



STAFF REPORT
Committee of Adjustment
Application

Date:	January 31, 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: B0071/15NY, B0014/16NY, A1129/15NY, A1130/15NY and A0260/16NY Address: 52 & 56 NORTON AVE Application to be heard: Thursday, February 9, 2017 at 9:30 a.m.

RECOMMENDATION

Staff recommend that the Committee of Adjustment refuse applications B0071/15NY, B0014/16NY, A1129/15NY, A1130/15NY and A0260/16NY.

APPLICATION

THE CONSENT REQUESTED:

B0071/15NY- 52 NORTON AVE

To obtain consent to sever a portion of the 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 9.76m and a lot area of 412.02m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1129/15NY.

CONVEYED - Part 2

Address to be assigned

Part 2 has a lot frontage of 5.48m and a lot area of 231.38m². Part 2 will be added to the Part 3 (severed from B0014/16NY) to create a new building lot with a frontage of 10.35m and a lot area of 437.3m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1130/15NY.

B0014/16NY- 56 NORTON AVE

To obtain consent to sever a portion of the 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 10.36m and a lot area of 438.04m². The lot will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A1130/15NY.

CONVEYED - Part 3

Address to be assigned

Part 3 has a lot frontage of 4.97m and a lot area of 205.92m². Part 3 will be added to Part 2 (severed from B0071/15NY) to create a new building lot with a frontage of 10.35m and a lot area of 437.3m². Parts 2 and 3 will be redeveloped with a new detached residential dwelling requiring variances to the applicable zoning by-law(s) as outlined in application A0260/16NY.

Applications B0071/15NY, B0014/16NY, A1129/15NY, A1130/15NY, A0260/16NY will be considered jointly.

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

A1129/15NY- 52 NORTON AVE (PART 1)

1. **Chapter 10.20.30.40, Zoning By-law 569-2013**
Maximum permitted lot coverage is 30%.
Proposed lot coverage of 32%.
2. **Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
3. **Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
4. **Chapter 10.5.40.10 (5), Zoning By-law 569-2013**
A minimum of 10m² of the 1st floor must be within 4m of the main front wall.
The proposed first floor within 4m of the main front wall is 6.6m².
5. **Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the east side property line.
Proposed front porch is 1.2m to the east side property line.
6. **Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 9.76m.
7. **Chapter 10.20.30.10, Zoning By-law 569-2013**

A minimum lot area of 550m² is required.
Proposed lot area of 412.02m².

8. **Chapter 10.20.40.20, Zoning By-law 569-2013**
Maximum permitted building length is 17m.
Proposed building length is 17.98m.
9. **Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 9.76m.
10. **Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 412.02m².
11. **Section 13.2.4, Zoning By-law 7625**
Maximum coverage permitted is 30%.
Proposed coverage of 32%.
12. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
13. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed east side yard of 1.2m
14. **Section 13.2.6, Zoning By-law 7625**
Maximum permitted building height is 8.8m
Proposed building height of 8.95m
15. **Section 13.2.5A, Zoning By-law 7625**
Maximum permitted dwelling length is 16.8m
Proposed length of dwelling of 17.98m.

A1130/15NY- 52 NORTON AVE (PARTS 2 and 3)

1. **Chapter 10.20.30.40, Zoning By-law 569-2013**
Maximum permitted lot coverage is 30%.
Proposed lot coverage of 32%.
2. **Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
3. **Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
4. **Chapter 10.5.40.60 (1), Zoning By-law 569-2013**

The minimum required for this zone is 1.8m to the west side property line.
Proposed front porch is 1.2m to the west side property line.

5. **Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 10.35m.
6. **Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 437.3m².
7. **Chapter 10.20.40.20, Zoning By-law 569-2013**
Maximum permitted building length is 17m.
Proposed building length is 17.65m.
8. **Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 10.35m.
9. **Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 437.3m².
10. **Section 13.2.4, Zoning By-law 7625**
Maximum coverage permitted is 30%.
Proposed coverage of 32%.
11. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
12. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed east side yard of 1.2m
13. **Section 13.2.5A, Zoning By-law 7625**
Maximum permitted dwelling length is 16.8m
Proposed length of dwelling of 17.65m.

A0260/16NY- 56 NORTON AVE (PART 4)

1. **Chapter 10.20.30.40, Zoning By-law 569-2013**
Maximum permitted lot coverage is 30%.
Proposed lot coverage of 32%.
2. **Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**
Minimum required side yard is 1.8m.
Proposed west side yard of 1.2m.
3. **Chapter 10.20.40.70 & Exception RD5, Zoning By-law 569-2013**

