

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

Case Study: The Committee Approves Two Narrow Lots in Mimico

360 Melrose St, Toronto (Mimico, Etobicoke York) · Consent to sever B0040/24EYK, filed 2024, heard 23 January 2025: Approved · Zone RD (f13.5; a510; d0.45) · Parcel 15.27 m × ~38 m, 580 m²

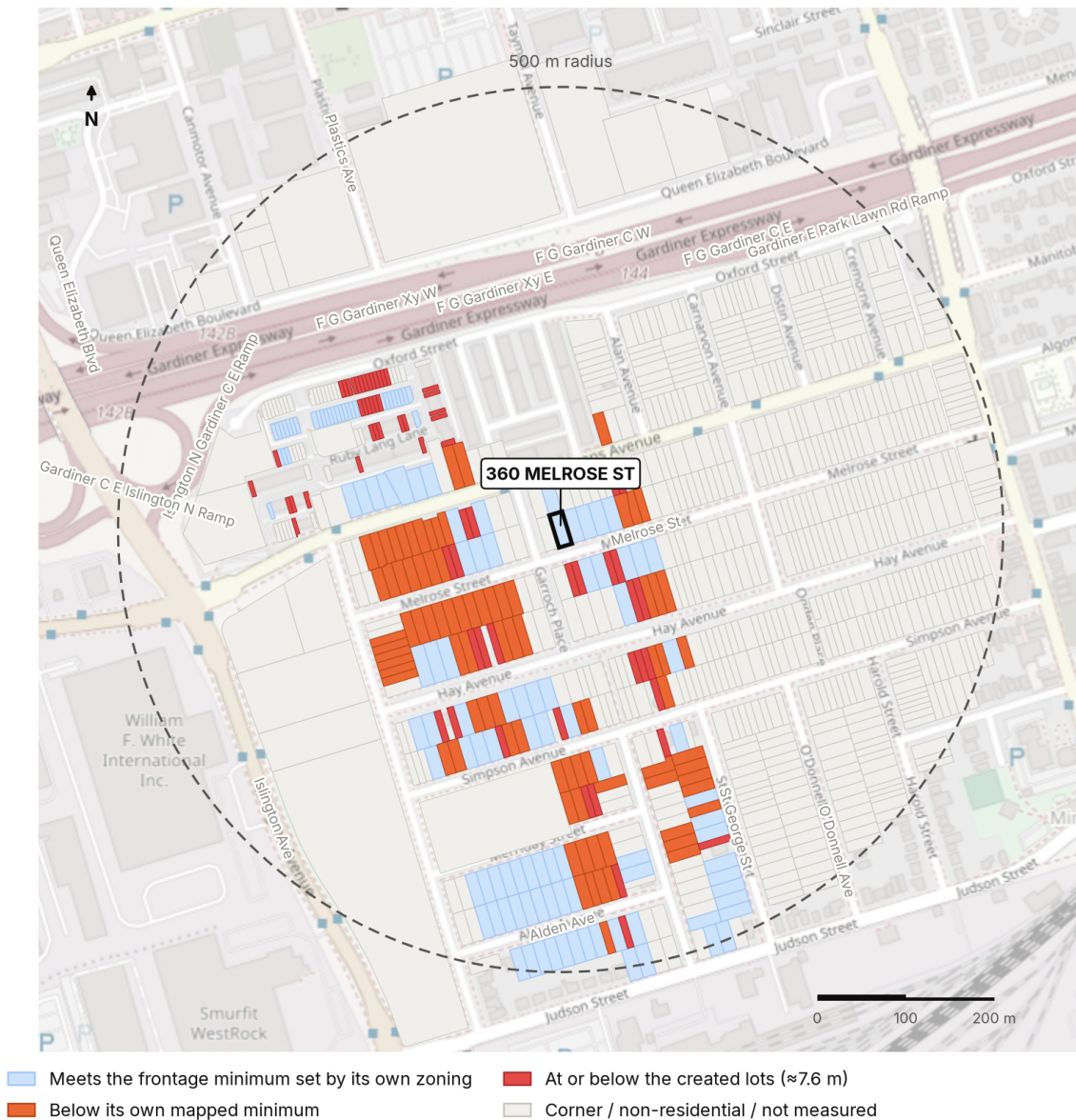
On 23 January 2025 the Committee of Adjustment approved a consent to sever 360 Melrose St into two lots. The application was filed in September 2024. The Committee approved two companion variances the same day, one for a new detached dwelling on each lot. The application itself described the lots as undersized. Each lot is about 7.6 m wide. The mapped minimum is 13.5 m. This case study shows the evidence Daniel Du would have put in front of the panel. We measured the lot pattern of the surrounding 500 m, lot by lot. We compared each lot with the frontage minimum its own zoning sets, because the mapped standards in Mimico vary street by street.

