

Package sample Reference REF-26-PKG-DD Issued 22 September 2026

Site Due Diligence Screen

For use before an offer, a design, or a pre-application meeting

Before a site is bought or a design is drawn, the constraints that will govern it are already on the public record. This screen reads them as numbers rather than as a list of layers, and reports what is in the approval pipeline nearby.

Status

Every figure in this sample is computed for the demonstration study area around 205 Dunview Avenue, Toronto. No application exists there. A live engagement runs the same measurements on your site and your application record.

The question

What governs this lot, and what is happening around it?

What it answers

The screen maps and tabulates every regulatory layer that touches the lot, measures how much of the site each one covers, and reads the live application and permit record for the surrounding area. It is a screen rather than an opinion, and it says which items need a qualified professional next.

Exhibit 1

The package bundles the studies a file of this type needs.

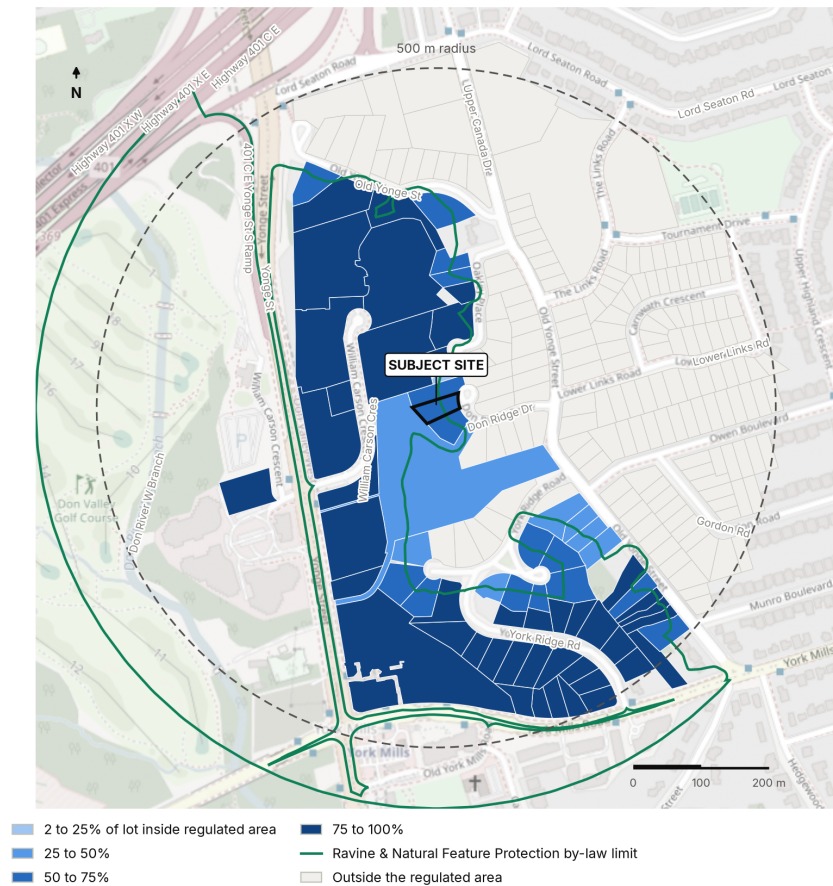
9 studies, each delivered with the table behind every figure

Study	What it measures
Ravine and Natural System	Regulated area coverage, measured as a share of the lot
Heritage Context	Register listings and designations, with distances
Archaeological Potential	Mapped potential across the site and the area
Policy Layer Coverage	SASPs, secondary plans and MTSA boundaries that apply
Development Pipeline	Live applications in the area, by status and type
Permit Intensity	Building permit activity around the site
Units Added and Lost	Net dwelling unit change from the permit record
Transit and MTSA Context	Stops, modes and distance to the nearest station area

Exhibit 2

The regulated area touches 28.8 per cent of the lots tested, and 62.4 per cent of the example site.

Regulated area coverage across the study area, by share of each lot



Note: The mapped regulated area is a screen. A permit decision rests with the Toronto and Region Conservation Authority and the City.

Source: City of Toronto Open Data, Ravine and Natural Feature Protection, Natural Heritage System and Municipal Parcels, accessed September 2026; Daniel Du analysis

Coverage is measured as a share of each lot rather than reported as a yes or no flag, because a lot that is partly regulated may still have a developable area. The mapped boundary is a screen and the permit decision rests with the conservation authority.

