

John filion

Wednesday, November 7, 2012

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

File Number:	B068/12NY	Zoning	R4 - Waiver -
Owner(s):	FRANCESCO FRANCO	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF		
Property Address:	145 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOTS 287 & 288		

Notice was given and the application considered on Wednesday, November 7, 2012, as required by the Planning Act.

THE CONSENT REQUESTED:

This application is for the consent of the Committee of Adjustment to the division of a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot.

The lands concerned have 18.29m fronting onto the south side of Kingsdale Avenue, a depth of 37.19m and an area of approximately 679.58m².

The owner proposes to divide the lands into two parts for the creation of a new residential building lot. The existing dwelling would be demolished and a two storey detached dwelling would be constructed on each lot.

Part 1, as shown on the attached drawing would have 9.145m fronting onto the south side of Kingsdale Avenue, a depth of 37.19m and an area of 339.79m².

Part 2, would have 9.145m fronting onto the south side of Kingsdale Avenue, a depth of 37.19m and an area of 339.79m².

The owner has also applied for variances A644/12NY & A645/12NY to permit the proposed dwellings and would be considered jointly by the Committee.


IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Consent Application is Refused

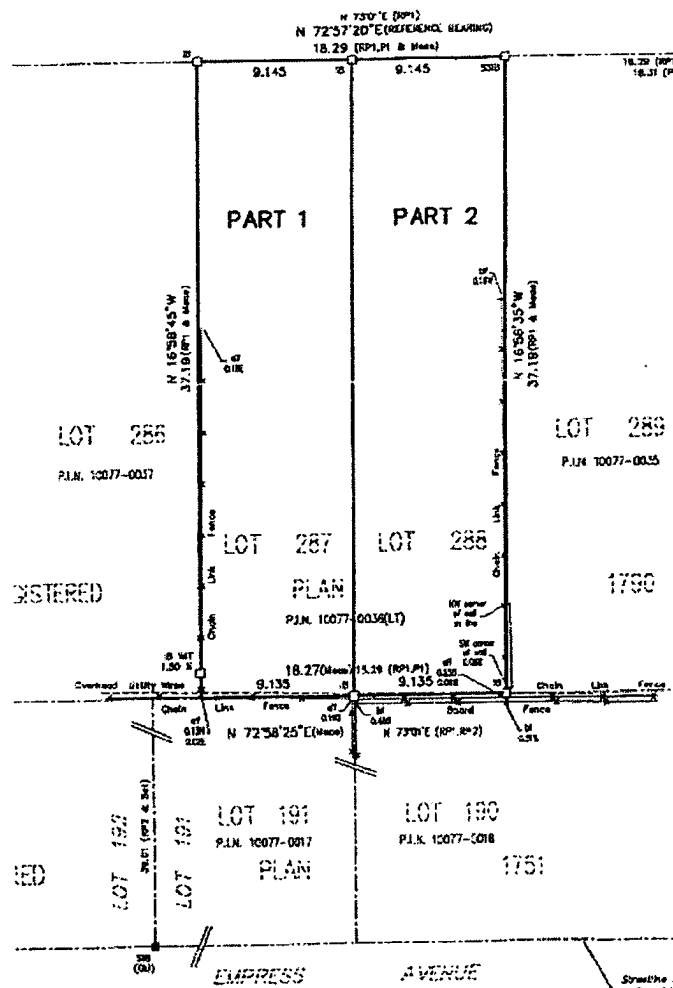
In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

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

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

COMMITTEE OF ADJUSTMENT (North York Civic Area)	File - B068/12NY. A644/12NY, A645/12NY		Toronto
Address: 145 Kingsdale Ave		North (Plans Only)	

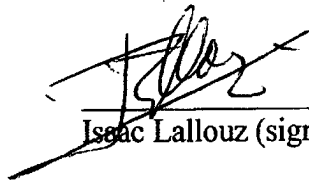

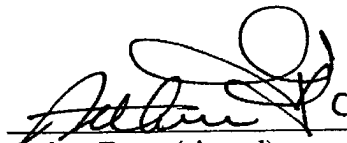
Kingsdale Avenue



rtificate

SIGNATURE PAGE

File Number:	B068/12NY	Zoning	R4 - Waiver -
Owner(s):	FRANCESCO FRANCO	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF		
Property Address:	145 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOTS 287 & 288		


Isaac Lallouz (signed)
Edwin (Ted) Shepherd
(signed)
Astra Burka (signed)
Arthur Forer (signed)
Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, November 15, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Wednesday, December 5, 2012

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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

NOTE: Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Wednesday, November 7, 2012

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

File Number:	A644/12NY	Zoning	R4 - Waiver -
Owner(s):	FRANCESCO FRANCO	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF		
Property Address:	145 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOTS 287 & 288		

Notice was given and a Public Hearing was held on Wednesday, November 7, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a two storey dwelling. The existing dwelling would be demolished.

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

North York By-law 7625

Part 1

1. Proposed lot frontage/width of 9.143m
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 339.79m²
WHEREAS a minimum of 550m² is required;
3. Proposed lot coverage of 32% (108.7m²)
WHEREAS a maximum of 30% (101.9m²) is permitted;
4. Proposed east side yard setback of 0.9m
WHEREAS a minimum of 1.8m is required;
5. Proposed west side yard setback of 1.2m
WHEREAS a minimum of 1.8m is required;
6. Proposed main floor height of 1.8m
WHEREAS a maximum of 1.5m is permitted;

-
7. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted; and
 8. Proposed front yard hard surface area of 56%
WHEREAS a maximum of 50% is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

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

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

SIGNATURE PAGE

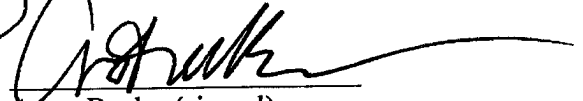
File Number:	A644/12NY	Zoning	R4 - Waiver -
Owner:	FRANCESCO FRANCO	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF		
Property Address:	145 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOTS 287 & 288		



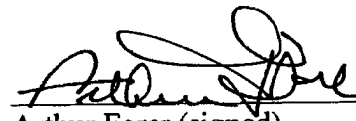
Isaac Lallouz (signed)



Edwin (Ted) Shepherd
(signed)



Astra Burka (signed)



Arthur Forer (signed)



Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, November 15, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 27, 2012

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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Wednesday, November 7, 2012

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

File Number:	A645/12NY	Zoning	R4 - Waiver -
Owner(s):	FRANCESCO FRANCO	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF		
Property Address:	145 KINGS DALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOTS 287 & 288		

Notice was given and a Public Hearing was held on Wednesday, November 7, 2012, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a two storey dwelling. The existing dwelling would be demolished.

