

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

Case Study: The Committee Approves Four Units on One Scarborough Lot

91 Maybourne Ave, Toronto (Clairlea, Scarborough Southwest) · Consent to sever B0002/25SC with companion variances A0002/25SC and A0003/25SC, decided 2025: all Approved · Zone RD (f12.0; a371) (x169) · Parcel 15.28 m frontage, 496 m²

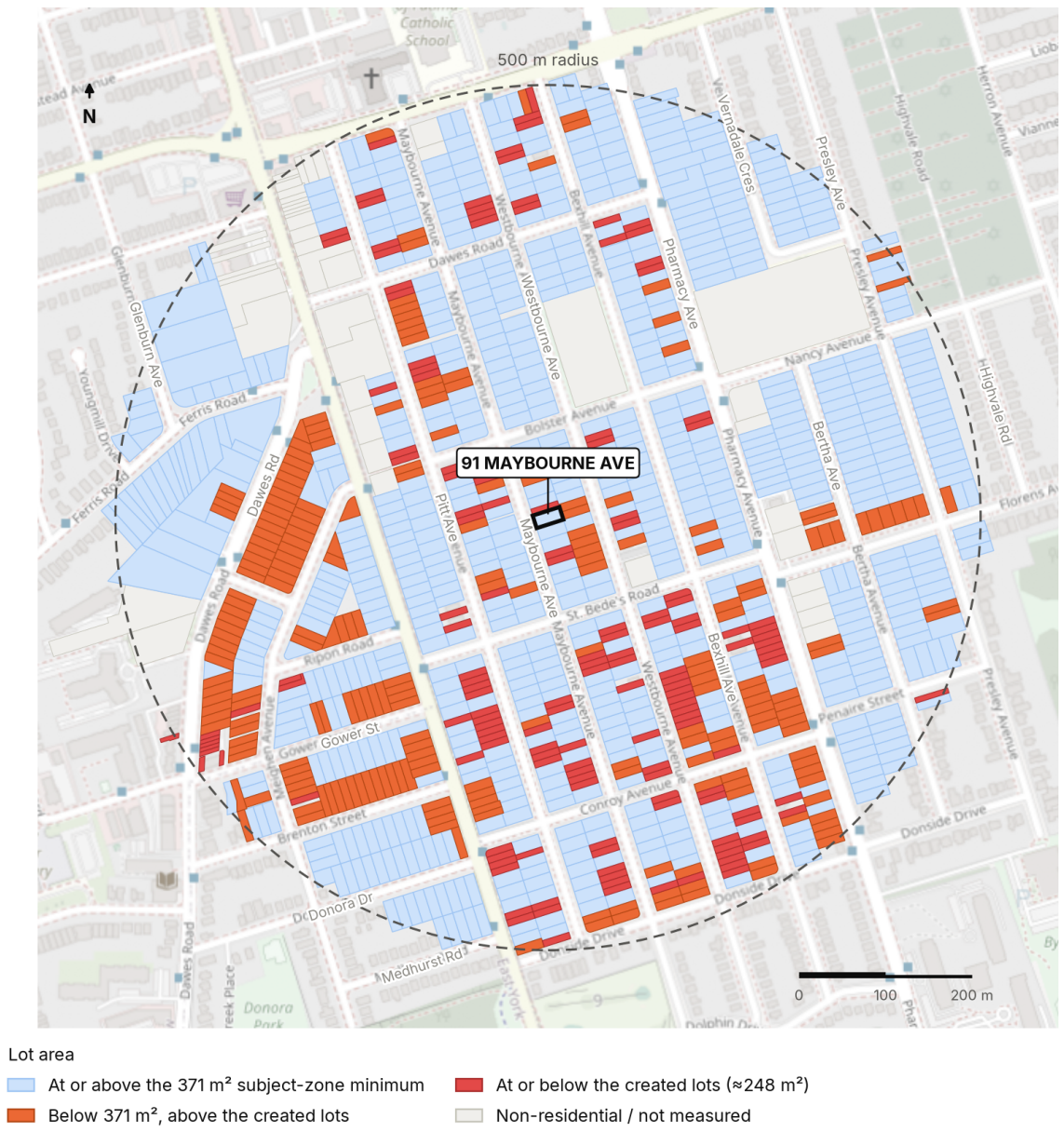
On 10 September 2025 the Committee of Adjustment approved three linked applications at 91 Maybourne Ave. Consent B0002/25SC severed the parcel into two residential lots. Variances A0002/25SC and A0003/25SC each approved a new two-storey duplex on one of those lots. Read together, the three decisions replace one detached house with four dwelling units. Each created lot holds about 248 m². The mapped minimum is 371 m². This case study shows the evidence Daniel Du would have put in front of the panel. We measured the area of every low-rise residential lot within 500 m. We compared each lot with the area minimum its own zoning sets.