- Minimum required side yard is 1.8m
Proposed east side yard of 1.2m.
4. **Chapter 10.5.40.60 (1), Zoning By-law 569-2013**
The minimum required for this zone is 1.8m to the west side property line.
Proposed front porch is 1.2m to the west side property line.
 5. **Chapter 10.20.30.20, Zoning By-law 569-2013**
A minimum lot frontage of 15m is required.
Proposed lot frontage of 10.36m.
 6. **Chapter 10.20.30.10, Zoning By-law 569-2013**
A minimum lot area of 550m² is required.
Proposed lot area of 438.04m².
 7. **Chapter 10.20.40.20, Zoning By-law 569-2013**
Maximum permitted building length is 17m.
Proposed building length is 17.65m.
 8. **Section 13.2.1 & 6(8), Zoning By-law 7625**
The minimum required lot frontage & width is 15m
Proposed lot frontage & width of 10.36m.
 9. **Section 13.2.2, Zoning By-law 7625**
Minimum required lot area is 550m².
Proposed lot area of 438.04m².
 10. **Section 13.2.4, Zoning By-law 7625**
Maximum coverage permitted is 30%.
Proposed coverage of 32%.
 11. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed west side yard of 1.2m.
 12. **Section 13.2.3 & 13.2.3A, Zoning By-law 7625**
Minimum required side yard is 1.5m
Proposed East side yard of 1.2m
 13. **Section 13.2.5A, Zoning By-law 7625**
Maximum permitted dwelling length is 16.8m
Proposed length of dwelling of 17.65m.

COMMENTS

The subject properties are located on the north side of Norton Avenue, east of Yonge Street and south of Finch Avenue East. 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 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 "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 *R4* under North York Zoning By-law No. 7625 and *RD(f15.0; a550)(x5)* under City of Toronto Zoning By-law No. 569-2013. The objective of the Zoning By-laws are to establish specific standards as to how land is developed. These zoning categories require a minimum lot frontage and width of 15.0 metres and a lot area of 550 square metres. Standards for lot frontage and lot area are established to achieve a consistent streetscape and pattern of development. The applicant is proposing three undersized lots with frontages of 9.78, 10.35, and 10.36 metres and lot areas of 412.02, 437.3, and 438.04 square metres.

Staff conducted a review of the frontages, depths, and areas of 317 lots in the neighbourhood bounded generally by Doris Avenue to the west, McKee Avenue to the north, Willowdale Avenue to the east, and Empress Avenue to the south. 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 15% of the lots within the study area. This represents a minority of the lots that make up the character of the neighbourhood. The dominant frontages of the study area are lots with 15.2 metres frontages and larger, comprising 52% of the study area. Further, the block in which the subject site is located is comprised almost entirely of lots that exceed the minimum lot frontage of 15 metres, with the exception of six lots.

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 an increased lot coverage and building length and reduced side yard setbacks under both Zoning By-law Nos. 7625 and 569-2013.

The proposed severance of the subject properties does not respect the physical character of the lots in this neighbourhood. Specifically, the proposal is not keeping with the existing physical character of Norton Avenue. Although there have been recent applications for severance within the broader study area, Norton Avenue has remained relatively unchanged by way of severance

applications. Staff are of the opinion that approval of the requested consent may result in increased pressure for further severances along Norton Avenue.

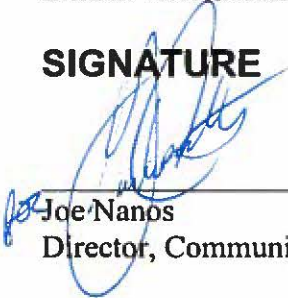
RECOMMENDATION

Staff are of the opinion that this proposal does not respect the existing character of the area. 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
Director, Community Planning, North York District