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

North York By-law 7625

Part 2

1. Proposed lot frontage/width of 9.143m
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 339.79m²
WHEREAS a minimum of 550m² is required;
3. Proposed lot coverage of 32% (108.7m²)
WHEREAS a maximum of 30% (101.9m²) is permitted;
4. Proposed east side yard setback of 1.2m
WHEREAS a minimum of 1.8m is required;
5. Proposed west side yard setback of 0.9m
WHEREAS a minimum of 1.8m is required;
6. Proposed main floor height of 1.8m
WHEREAS a maximum of 1.5m is permitted;

7. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted; and
8. Proposed front yard hard surface area of 56%
WHEREAS a maximum of 50% is permitted.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

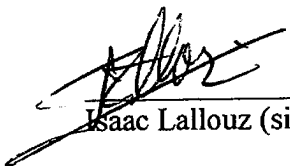
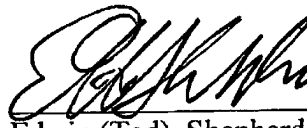


It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

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

SIGNATURE PAGE

File Number: A645/12NY
Owner: FRANCESCO FRANCO
Agent: GLENN RUBINOFF
Property Address: 145 KINGSDALE AVE
Legal Description: PLAN 1790 LOTS 287 & 288

Zoning: R4 - Waiver -
Ward: Willowdale (23)
Community: North York


Isaac Lallouz (signed)
Edwin (Ted) Shepherd
(signed)
Astra Burka (signed)
Arthur Forer (signed)
Richard Ross (signed)

DATE DECISION MAILED ON: Thursday, November 15, 2012

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, November 27, 2012

CERTIFIED TRUE COPY

Dan Antonacci
Manager & Deputy Secretary Treasurer
North York Panel

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MEMORANDUM

Date: November 7th, 2012

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

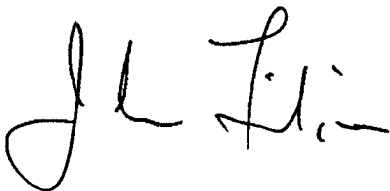
From: Councillor John Filion
Ward 23, Willowdale

Re: 145 Kingsdale Avenue
B068/12NY, A644/12NY, A645/12NY

I am writing to request that the Committee give consideration to refusing the proposed severance as it is out of character with the surrounding neighbourhood, as noted in the staff report. Furthermore, a severance of this type creates the need for multiple variances which are also out of character with the surrounding neighbourhood.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Filion', with a stylized, cursive script.

Councillor John Filion
Ward 23, Willowdale

Toronto City Hall, 100 Queen Street West, Suite B-36, Toronto, ON M5H 2N2
Tel: (416) 392-0210 Fax: (416)392-7388. Email:councillor_filion@toronto.ca



STAFF REPORT
Committee of Adjustment
Application

Date:	Thursday, November 1, 2012
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Allen Appleby, Director, Community Planning, North York District
Wards:	Ward 23 - Willowdale
Reference:	File No. B068/12NY, A644/12NY, A645/12NY Address: 145 KINGSDALE AVENUE Application to be heard: Wednesday, November 7, 2012 at 10:00 a.m.

RECOMMENDATION

Staff recommend that the Committee refuse these applications.

APPLICATION

This application is for the consent of the Committee of Adjustment to the division of a parcel of residential lands into two parts for conveyance purposes for the creation of a new residential building lot.

The lands concerned have 18.29m fronting onto the south side of Kingsdale Avenue, a depth of 37.19m and an area of approximately 679.58m².

The owner proposes to divide the lands into two parts for the creation of a new residential building lot. The existing dwelling would be demolished and a two storey detached dwelling would be constructed on each lot.

Part 1, as shown on the attached drawing would have 9.145m fronting onto the south side of Kingsdale Avenue, a depth of 37.19m and an area of 339.79m².

Part 2, would have 9.145m fronting onto the south side of Kingsdale Avenue, a depth of 37.19m and an area of 339.79m².

The owner has also applied for variances A644/12NY & A645/12NY to permit the proposed dwellings and would be considered jointly by the Committee.

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

A644/12NY – WEST 9.14M OF 145 KINGSDALE AVENUE – PART 1

North York Zoning By-law No. 7625

1. Proposed lot frontage/width of 9.143m
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 339.79m²
WHEREAS a minimum of 550m² is required;
3. Proposed lot coverage of 32% (108.7m² or 1170.4sq.ft.)
WHEREAS a maximum of 30% (101.9m² or 1097.2sq.ft.) is permitted;
4. Proposed east side yard setback of 1.2m
WHEREAS a minimum of 1.8m is required;
5. Proposed west side yard setback of 0.9m
WHEREAS a minimum of 1.8m is required;
6. Proposed main floor height of 1.8m
WHEREAS a maximum of 1.5m is permitted;
7. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted; and
8. Proposed front yard hard surface area of 56%
WHEREAS a maximum of 50% is permitted.

A645/11NY – East 9.14M OF 145 KINGSDALE AVENUE – PART 2

North York Zoning By-law No. 7625

1. Proposed lot frontage/width of 9.143m
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 339.79m²
WHEREAS a minimum of 550m² is required;
3. Proposed lot coverage of 32% (108.7m² or 1170.4sq.ft.)
WHEREAS a maximum of 30% (101.9m² or 1097.2sq.ft.) is permitted;
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WHEREAS a minimum of 1.8m is required;
5. Proposed west side yard setback of 1.2m
WHEREAS a minimum of 1.8m is required;

6. Proposed main floor height of 1.8m
WHEREAS a maximum of 1.5m is permitted;

7. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted; and

8. Proposed front yard hard surface area of 56%
WHEREAS a maximum of 50% is permitted.

COMMENTS

The subject property is located north of Sheppard Avenue East and east of Yonge Street. The applicant proposes to sever the subject property, creating two lots each having a frontage of 9.145 metres. The applicant further proposes to construct a two-storey detached dwelling on each of the proposed lots.

The property is designated *Neighbourhoods* in the Toronto Official Plan. *Neighbourhoods* are considered to be stable areas, however, the Official Plan recognizes that *Neighbourhoods* are not static, meaning there will be change in these areas. Physical changes are expected to occur within these areas, in the form of enhancements, additions and infill housing. Development within *Neighbourhoods* will respect and reinforce the existing physical character of buildings, lot sizes, streetscapes and open space patterns in these areas.

Policy 4.1.5 of the Official Plan outlines development criteria for established *Neighbourhoods*. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the area, with regard to:

b) size and configuration of lots

The Plan affirms that no changes will be made with respect to rezoning, minor variance, consent or other public action that are not in keeping with the physical character of the neighbourhood.

The subject property is zoned R4 in the former City of North York By-Law No. 7625, as amended. Under this zoning, a minimum lot frontage and width of 15 metres and a lot area of 550 square metres is required. The objective of the Zoning By-Law is to establish specific standards as to how land is developed. Limitations on lot frontage and area are devised to achieve more uniform and consistent streetscapes and to maintain a standard pattern of development.

Staff conducted analyses of the frontages, depths and areas found in the neighbourhood. The 296 properties contained within this study area are zoned R4 and the majority of lot frontages in the study fall between 15.2 metres (50 feet) and 18.3 metres (59.9 feet). Along Kingsdale Avenue from John McKenzie Gate to Willowdale Avenue there are 10 lots with a frontage of 10.6m (35ft) or less similar to the proposed lots. When examining the 296 lots studied, 16 lots contain a frontage of 10.6m (35ft) which represent a minority of the lots that make up the character of the neighbourhood. Most of these lots have existed in their current form since the time of subdivision and were not created by consent. Within the entire study area, there are 30 lots with a frontage of 18.2m (60 ft) or greater.

In 2003, a severance for 105 Kingsdale, was refused by the Committee of Adjustment for one lot with a total width of 19.81 metres to be divided into two new lots of 9.91 metres, each with a two-storey detached dwelling on the proposed lots. Planning staff were not in support of the application. On June 19, 2003, the Ontario Municipal Board issued a Board Order approving the consent and attached variances.

