

Development Pipeline Study

Subject site: 205 Dunview Ave, Toronto (demonstration) · Zone RD (f15.0; a550) (x5)

Open development applications show where an area is heading before anything is built. This changes both the planning argument and the market case. This study maps every live file in the City's Application Information Centre feed within 500 m of the site. Each file is typed and dated. The map shows its current milestone.

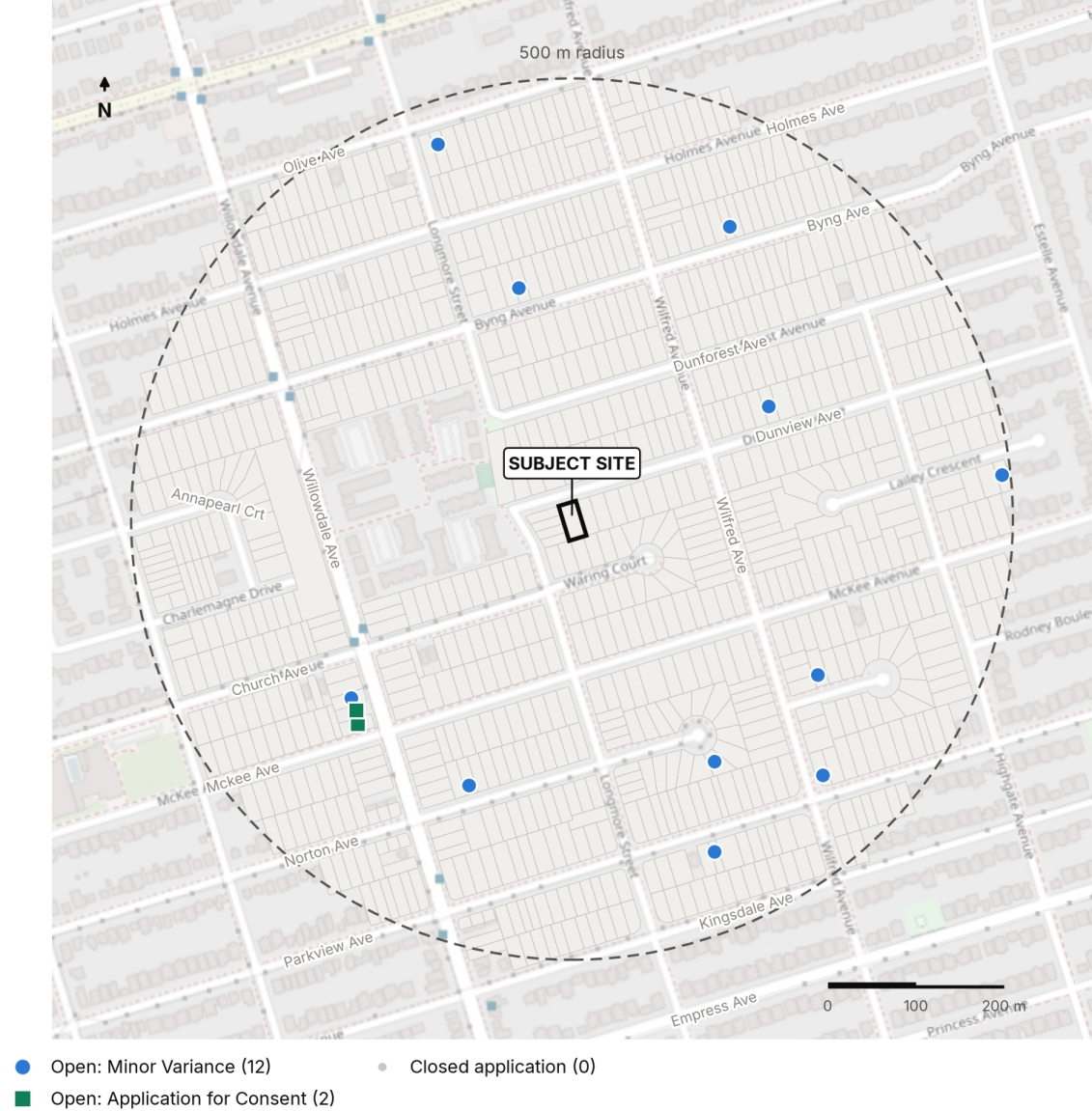
Key findings

1. **14 application files are still open** within 500 m of the subject site. The feed holds 14 applications in total for this radius. The City marks a file open until its folder closes, not until the Committee decides it. Of the 14 open files, 5 already carry a decision with conditions or an appeal outstanding, and 9 are not yet decided.
2. The map types each open file as a variance, consent, site plan, rezoning or TLAB appeal. The reader sees at a glance what kind of change is being sought nearby.
3. The data table lists each file's number, current milestone with date, submission date and assigned planner. Each row is ready to cite by file number.
4. The feed refreshes daily. The same extraction runs on demand for any site in Toronto.

Exhibit 1

Open and closed applications within 500 m from the live City feed.

milestone in the data table



Source: City of Toronto Application Information Centre: development applications feed, accessed September 2026; Daniel Du analysis

Method

The City's Application Information Centre publishes a live feed of Community Planning, Committee of Adjustment and TLAB applications. Each record carries coordinates, a status, a milestone and a planner field.

We select the records within 500 m of the subject site. We reduce them to one row per application. We then split the rows into open files and closed files.

The map types each open file by application kind. The CSV carries every field that the study uses.

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 Application Information Centre: development applications feed, accessed September 2026.

About this sample

This is a demonstration study on a randomly selected site. No application exists at this address. Daniel Du (Development Analytics) prepared this as a work sample. It is not planning advice for any specific matter. 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.