



STAFF REPORT
Committee of Adjustment
Application

Date:	Wednesday, January 4, 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. B067/11NY, A800/11NY, A801/11NY Address: 56 KINGSDALE AVE Application to be heard: Thursday, January 12, 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 16.76 metres fronting onto the north side of Kingsdale Avenue, with a depth of 37.19 metres and an area of 623.3 metres squared.

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.

Parts 1 and 2, as shown on the attached drawing each would have 8.38metres fronting onto the north side of Kingsdale Avenue, with a depth of 37.19 metres and an area of 311.6 metres.

This application is being considered in connection with Minor Variance Applications A800/11NY, A801/11NY.

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

A800/11NY – WEST 8.38M OF 56 KINGSDALE AVENUE – PART 1

North York Zoning By-law No. 7625

1. Proposed lot frontage/width of 8.38m
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 311.66m²
WHEREAS a minimum of 550m² is required;
3. Proposed east side yard setback of 1.22m
WHEREAS a minimum of 1.8m is required;
4. Proposed west side yard setback of 1.22m
WHEREAS a minimum of 1.8m is required;
5. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted; and
6. Proposed finished first floor height of 3.03m
WHEREAS a maximum of 1.5m is permitted.

A801/11NY – East 8.38M OF 56 KINGSDALE AVENUE – PART 2

North York Zoning By-law No. 7625

1. Proposed lot frontage/width of 8.38m
WHEREAS a minimum of 15m is required;
2. Proposed lot area of 311.66m²
WHEREAS a minimum of 550m² is required;
3. Proposed east side yard setback of 1.22m
WHEREAS a minimum of 1.8m is required;
4. Proposed west side yard setback of 1.22m
WHEREAS a minimum of 1.8m is required;
5. Proposed building height of 9.1m
WHEREAS a maximum of 8.8m is permitted; and
6. Proposed finished first floor height of 3.03m
WHEREAS a maximum of 1.5m 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 8.38 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;
- c) height, massing, scale and dwelling type of nearby residential properties.

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 frontage and first floor height 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 bound by Norton Avenue to the north, Willowdale Avenue to the east, Princess Avenue to the south and Doris Avenue to the west. A total of 304 lots were examined in the study. These findings are attached to this report.

The properties 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). Of the 304 lots studied, 139 have frontages between 15.2 metres and 18.3 metres and 82 have frontages between 12.2 metres and 15.2 metres, which are greater than the lot frontages proposed.

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. The decision was appealed at the Ontario Municipal Board, and City Staff were represented at the hearing in opposition to the severance. On June 19, 2003, the Ontario Municipal Board issued a Board Order approving the consent and attached variances.

Planning staff still maintain that a severance similar to this one approved at the Ontario Municipal Board does not respect and reinforce neighbourhood character.

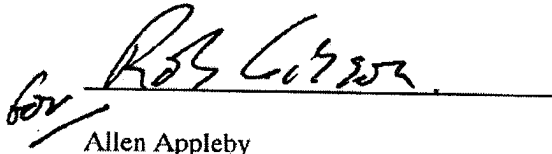
Planning staff recommended that the following applications be refused in order to respect and reinforce neighbourhood lot pattern and frontages. Furthermore, planning staff are also concerned with proposed variances for finished first floor height for each single family dwelling as they are not in keeping with the intention of the Zoning By-law and existing first floor heights in the neighbourhood.

