

Case Study: The Committee Approves Six Townhouse Lots on The Queensway

598 The Queensway, Toronto (Etobicoke-Lakeshore, Etobicoke York) · Consent to sever B0035/23EYK, decided 2024: Approved · Six companion variances A0317/23EYK to A0322/23EYK, decided 2024: Approved · City zoning record AV (ZR), an Avenue under a legacy by-law · Created lots 75 to 163 m² on plan 66R-34228

On 8 February 2024 the Committee of Adjustment approved a consent to sever 598 The Queensway into six lots. The consent also created easements for a mutual right-of-way. The same day the Committee approved six companion minor variances, one for each new townhouse with an attached garage. No objection is recorded. Five of the created lots measure about 75 to 84 m². The sixth measures about 163 m². The surrounding fabric contains detached, townhouse, and multi-unit zones. This case study compares the six created lots with each part of that measured fabric. We measured every residential lot within 500 m and sorted the fabric by zone family.

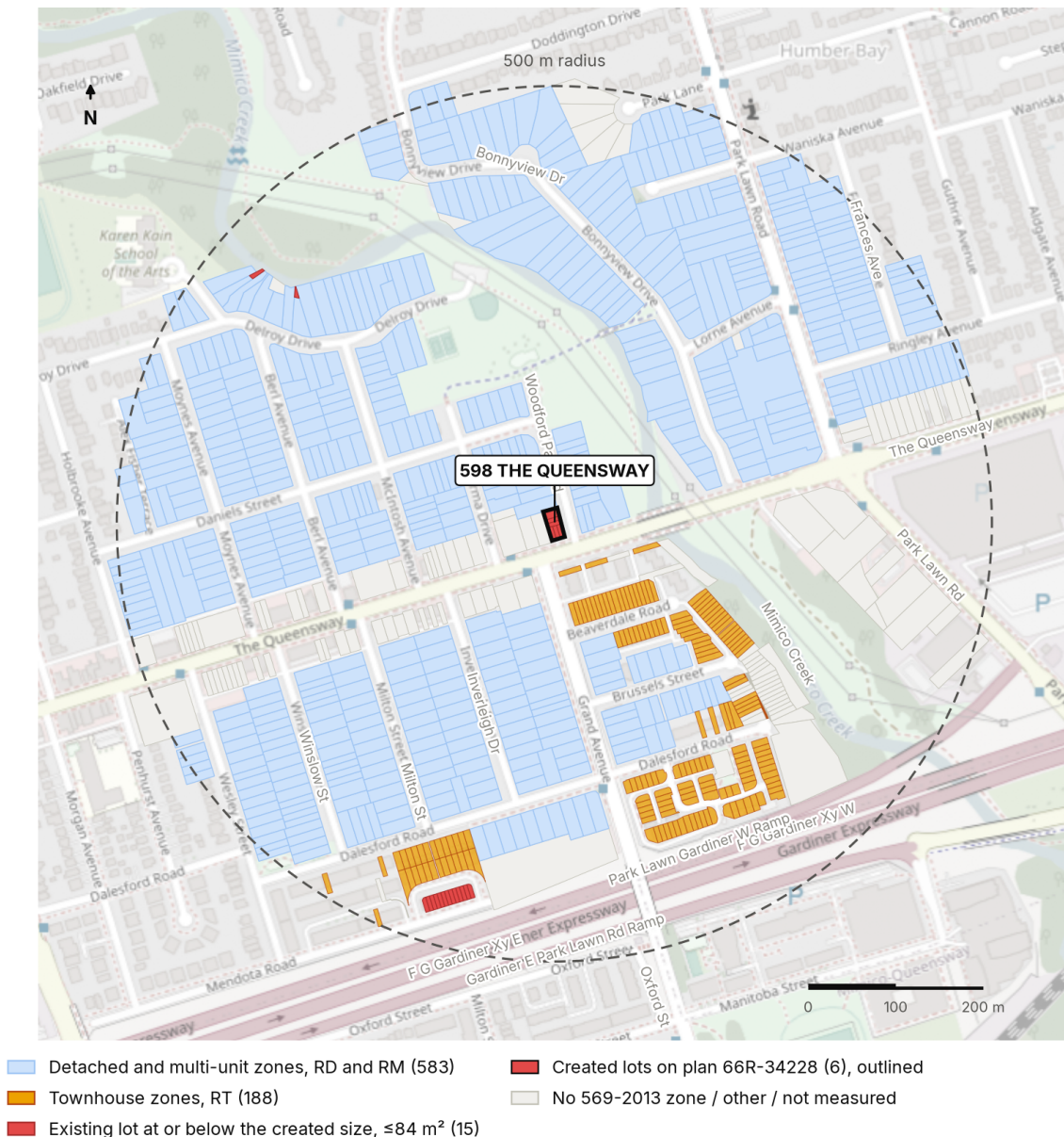
Key findings

1. The parcel fabric already holds the severance. We identified **6** created lots on reference plan 66R-34228. Five measure 75 to 84 m² and 4.6 to 5.8 m wide. The sixth, at 6 Woodford Park Rd, measures 163 m². Together they cover 554 m², which matches the 559 m² lots next door.
2. **15** of the 825 existing residential lots within 500 m are at or below the ≈ 84 m² created size. 13 of them sit in RT townhouse zones. The other two are rear parcels on detached streets. The created lots join a small group.
3. The median lot in the RT townhouse zones is **125 m²**. The median across all 825 lots is 446 m². The median detached RD lot is 496 m². The created lots are small even for townhouse lots here.
4. Width tells a fuller story. **90** lots (10.9%) are at or below the ≈ 5.8 m created width. 73 of them are RT lots. The median RT frontage is 6.35 m. Narrow lots are common here. Very small lot areas are less common.
5. The zoning mix of the cohort: **533** lots in detached RD zones, **188** in RT townhouse zones, **50** in the RM (u4) (x18) multi-unit zone, and **54** with no 569-2013 zone. The subject parcels carry no 569-2013 zone. The City's record lists them as AV (ZR), an Avenue designation under a legacy by-law.
6. The local consent record since 2015 holds 5 files within 500 m, including the subject. The Committee approved all **4** of the 4 decided precedent files. Every precedent file split one lot into two. The subject file is the only consent in the record that created more than two lots.