B0071/15NY, B0014/16NY, A1129/15NY, A1130/15NY and A0260/16NY- 52 & 56 NORTON AVE

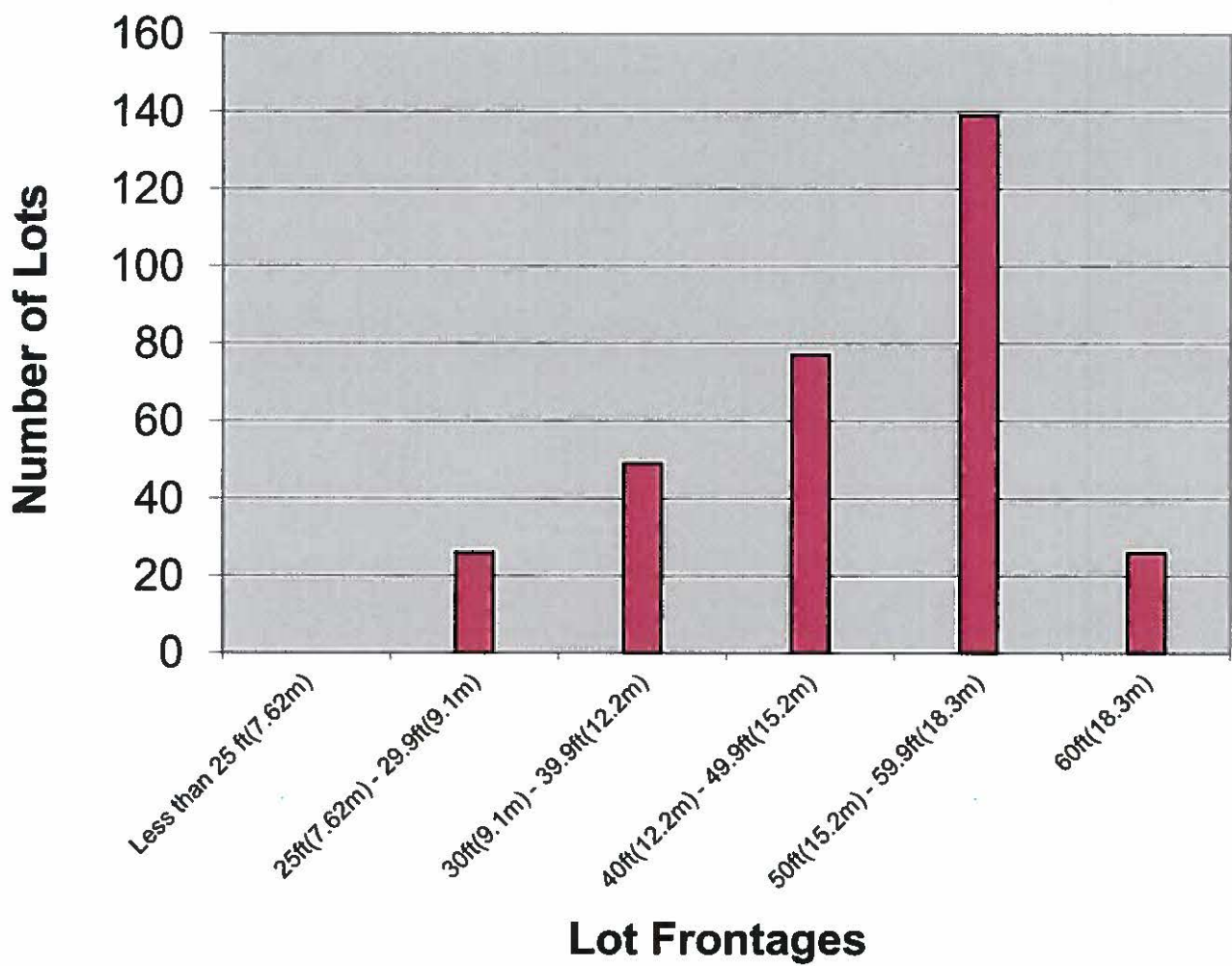
LOT STUDY RESULTS

(Study Area For Lots Surrounding 52-56 Norton Ave)

Number of Lots In Study **317**

Lot Frontage Sizes	Number of Lots in Study Area	
Less than 25 ft(7.62m)	0	
25ft(7.62m) - 29.9ft(9.1m)	26	
30ft(9.1m) - 39.9ft(12.2m)	49	
40ft(12.2m) - 49.9ft(15.2m)	77	
50ft(15.2m) - 59.9ft(18.3m)	139	
60ft(18.3m)	26	
Total Lots in Study Area	317	
	ft	m
Minimum Frontage	25.0	7.6
Maximum Frontage	75.0	22.9
Average Frontage	46.1	14.1
	sq. ft.	sq. m
Minimum Area	3,042.3	282.6
Maximum Area	10,952.2	1,017.5
Average Area	6,039.6	561.1
	acres	hectares
Total Lot Study Area	44.0	17.8
Units Per Acre/Hectare	7.2	17.8

