Zoning By-law No. 7625, and 'RD' in the City of Toronto Zoning By-law No. 569-2013 RD(f15.0; a550)(x5). Under these zoning categories, a minimum lot frontage and width of 15 metres and a lot area of 550 square metres are required. The objective of the Zoning By-law is to establish specific standards around how land is developed. Requirements for lot frontage and lot area are established to achieve a consistent streetscape and pattern of development.

Lot Study

Planning staff conducted an analysis of 582 lot frontages in the neighbourhood, bounded generally by Connaught Avenue to the north, Charlton Boulevard to the south, Fairchild and Fargo Avenues to the east, and Chelmsford Avenue and Grantbrook Street to the west. The properties within this study area are zoned 'R4' in the former City of North York Zoning By-law No. 7625 and 'RD' in the City of Toronto Zoning By-law No. 569-2013.

The lot study indicates that 549 properties, approximately 94% of lots, meet or exceed the minimum requirements for lot area and lot frontage, as required by Zoning By-law No. 7625 and Zoning By-law No. 569-2013. The character of the neighbourhood is defined by lots with areas of 550 square metres or greater and frontages of 15 metres or greater, as measured according Zoning By-law No. 7625. Of the 582 lots studied, only 4 properties

have frontages equal to or less than 10.0 metres. The completed lot study is included as an attachment to this report.

Recommendation

Planning staff are of the opinion that the subject lot, in its current form, maintains and reinforces the general physical character of the neighbourhood. The suitability of the land, for the purposes for which it is to be subdivided, has not been demonstrated by the proposal.

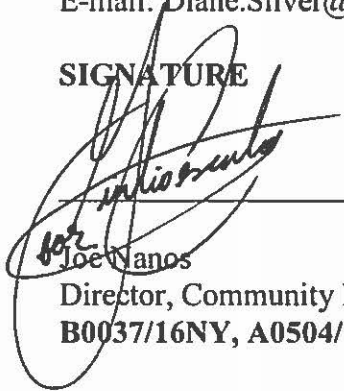
Approval of a lot this size is not in keeping with the character of the neighbourhood. Therefore, Planning staff recommend that Application Nos. B0037/16NY, A504/16NY, and A507/16NY be **refused** as the proposal does not comply with the policies of the Official Plan.

Respectfully submitted,

CONTACT

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SIGNATURE



for
Joe Nanos

Director, Community Planning, North York District
B0037/16NY, A0504/16NY, and A0507/16NY – 155 DREWRY AVENUE

LOT STUDY RESULTS

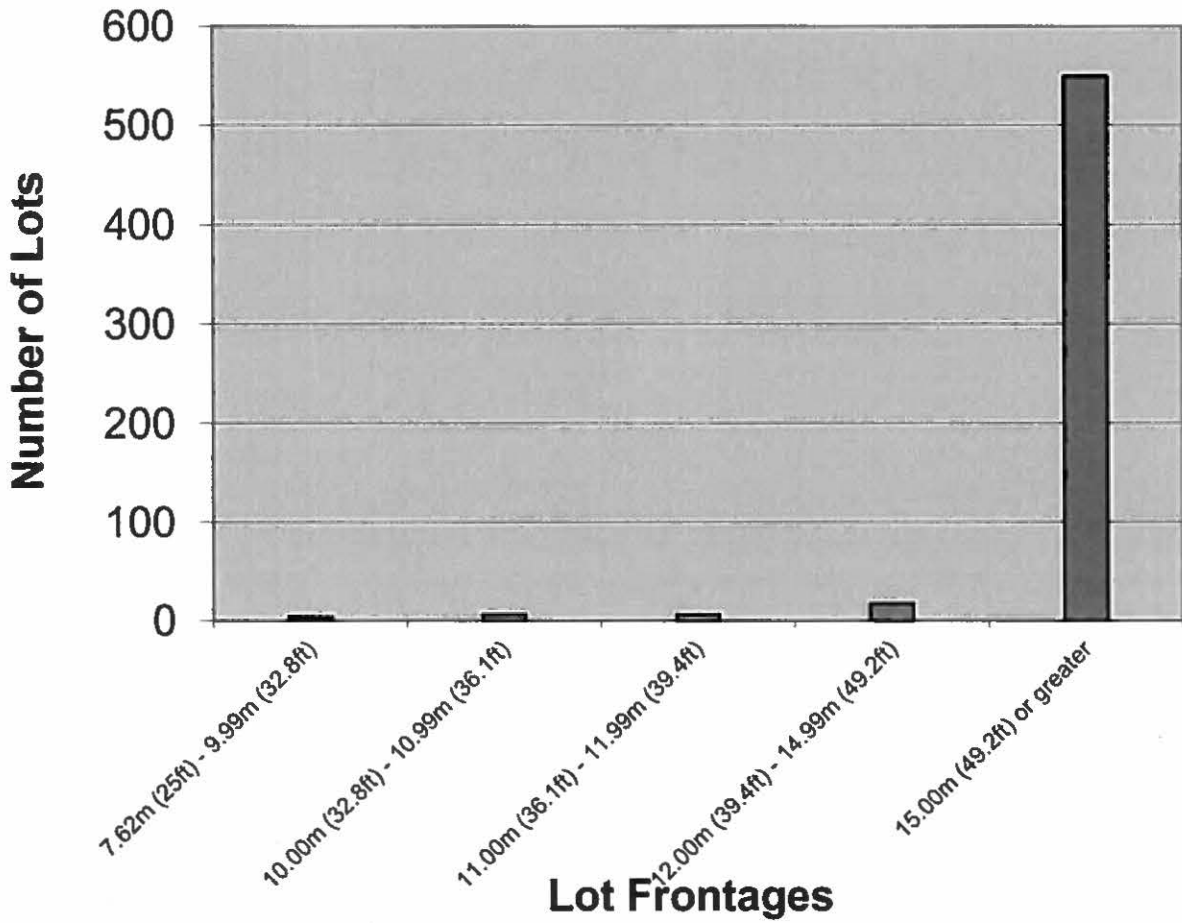
(Study Area For Lots Surrounding 155 Drewry Ave)

Number of Lots In Study **582**

Lot Frontage Sizes	Number of Lots in Study Area
7.62m (25ft) - 9.99m (32.8ft)	4
10.00m (32.8ft) - 10.99m (36.1ft)	6
11.00m (36.1ft) - 11.99m (39.4ft)	6
12.00m (39.4ft) - 14.99m (49.2ft)	17
15.00m (49.2ft) or greater	549
Total Lots in Study Area	582

	m	ft
Minimum Frontage	7.6	25.0
Maximum Frontage	120.7	396.0
Average Frontage	17.1	56.2
	sq. m	sq. ft.
Minimum Area	281.1	3,025.3
Maximum Area	40,283.5	433,621.7
Average Area	828.1	8,913.7
	hectares	acres
Total Lot Study Area	48.2	119.1
Units Per Acre/Hectare	12.1	4.9

Various Lot Frontage Sizes for Lots Surrounding 155 Drewry Ave



LOT STUDY RESULTS

(Study Area For Lots Surrounding 155 Drewry Ave)