7. The Committee approved the consent and all six variances on the same day. The measured fabric contains many lots at or below the created width and fewer lots at or below the created area. The study reports both counts.

Exhibit 1

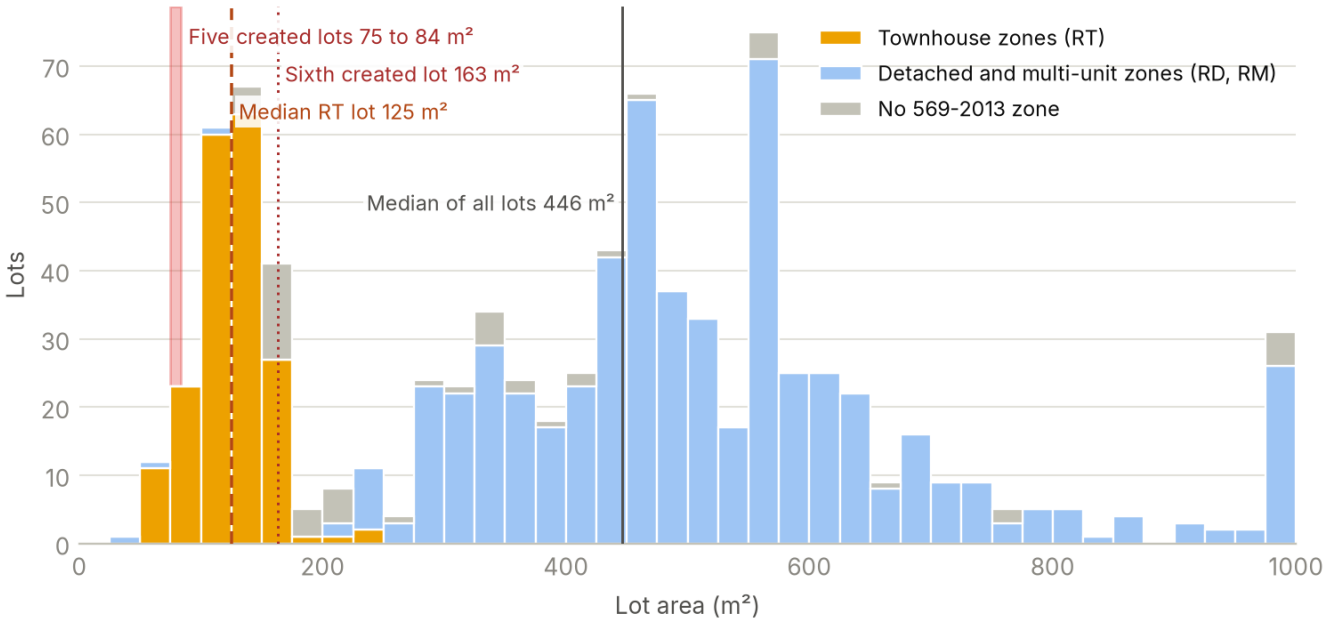
The townhouse and detached fabric within 500 m, with lots at or below the created size picked out and the six created lots outlined.



Source: City of Toronto Open Data, Committee of Adjustment Applications (decision record for B0035/23EYK and A0317/23EYK to A0322/23EYK), 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 by zone family, with the created lot size, the RT median and the overall median marked.



Source: City of Toronto Open Data, Committee of Adjustment Applications (decision record for B0035/23EYK and A0317/23EYK to A0322/23EYK), accessed September 2026; City of Toronto Open Data, Municipal Parcels, Street Centrelines, Zoning By-law 569-2013 layers; Daniel Du analysis

Method

The parcel fabric already reflects the registered severance. We therefore measure the created lots as they now stand, and we do not reconstruct the parent parcel. The subject address returns two parcels. All six created lots share reference plan 66R-34228, effective 21 August 2025, so we gather them by plan name. We identified six parcels on that plan. Five are townhouse lots of 75 to 84 m². The sixth is a 163 m² lot at 6 Woodford Park Rd. The decision record does not say which lot carries the right-of-way easements. We use the union of the six parcels as the subject geometry.

We measure every addressed residential parcel within 500 m from parcel geometry in EPSG:2952. We keep parcels in RD, RT and RM zones and parcels with no 569-2013 zone. We exclude 27 parcels in commercial, employment and open space zones, and we exclude the six created lots. We apply no lower area floor, because the townhouse lots this study is about fall below the usual 80 m² floor. Frontage is the street-facing edge of the lot, projected along the street. For the created lots we report width as the short side of the minimum rotated rectangle, because the corner lot at 598 The Queensway returns its long side as street frontage.

The created size thresholds are the largest of the five small created lots, 84 m² and 5.8 m. A lot counts as at or below the created size if it is within 0.05 of that value.

No 569-2013 zone polygon joins to the subject parcels. We report that absence as a finding. The surrounding fabric is covered, mostly by RD (f13.5; a510; d0.45), several RT exception zones and RM (u4) (x18).

Consent precedent comes from Committee of Adjustment records since 2015. We geolocate each record to the parcel fabric. We count the lots created from the record field where it is filled, and from the application description where it is not. 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 for B0035/23EYK and A0317/23EYK to A0322/23EYK), 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 2024, 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.