

Appendix D: Parcel-level Special Policy Area Boundary Modifications

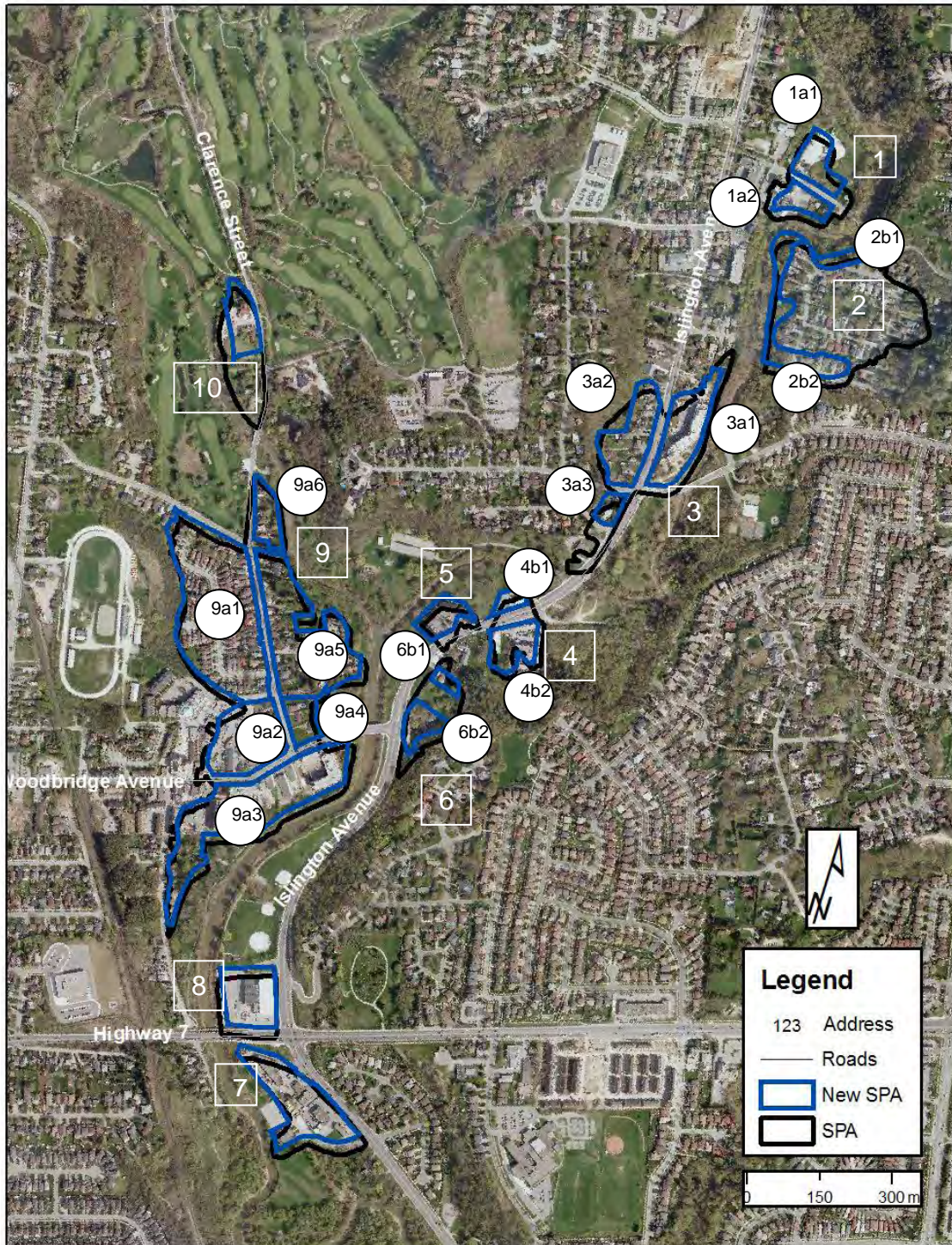


Figure D-1 Old and new SPA boundaries for the Woodbridge Focused Area Study. Numbers in boxes are labels for the old SPA sub-areas. Labels in circles correspond to the new SPA sub-areas, where applicable.

Existing Development refers to the general built form.

Existing and Approved Units: Existing buildings and development that has Site Plan approval.

New SPA ID refers to the sub-divisions of the SPA by TRCA.

Table D-1 SPA boundary additions and reductions at a parcel scale for SPA sub-area 1.

Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
170	Pine Grove Rd	Single detached	OS1		1	801	799.53	799.52	1	1a1	0.02	n/a
141	Pine Grove Road	Open Space	OS1		1	8887	637.38	0.32	1	1a2	637.06	n/a
142	Pine Grove Road	single detached	OS1		1	3176	731.93	0.26	1	1a1	731.66	n/a
155	Pine Grove Road	Single detached	OS1	1	1	1144	1036.31	718.72	1	1a2	317.59	n/a
161	Pine Grove Road	Single detached	OS1	1	1	1232	1102.30	767.07	1	1a2	335.23	n/a
165	Pine Grove Road	Vacant lot	OS1		1	1297	1219.42	835.75	1	1a2	383.67	n/a
180	Pine Grove Road	Parking lot	A' and OS1		1	23507	5993.07	6561.85	1	1a1	n/a	568.78
192	Pine Grove Road	Single detached	R3	1	1	2088	20.37		1		20.37	n/a
201	Pine Grove Road	Hayhoe Mills	EM1 and OS1		1	4006	3231.13	2134.98	1	1a2	1096.15	n/a
229	Pine Grove Road	Hayhoe Mills	R2 and OS1		1	2664	1406.12	204.50	1	1a2	1201.63	n/a

Table D-2 SPA boundary additions and reductions at a parcel scale for SPA sub-area 2.

Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
3	Birch Hill Road	Single detached	R3	1	2		383.15		2		383.15	n/a
8	Birch Hill Road	Single detached	R3	1	2		371.32		2		371.32	n/a
9	Birch Hill Road	Single detached	R3	1	2		624.83		2		624.83	n/a
14	Birch Hill Road	Single detached	R3	1	2		617.37		2		617.37	n/a
15	Birch Hill Road	Single detached	R3	1	2		668.17		2		668.17	n/a
20	Birch Hill Road	Single detached	R3	1	2		626.82		2		626.82	n/a
21	Birch Hill Road	Single detached	R3	1	2		542.87		2		542.87	n/a
24	Birch Hill Road	Single detached	R3	1	2		636.11		2		636.11	n/a
29	Birch Hill Road	Single detached	R3	1	2		615.17		2		615.17	n/a
32	Birch Hill Road	Single detached	R3	1	2		645.13		2		645.13	n/a
35	Birch Hill Road	Single detached	R3	1	2		557.13		2		557.13	n/a
38	Birch Hill Road	Single detached	R3	1	2		635.96		2		635.96	n/a
39	Birch Hill Road	Single detached	R3	1	2		542.74		2		542.74	n/a
40	Birch Hill Road	Single detached	R3	1	2		537.34		2		537.34	n/a
45	Birch Hill Road	Single detached	R3	1	2		466.44		2		466.44	n/a
46	Birch Hill Road	Single detached	R3	1	2		707.39		2		707.39	n/a
51	Birch Hill Road	Single detached	R3	1	2		641.73		2		641.73	n/a
14	Nattress Avenue	Single detached	R3	1	2		542.07	419.46	2	2b2	122.60	n/a
18	Nattress Avenue	Single detached	R3	1	2		542.19	439.50	2	2b2	102.69	n/a
19	Nattress Avenue	Single detached	R3	1	2		205.13		2		205.13	n/a
22	Nattress Avenue	Single detached	R3	1	2		470.64	442.24	2	2b2	28.40	n/a
23	Nattress Avenue	Single detached	R3	1	2		103.65		2		103.65	n/a
27	Nattress Avenue	Single detached	R3	1	2		80.06		2		80.06	n/a
28	Nattress Avenue	Single detached	R3	1	2		470.72	449.75	2	2b2	20.97	n/a
29	Nattress Avenue	Single detached	R3	1	2		20.70		2		20.70	n/a
32	Nattress Avenue	Single detached	R3	1	2		543.08	179.24	2	2b2	363.84	n/a

Appendix D. Special Policy Area Justification Report – Woodbridge Focused Area Study. May 2010.

Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
6	Pine Ridge Avenue	Single detached	R3	1	2		10.80		2		10.80	n/a
32	Pine Ridge Avenue	Single detached	R3	1	2		449.49		2		449.49	n/a
37	Pine Ridge Avenue	Single detached	R3	1	2		743.46		2		743.46	n/a
38	Pine Ridge Avenue	Single detached	R3	1	2		371.38		2		371.38	n/a
41	Pine Ridge Avenue	Single detached	R3	1	2		884.55		2		884.55	n/a
47	Pine Ridge Avenue	Single detached	R3	1	2		926.27		2		926.27	n/a
50	Pine Ridge Avenue	Single detached	R3	1	2		2315.81		2		2315.81	n/a
51	Pine Ridge Avenue	Single detached	R3	1	2						n/a	n/a
58	Pine Ridge Avenue	Single detached	R3	1	2		371.38		2		371.38	n/a
59	Pine Ridge Avenue	Single detached	R3	1	2		807.76		2		807.76	n/a
62	Pine Ridge Avenue	Single detached	R3	1	2		371.34		2		371.34	n/a
68	Pine Ridge Avenue	Single detached	R3	1	2		371.28		2		371.28	n/a
71	Pine Ridge Avenue	Single detached	R3	1	2		648.32		2		648.32	n/a
72	Pine Ridge Avenue	Single detached	R3	1	2		448.71		2		448.71	n/a
73	Pine Ridge Avenue	Single detached	R3	1	2		187.83		2		187.83	n/a

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83	Riverside Drive	Single detached	R3	1	2		95.85		2		95.85	n/a
89	Riverside Drive	Single detached	R3	1	2		360.29		2		360.29	n/a
104	Riverside Drive	Single detached	R3 and OS1	1	2		1252.15	1406.76	2	2b2	n/a	154.62
105	Riverside Drive	Single detached	R3	1	2		511.02	511.02	2	2b2	0.00	n/a
111	Riverside Drive	Single detached	R3	1	2		511.06	186.17	2	2b2	324.89	n/a
119	Riverside Drive	Single detached	R3	1	2		725.50		2		725.50	n/a
120	Riverside Drive	Single detached	R3 and OS1	1	2						n/a	n/a
122	Riverside Drive	Single detached	R3 and OS1	1	2		825.53	281.48	2	2b2	544.05	n/a
128	Riverside Drive	Single detached	R3 and OS1	1	2		799.35	155.53	2	2b2	643.82	n/a
132	Riverside Drive	Single detached	R3 and OS1	1	2		776.84	404.67	2	2b2	372.17	n/a
135	Riverside Drive	Single detached	R3	1	2		740.90		2		740.90	n/a
136	Riverside Drive	Single detached	R3 and OS1	1	2		1704.60	1183.66	2	2b2	520.93	n/a
143	Riverside Drive	Single detached	R3	1	2		808.63		2		808.63	n/a
146	Riverside Drive	Single detached	R3 and OS1	1	2		1694.80	420.63	2	2b2	1274.17	n/a
147	Riverside Drive	Single detached	R3	1	2		1755.16		2		1755.16	n/a
155	Riverside Drive	Single detached	R3	1	2		663.39		2		663.39	n/a
156	Riverside Drive	Single detached	R3 and OS1	1	2		896.41	262.09	2	2b2	634.32	n/a
160	Riverside Drive	Single detached	R3 and OS1	1	2		1484.95	778.48	2	2b2	706.47	n/a
162	Riverside Drive	Single detached	R3 and OS1	1	2		1548.67	1059.52	2	2b2	489.15	n/a
164	Riverside Drive	Single detached	R3 and OS1	1	2		1327.86	909.41	2	2b2	418.45	n/a
165	Riverside Drive	Single detached	R3	1	2		467.34		2		467.34	n/a
170	Riverside Drive	Single detached	R3 and OS1	1	2		0.01	343.68	2	2b1	n/a	343.67
173	Riverside Drive	Single detached	R3	1	2		623.17		2		623.17	n/a