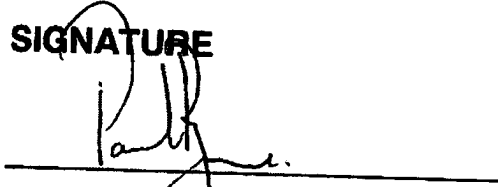
Planning staff are of the opinion that the subject lot maintains and reinforces the stability and character of the neighbourhood and approval of a severance on a lot this size could risk weakening the character of this neighbourhood. Therefore, staff recommended that the following applications be refused in order to respect and reinforce neighbourhood lot pattern and frontages as indicated in the prepared lot study.

Respectfully submitted,

CONTACT

Vanessa Covello, Assistant Planner
Tel: 416-395-7104
Fax: 416-395-7200
E-mail: vcovell@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Allen Appleby', is written over a horizontal line.

for Allen Appleby
Director, Community Planning, North York District

B068/12NY, A644/12NY, A645/12NY - 145 KINGSDALE AVENUE

2,2a-b



City Planning Division
Jennifer Keesmaat, MES MCIP RPP
Chief Planner and Executive Director

City Planning

North York Civic Centre
5100 Yonge Street
North York, Ontario
Canada, M2N 5V7
Tel.: (416) 395-7000
Fax: (416) 395-7200

Mailed on/before: Wednesday, October 24, 2012

PUBLIC HEARING NOTICE
CONSENT
(Section 53 of the Planning Act)

MEETING DATE AND TIME: Wednesday, November 7, 2012 at 10:00 a.m.

LOCATION: Council Chamber, North York Civic Centre, 5100 Yonge St., M2N 5V7

File Number:	B068/12NY, A644/12NY, A645/12NY	Zoning	R4 - Waiver -
Owner(s):	FRANCESCO FRANCO	Ward:	Willowdale (23)
Agent:	GLENN RUBINOFF		
Property Address:	145 KINGSDALE AVE	Community:	North York
Legal Description:	PLAN 1790 LOTS 287 & 288		

THE CONSENT REQUESTED:

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

A644/12NY – WEST 9.14M OF 145 KINGSDALE AVENUE - PART 1

PURPOSE OF THE APPLICATION:

This is an application to permit the construction of a new two storey detached dwelling. The existing dwelling would be demolished.

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

1. Proposed lot frontage/width of 9.143m
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 339.79m²
WHEREAS a minimum of 550m² is required;
3. Proposed lot coverage of 32% (108.7m² or 1170.4sq.ft.)
WHEREAS a maximum of 30% (101.9m² or 1097.2sq.ft.) is permitted;
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WHEREAS a minimum of 1.8m is required;
5. Proposed west side yard setback of 1.2m
WHEREAS a minimum of 1.8m is required;
6. Proposed main floor height of 1.8m
WHEREAS a maximum of 1.5m is permitted;
7. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted; and
8. Proposed front yard hard surface area of 56%
WHEREAS a maximum of 50% is permitted.

A645/12NY – EAST 9.14M OF 145 KINGSDALE AVENUE - PART 2

This is an application to permit the construction of a new two storey detached dwelling. The existing dwelling would be demolished.

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

1. Proposed lot frontage/width of 9.143m
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 339.79m²
WHEREAS a minimum of 550m² is required;
3. Proposed lot coverage of 32% (108.7m² or 1170.4sq.ft.)
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6. Proposed main floor height of 1.8m
WHEREAS a maximum of 1.5m is permitted;
7. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted; and
8. Proposed front yard hard surface area of 56%
WHEREAS a maximum of 50% is permitted.

Dan Antonacci (signed)
Manager & Deputy Secretary Treasurer
North York Panel
:mb

LOT STUDY RESULTS

(Study Area For Lots in the Proximity of 145 Kingsdale Avenue)

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
0	EMPRESS AVE	1945	R4	52.1	15.88	128.0	39.0	6,668.8	619.5
52	EMPRESS AVE	1945	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
54	EMPRESS AVE	1952	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
56	EMPRESS AVE	1954	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
59	EMPRESS AVE	1960	R4	85.0	25.91	127.0	38.7	10,796.3	1,003.0
60	EMPRESS AVE	1956	R4	40.0	12.19	128.0	39.0	5,120.0	475.6
61	EMPRESS AVE	1930	R4	50.0	15.24	127.0	38.7	6,350.0	589.9
64	EMPRESS AVE	1945	R4	60.0	18.29	128.0	39.0	7,680.0	713.5
65	EMPRESS AVE	1927	R4	50.0	15.24	127.0	38.7	6,350.0	589.9
67	EMPRESS AVE	1949	R4	50.0	15.24	127.0	38.7	6,350.0	589.9
71	EMPRESS AVE	2004	R4	50.0	15.24	127.0	38.7	6,350.0	589.9
73	EMPRESS AVE	1951	R4	50.0	15.24	127.0	38.7	6,350.0	589.9
74	EMPRESS AVE	1928	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
76	EMPRESS AVE	1944	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
77	EMPRESS AVE	1948	R4	50.0	15.24	126.8	38.6	6,337.5	588.8
78	EMPRESS AVE	1953	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
79	EMPRESS AVE	1953	R4	50.0	15.24	126.5	38.6	6,325.0	587.6
81	EMPRESS AVE	1950	R4	42.0	12.80	126.3	38.5	5,302.5	492.6
82	EMPRESS AVE	1950	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
84	EMPRESS AVE	1913	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
86	EMPRESS AVE	1951	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
88	EMPRESS AVE	2004	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
91	EMPRESS AVE	1913	R4	42.0	12.80	126.3	38.5	5,302.5	492.6
95	EMPRESS AVE	1913	R4	66.0	20.12	126.3	38.5	8,332.5	774.1
99	EMPRESS AVE	1930	R4	50.0	15.24	126.3	38.5	6,312.5	586.4
100	EMPRESS AVE	1930	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
102	EMPRESS AVE	2007	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
108	EMPRESS AVE	1954	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
110	EMPRESS AVE	2009	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
112	EMPRESS AVE	1961	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
114	EMPRESS AVE	1957	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
118	EMPRESS AVE	1960	R4	42.0	12.80	128.0	39.0	5,376.0	499.4
126	EMPRESS AVE	1940	R4	58.0	17.68	128.0	39.0	7,424.0	689.7
130	EMPRESS AVE	1948	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
134	EMPRESS AVE	1947	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
136	EMPRESS AVE	1947	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
142	EMPRESS AVE	1952	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
146	EMPRESS AVE	1948	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
148	EMPRESS AVE	1950	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
155	EMPRESS AVE	1950	R4	50.0	15.24	126.5	38.6	6,325.0	587.6
158	EMPRESS AVE	1953	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
159	EMPRESS AVE	1948	R4	50.0	15.24	126.3	38.5	6,316.5	586.8
160	EMPRESS AVE	1951	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
163	EMPRESS AVE	1943	R4	50.0	15.24	126.3	38.5	6,316.5	586.8
164	EMPRESS AVE	1951	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
168	EMPRESS AVE	1952	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
169	EMPRESS AVE	1986	R4	50.0	15.24	126.3	38.5	6,316.5	586.8
171	EMPRESS AVE	2005	R4	50.0	15.24	125.8	38.3	6,287.5	584.1
172	EMPRESS AVE	2009	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
173	EMPRESS AVE	1957	R4	50.0	15.24	125.8	38.3	6,287.5	584.1
175	EMPRESS AVE	1957	R4	50.0	15.24	125.8	38.3	6,287.5	584.1
176	EMPRESS AVE	2009	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
177	EMPRESS AVE	1960	R4	50.0	15.24	125.9	38.4	6,295.5	584.9
179	EMPRESS AVE	1960	R4	50.0	15.24	126.0	38.4	6,300.0	585.3
180	EMPRESS AVE	1962	R4	45.0	13.72	128.0	39.0	5,760.0	535.1