Respectfully submitted,

CONTACT

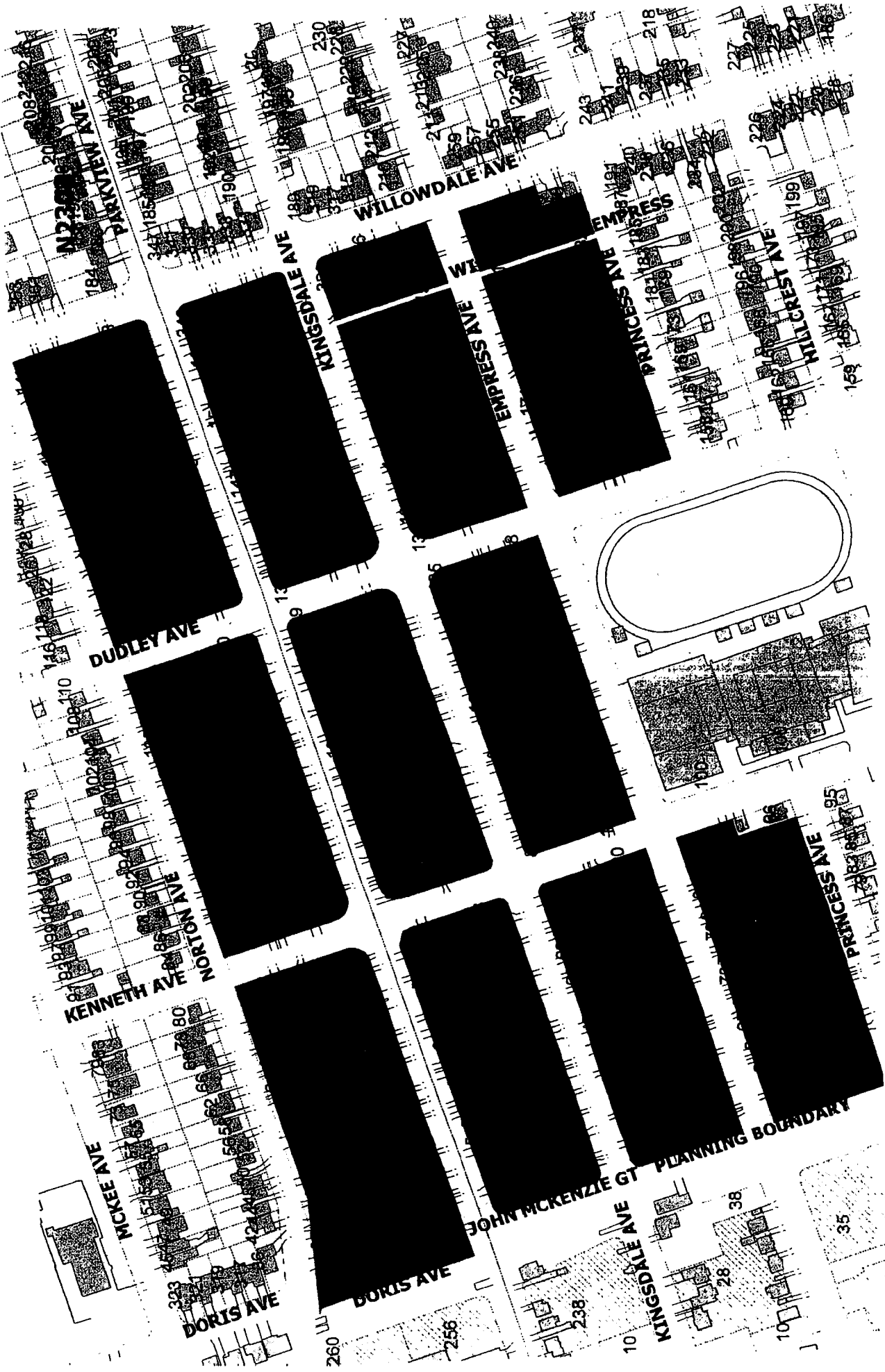
Vanessa Covello, Assistant Planner
Tel: 416-395-7104
Fax: 416-395-7200
E-mail: vcovell@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read "Allen Appleby", is written over a horizontal line. To the left of the line, there is a small, stylized mark that looks like "602/".

