



**STAFF REPORT**  
**Committee of Adjustment**  
**Application**

<b>Date:</b>	November 9, 2015
<b>To:</b>	<b>Chair and Committee Members of the Committee of Adjustment North York District</b>
<b>From:</b>	Joe Nanos, Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 (Willowdale)
<b>Reference:</b>	File No. B0042/15NY, A0827/15NY and A0828/15NY Address: 388 ELLERSLIE AVENUE Application to be heard: Thursday, November 12, 2015 at 9:30 a.m.

**RECOMMENDATION**

Should the Committee approve this Application for Consent, Planning recommends that the approval be subject to the following conditions:

1. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.
2. A draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4 and in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, shall be submitted to the Deputy Secretary-Treasurer within one year of the date of the giving of notice of this decision.
3. Copies of a deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and clearly delineating the parcels of land approved by the Committee of Adjustment. A listing of the PARTS and their respective areas is required.
4. A copy of a letter from the Executive Director of Engineering and Construction Services advising that the applicant has obtained the necessary adjustment to the municipal addressing of the land. Contact Survey and Mapping Services, Engineering and Construction Services at (416) 392-7755. The application for municipal addressing must be accompanied by a copy of the deposited Reference Plan of Survey, integrated with the Ontario Co-ordinate System, and specify the PART numbers that will comprise each of the new parcels.
5. This Decision shall become null and void within 12 months unless the Certificate of the Committee of Adjustment is affixed to the relevant documents.

6. Applications for Minor Variance should be tied to the approval of the application for Consent.

## **APPLICATION**

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### **THE CONSENT REQUESTED:**

To obtain consent to sever the property into two undersized residential lots.

#### **Conveyed - Part 1 (Address to be assigned)**

The frontage is 10.66m and the lot area is 490.9m<sup>2</sup>. The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the applicable zoning By-law(s).

#### **Retained - Part 2 (Address to be assigned)**

The frontage is 10.66m and the lot area is 490.9m<sup>2</sup>. The property will be redeveloped as the site of a new two-storey dwelling requiring variances to the applicable zoning By-law(s).

**File Numbers B0042/15NY, A0827/15NY, and A0828/15NY will considered jointly.**

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

#### **A0827/15NY – 388 ELLERSLIE AVENUE (PART 1)**

1. **Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 1.21m.
2. **Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the front main wall.  
The proposed foyer is 4.25m<sup>2</sup>.
3. **Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the east side exterior main walls facing a side lot line is 7.81m.
4. **Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the west side exterior main walls facing a side lot line is 7.81m.
5. **Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 17.98m.

6. **Section 10.20.40.70.(6), By-law No. 569-2013**  
The minimum required side yard setback for a corner lot is 3.0m.  
The proposed west side yard setback is 1.22m.
7. **Chapter 10.5.80.40.(3), By-law No. 569-2013**  
Vehicle access to a parking space on a corner lot must be from a flanking street that is not a major street.  
The proposed vehicle access to a parking space is not from the flanking street.
8. **Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 490.0m<sup>2</sup>.
9. **Section 13.2.1, By-law No. 7625**  
The minimum required lot frontage and lot width is 15m.  
The proposed lot frontage and lot width is 10.66m.
10. **Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.42m.
11. **Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 17.98m.
12. **Section 13.2.3 (A), By-law No. 7625**  
The minimum required side yard setback is 1.5m.  
The proposed east side yard setback is 1.21m.
13. **Section 13.2.3(b)(iii), By-law No. 7625**  
The minimum required side yard setback is 3.0m.  
The proposed west side yard setback is 1.22m.

**A0828/15NY – 388 ELLERSLIE AVENUE (PART 2)**

1. **Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed east side yard setback is 1.21m.
2. **Chapter 900.3.10(5), By-law No. 569-2013**  
The minimum required side yard setback is 1.8m.  
The proposed west side yard setback is 1.22m.
3. **Chapter 10.5.40.10.(5), By-law No. 569-2013**  
A minimum of 10m<sup>2</sup> of the first floor must be within 4m of the front main wall.  
The proposed foyer is 4.25m<sup>2</sup>.
4. **Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.

The proposed height of the east side exterior main walls facing a side lot line is 7.9m.

5. **Chapter 10.20.40.10.(2), By-law No. 569-2013**  
The maximum permitted height of all side exterior main walls facing a side lot line is 7.5m.  
The proposed height of the west side exterior main walls facing a side lot line is 7.9m.
6. **Chapter 10.20.40.20.(1), By-law No. 569-2013**  
The maximum permitted building length is 17.0m.  
The proposed building length is 17.98m.
7. **Section 13.2.2, By-law No. 7625**  
The minimum required lot area is 550m<sup>2</sup>.  
The proposed lot area is 490.9m<sup>2</sup>.
8. **Section 13.2.1 and 6(8), By-law No. 7625**  
The minimum required lot frontage and width is 15m.  
The proposed lot frontage and width is 10.66m.
9. **Section 13.2.6, By-law No. 7625**  
The maximum permitted building height is 8.8m.  
The proposed building height is 9.5m.
10. **Section 13.2.5A, By-law No. 7625**  
The maximum permitted building length is 16.8m.  
The proposed building length is 17.98m.
11. **Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.5m.  
The proposed east side yard setback is 1.21m.
12. **Section 13.2.3(b), By-law No. 7625**  
The minimum required side yard setback is 1.5m.  
The proposed west side yard setback is 1.22m.

## COMMENTS

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The subject properties are located east of Bathurst Street and south of Finch Avenue West. The applicant proposes to sever the subject property, with a frontage of 21.32 metres (70 ft) and lot area of 981.8 m<sup>2</sup>, into two new residential building lots. The proposed lots would each have a lot frontage of 10.66 metres (35 ft) and lot area of 490.9 m<sup>2</sup>.

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

### Lot Study

Planning staff conducted two separate lot studies in review of this application. The first examines the frontages, depths and areas of 442 lots in the broader neighbourhood, generally bounded by Churchill Avenue to the north, Betty Ann Drive to the south, Stafford Road to the west and Senlac Road to the east. The properties in this area are zoned R4 and R6 under North York Zoning By-law 7625. The lot study indicates that there are a variety of lot frontages and sizes in the area and many lots contain detached dwellings with similar frontages to the proposed lots.

The second study examines the lot sizes of properties within the immediate context of Ellerslie Avenue between Senlac Road and Stafford Road. Of the 100 properties along this section of Ellerslie Avenue, there are 15 lots with frontages between 9.1 metres and 12.2 metres, similar to the lots proposed. Furthermore, there are only 7 properties with frontages of 21.3 metres or greater, excluding the subject property.

Both lot studies are included as Attachments "A" and "B" to this report.

**Recommendation**


The proposed lots would not be out of keeping with the size and configuration of lots in the area, and the proposed dwellings represent an acceptable form of infill development in this area. It is recommended that approval be subject to the above noted conditions.

