

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

Case Study: The Committee Approves 185 Rental Units on Victoria Park

1925 Victoria Park Ave, Toronto (Maryvale, Scarborough Centre) · Minor variance A0205/25SC on a 12-storey, 185-unit rental building, heard 2025-12-03: Approved · City zoning record: Neighbourhood Commercial (NC) [Waiver] · No 569-2013 zone polygon · Corner parcel, 80.7 m frontage, 4,905 m²

On December 3, 2025 the Committee of Adjustment approved application A0205/25SC at 1925 Victoria Park Ave. The application asked to increase the density of a 12-storey mixed-use building with 185 rental dwelling units. The Committee had deferred it from the November 5, 2025 hearing. The file runs alongside site plan application 22 143096 ESC 21 SA. This study does not assess the site plan or the building design. Every other case study is a low-rise residential matter. This one shows the same measurement method at a different scale and land use. We measure three things around the site: parcel scale, zoning coverage, and existing built height.

Key findings

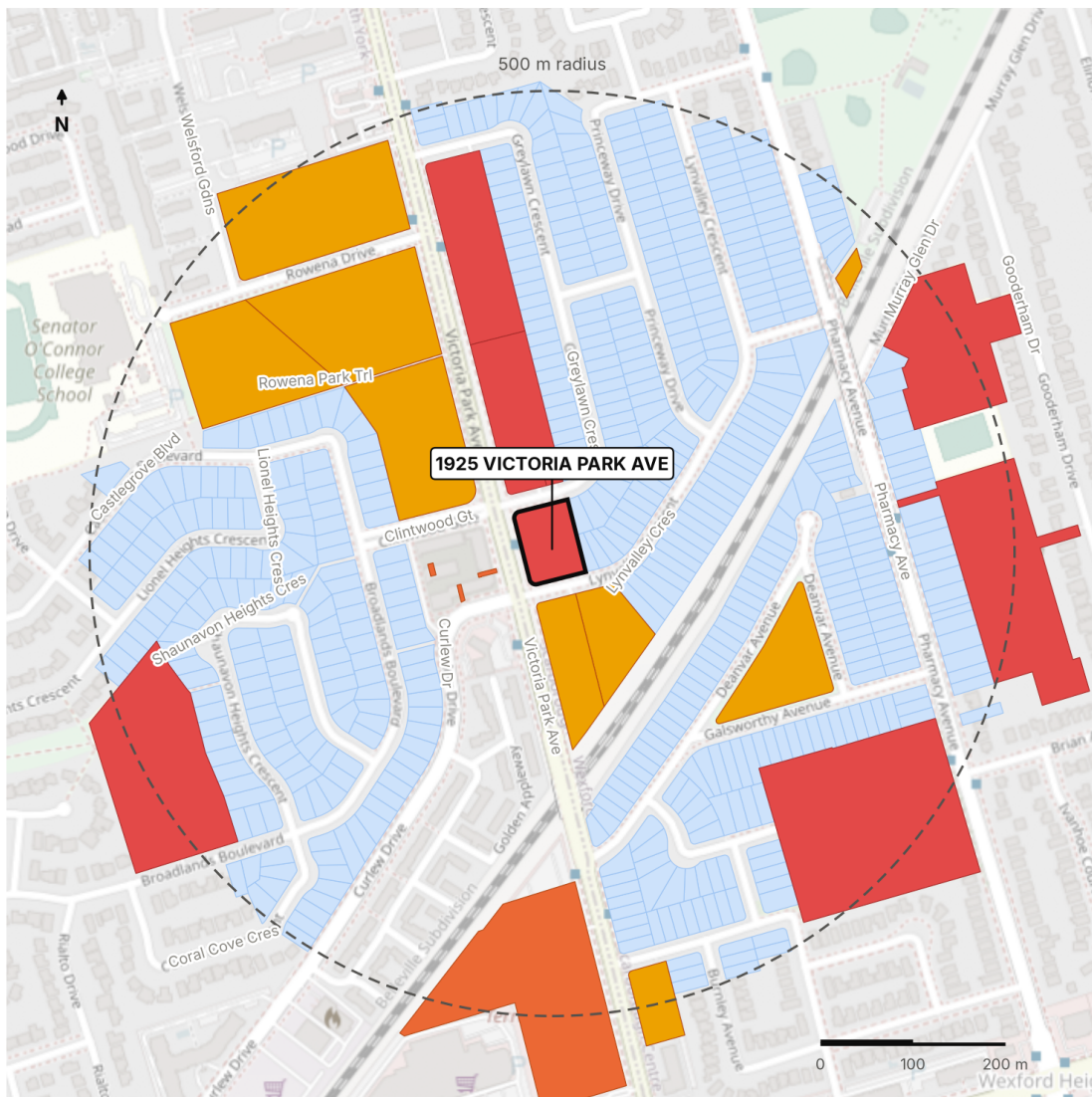
1. The subject parcel measures **4,905 m²**. The median of the 583 addressed lots within 500 m is 518 m². The subject is **9.5 times** the median lot and sits at the 97.4th percentile. Only 14 lots are larger. None of those carries an RD zone. They carry RA, OR or CR zones, or no 569-2013 polygon.
2. The parcel has **no Zoning By-law 569-2013 polygon**. The City's record for the file reads 'Neighbourhood Commercial (NC) [Waiver]', a former Scarborough designation. 8 parcels within 500 m share this condition. The exhibit reports the mapped record and does not determine the full operative zoning.
3. The surrounding fabric is single-family. **96.4%** of lots within 500 m (562) carry an RD residential detached zone, mostly RD (x301) and RD (f15.0; a550) (x5). 4 lots carry the CR commercial-residential strip along the avenue. 9 lots carry RA apartment or OR zones.
4. Measured LiDAR heights show a low fabric with a few tall exceptions. The median main building within 500 m is **5.5 m** tall. 5 of 579 measured buildings stand above 15 m. The tallest is 105 Rowena Dr at 37.8 m, an RA apartment site. A 12-storey building is roughly 36 to 40 m. That figure is an approximation. The data does not measure the proposed building.
5. Since 2015 the local record holds **23 files** within 500 m. The Committee approved 17 of the 17 decided files. 3 files carry a non-residential or mixed-use flag, and 2 of those describe house additions in their text. The subject is the only mixed-use file of its kind. Small counts support no wider claim.