Various Lot Frontage Sizes for Lots Surrounding 52-56 Norton Ave



LOT STUDY RESULTS

Study Area For Lots Surrounding 52-56 Norton Ave

No.	Address	Frontage - M	Depth - M	Area - SQ. M	X	Y
317	DORIS AVE	15.2	38.1	579.2	311902.282	4847876.715
319	DORIS AVE	15.2	38.1	579.2	311899.373	4847891.472
321	DORIS AVE	15.2	38.1	579.3	311894.152	4847906.141
323	DORIS AVE	14.3	35.4	533.3	311890.444	4847919.761
52	EMPRESS AVE	15.2	39.0	593.4	311988.577	4847568.333
54	EMPRESS AVE	15.2	39.0	593.3	312000.663	4847572.323
56	EMPRESS AVE	15.2	39.0	593.4	312016.042	4847576.661
60	EMPRESS AVE	12.2	39.0	474.6	312027.016	4847582.289
64	EMPRESS AVE	18.3	39.0	712.4	312041.471	4847582.202
74	EMPRESS AVE	15.2	39.0	593.6	312061.68	4847589.091
76	EMPRESS AVE	15.2	39.0	593.6	312074.334	4847592.048
78	EMPRESS AVE	15.2	39.0	593.7	312088.29	4847597.568
82	EMPRESS AVE	15.2	39.0	593.9	312102.975	4847599.413
84	EMPRESS AVE	15.2	39.0	593.7	312122.951	4847604.226
86	EMPRESS AVE	15.2	39.0	594.0	312134.63	4847611.6
88	EMPRESS AVE	15.2	39.0	593.9	312150.207	4847615.333
100	EMPRESS AVE	15.2	39.0	594.1	312164.551	4847621.937
102	EMPRESS AVE	15.2	39.0	594.0	312191.512	4847628.371
108	EMPRESS AVE	15.2	39.0	594.0	312209.956	4847635.174
110	EMPRESS AVE	15.2	39.0	593.7	312223.934	4847636.486
112	EMPRESS AVE	15.2	39.0	594.1	312238.846	4847644.24
114	EMPRESS AVE	15.2	39.0	593.5	312254.836	4847648.2
118	EMPRESS AVE	12.8	39.0	498.7	312264.961	4847653.542
126	EMPRESS AVE	17.7	39.0	688.5	312282.277	4847654.045
130	EMPRESS AVE	15.2	39.0	593.4	312300.093	4847658.686
134	EMPRESS AVE	15.2	39.0	594.3	312312.719	4847665.13
136	EMPRESS AVE	15.2	39.0	593.4	312326.705	4847669.26
142	EMPRESS AVE	15.2	39.0	594.0	312343.743	4847671.198
146	EMPRESS AVE	15.2	39.0	593.7	312355.308	4847678.914
148	EMPRESS AVE	15.2	39.0	593.6	312372.646	4847684.242
158	EMPRESS AVE	15.2	39.0	593.3	312405.443	4847694.357
160	EMPRESS AVE	15.2	39.0	593.4	312416.136	4847697.485
164	EMPRESS AVE	15.2	39.0	594.1	312431.081	4847702.313
168	EMPRESS AVE	15.2	39.0	593.0	312447.115	4847706.999
172	EMPRESS AVE	15.2	39.0	594.1	312463.358	4847710.938
176	EMPRESS AVE	15.2	39.0	593.4	312477.593	4847714.892
180	EMPRESS AVE	13.7	39.0	534.1	312490.64	4847723.691
188	EMPRESS AVE	16.8	39.0	652.8	312503.805	4847728.43
190	EMPRESS AVE	15.2	39.0	592.6	312521.755	4847728.905
194	EMPRESS AVE	15.2	39.0	593.8	312538.222	4847735.518
251	KENNETH AVE	15.2	30.5	472.9	312134.463	4847848.531
260	KENNETH AVE	15.2	52.0	794.2	312088.322	4847854.848
37	KINGSDALE AVE	15.2	37.2	557.6	311972.189	4847616.461
38	KINGSDALE AVE	15.2	37.2	557.7	311958.518	4847655.901
41	KINGSDALE AVE	18.3	37.2	678.4	311990.2	4847622.001
42	KINGSDALE AVE	15.2	37.2	565.6	311974.418	4847660.623
43	KINGSDALE AVE	18.3	37.2	678.7	312009.398	4847626.752
44	KINGSDALE AVE	15.2	37.2	565.4	311990.816	4847668.375
46	KINGSDALE AVE	14.8	37.2	548.5	312004.478	4847671.902
47	KINGSDALE AVE	18.3	37.2	678.5	312021.894	4847631.999
49	KINGSDALE AVE	18.3	37.2	678.4	312040.363	4847637.775
50	KINGSDALE AVE	9.6	37.2	356.6	312013.41	4847676.585

No.	Address	Frontage - M	Depth - M	Area - SQ. M	X	Y
53	KINGSDALE AVE	11.3	37.2	418.5	312055.114	4847641.072
54	KINGSDALE AVE	9.1	37.2	339.3	312021.738	4847685.149
55	KINGSDALE AVE	11.6	37.2	429.4	312066.91	4847645.401
56	KINGSDALE AVE	16.8	37.2	622.2	312035.897	4847681.72
58	KINGSDALE AVE	7.6	37.2	282.6	312046.516	4847687.322
62	KINGSDALE AVE	15.2	37.2	565.6	312059.022	4847688.295
63	KINGSDALE AVE	16.8	37.2	621.8	312078.267	4847648.369
65	KINGSDALE AVE	9.1	36.6	339.2	312089.631	4847655.065
66	KINGSDALE AVE	12.2	37.2	452.6	312071.904	4847693.581
67	KINGSDALE AVE	9.1	36.6	339.1	312098.844	4847658.57
69	KINGSDALE AVE	10.7	37.2	395.6	312110.955	4847661.161
70	KINGSDALE AVE	15.2	37.2	565.4	312085.35	4847695.316
71	KINGSDALE AVE	10.7	37.2	395.6	312120.811	4847656.374
72	KINGSDALE AVE	21.3	37.2	622.2	312103.877	4847702.161
73	KINGSDALE AVE	15.2	37.2	565.1	312134.693	4847665.355
74	KINGSDALE AVE	15.2	37.2	565.5	312117.805	4847706.523
76	KINGSDALE AVE	15.2	37.2	557.0	312135.297	4847712.982
77	KINGSDALE AVE	15.2	37.2	557.6	312147.168	4847663.941
85	KINGSDALE AVE	15.2	37.2	556.9	312177.081	4847678.579
86	KINGSDALE AVE	15.2	37.2	556.7	312168.048	4847721.795
87	KINGSDALE AVE	12.2	37.2	452.0	312195.067	4847681.254
89	KINGSDALE AVE	12.2	37.2	452.0	312206.642	4847684.841
90	KINGSDALE AVE	15.2	37.2	565.6	312183.207	4847725.423
92	KINGSDALE AVE	10.7	37.2	395.9	312193.779	4847727.834
93	KINGSDALE AVE	12.2	37.2	452.1	312218.325	4847688.309
94	KINGSDALE AVE	10.7	37.2	395.9	312204.883	4847731.267
96	KINGSDALE AVE	12.2	37.2	452.5	312216.179	4847738.354
97	KINGSDALE AVE	13.4	37.2	497.3	312228.425	4847693.324
98	KINGSDALE AVE	15.2	37.2	565.8	312229.667	4847741.52
99	KINGSDALE AVE	17.8	37.2	661.3	312242.434	4847700.495
100	KINGSDALE AVE	16.8	37.2	622.5	312244.97	4847746.199
101	KINGSDALE AVE	16.0	37.2	592.9	312261.019	4847700.167
103	KINGSDALE AVE	19.8	37.2	367.7	312276.376	4847710.826
105	KINGSDALE AVE	19.8	37.2	367.7	312283.323	4847712.696
106	KINGSDALE AVE	10.7	37.2	396.2	312258.038	4847748.572
108	KINGSDALE AVE	12.2	37.2	455.0	312268.215	4847753.07
109	KINGSDALE AVE	18.3	37.2	679.2	312295.206	4847716.487
110	KINGSDALE AVE	18.3	37.2	1,017.5	312284.505	4847757.276
115	KINGSDALE AVE	15.2	37.2	565.2	312312.961	4847718.752
117	KINGSDALE AVE	15.2	37.2	565.8	312327.991	4847722.989
118	KINGSDALE AVE	21.3	37.2	792.4	312306.72	4847765.214
121	KINGSDALE AVE	17.4	37.2	644.8	312339.837	4847726.686
124	KINGSDALE AVE	15.2	37.2	565.2	312331.443	4847772.891
125	KINGSDALE AVE	13.1	37.2	454.2	312357.391	4847733.693
126	KINGSDALE AVE	15.2	37.2	531.8	312339.786	4847781.696
128	KINGSDALE AVE	15.2	37.2	534.0	312375.392	4847791.692
135	KINGSDALE AVE	15.2	37.2	533.2	312390.572	4847743.28
136	KINGSDALE AVE	12.2	37.2	452.6	312391.52	4847790.945
137	KINGSDALE AVE	13.7	37.2	508.3	312402.224	4847750.452
138	KINGSDALE AVE	13.7	37.2	509.2	312400.602	4847798.984
139	KINGSDALE AVE	11.4	37.2	424.3	312415.365	4847753.312
141	KINGSDALE AVE	11.4	37.2	425.5	312426.637	4847755.88
144	KINGSDALE AVE	19.8	37.2	735.3	312416.805	4847796.315
145	KINGSDALE AVE	18.3	37.2	339.4	312439.441	4847760.755
146	KINGSDALE AVE	13.7	37.2	509.0	312434.451	4847807.258
148	KINGSDALE AVE	13.7	37.2	509.0	312447.05	4847810.817