Respectfully submitted,

**CONTACT**

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**SIGNATURE**

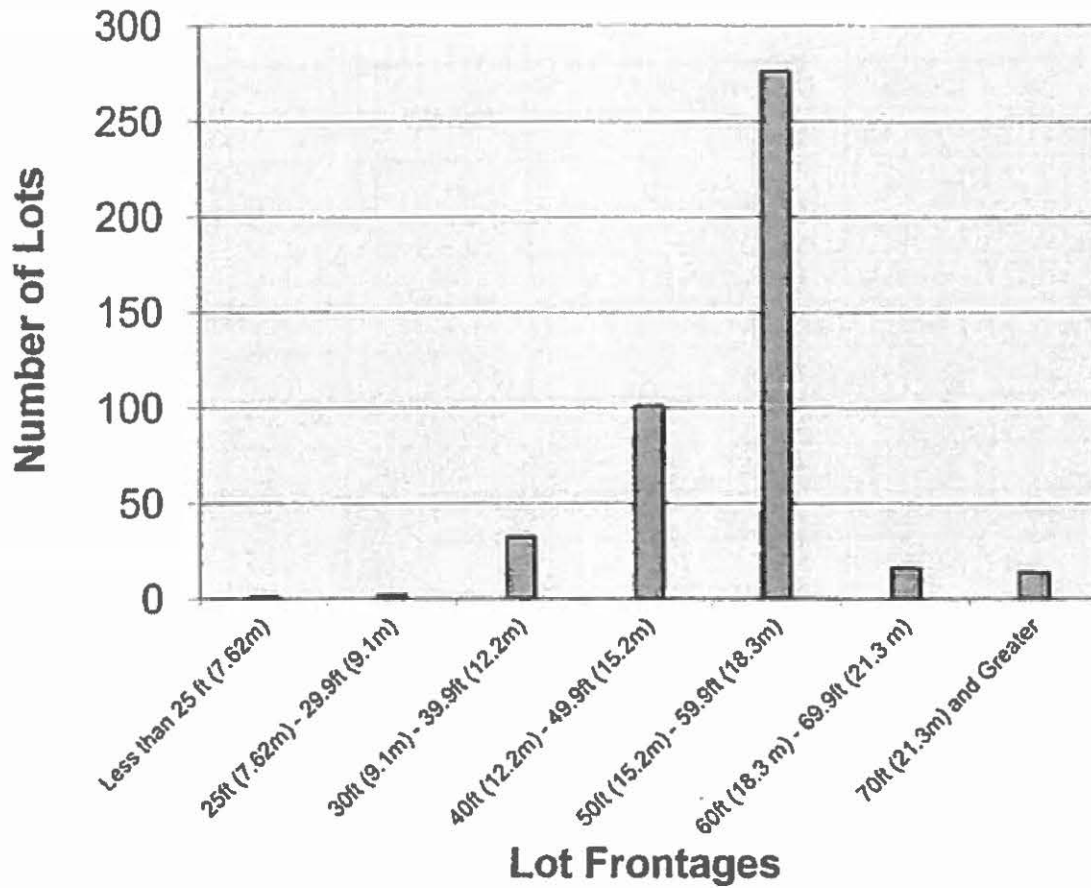


*Gov*  
Joe Nanos  
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**B0042/15NY, A0827/15NY & A0828/15NY – 388 ELLERSLIE AVENUE**

<b>LOT STUDY RESULTS</b>		
<b>(Study Area For Lots Surrounding 388 Ellerslie Ave.)</b>		
<b>Number of Lots In Study</b>	<b>442</b>	
<b>Lot Frontage Sizes</b>	<b>Number of Lots in Study Area</b>	
Less than 25 ft (7.62m)	1	
25ft (7.62m) - 29.9ft (9.1m)	2	
30ft (9.1m) - 39.9ft (12.2m)	32	
40ft (12.2m) - 49.9ft (15.2m)	101	
50ft (15.2m) - 59.9ft (18.3m)	276	
60ft (18.3 m) - 69.9ft (21.3 m)	16	
70ft (21.3m) and Greater	14	
<b>Total Lots in Study Area</b>	<b>442</b>	
	<b>ft</b>	<b>m</b>
Minimum Frontage	22.9	7.0
Maximum Frontage	100.5	30.6
Average Frontage	49.0	14.9
	<b>sq. ft.</b>	<b>sq. m</b>
Minimum Area	1,875.0	174.2
Maximum Area	25,119.9	2,333.6
Average Area	7,774.1	722.2
	<b>acres</b>	<b>hectares</b>
Total Lot Study Area	74.8	30.3
Units Per Acre/Hectare	5.9	14.6

## Various Lot Frontage Sizes for Lots Surrounding 388 Ellerslie Ave.





# LOT STUDY RESULTS

(Study Area For Lots Surrounding 388 Eilerslie Ave.)

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
1	201 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.3	627.1
2	202 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.3	627.1
3	203 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
4	204 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
5	205 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
6	206 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
7	207 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
8	208 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
9	209 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
10	210 BETTY ANN DR	1954		50.0	15.2	134.1	40.9	6702.0	622.6
11	211 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
12	212 BETTY ANN DR	1954		50.0	15.2	134.1	40.9	6702.0	622.6
13	214 BETTY ANN DR	1955		50.0	15.2	133.5	40.7	6677.0	620.3
14	215 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
15	216 BETTY ANN DR	1954		50.0	15.2	133.3	40.6	6663.5	619.1
16	217 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
17	218 BETTY ANN DR	1954		50.0	15.2	133.2	40.6	6659.9	618.7
18	219 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
19	220 BETTY ANN DR	1954		50.0	15.2	133.2	40.6	6659.9	618.7
20	221 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
21	222 BETTY ANN DR	1954		50.0	15.2	133.2	40.6	6662.5	619.0
22	223 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
23	224 BETTY ANN DR	1954		50.0	15.2	133.5	40.7	6673.9	620.0
24	225 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
25	226 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
26	227 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
27	228 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
28	229 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
29	230 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
30	231 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
31	232 BETTY ANN DR	1958		50.0	15.2	133.0	40.5	6648.5	617.7
32	233 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
33	234 BETTY ANN DR	1954		50.0	15.2	133.0	40.5	6648.5	617.7
34	235 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
35	236 BETTY ANN DR	1954		50.0	15.2	133.1	40.6	6654.0	618.2
36	237 BETTY ANN DR	1958		50.0	15.2	135.0	41.2	6750.0	627.1
37	238 BETTY ANN DR	1954		50.0	15.2	133.1	40.6	6654.0	618.2
38	239 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
39	240 BETTY ANN DR	1954		50.0	15.2	133.5	40.7	6673.5	620.0
40	241 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
41	242 BETTY ANN DR	1955		50.0	15.2	133.5	40.7	6673.5	620.0
42	243 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
43	244 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
44	245 BETTY ANN DR	1954		50.0	15.2	135.0	41.2	6750.0	627.1
45	246 BETTY ANN DR	1955		50.0	15.2	134.8	41.1	6742.5	626.4
46	247 BETTY ANN DR	1958		50.0	15.2	135.0	41.2	6750.0	627.1
47	248 BETTY ANN DR	1955		50.0	15.2	133.7	40.7	6682.4	620.8
48	249 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
49	250 BETTY ANN DR	1955		50.0	15.2	133.6	40.7	6679.8	620.6
50	251 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.3	627.1
51	256 BETTY ANN DR	1956		50.0	15.2	133.7	40.8	6684.7	621.0
52	257 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.3	627.1
53	258 BETTY ANN DR	1954		50.0	15.2	133.5	40.7	6673.5	620.0
54	259 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
55	260 BETTY ANN DR	1945		50.0	15.2	133.4	40.7	6668.5	619.5

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
56	261 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
57	262 BETTY ANN DR	1955		50.0	15.2	133.4	40.7	6668.5	619.5
58	263 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
59	264 BETTY ANN DR	1955		50.0	15.2	133.0	40.5	6649.9	617.8
60	265 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
61	266 BETTY ANN DR	1955		50.0	15.2	133.0	40.5	6649.9	617.8
62	267 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
63	268 BETTY ANN DR	1956		50.0	15.2	133.0	40.5	6649.9	617.8
64	269 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
65	270 BETTY ANN DR	1954		50.0	15.2	134.1	40.9	6704.4	622.9
66	271 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
67	272 BETTY ANN DR	1955		50.0	15.2	134.1	40.9	6704.9	622.9
68	273 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
69	274 BETTY ANN DR	1954		50.0	15.2	134.1	40.9	6704.9	622.9
70	275 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
71	276 BETTY ANN DR	1954		50.0	15.2	134.4	41.0	6719.5	624.3
72	277 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
73	278 BETTY ANN DR	2014		50.0	15.2	134.5	41.0	6727.4	625.0
74	279 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
75	280 BETTY ANN DR	1954		50.0	15.2	134.7	41.1	6735.6	625.8
76	281 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
77	283 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
78	285 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
79	286 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.3	627.1
80	287 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
81	288 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
82	289 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
83	290 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
84	291 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
85	292 BETTY ANN DR	1956		50.0	15.2	135.0	41.2	6750.0	627.1
86	293 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
87	294 BETTY ANN DR	1954		50.0	15.2	135.2	41.2	6761.5	628.2
88	295 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
89	296 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.0	627.1
90	297 BETTY ANN DR	1955		50.0	15.2	135.0	41.2	6750.3	627.1
91	298 BETTY ANN DR	1950		50.0	15.2	130.0	39.6	6500.0	603.9
92	300 BETTY ANN DR	1950		50.0	15.2	210.0	64.0	10500.0	975.5
93	302 BETTY ANN DR	1955		50.0	15.2	209.8	64.0	10491.5	974.7
94	304 BETTY ANN DR	1956		50.0	15.2	205.0	62.5	10250.0	952.3
95	306 BETTY ANN DR	1955		50.0	15.2	134.7	41.1	6735.0	625.7
96	308 BETTY ANN DR	1955		50.0	15.2	135.8	41.4	6789.4	630.8
97	310 BETTY ANN DR	1955		50.0	15.2	136.4	41.6	6819.2	633.5
98	306 R BETTY ANN DR			37.5	11.4	50.0	15.2	1875.0	174.2
99	3 CATALDA CRT	1998		42.3	12.9	112.7	34.4	5465.2	507.7
100	5 CATALDA CRT	1998		41.8	12.7	116.0	35.4	5619.6	522.1
101	6 CATALDA CRT	1998		42.5	13.0	128.2	39.1	5445.9	505.9
102	7 CATALDA CRT	1998		34.6	10.5	0.0	0.0	6447.4	599.0
103	8 CATALDA CRT	1997		40.0	12.2	144.3	44.0	5778.0	536.8
104	9 CATALDA CRT	1998		34.2	10.4	118.1	36.0	7100.7	659.7
105	10 CATALDA CRT	1997		42.3	12.9	136.0	41.5	5706.7	530.2
106	11 CATALDA CRT	1998		22.9	7.0	111.1	33.9	6447.4	599.0
107	12 CATALDA CRT	2003		31.7	9.7	129.2	39.4	6578.0	611.1
108	13 CATALDA CRT			36.8	11.2	0.0	0.0	6490.8	603.0
109	14 CATALDA CRT	2004		41.4	12.6	142.7	43.5	6490.8	603.0
110	16 CATALDA CRT	1998		30.9	9.4	0.0	0.0	10019.5	930.8
111	196 CHURCHILL AVE	1974		52.0	15.9	298.7	91.0	15530.3	1442.8
112	198 CHURCHILL AVE	1954		50.0	15.2	298.0	90.8	14899.9	1384.3
113	200 CHURCHILL AVE	1954		50.0	15.2	294.0	89.6	14699.9	1365.7
114	201 CHURCHILL AVE	1956		51.0	15.5	142.0	43.3	7239.5	672.6