No.	Address	Year Built	Zoning Category	Frontage (Ft)	Frontage (M)	Depth (Ft)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
181	EMPRESS AVE	1960	R4	50.0	15.24	127.0	38.7	6,350.0	589.9
188	EMPRESS AVE	1991	R4	55.0	16.76	128.0	39.0	7,040.0	654.0
190	EMPRESS AVE	1951	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
191	EMPRESS AVE	1960	R4	70.0	21.33	86.0	26.2	6,018.3	559.1
193	EMPRESS AVE	1930	R4	70.1	21.36	86.0	26.2	6,026.0	559.8
194	EMPRESS AVE	1950	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
198	EMPRESS AVE	1960	R4	43.0	13.11	140.0	42.7	6,020.0	559.3
317	DORIS AVE	1979	R4	50.0	15.24	125.0	38.1	6,250.0	580.6
319	DORIS AVE	1979	R4	50.0	15.24	125.0	38.1	6,250.0	580.6
321	DORIS AVE	1979	R4	50.0	15.24	125.0	38.1	6,250.0	580.6
323	DORIS AVE	1980	R4	46.8	14.26	116.0	35.4	5,427.6	504.2
68	DUDLEY AVE	1991	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
180	DUDLEY AVE	1996	R4	50.0	15.24	128.3	39.1	6,417.0	596.1
191	DUDLEY AVE	1962	R4	60.5	18.44	100.0	30.5	6,050.0	562.0
51	HILLCREST	1920	R4	50.0	15.24	130.3	39.7	6,514.5	605.2
52	HILLCREST	1952	R4	70.0	21.34	150.0	45.7	10,500.0	975.5
53	HILLCREST	1961	R4	50.0	15.24	130.4	39.7	6,519.0	605.6
55	HILLCREST	1998	R4	50.0	15.24	130.1	39.7	6,506.5	604.5
57	HILLCREST	1963	R4	50.0	15.24	129.8	39.6	6,489.5	602.9
78	HILLCREST	1953	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
80	HILLCREST	1997	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
81	HILLCREST	1967	R4	50.0	15.24	130.3	39.7	6,516.5	605.4
83	HILLCREST	1948	R4	50.0	15.24	130.3	39.7	6,515.0	605.2
84	HILLCREST	1948	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
86	HILLCREST	1949	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
87	HILLCREST	1952	R4	50.0	15.24	130.3	39.7	6,516.5	605.4
89	HILLCREST	1947	R4	50.0	15.24	129.6	39.5	6,480.0	602.0
90	HILLCREST	1945	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
91	HILLCREST	1952	R4	50.0	15.24	129.9	39.6	6,494.0	603.3
92	HILLCREST	1950	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
93	HILLCREST	1947	R4	50.0	15.24	130.1	39.7	6,504.5	604.3
94	HILLCREST	1950	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
95	HILLCREST	2006	R4	50.0	15.24	130.3	39.7	6,512.5	605.0
96	HILLCREST	1952	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
107	HILLCREST	1953	R4	50.0	15.24	130.1	39.7	6,505.5	604.4
109	HILLCREST	2004	R4	50.0	15.24	129.8	39.6	6,491.5	603.1
111	HILLCREST	1989	R4	50.0	15.24	130.5	39.8	6,525.0	606.2
115	HILLCREST	1950	R4	50.0	15.24	129.4	39.4	6,469.0	601.0
121	HILLCREST	1950	R4	50.0	15.24	129.5	39.5	6,473.0	601.3
123	HILLCREST	1960	R4	44.0	13.41	129.5	39.5	5,696.2	529.2
125	HILLCREST	1950	R4	56.0	17.07	129.0	39.3	7,224.0	671.1
133	HILLCREST	1988	R4	50.0	15.24	128.0	39.0	6,400.0	594.6
137	HILLCREST	1952	R4	50.0	15.24	128.7	39.2	6,435.0	597.8
141	HILLCREST	1949	R4	50.0	15.24	128.7	39.2	6,433.5	597.7
145	HILLCREST	1951	R4	50.0	15.24	128.5	39.2	6,427.0	597.1
149	HILLCREST	1949	R4	50.0	15.24	128.5	39.2	6,423.0	596.7
159	HILLCREST	1947	R4	68.2	20.78	100.0	30.5	6,817.0	633.3
160	HILLCREST	1949	R4	50.0	15.24	100.0	30.5	5,000.0	464.5
162	HILLCREST	2003	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
165	HILLCREST	1949	R4	50.0	15.24	128.3	39.1	6,417.0	596.1
166	HILLCREST	1995	R4	50.0	15.24	128.3	39.1	6,417.0	596.1
167	HILLCREST	1951	R4	50.0	15.24	128.6	39.2	6,431.5	597.5
168	HILLCREST	2007	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
169	HILLCREST	2000	R4	40.0	12.19	129.4	39.4	5,176.8	480.9
171	HILLCREST	1990	R4	40.0	12.19	129.9	39.6	5,195.2	482.6
173	HILLCREST	1998	R4	40.0	12.19	129.0	39.3	5,160.0	479.4
188	HILLCREST	1989	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
190	HILLCREST	1989	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
195	HILLCREST	1951	R4	40.0	12.19	129.5	39.5	5,181.2	481.3