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
1	AVONHILL CRT	1963		52.17	15.90	123.26	37.57	8591.55	798.18
2	AVONHILL CRT	1967		57.74	17.60	125.66	38.30	7497.77	696.57
3	AVONHILL CRT	1962		57.41	17.50	143.34	43.69	8911.93	827.95
4	AVONHILL CRT	1962		51.51	15.70	130.25	39.70	7979.01	741.28
5	AVONHILL CRT	1962		60.04	18.30	112.99	34.44	8391.19	779.57
6	AVONHILL CRT	1962		50.52	15.40	127.66	38.91	8163.50	758.41
1	BURKE ST	1996		56.10	17.10	133.50	40.69	7437.46	690.96
2	BURKE ST	1957		58.37	17.79	133.50	40.69	7849.42	729.24
3	BURKE ST	1954		52.99	16.15	133.50	40.69	7058.41	655.75
4	BURKE ST	1957		58.23	17.75	133.50	40.69	7763.93	721.29
5	BURKE ST	1954		52.99	16.15	133.50	40.69	7058.29	655.74
6	BURKE ST	1957		58.23	17.75	133.50	40.69	7764.07	721.31
7	BURKE ST	1954		52.99	16.15	133.50	40.69	7058.64	655.77
8	BURKE ST	1957		58.23	17.75	133.50	40.69	7764.07	721.31
9	BURKE ST	1954		52.99	16.15	133.50	40.69	7058.09	655.72
10	BURKE ST	1957		58.23	17.75	133.50	40.69	7764.40	721.34
11	BURKE ST	1954		52.99	16.15	133.50	40.69	7058.21	655.73
12	BURKE ST	1956		58.23	17.75	133.50	40.69	7764.87	721.38
14	BURKE ST	1956		58.23	17.75	133.50	40.69	7764.93	721.39
15	BURKE ST	1954		52.99	16.15	133.50	40.69	7058.76	655.78
16	BURKE ST	1957		58.23	17.75	133.50	40.69	7779.57	722.75
17	BURKE ST	1954		52.99	16.15	133.50	40.69	7058.46	655.75
18	BURKE ST	1979		43.34	13.21	108.50	33.07	4692.67	435.96
19	BURKE ST	1995		52.99	16.15	133.50	40.69	7057.53	655.67
21	BURKE ST	1966		51.12	15.58	127.99	39.01	6656.96	618.45
23	BURKE ST	2001		33.04	10.07	121.13	36.92	3902.62	362.57
6	CACTUS AVE	1956		50.00	15.24	142.55	43.45	7111.59	660.69
7	CACTUS AVE	1961		52.99	16.15	154.49	47.09	8170.56	759.07
8	CACTUS AVE	1966		50.00	15.24	141.99	43.28	7124.19	661.86
9	CACTUS AVE	1961		54.99	16.76	137.99	42.06	7576.54	703.88
24	CACTUS AVE	1970		58.01	17.68	103.94	31.68	6018.17	559.11
25	CACTUS AVE	1963		50.20	15.30	149.25	45.49	7489.10	695.76
1	CAINES AVE	1963		99.74	30.40	164.86	50.25	8315.13	772.50
3	CAINES AVE	1963		54.82	16.71	172.51	52.58	8033.28	746.32
6	CAINES AVE	1962		50.20	15.30	152.17	46.38	7566.12	702.92
8	CAINES AVE	1962		50.07	15.26	149.57	45.59	7487.00	695.57
9	CAINES AVE	1962		69.69	21.24	118.41	36.09	7660.62	711.70
10	CAINES AVE	1962		50.26	15.32	149.41	45.54	7488.93	695.74
12	CAINES AVE	1963		50.16	15.29	149.51	45.57	7489.10	695.76
14	CAINES AVE	1962		50.16	15.29	149.57	45.59	7493.09	696.13
16	CAINES AVE	1963		50.16	15.29	149.67	45.62	7497.89	696.58
17	CAINES AVE	1962		62.57	19.07	131.33	40.03	7617.74	707.71
18	CAINES AVE	1962		47.05	14.34	110.04	33.54	5067.80	470.81
19	CAINES AVE	1963		55.61	16.95	146.92	44.78	7585.00	704.67
20	CAINES AVE	1962		77.23	23.54	125.49	38.25	9333.32	867.09
21	CAINES AVE	1963		58.46	17.82	133.60	40.72	7673.92	712.93
53	CAINES AVE	1959		51.94	15.83	149.90	45.69	7769.94	721.85
54	CAINES AVE	1958		51.94	15.83	126.41	38.53	6556.55	609.12
55	CAINES AVE	1959		52.00	15.85	149.80	45.66	7773.94	722.22
56	CAINES AVE	1958		52.00	15.85	126.51	38.56	6569.03	610.28
57	CAINES AVE	1959		52.00	15.85	149.67	45.62	7768.09	721.68
58	CAINES AVE	1958		52.00	15.85	184.61	56.27	9584.86	890.46
59	CAINES AVE	1959		52.00	15.85	149.61	45.60	7762.78	721.19

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
60	CAINES AVE	1959		52.00	15.85	184.68	56.29	9590.07	890.95
61	CAINES AVE	1959		52.00	15.85	149.51	45.57	7769.08	721.77
62	CAINES AVE	1958		52.00	15.85	184.81	56.33	9595.51	891.45
63	CAINES AVE	1959		52.00	15.85	150.00	45.72	7785.00	723.25
64	CAINES AVE	1958		52.00	15.85	185.01	56.39	9605.48	892.38
65	CAINES AVE	1955		50.49	15.39	185.01	56.39	9325.43	866.36
66	CAINES AVE	1959		52.49	16.00	185.01	56.39	9697.81	900.96
67	CAINES AVE	1955		50.00	15.24	185.01	56.39	9234.25	857.89
68	CAINES AVE	1955		50.98	15.54	185.20	56.45	9426.54	875.75
69	CAINES AVE	1955		50.00	15.24	185.01	56.39	9233.76	857.85
70	CAINES AVE	1955		50.98	15.54	185.30	56.48	9434.62	876.51
71	CAINES AVE	1954		50.98	15.54	185.01	56.39	9417.71	874.93
72	CAINES AVE	1954		50.98	15.54	185.50	56.54	9442.91	877.28
73	CAINES AVE	1954		50.98	15.54	185.01	56.39	9415.70	874.75
74	CAINES AVE	1953		50.98	15.54	185.56	56.56	9451.47	878.07
75	CAINES AVE	1987		60.99	18.59	185.01	56.39	11285.13	1048.42
76	CAINES AVE	1953		50.98	15.54	185.76	56.62	9458.89	878.76
77	CAINES AVE	1953		50.00	15.24	185.01	56.39	9236.30	858.08
78	CAINES AVE	1953		50.98	15.54	185.93	56.67	9462.62	879.11
79	CAINES AVE	1953		50.00	15.24	185.01	56.39	9208.66	855.51
80	CAINES AVE	1953		50.98	15.54	186.09	56.72	9467.79	879.59
81	CAINES AVE	1953		50.00	15.24	185.01	56.39	9210.17	855.65
82	CAINES AVE	1953		50.98	15.54	186.25	56.77	9485.95	881.27
83	CAINES AVE	1953		50.00	15.24	185.01	56.39	9231.17	857.61
84	CAINES AVE	1953		50.98	15.54	186.42	56.82	9489.83	881.64
85	CAINES AVE	1953		52.00	15.85	185.01	56.39	9588.09	890.76
86	CAINES AVE	1953		50.98	15.54	186.58	56.87	9496.70	882.27
87	CAINES AVE	1959		62.99	19.20	185.01	56.39	11266.32	1046.68
88	CAINES AVE			50.98	15.54	185.66	56.59	9505.68	883.11
89	CAINES AVE			58.73	17.90	185.01	56.39	10896.64	1012.33
90	CAINES AVE	1953		50.98	15.54	186.84	56.95	9512.92	883.78
91	CAINES AVE	1953		60.99	18.59	185.01	56.39	11274.37	1047.42
92	CAINES AVE	1953		50.98	15.54	187.04	57.01	9519.66	884.41
93	CAINES AVE	1959		60.99	18.59	185.01	56.39	11260.05	1046.09
94	CAINES AVE	1953		50.98	15.54	187.17	57.05	9527.23	885.11
95	CAINES AVE	1981		60.99	18.59	185.01	56.39	11260.47	1046.13
96	CAINES AVE	1953		52.00	15.85	187.30	57.09	9721.02	903.11
97	CAINES AVE			60.99	18.59	185.01	56.39	11260.40	1046.13
98	CAINES AVE	1953		52.00	15.85	187.50	57.15	9728.30	903.79
99	CAINES AVE	1953		60.99	18.59	134.94	41.13	8216.63	763.35
100	CAINES AVE	1954		60.99	18.59	187.57	57.17	11429.83	1061.87
101	CAINES AVE	1998		61.32	18.69	134.91	41.12	8260.68	767.44
102	CAINES AVE	1953		60.99	18.59	127.66	38.91	7773.65	722.20
104	CAINES AVE	1953		61.32	18.69	127.66	38.91	7811.92	725.75
18 A	CAINES AVE	1995		30.54	9.31	101.35	30.89	3025.30	281.06
1	CARNEGIE CRT	1957		58.01	17.68	129.99	39.62	7445.76	691.73
2	CARNEGIE CRT	1957		58.01	17.68	129.99	39.62	7439.34	691.14
3	CARNEGIE CRT	1957		58.01	17.68	129.99	39.62	7515.95	698.26
4	CARNEGIE CRT	1958		58.01	17.68	129.99	39.62	7525.04	699.10
5	CARNEGIE CRT	1958		58.01	17.68	129.99	39.62	7509.95	697.70
6	CARNEGIE CRT	1958		68.90	21.00	154.72	47.16	9306.86	864.64
7	CARNEGIE CRT	1958		58.83	17.93	133.10	40.57	7546.98	701.14
8	CARNEGIE CRT	1958		60.04	18.30	175.82	53.59	11133.37	1034.32
9	CARNEGIE CRT	1965		56.43	17.20	97.60	29.75	7002.48	650.55
10	CARNEGIE CRT	1965		74.15	22.60	105.58	32.18	7307.73	678.91
11	CARNEGIE CRT	1965		54.13	16.50	94.19	28.71	7235.28	672.18
1	CATHCART ST	1958		52.99	16.15	150.00	45.72	7946.33	738.24

