

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

Case Study: The Committee Refuses Three Lots on Craven Road

291 Craven Rd, Toronto (Toronto-Danforth, Toronto East York) · Consent to sever B0032/18TEY, decided 2018: Refused · Zone R (d0.6) · Parcel 15.18 m frontage, 335 m²

In 2018 the Committee of Adjustment refused a consent to sever 291 Craven Rd into three lots. The application itself described the lots as undersized. The Committee also refused three companion variance applications the same day, one for a new three-storey detached dwelling on each part. The applicant appealed the consent. The tribunal also refused it. Every other case study in this library shows measurement that lines up with an approval. This one shows the other side. We measured the lot pattern of the surrounding 500 m, lot by lot. We placed the proposed lots, about 5.1 m wide and about 112 m² in area, inside that pattern.

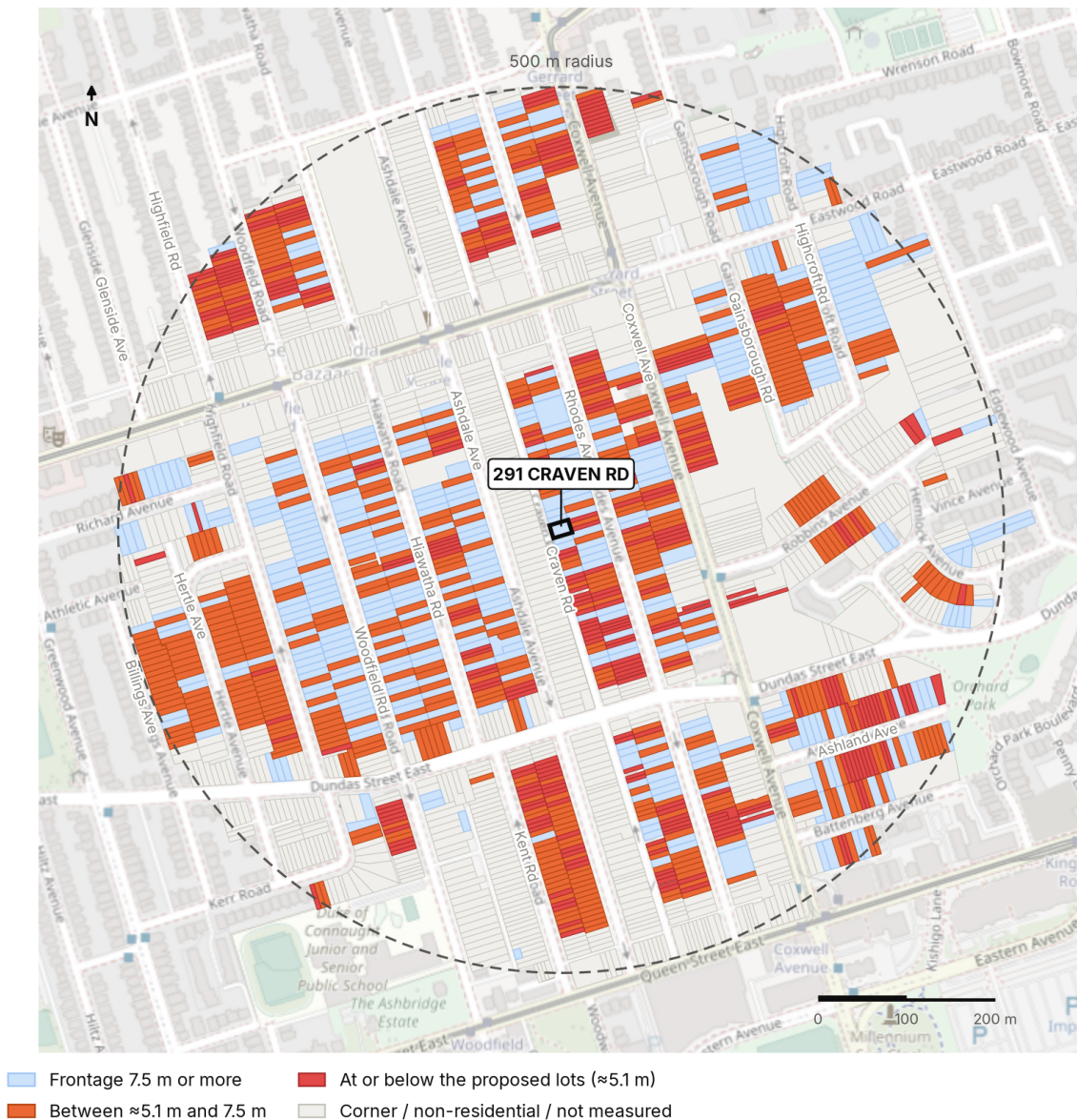
Key findings

1. Lot area is where the proposal sat at the edge of the pattern. Only **4.1%** of the 1300 mid-block low-rise lots within 500 m (53 lots) are at or below the ≈ 112 m² of each proposed lot. The cohort median is 206 m².
2. Lot width is a weaker signal. **24.0%** of the cohort (312 lots) are at or below the ≈ 5.1 m width of each proposed lot. The cohort median frontage is 6.55 m. Narrow lots are common in this part of the city.
3. Craven Rd itself is a narrow-lot street. Its 116 mid-block lots have a median frontage of 5.43 m and a median area of 119 m². On this one street, 43 lots are at or below the proposed width and 44 are at or below the proposed area. The proposal was not unusual on its own street. It was unusual across the wider 500 m.
4. The subject label R (d0.6) sets no numeric frontage minimum. Where nearby labels do carry an 'f' value, 253 lots can be tested against it. **63.6%** of them (161 lots) already sit below their own mapped minimum.
5. The local consent record is mixed. The post-2015 record holds 9 consent files within 500 m. The Committee approved 5 of the 8 decided files. Technical severances that re-established merged lots account for 3 of the approvals. Among the 5 decided files that proposed new lots, the Committee approved 2. Both approvals created two lots. The Committee refused the one three-lot proposal.
