



STAFF REPORT
Committee of Adjustment
Application

Date:	September 26, 2016
To:	Chair and Committee Members of the Committee of Adjustment North York District
From:	Joe Nanos, Director, Community Planning, North York District
Ward:	Ward 25 (Don Valley West)
Reference:	File No: B0060/15NY; A1021/15NY; A1022/15NY Address: 16 RANLEIGH AVENUE Application to be heard: Thursday, October 6, 2016

RECOMMENDATION

Consent Application B0060/15NY

1. Should the Committee choose to approve this application for consent, staff recommend that it be made subject to the following conditions:
 - a. Confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.
 - b. 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.
 - c. 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.
 - d. 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.

- e. This Decision shall become null and void within 12 months unless the Certificate of the Committee of Adjustment is affixed to the relevant documents.

Minor Variance Applications A1021/15NY and A1022/15NY

1. Should the Committee choose to approve these applications for minor variance, staff recommend that the following variances first be modified to be more in keeping with the intent of the Zoning By-laws:
 - a. Variance Nos. 3 and 7 (A1021/15NY) and 3 and 9 (A1022/15NY) with respect to the proposed building height;
 - b. Variance No. 4 (A1021/15NY) and 4 (A1022/15NY) with respect to the height of the side exterior main walls; and
 - c. Variance Nos. 5 and 6 (A1022/15NY) with respect to the proposed floor space index and gross floor area.
2. Further, staff recommend that the following conditions be attached:
 - a. The proposal be developed in accordance with the site plan submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, September 20, 2016.
 - b. The driveway and parking pad located at 16A Ranleigh Avenue be constructed using permeable surfaces.

APPLICATION

CONSENT REQUESTED:

The applicant proposes to obtain consent to sever the property into two undersized residential lots.

Retained - Parts 1 and 2 (16A Ranleigh)

Address to be assigned

The proposed frontage is 8.28m. The proposed minimum lot area is 219.7m². The property will be redeveloped as the western half of a new semi-detached dwelling requiring variances to the applicable Zoning By-law(s) as outlined in application A1021/15NY. There is an existing easement on PART 1.

Conveyed - Part 3 (16B Ranleigh)

Address to be assigned

The proposed frontage is 5.58m. The proposed minimum lot area is 160.25m². The property will be redeveloped as the eastern half of a new semi-detached dwelling requiring variances to the applicable Zoning By-law(s) as outlined in application A1022/15NY.

MINOR VARIANCES REQUESTED:

Application No. A1021/15NY

This application is to construct the western half of a new three-storey semi-detached dwelling. The existing dwelling would be demolished. File Numbers B0060/15NY, A1021/15NY, and A1022/15NY will be considered jointly.

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

1. **Chapter 10.5.50.10.(3) - Rear Yard Landscaping, Zoning By-law 569-2013**
A lot with a residential building, other than an apartment building, must have a minimum of 50% of the rear yard for soft landscaping, if the lot frontage is greater than 6.0m.
The proposed rear yard landscaping is 29.2% (19.18m²).
2. **Chapter 10.10.30.10.(1), Zoning By-law 569-2013**
The required minimum lot area is 225m².
The proposed minimum lot area is 219.7m².
3. **Chapter 10.10.40.10.(1), Zoning By-law 569-2013**
The maximum permitted height of a building or structure is 10.0m.
The proposed height of the building/structure is 10.50m.
4. **Chapter 10.10.40.10.(2), Zoning By-law 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.58m.
5. **Chapter 10.10.40.40.(1), Zoning By-law 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot: 131.82m².
The proposed floor space index is 0.87 times the area of the lot: 191.2m².
6. **Section 6(3) Part I 1, Zoning By-law 438-86**
The by-law limits the residential gross floor area in the area zoned R2 to 0.6 times the area of the lot: 131.82m².
The proposed residential gross floor area of the building is 191.2m².

7. **Section 4(2), Zoning By-law 438-86**
The by-law permits a maximum height of 10.0m.
The proposed building height is 10.5m.
8. **Section 6(3) Part III 1(a), Zoning By-law 438-86**
The by-law requires a minimum of 30% of the lot to be used for landscape open space.
The proposed landscape open space is equal to 17.2% of the lot.
9. **Section 6(3) Part II (4), Zoning By-law 438-86**
The by-law requires a building to have a minimum setback of 7.50m to the rear lot line.
The proposed building will have a rear yard setback of 0.0m.

Application No. A1022/15NY

This application is to construct the eastern half of a new three-storey semi-detached dwelling. The existing dwelling would be demolished. File Numbers B0060/15NY, A1021/15NY, and A1022/15NY will be considered jointly.