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
3	CATHCART ST	1958		52.99	16.15	150.00	45.72	7938.44	737.51
5	CATHCART ST	1958		52.99	16.15	150.00	45.72	7937.74	737.44
6	CATHCART ST	1958		50.00	15.24	155.31	47.34	7747.31	719.75
7	CATHCART ST	1958		52.99	16.15	150.00	45.72	7936.82	737.36
8	CATHCART ST	1958		50.00	15.24	155.41	47.37	7747.91	719.81
9	CATHCART ST	1958		52.00	15.85	150.00	45.72	7788.89	723.61
3	CHARLTON BLVD	1974		62.66	19.10	110.99	33.83	5968.29	554.47
5	CHARLTON BLVD	1974		55.77	17.00	121.03	36.89	5997.88	557.22
6	CHARLTON BLVD	1969		55.77	17.00	131.00	39.93	6501.48	604.01
8	CHARLTON BLVD	1969		50.00	15.24	128.05	39.03	6412.22	595.72
9	CHARLTON BLVD	1987		55.77	17.00	121.10	36.91	5991.44	556.62
10	CHARLTON BLVD	1969		50.00	15.24	128.05	39.03	6412.17	595.71
11	CHARLTON BLVD	1987		50.00	15.24	120.01	36.58	5990.58	556.54
12	CHARLTON BLVD	1999		50.00	15.24	128.05	39.03	6412.33	595.73
15	CHARLTON BLVD	1987		50.00	15.24	120.01	36.58	5990.42	556.53
16	CHARLTON BLVD	1974		50.00	15.24	128.05	39.03	6412.89	595.78
17	CHARLTON BLVD	1982		50.00	15.24	120.01	36.58	5990.38	556.53
18	CHARLTON BLVD			49.70	15.15	128.05	39.03	6413.23	595.81
19	CHARLTON BLVD	1983		50.00	15.24	120.01	36.58	5990.94	556.58
20	CHARLTON BLVD			49.97	15.23	128.05	39.03	6413.44	595.83
21	CHARLTON BLVD	1977		50.00	15.24	120.01	36.58	5990.42	556.53
22	CHARLTON BLVD			50.00	15.24	128.05	39.03	6413.76	595.86
23	CHARLTON BLVD	1976		50.00	15.24	120.01	36.58	5990.56	556.54
24	CHARLTON BLVD	1987		50.00	15.24	128.05	39.03	6414.01	595.88
25	CHARLTON BLVD	1982		50.00	15.24	120.01	36.58	5990.42	556.53
26	CHARLTON BLVD	1986		50.00	15.24	128.05	39.03	6414.11	595.89
27	CHARLTON BLVD	1987		50.00	15.24	120.01	36.58	5990.77	556.56
28	CHARLTON BLVD	1986		50.00	15.24	128.05	39.03	6414.64	595.94
29	CHARLTON BLVD	1974		50.00	15.24	120.01	36.58	5990.63	556.55
30	CHARLTON BLVD	1986		50.00	15.24	128.05	39.03	6414.95	595.97
31	CHARLTON BLVD	1974		50.00	15.24	120.01	36.58	5990.24	556.51
32	CHARLTON BLVD	1982		50.00	15.24	128.05	39.03	6415.50	596.02
33	CHARLTON BLVD	1974		50.00	15.24	120.01	36.58	5990.78	556.56
34	CHARLTON BLVD	1983		50.00	15.24	128.05	39.03	6414.71	595.95
35	CHARLTON BLVD	2001		50.00	15.24	120.01	36.58	5990.43	556.53
36	CHARLTON BLVD	1983		50.00	15.24	128.05	39.03	6408.96	595.41
37	CHARLTON BLVD	1999		50.00	15.24	120.01	36.58	5990.03	556.49
38	CHARLTON BLVD	1982		50.00	15.24	128.02	39.02	6401.55	594.72
39	CHARLTON BLVD	1999		50.00	15.24	120.01	36.58	5990.41	556.53
40	CHARLTON BLVD	1986		50.00	15.24	128.02	39.02	6394.42	594.06
41	CHARLTON BLVD	2001		50.00	15.24	120.01	36.58	5990.41	556.53
42	CHARLTON BLVD	1987		50.07	15.26	128.02	39.02	6412.07	595.70
43	CHARLTON BLVD	1979		50.00	15.24	120.01	36.58	6014.53	558.77
44	CHARLTON BLVD	1969		50.00	15.24	128.08	39.04	6443.72	598.64
45	CHARLTON BLVD	1979		50.00	15.24	120.01	36.58	5990.70	556.56
46	CHARLTON BLVD	1969		50.00	15.24	129.04	39.33	6450.20	599.24
47	CHARLTON BLVD	1982		50.00	15.24	120.01	36.58	5990.47	556.53
48	CHARLTON BLVD	1969		50.00	15.24	128.08	39.04	6431.21	597.48
49	CHARLTON BLVD	1981		50.00	15.24	120.01	36.58	5990.86	556.57
50	CHARLTON BLVD	1972		50.00	15.24	128.08	39.04	6427.57	597.14
51	CHARLTON BLVD	1972		50.00	15.24	120.01	36.58	5990.68	556.55
52	CHARLTON BLVD	1973		50.00	15.24	127.10	38.74	6380.29	592.75
53	CHARLTON BLVD	1972		50.00	15.24	120.01	36.58	5990.90	556.57
54	CHARLTON BLVD	1971		50.00	15.24	126.12	38.44	6328.32	587.92
55	CHARLTON BLVD	1970		50.00	15.24	120.01	36.58	5990.82	556.57
56	CHARLTON BLVD	1971		50.00	15.24	126.12	38.44	6317.71	586.93
57	CHARLTON BLVD	1970		50.00	15.24	120.01	36.58	5991.07	556.59

