

Lot Area Pattern Study

Subject site: 205 Dunview Ave, Toronto (demonstration) · Zone RD (f15.0; a550) (x5) · Lot 20.4 m × 41.1 m, 841 m²

This study measures every residential-detached lot within 500 m of the subject site. It compares each lot with the by-law minimum lot area of 550 m² that applies under RD (f15.0; a550) (x5). The demonstration scenario is a consent application. It severs the 841 m² subject lot into two lots of about 420 m² each. The panel will ask whether lots of that size are already part of the physical character of the neighbourhood. The measurement answers that question.

Key findings

- 1. **22.0%** of the 813 RD-zoned lots within 500 m (179 lots) are already below the 550 m² required minimum.
- 2. **5.4%** (44 lots) are at or below the proposed 420 m² lot size. This group includes a row of severed lots on the subject block.
- 3. The median RD lot in the study area is **604 m²** (P25 557, P75 696). The smallest lot is 167 m².
- 4. Undersized lots cluster along several streets inside the radius. They are not isolated cases. This pattern supports the position that the by-law minimum does not describe the prevailing lot size.

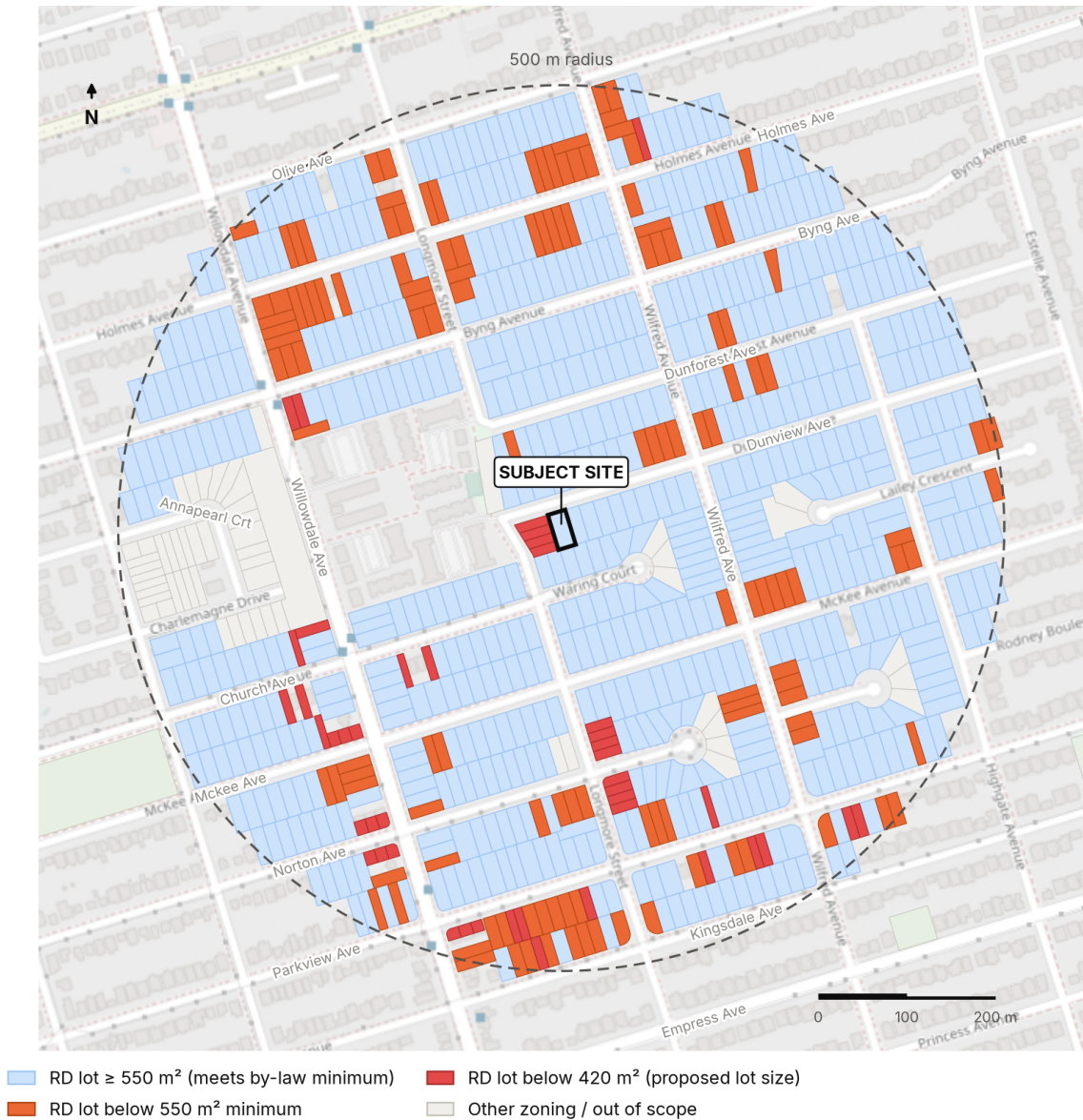
Measure	Value
RD-zoned lots in study radius	813
Below 550 m2 by-law minimum	179 (22.0%)
At or below proposed 420 m2	44 (5.4%)
Median lot area	604 m2
25th / 75th percentile	557 / 696 m2
Subject lot	841 m2