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

1. **Chapter 10.10.30.10.(1), Toronto Zoning By-law 569-2013**
The required minimum lot area is 225m².
The proposed minimum lot area is 160.25m².
2. **Chapter 10.10.30.20.(1), Toronto Zoning By-law 569-2013**
The required minimum lot frontage is 7.5m².
The proposed lot frontage is 5.58m².
3. **Chapter 10.10.40.10.(1), Toronto Zoning By-law 569-2013**
The maximum permitted height of a building or structure is 10.0m.
The proposed height of the building/structure is 10.50m.
4. **Chapter 10.10.40.10.(2), Toronto Zoning By-law 569-2013**
The permitted maximum height of all side exterior main walls facing a side lot line is 7.5m.
The proposed height of the side exterior main walls facing a side lot line is 9.58m.
5. **Chapter 10.10.40.40.(1), Toronto Zoning By-law 569-2013**
The permitted maximum floor space index is 0.6 times the area of the lot: 96.15m².
The proposed floor space index is 1.19 times the area of the lot: 191.2m².
6. **Section 6(3) Part I 1, Zoning By-law 438-86**

The by-law limits the residential gross floor area in the area zoned R2 to 0.6 times the area of the lot: 96.15m².

The proposed residential gross floor area of the building is 191.2m².

7. **Section 6(3) Part IX 19A), Zoning By-law 438-86**
The by-law requires the proposed lot(s) to be capable of being conveyed in accordance with the provisions of the Planning Act.
The proposed lots require severance consent from the Committee of Adjustment prior to the issuance of a building permit.
8. **Section 6(3) Part VII 1(II), Zoning By-law 438-86**
The by-law requires the lot to have a minimum lot frontage of 6m.
The proposed lot frontage is 5.58m.
9. **Section 4(2), Zoning By-law 438-86**
The by-law permits a maximum height of 10.0m.
The proposed building height is 10.50m.
10. **Section 4(4), Zoning By-law 438-86**
The by-law requires a minimum of 1 parking space for a detached dwelling.
The proposed number of parking spaces is 0.
11. **Section 6(3) Part II (4), Zoning By-law 438-86**
The by-law requires a building to have a minimum setback of 7.50m to the rear lot line.
The proposed building will have a rear yard setback of 0.0m

COMMENTS

The subject property is located on the north side of Ranleigh Avenue, east of Yonge Street. It is zoned *R2 Z0.6* under the City of Toronto Zoning By-law No. 438-86 and *R (7.5; d0.6) (x933)* in the new City of Toronto Zoning By-law No. 569-2013. The site is designated *Neighbourhoods* in the City of Toronto Official Plan.

Consent

The applicant proposes to obtain consent to sever the subject property, creating two residential lots. The existing property has a frontage of approximately 13.86 metres and a lot area of approximately 379.95 square metres. Of the proposed lots, 16A Ranleigh Avenue would have a lot frontage of 8.28 metres and a lot area of 219.7 square metres and 16B Ranleigh Avenue would have a lot frontage of 5.58 metres and a lot area of 160.25 square metres.

A review of nearby residential properties within the study area, which include those lots located generally in the area bounded by Bowood Avenue to the north, Mount Pleasant

Road to the east, Wanless Avenue to the south, and the residential zoning boundary to the west, was completed. Within this study area, lot frontages range between 4.3 and 15.5 metres, with an average lot frontage of 7.7 metres. Of the lots surveyed, lot areas range between 137.8 square metres and 689.6 square metres with an average lot area of 307.5 square metres.

Minor Variances

The applications request variances to permit a building height of 10.5 metres under both By-law No. 438-86 and By-law No. 569-2013 for each of the proposed dwellings at 16A Ranleigh Avenue (A1021/15NY) and 16B Ranleigh Avenue (A1022/15NY), whereas the Zoning By-laws permit a maximum building height of 10 metres. Building height provisions are devised, in part, to regulate the size of structures. The applications also request variances under By-law No. 569-2013 to permit each of the proposed dwellings to have a side exterior main wall height of 9.58 metres (A1021/15NY and A1022/15NY), whereas a maximum of 7.5 metres is permitted. Staff are of the opinion that the building heights and side exterior main wall heights proposed for both 16A Ranleigh Avenue (A1021/15NY) and 16B Ranleigh Avenue (A1022/15NY) should be modified to be more in keeping with the intent of the zoning by-laws.

The proposal also requests variances to permit a floor space index and gross floor area of 0.87 times the area of the lot for 16A Ranleigh Avenue (A1021/15NY) and 1.19 times the area of the lot for 16B Ranleigh Avenue (A1022/15NY), whereas both Zoning By-law No. 438-86 and By-law No. 569-2013 permit a maximum floor space index and gross floor area of 0.6 times the area of the lot. Floor space index and gross floor area restrictions are devised, in part, to regulate the size of structures on a given lot. Although several approvals to permit a floor space index and gross floor area greater than what is permitted under the Zoning By-laws have been approved by the Committee of Adjustment in this area, approvals have generally ranged between 0.7 and 0.9 times the area of the lot. Staff are of the opinion that the proposed floor space index and gross floor area for the dwelling proposed at 16A Ranleigh Avenue should be modified to be more in keeping with the intent of the zoning by-laws.