6. The Committee refused the consent and the tribunal upheld the refusal. The frontage comparison, lot-area comparison, and consent record each show a different part of the measured context.

Exhibit 1

Each lot by frontage class.

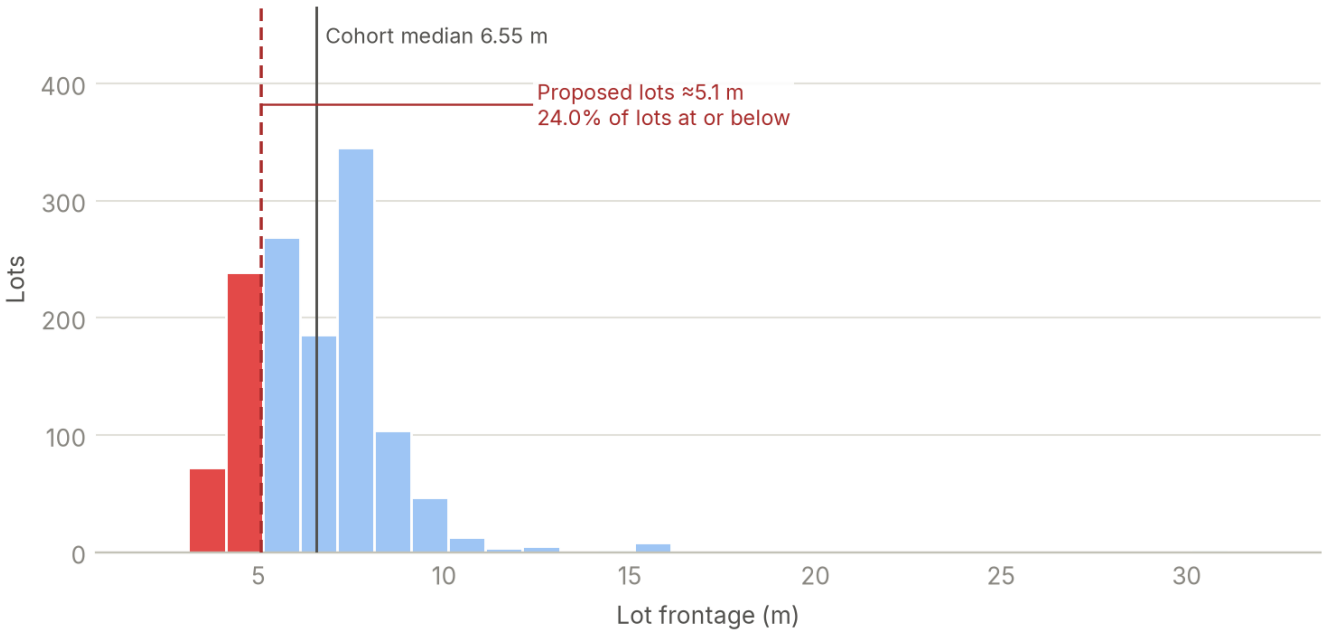
Lots at or below the proposed width are red.



Source: City of Toronto Open Data, Committee of Adjustment Applications (decision record), accessed September 2026. Files B0032/18TEY, A0295/18TEY, A0296/18TEY and A0297/18TEY; City of Toronto Open Data, Municipal Parcels, Street Centrelines, Zoning By-law 569-2013 layers; Daniel Du analysis

Exhibit 2

The frontage distribution with the proposed width and the cohort median marked.



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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, projected along the street. Area is the parcel polygon area. We exclude corner lots from the statistics. We report the share of lots at or below the proposed width and area as a percentile rank. A lot counts as at or below when it is within 0.05 m of the proposed width or within 0.5 m² of the proposed area.

We estimate the width and area of each proposed lot as one third of the measured subject parcel. The decision record describes 'three undersized residential lots' but does not publish the certified dimensions of the refused parts. We state this approximation openly. If the parts were unequal, the smallest part sat further into the tail than these figures show.

Where a lot's own zone label carries an 'f' value, we compare the lot with that value. The same method was used in the delivered Windermere study. The plain R (d0.6) label carries no 'f' value, so most lots in this area cannot be tested this way. We report the tested subset only.

Consent precedent comes from Committee of Adjustment records. We geolocate each record to the parcel fabric and keep files received in 2015 or later. We separate technical severances, which re-establish lots that merged on title, from consents that propose new lots. The open record is thin before 2015, so the precedent counts are conservative. The decision record does not publish the Committee's reasons, and this study does not infer them.

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. Files B0032/18TEY, A0295/18TEY, A0296/18TEY and A0297/18TEY.

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 2018, 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.