No.	Address	Frontage - M	Depth - M	Area - SQ. M	X	Y
149	KINGSDALE AVE	18.3	37.2	677.9	312460.401	4847763.944
154	KINGSDALE AVE	15.2	37.2	565.7	312462.106	4847811.165
155	KINGSDALE AVE	22.9	37.2	565.5	312479.739	4847766.887
156	KINGSDALE AVE	15.2	37.2	565.5	312477.02	4847816.858
157	KINGSDALE AVE	13.7	37.2	508.9	312496.655	4847776.822
162	KINGSDALE AVE	18.3	37.2	678.6	312491.253	4847821.759
163	KINGSDALE AVE	12.2	37.2	452.4	312508.392	4847779.618
165	KINGSDALE AVE	15.2	37.2	565.9	312519.618	4847784.517
168	KINGSDALE AVE	18.9	37.2	656.7	312509.051	4847829.624
45	MCKEE AVE	9.1	42.2	362.6	311911.577	4847923.917
47	MCKEE AVE	8.8	42.2	320.9	311921.108	4847925.616
49	MCKEE AVE	15.2	42.2	642.1	311935.214	4847927.47
51	MCKEE AVE	15.2	42.2	642.0	311949.006	4847935.233
53	MCKEE AVE	15.2	42.2	642.0	311962.37	4847935.912
55	MCKEE AVE	12.2	42.2	513.9	311972.426	4847941.393
57	MCKEE AVE	10.7	42.2	449.2	311986.076	4847943.999
69	MCKEE AVE	15.2	42.2	642.1	311998.271	4847949.431
73	MCKEE AVE	15.2	42.2	642.1	312010.757	4847952.765
75	MCKEE AVE	15.2	42.2	642.1	312027.745	4847953.813
79	MCKEE AVE	15.2	42.2	642.2	312044.271	4847963.49
83	MCKEE AVE	15.2	42.2	642.1	312053.729	4847962.845
91	MCKEE AVE	15.2	42.2	642.3	312090.433	4847977.162
93	MCKEE AVE	15.2	42.2	642.3	312105.863	4847982.324
97	MCKEE AVE	12.8	42.2	535.2	312118.056	4847986.178
99	MCKEE AVE	12.8	42.2	535.2	312130.536	4847990.412
101	MCKEE AVE	12.8	42.2	535.2	312143.382	4847992.255
103	MCKEE AVE	12.8	42.2	537.1	312155.912	4847993.785
105	MCKEE AVE	12.8	42.2	517.8	312167.35	4848000.976
107	MCKEE AVE	12.2	42.2	550.0	312179.403	4848002.475
109	MCKEE AVE	12.2	42.2	524.2	312190.997	4848004.878
111	MCKEE AVE	12.8	42.2	537.2	312203.142	4848009.766
113	MCKEE AVE	12.8	42.2	543.4	312214.132	4848013.197
115	MCKEE AVE	12.8	42.2	530.8	312226.526	4848018.517
117	MCKEE AVE	12.8	42.2	537.1	312239.344	4848019.784
119	MCKEE AVE	12.8	42.2	539.5	312251.739	4848024.78
125	MCKEE AVE	15.2	42.2	642.2	312267.086	4848031.482
127	MCKEE AVE	15.2	42.2	642.2	312298.825	4848039.38
129	MCKEE AVE	15.2	42.2	642.2	312313.607	4848044.468
131	MCKEE AVE	15.2	42.2	642.1	312328.949	4848044.953
133	MCKEE AVE	15.2	42.2	642.4	312343.872	4848050.051
135	MCKEE AVE	15.2	42.2	642.2	312358.24	4848056.74
137	MCKEE AVE	15.2	42.2	642.3	312372.707	4848059.052
139	MCKEE AVE	15.2	42.2	642.4	312385.659	4848066.815
141	MCKEE AVE	15.2	42.2	642.3	312399.411	4848070.754
143	MCKEE AVE	15.2	42.2	642.2	312415.772	4848075.482
145	MCKEE AVE	11.4	42.2	481.7	312429.528	4848075.963
147	MCKEE AVE	11.4	42.2	481.8	312440.529	4848079.582
36	NORTON AVE	11.0	38.1	584.3	311910.823	4847865.096
37	NORTON AVE	17.7	47.2	872.8	311923.131	4847825.703
39	NORTON AVE	14.8	46.6	651.2	311942.49	4847824.644
42	NORTON AVE	12.4	39.6	487.4	311934.076	4847868.318
44	NORTON AVE	10.9	42.2	448.3	311943.784	4847867.134
47	NORTON AVE	15.4	44.5	659.8	311955.435	4847827.98
48	NORTON AVE	7.6	42.2	321.1	311953.413	4847869.336
49	NORTON AVE	15.2	42.7	656.3	311968.482	4847829.978
50	NORTON AVE	7.6	42.2	321.0	311961.193	4847872.492