Further, variances are being requested to permit a reduced rear yard setback of 0 metres for both 16A Ranleigh Avenue (A1021/15NY) and 16B Ranleigh Avenue (A1022/15NY). The reduced rear yard setbacks are requested to accommodate a jog in the property line that divides 16A Ranleigh Avenue from 16B Ranleigh Avenue. To ensure that the dwellings are constructed as shown, staff recommend that the proposal be developed in accordance with the site plan submitted to the Committee of Adjustment, date stamped received by the City of Toronto Planning Division, September 20, 2016.

Variances are also being requested under file number A1021/15NY to permit reduced landscaping for the property at 16A Ranleigh Avenue. The landscaping variances are due, in part, to an existing 3.06 metre wide driveway that provides access to the rear of the site as well as to the adjacent property to the rear. This portion of the property (Part 1) is subject to an easement. Landscaping provisions are devised, in part, to ensure proper

stormwater management on site. In order to ensure that rainwater and snowmelt can be managed on site, staff recommend that that the driveway and the parking pad be constructed with permeable surfaces.

Recommendations

Should the Committee choose to approve this application for consent, staff recommend that the approval be subject to the conditions as set out under the heading *Consent Application B0060/15NY* in the *Recommendation* section of this report.

Should the Committee choose to approve these applications for minor variance, staff recommend that variance numbers 3 and 7 (A1021/15NY) and 3 and 9 (A1022/15NY) with respect to the proposed building height; variance numbers 4 (A1021/16NY) and 4 (A1022/15NY) with respect to the height of the side exterior main walls; and variance numbers 5 and 6 (A1022/15NY) with respect to the proposed floor space index and gross floor area first be reduced to be more in keeping with the intent of the Zoning By-laws. Further, staff recommend that the applications be subject to the conditions as set out under the heading *Minor Variance Applications A1021/15NY and A1022/15NY* in the *Recommendation* section of this report.