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
58	CHARLTON BLVD	1971		50.00	15.24	126.05	38.42	6307.08	585.95
59	CHARLTON BLVD	1973		50.00	15.24	120.01	36.58	5991.20	556.60
60	CHARLTON BLVD	1971		50.00	15.24	126.02	38.41	6296.51	584.97
61	CHARLTON BLVD	1972		50.00	15.24	120.01	36.58	5991.15	556.60
62	CHARLTON BLVD	1971		50.00	15.24	125.98	38.40	6285.78	583.97
63	CHARLTON BLVD	1972		50.00	15.24	120.01	36.58	5991.38	556.62
64	CHARLTON BLVD	1971		50.00	15.24	125.10	38.13	6275.06	582.97
65	CHARLTON BLVD	1970		50.00	15.24	120.01	36.58	5991.34	556.61
66	CHARLTON BLVD	1968		50.00	15.24	125.07	38.12	6264.53	581.99
67	CHARLTON BLVD	1969		50.00	15.24	120.01	36.58	5991.53	556.63
68	CHARLTON BLVD	1971		50.00	15.24	125.03	38.11	6253.80	581.00
69	CHARLTON BLVD	1970		50.00	15.24	120.01	36.58	5991.64	556.64
70	CHARLTON BLVD	1969		50.00	15.24	125.00	38.10	6243.70	580.06
71	CHARLTON BLVD	1970		50.00	15.24	120.01	36.58	5991.58	556.64
72	CHARLTON BLVD	1969		50.00	15.24	124.11	37.83	6232.23	578.99
73	CHARLTON BLVD	1969		50.00	15.24	120.01	36.58	5991.68	556.65
74	CHARLTON BLVD	1969		50.00	15.24	124.08	37.82	6221.82	578.03
75	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5991.54	556.63
76	CHARLTON BLVD	1969		50.00	15.24	124.05	37.81	6210.13	576.94
77	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5992.01	556.68
78	CHARLTON BLVD	1969		50.00	15.24	124.02	37.80	6198.65	575.87
79	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5991.74	556.65
80	CHARLTON BLVD	1969		50.00	15.24	124.02	37.80	6187.46	574.83
81	CHARLTON BLVD	1972		50.00	15.24	120.01	36.58	5991.71	556.65
82	CHARLTON BLVD	1969		50.00	15.24	123.10	37.52	6176.02	573.77
83	CHARLTON BLVD	1972		50.00	15.24	120.01	36.58	5992.03	556.68
84	CHARLTON BLVD	1969		50.00	15.24	123.06	37.51	6164.66	572.72
85	CHARLTON BLVD	1972		50.00	15.24	120.01	36.58	5992.03	556.68
86	CHARLTON BLVD	1968		50.00	15.24	123.00	37.49	6153.02	571.63
87	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5991.86	556.66
88	CHARLTON BLVD	1968		50.00	15.24	123.00	37.49	6141.92	570.60
89	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5992.26	556.70
90	CHARLTON BLVD	1968		50.00	15.24	122.11	37.22	6130.50	569.54
91	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5992.01	556.68
92	CHARLTON BLVD	1974		50.00	15.24	122.08	37.21	6118.49	568.43
93	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5992.05	556.68
94	CHARLTON BLVD	1974		50.00	15.24	122.05	37.20	6103.12	567.00
95	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5992.18	556.69
96	CHARLTON BLVD	1969		50.00	15.24	121.10	36.91	6085.51	565.36
97	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5992.23	556.70
98	CHARLTON BLVD	1969		50.00	15.24	121.06	36.90	6067.29	563.67
99	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5992.27	556.70
100	CHARLTON BLVD	1968		50.00	15.24	121.03	36.89	6049.59	562.03
101	CHARLTON BLVD	1968		50.00	15.24	120.01	36.58	5992.19	556.69
102	CHARLTON BLVD	1973		50.00	15.24	120.11	36.61	6036.10	560.77
103	CHARLTON BLVD	1969		50.00	15.24	120.01	36.58	5992.56	556.73
104	CHARLTON BLVD	1973		57.09	17.40	120.01	36.58	6015.35	558.84
105	CHARLTON BLVD	1969		51.17	15.60	122.01	37.19	6816.73	633.30
5	CHELMSFORD AVE	1968		50.00	15.24	122.05	37.20	6098.86	566.60
7	CHELMSFORD AVE	2001		50.00	15.24	122.34	37.29	6105.31	567.20
19	CHELMSFORD AVE	1996		60.70	18.50	122.24	37.26	7354.94	683.30
89	CONNAUGHT AVE	1991		31.00	9.45	129.99	39.62	4192.85	389.53
91	CONNAUGHT AVE	1925		34.61	10.55	129.99	39.62	4463.69	414.69
93	CONNAUGHT AVE	1965		34.61	10.55	129.99	39.62	4463.01	414.63
95	CONNAUGHT AVE	1952		50.00	15.24	129.99	39.62	6562.26	609.65
97	CONNAUGHT AVE	1954		50.00	15.24	129.99	39.62	6560.87	609.53
99	CONNAUGHT AVE	1956		50.00	15.24	131.00	39.93	6592.04	612.42

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
101	CONNAUGHT AVE	1956		50.00	15.24	131.00	39.93	6570.62	610.43
103	CONNAUGHT AVE	1997		50.00	15.24	131.00	39.93	6585.59	611.82
121	CONNAUGHT AVE	1924		50.00	15.24	129.99	39.62	6593.81	612.59
123	CONNAUGHT AVE	1958		50.00	15.24	131.00	39.93	6594.06	612.61
125	CONNAUGHT AVE	1958		50.00	15.24	131.00	39.93	6597.86	612.96
127	CONNAUGHT AVE	1958		50.00	15.24	131.00	39.93	6599.66	613.13
129	CONNAUGHT AVE	1958		50.00	15.24	131.00	39.93	6587.34	611.98
141	CONNAUGHT AVE	2013		50.00	15.24	131.00	39.93	6518.63	605.60
149	CONNAUGHT AVE	1978		50.00	15.24	131.00	39.93	6557.50	609.21
153	CONNAUGHT AVE	1949		50.07	15.26	131.00	39.93	6572.06	610.56
155	CONNAUGHT AVE	1956		50.00	15.24	129.99	39.62	6576.39	610.97
157	CONNAUGHT AVE	1925		50.00	15.24	129.99	39.62	6561.60	609.59
159	CONNAUGHT AVE	1954		50.00	15.24	131.00	39.93	6559.20	609.37
167	CONNAUGHT AVE	1967		50.00	15.24	129.99	39.62	6555.22	609.00
169	CONNAUGHT AVE	1977		50.00	15.24	131.00	39.93	6567.75	610.16
171	CONNAUGHT AVE	1959		50.00	15.24	131.00	39.93	6540.01	607.59
177	CONNAUGHT AVE	1951		50.00	15.24	131.00	39.93	6547.02	608.24
181	CONNAUGHT AVE	1983		50.00	15.24	129.99	39.62	6547.38	608.27
183	CONNAUGHT AVE	1954		50.00	15.24	131.00	39.93	6535.38	607.16
193	CONNAUGHT AVE	1961		50.00	15.24	131.99	40.23	6593.28	612.54
195	CONNAUGHT AVE	1951		50.00	15.24	131.99	40.23	6591.52	612.37
199	CONNAUGHT AVE	1950		50.00	15.24	131.99	40.23	6592.75	612.49
203	CONNAUGHT AVE	1950		50.00	15.24	131.99	40.23	6600.97	613.25
207	CONNAUGHT AVE	1948		50.00	15.24	131.99	40.23	6612.20	614.29
209	CONNAUGHT AVE	1960		50.03	15.25	131.99	40.23	6639.11	616.79
213	CONNAUGHT AVE	1995		52.99	16.15	131.99	40.23	6623.77	615.37
219	CONNAUGHT AVE	1984		50.00	15.24	131.99	40.23	6657.32	618.49
225	CONNAUGHT AVE			50.00	15.24	131.99	40.23	6636.07	616.51
227	CONNAUGHT AVE	1949		50.00	15.24	131.99	40.23	6611.43	614.22
229	CONNAUGHT AVE	2005		50.00	15.24	131.99	40.23	6611.01	614.18
233	CONNAUGHT AVE	1949		50.00	15.24	131.99	40.23	6595.57	612.75
235	CONNAUGHT AVE	1975		50.00	15.24	131.99	40.23	6595.52	612.74
239	CONNAUGHT AVE	1955		50.00	15.24	131.99	40.23	6586.45	611.90
243	CONNAUGHT AVE	1935		50.00	15.24	131.99	40.23	6565.68	609.97
245	CONNAUGHT AVE	1955		50.00	15.24	132.64	40.43	6605.17	613.64
247	CONNAUGHT AVE	1948		50.00	15.24	131.99	40.23	6604.20	613.55
249	CONNAUGHT AVE	1949		50.00	15.24	131.99	40.23	6617.35	614.77
251	CONNAUGHT AVE	1965		49.87	15.20	131.99	40.23	6611.52	614.23
253	CONNAUGHT AVE	1965		50.00	15.24	131.99	40.23	6610.34	614.12
255	CONNAUGHT AVE	1965		50.00	15.24	131.99	40.23	6608.79	613.98
283	CONNAUGHT AVE	1965		50.00	15.24	131.99	40.23	6607.71	613.88
285	CONNAUGHT AVE	1989		50.00	15.24	131.99	40.23	6606.36	613.75
287	CONNAUGHT AVE	1996		25.00	7.62	132.25	40.31	3304.10	306.96
289	CONNAUGHT AVE	1923		25.00	7.62	132.32	40.33	3308.79	307.40
305	CONNAUGHT AVE	1954		50.00	15.24	132.41	40.36	6609.06	614.00
307	CONNAUGHT AVE	1954		50.00	15.24	132.51	40.39	6605.27	613.65
309	CONNAUGHT AVE	1954		49.87	15.20	131.99	40.23	6602.24	613.37
311	CONNAUGHT AVE	1954		52.00	15.85	131.99	40.23	6599.06	613.07
313	CONNAUGHT AVE	1951		50.00	15.24	131.99	40.23	6595.41	612.73
315	CONNAUGHT AVE	1948		50.00	15.24	132.09	40.26	6591.64	612.38
317	CONNAUGHT AVE	1949		50.00	15.24	131.99	40.23	6588.90	612.13
319	CONNAUGHT AVE	1958		50.00	15.24	131.69	40.14	6584.79	611.75
323	CONNAUGHT AVE	1956		50.00	15.24	131.50	40.08	6578.78	611.19
325	CONNAUGHT AVE	1953		50.00	15.24	131.40	40.05	6571.38	610.50
327	CONNAUGHT AVE	1954		50.00	15.24	131.40	40.05	6562.97	609.72
331	CONNAUGHT AVE	2007		50.00	15.24	131.50	40.08	6556.94	609.16
333	CONNAUGHT AVE			50.00	15.24	131.00	39.93	6553.89	608.88