No.	Address	Frontage - M	Depth - M	Area - SQ. M	X	Y
51	NORTON AVE	15.2	43.1	655.8	311985.399	4847835.653
52	NORTON AVE	15.2	42.2	642.2	311975.835	4847876.525
53	NORTON AVE	15.2	42.7	655.1	311999.714	4847836.517
56	NORTON AVE	15.2	42.2	642.2	311986.298	4847880.614
58	NORTON AVE	15.2	42.2	642.3	312000.345	4847882.984
59	NORTON AVE	15.2	42.7	654.5	312013.414	4847843.684
61	NORTON AVE	15.2	42.7	653.7	312028.013	4847851.75
62	NORTON AVE	15.2	42.2	642.2	312011.933	4847891.524
63	NORTON AVE	15.2	42.7	653.1	312044.774	4847854.873
65	NORTON AVE	15.2	42.7	652.7	312058.285	4847854.042
66	NORTON AVE	15.2	42.2	642.2	312029.653	4847896.898
68	NORTON AVE	15.2	42.2	642.3	312044.641	4847904.524
77	NORTON AVE	15.2	42.7	652.0	312072.395	4847857.421
78	NORTON AVE	15.2	42.1	642.3	312056.927	4847909.364
80	NORTON AVE	15.2	42.2	642.2	312072.658	4847910.27
83	NORTON AVE	15.2	36.7	557.7	312123.184	4847871.755
84	NORTON AVE	15.2	42.2	642.4	312109.908	4847916.034
85	NORTON AVE	15.2	36.6	557.7	312134.887	4847881.873
86	NORTON AVE	15.2	42.2	642.2	312122.216	4847920.538
87	NORTON AVE	13.6	42.7	589.0	312149.993	4847885.977
88	NORTON AVE	16.8	42.2	706.1	312135.116	4847930.993
89	NORTON AVE	13.3	42.7	562.8	312163.106	4847888.225
90	NORTON AVE	13.7	42.2	578.4	312150.942	4847932.821
91	NORTON AVE	12.8	42.7	543.2	312175.098	4847893.202
92	NORTON AVE	13.7	42.2	577.1	312165.159	4847937.013
93	NORTON AVE	12.8	42.7	543.0	312186.18	4847894.083
94	NORTON AVE	13.7	42.2	577.7	312178.576	4847941.21
95	NORTON AVE	12.8	42.6	542.8	312199.135	4847902.051
96	NORTON AVE	13.7	42.2	578.5	312188.784	4847946.937
97	NORTON AVE	12.8	42.6	544.1	312211.343	4847903.18
98	NORTON AVE	13.7	42.2	578.5	312204.318	4847950.412
99	NORTON AVE	12.8	42.6	543.8	312225.831	4847908.303
100	NORTON AVE	13.7	42.2	578.4	312217.236	4847953.819
101	NORTON AVE	12.8	42.6	543.5	312236.102	4847910.113
102	NORTON AVE	13.7	42.2	578.0	312230.59	4847959.973
103	NORTON AVE	12.8	42.5	543.3	312248.41	4847913.11
104	NORTON AVE	13.7	42.2	578.0	312243.772	4847960.122
105	NORTON AVE	12.8	42.5	543.0	312259.086	4847922.026
106	NORTON AVE	13.7	42.2	578.1	312256.323	4847966.918
107	NORTON AVE	12.8	42.5	542.8	312272.446	4847922.311
108	NORTON AVE	13.7	42.2	578.0	312271.085	4847970.414
109	NORTON AVE	12.8	42.5	542.6	312284.529	4847927.99
110	NORTON AVE	13.7	42.2	578.1	312283.221	4847975.598
111	NORTON AVE	12.8	42.5	542.6	312295.702	4847931.815
116	NORTON AVE	15.2	42.2	642.2	312313.684	4847984.204
117	NORTON AVE	12.8	42.4	541.9	312327.173	4847938.958
118	NORTON AVE	15.2	42.2	642.3	312331.284	4847988.764
119	NORTON AVE	13.1	42.2	554.7	312339.812	4847943.311
121	NORTON AVE	13.4	42.3	567.3	312352.475	4847947.379
122	NORTON AVE	15.2	42.2	642.2	312347.162	4847993.285
123	NORTON AVE	13.4	42.2	567.0	312364.444	4847953.051
124	NORTON AVE	14.3	42.2	603.9	312359.088	4847997.193
125	NORTON AVE	13.4	42.2	566.8	312378.326	4847953.427
126	NORTON AVE	14.3	42.2	604.0	312372.431	4848003.332
127	NORTON AVE	13.4	42.2	566.5	312392.005	4847959.604
128	NORTON AVE	14.3	42.2	603.7	312387.303	4848006.31