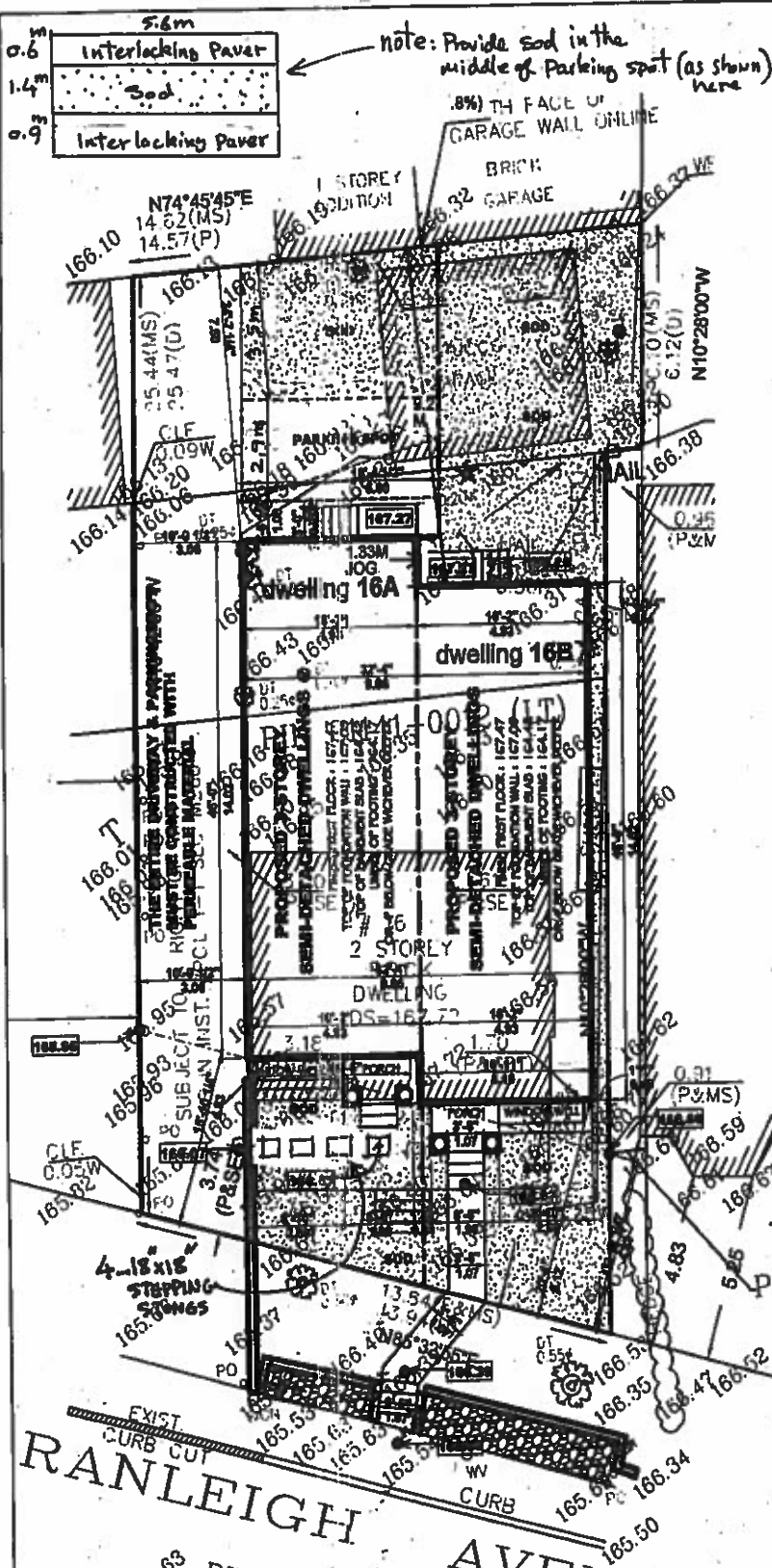
CONTACT

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SIGNATURE



for Joe Nanos
Director, Community Planning, North York District
B0060/15NY; A1021/15NY; A1022/15NY



PROPOSED RESIDENCE FOR 16 RANLEIGH AVENUE

Zoning Data Matrix	
RD (7.0, d 0.8)(d833)	Proposed
Lot #	Parts of Lots 1 & 2
Plan #	M-260
Lot Area	4090 sq. - 579.95m ²
Ave. Grade @ CL Street	166.27
Frontage	13.04m
Height	10.60m
Length	14.02m

16 RANLEIGH AVE.(dwelling A)

Lot Area	2965 sq. - 219.7m ²
Front Yard Area	41.99m ²
Driveway Area	14.06m ²
Porch and Walkway Area	9.5m ²
Landscape Open Space Area	27.93m ² (66.52%)
Soft Landscaping Area	21.42m ² (76.7%)
Building Area(Coverage)	776 sq. - 72.1m ² (32.02 %)
Main Floor Area	747 sq. - 69.4m ²
Second Floor Area	747 sq. - 69.4m ²
Third Floor Area	564 sq. - 52.4m ²
Gross Floor Area	2058 sq. - 191.2m ² (67.02%)

16 RANLEIGH AVE.(dwelling B)

Lot Area	1725 sq. - 160.25m ²
Front Yard Area	30.96m ²
Driveway Area	0
Porch and Walkway Area	9.5m ²
Landscape Open Space Area	30.96m ² (100%)
Soft Landscaping Area	21.68m ² (70%)
Building Area(Coverage)	776 sq. - 72.1m ² (44.99 %)
Main Floor Area	747 sq. - 69.4m ²
Second Floor Area	747 sq. - 69.4m ²
Third Floor Area	564 sq. - 52.4m ²
Gross Floor Area	2056 sq. - 191.2m ² (119.31%)

16A LANDSCAPING STATISTICS:

Total Landscaping:	37.87m ²
Front Yard hard & soft landscaping:	27.93m ²
Front Yard soft landscaping:	21.42m ²
Rear Yard hard landscaping:	22.28m ²
Rear Yard soft landscaping:	20.86m ²

16B LANDSCAPING STATISTICS:

Total Landscaping:	79.38m ²
Front Yard hard & soft landscaping:	30.96m ²
Front Yard soft landscaping:	21.69m ²
Rear Yard hard landscaping:	2.29m ²
Rear Yard soft landscaping:	50.50m ²

RECEIVED
 SEP 20 2016
 Toronto City Planning
 North York District

Designed By: All Shaker T.416 8188551 F.416 2588900 ARCICA INC.	Project: 16 RANLEIGH AVENUE	Date: Sep. 25, 2014 - Issued for Severance Jun. 15, 2016 - Issued for Severance 2 Jul 18, 2016 - Issued for COA Sep 15, 2016 - Issued for COA	1. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE. 2. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. 3. DO NOT SCALE DRAWINGS. 4. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO PAA ASSOCIATES IN WRITING AND SUBMITTED WRITTEN CONFIRMATION PRIOR TO COMMENCEMENT OF THE WORK. 4. USE ONLY LATEST REVISED DRAWINGS OF THOSE THAT
Drawing: SITE PLAN	Scale:	Page:	THIS UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN & HAS THE QUALIFICATIONS & MEET THE REQUIREMENTS SET OUT IN THE O.B.C. TO BE DESIGNER