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Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
136	Willis	Single detached	R3	1	2		333.54		2		333.54	n/a
12	Woodview Road	Single detached	R3	1	2		149.10		2		149.10	n/a
19	Woodview Road	Single detached	R3	1	2		788.29		2		788.29	n/a
24	Woodview Road	Single detached	R3	1	2		408.54	0.70	2	2b1	407.84	n/a
25	Woodview Road	Single detached	R3	1	2		787.60		2		787.60	n/a
29	Woodview Road	Single detached	R3	1	2		789.28		2		789.28	n/a
33	Woodview Road	Single detached	R3	1	2		710.34		2		710.34	n/a
35	Woodview Road	Single detached	R3	1	2		868.19		2		868.19	n/a
43	Woodview Road	Single detached	R3	1	2		788.65		2		788.65	n/a



Figure D-2 Old and new SPA boundaries for SPA sub-area 1 (now 1a1 and 1a2) and SPA subarea 2 (now 2b1 and 2b2).

Table D-3 SPA boundary additions and reductions at a parcel scale for SPA sub-area 3.

Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
2	Davidson Drive	Single detached	R2	1	3	1281	1142.47	1024.75	3	3a2	117.72	n/a
11	Hartman Ave	Single detached	R2	1	3	1098	190.11		3		190.11	n/a
15	Hartman Ave	Single detached	R2 and OS1	1	3	3456	622.35		3		622.35	n/a
8265	Islington Ave	Single detached	R2 and OS1	1	3	7497	2632.28	2428.55	3	3a1	203.74	n/a
8142	Islington Avenue	Place of Worship	R2		3	4462	1209.55		3		1209.55	n/a
8186	Islington Avenue	Single detached	R2	1	3	1246	108.62	851.84	3	3a3	n/a	743.21
8201	Islington Avenue	Multi-residential	RA2	155	3	14101	11982.00	11424.00	3	3a1	558.00	n/a
8204	Islington Avenue	Single detached	R2	1	3	1724	1525.34	1319.86	3	3a2	205.48	n/a
8210	Islington Avenue	Single detached	R2	1	3	2012	1660.14	1495.94	3	3a2	164.19	n/a
8216	Islington Avenue	Single detached	R2	1	3	2454	1900.84	1874.57	3	3a2	26.26	n/a
8222	Islington Avenue	Single detached	R2	1	3	2465	1826.33	1944.87	3	3a2	n/a	118.54
8230	Islington Avenue	Single detached	R2	1	3	2247	1609.41	1750.72	3	3a2	n/a	141.32
8234	Islington Avenue	Single detached	R2	1	3	864	862.62	862.22	3	3a2	0.40	n/a
8238	Islington Avenue	Single detached	R2	1	3	866	864.38	862.01	3	3a2	2.37	n/a
8244	Islington Avenue	Single detached	R2	1	3	866	864.58	859.75	3	3a2	4.84	n/a
8246	Islington Avenue	Single detached	R2	1	3	870	865.51	862.06	3	3a2	3.45	n/a
8250	Islington Avenue	Single detached	R2	1	3	865	753.40	784.38	3	3a2	n/a	30.98
8254	Islington Avenue	Single detached	R2	1	3	793	283	655	3	3a2	n/a	372
8258	Islington Avenue	Single detached	R2	1	3	1160		534.85		3a2	n/a	534.85
10	Wakelin Court	Single detached	R2	1	3	952	888.22	948.59	3	3a3	n/a	60.37
19	Wakelin Court	Single detached	R2	1	3	723	262.23		3		262.23	n/a
20	Wakelin Court	Single detached	R2	1	3	999	307.84	539.82	3	3a3	n/a	231.98
35	Waymar Heights Boulevard	Single-detached	R3 and R1V	1	3		1279.22	11.30	3	3a2	1267.92	n/a
47	Waymar Heights Boulevard	Single detached	R3 and R1V	1	3		308.23		3		308.23	n/a

