

Reference REF-26-ASBUILTHEI Issued 22 September 2026 Prepared by Daniel Du

As-Built Height Study

Subject site: 205 Dunview Ave, Toronto (demonstration) · Zone RD (f15.0; a550) (x5)

Height objections often speak of houses that 'tower over bungalows'. LiDAR measures the real roofline of every house. This study maps measured building heights across the study radius. It compares them with the 10.0 m cap that the Height Overlay applies here. A proposed height can then be placed on the real distribution instead of a remembered one.

Key findings

1. The median measured house is **9.1 m** tall (P25 6.8, P75 10.2, P90 10.7). The cap is 10.0 m.
2. **21.9%** of houses already stand above the cap. A modest height variance would therefore join existing houses rather than set a precedent.
3. **69.6%** of houses are at two-storey scale (7.5 m or taller). Bungalow-scale houses are the minority band on the map.
4. The map shows where each height band concentrates, street by street. This is the real shape of 'neighbourhood character' on this question.

Measured height of the main building on each lot.

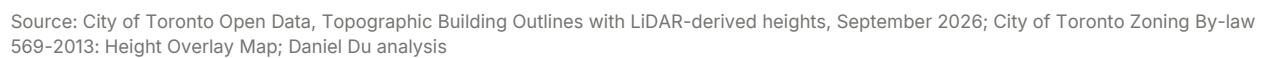
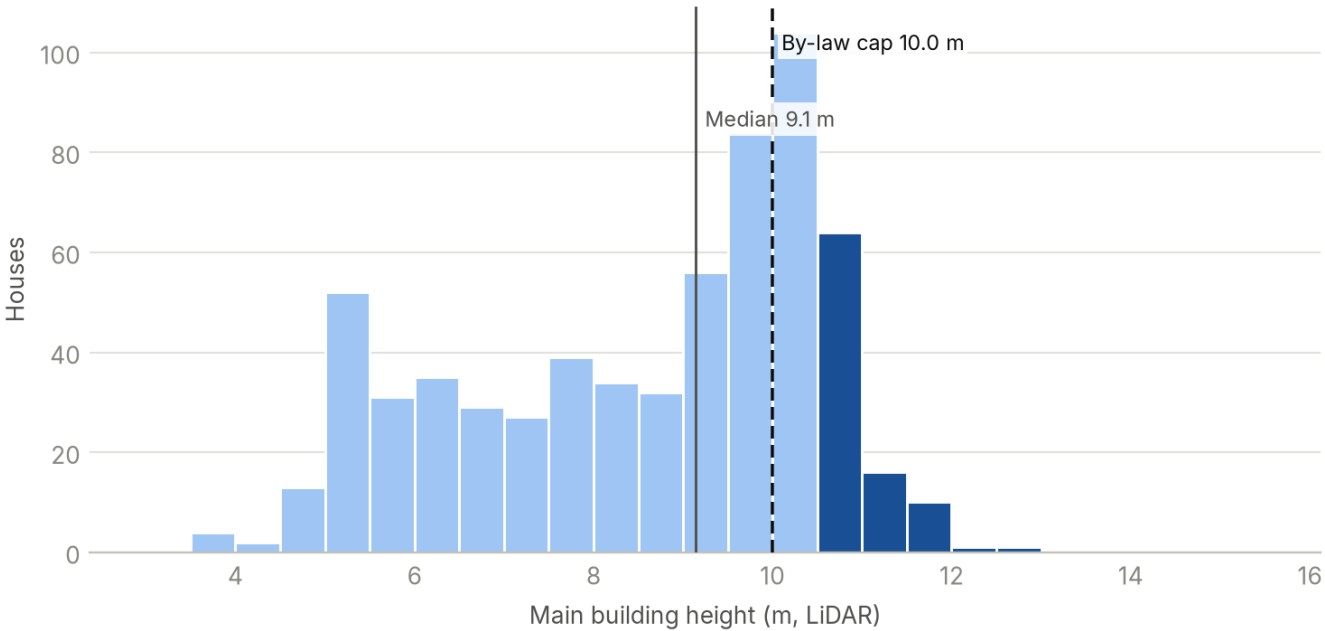


Exhibit 2

Height distribution with the by-law cap marked.



Source: City of Toronto Open Data, Topographic Building Outlines with LiDAR-derived heights, September 2026; City of Toronto Zoning By-law 569-2013: Height Overlay Map; Daniel Du analysis

Method

Heights are the City’s LiDAR-derived value for each building outline. We take the value for the main building on each mid-block RD lot. The cap is the Height Overlay value mapped at each lot (HT 10.0 across this radius). We subtract a 0.3 m tolerance before we count a house as over the cap. LiDAR reads the highest roof element, which can include chimneys. The tolerance and the per-lot table keep that limitation open to inspection.

Source material

Dataset	Custodian	Vintage / access
Municipal Parcels; Street Centrelines	City of Toronto	Accessed September 2026
Zoning By-law 569-2013 layers and overlays	City of Toronto	Accessed September 2026
Topographic Building Outlines (LiDAR heights)	City of Toronto	Accessed September 2026
Committee of Adjustment applications; TLAB appeals	City of Toronto	Accessed September 2026
Application Information Centre feed	City of Toronto	Accessed September 2026 (feed refreshes daily)
Building Permits	City of Toronto	Accessed September 2026
Census 2021 (dissemination areas)	Statistics Canada	2021 Census release
Rental Market Survey	CMHC	Surveys to October 2025
OLT decisions	CanLII	Indexed September 2026

Sources

City of Toronto Open Data: Topographic Building Outlines with LiDAR-derived heights, September 2026.

City of Toronto Zoning By-law 569-2013: Height Overlay Map.

About this sample

This is a demonstration study on a randomly selected site. No application exists at this address. Daniel Du (Development Analytics) prepared this as a work sample. It is not planning advice for any specific matter. We compute every figure in this report from the cited public datasets. The accompanying CSV contains the full lot-level table, so you can check any number. Our measurements and tolerances follow the Technical Standards, v1.0 (September 2026). This document is available with every engagement and in the study library.