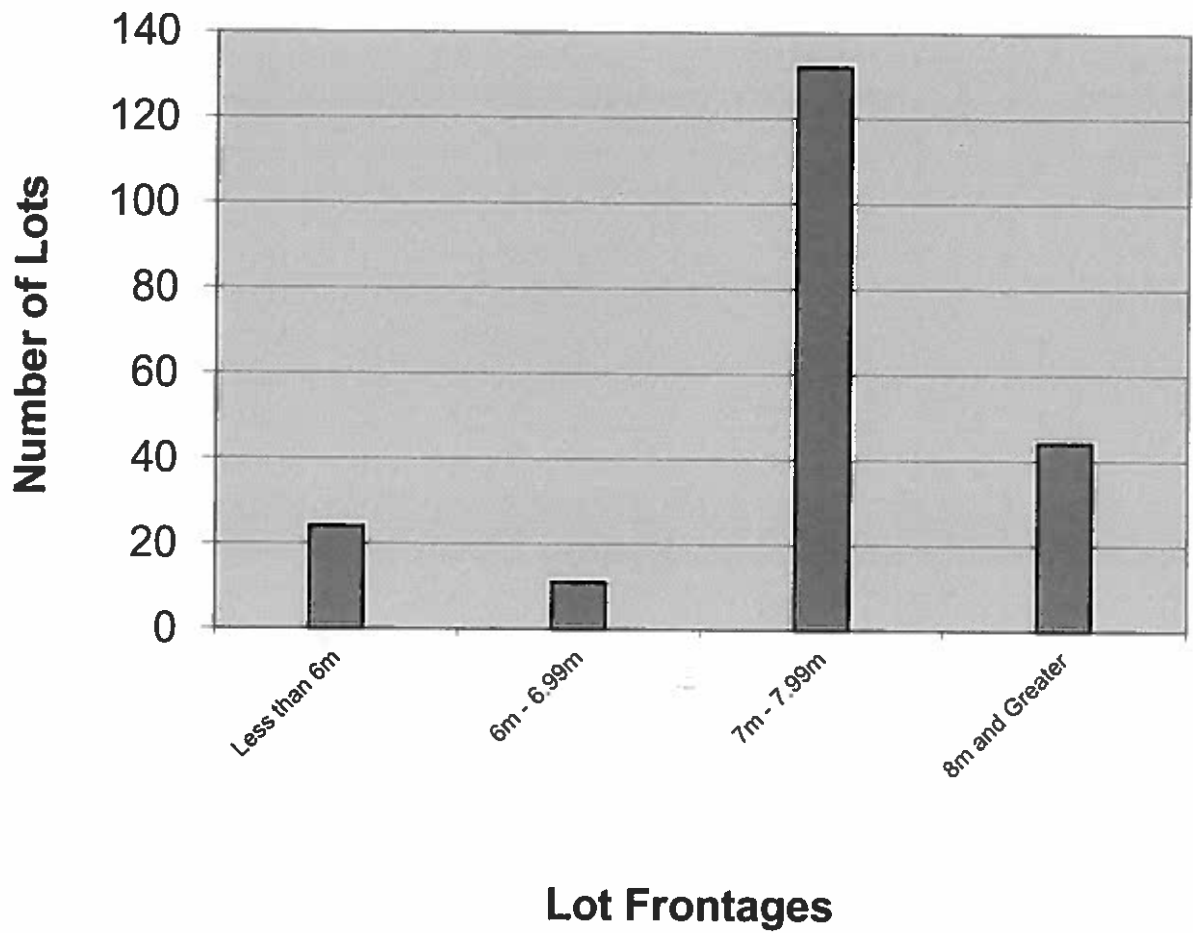
LOT STUDY RESULTS

(Study Area For Lots Surrounding 16 Ranleigh Ave)

Number of Lots In Study **211**

Lot Frontage Sizes	Number of Lots in Study Area	
Less than 6m	24	
6m - 6.99m	11	
7m - 7.99m	132	
8m and Greater	44	
Total Lots in Study Area	211	
	ft	m
Minimum Frontage	14.0	4.3
Maximum Frontage	51.0	15.5
Average Frontage	25.3	7.7
	sq. ft.	sq. m
Minimum Area	1,483.4	137.8
Maximum Area	7,422.7	689.6
Average Area	3,310.3	307.5
	acres	hectares
Total Lot Study Area	16.0	6.5
Units Per Acre/Hectare	13.2	32.5

Various Lot Frontage Sizes for Lots Surrounding 16 Ranleigh Ave



LOT STUDY RESULTS

(Study Area For Lots Surrounding 16 Ranleigh Ave)