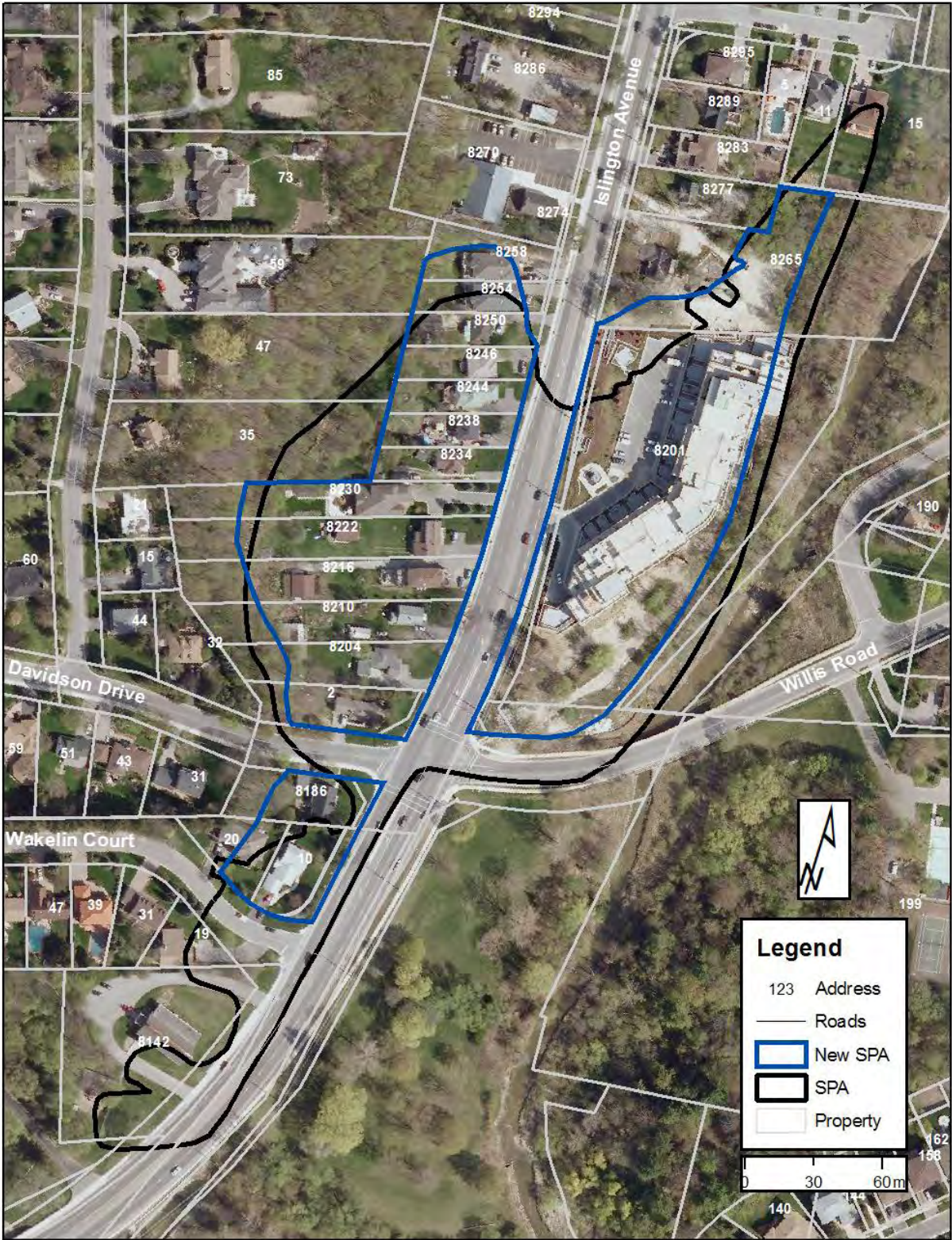


Figure D-3 Old and new SPA boundaries for SPA sub-area 3 (now 3a1, 3a2 and 3a3).

Table D-4 SPA boundary additions and reductions at a parcel scale for SPA sub-areas 4, 5 and 6.

Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
8045	Islington Ave	Unknown	R1		4	5076	3322.94	3504.37	4	4b2	n/a	181.43
8077	Islington Ave	Medical Building	C1		4	5273	4054.72	4192.78	4	4b2	n/a	138.06
8074	Islington Avenue	Retail	C1		4	1411	443.51	1390.36	4	4b1	n/a	946.85
8086	Islington Avenue	Retail	C1		4	982	436.07	978.41	4	4b1	n/a	542.34
33	Thistlewood Avenue	Seniors residence	RM2	30	4		226.45	27.78	4	4b2	198.66	n/a
8050	Islington Ave	Townhomes	RM2	24	5	6732	3868	3007	5	5	n/a	2139
7961	Islington Ave	Singe detached	R3	1	6	3103	2411.67	1526.66	6	6b2	885.01	n/a
8013	Islington Ave	Singe detached	R3 and OS1	1	6	2552	1594.35	1554.66	6	6b1	39.69	n/a
7973	Islington Avenue	Single detached	R3	1	6	2208	1699.01	1275.75	6	6b2	423.26	n/a
7983	Islington Avenue	Single detached	R3	1	6	3425	3202.91	2349.69	6	6b2	853.22	n/a
8025	Islington Avenue	Place of Worship	OS2 and R3		6	8021	453.19	12.03	6	6b1	441.16	n/a
	Islington Avenue	Open Space (located between 8013 and 7983)	R3		6	5186	4638.64	0.00	6	6b2	4638.64	n/a
74	Tayok Drive	Single detached	R1 and OS1	1	6		76.00		6		76.00	n/a
82	Tayok Drive	Single detached	R1 and OS1	1	6		175.20		6		175.20	n/a



Figure D-4 Old and new SPA boundaries for SPA sub-area 4 (now 4b1 and 4b2), SPA sub-area 5, and SPA sub-area 6 (now 6b1 and 6b2).

Table D-5 SPA boundary additions and reductions at a parcel scale for SPA sub-areas 7 and 8.

Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
7730	Islington Ave	Commercial buildings plus parking lot area (separate parcel)	C1		7	4991	2722.00	4351.82	7	7	n/a	1629.83
7676	Islington Avenue	Commercial buildings	C1		7	2484	2477.99	2472.98	7	7	5.01	n/a
7694	Islington Avenue	Commercial buildings	C1	0	7	3832	3810.59	3821.72	7	7	n/a	11.13
7710	Islington Avenue	Commercial buildings	C1		7	1628	1619.57	1624.14	7	7	n/a	4.56
7720	Islington Avenue	Commercial buildings	C1		7	1588	1529.81	1583.93	7	7	n/a	54.12
60	Legion Court	Single storey building	R1	0	7	1889	1348.47	1884.61	7	7	n/a	536.13
5020	Hwy 7	Recreation facility	OS2		8	13004	10797.53	12968.36	8	8	n/a	2170.83