Allen Appleby
Director, Community Planning, North York District

B067/11NY, A800/11NY, A801/11NY –
56 KINGSDALE AVE



WILLOWDALE AVE

DUDLEY AVE

KENNETH AVE

DORIS AVE

KINGSDALE AVE

DORIS AVE

WILLOWDALE AVE

EMERSON AVE

EMERSON AVE

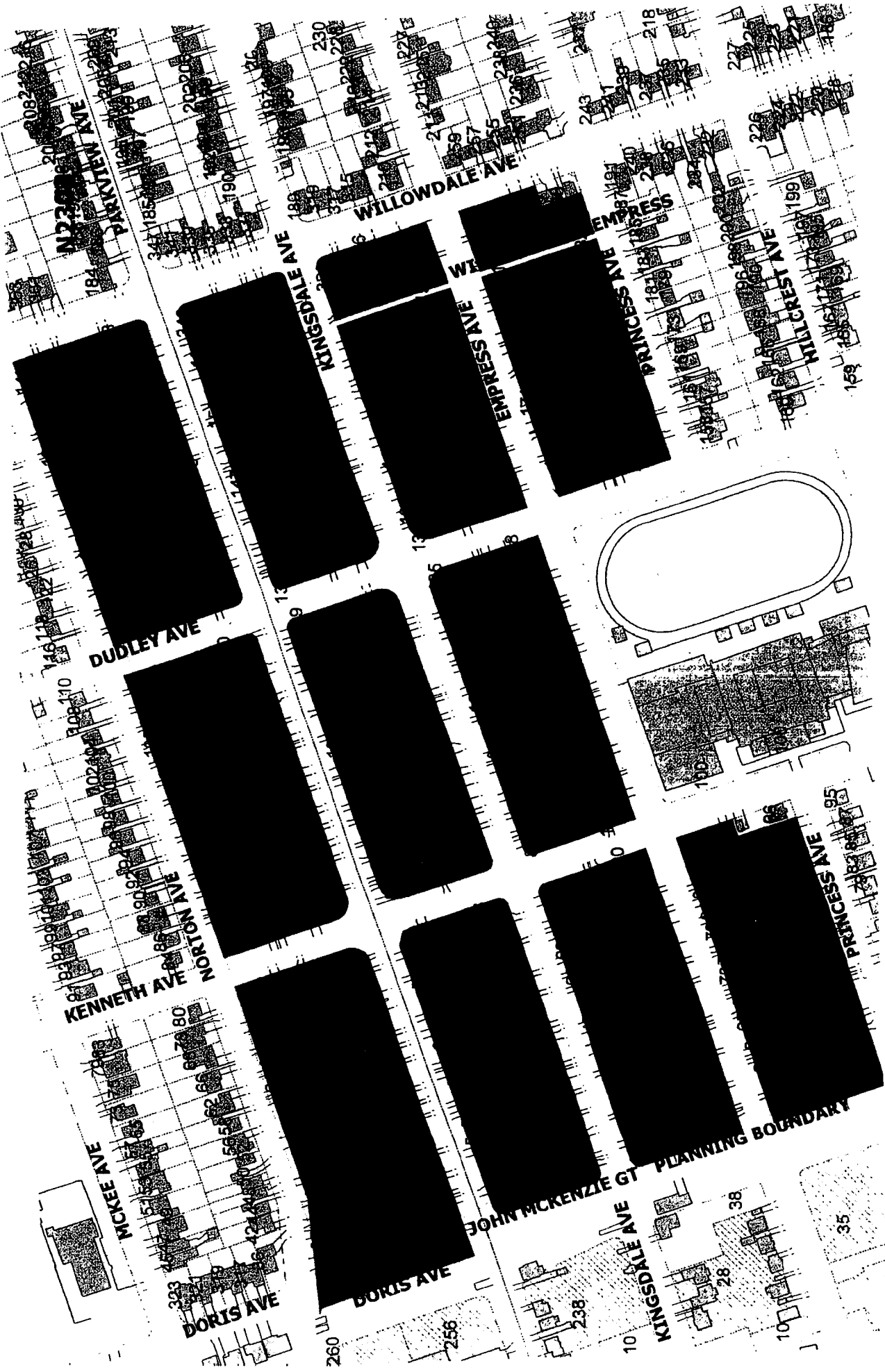
PRINCESS AVE

KINGSDALE AVE

HILLCREST AVE

PRINCESS AVE

PLANNING BOUNDARY



LOT STUDY RESULTS

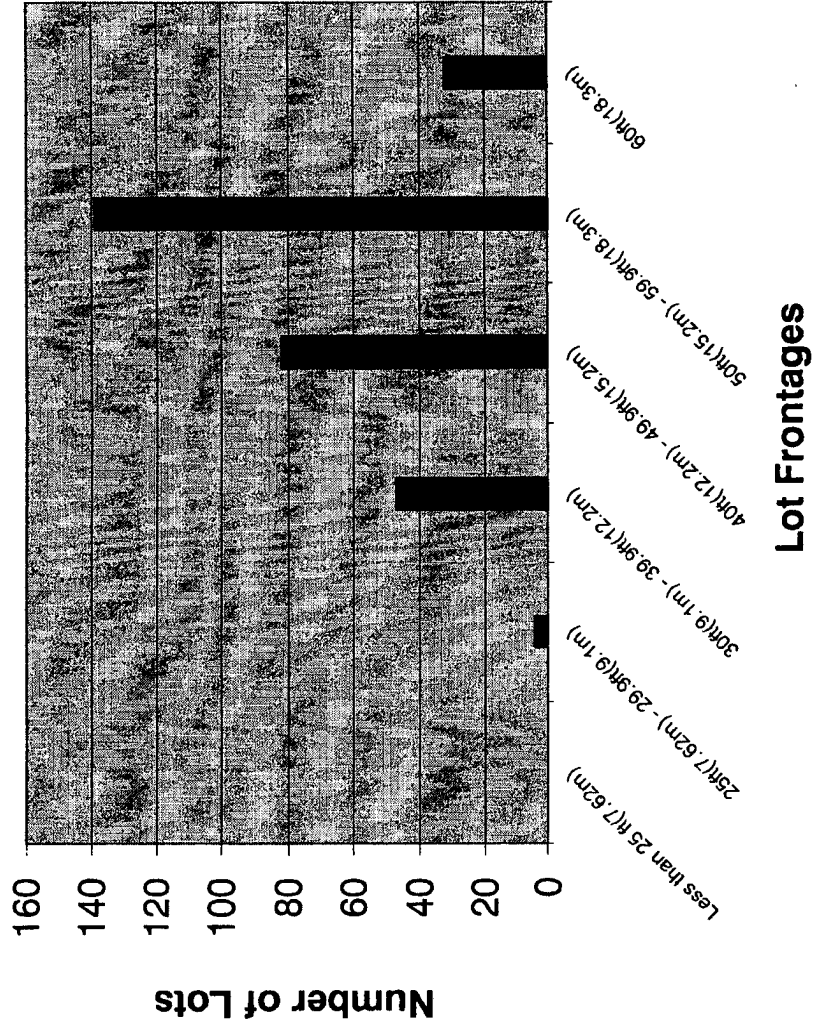
(Study Area For Lots in the Proximity of 56 Kingsdale Avenue)

Number of Lots In Study **304**

Lot Frontage Sizes	Number of Lots in Study Area
Less than 25 ft(7.62m)	0
25ft(7.62m) - 29.9ft(9.1m)	4
30ft(9.1m) - 39.9ft(12.2m)	47
40ft(12.2m) - 49.9ft(15.2m)	82
50ft(15.2m) - 59.9ft(18.3m)	139
60ft(18.3m)	32
Total Lots in Study Area	304

	ft	m
Minimum Frontage	25.0	7.6
Maximum Frontage	93.2	28.4
Average Frontage	46.9	14.3
	sq. ft.	sq. m
Minimum Area	3,050.0	283.3
Maximum Area	31,688.0	2,943.8
Average Area	6,137.5	570.2
	acres	hectares
Total Lot Study Area	42.8	17.3
Units Per Acre/Hectare	7.1	17.5

Various Lot Frontage Sizes for Lots in the Proximity of 56 Kingsdale Avenue



LOT STUDY RESULTS

(Study Area For Lots in the Proximity of 56 Kingsdale Avenue)

No	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ FT)	Area (SQ M)
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
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

No.	Address	Year Built	Zoning Category	Frontage (Ft)	Frontage (M)	Depth (Ft)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
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
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
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
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

