

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

Case Study: The Committee Approves a Fourplex in Willowdale

14 Ancona St, Toronto (Willowdale, North York) · Minor variance A0506/25NY, decided 2026: Approved · Zone RD (f15.0; a550) (x5) · Corner parcel, 18.56 m frontage on Ancona St, 697 m²

In January 2026 the Committee of Adjustment approved a minor variance at 14 Ancona St. The application proposed a new three-storey dwelling with four units, a rear walk-up basement entrance and rear exit stairs to all floors. The record shows no objection. The City has permitted multiplexes in the low-rise neighbourhoods since 2023, but this proposal still needed variances, which is why it came to the Committee. Our Roxton Rd case study covers a 2019 conversion of an existing building and the tribunal fight that followed. This case is a new build, after the reform, decided without objection. The question a reader brings is simple. Was this lot special, or could most of the street do the same? We measured every low-rise residential lot within 500 m and compared each one with the subject.

Key findings

1. **35.3%** of the 388 low-rise residential lots within 500 m (137 lots) match or exceed the subject on both area and frontage.
2. **86.1%** (334 lots) meet the mapped 550 m² and 15.0 m minimums. The second screen reports the wider group against those mapped values.
3. **20.6%** of the cohort lots are smaller than the subject's 697 m² and **53.1%** are narrower than its 18.56 m. The median lot is 697 m² and 18.33 m wide. On area the subject sits at the median.
4. The fabric is regular. Only **8** lots sit below the area minimum their own zoning maps, and **53** sit below their own frontage minimum. The middle half of the cohort spans 696 m² to 729 m².
5. The local record is thin. The post-2015 record holds **3** files within 500 m that mention a fourplex, triplex, duplex, multiplex or added dwelling units. The Committee approved all 3 decided files. 2 of the 3 arrived after the 2023 reform. The record also holds 1 garden suite file, which the search terms do not catch.
6. The Committee approved the subject file. The measured lot table contains 137 lots that match or exceed the subject on both area and frontage. The local decision search found 3 unit-adding files.

Exhibit 1

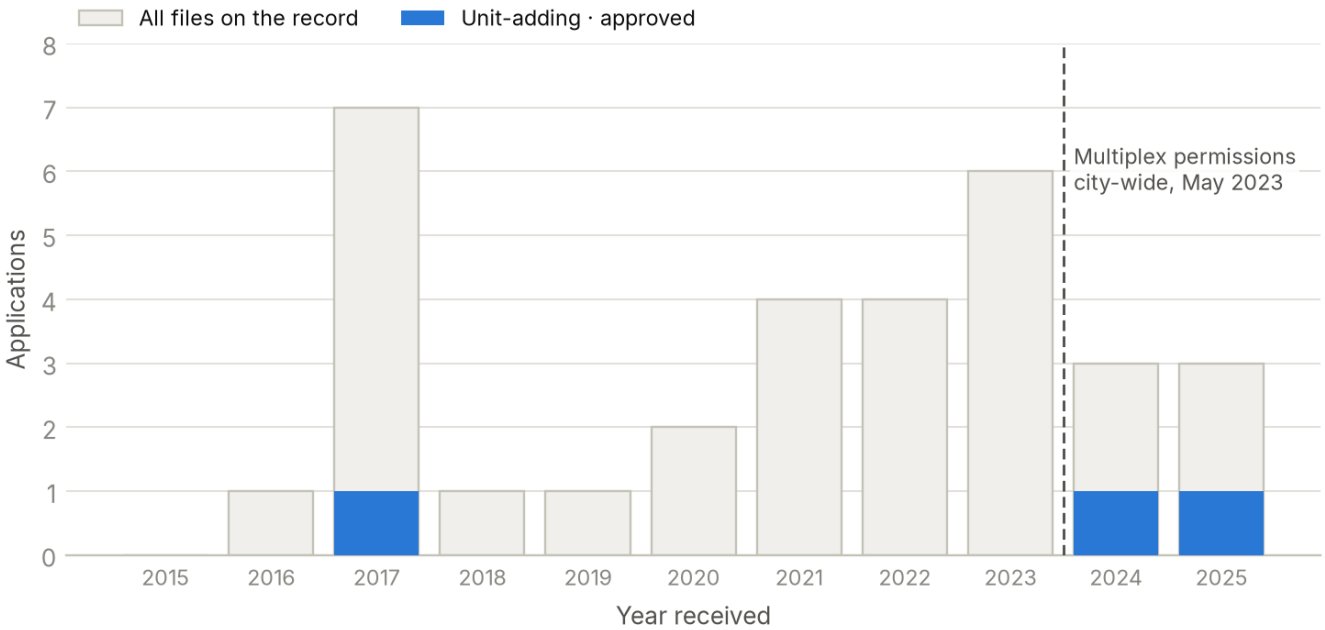
Each low-rise lot against the subject's area and frontage and against the mapped minimums.



Source: City of Toronto Open Data, Committee of Adjustment Applications (decision record), accessed September 2026; City of Toronto Open Data, Municipal Parcels, Street Centrelines, Zoning By-law 569-2013 layers; Daniel Du analysis

Exhibit 2

Unit-adding and multiplex files by year received, shown against all files on the record because the counts are too thin for a stacked bar on their own.



Source: City of Toronto Open Data, Committee of Adjustment Applications (decision record), accessed September 2026; City of Toronto Open Data, Municipal Parcels, Street Centrelines, Zoning By-law 569-2013 layers; Daniel Du analysis

Method

We measure every low-rise residential lot within 500 m from parcel geometry in EPSG:2952. Frontage is the street-facing edge of the lot along its addressed street. The subject is a corner lot. It fronts Ancona St and a second named street. We measure its frontage along Ancona St, the addressed street, and we take its area from the whole parcel. We keep corner lots in the cohort for this study, because a fourplex depends on lot size and not on mid-block position.

We compare each lot with the subject on two measures. A lot 'matches or exceeds' the subject when its area is at least the subject's measured area and its frontage is at least the subject's measured frontage. We allow a tolerance of 0.5 m² and 0.05 m. The softer screen tests each lot against the mapped 550 m² and 15.0 m minimums. We also test each lot against the 'a' and 'f' values of its own zone label, the method used in the delivered Willowdale study. The subject sits in RD (f15.0; a550) (x5), the same zone as the Willowdale demonstration site.

Precedent comes from Committee of Adjustment records. We geolocate each record to the parcel fabric and keep files received in 2015 or later. A file counts as unit-adding when its description mentions a fourplex, multiplex, triplex, duplex or added dwelling units. The search is case-insensitive. The counts are small, so Exhibit 2 shows them against all files on the record rather than as a stacked bar on their own.

The decision record gives the proposal, the decision and the objection field. It does not publish the variances sought or the approved plans. We state what the record says and no more.

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: Committee of Adjustment Applications (decision record), accessed September 2026.

City of Toronto Open Data: Municipal Parcels, Street Centrelines, Zoning By-law 569-2013 layers.

About this sample

This is a retrospective demonstration study. The Committee of Adjustment decided the application in 2026, and it is a public record. Daniel Du was not retained on the matter. We prepared this analysis after the decision, as a work sample. It shows what the evidence would have looked like if we had prepared it before the hearing. It states no planning opinion. 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.