

Building Envelope Study

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

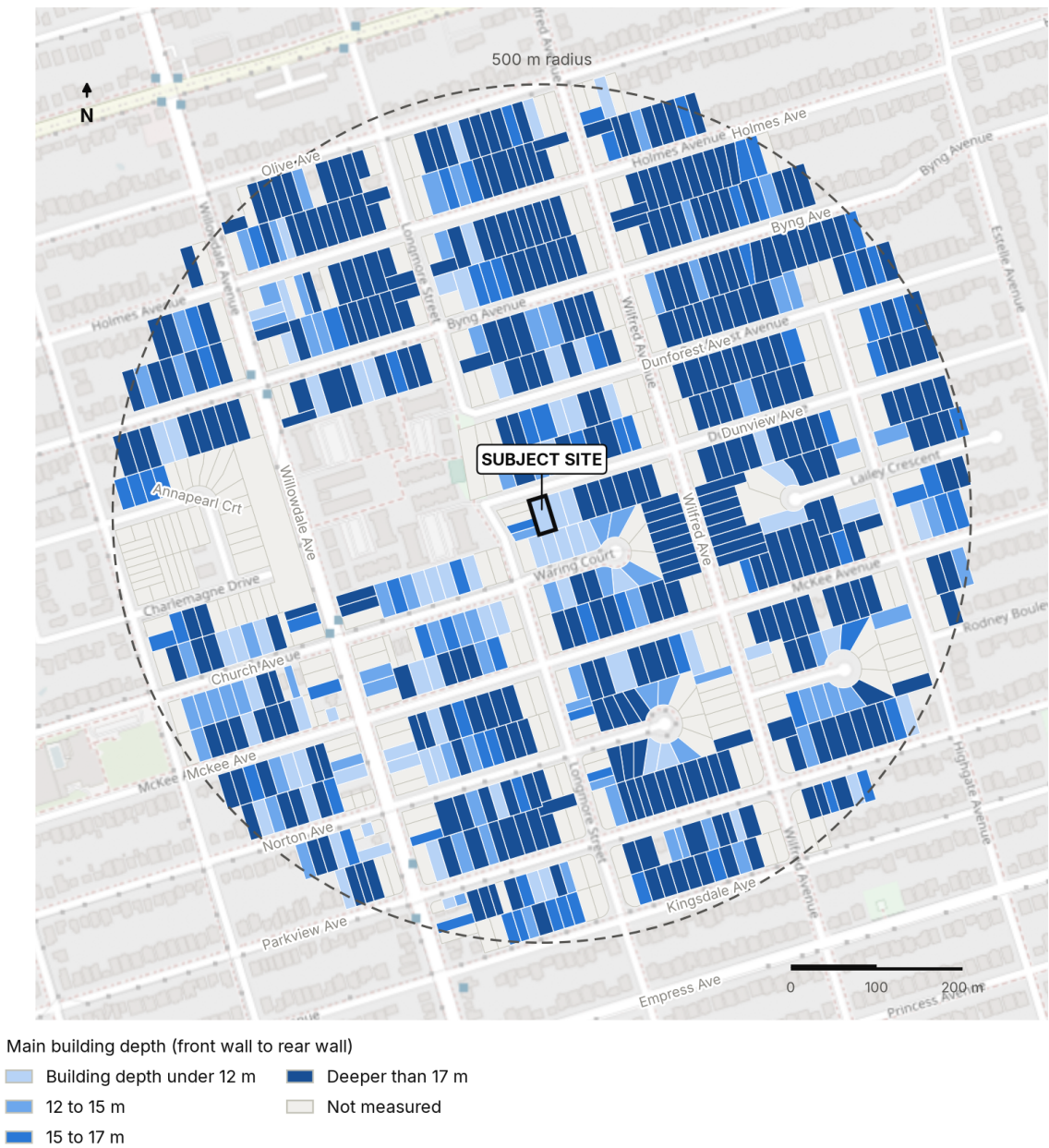
Rear additions depend on building depth and side yard standards. Objections often call buildings 'massive' without measuring any. This study measures the main building on every mid-block RD lot in the radius. It measures depth from front to back, width, and both side yards. The measurements come from LiDAR footprints in a lot-aligned frame.