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
335	CONNAUGHT AVE	1989		66.01	20.12	131.23	40.00	8647.07	803.34
383	CONNAUGHT AVE			50.00	15.24	131.00	39.93	6527.58	606.43
385	CONNAUGHT AVE			50.00	15.24	131.10	39.96	6522.90	606.00
387	CONNAUGHT AVE	1955		50.00	15.24	131.20	39.99	6518.64	605.60
389	CONNAUGHT AVE	1958		50.00	15.24	131.10	39.96	6509.96	604.80
391	CONNAUGHT AVE	1958		50.00	15.24	131.20	39.99	6503.99	604.24
393	CONNAUGHT AVE	1986		50.00	15.24	131.00	39.93	6497.79	603.67
395	CONNAUGHT AVE	1955		50.00	15.24	130.84	39.88	6491.39	603.07
397	CONNAUGHT AVE	1958		50.00	15.24	131.00	39.93	6485.17	602.49
399	CONNAUGHT AVE	1959		50.00	15.24	130.51	39.78	6479.36	601.95
405	CONNAUGHT AVE	1969		50.00	15.24	129.49	39.47	6472.75	601.34
407	CONNAUGHT AVE	1958		50.00	15.24	129.00	39.32	6466.50	600.76
409	CONNAUGHT AVE	1958		50.00	15.24	127.99	39.01	6460.25	600.18
411	CONNAUGHT AVE	1958		50.00	15.24	129.00	39.32	6439.70	598.27
89	DREWRY AVE	1997		38.06	11.60	146.00	44.50	5529.30	513.69
96	DREWRY AVE	1955		60.01	18.29	150.00	45.72	8989.93	835.19
97	DREWRY AVE	1998		37.01	11.28	146.00	44.50	5391.12	500.85
98	DREWRY AVE	1955		50.00	15.24	150.00	45.72	7493.42	696.16
100	DREWRY AVE	1956		50.00	15.24	150.00	45.72	7495.39	696.35
101	DREWRY AVE	1953		64.01	19.51	146.00	44.50	9336.42	867.38
102	DREWRY AVE	1956		50.00	15.24	150.00	45.72	7497.24	696.52
103	DREWRY AVE	1959		61.91	18.87	121.00	36.88	7477.91	694.72
104	DREWRY AVE	1956		54.13	16.50	150.00	45.72	7799.17	724.57
105	DREWRY AVE	2001		33.04	10.07	121.13	36.92	3990.85	370.76
109	DREWRY AVE	1964		56.27	17.15	106.66	32.51	5989.63	556.46
110	DREWRY AVE			396.00	120.70	0.00	0.00	249091.24	23141.36
111	DREWRY AVE	1964		52.26	15.93	106.66	32.51	5563.47	516.86
131	DREWRY AVE	1966		50.00	15.24	150.00	45.72	7503.85	697.13
135	DREWRY AVE	1929		35.99	10.97	150.00	45.72	5401.16	501.78
139	DREWRY AVE	1928		35.99	10.97	150.00	45.72	5399.41	501.62
141	DREWRY AVE	1927		36.52	11.13	150.00	45.72	5472.66	508.43
145	DREWRY AVE	1950		60.01	18.29	150.00	45.72	8969.02	833.25
149	DREWRY AVE	1968		50.00	15.24	197.74	60.27	9862.49	916.26
150	DREWRY AVE	1972		59.71	18.20	150.00	45.72	8955.66	832.01
151	DREWRY AVE	1968		50.00	15.24	197.74	60.27	9854.45	915.51
152	DREWRY AVE	1957		50.00	15.24	150.00	45.72	7484.45	695.33
153	DREWRY AVE	1946		66.01	20.12	197.74	60.27	13002.31	1207.96
154	DREWRY AVE	1957		50.00	15.24	150.00	45.72	7484.30	695.32
155	DREWRY AVE	1950		66.01	20.12	197.01	60.05	13002.78	1208.00
156	DREWRY AVE	1948		66.01	20.12	191.99	58.52	12645.47	1174.80
157	DREWRY AVE	1965		66.01	20.12	197.28	60.13	13002.77	1208.00
158	DREWRY AVE	1951		66.01	20.12	191.99	58.52	12638.16	1174.12
159	DREWRY AVE	1968		66.01	20.12	197.28	60.13	12996.05	1207.37
161	DREWRY AVE	1953		66.01	20.12	197.28	60.13	12998.77	1207.63
163	DREWRY AVE	1953		66.01	20.12	197.28	60.13	12998.17	1207.57
172	DREWRY AVE			314.01	95.71	0.00	0.00	17887.92	1661.84
202	DREWRY AVE	1954		48.56	14.80	237.01	72.24	9897.14	919.48
203	DREWRY AVE	1951		66.01	20.12	197.28	60.13	12998.47	1207.60
205	DREWRY AVE	1986		66.01	20.12	197.28	60.13	12997.94	1207.55
206	DREWRY AVE	1976		77.53	23.63	159.48	48.61	12137.81	1127.64
207	DREWRY AVE	1964		66.01	20.12	197.28	60.13	12998.57	1207.61
208	DREWRY AVE	1998		50.00	15.24	131.99	40.23	6529.60	606.62
209	DREWRY AVE	1953		49.18	14.99	160.01	48.77	7849.22	729.22
211	DREWRY AVE	1955		49.18	14.99	160.01	48.77	7853.25	729.59
212	DREWRY AVE	1998		50.00	15.24	159.91	48.74	7935.46	737.23
213	DREWRY AVE	1954		49.18	14.99	160.01	48.77	7852.19	729.49
218	DREWRY AVE	1952		60.01	18.29	135.01	41.15	9526.60	885.05

