

Hearing and Appeal Support

For contested files at the Committee, the TLAB, or the Ontario Land Tribunal

On a contested file the argument is usually about facts that nobody has measured. Daniel Du works with counsel and the registered professional planner to measure them, to check the exhibits filed by the other side, and to build the record the tribunal will read.

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 does the decision record show, and which opposing claims can be measured?

What it answers

The work is scoped to the matter. It usually combines appeal outcome research with citations, custom exhibits computed for the specific relief sought, and a verification pass over the opposing exhibits. Daniel Du does not give planning or legal opinion, and the scope says so in writing before work starts.

Exhibit 1

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

5 studies, each delivered with the table behind every figure

Study	What it measures
Appeal Outcomes research	Tribunal outcomes and timelines, with citations
Custom exhibits	Computed for the specific relief sought on the file
Verification of opposing exhibits	Re-measurement and a written note on what differs
Objection Geography	Where objections were recorded and what they changed
Lot-level tables	Prepared for the record to Technical Standards v1.0

Source: The study library; Daniel Du analysis

Exhibit 2

Appeals concentrate in a small number of blocks rather than spreading evenly.

Tribunal appeal files mapped across the study area



Source: City of Toronto Open Data, TLAB appeals, accessed September 2026; CanLII tribunal decisions indexed September 2026; Daniel Du analysis

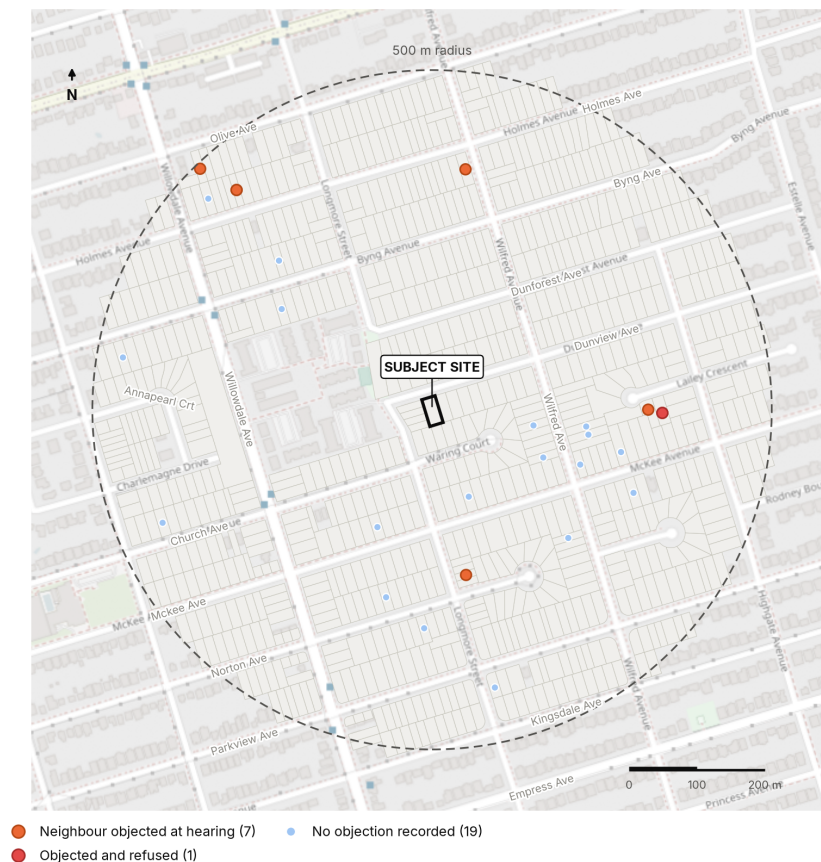
How to read it

Appeal density is reported against the local decision record so the rate has a denominator. Citations for the decisions behind the citywide figures are delivered with the package so counsel can pull the decision rather than rely on a summary.

Exhibit 3

Citywide, files with an objection are approved 29.7 points less often than files without one.

Decided applications by whether an objection was recorded, 4,807 citywide files



Note: An objection recorded on the file is not the same as opposition at the hearing. The record captures what the City logged.

Source: City of Toronto Open Data, Committee of Adjustment applications, accessed September 2026; Daniel Du analysis

How to read it

An objection recorded on a file is not the same as opposition at the hearing. The record captures what the City logged. The gap between the two approval rates is a pattern in the record and is not evidence about any single file.

Exhibit 4

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

Computed for the demonstration study area from published public data

Measure	Value
TLAB files in the citywide record	2,127
Median days to close a TLAB file	553
OMB files in the citywide record	507
Approved on the OMB record	84.0%
Tribunal decisions indexed	1,632
Citywide files with an objection recorded	4,807
Approval rate with an objection recorded	66.4%
Approval rate with no objection recorded	96.1%
Local decided applications, 2000 to 2025	267 (92.9% approved)

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

Method

Appeal research reads the published tribunal decisions and reports the citation for every outcome quoted, so counsel can pull the decision rather than rely on a summary.

A verification pass re-measures the opposing exhibit from the same public sources and reports what differs, with the calculation shown. It does not characterise the other side’s work.

Custom exhibits are computed for the specific relief sought. The scope, the inputs and the exclusions are agreed in writing before the work starts.

Sources

City of Toronto Open Data: Committee of Adjustment applications and TLAB appeals, accessed September 2026

Ontario Land Tribunal and Toronto Local Appeal Body decisions, indexed via CanLII, September 2026

Technical Standards v1.0, 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

Send the address, the application number and the hearing date. Daniel Du identifies the smallest useful evidence package and quotes it, working to counsel's schedule.

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

Scoped and quoted per matter. Daniel Du provides quantitative analysis and exhibits. A registered professional planner or legal counsel provides planning and legal opinion.