

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

Second-Storey Addition Context: 341 Cosburn Ave

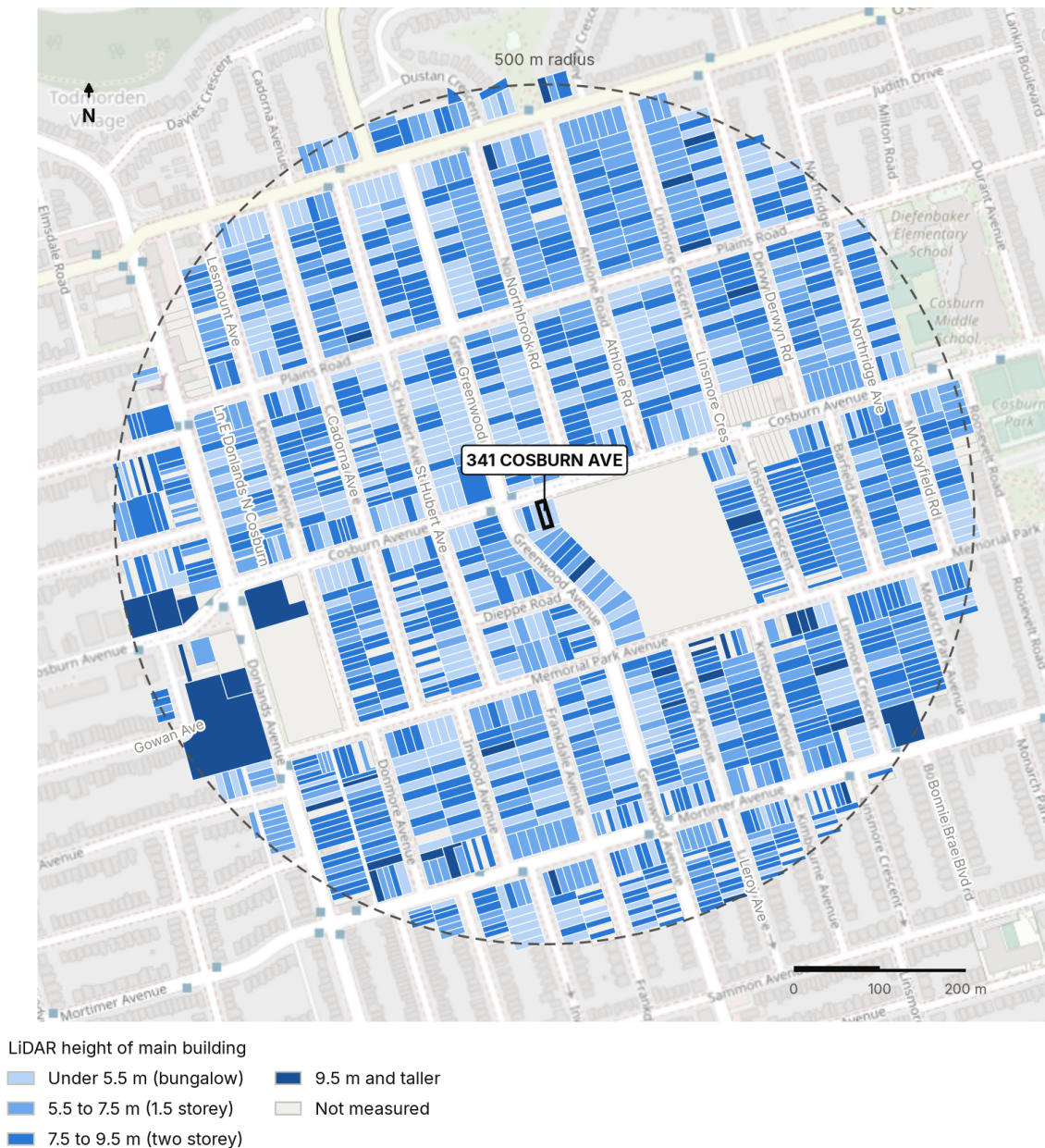
341 Cosburn Ave, Toronto (East York) · Minor variance for a complete second-storey addition, objected to at the hearing, decided 2022: Approved · Zone RD (f9.0; a280; d0.45)

A neighbour spoke at the hearing to oppose a second storey over the one-storey dwelling at 341 Cosburn Ave. The Committee approved it. We measured the LiDAR roofline of every house within 500 m. The study reports the shares below and above the two-storey-scale threshold and the nearby addition record.