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
196	HILLCREST	1951	R4	50.0	15.24	129.8	39.6	6,489.5	602.9
197	HILLCREST	1951	R4	40.0	12.19	129.8	39.6	5,191.6	482.3
198	HILLCREST	2008	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
199	HILLCREST	1947	R4	50.0	15.24	129.6	39.5	6,481.5	602.1
200	HILLCREST	1996	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
201	HILLCREST	1949	R4	56.0	17.07	133.0	40.5	7,448.0	691.9
202	HILLCREST	1991	R4	56.0	17.07	129.4	39.4	7,247.5	673.3
251	KENNETH AVE	1971	R4	50.0	15.24	100.0	30.5	5,000.0	464.5
260	KENNETH AVE	1964	R4	50.0	15.24	170.7	52.0	8,532.5	792.7
37	KINGSDALE AVE	1937	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
38	KINGSDALE AVE	1925	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
41	KINGSDALE AVE	1951	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
42	KINGSDALE AVE	1920	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
43	KINGSDALE AVE	1953	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
44	KINGSDALE AVE	1951	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
46	KINGSDALE AVE	1951	R4	48.5	14.78	122.0	37.2	5,917.0	549.7
47	KINGSDALE AVE	2005	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
49	KINGSDALE AVE	1956	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
50	KINGSDALE AVE	1940	R4	31.5	9.60	122.0	37.2	3,843.0	357.0
53	KINGSDALE AVE	1949	R4	37.0	11.28	122.0	37.2	4,514.0	419.4
54	KINGSDALE AVE	1974	R4	30.0	9.14	122.0	37.2	3,660.0	340.0
55	KINGSDALE AVE		R4	38.0	11.58	122.0	37.2	4,636.0	430.7
56	KINGSDALE AVE	1945	R4	55.0	16.76	122.0	37.2	6,710.0	623.4
58	KINGSDALE AVE	1956	R4	25.0	7.62	122.0	37.2	3,050.0	283.3
62	KINGSDALE AVE	1940	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
63	KINGSDALE AVE	1941	R4	55.0	16.76	122.0	37.2	6,710.0	623.4
65	KINGSDALE AVE	1927	R4	30.0	9.14	120.0	36.6	3,600.0	334.4
66	KINGSDALE AVE	1951	R4	40.0	12.19	122.0	37.2	4,880.0	453.4
67	KINGSDALE AVE	1928	R4	30.0	9.14	120.0	36.6	3,600.0	334.4
69	KINGSDALE AVE	1954	R4	35.0	10.67	122.0	37.2	4,270.0	396.7
70	KINGSDALE AVE	1944	R4	65.0	19.81	122.0	37.2	7,929.4	736.6
71	KINGSDALE AVE	1991	R4	35.0	10.67	122.0	37.2	4,270.0	396.7
72	KINGSDALE AVE	1939	R4	55.0	16.76	122.0	37.2	6,709.3	623.3
73	KINGSDALE AVE	1949	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
74	KINGSDALE AVE	1947	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
76	KINGSDALE AVE	1953	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
77	KINGSDALE AVE	1993	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
85	KINGSDALE AVE	1940	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
86	KINGSDALE AVE	1946	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
87	KINGSDALE AVE	1957	R4	40.0	12.19	122.0	37.2	4,880.0	453.4
89	KINGSDALE AVE	1957	R4	40.0	12.19	122.0	37.2	4,880.0	453.4
90	KINGSDALE AVE	1937	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
92	KINGSDALE AVE	1934	R4	35.0	10.67	122.0	37.2	4,270.0	396.7
93	KINGSDALE AVE	1965	R4	40.0	12.19	122.0	37.2	4,880.0	453.4
94	KINGSDALE AVE	1957	R4	35.0	10.67	122.0	37.2	4,270.0	396.7
96	KINGSDALE AVE	1957	R4	40.0	12.19	122.0	37.2	4,880.0	453.4
97	KINGSDALE AVE	1957	R4	44.0	13.41	122.0	37.2	5,368.0	498.7
98	KINGSDALE AVE	1949	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
99	KINGSDALE AVE	1950	R4	58.5	17.83	122.0	37.2	7,137.0	663.0
100	KINGSDALE AVE	1950	R4	55.0	16.76	122.0	37.2	6,710.0	623.4
101	KINGSDALE AVE	1998	R4	52.5	16.00	122.0	37.2	6,405.0	595.0
103	KINGSDALE AVE	2006	R4	32.5	9.91	122.0	37.2	3,965.0	368.3
105	KINGSDALE AVE	2005	R4	32.5	9.91	122.0	37.2	3,965.0	368.3
106	KINGSDALE AVE	1927	R4	35.0	10.67	122.0	37.2	4,270.0	396.7
108	KINGSDALE AVE	1942	R4	40.0	12.19	122.0	37.2	4,880.0	453.4
109	KINGSDALE AVE	1950	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
110	KINGSDALE AVE	1949	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
115	KINGSDALE AVE	1956	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
117	KINGSDALE AVE	1956	R4	50.0	15.24	122.0	37.2	6,100.0	566.7

No	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
118	KINGSDALE AVE	1952	R4	70.0	21.34	122.0	37.2	8,540.0	793.4
121	KINGSDALE AVE	1948	R4	57.0	17.37	122.0	37.2	6,954.0	646.0
124	KINGSDALE AVE	1948	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
125	KINGSDALE AVE	2007	R4	43.0	13.11	122.0	37.2	5,246.0	487.4
126	KINGSDALE AVE	1995	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
128	KINGSDALE AVE	1995	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
135	KINGSDALE AVE	1948	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
136	KINGSDALE AVE	1954	R4	40.0	12.19	122.0	37.2	4,880.0	453.4
137	KINGSDALE AVE	1952	R4	45.0	13.72	122.0	37.2	5,490.0	510.0
138	KINGSDALE AVE	1998	R4	45.0	13.72	122.0	37.2	5,490.0	510.0
139	KINGSDALE AVE	1953	R4	37.5	11.43	122.0	37.2	4,575.0	425.0
141	KINGSDALE AVE	1954	R4	37.5	11.43	122.0	37.2	4,575.0	425.0
144	KINGSDALE AVE	1949	R4	65.0	19.81	122.0	37.2	7,930.0	736.7
145	KINGSDALE AVE	1949	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
146	KINGSDALE AVE	1956	R4	45.0	13.72	122.0	37.2	5,490.0	510.0
148	KINGSDALE AVE	1956	R4	45.0	13.72	122.0	37.2	5,490.0	510.0
149	KINGSDALE AVE	1952	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
154	KINGSDALE AVE	2007	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
155	KINGSDALE AVE	1992	R4	75.0	22.86	122.0	37.2	9,150.0	850.0
156	KINGSDALE AVE	1954	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
157	KINGSDALE AVE	1953	R4	45.0	13.72	122.0	37.2	5,490.0	510.0
162	KINGSDALE AVE	2006	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
163	KINGSDALE AVE	1932	R4	40.0	12.19	122.0	37.2	4,880.0	453.4
165	KINGSDALE AVE	1956	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
168	KINGSDALE AVE	1992	R4	62.0	18.90	122.0	37.2	7,564.0	702.7
43	PARKVIEW AVE	1933	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
44	PARKVIEW AVE		R4	44.0	13.41	151.0	46.0	6,644.0	617.2
46	PARKVIEW AVE	1951	R4	42.0	12.80	151.0	46.0	6,342.0	589.2
47	PARKVIEW AVE	1947	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
48	PARKVIEW AVE	1915	R4	34.0	10.35	151.0	46.0	5,128.0	476.4
49	PARKVIEW AVE	1930	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
50	PARKVIEW AVE	1915	R4	26.4	8.04	151.0	46.0	3,983.4	370.1
51	PARKVIEW AVE	1930	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
52	PARKVIEW AVE	1918	R4	56.0	17.07	151.0	46.0	8,456.0	785.6
53	PARKVIEW AVE	1939	R4	45.0	13.72	122.0	37.2	5,490.0	510.0
55	PARKVIEW AVE	1999	R4	45.0	13.72	122.0	37.2	5,490.0	510.0
56	PARKVIEW AVE	1925	R4	32.0	9.75	151.0	46.0	4,832.0	448.9
58	PARKVIEW AVE	1925	R4	30.0	9.14	152.2	46.4	4,564.8	424.1
59	PARKVIEW AVE	1950	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
62	PARKVIEW AVE	1994	R4	50.0	15.24	152.0	46.3	7,600.0	706.0
63	PARKVIEW AVE	1941	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
65	PARKVIEW AVE	1954	R4	30.0	9.14	122.0	37.2	3,660.0	340.0
66	PARKVIEW AVE	1928	R4	50.0	15.24	152.0	46.3	7,600.0	706.0
68	PARKVIEW AVE	1929	R4	30.0	9.14	152.0	46.3	4,560.0	423.6
69	PARKVIEW AVE	1996	R4	30.0	9.14	122.0	37.2	3,660.0	340.0
70	PARKVIEW AVE	1940	R4	30.0	9.14	152.0	46.3	4,560.0	423.6
72	PARKVIEW AVE	1951	R4	65.0	19.81	152.0	46.3	9,880.0	917.9
73	PARKVIEW AVE	1933	R4	65.0	19.81	122.0	37.2	7,930.0	736.7
75	PARKVIEW AVE	1950	R4	35.0	10.67	122.0	37.2	4,270.0	396.7
76	PARKVIEW AVE	1991	R4	34.9	10.65	152.6	46.5	5,331.1	495.3
77	PARKVIEW AVE	1996	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
78	PARKVIEW AVE	2005	R4	50.0	15.24	152.0	46.3	7,600.0	706.0
79	PARKVIEW AVE	1951	R4	40.0	12.19	122.0	37.2	4,880.0	453.4
80	PARKVIEW AVE	1999	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
87	PARKVIEW AVE	1940	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
92	PARKVIEW AVE	1956	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
93	PARKVIEW AVE	1956	R4	42.5	12.95	122.0	37.2	5,185.0	481.7
94	PARKVIEW AVE	1956	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
95	PARKVIEW AVE	1956	R4	42.5	12.95	122.0	37.2	5,185.0	481.7