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
226	DREWRY AVE	1974		67.26	20.50	183.99	56.08	13141.10	1220.85
227	DREWRY AVE			66.01	20.12	0.00	0.00	433621.70	40284.81
228	DREWRY AVE	1987		52.56	16.02	183.83	56.03	9017.53	837.76
230	DREWRY AVE	1999		38.71	11.80	192.81	58.77	6790.26	630.84
241	DREWRY AVE	1946		66.01	20.12	156.27	47.63	10302.33	957.12
243	DREWRY AVE	1966		48.00	14.63	156.27	47.63	7492.51	696.08
245	DREWRY AVE	1946		50.98	15.54	156.27	47.63	7961.19	739.62
246	DREWRY AVE	1967		50.43	15.37	153.22	46.70	7252.79	673.81
247	DREWRY AVE	1945		66.01	20.12	156.27	47.63	10302.59	957.14
248	DREWRY AVE	1966		50.43	15.37	145.21	44.26	7254.63	673.98
249	DREWRY AVE	1977		66.01	20.12	233.99	71.32	15415.80	1432.18
250	DREWRY AVE	1923		58.01	17.68	145.14	44.24	8346.44	775.41
251	DREWRY AVE	1950		71.00	21.64	117.26	35.74	8308.37	771.87
252	DREWRY AVE	1965		46.00	14.02	145.14	44.24	6625.33	615.51
253	DREWRY AVE	1965		60.01	18.29	117.32	35.76	7016.98	651.90
254	DREWRY AVE	1979		61.68	18.80	145.01	44.20	8829.75	820.31
256	DREWRY AVE	1965		50.98	15.54	144.91	44.17	7373.25	685.00
258	DREWRY AVE	1966		50.52	15.40	224.02	68.28	11284.83	1048.40
270	DREWRY AVE	1870		65.26	19.89	224.02	68.28	14423.94	1340.03
271	DREWRY AVE	1953		66.99	20.42	117.26	35.74	7831.42	727.56
273	DREWRY AVE	1950		72.01	21.95	224.15	68.32	16129.15	1498.45
274	DREWRY AVE	1961		51.61	15.73	151.25	46.10	7350.63	682.90
275	DREWRY AVE	1957		60.01	18.29	224.15	68.32	13408.62	1245.70
276	DREWRY AVE	1945		50.20	15.30	150.59	45.90	8698.45	808.11
278	DREWRY AVE	1961		54.79	16.70	145.41	44.32	7958.37	739.36
280	DREWRY AVE	1961		56.99	17.37	136.52	41.61	7769.57	721.82
282	DREWRY AVE	1961		56.99	17.37	131.99	40.23	7510.75	697.77
284	DREWRY AVE	1961		56.76	17.30	131.99	40.23	7510.58	697.76
286	DREWRY AVE	1961		56.99	17.37	131.99	40.23	7508.93	697.60
299	DREWRY AVE	1992		65.94	20.10	95.01	28.96	6264.45	581.99
318	DREWRY AVE	1950		92.68	28.25	120.01	36.58	11107.37	1031.91
320	DREWRY AVE	2002		50.00	15.24	133.46	40.68	6001.08	557.52
322	DREWRY AVE	1912		50.00	15.24	220.01	67.06	13630.29	1266.30
324	DREWRY AVE	1959		50.00	15.24	185.01	56.39	8376.02	778.16
325	DREWRY AVE	1957		49.97	15.23	125.98	38.40	6285.94	583.98
326	DREWRY AVE	1950		69.26	21.11	219.69	66.96	15191.65	1411.35
330	DREWRY AVE	1947		83.50	25.45	185.33	56.49	15403.40	1431.02
343	DREWRY AVE	1947		66.01	20.12	122.01	37.19	8033.43	746.33
366	DREWRY AVE	1959		54.99	16.76	185.01	56.39	10145.52	942.55
368	DREWRY AVE	1953		50.00	15.24	185.01	56.39	9230.81	857.57
370	DREWRY AVE	1953		50.00	15.24	185.01	56.39	9233.51	857.82
372	DREWRY AVE	1953		50.00	15.24	185.01	56.39	9197.54	854.48
374	DREWRY AVE	1952		50.98	15.54	185.01	56.39	9403.19	873.59
376	DREWRY AVE			43.01	13.11	185.01	56.39	7963.36	739.82
378	DREWRY AVE	1951		60.99	18.59	185.01	56.39	9820.68	912.37
380	DREWRY AVE	1984		60.99	18.59	185.01	56.39	11313.73	1051.08
382	DREWRY AVE	1950		60.99	18.59	185.01	56.39	11254.23	1045.55
388	DREWRY AVE	1989		60.99	18.59	185.01	56.39	11267.77	1046.81
392	DREWRY AVE	1989		60.99	18.59	185.01	56.39	11259.37	1046.03
394	DREWRY AVE	1980		60.99	18.59	185.01	56.39	11269.99	1047.02
398	DREWRY AVE	1993		60.99	18.59	185.01	56.39	11256.53	1045.77
400	DREWRY AVE	1975		60.99	18.59	185.01	56.39	11256.94	1045.81
402	DREWRY AVE	1978		60.99	18.59	185.01	56.39	11257.46	1045.85
404	DREWRY AVE	1953		60.99	18.59	135.01	41.15	8216.07	763.30
406	DREWRY AVE	1953		61.32	18.69	135.01	41.15	8261.79	767.55
147 A	DREWRY AVE	2011		36.75	11.20	150.26	45.80	5467.51	507.95
147 B	DREWRY AVE	2011		36.75	11.20	150.26	45.80	5510.82	511.97

