

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

Case Study: The Tribunal Overturns a Refusal on Roxton Road

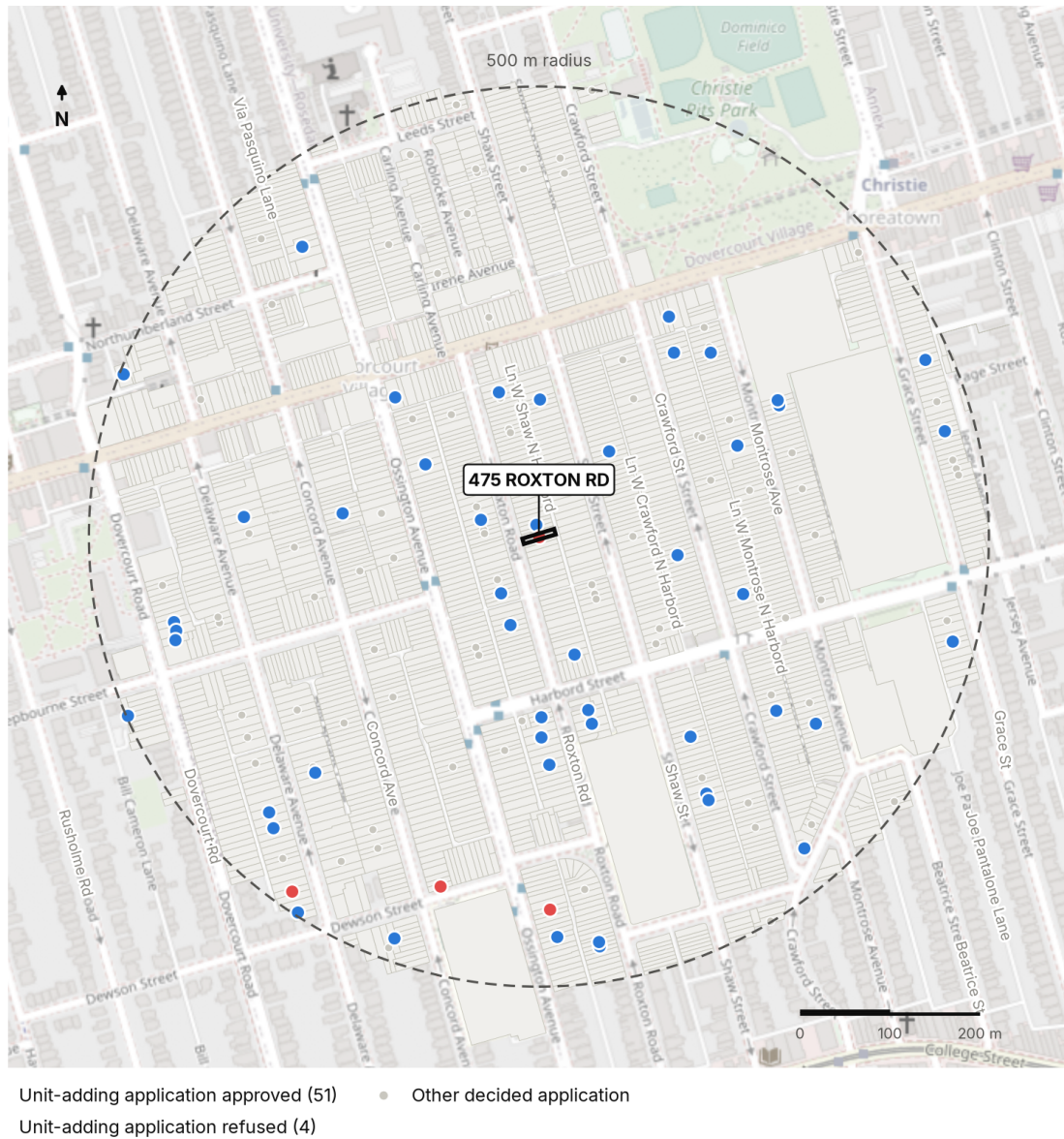
475 Roxton Rd, Toronto (Palmerston, Toronto East York) · Minor variance, refused 2019 · Tribunal outcome: Approved with Conditions (Dec 11, 2019) · Zone R (d0.6) (x735)

In 2019 the Committee of Adjustment refused variances to convert the two-storey townhouse at 475 Roxton Rd into a three-unit dwelling. The owner appealed. The tribunal approved the conversion with conditions that December. This case study reports the nearby unit-adding decision record that existed when the Committee refused the file. In 2023 the City permitted multiplexes city-wide.