No.	Address	Frontage (FT)	Frontage (M)	Area (SQ. FT)	Area (SQ. M)
20	BOWOOD AVE	25.0	7.6	2336.0	217.0
21	BOWOOD AVE	26.0	7.9	3500.8	325.2
22	BOWOOD AVE	23.0	7.0	2821.9	262.2
23	BOWOOD AVE	28.0	8.5	3131.0	290.9
24	BOWOOD AVE	25.0	7.6	3298.1	306.4
25	BOWOOD AVE	25.0	7.6	2761.1	256.5
27	BOWOOD AVE	24.9	7.6	2773.1	257.6
28	BOWOOD AVE	25.0	7.6	3132.9	291.1
31	BOWOOD AVE	24.9	7.6	3756.9	349.0
32	BOWOOD AVE	24.9	7.6	2840.6	263.9
33	BOWOOD AVE	20.0	6.1	4417.2	410.4
36	BOWOOD AVE	24.9	7.6	3336.7	310.0
37	BOWOOD AVE	17.1	5.2	1926.1	178.9
38	BOWOOD AVE	24.9	7.6	3075.8	285.7
39	BOWOOD AVE	32.0	9.8	4168.1	387.2
40	BOWOOD AVE	25.0	7.6	3199.8	297.3
42	BOWOOD AVE	25.0	7.6	2960.7	275.1
43	BOWOOD AVE	25.0	7.6	2782.9	258.5
45	BOWOOD AVE	25.0	7.6	2802.6	260.4
46	BOWOOD AVE	25.0	7.6	3193.2	296.7
48	BOWOOD AVE	24.0	7.3	2821.2	262.1
49	BOWOOD AVE	25.0	7.6	2690.0	249.9
50	BOWOOD AVE	25.0	7.6	3357.7	311.9
53	BOWOOD AVE	25.0	7.6	2957.9	274.8
54	BOWOOD AVE	27.0	8.2	3301.6	306.7
57	BOWOOD AVE	25.0	7.6	2793.2	259.5
58	BOWOOD AVE	23.0	7.0	2591.4	240.8
59	BOWOOD AVE	25.0	7.6	2814.4	261.5
61	BOWOOD AVE	16.0	4.9	1738.4	161.5
62	BOWOOD AVE	23.0	7.0	2948.9	274.0
63	BOWOOD AVE	16.0	4.9	1892.6	175.8
64	BOWOOD AVE	24.0	7.3	2871.1	266.7
65	BOWOOD AVE	16.0	4.9	1893.9	176.0
66	BOWOOD AVE	23.0	7.0	2895.5	269.0
68	BOWOOD AVE	23.0	7.0	3056.5	284.0
69	BOWOOD AVE	25.0	7.6	2760.7	256.5
70	BOWOOD AVE	29.0	8.8	3811.7	354.1
73	BOWOOD AVE	25.0	7.6	2718.2	252.5
74	BOWOOD AVE	25.0	7.6	3272.5	304.0
77	BOWOOD AVE	24.9	7.6	2942.6	273.4
81	BOWOOD AVE	24.9	7.6	2627.9	244.1
84	BOWOOD AVE	16.0	4.9	1483.4	137.8
85	BOWOOD AVE	24.9	7.6	2770.9	257.4
86	BOWOOD AVE	16.0	4.9	1819.1	169.0
87	BOWOOD AVE	25.0	7.6	2931.5	272.3
88	BOWOOD AVE	16.0	4.9	1789.2	166.2
89	BOWOOD AVE	27.6	8.4	3067.4	285.0
90	BOWOOD AVE	25.0	7.6	2928.7	272.1
92	BOWOOD AVE	25.0	7.6	3242.5	301.2
93	BOWOOD AVE	22.0	6.7	2460.6	228.6
95	BOWOOD AVE	25.0	7.6	2752.8	255.7
96	BOWOOD AVE	25.0	7.6	2810.0	261.1
99	BOWOOD AVE	25.0	7.6	2736.2	254.2
100	BOWOOD AVE	25.0	7.6	3200.0	297.3
101	BOWOOD AVE	25.0	7.6	2925.5	271.8
104	BOWOOD AVE	25.0	7.6	3116.9	289.6
105	BOWOOD AVE	25.0	7.6	2784.3	258.7
107	BOWOOD AVE	21.0	6.4	2227.9	207.0
108	BOWOOD AVE	25.0	7.6	3093.0	287.3
109	BOWOOD AVE	20.7	6.3	2330.2	216.5
110	BOWOOD AVE	24.9	7.6	3123.5	290.2