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
96	PARKVIEW AVE	2004	R4	35.0	10.67	153.0	46.6	5,355.0	497.5
97	PARKVIEW AVE	1936	R4	35.0	10.67	122.0	37.2	4,270.0	396.7
98	PARKVIEW AVE	2007	R4	35.0	10.67	153.0	46.6	5,355.0	497.5
99	PARKVIEW AVE	1959	R4	30.0	9.14	122.0	37.2	3,660.0	340.0
100	PARKVIEW AVE	1942	R4	40.0	12.19	153.0	46.6	6,120.0	568.5
101	PARKVIEW AVE	1932	R4	30.0	9.14	122.0	37.2	3,660.0	340.0
102	PARKVIEW AVE	1951	R4	40.0	12.19	153.0	46.6	6,120.0	568.5
105	PARKVIEW AVE	1998	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
106	PARKVIEW AVE	2006	R4	41.0	12.50	153.0	46.6	6,273.0	582.8
107	PARKVIEW AVE	1987	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
109	PARKVIEW AVE	2003	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
110	PARKVIEW AVE	1990	R4	49.0	14.94	153.0	46.6	7,497.0	696.5
111	PARKVIEW AVE	2008	R4	60.0	18.29	122.0	37.2	7,320.0	680.0
116	PARKVIEW AVE	1998	R4	50.0	15.24	153.0	46.6	7,650.0	710.7
118	PARKVIEW AVE	2000	R4	50.0	15.24	153.0	46.6	7,650.0	710.7
119	PARKVIEW AVE	1948	R4	65.0	19.81	122.0	37.2	7,930.0	736.7
120	PARKVIEW AVE	2005	R4	40.0	12.19	153.0	46.6	6,120.0	568.5
124	PARKVIEW AVE	1945	R4	70.0	21.34	153.0	46.6	10,710.0	995.0
125	PARKVIEW AVE	1948	R4	35.0	10.67	122.0	37.2	4,270.0	396.7
127	PARKVIEW AVE	1949	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
128	PARKVIEW AVE	1989	R4	50.0	15.24	153.0	46.6	7,650.0	710.7
129	PARKVIEW AVE	1991	R4	50.0	15.24	122.0	37.2	6,100.0	566.7
130	PARKVIEW AVE	1955	R4	50.0	15.24	152.0	46.3	7,600.0	706.0
45	PRINCESS AVE	1947	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
46	PRINCESS AVE	1948	R4	50.0	15.24	129.8	39.6	6,491.5	603.1
47	PRINCESS AVE	1967	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
62	PRINCESS AVE	1958	R4	50.0	15.24	129.9	39.6	6,495.5	603.4
63	PRINCESS AVE	1940	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
64	PRINCESS AVE	1955	R4	50.0	15.24	130.0	39.6	6,500.0	603.9
66	PRINCESS AVE	1947	R4	50.0	15.24	130.0	39.6	6,500.0	603.9
67	PRINCESS AVE	1949	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
68	PRINCESS AVE	2004	R4	50.0	15.24	130.3	39.7	6,512.5	605.0
71	PRINCESS AVE	1943	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
73	PRINCESS AVE	1945	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
76	PRINCESS AVE	1949	R4	50.0	15.24	130.3	39.7	6,512.5	605.0
78	PRINCESS AVE	1950	R4	50.0	15.24	130.5	39.8	6,525.0	606.2
79	PRINCESS AVE	1950	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
83	PRINCESS AVE	1931	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
84	PRINCESS AVE	1944	R4	50.0	15.24	130.8	39.9	6,537.5	607.3
85	PRINCESS AVE	2010	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
87	PRINCESS AVE	1953	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
92	PRINCESS AVE	1941	R4	50.0	15.24	130.8	39.9	6,537.5	607.3
95	PRINCESS AVE	1949	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
94	PRINCESS AVE	1993	R4	60.0	18.29	130.8	39.9	7,849.8	729.2
96	PRINCESS AVE	1939	R4	40.0	12.19	130.7	39.8	5,226.4	485.5
155	PRINCESS AVE	1914	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
156	PRINCESS AVE	1949	R4	50.0	15.24	130.8	39.9	6,541.5	607.7
157	PRINCESS AVE	1948	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
158	PRINCESS AVE	2009	R4	50.0	15.24	130.8	39.9	6,541.5	607.7
161	PRINCESS AVE	2009	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
162	PRINCESS AVE	2008	R4	50.0	15.24	130.8	39.9	6,537.5	607.3
168	PRINCESS AVE	1952	R4	50.0	15.24	130.8	39.9	6,537.5	607.3
169	PRINCESS AVE	2009	R4	50.0	15.24	130.8	39.9	6,537.5	607.3
172	PRINCESS AVE	1949	R4	50.0	15.24	130.3	39.7	6,516.5	605.4
173	PRINCESS AVE	1999	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
174	PRINCESS AVE	2004	R4	50.0	15.24	130.3	39.7	6,512.5	605.0
175	PRINCESS AVE	1999	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
176	PRINCESS AVE	1954	R4	50.0	15.24	130.1	39.6	6,504.0	604.2
178	PRINCESS AVE	1994	R4	50.0	15.24	130.0	39.6	6,500.0	603.9