Key findings

1. On the post-2015 record, the Committee decided **55 unit-adding applications** within 500 m of the site. It approved **92.7%** of them. The subject refusal is one of the refused files in that record.
2. The trend was visible at the time. The Committee approved 16 of 18 unit-adding files received up to the refusal year. It has approved 35 of 37 since then.
3. The tribunal approved the conversion with conditions in December 2019. In 2023 Council permitted up to four units as-of-right across the city.
4. The wider local record shows 89.9% approval across 159 decided files of all kinds. 6 nearby files carry a recorded tribunal outcome.
5. The exhibit maps and tabulates the local record. It also places the Committee result, tribunal outcome, and later policy change on one timeline.

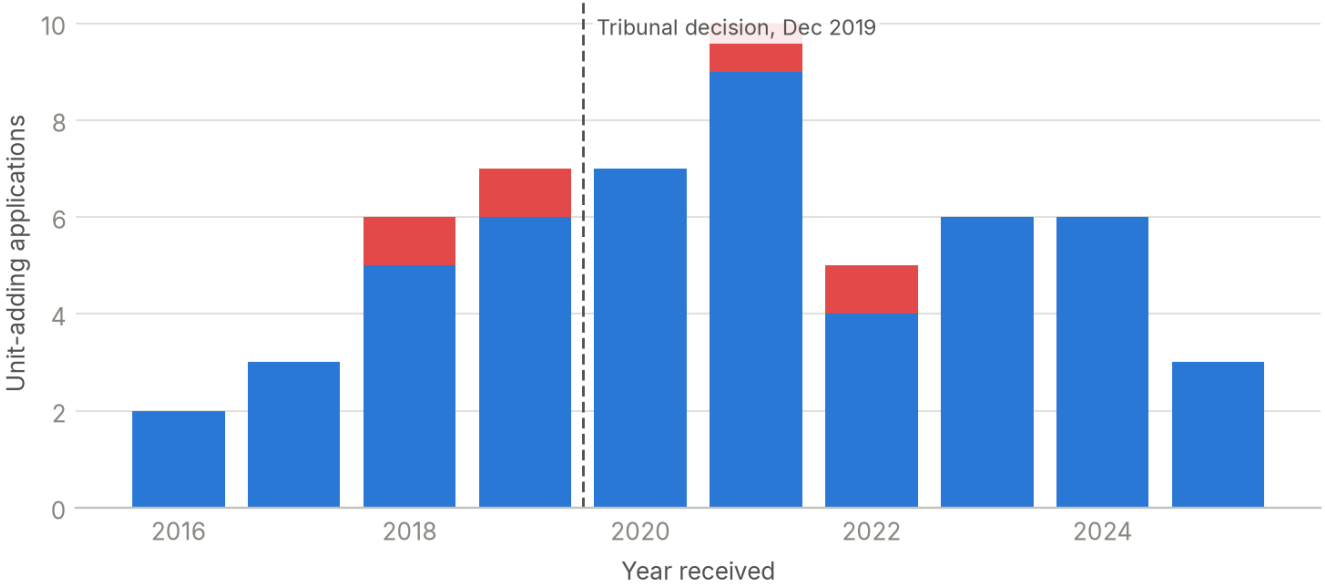
Exhibit 1

Decided unit-adding applications within 500 m, by outcome.

Source: City of Toronto Open Data, Committee of Adjustment Applications, including tribunal outcome fields, accessed September 2026; City of Toronto By-law 150-2023 (city-wide multiplex permissions). Municipal Parcels; Daniel Du analysis

Exhibit 2

Unit-adding applications by year, with the subject’s tribunal decision marked.



Source: City of Toronto Open Data, Committee of Adjustment Applications, including tribunal outcome fields, accessed September 2026; City of Toronto By-law 150-2023 (city-wide multiplex permissions). Municipal Parcels; Daniel Du analysis

Method

We geolocate Committee of Adjustment records to the parcel fabric and filter them to 500 m. We identify unit-adding applications from the City's own description text. These include conversions, added units, laneway suites and garden suites. The data table shows the classification for each file, so a reader can audit it. We normalize decisions. Approvals with conditions count as approvals. The open record is thin before 2015, so the counts are conservative.

We quote the Committee decision and the tribunal outcome for the subject file from the public record. We do not use a hearing transcript. We do not restate opinion evidence. The study reports the record.

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, including tribunal outcome fields, accessed September 2026.

City of Toronto By-law 150-2023 (city-wide multiplex permissions). Municipal Parcels.

About this sample

This is a retrospective demonstration study. The Committee of Adjustment decided the application in 2019, 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.