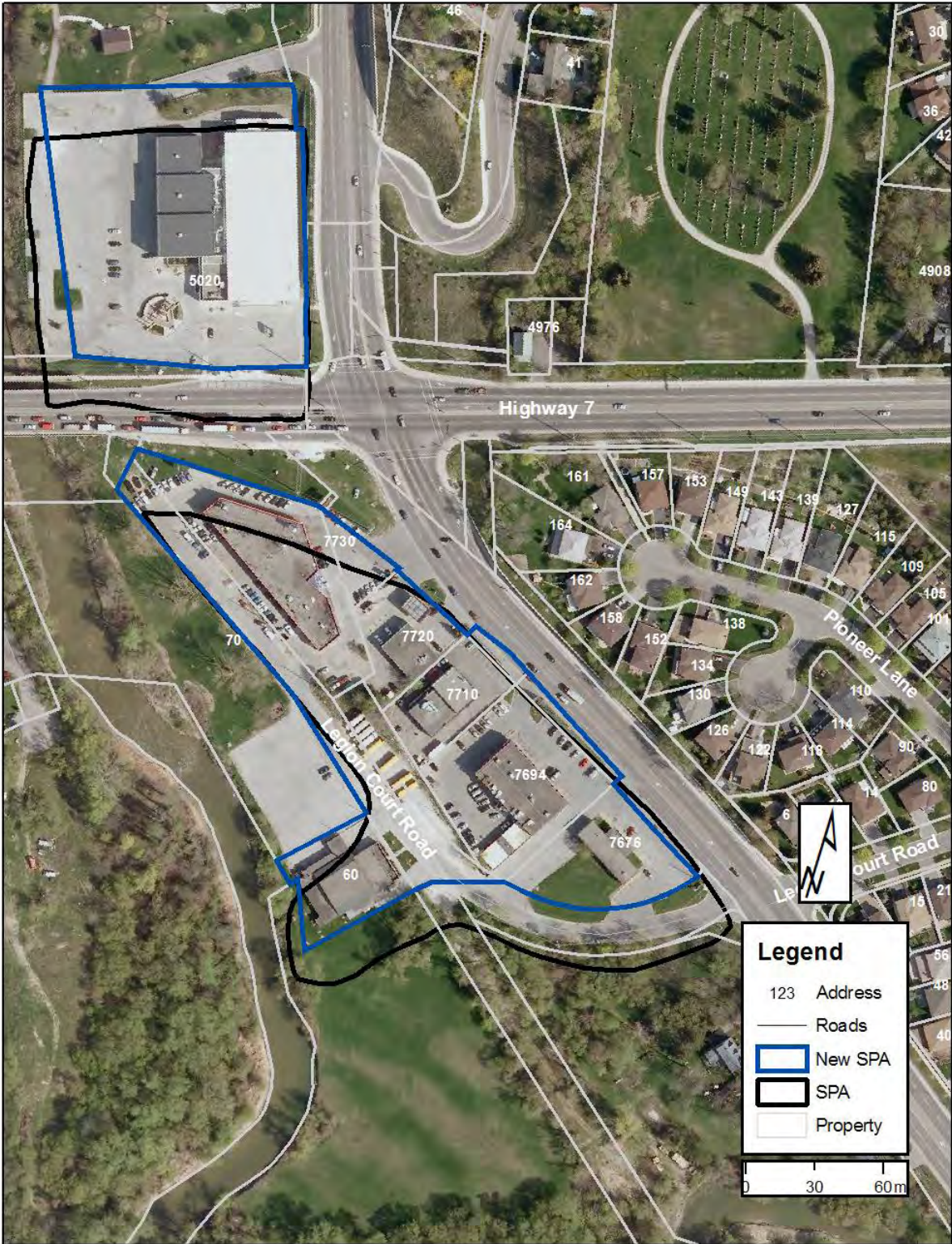


Figure D-5 Old and new SPA boundaries for SPA sub-areas 7 and 8.

Table D-6 SPA boundary additions and reductions at a parcel scale for SPA sub-area 9.

Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
15	Clarence Street	Single detached	R3	1	9	2447	1417.32	1659.78	9	9a4	n/a	242.46
23	Clarence Street	Single detached	R3	2	9	1501	1259.86	1497.23	9	9a4	n/a	237.37
30	Clarence Street	Single detached	C4 and R2	1	9	1164	1161.47	1161.47	9	9a2	n/a	0.00
31	Clarence Street	Single detached	R3		9	891	800.65	887.75	9	9a4	n/a	87.10
36	Clarence Street	Single detached	R2	1	9	962	960.26	960.12	9	9a2	0.14	n/a
37	Clarence Street	vacant	R3		9	952	949.89	945.87	9	9a4	4.02	n/a
43	Clarence Street	Single-detached and one vacant lot	R3	1	9		1266.39	13.59	9	9a5	1252.80	n/a
51	Clarence Street	Single-detached and one vacant lot	R3	1	9		1531	1518	9	9a5	13	n/a
57	Clarence Street	Single-detached and one vacant lot	R3	1	9		757.25	749.35	9	9a5	7.90	n/a
61	Clarence Street	Single-detached and one vacant lot	R3	1	9		631.33	631.33	9	9a5	n/a	n/a
66	Clarence Street	Single detached	R3	1	9		771.37	771.37	9	9a1	0.00	n/a
69	Clarence Street			1	9						n/a	n/a
70	Clarence Street	Single detached	R3	1	9		632.18	632.06	9	9a1	0.12	n/a
77	Clarence Street			1	9		657.86	657.86	9	9a5	n/a	n/a
78	Clarence Street	Single detached	R3	1	9		549.94	549.87	9	9a1	0.07	n/a
80	Clarence Street				9		459.30	459.30	9	9a5	n/a	n/a
83	Clarence Street	Single detached	R3	1	9		459.30	459.30	9	9a5	n/a	n/a
84	Clarence Street			1	9		537.77	537.75	9	9a1	0.02	n/a
89	Clarence Street	Single detached	R3	1	9		947.24	947.24	9	9a5	0.00	n/a
92	Clarence Street	Single detached	R3	1	9		547.53	547.51	9	9a1	0.02	n/a
93	Clarence Street	Single detached	R3	1	9		1016.15	1016.15	9	9a5	0.00	n/a
97	Clarence Street	Single detached	R3	1	9		1246.82	1324.70	9	9a5	n/a	77.88
98	Clarence Street	Single detached	R3	1	9		584.18	584.18	9	9a1	0.00	n/a
101	Clarence Street	Single detached	R3	1	9		851.82	1025.59	9	9a5	n/a	173.77
102	Clarence Street	Single detached	R3	1	9		683.84	683.76	9	9a1	0.08	n/a

