

Heritage Context Study

Subject site: 23 Don Ridge Dr, Toronto (demonstration) · York Mills / Hoggs Hollow

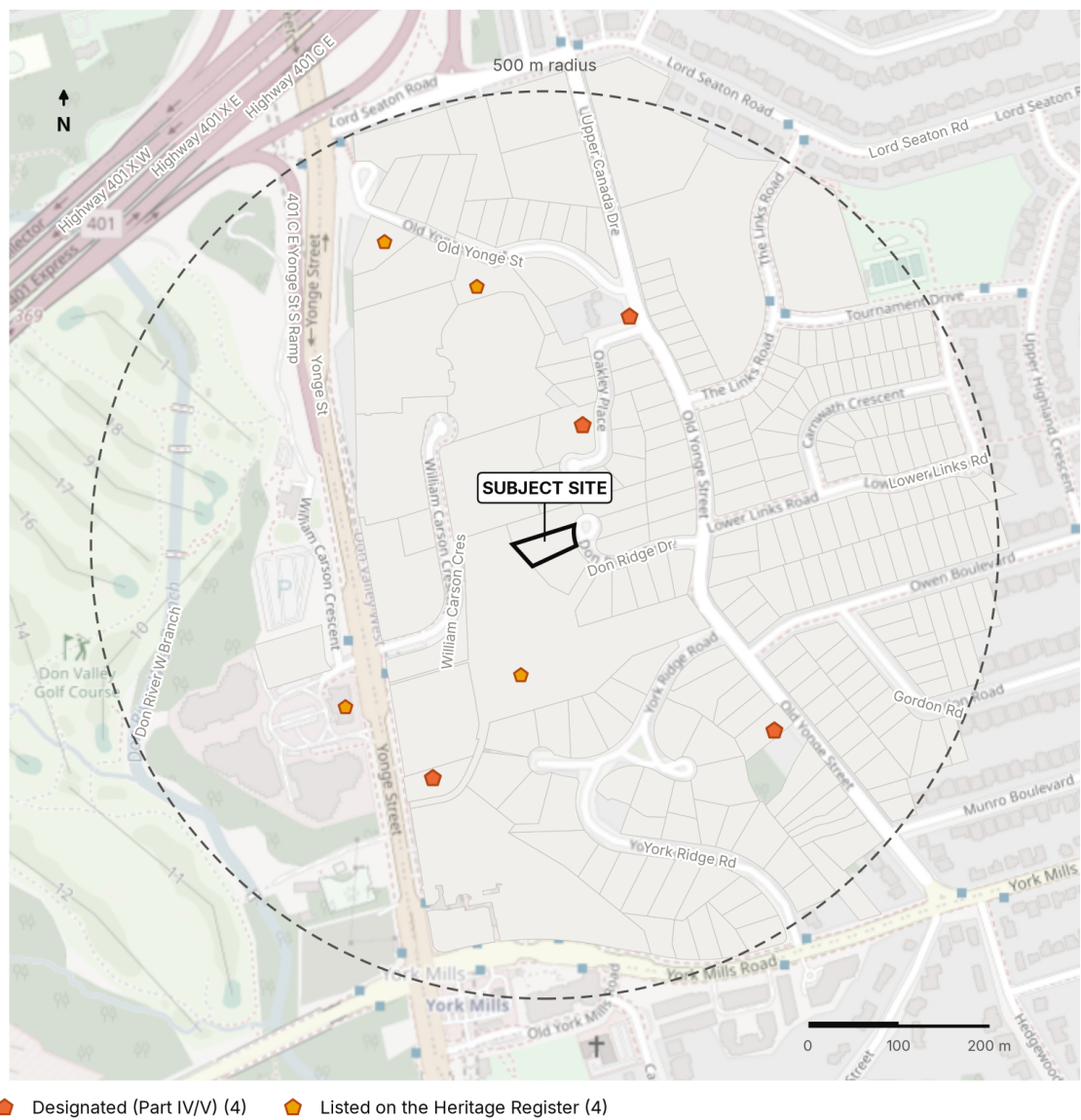
Heritage listings nearby change the review path. Designated neighbours can trigger a heritage impact assessment. A heritage context also shapes how reviewers judge massing and materials. This study maps every property on the City's Heritage Register within 500 m of the site. It states the status, construction date and architect of each property where the register records them.

Key findings

1. **8 Heritage Register properties** sit within 500 m of the subject site. 4 of them are designated. Designation is the status with statutory force.
2. The nearest register property is **139 m** from the subject site. Heritage adjacency review at this site depends on that distance and that property's status.
3. The table lists each property's by-law number, construction date and architect where the register records them. These fields are the raw material of a heritage context statement.
4. The same register query supports precedent research on additions next to heritage properties when an approval strategy needs it.

Exhibit 1

Heritage Register properties within 500 m by status.



Source: City of Toronto Open Data, Heritage Register, accessed September 2026; Ontario Heritage Act, Parts IV and V (designation framework); Daniel Du analysis

Method

We plot Heritage Register entries at their recorded coordinates. We keep the entries within the 500 m radius.

We split the entries into listed and designated status as the register records them.

We carry the register fields (status, by-law, construction date, architect) through to the table without edits.

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: Heritage Register, accessed September 2026.

Ontario Heritage Act, Parts IV and V (designation framework).

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.