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
115	202 CHURCHILL AVE	1954		33.0	10.1	294.0	89.6	9701.9	901.3
116	203 CHURCHILL AVE	1956		51.0	15.5	142.0	43.3	7242.0	672.8
117	205 CHURCHILL AVE	1956		51.0	15.5	142.0	43.3	7242.0	672.8
118	207 CHURCHILL AVE	1956		51.0	15.5	142.0	43.3	7242.0	672.8
119	208 CHURCHILL AVE	1953		42.9	13.1	290.0	88.4	12446.8	1156.4
120	209 CHURCHILL AVE	1956		51.0	15.5	142.0	43.3	7242.0	672.8
121	210 CHURCHILL AVE	1953		100.5	30.6	250.0	76.2	25119.9	2333.7
122	211 CHURCHILL AVE	1955		51.0	15.5	142.0	43.3	7242.0	672.8
123	213 CHURCHILL AVE	1956		51.0	15.5	142.0	43.3	7242.0	672.8
124	214 CHURCHILL AVE	1955		51.0	15.5	115.0	35.1	5862.8	544.7
125	215 CHURCHILL AVE	1956		52.3	15.9	142.0	43.3	7425.2	689.8
126	216 CHURCHILL AVE	1955		50.0	15.2	150.0	45.7	7500.0	696.8
127	217 CHURCHILL AVE	1954		70.0	21.3	144.8	44.1	10138.1	941.9
128	218 CHURCHILL AVE	1952		50.0	15.2	150.0	45.7	7500.0	696.8
129	219 CHURCHILL AVE	1961		30.0	9.1	144.8	44.1	4344.8	403.7
130	220 CHURCHILL AVE	1959		51.0	15.5	119.0	36.3	6061.8	563.2
131	221 CHURCHILL AVE	1952		50.0	15.2	144.6	44.1	7229.0	671.6
132	222 CHURCHILL AVE	1959		51.0	15.5	119.0	36.3	6069.0	563.8
133	223 CHURCHILL AVE	1955		53.5	16.3	142.1	43.3	7600.7	706.1
134	224 CHURCHILL AVE	1959		50.0	15.2	119.0	36.3	5950.0	552.8
135	225 CHURCHILL AVE	1954		54.0	16.5	142.2	43.3	7678.8	713.4
136	227 CHURCHILL AVE	2002		50.0	15.2	142.0	43.3	7100.0	659.6
137	229 CHURCHILL AVE	1955		50.0	15.2	142.0	43.3	7100.0	659.6
138	231 CHURCHILL AVE	1954		50.0	15.2	150.0	45.7	7500.0	696.8
139	232 CHURCHILL AVE	1957		48.3	14.7	160.0	48.8	7732.8	718.4
140	233 CHURCHILL AVE	1954		50.0	15.2	150.0	45.7	7500.0	696.8
141	234 CHURCHILL AVE	1956		48.3	14.7	160.0	48.8	7732.8	718.4
142	235 CHURCHILL AVE	1954		50.0	15.2	142.0	43.3	7100.0	659.6
143	236 CHURCHILL AVE	1957		48.3	14.7	160.0	48.8	7732.8	718.4
144	237 CHURCHILL AVE	1954		50.0	15.2	142.0	43.3	7100.0	659.6
145	239 CHURCHILL AVE	1955		50.0	15.2	142.0	43.3	7100.0	659.6
146	241 CHURCHILL AVE	1955		50.0	15.2	142.0	43.3	7100.0	659.6
147	278 CHURCHILL AVE	1953		37.5	11.4	296.0	90.2	11099.9	1031.2
148	279 CHURCHILL AVE	1953		50.0	15.2	145.0	44.2	7250.0	673.6
149	280 CHURCHILL AVE	1954		37.5	11.4	296.0	90.2	11099.9	1031.2
150	282 CHURCHILL AVE	1953		40.5	12.3	296.0	90.2	11988.0	1113.7
151	283 CHURCHILL AVE			54.0	16.5	144.7	44.1	7841.1	728.5
152	284 CHURCHILL AVE	1951		70.0	21.3	295.8	90.2	20708.0	1923.8
153	285 CHURCHILL AVE	1964		50.0	15.2	150.0	45.7	7500.0	696.8
154	288 CHURCHILL AVE	1950		70.0	21.3	299.7	91.3	20976.2	1948.8
155	287 CHURCHILL AVE	1964		50.0	15.2	145.0	44.2	7250.0	673.6
156	288 CHURCHILL AVE	1955		50.0	15.2	295.5	90.1	14775.0	1372.6
157	289 CHURCHILL AVE	1964		51.2	15.6	150.0	45.7	7687.5	714.2
158	290 CHURCHILL AVE	1955		50.0	15.2	295.5	90.1	14775.0	1372.6
159	291 CHURCHILL AVE	1964		53.7	16.4	145.0	44.2	7793.7	724.1
160	292 CHURCHILL AVE	1954		50.0	15.2	145.1	44.2	7258.0	674.3
161	293 CHURCHILL AVE	1964		50.0	15.2	145.0	44.2	7250.0	673.6
162	294 CHURCHILL AVE	1956		49.5	15.1	145.1	44.2	7185.4	667.6
163	295A CHURCHILL AVE	2014		37.5	11.4	145.1	44.2	5434.7	504.9
164	295B CHURCHILL AVE	2014		37.5	11.4	145.0	44.2	5434.7	504.9
165	296 CHURCHILL AVE	1956		50.0	15.2	145.1	44.2	7257.2	674.2
166	301 CHURCHILL AVE	1960		48.7	14.9	154.2	47.0	7512.7	698.0
167	302 CHURCHILL AVE	1963		80.0	24.4	96.0	29.3	7678.5	713.4
168	303 CHURCHILL AVE	1960		48.8	14.9	154.2	47.0	7526.4	699.2
169	305 CHURCHILL AVE	1960		48.7	14.9	154.2	47.0	7514.2	698.1
170	306 CHURCHILL AVE	1962		50.0	15.2	290.0	88.4	14375.3	1335.5
171	307 CHURCHILL AVE	1960		48.8	14.9	154.2	47.0	7517.3	698.4
172	308 CHURCHILL AVE	1952		50.0	15.2	293.8	89.6	14691.4	1364.9
173	309 CHURCHILL AVE	1955		50.0	15.2	134.2	40.9	6708.5	623.2