Key findings

1. **42.9%** of the 1537 measured houses within 500 m stand at two-storey scale (7.5 m or taller). The median roofline is 7.0 m.
2. The Committee decided **75 residential addition files** within 500 m on the post-2015 record. It approved 97.3% of them.
3. The hearing record notes objections on 19 of the 82 files where attendance was recorded. The record reports the approval outcome for each file.
4. The Committee approved the addition. The measured height distribution and the decision record are shown separately so a reader can check each statement.

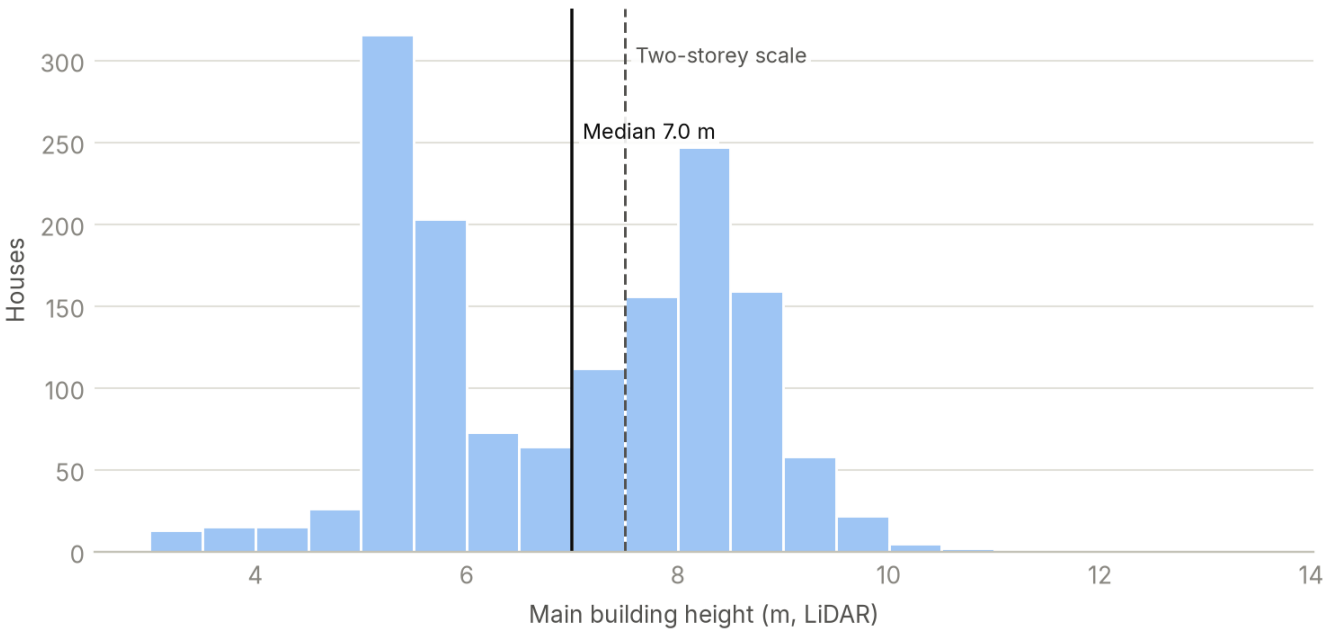
Exhibit 1

Measured building heights within 500 m, banded at the storey thresholds.

Source: City of Toronto Open Data, Topographic Building Outlines (LiDAR heights). Municipal Parcels; City of Toronto Open Data, Committee of Adjustment Applications, accessed September 2026; Daniel Du analysis

Exhibit 2

The height distribution with two-storey scale and the median marked.



Source: City of Toronto Open Data, Topographic Building Outlines (LiDAR heights). Municipal Parcels; City of Toronto Open Data, Committee of Adjustment Applications, accessed September 2026; Daniel Du analysis

Method

Building heights are the City's LiDAR-derived values for the main building on each lot. We measure every lot within 500 m. The map bands the heights at the thresholds that matter in an 'out of character' argument. Addition precedent uses Committee of Adjustment records with the work type 'R Addition'. We geolocate each record to the parcel fabric. We normalize decisions. The record before 2015 is thin, so the counts are conservative.

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 (LiDAR heights). Municipal Parcels.

City of Toronto Open Data: Committee of Adjustment Applications, accessed September 2026.

About this sample

This is a retrospective demonstration study. The Committee of Adjustment decided the application in 2022, 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.