No.	Address	Frontage - M	Depth - M	Area - SQ. M	X	Y
129	NORTON AVE	13.4	42.2	566.3	312404.759	4847963.468
130	NORTON AVE	14.3	42.2	603.7	312400.61	4848010.044
131	NORTON AVE	13.4	42.2	577.8	312418.29	4847967.095
132	NORTON AVE	14.3	42.2	603.8	312412.875	4848015.795
133	NORTON AVE	13.4	42.2	562.4	312430.339	4847970.891
134	NORTON AVE	14.3	42.2	603.7	312428.319	4848016.889
135	NORTON AVE	13.4	42.2	562.1	312443.256	4847976.19
136	NORTON AVE	14.3	42.2	603.7	312442.098	4848020.364
137	NORTON AVE	13.4	42.2	561.7	312455.604	4847980.68
138	NORTON AVE	14.0	42.2	591.2	312454.833	4848027.171
139	NORTON AVE	13.4	42.2	560.7	312467.987	4847983.915
43	PARKVIEW AVE	15.2	37.2	557.5	311944.983	4847706.458
46	PARKVIEW AVE	12.8	45.7	589.4	311950.734	4847759.362
47	PARKVIEW AVE	15.2	37.2	565.5	311959.349	4847711.637
48	PARKVIEW AVE	10.4	46.3	476.9	311961.704	4847760.514
49	PARKVIEW AVE	15.2	37.2	565.4	311973.09	4847714.448
50	PARKVIEW AVE	8.0	39.1	370.7	311970.503	4847763.174
51	PARKVIEW AVE	15.2	37.2	565.7	311987.546	4847723.147
52	PARKVIEW AVE	17.1	46.3	787.5	311978.783	4847764.156
53	PARKVIEW AVE	13.7	37.2	508.9	312000.097	4847725.241
55	PARKVIEW AVE	13.7	37.2	509.1	312014.87	4847728.571
56	PARKVIEW AVE	9.8	46.3	450.4	311992.397	4847774.532
58	PARKVIEW AVE	9.1	46.4	422.5	312002.375	4847773.842
59	PARKVIEW AVE	15.2	37.2	565.5	312025.25	4847733.504
62	PARKVIEW AVE	15.2	45.7	704.8	312014.409	4847780.716
63	PARKVIEW AVE	15.2	37.2	565.5	312043.669	4847735.93
65	PARKVIEW AVE	9.1	37.2	339.3	312054.43	4847741.855
66	PARKVIEW AVE	15.2	45.7	705.5	312028.533	4847779.017
68	PARKVIEW AVE	9.1	45.7	339.6	312039.556	4847784.241
69	PARKVIEW AVE	9.1	37.2	339.3	312064.449	4847743.422
70	PARKVIEW AVE	9.1	46.3	339.4	312049.352	4847788.085
72	PARKVIEW AVE	19.8	46.3	819.8	312063.37	4847790.797
73	PARKVIEW AVE	19.8	37.2	735.2	312079.213	4847746.879
75	PARKVIEW AVE	10.7	37.2	395.8	312089.948	4847753.724
76	PARKVIEW AVE	10.7	46.5	594.1	312076.778	4847798.618
77	PARKVIEW AVE	18.3	37.2	678.5	312107.148	4847752.701
78	PARKVIEW AVE	15.2	46.3	708.8	312091.192	4847799.076
79	PARKVIEW AVE	12.2	37.2	420.7	312119.579	4847758.93
80	PARKVIEW AVE	15.2	37.2	534.0	312104.267	4847806.932
87	PARKVIEW AVE	15.2	37.2	533.4	312151.739	4847769.329
92	PARKVIEW AVE	15.2	37.2	534.0	312140.75	4847818.525
93	PARKVIEW AVE	13.0	37.2	480.8	312166.744	4847774.627
94	PARKVIEW AVE	15.2	37.2	565.7	312155.243	4847823.095
95	PARKVIEW AVE	13.0	37.2	480.8	312179.33	4847778.164
96	PARKVIEW AVE	10.7	46.3	497.5	312164.712	4847823.402
97	PARKVIEW AVE	10.7	37.2	396.0	312190.611	4847783.139
98	PARKVIEW AVE	10.7	46.3	497.6	312176.039	4847827.811
99	PARKVIEW AVE	9.1	37.2	339.5	312199.445	4847784.048
100	PARKVIEW AVE	12.2	46.3	564.2	312189.158	4847828.345
101	PARKVIEW AVE	9.1	37.2	339.3	312206.457	4847788.055
102	PARKVIEW AVE	12.2	46.3	564.4	312199.883	4847832.946
105	PARKVIEW AVE	18.3	37.2	678.8	312222.044	4847789.994
106	PARKVIEW AVE	12.5	46.3	578.6	312210.468	4847835.986
107	PARKVIEW AVE	15.2	37.2	565.8	312239.054	4847792.261
109	PARKVIEW AVE	15.2	37.2	567.3	312249.162	4847803.282
110	PARKVIEW AVE	14.9	46.3	712.0	312222.413	4847843.247