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109	Clarence Street	Single detached	R3	1	9		1513.75	1726.89	9	9a5	n/a	213.14
110	Clarence Street	Single detached	R3	1	9		554.25	554.14	9	9a1	0.11	n/a
116	Clarence Street	Single detached	R3	1	9						n/a	n/a
117	Clarence Street	Single detached	R3	1	9		2430.60	2503.90	9	9a5	n/a	73.30
124	Clarence Street	Single detached	R3	1	9						n/a	n/a
126	Clarence Street				9						n/a	n/a
128	Clarence Street	Single detached	R3	1	9		354.17	354.17	9	9a1	n/a	n/a
129	Clarence Street	Single detached	R3	1	9		1195.80	1195.78	9	9a5	0.03	n/a
130	Clarence Street	Single detached	R3	1	9		355.93	355.93	9	9a1	n/a	n/a
132	Clarence Street	Single detached	R3	1	9		400.50	400.50	9	9a1	0.00	n/a
133	Clarence Street	Single detached	R3	1	9		977.80	1015.24	9	9a5	n/a	37.44
137	Clarence Street	Single detached	R3	1	9		405.70	884.51	9	9a5	n/a	478.82
138	Clarence Street	Single detached	R3	1	9		343.61	445.31	9	9a1	n/a	101.70
141	Clarence Street	Single detached	R3	1	9		84.70	340.68	9	9a5	n/a	255.98
153	Clarence Street	Single detached	R3	1	9		1092.29	1092.16	9	9a6	0.13	n/a
159	Clarence Street	Single detached	R3	1	9		1109.40	1109.38	9	9a6	0.02	n/a
163	Clarence Street	Single detached	R3	1	9		764.11	764.09	9	9a6	0.02	n/a
169	Clarence Street	Single detached	R3	1	9		1008.05	1008.01	9	9a6	0.04	n/a
175	Clarence Street	Single detached	R3	1	9		1060.24	1065.65	9	9a6	n/a	5.40
181	Clarence Street	Single detached	R3	1	9		446.64	517.28	9	9a6	n/a	70.64
187	Clarence Street	Single detached	R3	1	9		377.33	685.97	9	9a6	n/a	308.64

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Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
11	Meeting House Road	Single detached	R3	1	9		787.71	1055.00	9	9a1	n/a	267.30
17	Meeting House Road	Single detached	R3	1	9		497.09	723.62	9	9a1	n/a	226.54
23	Meeting House Road	Single detached	R3	1	9		561.53	881.47	9	9a1	n/a	319.93
29	Meeting House Road	Single detached	R3	1	9		446.20	672.22	9	9a1	n/a	226.02
41	Meeting House Road	Single detached	R3	1	9		456.20	684.68	9	9a1	n/a	228.48
47	Meeting House Road	Single detached	R3	1	9		212.06	614.36	9	9a1	n/a	402.29
16	Park Drive	Single detached	R3	1	9		627.92	627.92	9	9a5	n/a	n/a
20	Park Drive	Single detached	R3	1	9		347.62	543.94	9	9a5	n/a	196.32
21	Park Drive	Single detached	R3	1	9		782.52	782.52	9	9a5	n/a	n/a
25	Park Drive	Single detached	R3	1	9		685.94	685.94	9	9a5	n/a	n/a
26	Park Drive	Single detached	R3	1	9		197.28	477.19	9	9a5	n/a	279.91
30	Park Drive	Single detached	R3	1	9		272.65	552.70	9	9a5	n/a	280.05
31	Park Drive	Single detached	R3	1	9		1873.65	1873.61	9	9a5	0.04	n/a
38, 40, 42	Park Drive	Single detached	R3	1	9		749.99	839.93	9	9a5	n/a	89.94
8 parcels	Park Drive	Single detached	R3	1	9		4152.88	4169.94	9	9a5	n/a	17.05
7 parcels	Park Drive	Single detached	R3	1	9		1516.71	1831.28	9	9a5	n/a	314.58
14	Rosebury Lane	Single detached	R3	1	9		419.78	419.78	9	9a1	n/a	n/a
15	Rosebury Lane	Single detached	R3	1	9		369.51	369.51	9	9a1	n/a	n/a
18	Rosebury Lane	Single detached	R3	1	9		368.53	368.53	9	9a1	n/a	n/a
19	Rosebury Lane	Single detached	R3	1	9		338.79	338.79	9	9a1	n/a	0.00
22	Rosebury Lane	Single detached	R3	1	9		272.67	272.67	9	9a1	n/a	n/a
23	Rosebury Lane	Single detached	R3	1	9		327.69	327.69	9	9a1	n/a	0.00
26	Rosebury Lane	Single detached	R3	1	9		429.75	429.73	9	9a1	0.03	n/a
27	Rosebury Lane	Single detached	R3	1	9		457.94	457.94	9	9a1	n/a	0.00
30	Rosebury Lane	Single detached	R3	1	9		616.92	441.63	9	9a1	175.28	n/a
32	Rosebury Lane	Single detached	R3	1	9		764.70	489.59	9	9a1	275.11	n/a
36	Rosebury Lane	Single detached	R3	1	9		389.37	389.28	9	9a1	0.09	n/a
40	Rosebury Lane	Single detached	R3	1	9		384.87	384.87	9	9a1	n/a	n/a
44	Rosebury Lane	Single detached	R3	1	9		349.79	349.79	9	9a1	n/a	n/a
47	Rosebury Lane	Single detached	R3	1	9		405.66	405.66	9	9a1	n/a	0.00