4 Site and Area Specific Policies apply inside the study area.

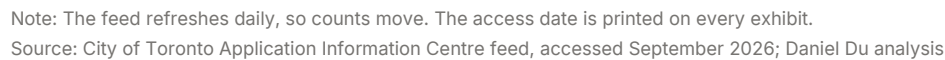
The map displays the Don Mills Transit Station Area, a 500 m radius zone centered on the station. The station is located at the intersection of Yonge St and Don Mills Rd. The map shows the following roads and features:

- Roads:** Highway 401 (Eglinton Ave E), Highway 404 (Don Mills Rd), Highway 403 (Don Mills Rd), Lord Seaton Road, Old Yonge St, Don Ridge Dr, York Ridge Rd, Gordon Rd, Lower Links Road, The Links Road, Tournament Drive, Upper Links Road, Lower Links Rd, and Don River W Branch.
- Landmarks:** Don Valley Golf Course, Don Mills Park, and Don Mills Community Centre.
- Subject Site:** A black-outlined rectangular lot located east of the station, near Don Ridge Dr.
- Other Sites:** SASP 802 (a red-outlined lot near the station), SASP 090 (a red-outlined lot south of the station), SASP 075 (a red-outlined lot east of the station), and SASP 254 (a red-outlined lot east of the station).
- Legend:**
 - Site & Area Specific Policy (SASP): Red outline
 - Major Transit Station Area (delineated): Blue outline
 - Secondary plan boundary: Dashed line
 - Lots (no policy layer shown): Grey outline
- Scale:** 0 to 200 m.
- North Arrow:** Points North.

Demonstration package built on a randomly selected study area. No application exists at the example site.
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Policy layers overlap, so the map shows each one separately rather than merging them. A site inside a Site and Area Specific Policy is governed by text as well as by the boundary, and the package reproduces the relevant policy text with its citation.

Live applications by status, from the Application Information Centre feed



How to read it

The pipeline is a snapshot of files that were open on the date of access. It shows what the area is absorbing and which planners are handling it. Counts move daily, so the access date is printed on the exhibit and in the methods note.

Exhibit 5

Every headline figure the package reports, with its table behind it.

Computed for the demonstration study area from published public data

Measure	Value
Lots tested against the regulated area	233
Lots wholly or partly regulated	67 (28.8%)
Share of the example site regulated	62.4%
Unregulated area on the example site	605 m2
Properties on the Heritage Register nearby	8
Designated under the Ontario Heritage Act	4
Distance to the nearest listed property	139 m
Site and Area Specific Policies in the area	4
Live applications in the area	14
Still undecided	9
Transit stops within 900 m	26
Distance to the nearest station area	556 m

Source: Study outputs for the demonstration study area; Daniel Du analysis

Method

Each regulatory layer is intersected with the parcel geometry in MTM Zone 10 (EPSG:2952), so coverage is reported as a measured share of the lot rather than as a yes or no flag.

Heritage, ravine, natural heritage and policy layers come from the City's published spatial data. Where a layer is a screening tool rather than a regulation, the exhibit says so.

The application pipeline comes from the Application Information Centre feed, which refreshes daily. Every count is printed with the date it was read.

Sources

City of Toronto Open Data: Ravine and Natural Feature Protection, accessed September 2026

City of Toronto Open Data: Heritage Register and Heritage Conservation Districts, accessed September 2026

City of Toronto Official Plan compendium: Site and Area Specific Policies

City of Toronto Application Information Centre feed, accessed September 2026

What you receive

An evidence book as a PDF, with print-ready exhibits at hearing size. The complete lot-level table behind every figure as CSV. A methods note stating the sources, the rules applied and the tolerances. Every measurement follows Technical Standards v1.0.

A live engagement

A live engagement runs the screen on your address, reports the share of your lot each layer covers, and lists the approvals and the qualified professionals the file will need before an application is made.

How an engagement runs

1. Send the property address and the application or the question. A hearing date helps, if one is set.
2. Daniel Du confirms the decision question, the scope, the inputs required and the schedule.
3. A written fee proposal follows within two business days, stating deliverables, exclusions, fixed fee and schedule.
4. Work starts on signature and a 25 per cent deposit. One revision round is included.
5. Final files and the balance invoice are delivered together.

Delivery

Standard delivery is 10 business days from confirmation. Daniel Du provides quantitative analysis and exhibits. A registered professional planner or legal counsel provides planning and legal opinion.