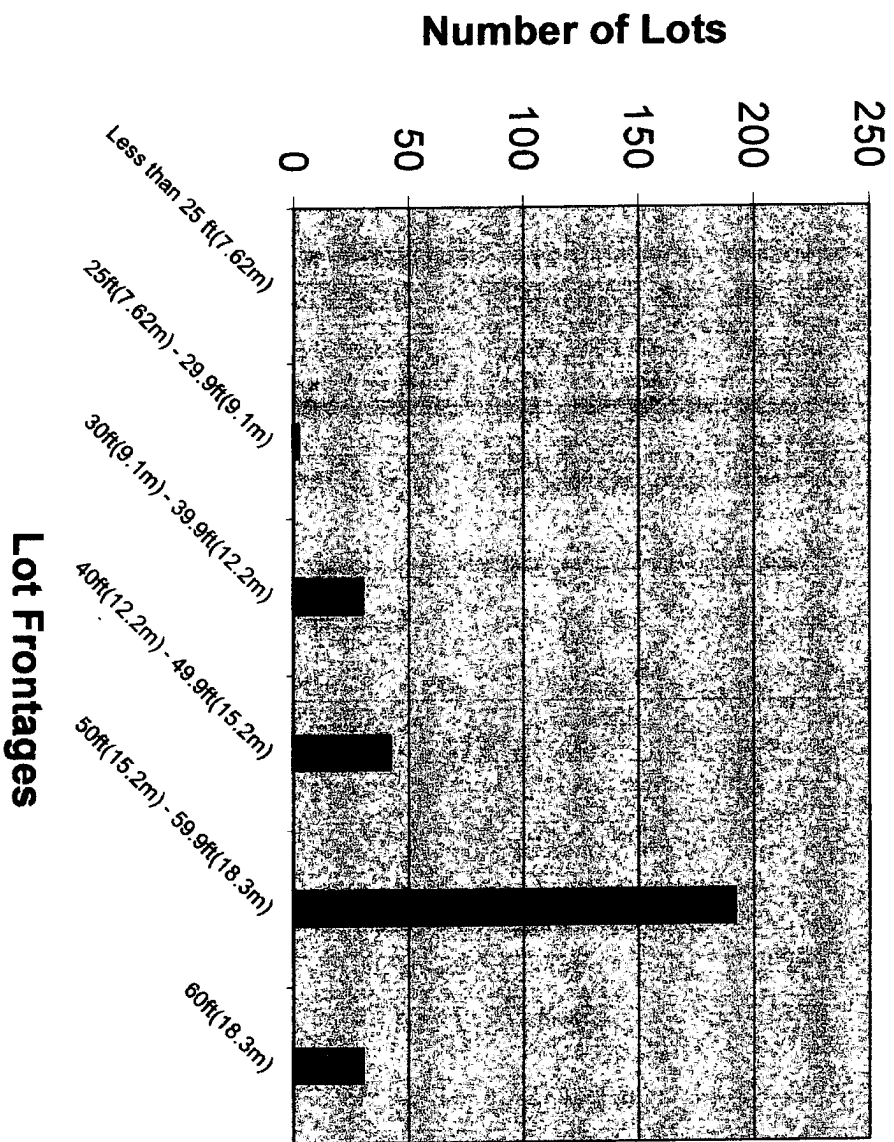
No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
180	PRINCESS AVE	1954	R4	50.0	15.24	130.0	39.6	6,500.0	603.9
181	PRINCESS AVE	1999	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
182	PRINCESS AVE	1957	R4	50.0	15.24	130.0	39.6	6,500.0	603.9
183	PRINCESS AVE	2005	R4	50.0	15.24	133.0	40.5	6,650.0	617.8
185	PRINCESS AVE	1952	R4	50.0	15.24	133.0	40.5	6,650.0	617.8

(Study Area For Lots in the Proximity of 145 Kingsdale Avenue)

Number of Lots In Study 296

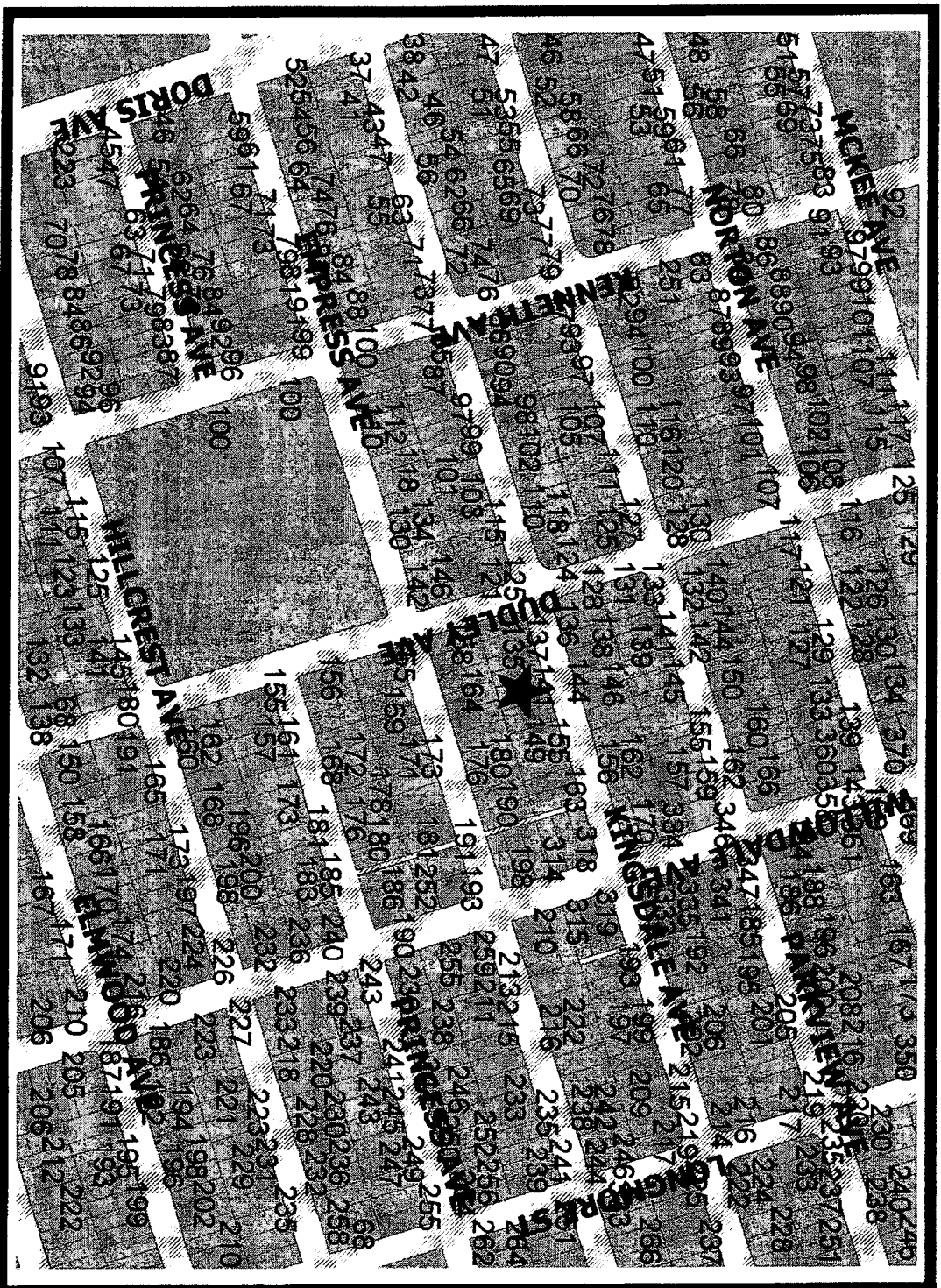
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Various Lot Frontage Sizes for Lots in the Proximity of 145 Kingsdale Avenue