Key findings

1. **34.9%** of the 1112 low-rise residential lots within 500 m (388 lots) already sit below the 371 m² minimum mapped for the subject zone. The median lot in the study area is 405 m².
2. **34.3%** of the 1093 lots with a mapped area standard (375 lots) sit below the minimum their own zoning sets. The area standards in Clairlea did not describe the existing lot fabric.
3. **14.1%** (157 lots) are at or below the ≈ 248 m² size of the lots the consent created. The created lots are small for the area but they are not the smallest.
4. Frontage is the secondary test here. Each created lot has about 7.6 m of frontage against a 12.0 m mapped minimum. **35.9%** of the 796 mid-block lots already sit below 12.0 m, and 15.7% (125 lots) are at or below the created width.
5. The record since 2015 holds **72 consent files** within 500 m. The Committee approved 47 of the 60 decided files, a rate of 78.3%.
6. The Committee approved all three files on the same day. The linked decisions changed one lot into two lots and approved four dwelling units without a rezoning.

Exhibit 1

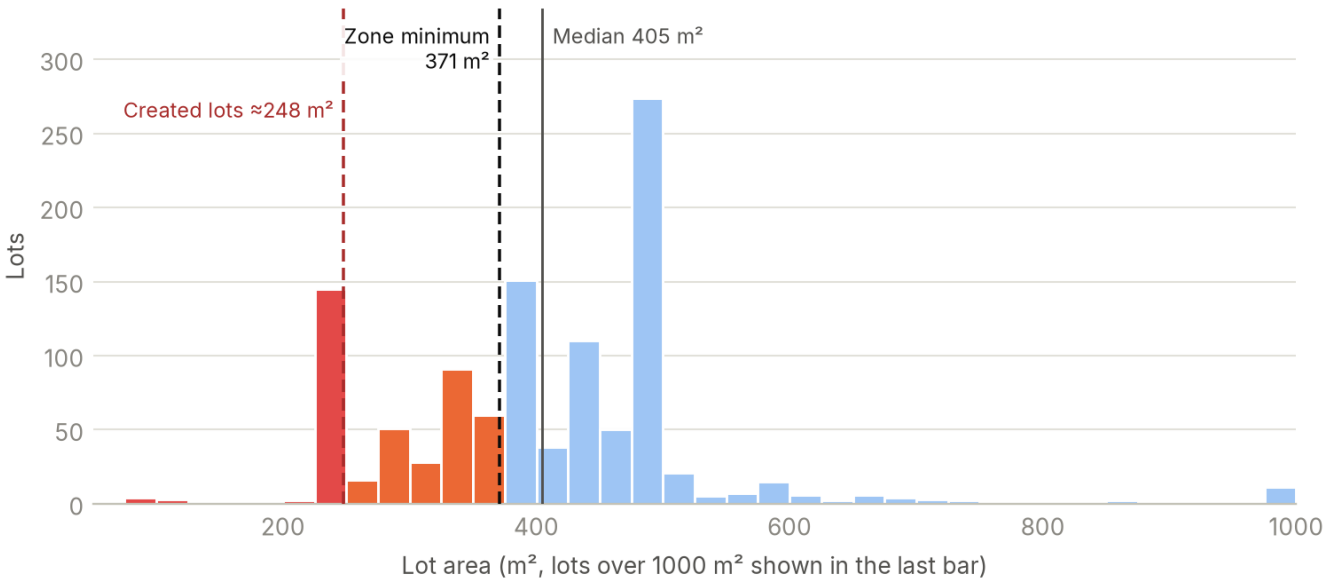
Each lot by area class against the 371 m² subject-zone minimum and the created lot size.



Source: City of Toronto Open Data, Committee of Adjustment Applications (decision record for B0002/25SC, A0002/25SC and A0003/25SC), accessed September 2026; City of Toronto Open Data, Municipal Parcels, Street Centrelines, Zoning By-law 569-2013 layers; Daniel Du analysis

Exhibit 2

The lot area distribution with the subject minimum, the created size and the median marked.



Source: City of Toronto Open Data, Committee of Adjustment Applications (decision record for B0002/25SC, A0002/25SC and A0003/25SC), 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. Lot area is the parcel polygon area. We compare each lot with the 'a' value of its own zone label, because the mapped area standards in Clairlea vary from block to block. The same method was used in the delivered Windermere study. Lots without a mapped area value are counted in the cohort but not in the own-minimum test. We use a 5 m² tolerance on area comparisons.

Frontage is the street-facing edge of the lot, projected along the street. We exclude corner lots from the frontage statistics. We use a 0.35 m tolerance on frontage comparisons.

We estimate the area and the frontage of each created lot as half the measured parcel. The decision record describes the severance as two residential lots but does not publish the certified dimensions. We state this approximation openly. The four-unit count comes from the consent and the two duplex variances read together.

Consent precedent comes from Committee of Adjustment records with application type CO or work type 'Sever Lot', filed in 2015 or later. We geolocate each record to the parcel fabric and normalize the decisions. Files without a recorded decision are excluded from the approval rate.

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 for B0002/25SC, A0002/25SC and A0003/25SC), 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 2025, 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.