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
174	310 CHURCHILL AVE	1953		50.3	15.3	293.5	89.5	14772.8	1372.4
175	311 CHURCHILL AVE	1952		50.0	15.2	137.2	41.8	6708.5	623.2
176	312 CHURCHILL AVE	1952		40.0	12.2	293.0	89.3	11719.9	1088.8
177	313 CHURCHILL AVE	1953		50.0	15.2	134.2	40.9	6708.5	623.2
178	314 CHURCHILL AVE	1953		40.5	12.3	292.3	89.1	11836.1	1099.6
179	315 CHURCHILL AVE	1955		40.0	12.2	134.2	40.9	5366.8	498.6
180	316 CHURCHILL AVE	1955		40.0	12.2	292.6	89.2	11703.2	1087.3
181	317 CHURCHILL AVE	1953		50.0	15.2	134.1	40.9	6704.9	622.9
182	318 CHURCHILL AVE	1948		40.0	12.2	292.9	89.3	11716.4	1088.5
183	319 CHURCHILL AVE	1953		42.5	13.0	133.8	40.8	5686.0	528.3
184	320 CHURCHILL AVE	1948		40.0	12.2	292.7	89.2	11709.9	1087.9
185	321 CHURCHILL AVE	1954		42.5	13.0	150.0	45.7	6375.0	592.3
186	322 CHURCHILL AVE	1953		50.0	15.2	140.0	42.7	7000.0	650.3
187	324 CHURCHILL AVE	2001		50.0	15.2	140.0	42.7	7000.0	650.3
188	326 CHURCHILL AVE	1954		49.5	15.1	140.0	42.7	6930.8	643.9
189	304 A CHURCHILL AVE	2009		34.9	10.6	94.1	28.7	3297.5	306.4
190	304 B CHURCHILL AVE	2009		34.9	10.6	94.1	28.7	3291.5	305.8
191	5 COBDEN ST	1967		60.6	18.5	150.0	45.7	9087.0	844.2
192	12 COBDEN ST	1966		50.0	15.2	140.0	42.7	7000.0	650.3
193	14 COBDEN ST	1980		50.0	15.2	140.0	42.7	7000.0	650.3
194	15 COBDEN ST	1961		60.6	18.5	150.0	45.7	9084.6	844.0
195	18 COBDEN ST	1960		50.0	15.2	140.0	42.7	7000.0	650.3
196	17 COBDEN ST	1961		60.6	18.5	100.0	30.5	6058.0	562.8
197	31 COBDEN ST	1957		50.0	15.2	150.0	45.7	7500.0	696.8
198	32A COBDEN ST	2012		37.2	11.3	150.2	45.8	5585.2	518.9
199	32B COBDEN ST	2012		37.2	11.3	150.2	45.8	5585.2	518.9
200	33 COBDEN ST	1957		50.0	15.2	150.0	45.7	7500.0	696.8
201	34 COBDEN ST	1957		75.0	22.9	150.0	45.7	11250.0	1045.2
202	35 COBDEN ST	1957		50.0	15.2	150.0	45.7	7500.0	696.8
203	36 COBDEN ST	1953		49.0	14.9	150.0	45.7	7350.0	682.8
204	37 COBDEN ST	1953		49.0	14.9	140.0	42.7	6859.9	637.3
205	38 COBDEN ST	1953		49.0	14.9	150.0	45.7	7350.0	682.8
206	39 COBDEN ST	1953		49.0	14.9	140.0	42.7	6859.9	637.3
207	40 COBDEN ST	1953		49.0	14.9	150.0	45.7	7350.0	682.8
208	41 COBDEN ST	1981		49.0	14.9	142.5	43.4	6982.5	648.7
209	42 COBDEN ST	1954		47.2	14.4	150.0	45.7	7080.0	657.8
210	43 COBDEN ST	1954		50.0	15.2	145.0	44.2	7250.0	673.6
211	44 COBDEN ST	1953		49.0	14.9	150.0	45.7	7350.0	682.8
212	45 COBDEN ST	1953		49.0	14.9	145.0	44.2	7105.0	660.1
213	46 COBDEN ST	1953		50.0	15.2	150.0	45.7	7500.0	696.8
214	47 COBDEN ST	1953		49.0	14.9	145.0	44.2	7107.9	660.3
215	52 COBDEN ST	1952		42.0	12.8	145.0	44.2	6089.8	565.8
216	53 COBDEN ST	1952		42.0	12.8	145.0	44.2	6089.8	565.8
217	54 COBDEN ST	1952		42.0	12.8	145.0	44.2	6090.0	565.8
218	55 COBDEN ST	1952		42.0	12.8	145.0	44.2	6090.0	565.8
219	56 COBDEN ST	1952		42.0	12.8	145.0	44.2	6090.0	565.8
220	57 COBDEN ST	1952		42.0	12.8	145.0	44.2	6090.0	565.8
221	58 COBDEN ST	2014		42.0	12.8	145.0	44.2	6090.0	565.8
222	59 COBDEN ST	1952		42.0	12.8	145.0	44.2	6090.0	565.8
223	60 COBDEN ST	1952		42.0	12.8	145.0	44.2	6090.0	565.8
224	61 COBDEN ST			42.0	12.8	145.0	44.2	6090.0	565.8
225	62 COBDEN ST	1952		42.0	12.8	145.0	44.2	6090.0	565.8
226	63 COBDEN ST	1952		42.0	12.8	145.0	44.2	6090.0	565.8
227	64 COBDEN ST	1952		44.5	13.6	145.0	44.2	6445.2	598.8
228	65 COBDEN ST	1952		44.7	13.6	145.0	44.2	6477.2	601.8
229	66 COBDEN ST	1965		60.0	18.3	100.0	30.5	6000.0	557.4
230	271 ELLERSLIE AVE	1954		58.5	17.8	130.0	39.6	7603.9	706.4
231	273 ELLERSLIE AVE	1954		58.5	17.8	130.0	39.6	7605.0	706.5
232	274 ELLERSLIE AVE	1956		40.0	12.2	144.8	44.1	5790.0	537.9

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
233	275 ELLERSLIE AVE	1960		50.0	15.2	304.0	92.7	15200.0	1412.1
234	276 ELLERSLIE AVE	1942		37.0	11.3	144.8	44.1	5355.8	497.6
235	280 ELLERSLIE AVE	1939		75.0	22.9	143.3	43.7	10749.7	998.7
236	281 ELLERSLIE AVE	2006		50.0	15.2	304.0	92.7	15200.0	1412.1
237	282 ELLERSLIE AVE	1922		75.0	22.9	143.3	43.7	10749.7	998.7
238	283 ELLERSLIE AVE	1960		50.0	15.2	304.0	92.7	15200.0	1412.1
239	285 ELLERSLIE AVE	1930		50.0	15.2	305.0	93.0	15250.0	1416.8
240	286 ELLERSLIE AVE	1942		37.5	11.4	143.3	43.7	5374.8	499.3
241	288 ELLERSLIE AVE	1953		37.5	11.4	142.3	43.4	5334.4	495.6
242	289 ELLERSLIE AVE	1968		50.0	15.2	305.0	93.0	15250.0	1416.8
243	291 ELLERSLIE AVE	1930		57.0	17.4	305.1	93.0	17389.5	1615.5
244	292 ELLERSLIE AVE	1952		73.0	22.3	142.3	43.4	10384.3	964.7
245	293 ELLERSLIE AVE	1956		40.0	12.2	305.0	93.0	12200.0	1133.4
246	294 ELLERSLIE AVE	1984		52.0	15.9	142.3	43.4	7397.0	687.2
247	295 ELLERSLIE AVE	1958		40.0	12.2	304.8	92.9	12191.9	1132.7
248	296 ELLERSLIE AVE	1978		50.0	15.2	142.8	43.5	7143.0	663.6
249	298 ELLERSLIE AVE	1978		50.0	15.2	142.8	43.5	6969.8	647.5
250	301 ELLERSLIE AVE	1949		63.0	19.2	304.3	92.7	19166.3	1780.6
251	302 ELLERSLIE AVE	1980		50.0	15.2	143.3	43.7	7166.5	665.8
252	306 ELLERSLIE AVE	1985		50.0	15.2	143.3	43.7	7166.5	665.8
253	307 ELLERSLIE AVE	1946		70.0	21.3	305.0	93.0	21350.0	1983.5
254	309 ELLERSLIE AVE	1977		47.0	14.3	305.5	93.1	14367.2	1334.8
255	310 ELLERSLIE AVE	1977		60.0	18.3	143.3	43.7	8599.8	799.0
256	311 ELLERSLIE AVE	1977		47.0	14.3	305.6	93.2	14372.4	1335.2
257	312 ELLERSLIE AVE	1952		73.0	22.3	140.0	42.7	10220.0	949.5
258	313 ELLERSLIE AVE	1952		69.0	21.0	306.0	93.3	21113.9	1961.6
259	316 ELLERSLIE AVE	1924		35.0	10.7	144.2	43.9	5045.6	468.8
260	318 ELLERSLIE AVE	1966		40.0	12.2	144.2	43.9	5766.4	535.7
261	319 ELLERSLIE AVE			50.0	15.2	300.0	91.4	15000.0	1393.6
262	320 ELLERSLIE AVE	1926		75.0	22.9	150.0	45.7	11250.0	1045.2
263	321 ELLERSLIE AVE	1958		50.0	15.2	150.0	45.7	7500.0	696.8
264	324 ELLERSLIE AVE	1960		50.0	15.2	150.0	45.7	7500.0	696.8
265	325 ELLERSLIE AVE	1925		50.0	15.2	300.0	91.4	15000.0	1393.6
266	326 ELLERSLIE AVE	1957		50.0	15.2	150.0	45.7	7500.0	696.8
267	327 ELLERSLIE AVE	1921		55.0	16.8	300.0	91.4	16500.0	1532.9
268	328 ELLERSLIE AVE	1960		50.0	15.2	150.0	45.7	7500.0	696.8
269	330 ELLERSLIE AVE	1957		50.0	15.2	149.5	45.6	7475.0	694.5
270	331 ELLERSLIE AVE	1948		45.0	13.7	300.0	91.4	13500.0	1254.2
271	332 ELLERSLIE AVE	1957		50.0	15.2	149.5	45.6	7475.0	694.5
272	333 ELLERSLIE AVE	1983		50.0	15.2	150.0	45.7	7500.0	696.8
273	334 ELLERSLIE AVE	1957		50.0	15.2	149.5	45.6	7475.4	694.5
274	337 ELLERSLIE AVE	1988		50.0	15.2	125.0	38.1	6250.0	580.6
275	339 ELLERSLIE AVE	1947		50.0	15.2	125.0	38.1	6250.0	580.6
276	351 ELLERSLIE AVE	1964		60.0	18.3	105.0	32.0	6300.0	585.3
277	352 ELLERSLIE AVE	1953		50.0	15.2	149.6	45.6	7478.7	694.8
278	354 ELLERSLIE AVE	1962		50.0	15.2	149.6	45.6	7479.0	694.8
279	356 ELLERSLIE AVE	1976		50.0	15.2	150.0	45.7	7500.0	696.8
280	360 ELLERSLIE AVE	1942		50.0	15.2	143.0	43.6	7150.0	664.3
281	362 ELLERSLIE AVE	1947		50.0	15.2	141.9	43.3	7095.0	659.2
282	363 ELLERSLIE AVE	1972		60.0	18.3	140.0	42.7	8400.0	780.4
283	364 ELLERSLIE AVE	1965		50.0	15.2	141.9	43.3	7095.5	659.2
284	365 ELLERSLIE AVE			50.0	15.2	150.0	45.7	7500.0	696.8
285	367 ELLERSLIE AVE	1958		50.0	15.2	150.0	45.7	7500.0	696.8
286	368 ELLERSLIE AVE	1958		50.0	15.2	141.9	43.3	7096.5	659.3
287	369 ELLERSLIE AVE	1958		50.0	15.2	150.0	45.7	7500.0	696.8
288	370 ELLERSLIE AVE	1946		50.0	15.2	143.0	43.6	7150.0	664.3
289	371 ELLERSLIE AVE	1968		42.6	13.0	300.0	91.4	12780.0	1,187.3
290	373 ELLERSLIE AVE	1968		42.6	13.0	300.0	91.4	12780.0	1,187.3
291	375 ELLERSLIE AVE	1953		35.0	10.7	300.0	91.4	10500.0	975.5