No.	Address	Year Built	Zoning Category	Frontage (F)	Frontage (M)	Depth (F)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
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
170	KINGSDALE AVE	1970	R6	42.0	12.80	140.0	42.7	5,880.0	546.3
35	NORTON AVE		R4	31.0	9.45	166.2	50.6	5,150.7	478.5
37	NORTON AVE	1928	R4	58.0	17.68	155.0	47.2	8,990.0	835.2
39	NORTON AVE	1952	R4	48.7	14.83	153.0	46.6	7,446.5	691.8
47	NORTON AVE	2001	R4	50.5	15.38	145.9	44.5	7,362.1	683.9
49	NORTON AVE	1949	R4	50.0	15.24	141.0	43.0	7,050.0	654.9
51	NORTON AVE	1948	R4	50.0	15.24	141.4	43.1	7,070.5	656.8
53	NORTON AVE	1998	R4	50.0	15.24	141.0	43.0	7,050.0	654.9
59	NORTON AVE	2005	R4	50.0	15.24	141.0	43.0	7,050.0	654.9
61	NORTON AVE	1940	R4	50.0	15.24	141.0	43.0	7,050.0	654.9
63	NORTON AVE	1946	R4	50.0	15.24	140.0	42.7	7,000.0	650.3
65	NORTON AVE	1999	R4	50.0	15.24	140.0	42.7	7,000.0	650.3
77	NORTON AVE	1964	R4	50.0	15.24	140.0	42.7	7,000.0	650.3
83	NORTON AVE	1993	R6	50.0	15.24	120.3	36.7	6,014.5	558.7
85	NORTON AVE	1949	R6	50.0	15.24	120.2	36.6	6,010.0	558.3
87	NORTON AVE	1949	R6	44.5	13.56	140.0	42.7	6,230.0	578.8
89	NORTON AVE	1945	R6	43.5	13.26	140.0	42.7	6,090.0	565.8
91	NORTON AVE	2004	R6	42.0	12.80	140.0	42.7	5,880.0	546.3
93	NORTON AVE	1997	R6	42.0	12.80	140.0	42.7	5,880.0	546.3
95	NORTON AVE	1950	R6	42.0	12.80	139.8	42.6	5,872.9	545.6
97	NORTON AVE	1997	R6	42.0	12.80	139.8	42.6	5,869.5	545.3
99	NORTON AVE	1948	R6	42.0	12.80	139.7	42.6	5,866.6	545.0
101	NORTON AVE	1948	R6	42.0	12.80	139.6	42.6	5,864.0	544.8
103	NORTON AVE	1996	R6	42.0	12.80	139.5	42.5	5,860.7	544.5
105	NORTON AVE	2008	R6	42.0	12.80	139.5	42.5	5,857.7	544.2
107	NORTON AVE	1950	R6	42.0	12.80	139.4	42.5	5,855.6	544.0
109	NORTON AVE	1948	R6	42.0	12.80	139.3	42.5	5,851.9	543.6
111	NORTON AVE	1948	R6	42.0	12.80	139.3	42.4	5,849.3	543.4
117	NORTON AVE	1950	R6	42.0	12.80	139.0	42.4	5,838.0	542.4
119	NORTON AVE	1950	R6	43.0	13.11	138.5	42.2	5,955.5	553.3
121	NORTON AVE	1949	R6	44.0	13.41	138.6	42.2	6,098.4	566.5
123	NORTON AVE	1950	R6	44.0	13.41	138.5	42.2	6,094.0	566.1
125	NORTON AVE	1950	R6	44.0	13.41	138.5	42.2	6,094.0	566.1
127	NORTON AVE	1950	R6	44.0	13.41	138.5	42.2	6,094.0	566.1
129	NORTON AVE	2001	R6	44.0	13.41	138.5	42.2	6,094.0	566.1
131	NORTON AVE	1950	R6	44.0	13.41	138.5	42.2	6,094.0	566.1
133	NORTON AVE	2007	R6	44.0	13.41	138.5	42.2	6,094.0	566.1
135	NORTON AVE	2008	R6	44.0	13.41	138.5	42.2	6,094.0	566.1
137	NORTON AVE	1950	R6	44.0	13.41	138.5	42.2	6,094.0	566.1