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
5	FAIRCHILD AVE	1969		54.13	16.50	127.82	38.96	7986.41	741.96
6	FAIRCHILD AVE	1968		50.00	15.24	120.11	36.61	6040.23	561.16
7	FAIRCHILD AVE	1970		50.00	15.24	127.10	38.74	6387.21	593.39
8	FAIRCHILD AVE	1968		50.00	15.24	120.11	36.61	6046.57	561.75
9	FAIRCHILD AVE	1970		50.00	15.24	127.10	38.74	6387.73	593.44
10	FAIRCHILD AVE	1968		54.99	16.76	121.03	36.89	6636.02	616.51
11	FAIRCHILD AVE	1967		50.00	15.24	127.82	38.96	6387.92	593.46
15	FAIRCHILD AVE	1968		50.00	15.24	127.10	38.74	6388.66	593.53
16	FAIRCHILD AVE	1969		54.99	16.76	121.03	36.89	6588.74	612.11
17	FAIRCHILD AVE	1969		50.00	15.24	127.10	38.74	6389.18	593.57
18	FAIRCHILD AVE	1969		50.00	15.24	121.06	36.90	6067.62	563.70
19	FAIRCHILD AVE	1969		50.00	15.24	127.10	38.74	6389.54	593.61
20	FAIRCHILD AVE	1970		50.00	15.24	121.10	36.91	6074.56	564.35
21	FAIRCHILD AVE	1968		50.00	15.24	127.10	38.74	6389.58	593.61
22	FAIRCHILD AVE	1970		50.00	15.24	121.10	36.91	6080.71	564.92
23	FAIRCHILD AVE	1968		50.00	15.24	127.10	38.74	6390.51	593.70
25	FAIRCHILD AVE	1968		75.07	22.88	127.82	38.96	9571.39	889.21
28	FAIRCHILD AVE	1970		61.09	18.62	121.10	36.91	7469.53	693.94
38	FAIRCHILD AVE	1953		50.03	15.25	133.50	40.69	7071.93	657.00
42	FAIRCHILD AVE	1983		54.82	16.71	133.50	40.69	7301.55	678.34
44	FAIRCHILD AVE	1950		52.00	15.85	133.07	40.56	6927.93	643.63
46	FAIRCHILD AVE	1922		53.18	16.21	133.07	40.56	7086.93	658.40
48	FAIRCHILD AVE	1950		89.99	27.43	133.07	40.56	9728.09	903.77
52	FAIRCHILD AVE	1977		52.99	16.15	133.07	40.56	7063.49	656.22
54	FAIRCHILD AVE	1975		52.00	15.85	133.07	40.56	6531.35	606.78
56	FAIRCHILD AVE	1976		49.02	14.94	133.73	40.76	6532.29	606.87
58	FAIRCHILD AVE	1948		48.00	14.63	133.07	40.56	6401.14	594.69
2	FARGO AVE	1958		77.66	23.67	98.00	29.87	7506.29	697.36
4	FARGO AVE	1958		77.59	23.65	98.00	29.87	7589.88	705.12
6	FARGO AVE	1958		50.00	15.24	198.00	60.35	9879.34	917.82
8	FARGO AVE	1958		50.00	15.24	198.00	60.35	9879.10	917.80
1	GARDENIA CRT	1989		65.94	20.10	177.10	53.98	11200.85	1040.59
2	GARDENIA CRT	1986		58.40	17.80	136.55	41.62	7379.98	685.62
4	GARDENIA CRT	1985		59.06	18.00	0.00	0.00	6568.22	610.21
6	GARDENIA CRT	1985		64.63	19.70	0.00	0.00	7401.68	687.64
8	GARDENIA CRT	1985		51.84	15.80	0.00	0.00	9284.44	862.55
10	GARDENIA CRT	1985		50.52	15.40	0.00	0.00	9275.49	861.72
12	GARDENIA CRT	1985		56.43	17.20	0.00	0.00	7643.24	710.08
87	GRANTBROOK ST	1960		69.59	21.21	108.99	33.22	6902.84	641.30
89	GRANTBROOK ST	1960		69.59	21.21	108.99	33.22	7574.04	703.65
95	GRANTBROOK ST	1960		75.95	23.15	99.02	30.18	7501.02	696.87
97	GRANTBROOK ST	1960		75.95	23.15	99.02	30.18	7501.55	696.92
99	GRANTBROOK ST	1960		75.95	23.15	99.02	30.18	7502.35	696.99
101	GRANTBROOK ST	1960		75.95	23.15	99.02	30.18	7502.50	697.01
103	GRANTBROOK ST	1960		80.31	24.48	99.02	30.18	7919.59	735.75
105	GRANTBROOK ST	1960		75.95	23.15	99.02	30.18	7504.51	697.19
1	HILDA AVE	1959		60.47	18.43	133.50	40.69	7987.48	742.06
3	HILDA AVE	1959		58.23	17.75	133.50	40.69	7762.82	721.19
5	HILDA AVE	1959		58.23	17.75	133.50	40.69	7762.94	721.20
7	HILDA AVE	1959		58.23	17.75	133.50	40.69	7763.39	721.24
8	HILDA AVE	1962		68.90	21.00	133.50	40.69	9157.42	850.75
9	HILDA AVE	1959		58.23	17.75	133.50	40.69	7763.18	721.22
10	HILDA AVE	1960		50.20	15.30	133.50	40.69	6658.23	618.57
11	HILDA AVE	1959		58.23	17.75	133.50	40.69	7763.92	721.29
14	HILDA AVE	1959		49.87	15.20	133.50	40.69	6657.45	618.50
15	HILDA AVE	1959		58.23	17.75	133.50	40.69	7764.24	721.32
16	HILDA AVE	1959		49.87	15.20	133.50	40.69	6655.49	618.32

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
17	HILDA AVE	1959		58.23	17.75	133.50	40.69	7764.62	721.36
18	HILDA AVE	1959		56.27	17.15	133.50	40.69	6654.19	618.19
20	HILDA AVE	1965		43.50	13.26	133.50	40.69	5773.27	536.36
22	HILDA AVE	1965		43.50	13.26	133.50	40.69	5786.80	537.61
24	HILDA AVE	1951		62.99	19.20	133.50	40.69	8379.19	778.45
26	HILDA AVE	1969		50.00	15.24	133.50	40.69	6642.18	617.08
60	HILDA AVE			277.26	84.51	0.00	0.00	75962.30	7057.14
70	HILDA AVE			194.29	59.22	0.00	0.00	55733.26	5177.79
18	MANADON DR	1968		50.98	15.54	148.03	45.12	7387.57	686.33
20	MANADON DR	1968		54.00	16.46	175.16	53.39	8144.98	756.69
21	MANADON DR	1969		65.06	19.83	123.03	37.50	6545.12	608.06
22	MANADON DR	1968		54.69	16.67	152.10	46.36	7584.96	704.67
24	MANADON DR	1968		52.49	16.00	142.06	43.30	7087.66	658.47
26	MANADON DR	1968		55.77	17.00	110.10	33.56	6128.85	569.39
27	MANADON DR	1969		52.79	16.09	105.05	32.02	6239.51	579.67
28	MANADON DR	1968		65.94	20.10	103.08	31.42	5998.03	557.24
29	MANADON DR	1969		59.06	18.00	106.00	32.31	6075.01	564.39
30	MANADON DR	1970		52.82	16.10	130.45	39.76	7789.11	723.63
31	MANADON DR	1969		65.94	20.10	76.57	23.34	6270.66	582.56
32	MANADON DR	1969		50.20	15.30	129.07	39.34	8003.97	743.59
33	MANADON DR	1969		67.59	20.60	89.99	27.43	6014.36	558.75
34	MANADON DR	1969		49.54	15.10	118.70	36.18	6220.75	577.93
8	NORWIN ST	1955		50.00	15.24	150.00	45.72	7420.41	689.38
9	NORWIN ST	2001		50.00	15.24	158.01	48.16	7864.48	730.63
10	NORWIN ST	1958		50.00	15.24	150.00	45.72	7420.15	689.35
11	NORWIN ST	1991		50.00	15.24	158.01	48.16	7920.33	735.82
12	NORWIN ST	1955		50.00	15.24	150.00	45.72	7419.90	689.33
14	NORWIN ST	1959		56.99	17.37	133.01	40.54	7532.90	699.83
15	NORWIN ST	1958		46.69	14.23	160.01	48.77	7387.70	686.34
16	NORWIN ST	1959		64.93	19.79	114.01	34.75	7337.50	681.68
17	NORWIN ST	1958		46.69	14.23	160.01	48.77	7397.38	687.24
18	NORWIN ST	1955		64.47	19.65	113.65	34.64	7282.46	676.56
19	NORWIN ST	1958		46.69	14.23	160.01	48.77	7411.26	688.53
21	NORWIN ST	1980		43.41	13.23	131.27	40.01	5647.29	524.65
23	NORWIN ST	1959		53.15	16.20	131.17	39.98	6910.58	642.01
29	NORWIN ST	1923		59.51	18.14	158.69	48.37	9399.48	873.24
21 A	NORWIN ST	1980		43.41	13.23	131.33	40.03	5639.82	523.96
4	SHETLAND ST	1955		56.99	17.37	133.01	40.54	7535.86	700.11
6	SHETLAND ST	1955		56.99	17.37	133.01	40.54	7538.80	700.38
7	SHETLAND ST	1955		54.04	16.47	150.00	45.72	8145.21	756.72
8	SHETLAND ST	1955		56.99	17.37	133.46	40.68	7489.46	695.79
9	SHETLAND ST	1955		62.76	19.13	135.01	41.15	7952.41	738.80
10	SHETLAND ST	1959		65.19	19.87	114.01	34.75	7341.54	682.05
11	SHETLAND ST	1955		60.66	18.49	135.01	41.15	8077.44	750.42
12	SHETLAND ST	1959		64.63	19.70	113.55	34.61	7277.91	676.14
15	SHETLAND ST	1961		69.88	21.30	118.83	36.22	7788.93	723.62
17	SHETLAND ST	1963		61.91	18.87	137.17	41.81	7972.98	740.71
19	SHETLAND ST	1962		60.01	18.29	145.67	44.40	7970.34	740.47
1	SWISS CRT	1979		49.97	15.23	125.98	38.40	6161.27	572.40
5	SWISS CRT	1978		58.07	17.70	95.90	29.23	6002.86	557.68
7	SWISS CRT	1978		49.21	15.00	148.59	45.29	7304.94	678.65
9	SWISS CRT	1978		48.88	14.90	103.18	31.45	7463.28	693.36
11	SWISS CRT	1979		47.57	14.50	111.78	34.07	6083.90	565.21
13	SWISS CRT	1978		49.54	15.10	122.93	37.47	10131.83	941.28
15	SWISS CRT	1979		49.21	15.00	88.88	27.09	6152.47	571.58
17	SWISS CRT	1979		64.96	19.80	122.60	37.37	6000.13	557.43
19	SWISS CRT	1979		66.01	20.12	122.01	37.19	7404.05	687.86

