

Site-Specific Relief Study

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

Every '(x n)' suffix on a zone label marks a place where the City has already departed from the base standard. Each departure is a site-specific exception written into Chapter 900 of By-law 569-2013. This study maps those exceptions. The map shows how much of the surrounding area is governed by tailored rules instead of the base zone. This bears directly on whether a requested variance offends the general intent of the by-law.

Key findings

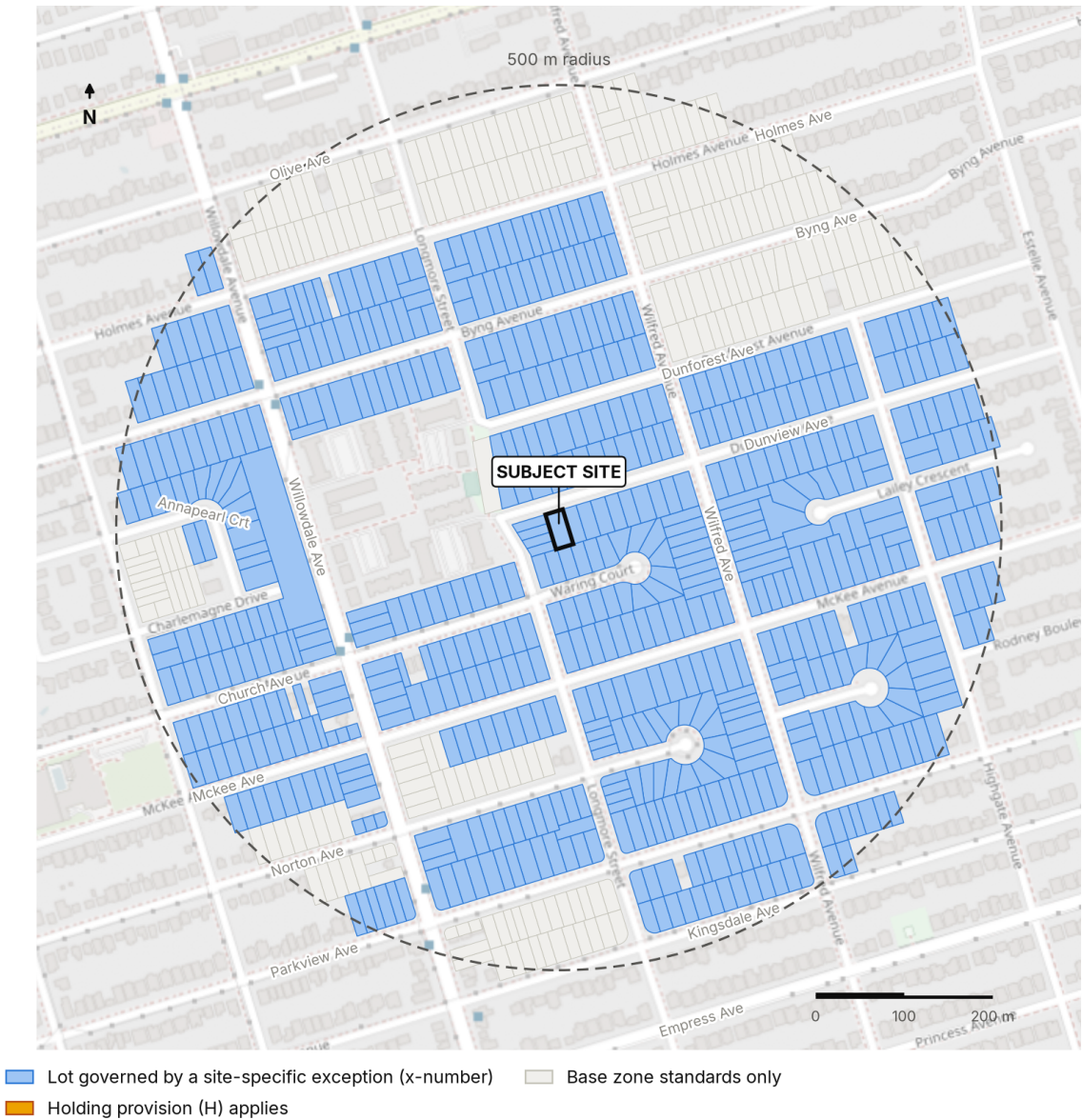
- 1. **73.3%** of the 866 lots within 500 m (635 lots) already carry a site-specific exception. The base standard alone governs a minority of the area.
- 2. 3 distinct exception numbers appear inside the radius. Each one is a Council-adopted departure from the base zone.
- 3. The zone of the subject site carries exception x5 (900.3.10(5)). This exception modifies the base side-yard standard: "(A) Despite regulation 10.20.40.70 (3), the minimum side yard setback is 1.8 metres; and On 97 Hillmount Avenue regulation 10.5.80.40(2) doe..."
- 4. 0 lots sit under a holding provision. This is a further layer of site-specific control.

Exception	Chapter 900 section	Lots in radius
x5	900.3.10(5)	613
x92	900.3.10(92)	21
x53	900.3.10(53)	1

Source: City of Toronto Zoning By-law 569-2013, as amended: Zoning Area layer and Chapter 900 exception text; City of Toronto Open Data, Municipal Parcels, accessed September 2026; Daniel Du analysis

Exhibit 1

Lots governed by site-specific exceptions and holding provisions within 500 m.



Source: City of Toronto Zoning By-law 569-2013, as amended: Zoning Area layer and Chapter 900 exception text; City of Toronto Open Data, Municipal Parcels, accessed September 2026; Daniel Du analysis

Method

We read exception status from the zone label of the zoning polygon for each lot. The label carries a '(x n)' suffix and the EXCPTN_NO field. We read holding status from the ZN_HOLDING flag. Both fields are in the Zoning Area layer of By-law 569-2013. We resolve each exception number to its text in Chapter 900. The CSV carries a provision extract for each exception. A reader can therefore see the relief already granted as well as count it.

We exclude corridor parcels and unaddressed slivers. The count is of lots governed by an exception. It is not a count of exceptions. One exception commonly covers a whole subdivision plan.

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 Zoning By-law 569-2013, as amended: Zoning Area layer and Chapter 900 exception text.

City of Toronto Open Data: Municipal Parcels, 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.