No	Address	Year Built	Zoning Category	Frontage (ft)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ FT)	Area (SQ M)
139	NORTON AVE	2006	R6	44.0	13.41	138.5	42.2	6,094.0	566.1
143	NORTON AVE	1954	R6	50.0	15.24	126.8	38.7	6,341.5	589.1
34	PARKVIEW AVE	1915	R4	93.2	28.41	340.0	103.6	31,688.0	2,943.8
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
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

No.	Address	Year Built	Zoning Category	Frontage (Ft)	Frontage (M)	Depth (Ft)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
131	PARKVIEW AVE	1996	R6	50.0	15.24	122.0	37.2	6,100.0	566.7
132	PARKVIEW AVE	1995	R4	50.0	15.24	152.0	46.3	7,600.0	706.0
133	PARKVIEW AVE	1937	R6	25.0	7.62	122.0	37.2	3,050.0	283.3
137	PARKVIEW AVE	1933	R6	25.0	7.62	122.0	37.2	3,050.0	283.3
138	PARKVIEW AVE	1992	R4	50.0	15.24	154.0	46.9	7,700.0	715.3
139	PARKVIEW AVE	1956	R6	35.0	10.67	122.0	37.2	4,270.0	396.7
140	PARKVIEW AVE	1983	R4	35.0	10.67	154.0	46.9	5,390.0	500.7
141	PARKVIEW AVE	1921	R6	35.0	10.67	122.0	37.2	4,270.0	396.7
142	PARKVIEW AVE	1954	R4	35.0	10.67	154.0	46.9	5,390.0	500.7
143	PARKVIEW AVE	1997	R6	30.0	9.14	122.0	37.2	3,660.0	340.0
144	PARKVIEW AVE	2003	R4	30.0	9.14	154.0	46.9	4,620.0	429.2
145	PARKVIEW AVE	1951	R6	45.0	13.72	122.0	37.2	5,490.0	510.0
146	PARKVIEW AVE	1955	R4	30.0	9.14	154.0	46.9	4,620.0	429.2
147	PARKVIEW AVE	1945	R6	45.0	13.72	122.0	37.2	5,490.0	510.0
148	PARKVIEW AVE	2007	R4	30.0	9.14	154.0	46.9	4,620.0	429.2
150	PARKVIEW AVE	2006	R4	30.0	9.14	154.0	46.9	4,620.0	429.2
151	PARKVIEW AVE	1996	R6	35.0	10.67	122.0	37.2	4,270.0	396.7
152	PARKVIEW AVE	1945	R4	50.0	15.24	154.0	46.9	7,700.0	715.3
153	PARKVIEW AVE	1947	R6	65.0	19.81	122.0	37.2	7,930.0	736.7
155	PARKVIEW AVE	2008	R6	30.0	9.14	122.0	37.2	3,660.0	340.0
156	PARKVIEW AVE	1994	R4	50.0	15.24	154.0	46.9	7,700.0	715.3
157	PARKVIEW AVE	1956	R6	30.0	9.14	122.0	37.2	3,660.0	340.0
158	PARKVIEW AVE	2009	R4	30.0	9.14	154.0	46.9	4,620.0	429.2
159	PARKVIEW AVE	1953	R6	62.0	18.90	122.0	37.2	7,564.0	702.7
160	PARKVIEW AVE	1950	R4	40.0	12.19	154.0	46.9	6,160.0	572.3
161	PARKVIEW AVE	1968	R6	70.0	21.34	82.0	25.0	5,740.0	533.2
162	PARKVIEW AVE	1957	R4	40.0	12.19	155.0	47.2	6,200.0	576.0
166	PARKVIEW AVE	1993	R4	38.5	11.74	155.4	47.4	5,984.5	556.0
168	PARKVIEW AVE	1993	R4	38.5	11.74	155.5	47.4	5,987.9	556.3
172	PARKVIEW AVE	1939	R4	35.0	10.67	155.0	47.2	5,425.0	504.0
178	PARKVIEW AVE	1965	R4	40.0	12.19	152.0	46.3	6,080.0	564.8
46	PRINCESS AVE	1948	R4	50.0	15.24	129.8	39.6	6,491.5	603.1
62	PRINCESS AVE	1958	R4	50.0	15.24	129.9	39.6	6,495.5	603.4
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
68	PRINCESS AVE	2004	R4	50.0	15.24	130.3	39.7	6,512.5	605.0
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
84	PRINCESS AVE	1944	R4	50.0	15.24	130.8	39.9	6,537.5	607.3
92	PRINCESS AVE	1941	R4	50.0	15.24	130.8	39.9	6,537.5	607.3
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
156	PRINCESS AVE	1949	R4	50.0	15.24	130.8	39.9	6,541.5	607.7
158	PRINCESS AVE	2009	R4	50.0	15.24	130.8	39.9	6,541.5	607.7
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
172	PRINCESS AVE	1949	R4	50.0	15.24	130.3	39.7	6,516.5	605.4
174	PRINCESS AVE	2004	R4	50.0	15.24	130.3	39.7	6,512.5	605.0
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
180	PRINCESS AVE	1954	R4	50.0	15.24	130.0	39.6	6,500.0	603.9
182	PRINCESS AVE	1957	R4	50.0	15.24	130.0	39.6	6,500.0	603.9
186	PRINCESS AVE	2010	R4	45.5	13.87	88.0	26.8	4,004.4	372.0
188	PRINCESS AVE	2010	R4	42.4	12.93	88.0	26.8	3,733.0	346.8
190	PRINCESS AVE	2010	R4	42.4	12.93	88.0	26.8	3,733.0	346.8
252	WILLOWDALE AVE	1955	R6	42.2	12.87	140.0	42.7	5,909.4	549.0
254	WILLOWDALE AVE	1960	R6	40.8	12.44	140.0	42.7	5,716.2	531.0
312	WILLOWDALE AVE	1960	R6	43.0	13.11	140.0	42.7	6,020.0	559.3
314	WILLOWDALE AVE	1954	R6	42.0	12.80	140.0	42.7	5,880.0	546.3
316	WILLOWDALE AVE	1946	R6	40.0	12.19	140.0	42.7	5,600.0	520.2