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
292	377 ELLERSLIE AVE	1950		40.0	12.2	300.0	91.4	12000.0	1,114.8
293	379 ELLERSLIE AVE	1948		40.0	12.2	300.0	91.4	12000.0	1,114.8
294	380 ELLERSLIE AVE	1967		50.0	15.2	140.0	42.7	7000.0	650.3
295	381 ELLERSLIE AVE	2005		40.0	12.2	156.0	47.6	6239.9	579.7
296	382 ELLERSLIE AVE	1967		50.0	15.2	140.0	42.7	7000.0	650.3
297	383 ELLERSLIE AVE	1951		40.0	12.2	156.9	47.8	6274.0	582.9
298	384 ELLERSLIE AVE	1967		40.0	12.2	140.0	42.7	5600.0	520.3
299	386 ELLERSLIE AVE	1967		40.0	12.2	151.0	46.0	6039.9	561.1
300	387 ELLERSLIE AVE			40.0	12.2	156.8	47.8	6270.0	582.5
301	399 ELLERSLIE AVE	1939		50.0	15.2	155.7	47.5	7787.1	723.4
302	400 ELLERSLIE AVE	1984		45.0	13.7	150.0	45.7	6752.0	627.3
303	402 ELLERSLIE AVE	1966		40.0	12.2	150.0	45.7	6000.0	557.4
304	403 ELLERSLIE AVE	1981		50.0	15.2	155.7	47.5	7787.5	723.5
305	404 ELLERSLIE AVE	1966		40.0	12.2	150.0	45.7	6000.0	557.4
306	405 ELLERSLIE AVE	1943		50.0	15.2	155.7	47.5	7787.5	723.5
307	406 ELLERSLIE AVE	1950		50.0	15.2	149.8	45.7	7492.5	696.1
308	407 ELLERSLIE AVE	1939		50.0	15.2	306.8	93.5	15341.5	1,425.3
309	408 ELLERSLIE AVE	1948		50.0	15.2	300.0	91.4	15000.0	1,393.6
310	409 ELLERSLIE AVE	1984		37.5	11.4	300.0	91.4	11250.0	1,045.2
311	411 ELLERSLIE AVE	1972		37.5	11.4	307.5	93.7	11530.8	1,071.3
312	412 ELLERSLIE AVE	1968		37.1	11.3	160.0	48.8	5930.7	551.0
313	414 ELLERSLIE AVE	1968		37.5	11.4	160.0	48.8	6001.1	557.5
314	417 ELLERSLIE AVE	1966		37.5	11.4	300.0	91.4	11250.0	1,045.2
315	419 ELLERSLIE AVE	1966		37.5	11.4	300.0	91.4	11250.0	1,045.2
316	420 ELLERSLIE AVE	1949		50.0	15.2	138.3	42.2	6916.5	642.6
317	421 ELLERSLIE AVE	1981		50.0	15.2	232.3	70.8	11616.5	1,079.2
318	422 ELLERSLIE AVE	1988		37.5	11.4	134.9	41.1	5059.1	470.0
319	424 ELLERSLIE AVE	1951		55.0	16.8	137.0	41.8	7534.9	700.0
320	425 ELLERSLIE AVE	1961		50.0	15.2	233.0	71.0	11650.0	1,082.3
321	428 ELLERSLIE AVE	1961		40.0	12.2	199.7	60.9	7986.4	742.0
322	429 ELLERSLIE AVE	1977		50.0	15.2	233.0	71.0	11650.0	1,082.3
323	430 ELLERSLIE AVE	1955		40.0	12.2	150.0	45.7	6000.0	557.4
324	431 ELLERSLIE AVE	1948		37.5	11.4	268.0	81.7	10050.0	933.7
325	432 ELLERSLIE AVE	1954		40.0	12.2	150.0	45.7	6000.0	557.4
326	434 ELLERSLIE AVE	1954		50.0	15.2	140.0	42.7	6999.7	650.3
327	435 ELLERSLIE AVE	1948		37.5	11.4	146.7	44.7	5499.7	510.9
328	439 ELLERSLIE AVE	1948		75.0	22.9	80.0	24.4	5999.0	557.3
329	422 A ELLERSLIE AVE	1988		37.5	11.4	135.4	41.3	5076.4	471.6
330	1 ELYNHILL DR	1958		45.0	13.7	118.4	36.1	N/A	N/A
331	3 ELYNHILL DR	1958		51.0	15.5	120.1	36.6	6124.1	569.0
332	4 ELYNHILL DR	1958		50.0	15.2	123.6	37.7	6181.0	574.2
333	5 ELYNHILL DR	1958		50.0	15.2	120.1	36.6	6005.0	557.9
334	6 ELYNHILL DR	1958		50.0	15.2	123.5	37.6	6175.0	573.7
335	7 ELYNHILL DR	1958		50.0	15.2	120.1	36.6	6006.0	558.0
336	8 ELYNHILL DR	1958		50.0	15.2	123.4	37.6	6169.5	573.2
337	9 ELYNHILL DR	1958		50.0	15.2	120.3	36.7	6014.5	558.8
338	10 ELYNHILL DR	1958		50.0	15.2	123.3	37.6	6164.5	572.7
339	11 ELYNHILL DR	1959		50.0	15.2	120.7	36.8	6036.0	560.8
340	12 ELYNHILL DR	1958		50.0	15.2	123.2	37.6	6159.0	572.2
341	14 ELYNHILL DR	1958		50.0	15.2	123.1	37.5	6154.0	571.7
342	15 ELYNHILL DR	1959		50.0	15.2	121.1	36.9	6057.0	562.7
343	16 ELYNHILL DR	1960		50.0	15.2	123.0	37.5	6147.5	571.1
344	17 ELYNHILL DR	1958		50.0	15.2	121.4	37.0	6070.5	564.0
345	18 ELYNHILL DR	1959		50.0	15.2	122.8	37.4	6142.5	570.7
346	19 ELYNHILL DR	1960		50.0	15.2	121.1	36.9	6055.0	562.5
347	20 ELYNHILL DR	1959		50.0	15.2	122.8	37.4	6139.5	570.4
348	21 ELYNHILL DR	1958		50.0	15.2	120.8	36.8	6039.5	561.1
349	22 ELYNHILL DR	1959		50.0	15.2	122.7	37.4	6132.9	569.8
350	23 ELYNHILL DR	1958		50.0	15.2	120.6	36.8	6028.0	560.0