No.	Address	Frontage - M	Depth - M	Area - SQ. M	X	Y
111	PARKVIEW AVE	18.3	37.2	678.8	312264.79	4847803.824
116	PARKVIEW AVE	15.2	46.3	712.4	312236.941	4847849.245
118	PARKVIEW AVE	15.2	46.3	713.1	312251.211	4847854.881
119	PARKVIEW AVE	19.8	37.2	735.7	312284.22	4847808.409
120	PARKVIEW AVE	12.2	46.3	570.0	312268.909	4847850.847
124	PARKVIEW AVE	21.3	46.3	998.6	312283.801	4847857.331
125	PARKVIEW AVE	10.7	37.2	396.4	312300.201	4847816.525
127	PARKVIEW AVE	15.2	37.2	565.5	312312.702	4847819.992
128	PARKVIEW AVE	15.2	46.3	713.8	312299.766	4847866.553
129	PARKVIEW AVE	15.2	37.2	557.9	312327.818	4847824.089
130	PARKVIEW AVE	15.2	46.3	705.6	312314.081	4847872.268
131	PARKVIEW AVE	15.2	37.2	558.0	312362.104	4847833.447
132	PARKVIEW AVE	15.2	46.3	707.0	312347.466	4847880.5
133	PARKVIEW AVE	7.6	37.2	282.9	312371.992	4847836.994
137	PARKVIEW AVE	7.6	37.2	282.8	312378.849	4847839.345
138	PARKVIEW AVE	15.2	46.3	715.4	312361.245	4847887.122
139	PARKVIEW AVE	10.7	37.2	396.0	312389.457	4847844.025
140	PARKVIEW AVE	10.7	46.3	500.9	312375.605	4847884.728
141	PARKVIEW AVE	10.7	37.2	396.1	312398.357	4847845.946
142	PARKVIEW AVE	10.7	46.3	501.3	312386.768	4847887.675
143	PARKVIEW AVE	9.1	37.2	339.5	312408.598	4847848.417
144	PARKVIEW AVE	9.1	46.3	429.8	312395.795	4847889.749
145	PARKVIEW AVE	13.7	37.2	509.1	312422.184	4847852.482
146	PARKVIEW AVE	9.1	46.3	429.7	312402.528	4847894.942
147	PARKVIEW AVE	13.7	37.2	509.0	312429.139	4847860.002
148	PARKVIEW AVE	9.1	46.3	430.1	312412.466	4847897.911
150	PARKVIEW AVE	9.1	46.3	339.4	312423.692	4847896.346
151	PARKVIEW AVE	10.7	37.2	395.9	312442.902	4847858.142
152	PARKVIEW AVE	15.2	46.3	717.2	312434.19	4847900.575
153	PARKVIEW AVE	19.8	37.2	735.1	312459.375	4847865.557
155	PARKVIEW AVE	9.1	37.2	339.1	312470.769	4847872.601
156	PARKVIEW AVE	15.2	46.3	717.8	312446.093	4847912.891
157	PARKVIEW AVE	9.1	37.2	339.3	312482.386	4847869.264
158	PARKVIEW AVE	9.1	46.3	430.9	312459.035	4847912.447
159	PARKVIEW AVE	18.9	37.2	701.1	312493.8	4847877.794
160	PARKVIEW AVE	12.2	46.3	574.7	312467.913	4847915.223
162	PARKVIEW AVE	12.2	46.3	574.6	312481.128	4847914.772
166	PARKVIEW AVE	11.7	47.4	461.2	312491.22	4847923.328
168	PARKVIEW AVE	11.7	47.4	648.5	312502.733	4847927.227
172	PARKVIEW AVE	10.7	46.3	504.7	312514.603	4847930.377
178	PARKVIEW AVE	12.2	46.3	568.4	312522.039	4847939.571