No.	Address	Year Built	Zoning Category	Frontage (M)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
318	WILLOWDALE AVE	1952	R6	40.0	12.19	140.0	42.7	5,600.0	520.2
320	WILLOWDALE AVE	1956	R6	42.0	12.80	140.0	42.7	5,880.0	546.3
332	WILLOWDALE AVE	1970	R6	40.0	12.19	140.0	42.7	5,600.0	520.2
336	WILLOWDALE AVE	1950	R6	40.0	12.19	140.0	42.7	5,600.0	520.2
338	WILLOWDALE AVE	1950	R6	40.0	12.19	140.0	42.7	5,600.0	520.2
346	WILLOWDALE AVE	1948	R6	70.0	21.34	82.0	25.0	5,740.0	533.2
358	WILLOWDALE AVE	1949	R6	44.0	13.41	126.8	38.7	5,580.5	518.4
360	WILLOWDALE AVE	1949	R6	44.0	13.41	126.8	38.7	5,580.5	518.4

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
318	WILLOWDALE AVE	1952	R6	40.0	12.19	140.0	42.7	5,600.0	520.2
320	WILLOWDALE AVE	1956	R6	42.0	12.80	140.0	42.7	5,880.0	546.3
332	WILLOWDALE AVE	1970	R6	40.0	12.19	140.0	42.7	5,600.0	520.2
336	WILLOWDALE AVE	1950	R6	40.0	12.19	140.0	42.7	5,600.0	520.2
338	WILLOWDALE AVE	1950	R6	40.0	12.19	140.0	42.7	5,600.0	520.2
346	WILLOWDALE AVE	1948	R6	70.0	21.34	82.0	25.0	5,740.0	533.2
358	WILLOWDALE AVE	1949	R6	44.0	13.41	126.8	38.7	5,580.5	518.4
360	WILLOWDALE AVE	1949	R6	44.0	13.41	126.8	38.7	5,580.5	518.4