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Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
48	Rosebury Lane	Single detached	R3	1	9		349.79	349.79	9	9a1	n/a	n/a
50	Rosebury Lane	Single detached	R3	1	9		314.73	314.73	9	9a1	n/a	n/a
51	Rosebury Lane	Single detached	R3	1	9		439.15	439.15	9	9a1	0.00	n/a
54	Rosebury Lane	Single detached	R3	1	9		312.35	312.35	9	9a1	n/a	n/a
55	Rosebury Lane	Single detached	R3	1	9		390.99	390.99	9	9a1	n/a	0.00
59	Rosebury Lane	Single detached	R3	1	9		344.40	344.40	9	9a1	0.00	n/a
60	Rosebury Lane	Single detached	R3	1	9		445.93	445.93	9	9a1	n/a	n/a
63	Rosebury Lane	Single detached	R3	1	9		403.18	403.18	9	9a1	n/a	0.00
67	Rosebury Lane	Single detached	R3	1	9		393.11	393.11	9	9a1	n/a	n/a
71	Rosebury Lane	Single detached	R3	1	9		313.96	313.96	9	9a1	n/a	n/a
75	Rosebury Lane	Single detached	R3	1	9		374.94	374.94	9	9a1	n/a	n/a
79	Rosebury Lane	Single detached	R3	1	9		304.36	304.36	9	9a1	n/a	n/a
81	Rosebury Lane	Single detached	R3	1	9		373.76	373.76	9	9a1	n/a	0.00
85	Rosebury Lane	Single detached	R3	1	9		376.05	376.05	9	9a1	0.00	n/a
88	Rosebury Lane	Single detached	R3	1	9		324.96	324.96	9	9a1	n/a	0.00
91	Rosebury Lane	Single detached	R3	1	9		377.55	377.55	9	9a1	n/a	0.00
92	Rosebury Lane	Single detached	R3	1	9		388.21	388.21	9	9a1	n/a	n/a
95	Rosebury Lane	Single detached	R3	1	9		343.85	343.85	9	9a1	0.00	n/a
97	Rosebury Lane	Single detached	R3	1	9		343.27	343.27	9	9a1	n/a	n/a
100	Rosebury Lane	Single detached	R3	1	9		618.76	618.76	9	9a1	n/a	0.00
101	Rosebury Lane	Single detached	R3	1	9		374.22	374.22	9	9a1	n/a	0.00
103	Rosebury Lane	Single detached	R3	1	9		476.30	476.30	9	9a1	0.00	n/a
105	Rosebury Lane	Single detached	R3	1	9		457.33	457.33	9	9a1	0.00	n/a
107	Rosebury Lane	Single detached	R3	1	9		443.19	443.19	9	9a1	n/a	0.00
109	Rosebury Lane	Single detached	R3	1	9		418.08	418.08	9	9a1	n/a	n/a
110	Rosebury Lane	Single detached	R3	1	9		383.62	383.62	9	9a1	0.00	n/a
111	Rosebury Lane	Single detached	R3	1	9		306.76	306.76	9	9a1	0.00	n/a
113	Rosebury Lane	Single detached	R3	1	9		306.28	306.28	9	9a1	n/a	0.00
114	Rosebury Lane	Single detached	R3	1	9		439.48	439.48	9	9a1	n/a	n/a
117	Rosebury Lane	Single detached	R3	1	9		334.72	334.72	9	9a1	0.00	n/a
118	Rosebury Lane	Single detached	R3	1	9		444.82	441.90	9	9a1	2.92	n/a

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Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
121	Rosebury Lane	Single detached	R3	1	9		436.92	436.92	9	9a1	n/a	0.00
122	Rosebury Lane	Single detached	R3	1	9		321.29	311.82	9	9a1	9.47	n/a
134	Rosebury Lane	Single detached	R3	1	9		377.11	429.30	9	9a1	n/a	52.19
140	Rosebury Lane	Single detached	R3	1	9		298.99	375.11	9	9a1	n/a	76.12
146	Rosebury Lane	Single detached	R3	1	9		241.43	310.95	9	9a1	n/a	69.52
151	Rosebury Lane	Single detached	R3	1	9		394.90	572.60	9	9a1	n/a	177.70
4	Rosewood Court	Single detached	R3	1	9		443.15	443.15	9	9a1	0.00	n/a
8	Rosewood Court	Single detached	R3	1	9		339.82	339.82	9	9a1	0.00	n/a
9	Rosewood Court	Single detached	R3	1	9		355.82	355.82	9	9a1	n/a	n/a
11	Rosewood Court	Single detached	R3	1	9		367.81	367.81	9	9a1	0.00	n/a
12	Rosewood Court	Single detached	R3	1	9		339.82	339.82	9	9a1	0.00	n/a
15	Rosewood Court	Single detached	R3	1	9		355.86	355.86	9	9a1	n/a	0.00
16	Rosewood Court	Single detached	R3	1	9		370.48	370.48	9	9a1	0.00	n/a
19	Rosewood Court	Single detached	R3	1	9		354.25	354.25	9	9a1	n/a	0.00
20	Rosewood Court	Single detached	R3	1	9		554.39	669.23	9	9a1	n/a	114.83
23	Rosewood Court	Single detached	R3	1	9		400.58	400.58	9	9a1	n/a	n/a

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Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
39	Wallace Street	Multi-residential	RA3	85	9	4461	2629.00	3171.00	9	9a3	n/a	542.00
43	Wallace Street	Single detached	R3	5	9	7358	1192.00	1014.00	9	9a3	178.00	n/a
49	Wallace Street	Single detached	R3		9		1436.88	1266.55	9	9a3	170.33	n/a
57	Wallace Street	Single detached	R3		9		1933.95	2075.17	9	9a3	n/a	141.22
65	Wallace Street	Single detached	R3		9		923.74	843.13	9	9a3	80.62	n/a
73	Wallace Street	Single detached	R3		9		689.92	680.39	9	9a3	9.52	n/a
81	Wallace Street	Single detached	R3	1	9	957	817.46	817.94	9	9a3	n/a	0.48
95	Wallace Street	Single detached	R3	1	9	686	545.36	654.66	9	9a3	n/a	109.29
53	Woodbridge Avenue	Existing condo	RA1	125	9	13880	6154.00	6448.00	9	9a3	n/a	294.00
56	Woodbridge Avenue	vacant	R3		9		662.13	781.36	9	9a4	n/a	119.23
75	Woodbridge Avenue	Office Structure	C1	88	9	3084	1386.44	1386.39	9	9a3	0.04	n/a
83	Woodbridge Avenue	Office Structure	C1		9		1689.95	1689.92	9	9a3	0.03	n/a
86	Woodbridge Avenue	Park, Commercial and detached residential	C4		9	3825	3814.82	3803.13	9	9a2	11.69	n/a
92	Woodbridge Avenue	Park	C4		9		802.75	792.58	9	9a2	10.17	n/a
93	Woodbridge Avenue	Office Structure	C1		9	2629	2622.20	2622.19	9	9a3	0.01	n/a
96	Woodbridge Avenue	Park			9		144.94	141.67	9	9a2	3.28	n/a
97	Woodbridge Avenue	Office Structure	C1		9	3036	3027.93	3027.93	9	9a3	0.00	n/a
106	Woodbridge Avenue	Commercial establishment	C4		9	268	268.01	267.02	9	9a2	0.99	n/a
108	Woodbridge Avenue	Commercial establishment	C4		9	255	254.44	253.91	9	9a2	0.53	n/a
110	Woodbridge Avenue	Commercial establishment	C4		9	290	290.00	289.82	9	9a2	0.18	n/a
112 & 116	Woodbridge Avenue	Market Lane	C4		9		1239.40	1239.24	9	9a2	0.16	n/a
121	Woodbridge Avenue	Multi-res	RA2	85	9	4658	4646.00	4634.00	9	9a3	12.00	n/a
124	Woodbridge Avenue	Market Lane	C4		9	6025	7410.00	6675.00	9	9a2	735.00	n/a
	Arbors Lane	Parking Lot	City-owned		9		2567.00	2844.00	9	9a2	n/a	277.00
131	Woodbridge Avenue	Multi-res	RA2	11	9	3124	3116.26	3109.99	9	9a3	6.26	n/a
137	Woodbridge Avenue	Multi-res	RA2	1	9		680.78	668.97	9	9a3	11.80	n/a

