

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

Case Study: A Heritage House Becomes Apartments at Yonge and Bloor

66 Charles St E, Toronto (Church-Wellesley) · Minor variances A0798/23TEY, decided 2023: Approved · Front portion of the heritage building retained, 9-storey rear addition, 16 dwelling units · Zone CR 4.0 (c1.0; r4.0) SS1 (x1467) · Lot 7.8 m frontage, 341 m²

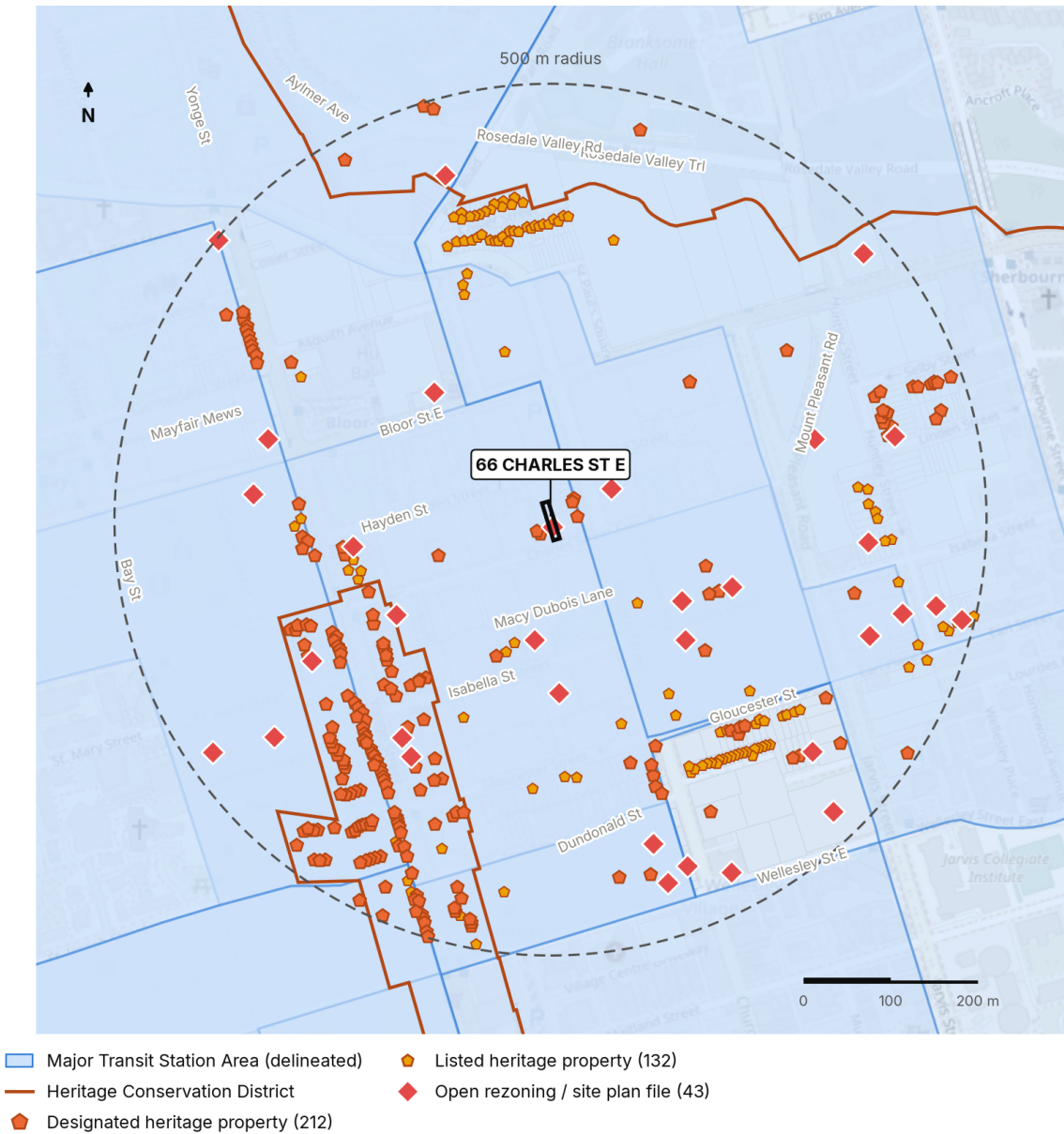
In 2023 the Committee approved variances for 66 Charles St E under file A0798/23TEY. The approval keeps only the front portion of the two-and-a-half-storey heritage building. It adds a nine-storey rear addition and one mechanical penthouse level. The finished building holds 16 dwelling units. This case study measures the context that a buyer or a lender would review before committing to such a site. The lot is small and carries a heritage building. It holds CR 4.0 density inside the Bloor-Yonge Major Transit Station Area. A dense heritage fabric and live tower applications surround it. The study measures those layers. It does not value the site and it does not assess the design.

Key findings

1. The site sits **inside the Bloor-Yonge MTSA** in a CR 4.0 zone. This policy regime directs the city's most intense growth. Here it attaches to a 341 m² heritage lot.
2. **344 Heritage Register properties** stand within 500 m, including 212 designated properties.
3. **52 applications are open** within 500 m in the City's live feed. 43 of them are at rezoning or site-plan scale.
4. The approved conversion retains the front portion of the heritage building and adds residential use. The exhibit maps both the heritage record and the growth-policy context.

Exhibit 1

Heritage, MTSA and live-application layers around the site.



Source: City of Toronto Open Data, Heritage Register, Heritage Conservation Districts, MTSA delineations; City of Toronto Application Information Centre feed. Committee of Adjustment applications. Municipal Parcels (Sep 2026); Daniel Du analysis

Method

We overlay Heritage Register points, Heritage Conservation District boundaries and the January 2026 MTSA delineations on the parcel fabric. We filter each layer to 500 m. Open applications come from the City's Application Information Centre feed. We deduplicate the feed to one point per application. We read the zoning attributes from the By-law 569-2013 Zoning Area layer at the parcel.

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: Heritage Register, Heritage Conservation Districts, MTSA delineations.

City of Toronto Application Information Centre feed. Committee of Adjustment applications. Municipal Parcels (Sep 2026).

About this sample

This is a retrospective demonstration study. The Committee of Adjustment decided the application in 2023, 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.