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
351	24 ELYNHILL DR	1959		50.0	15.2	122.6	37.4	6128.0	569.3
352	25 ELYNHILL DR	1958		50.0	15.2	120.4	36.7	6021.5	559.4
353	26 ELYNHILL DR	1959		50.0	15.2	122.4	37.3	6122.5	568.8
354	27 ELYNHILL DR	1959		50.0	15.2	120.3	36.7	6015.5	558.9
355	28 ELYNHILL DR	1959		50.5	15.4	122.3	37.3	6178.7	574.0
356	29 ELYNHILL DR	1959		50.0	15.2	120.2	36.6	6008.9	558.3
357	30 ELYNHILL DR	1959		50.5	15.4	122.2	37.3	6172.1	573.4
358	31 ELYNHILL DR	1959		50.0	15.2	120.1	36.6	6005.5	557.9
359	32 ELYNHILL DR	1960		54.5	16.6	0.0	0.0	N/A	N/A
360	33 ELYNHILL DR	1959		50.0	15.2	120.1	36.6	6003.5	557.7
361	34 ELYNHILL DR	1960		48.5	14.8	113.5	34.6	5507.0	511.6
362	35 ELYNHILL DR	1959		50.0	15.2	120.1	36.6	6005.5	557.9
363	36 ELYNHILL DR	1960		49.7	15.1	109.4	33.4	N/A	N/A
364	37 ELYNHILL DR	1959		61.3	18.7	103.3	31.5	N/A	N/A
365	38 ELYNHILL DR	1960		51.6	15.7	121.7	37.1	N/A	N/A
366	39 ELYNHILL DR	1959		46.2	14.1	99.3	30.3	N/A	N/A
367	40 ELYNHILL DR	1960		42.3	12.9	137.0	41.8	N/A	N/A
368	41 ELYNHILL DR	1959		49.7	15.2	117.2	35.7	N/A	N/A
369	42 ELYNHILL DR	1960		29.6	9.0	97.7	29.8	N/A	N/A
370	43 ELYNHILL DR	1960		33.3	10.1	101.7	31.0	N/A	N/A
371	3 HAZELGLEN AVE	1959		44.0	13.4	150.0	45.7	6600.0	613.2
372	5 HAZELGLEN AVE	1955		56.0	17.1	100.0	30.5	N/A	N/A
373	7 HAZELGLEN AVE	1950		50.0	15.2	100.0	30.5	N/A	N/A
374	8 HAZELGLEN AVE	1959		64.4	19.6	120.0	36.6	N/A	N/A
375	10 HAZELGLEN AVE	1959		50.0	15.2	160.0	48.8	N/A	N/A
376	12 HAZELGLEN AVE	1959		50.0	15.2	156.0	47.6	N/A	N/A
377	14 HAZELGLEN AVE	1959		50.0	15.2	180.0	54.9	9000.0	836.1
378	16 HAZELGLEN AVE	1959		50.0	15.2	208.7	63.6	10434.0	969.4
379	18 HAZELGLEN AVE	1959		50.0	15.2	178.0	54.3	N/A	N/A
380	7 PARRAVANO CRT	1981		58.0	17.7	104.0	31.7	6032.0	560.4
381	9 PARRAVANO CRT	1981		58.0	17.7	104.0	31.7	6032.0	560.4
382	11 PARRAVANO CRT	1981		46.0	14.0	105.0	32.0	N/A	N/A
383	13 PARRAVANO CRT	1980		44.6	13.6	149.5	45.6	6661.1	618.8
384	15 PARRAVANO CRT	1981		40.5	12.3	123.3	37.6	N/A	N/A
385	17 PARRAVANO CRT	1981		40.0	12.2	94.5	28.8	N/A	N/A
386	18 PARRAVANO CRT	1981		48.7	14.8	85.0	25.9	6098.6	566.6
387	19 PARRAVANO CRT	1981		49.1	15.0	105.9	32.3	N/A	N/A
388	20 PARRAVANO CRT	1981		45.0	13.7	120.0	36.6	N/A	N/A
389	21 PARRAVANO CRT	1981		48.1	14.7	112.0	34.1	N/A	N/A
390	22 PARRAVANO CRT	1981		40.1	12.2	118.0	36.0	N/A	N/A
391	23 PARRAVANO CRT	1981		29.5	9.0	99.5	30.3	2934.0	272.6
392	196 SENLAC RD	1956		51.5	15.7	117.0	35.7	6025.5	559.8
393	198 SENLAC RD	1956		51.5	15.7	117.0	35.7	6025.5	559.8
394	200 SENLAC RD	1940		71.3	21.7	117.0	35.7	8336.2	774.5
395	220 SENLAC RD	1950		40.0	12.2	144.8	44.1	5790.0	537.9
396	234 SENLAC RD	1959		50.0	15.2	123.7	37.7	6186.0	574.7
397	252 SENLAC RD	1952		40.9	12.5	138.0	42.1	5649.8	524.9
398	254 SENLAC RD	1950		43.0	13.1	138.0	42.1	5934.0	551.3
399	256 SENLAC RD			43.0	13.1	138.0	42.1	5934.0	551.3
400	258 SENLAC RD	1952		43.0	13.1	138.0	42.1	5934.0	551.3
401	260 SENLAC RD	1952		43.0	13.1	138.0	42.1	5934.0	551.3
402	262 SENLAC RD	1952		43.0	13.1	138.0	42.1	5934.0	551.3
403	264 SENLAC RD	1953		43.0	13.1	138.0	42.1	5934.0	551.3
404	5 STAFFORD RD	1958		53.4	16.3	112.5	34.3	6009.7	558.3
405	7 STAFFORD RD	1958		53.4	16.3	112.5	34.3	6009.7	558.3
406	9 STAFFORD RD	1962		53.2	16.2	112.5	34.3	5981.6	555.7
407	11 STAFFORD RD	1965		66.7	20.3	75.0	22.9	5000.3	464.5
408	29 STAFFORD RD	1960		60.0	18.3	130.0	39.6	7800.1	724.6
409	31 STAFFORD RD	1955		50.0	15.2	170.0	51.8	8500.0	789.7