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Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
140	Woodbridge Avenue		C4		9						n/a	n/a
141	Woodbridge Avenue	Multi-res	RA2	76	9	3548					n/a	n/a
145	Woodbridge Avenue		C1		9	800		145.81		9a3	n/a	145.81
153	Woodbridge Avenue		C1		9	639		13.08		9a3	n/a	13.08
159	Woodbridge Avenue		C1		9	613					n/a	n/a

Table D-7 SPA boundary additions and reductions at a parcel scale for SPA sub-area 10.

Street Number	Street Name	Existing Development	Zoning	Existing & Approved Units	SPA ID	Gross Site Area (sq m)	Current SPA Area (sq m)	New SPA Area (sq m)	Current SPA ID	New SPA ID	SPA Area Reduction (sq m)	SPA Area Addition (sq m)
240	Clarence Street	Single detached	R2	1	10	1299	1295.82		10		1295.82	n/a
250	Clarence Street	Single detached	R2	1	10	1606	1602.55		10		1602.55	n/a
		Right of Way	R2		10						n/a	n/a
		Golf course	OS1		10		8738.28	7497.73	10	10	1240.55	n/a
		Golf course	OS1		10		3976.00	0.77	9	10	3975.23	n/a



Figure D-6 Old and new SPA boundaries for the portion of SPA sub-area 9 extending north of Arbors Lane.

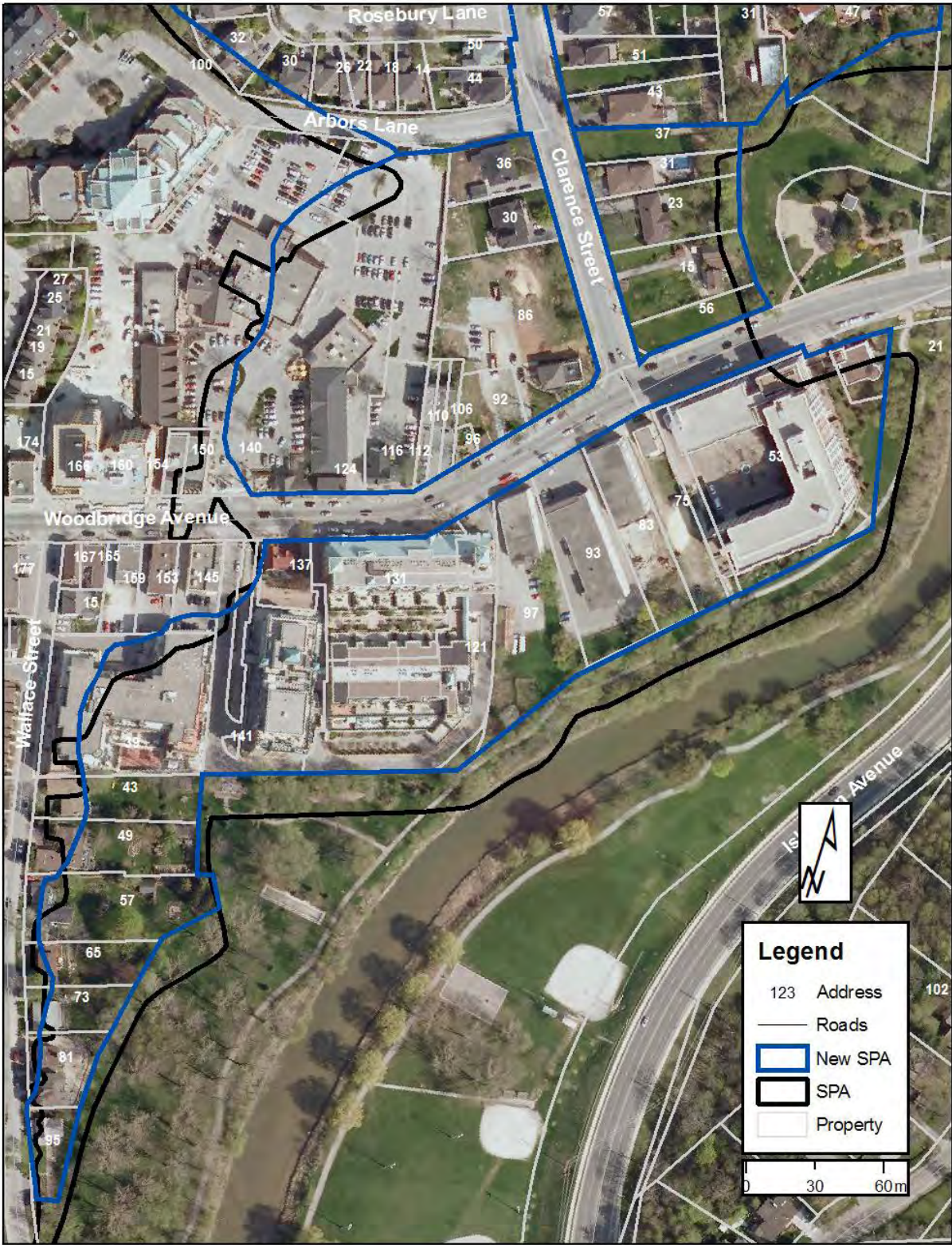


Figure D-7 Old and new SPA boundaries for the portion of SPA sub-area 9 extending south of Arbors Lane.



Figure D-8 Old and new SPA boundaries for SPA sub-areas 10.