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
105	TALBOT RD	1969		60.04	18.30	172.87	52.69	7977.50	741.13
107	TALBOT RD	1969		57.41	17.50	140.35	42.78	6731.78	625.40
109	TALBOT RD	1969		54.79	16.70	111.06	33.85	6115.35	568.13
112	TALBOT RD	1974		68.24	20.80	119.82	36.52	7176.36	666.71
114	TALBOT RD	1974		54.46	16.60	139.50	42.52	6715.22	623.87
115	TALBOT RD	1969		56.43	17.20	116.17	35.41	7182.72	667.30
116	TALBOT RD	1974		54.13	16.50	148.00	45.11	7102.08	659.81
117	TALBOT RD	1969		53.81	16.40	114.01	34.75	6304.16	585.68
2	TEFLEY RD	1965		66.31	20.21	100.49	30.63	6518.37	605.58
3	TEFLEY RD	1965		51.89	15.82	111.09	33.86	6361.33	590.99
4	TEFLEY RD	1965		56.27	17.15	108.99	33.22	6117.09	568.30
5	TEFLEY RD	1965		54.99	16.76	110.01	33.53	6035.64	560.73
6	TEFLEY RD	1965		54.30	16.55	120.73	36.80	6776.34	629.54
7	TEFLEY RD	1965		60.04	18.30	104.17	31.75	6264.91	582.03
8	TEFLEY RD	1965		86.94	26.50	88.22	26.89	9245.51	858.94
9	TEFLEY RD	1965		52.49	16.00	131.76	40.16	8271.29	768.43
10	TEFLEY RD	1965		54.99	16.76	135.01	41.15	7258.89	674.37
11	TEFLEY RD	1965		51.84	15.80	138.65	42.26	8504.21	790.07
15	TEFLEY RD	1965		53.48	16.30	112.83	34.39	6403.77	594.93
17	TEFLEY RD	1965		54.46	16.60	119.09	36.30	6714.92	623.84
19	TEFLEY RD	1957		66.01	20.12	122.01	37.19	8351.32	775.86
21	TEFLEY RD	1957		66.01	20.12	122.01	37.19	8370.28	777.63
23	TEFLEY RD	1957		66.01	20.12	122.01	37.19	8389.11	779.37
25	TEFLEY RD	1957		66.01	20.12	122.01	37.19	8408.15	781.14
27	TEFLEY RD	1957		66.01	20.12	122.01	37.19	8426.62	782.86
29	TEFLEY RD	1957		66.01	20.12	122.01	37.19	8446.00	784.66
30	TEFLEY RD	1957		70.01	21.34	145.01	44.20	10124.24	940.57
31	TEFLEY RD	1955		66.01	20.12	122.01	37.19	8464.34	786.36
33	TEFLEY RD	1955		66.01	20.12	122.01	37.19	8483.42	788.14
35	TEFLEY RD	1960		66.01	20.12	122.01	37.19	8503.02	789.96
37	TEFLEY RD	1955		66.01	20.12	122.01	37.19	8523.07	791.82
39	TEFLEY RD	1955		66.01	20.12	122.01	37.19	8543.35	793.70
41	TEFLEY RD	1956		61.98	18.89	125.00	38.10	8112.77	753.70
42	TEFLEY RD	1956		59.09	18.01	150.00	45.72	8759.46	813.78
43	TEFLEY RD	1956		61.09	18.62	129.99	39.62	8175.38	759.52
44	TEFLEY RD			59.09	18.01	145.01	44.20	8617.10	800.56
45	TEFLEY RD	1956		59.09	18.01	135.01	41.15	8077.89	750.46
46	TEFLEY RD	1956		59.09	18.01	144.00	43.89	8448.33	784.88
47	TEFLEY RD	1956		58.07	17.70	135.01	41.15	8105.00	752.98
48	TEFLEY RD	1956		59.09	18.01	139.99	42.67	8274.26	768.70
49	TEFLEY RD	1956		57.09	17.40	135.01	41.15	8093.68	751.93
50	TEFLEY RD	1956		61.09	18.62	135.01	41.15	8379.14	778.45
51	TEFLEY RD	1962		54.00	16.46	143.67	43.79	7746.19	719.64
52	TEFLEY RD	1962		60.10	18.32	125.59	38.28	7521.94	698.81
53	TEFLEY RD	1962		54.00	16.46	142.16	43.33	7638.38	709.63
54	TEFLEY RD	1962		59.09	18.01	127.66	38.91	7519.17	698.55
55	TEFLEY RD	1962		80.18	24.44	140.26	42.75	11186.49	1039.26
56	TEFLEY RD	1962		78.97	24.07	129.92	39.60	10257.07	952.91
1	THERESA AVE	1955		58.23	17.75	131.99	40.23	7667.50	712.34
3	THERESA AVE	1953		58.23	17.75	131.99	40.23	7673.89	712.93
5	THERESA AVE	1952		58.23	17.75	131.99	40.23	7673.77	712.92
6	THERESA AVE	1967		58.07	17.70	79.99	24.38	4946.59	459.55
7	THERESA AVE	1952		58.23	17.75	131.99	40.23	7673.54	712.90
8	THERESA AVE			59.22	18.05	131.99	40.23	7173.70	666.46
9	THERESA AVE	1953		75.46	23.00	131.99	40.23	7674.13	712.95
10	THERESA AVE	1955		59.22	18.05	131.99	40.23	7810.02	725.58
11	THERESA AVE	1955		58.23	17.75	131.99	40.23	7674.00	712.94

No.	Address	Year Built	Zoning Category	Frontage - FT	Frontage - M	Depth - FT	Depth - M	Area - SQ. FT	Area - SQ. M
12	THERESA AVE	1955		59.22	18.05	131.99	40.23	7811.78	725.74
14	THERESA AVE	1955		59.22	18.05	131.99	40.23	7807.37	725.33
15	THERESA AVE	1955		58.23	17.75	131.99	40.23	7674.37	712.97
16	THERESA AVE	1955		59.22	18.05	131.99	40.23	7793.53	724.04
17	THERESA AVE	1955		58.23	17.75	131.99	40.23	7683.14	713.79
4	WILLIMART CRT	1969		51.51	15.70	125.13	38.14	6029.23	560.13
5	WILLIMART CRT	1973		51.18	15.60	156.63	47.74	6420.26	596.46
6	WILLIMART CRT	1970		62.34	19.00	110.01	33.53	6175.40	573.71
7	WILLIMART CRT	1969		58.07	17.70	92.62	28.23	6089.80	565.76
8	WILLIMART CRT	1970		52.49	16.00	106.56	32.48	6193.53	575.40
9	WILLIMART CRT	1969		49.87	15.20	100.82	30.73	6013.05	558.63
10	WILLIMART CRT	1970		49.87	15.20	110.01	33.53	7426.17	689.91
11	WILLIMART CRT	1969		50.85	15.50	124.11	37.83	7238.83	672.51
12	WILLIMART CRT	1970		54.79	16.70	110.10	33.56	6140.31	570.45
15	WILLIMART CRT	1970		51.18	15.60	117.26	35.74	6863.55	637.64
17	WILLIMART CRT	1970		52.17	15.90	95.77	29.19	6034.96	560.67

THIS DATA IS PROVIDED FOR REFERENCE ONLY. IT MUST BE VERIFIED BY THE USER FOR LEGAL OR OFFICIAL USE.

FOR VERIFICATION CHECK CITY OF TORONTO BUILDING DIVISION WEBSITE FOR ANY RECENT PERMITS PERTAINING TO THESE PROPERTIES.

http://www.toronto.ca/building_app/home.htm

Source: IBMS-LUIS II & The Geospatial Competency Centre. Prepared by: Toronto City Planning, Policy and Research, December 2016 - January 2017