Key findings

1. **42.6%** of the 272 mid-block low-rise lots within 500 m (116 lots) already sit below the frontage minimum their own zoning maps. The by-law minimum did not describe the existing pattern.
2. **24.3%** (66 lots) are at or below the ≈7.6 m width of the lots the consent created. The table identifies every lot in that existing group.
3. The median frontage in the study area is **12.21 m**. The paper standard for the subject zone is 13.5 m.
4. The post-2015 local record holds 11 consent files within 500 m. The Committee approved 9 of the 9 decided files.
5. The Committee approved the subject consent and the two companion variances on 23 January 2025. The measurements report the lot pattern that existed around the site.

Exhibit 1

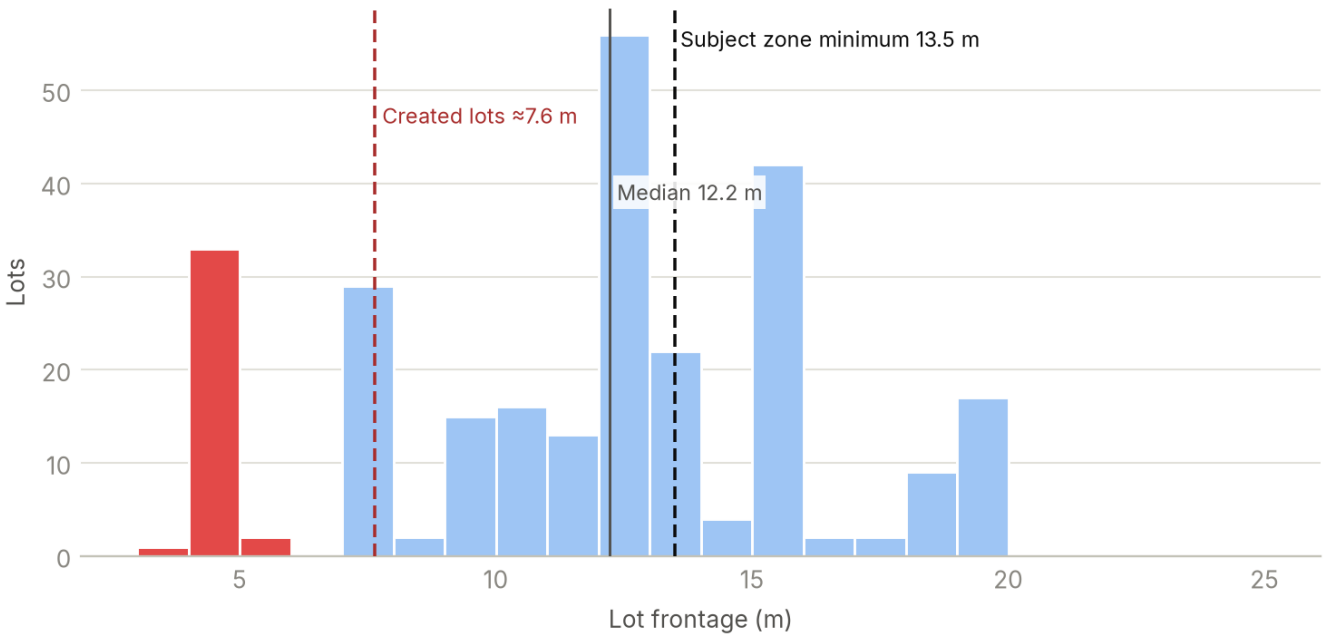
Each lot against the frontage minimum its own zoning sets.



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

The frontage distribution with the subject minimum, the created width and the median marked.



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, projected along the street. Mapped standards vary across Mimico. For that reason we compare each lot with the 'f' value of its own zone label, not with one blanket minimum. The same method was used in the delivered Windermere study. We exclude corner lots from the statistics.

We estimate the width of each created lot as half the measured frontage of the subject parcel. The decision record describes 'two undersized residential lots' but does not publish the certified dimensions. We state this approximation openly.

Consent precedent comes from Committee of Adjustment records. We geolocate each record to the parcel fabric. The open record is thin before 2015, so the precedent 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: 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 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.