145 Kingsdale Ave.

B068/12NY, A644/12NY, A645/12NY



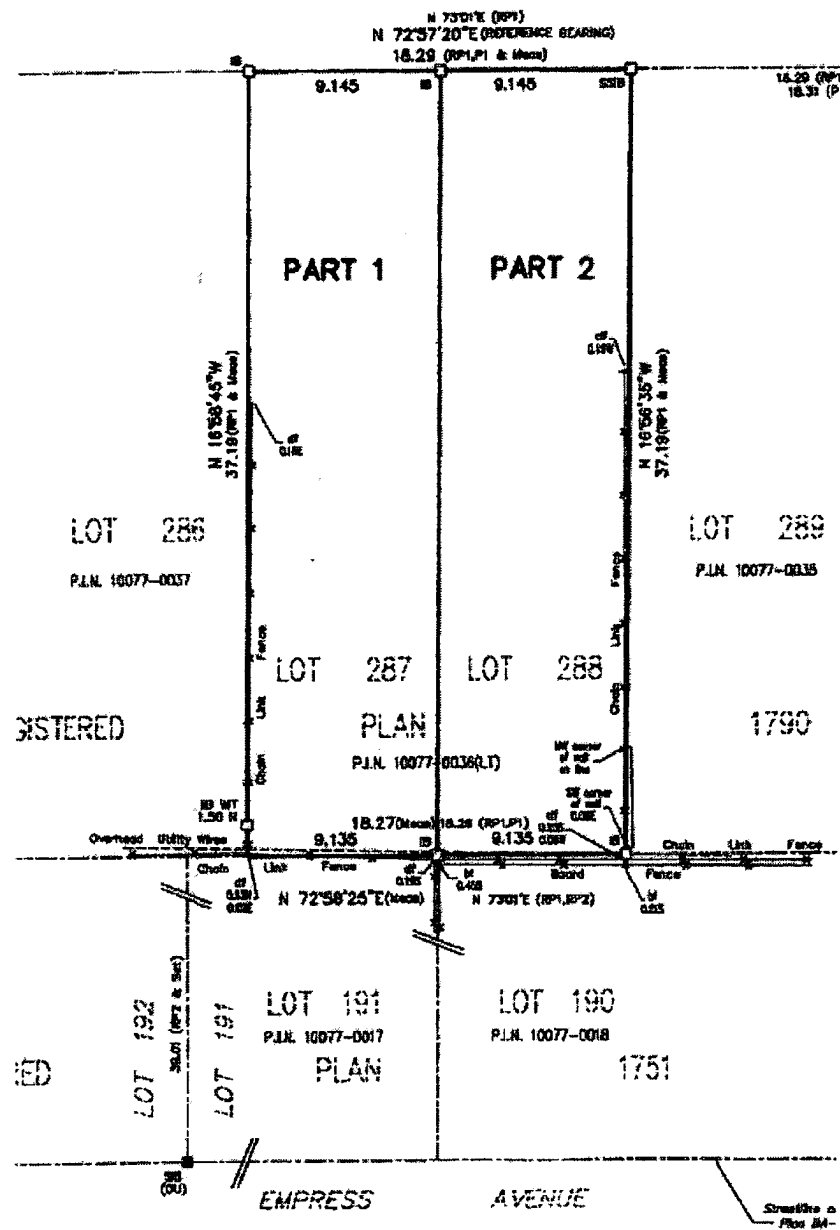
City of Toronto



Author

Address: 145 Kingsdale Ave

Kingsdale Avenue





Address: 145 Kingsdale Ave.

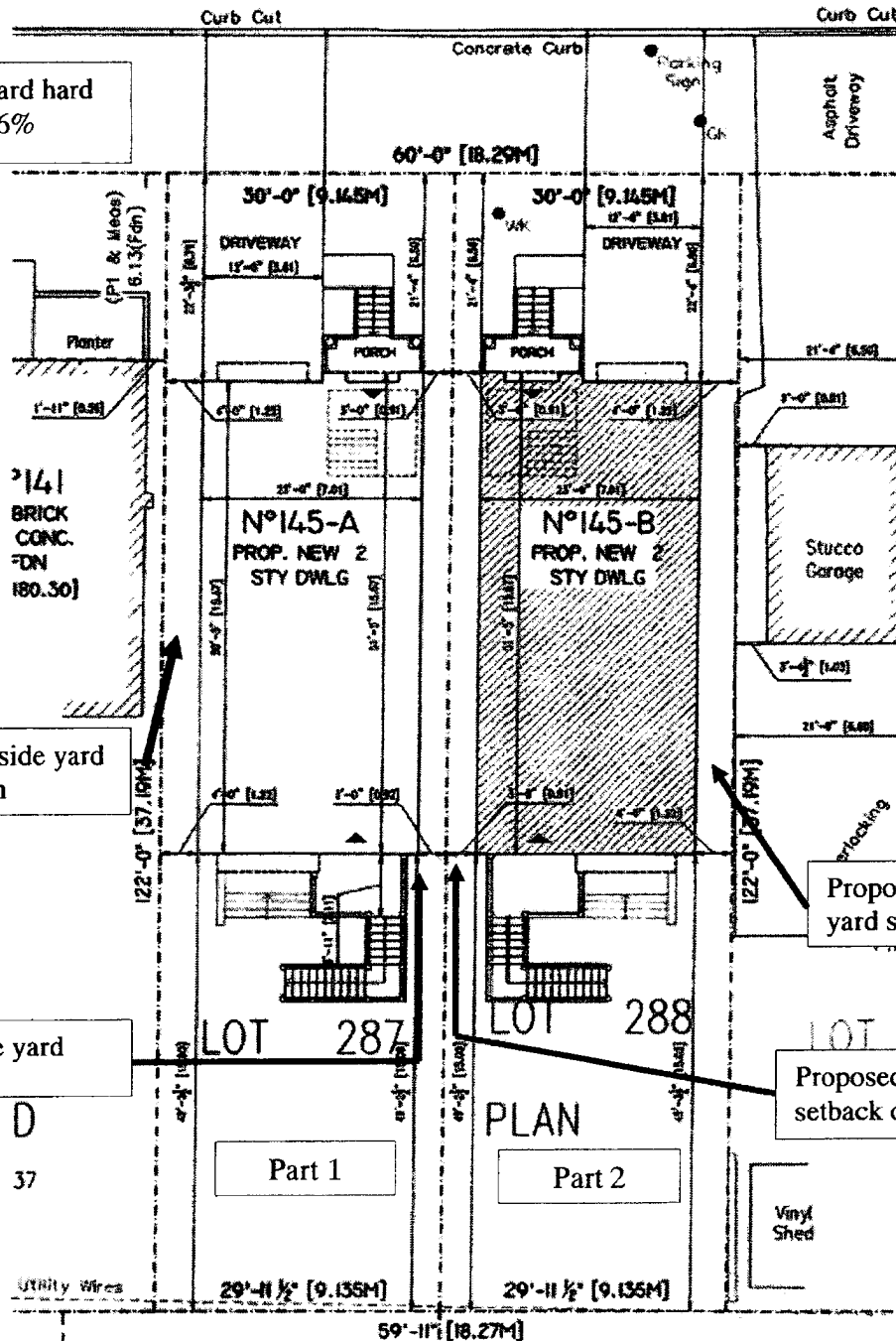
North
(Plans Only)

Proposed lot area of
339.79m² (For Parts 1&2)

Kingsdale Avenue

Proposed lot frontage/width
of 9.143m (For Parts 1&2)

Proposed front yard hard
surface area of 56%



Proposed lot coverage of
32% (For Parts 1&2)