6. The Committee approved the application. No objection is recorded. The file closed on December 29, 2025. The measurements describe the parcel scale, mapped zoning coverage, and surrounding building-height distribution.

Exhibit 1

Zoning By-law 569-2013 coverage by broad zone family within 500 m.

The subject has no polygon.



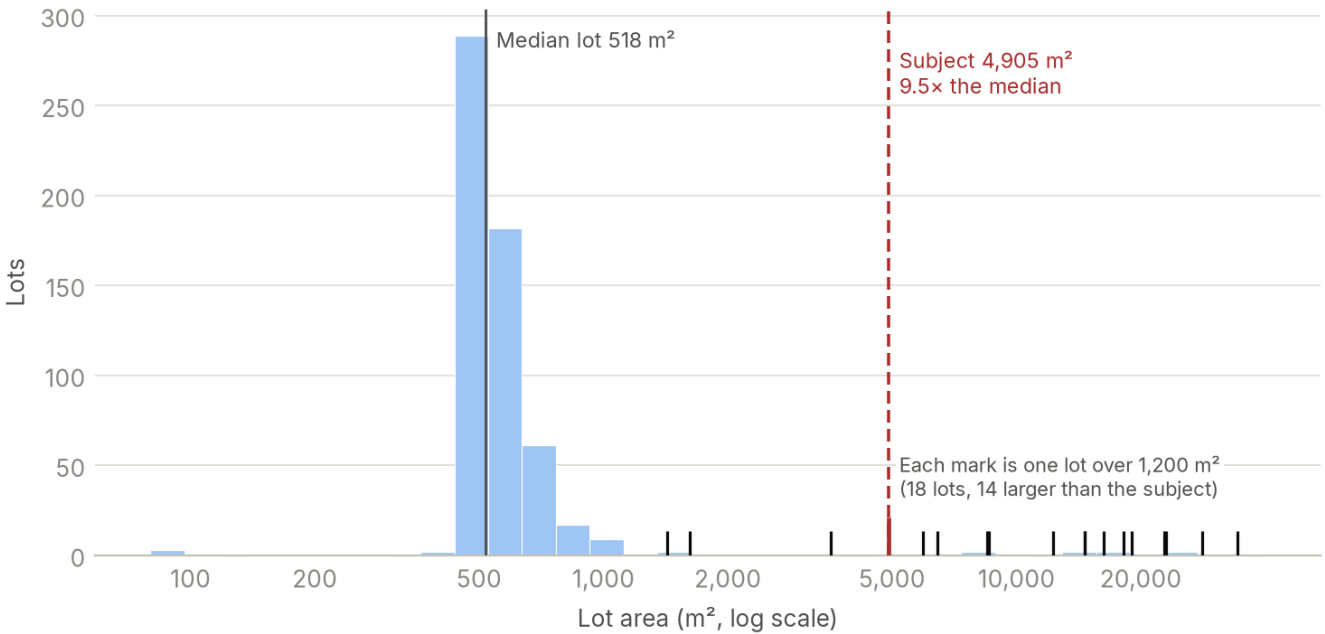
Zoning By-law 569-2013 at the parcel

- | | |
|---|--|
| ■ Residential Detached, RD (562) | ■ Other 569-2013 zone, RA / OR (9) |
| ■ Commercial Residential, CR (4) | ■ No 569-2013 zone polygon, a legacy or site-specific by-law applies (8, incl. subject) |

Source: City of Toronto Open Data, Committee of Adjustment Applications (decision record for A0205/25SC), accessed September 2026; City of Toronto Open Data, Municipal Parcels, Street Centrelines, Zoning By-law 569-2013 layers, Topographic Building Outlines (LiDAR heights); Daniel Du analysis

Exhibit 2

The lot area distribution on a log axis, with the subject and the median marked.



Source: City of Toronto Open Data, Committee of Adjustment Applications (decision record for A0205/25SC), accessed September 2026; City of Toronto Open Data, Municipal Parcels, Street Centrelines, Zoning By-law 569-2013 layers, Topographic Building Outlines (LiDAR heights); Daniel Du analysis

Method

We measure every addressed lot within 500 m from parcel geometry in EPSG:2952. Lot area is the parcel polygon area. We compare the subject with the full distribution of lot areas, including apartment and institutional sites. We report the subject's percentile and its ratio to the median. Corridor parcels and unaddressed parcels are excluded.

We read the zoning attribute for each parcel from the By-law 569-2013 Zoning Area layer. We group the ZN_STRING labels into four families: RD residential detached, CR commercial residential, other 569-2013 zones, and parcels with no 569-2013 polygon. The subject has no polygon. We report that plainly. The City's file record lists a former Scarborough designation instead.

Building heights are the City's LiDAR-derived values for the main building on each lot. We report the median, the maximum and the count above 15 m. We do not convert storeys to metres as a measurement. Where we quote a height for 12 storeys, we label it as an approximation.

The local record comes from Committee of Adjustment applications since 2015. We geolocate each record to the parcel fabric and normalize decisions. We flag a file as non-residential or mixed-use when its work type contains 'NR' or its description mentions mixed-use, commercial or storeys. We read the descriptions of flagged files and report the ones that describe house additions.

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 A0205/25SC), accessed September 2026.

City of Toronto Open Data: Municipal Parcels, Street Centrelines, Zoning By-law 569-2013 layers, Topographic Building Outlines (LiDAR heights).

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.