No.	Address	Frontage (FT)	Frontage (M)	Area (SQ. FT)	Area (SQ. M)
112	BOWOOD AVE	26.9	8.2	3279.6	304.7
114	BOWOOD AVE	23.0	7.0	3253.9	302.3
115	BOWOOD AVE	35.0	10.7	3895.8	361.9
116	BOWOOD AVE	25.0	7.6	2884.4	268.0
117	BOWOOD AVE	32.0	9.8	3982.7	370.0
121	BOWOOD AVE	31.8	9.7	4799.7	445.9
122	BOWOOD AVE	24.9	7.6	3090.6	287.1
125	BOWOOD AVE	25.0	7.6	3815.9	354.5
127	BOWOOD AVE	25.0	7.6	3588.6	333.4
128	BOWOOD AVE	25.0	7.6	3217.2	298.9
129	BOWOOD AVE	25.0	7.6	3603.5	334.8
130	BOWOOD AVE	25.0	7.6	2991.6	277.9
132	BOWOOD AVE	24.9	7.6	3111.8	289.1
135	BOWOOD AVE	50.0	15.2	7422.7	689.6
136	BOWOOD AVE	24.9	7.6	3119.0	289.8
138	BOWOOD AVE	24.8	7.6	3122.3	290.1
140	BOWOOD AVE	24.9	7.6	3133.1	291.1
141	BOWOOD AVE	24.9	7.6	3728.9	346.4
142	BOWOOD AVE	24.9	7.6	3102.7	288.2
143	BOWOOD AVE	24.9	7.6	3747.6	348.2
144	BOWOOD AVE	25.0	7.6	3446.5	320.2
147	BOWOOD AVE	24.9	7.6	3741.1	347.6
148	BOWOOD AVE	25.0	7.6	3119.5	289.8
149	BOWOOD AVE	24.9	7.6	3762.3	349.5
150	BOWOOD AVE	30.0	9.1	3184.6	295.9
151	BOWOOD AVE	25.0	7.6	3706.2	344.3
152	BOWOOD AVE	20.0	6.1	2702.4	251.1
153	BOWOOD AVE	18.7	5.7	2790.6	259.3
155	BOWOOD AVE	18.7	5.7	2826.6	262.6
157	BOWOOD AVE	20.0	6.1	3003.9	279.1
159	BOWOOD AVE	16.0	4.9	2655.7	246.7
9	DEAL AVE	46.0	14.0	4916.9	456.8
11	DEAL AVE	24.9	7.6	2278.8	211.7
15	DEAL AVE	24.9	7.6	2322.3	215.7
1562	MOUNT PLEASANT RD	35.3	10.8	3397.9	315.7
1566	MOUNT PLEASANT RD	39.5	12.0	1524.3	141.6
1620	MOUNT PLEASANT RD	38.0	11.6	1815.8	168.7
15	RANLEIGH AVE	16.0	4.9	1579.1	146.7
17	RANLEIGH AVE	17.0	5.2	2282.6	212.1
18	RANLEIGH AVE	51.0	15.5	7098.1	659.4
19	RANLEIGH AVE	24.0	7.3	2594.1	241.0
21	RANLEIGH AVE	20.0	6.1	2023.2	188.0
24	RANLEIGH AVE	17.7	5.4	3449.6	320.5
25	RANLEIGH AVE	31.0	9.5	2986.8	277.5
26	RANLEIGH AVE	17.7	5.4	3751.0	348.5
28	RANLEIGH AVE	32.0	9.8	3901.8	362.5
29	RANLEIGH AVE	31.0	9.5	3003.5	279.0
31	RANLEIGH AVE	24.0	7.3	2767.9	257.1
32	RANLEIGH AVE	25.0	7.6	3387.1	314.7
36	RANLEIGH AVE	25.0	7.6	3443.6	319.9
42	RANLEIGH AVE	25.0	7.6	3635.6	337.8
46	RANLEIGH AVE	25.0	7.6	3947.9	366.8
47	RANLEIGH AVE	33.8	10.3	6424.8	596.9
74	RANLEIGH AVE	23.6	7.2	4382.2	407.1
76	RANLEIGH AVE	23.6	7.2	4383.0	407.2
78	RANLEIGH AVE	26.0	7.9	5329.0	495.1
80	RANLEIGH AVE	24.0	7.3	4537.5	421.5
82	RANLEIGH AVE	24.9	7.6	4951.3	460.0
84	RANLEIGH AVE	25.0	7.6	4564.8	424.1
108	RANLEIGH AVE	25.0	7.6	4746.1	440.9
110	RANLEIGH AVE	24.0	7.3	4430.4	411.6
111	RANLEIGH AVE	25.0	7.6	2728.2	253.5
113	RANLEIGH AVE	25.0	7.6	2698.5	250.7