Key findings

1. The median main building runs **17.9 m deep** (P90 20.9 m). **60.8%** of houses already exceed 17 m of depth. Depth variances are usually contested at that scale.
2. The median narrowest side yard is **1.35 m**. **68.6%** of houses stand closer to a side lot line than the 1.8 m standard that exception x5 sets here.
3. Median building width is 13.0 m. Width and depth together give the panel the true footprint norm for the area.
4. A proposed envelope can be placed on these distributions and located precisely. It is inside the norm, at its edge, or beyond it.

Exhibit 1

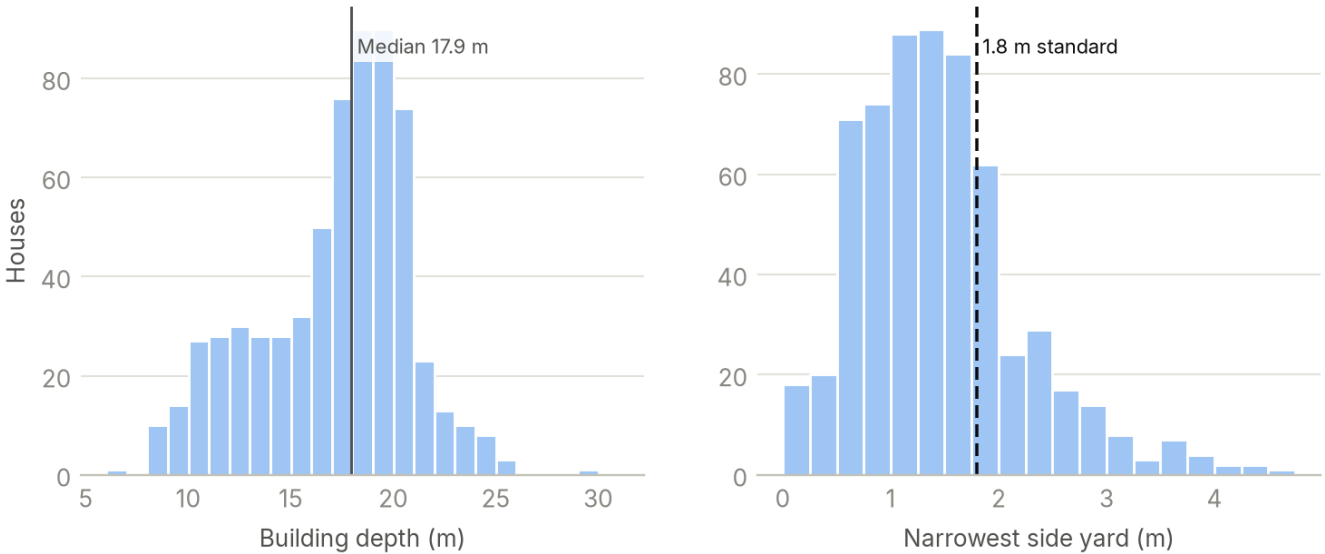
Main-building depth per lot, banded.



Source: City of Toronto Open Data, Topographic Building Outlines; Municipal Parcels; Street Centrelines (Sep 2026); City of Toronto Zoning By-law 569-2013: ss. 10.5.40.20, 10.5.40.30 (building length and depth), Chapter 900 exception x5; Daniel Du analysis

Exhibit 2

Depth and side-yard distributions.



Source: City of Toronto Open Data, Topographic Building Outlines; Municipal Parcels; Street Centrelines (Sep 2026); City of Toronto Zoning By-law 569-2013: ss. 10.5.40.20, 10.5.40.30 (building length and depth), Chapter 900 exception x5; Daniel Du analysis

Method

We measure the main building on each mid-block RD lot in a lot-aligned frame. The frame is derived from the lot’s street edge. Depth is the extent of the footprint away from the street. Width is its extent along the street. Side yards are the gaps to each side lot line. Values come from the City’s LiDAR building outlines intersected with the parcel fabric in EPSG:2952. The by-law defines building depth and length as wall-based measures that exclude permitted encroachments. Footprint measures can therefore read slightly larger. We state this difference rather than hide it. The per-lot table permits survey-grade verification where a file turns on centimetres.

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; Municipal Parcels; Street Centrelines (Sep 2026).

City of Toronto Zoning By-law 569-2013: ss. 10.5.40.20, 10.5.40.30 (building length and depth), Chapter 900 exception x5.

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.