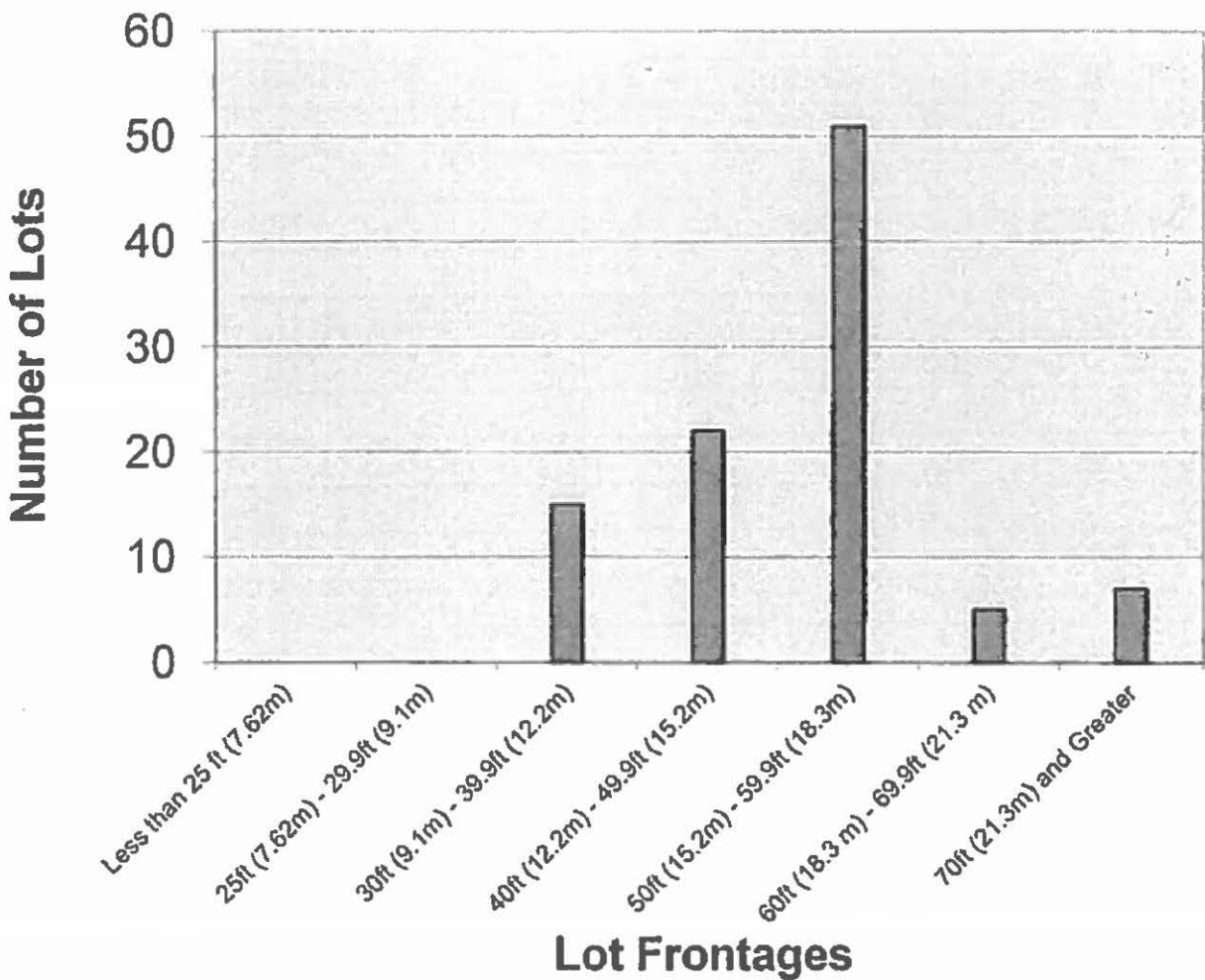
No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
410	35 STAFFORD RD	1952		66.7	20.3	130.0	39.6	8672.3	805.7
411	37 STAFFORD RD	1949		66.7	20.3	130.0	39.6	8672.3	805.7
412	39 STAFFORD RD	1950		40.0	12.2	130.0	39.6	5200.0	483.1
413	41 STAFFORD RD	1949		40.0	12.2	130.0	39.6	5200.0	483.1
414	43 STAFFORD RD	1950		40.0	12.2	130.0	39.6	5200.0	483.1
415	45 STAFFORD RD	1949		40.0	12.2	130.0	39.6	5198.6	483.0
416	57 STAFFORD RD	2013		50.0	15.2	149.5	45.6	7475.0	694.5
417	59 STAFFORD RD	1955		51.0	15.5	149.5	45.6	7624.5	708.3
418	61 STAFFORD RD	1955		51.0	15.5	149.5	45.6	7624.5	708.3
419	7 WYNN RD	1957		50.0	15.2	120.0	36.6	6000.0	557.4
420	8 WYNN RD	1958		50.0	15.2	150.0	45.7	7500.0	696.8
421	9 WYNN RD	1957		50.0	15.2	120.0	36.6	6000.0	557.4
422	10 WYNN RD	1958		50.0	15.2	150.0	45.7	7500.0	696.8
423	11 WYNN RD	1957		50.0	15.2	120.0	36.6	6000.0	557.4
424	12 WYNN RD	1958		50.0	15.2	150.0	45.7	7500.0	696.8
425	24 WYNN RD	1963		56.9	17.3	175.0	53.3	9953.4	924.7
426	25 WYNN RD	1962		50.0	15.2	150.0	45.7	7500.0	696.8
427	26 WYNN RD	1963		56.9	17.3	175.0	53.3	9955.7	924.9
428	27 WYNN RD	1962		50.0	15.2	150.0	45.7	7500.0	696.8
429	28 WYNN RD	2005		66.0	20.1	122.5	37.3	8276.7	768.9
430	29 WYNN RD	1962		47.0	14.3	150.0	45.7	7047.0	654.7
431	31 WYNN RD	1950		50.3	15.3	150.0	45.7	7549.5	701.4
432	32 WYNN RD	1961		50.5	15.4	150.0	45.7	14854.0	1,380.0
433	33 WYNN RD	1953		50.0	15.2	150.0	45.7	7500.0	696.8
434	34 WYNN RD	1964		59.0	18.0	150.0	45.7	8850.0	822.2
435	35 WYNN RD	1954		50.0	15.2	150.0	45.7	7500.0	696.8
436	46 WYNN RD	1968		48.7	14.8	150.0	45.7	7305.0	678.7
437	47 WYNN RD	1961		50.0	15.2	149.5	45.6	7475.0	694.5
438	48 WYNN RD	1961		50.0	15.2	150.0	45.7	7500.0	696.8
439	49 WYNN RD	1961		50.0	15.2	149.5	45.6	7475.0	694.5
440	50 WYNN RD	1961		50.0	15.2	150.0	45.7	7500.0	696.8
441	51 WYNN RD	1961		50.0	15.2	149.5	45.6	7475.0	694.5
442	52 WYNN RD	1961		50.0	15.2	150.0	45.7	7500.0	696.8



## Attachment B

<b>LOT STUDY RESULTS</b>		
(Lot Frontages on Ellerslie Ave between Senlac Road and Stafford Road)		
<b>Number of Lots In Study</b>	<b>100</b>	
<b>Lot Frontage Sizes</b>	<b>Number of Lots in Study Area</b>	
Less than 25 ft (7.62m)	0	
25ft (7.62m) - 29.9ft (9.1m)	0	
30ft (9.1m) - 39.9ft (12.2m)	15	
40ft (12.2m) - 49.9ft (15.2m)	22	
50ft (15.2m) - 59.9ft (18.3m)	51	
60ft (18.3 m) - 69.9ft (21.3 m)	5	
70ft (21.3m) and Greater	7	
<b>Total Lots in Study Area</b>	<b>100</b>	
	<b>ft</b>	<b>m</b>
Minimum Frontage	35.0	10.7
Maximum Frontage	75.0	22.9
Average Frontage	48.8	14.9
	<b>sq. ft.</b>	<b>sq. m</b>
Minimum Area	5,045.6	468.7
Maximum Area	21,350.0	1,983.4
Average Area	9,312.8	865.2
	<b>acres</b>	<b>hectares</b>
Total Lot Study Area	21.4	8.7
Units Per Acre/Hectare	4.7	11.6

# Lot Frontages on Ellerslie Ave between Senlac & Stafford Roads



# LOT STUDY RESULTS

(Lots on Ellerslie Avenue between Senlac Road and Stafford Road)