No.	Address	Frontage (FT)	Frontage (M)	Area (SQ. FT)	Area (SQ. M)
115	RANLEIGH AVE	24.9	7.6	2447.5	227.4
116	RANLEIGH AVE	19.0	5.8	3904.0	362.7
117	RANLEIGH AVE	24.9	7.6	2281.5	212.0
118	RANLEIGH AVE	21.0	6.4	3721.7	345.8
120	RANLEIGH AVE	25.0	7.6	4998.6	464.4
121	RANLEIGH AVE	33.0	10.1	5229.4	485.8
124	RANLEIGH AVE	25.0	7.6	4378.2	406.7
125	RANLEIGH AVE	30.0	9.1	6174.5	573.6
126	RANLEIGH AVE	25.0	7.6	3875.9	360.1
130	RANLEIGH AVE	39.0	11.9	5535.6	514.3
131	RANLEIGH AVE	25.0	7.6	4487.3	416.9
132	RANLEIGH AVE	24.9	7.6	3882.8	360.7
135	RANLEIGH AVE	25.0	7.6	5121.8	475.8
136	RANLEIGH AVE	24.9	7.6	3673.7	341.3
137	RANLEIGH AVE	25.0	7.6	4784.1	444.5
138	RANLEIGH AVE	25.0	7.6	3430.7	318.7
139	RANLEIGH AVE	25.0	7.6	4576.4	425.2
140	RANLEIGH AVE	25.0	7.6	3947.1	366.7
141	RANLEIGH AVE	24.9	7.6	4417.1	410.4
142	RANLEIGH AVE	25.0	7.6	3856.7	358.3
144	RANLEIGH AVE	24.9	7.6	3679.0	341.8
145	RANLEIGH AVE	25.0	7.6	5743.1	533.6
146	RANLEIGH AVE	16.7	5.1	2196.9	204.1
148	RANLEIGH AVE	17.0	5.2	2619.2	243.3
150	RANLEIGH AVE	15.0	4.6	2705.6	251.4
154	RANLEIGH AVE	24.9	7.6	3330.2	309.4
157	RANLEIGH AVE	25.0	7.6	4717.0	438.2
158	RANLEIGH AVE	24.9	7.6	3953.7	367.3
159	RANLEIGH AVE	17.0	5.2	2726.9	253.3
161	RANLEIGH AVE	17.0	5.2	2545.2	236.5
162	RANLEIGH AVE	18.0	5.5	1932.1	179.5
163	RANLEIGH AVE	16.0	4.9	2391.3	222.2
164	RANLEIGH AVE	17.0	5.2	1749.7	162.6
166	RANLEIGH AVE	14.0	4.3	1873.1	174.0
30	WANLESS AVE	34.0	10.4	3411.8	317.0
32	WANLESS AVE	25.0	7.6	3390.4	315.0
34	WANLESS AVE	25.0	7.6	4559.0	423.5
36	WANLESS AVE	25.0	7.6	3540.3	328.9
38	WANLESS AVE	25.0	7.6	3741.7	347.6
40	WANLESS AVE	33.0	10.1	5118.2	475.5
41	WANLESS AVE	32.8	10.0	4263.6	396.1
43	WANLESS AVE	33.0	10.1	4399.2	408.7
44	WANLESS AVE	33.0	10.1	5413.2	502.9
45	WANLESS AVE	33.0	10.1	4638.7	430.9
47	WANLESS AVE	24.9	7.6	2879.5	267.5
48	WANLESS AVE	33.0	10.1	5709.3	530.4
49	WANLESS AVE	25.0	7.6	4200.3	390.2
57	WANLESS AVE	29.0	8.8	2378.0	220.9
61	WANLESS AVE	31.0	9.5	4418.2	410.5
63	WANLESS AVE	25.0	7.6	3055.7	283.9
65	WANLESS AVE	25.0	7.6	3722.2	345.8
67	WANLESS AVE	25.3	7.7	3381.5	314.2
69	WANLESS AVE	25.0	7.6	3298.4	306.4
71	WANLESS AVE	25.0	7.6	3018.1	280.4
73	WANLESS AVE	25.0	7.6	3625.2	336.8
75	WANLESS AVE	30.0	9.1	2244.4	208.5
77	WANLESS AVE	30.0	9.1	3605.8	335.0
83	WANLESS AVE	28.0	8.5	2482.5	230.6
85	WANLESS AVE	26.0	7.9	2631.7	244.5
87	WANLESS AVE	26.0	7.9	2732.4	253.8
89	WANLESS AVE	30.0	9.1	2887.5	268.3
91	WANLESS AVE	24.9	7.6	3602.3	334.7
92	WANLESS AVE	20.0	6.1	1567.4	145.6

No.	Address	Frontage (FT)	Frontage (M)	Area (SQ. FT)	Area (SQ. M)
93	WANLESS AVE	25.0	7.6	3020.8	280.6
94	WANLESS AVE	23.0	7.0	2234.1	207.6
95	WANLESS AVE	28.0	8.5	2648.8	246.1
96	WANLESS AVE	23.0	7.0	2195.2	203.9
97	WANLESS AVE	28.5	8.7	2933.7	272.6
98	WANLESS AVE	23.0	7.0	2535.5	235.6
99	WANLESS AVE	27.9	8.5	2767.8	257.1
100	WANLESS AVE	23.0	7.0	2970.8	276.0
101	WANLESS AVE	24.0	7.3	3162.3	293.8
102	WANLESS AVE	25.0	7.6	3570.4	331.7
104	WANLESS AVE	25.0	7.6	3570.4	331.7
106	WANLESS AVE	24.9	7.6	2839.3	263.8
107	WANLESS AVE	26.0	7.9	2046.8	190.2
108	WANLESS AVE	25.0	7.6	3664.0	340.4
109	WANLESS AVE	29.0	8.8	3053.8	283.7
110	WANLESS AVE	24.9	7.6	4099.2	380.8
111	WANLESS AVE	27.0	8.2	2845.2	264.3
112	WANLESS AVE	25.0	7.6	3543.7	329.2
114	WANLESS AVE	23.3	7.1	2473.0	229.8
115	WANLESS AVE	27.0	8.2	3261.3	303.0
116 B	WANLESS AVE	22.0	6.7	2333.8	216.8
116 A	WANLESS AVE	21.7	6.6	2325.0	216.0
117	WANLESS AVE	35.6	10.9	2344.4	217.8
118	WANLESS AVE	33.0	10.1	3541.2	329.0