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
1	271 ELLERSLIE AVE	1954		58.5	17.8	130.0	39.6	7603.9	706.4
2	273 ELLERSLIE AVE	1954		58.5	17.8	130.0	39.6	7605.0	706.5
3	274 ELLERSLIE AVE	1956		40.0	12.2	144.8	44.1	5790.0	537.9
4	275 ELLERSLIE AVE	1960		50.0	15.2	304.0	92.7	15200.0	1412.1
5	276 ELLERSLIE AVE	1942		37.0	11.3	144.8	44.1	5355.8	497.6
6	280 ELLERSLIE AVE	1939		75.0	22.9	143.3	43.7	10749.7	998.7
7	281 ELLERSLIE AVE	2006		50.0	15.2	304.0	92.7	15200.0	1412.1
8	282 ELLERSLIE AVE	1922		75.0	22.9	143.3	43.7	10749.7	998.7
9	283 ELLERSLIE AVE	1960		50.0	15.2	304.0	92.7	15200.0	1412.1
10	285 ELLERSLIE AVE	1930		50.0	15.2	305.0	93.0	15250.0	1416.8
11	286 ELLERSLIE AVE	1942		37.5	11.4	143.3	43.7	5374.8	499.3
12	288 ELLERSLIE AVE	1953		37.5	11.4	142.3	43.4	5334.4	495.8
13	289 ELLERSLIE AVE	1968		50.0	15.2	305.0	93.0	15250.0	1416.8
14	291 ELLERSLIE AVE	1930		57.0	17.4	305.1	93.0	17389.5	1615.5
15	292 ELLERSLIE AVE	1952		73.0	22.3	142.3	43.4	10384.3	964.7
16	293 ELLERSLIE AVE	1956		40.0	12.2	305.0	93.0	12200.0	1133.4
17	294 ELLERSLIE AVE	1984		52.0	15.9	142.3	43.4	7397.0	687.2
18	295 ELLERSLIE AVE	1958		40.0	12.2	304.8	92.9	12191.9	1132.7
19	296 ELLERSLIE AVE	1978		50.0	15.2	142.8	43.5	7143.0	663.6
20	298 ELLERSLIE AVE	1978		50.0	15.2	142.8	43.5	6969.8	647.5
21	301 ELLERSLIE AVE	1949		63.0	19.2	304.3	92.7	19166.3	1780.6
22	302 ELLERSLIE AVE	1980		50.0	15.2	143.3	43.7	7166.5	665.8
23	308 ELLERSLIE AVE	1985		50.0	15.2	143.3	43.7	7166.5	665.8
24	307 ELLERSLIE AVE	1946		70.0	21.3	305.0	93.0	21350.0	1983.5
25	309 ELLERSLIE AVE	1977		47.0	14.3	305.5	93.1	14387.2	1334.8
26	310 ELLERSLIE AVE	1977		60.0	18.3	143.3	43.7	8599.8	799.0
27	311 ELLERSLIE AVE	1977		47.0	14.3	305.8	93.2	14372.4	1335.2
28	312 ELLERSLIE AVE	1952		73.0	22.3	140.0	42.7	10220.0	949.5
29	313 ELLERSLIE AVE	1952		69.0	21.0	306.0	93.3	21113.9	1961.6
30	316 ELLERSLIE AVE	1924		35.0	10.7	144.2	43.9	5045.6	468.8
31	318 ELLERSLIE AVE	1966		40.0	12.2	144.2	43.9	5766.4	535.7
32	319 ELLERSLIE AVE			50.0	15.2	300.0	91.4	15000.0	1393.6
33	320 ELLERSLIE AVE	1928		75.0	22.9	150.0	45.7	11250.0	1045.2
34	321 ELLERSLIE AVE	1958		50.0	15.2	150.0	45.7	7500.0	696.8
35	324 ELLERSLIE AVE	1960		50.0	15.2	150.0	45.7	7500.0	696.8
36	325 ELLERSLIE AVE	1925		50.0	15.2	300.0	91.4	15000.0	1393.6
37	326 ELLERSLIE AVE	1957		50.0	15.2	150.0	45.7	7500.0	696.8
38	327 ELLERSLIE AVE	1921		55.0	16.8	300.0	91.4	16500.0	1532.9
39	328 ELLERSLIE AVE	1960		50.0	15.2	150.0	45.7	7500.0	696.8
40	330 ELLERSLIE AVE	1957		50.0	15.2	149.5	45.6	7475.0	694.5
41	331 ELLERSLIE AVE	1948		45.0	13.7	300.0	91.4	13500.0	1254.2
42	332 ELLERSLIE AVE	1957		50.0	15.2	149.5	45.6	7475.0	694.5
43	333 ELLERSLIE AVE	1983		50.0	15.2	150.0	45.7	7500.0	696.8
44	334 ELLERSLIE AVE	1957		50.0	15.2	149.5	45.6	7475.4	694.5
45	337 ELLERSLIE AVE	1988		50.0	15.2	125.0	38.1	6250.0	580.6
46	339 ELLERSLIE AVE	1947		50.0	15.2	125.0	38.1	6250.0	580.6
47	351 ELLERSLIE AVE	1964		60.0	18.3	105.0	32.0	6300.0	585.3
48	352 ELLERSLIE AVE	1953		50.0	15.2	149.6	45.6	7478.7	694.8
49	354 ELLERSLIE AVE	1962		50.0	15.2	149.6	45.6	7479.0	694.8
50	356 ELLERSLIE AVE	1976		50.0	15.2	150.0	45.7	7500.0	696.8
51	360 ELLERSLIE AVE	1942		50.0	15.2	143.0	43.8	7150.0	664.3
52	362 ELLERSLIE AVE	1947		50.0	15.2	141.9	43.3	7095.0	659.2
53	363 ELLERSLIE AVE	1972		60.0	18.3	140.0	42.7	8400.0	780.4
54	364 ELLERSLIE AVE	1965		50.0	15.2	141.9	43.3	7095.5	659.2
55	365 ELLERSLIE AVE			50.0	15.2	150.0	45.7	7500.0	696.8

No.	Address	Year Built	Zoning Category	Frontage (FT)	Frontage (M)	Depth (FT)	Depth (M)	Area (SQ. FT)	Area (SQ. M)
56	367 ELLERSLIE AVE	1958		50.0	15.2	150.0	45.7	7500.0	696.8
57	368 ELLERSLIE AVE	1958		50.0	15.2	141.9	43.3	7096.5	659.3
58	369 ELLERSLIE AVE	1958		50.0	15.2	150.0	45.7	7500.0	696.8
59	370 ELLERSLIE AVE	1946		50.0	15.2	143.0	43.6	7150.0	664.3
60	371 ELLERSLIE AVE	1968		42.6	13.0	300.0	91.4	12780.0	1,187.3
61	373 ELLERSLIE AVE	1968		42.6	13.0	300.0	91.4	12780.0	1,187.3
62	375 ELLERSLIE AVE	1953		35.0	10.7	300.0	91.4	10500.0	975.5
63	377 ELLERSLIE AVE	1950		40.0	12.2	300.0	91.4	12000.0	1,114.8
64	379 ELLERSLIE AVE	1948		40.0	12.2	300.0	91.4	12000.0	1,114.8
65	380 ELLERSLIE AVE	1967		50.0	15.2	140.0	42.7	7000.0	650.3
66	381 ELLERSLIE AVE	2005		40.0	12.2	156.0	47.6	6239.9	579.7
67	382 ELLERSLIE AVE	1967		50.0	15.2	140.0	42.7	7000.0	650.3
68	383 ELLERSLIE AVE	1951		40.0	12.2	156.9	47.8	6274.0	582.9
69	384 ELLERSLIE AVE	1967		40.0	12.2	140.0	42.7	5600.0	520.3
70	388 ELLERSLIE AVE	1967		40.0	12.2	151.0	46.0	6039.9	561.1
71	387 ELLERSLIE AVE			40.0	12.2	156.8	47.8	6270.0	582.5
72	399 ELLERSLIE AVE	1939		50.0	15.2	155.7	47.5	7787.1	723.4
73	400 ELLERSLIE AVE	1964		45.0	13.7	150.0	45.7	6752.0	627.3
74	402 ELLERSLIE AVE	1966		40.0	12.2	150.0	45.7	6000.0	557.4
75	403 ELLERSLIE AVE	1981		50.0	15.2	155.7	47.5	7787.5	723.5
76	404 ELLERSLIE AVE	1966		40.0	12.2	150.0	45.7	6000.0	557.4
77	405 ELLERSLIE AVE	1943		50.0	15.2	155.7	47.5	7787.5	723.5
78	406 ELLERSLIE AVE	1950		50.0	15.2	149.8	45.7	7492.5	696.1
79	407 ELLERSLIE AVE	1939		50.0	15.2	306.8	93.5	15341.5	1,425.3
80	408 ELLERSLIE AVE	1948		50.0	15.2	300.0	91.4	15000.0	1,393.6
81	409 ELLERSLIE AVE	1984		37.5	11.4	300.0	91.4	11250.0	1,045.2
82	411 ELLERSLIE AVE	1972		37.5	11.4	307.5	93.7	11530.8	1,071.3
83	412 ELLERSLIE AVE	1968		37.1	11.3	160.0	48.8	5930.7	551.0
84	414 ELLERSLIE AVE	1968		37.5	11.4	160.0	48.8	6001.1	557.5
85	417 ELLERSLIE AVE	1966		37.5	11.4	300.0	91.4	11250.0	1,045.2
86	419 ELLERSLIE AVE	1966		37.5	11.4	300.0	91.4	11250.0	1,045.2
87	420 ELLERSLIE AVE	1949		50.0	15.2	138.3	42.2	6916.5	642.6
88	421 ELLERSLIE AVE	1981		50.0	15.2	232.3	70.8	11616.5	1,079.2
89	422 ELLERSLIE AVE	1988		37.5	11.4	134.9	41.1	5059.1	470.0
90	424 ELLERSLIE AVE	1951		55.0	16.8	137.0	41.8	7534.9	700.0
91	425 ELLERSLIE AVE	1961		50.0	15.2	233.0	71.0	11650.0	1,082.3
92	428 ELLERSLIE AVE	1961		40.0	12.2	199.7	60.9	7986.4	742.0
93	429 ELLERSLIE AVE	1977		50.0	15.2	233.0	71.0	11650.0	1,082.3
94	430 ELLERSLIE AVE	1955		40.0	12.2	150.0	45.7	6000.0	557.4
95	431 ELLERSLIE AVE	1948		37.5	11.4	268.0	81.7	10050.0	933.7
96	432 ELLERSLIE AVE	1954		40.0	12.2	150.0	45.7	6000.0	557.4
97	434 ELLERSLIE AVE	1954		50.0	15.2	140.0	42.7	6999.7	650.3
98	435 ELLERSLIE AVE	1948		37.5	11.4	146.7	44.7	5499.7	510.9
99	439 ELLERSLIE AVE	1948		75.0	22.9	80.0	24.4	5999.0	557.3
100	422 A ELLERSLIE AVE	1988		37.5	11.4	135.4	41.3	5076.4	471.6