Source: City of Toronto Open Data, Municipal Parcels (COTGEO_MUN_PARCEL), accessed September 2026; City of Toronto Open Data, Street Centrelines (COTGEO_CENTRELINE), accessed September 2026; City of Toronto Zoning By-law 569-2013, as amended: Zoning Area layer and zone label values; Daniel Du analysis

Exhibit 1

Lot area classes within the 500 m study radius.

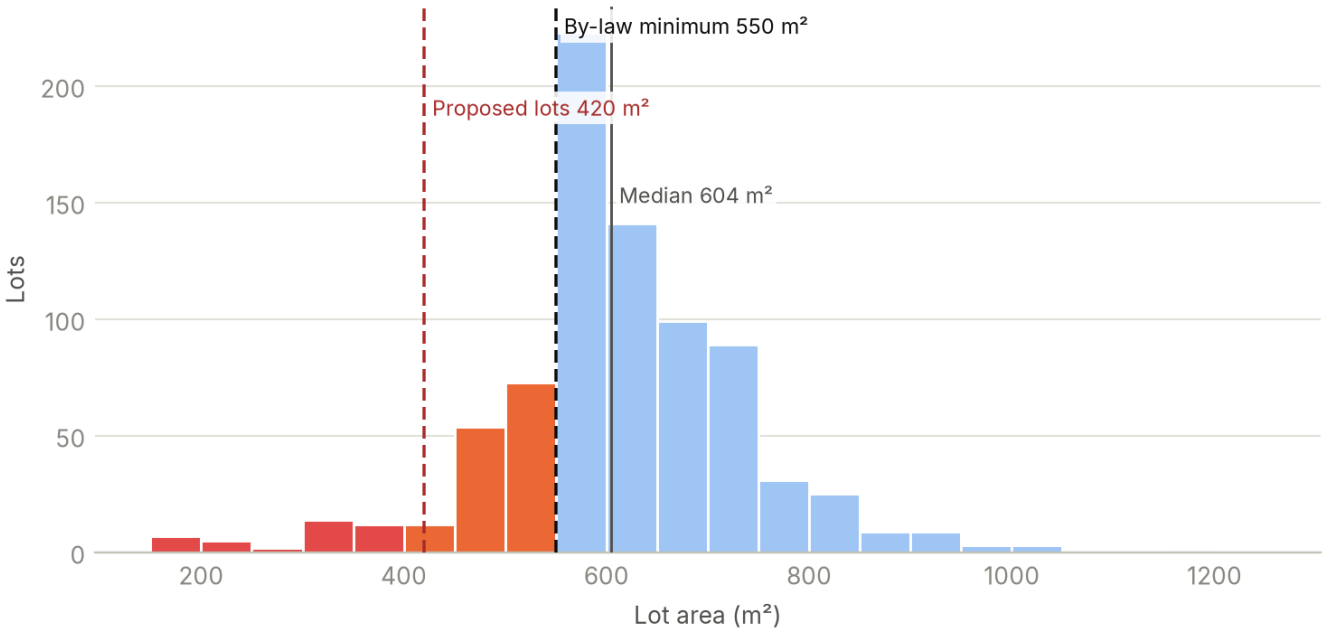
Roads and corridor parcels are unshaded.



Source: City of Toronto Open Data, Municipal Parcels (COTGEO_MUN_PARCEL), accessed September 2026; City of Toronto Open Data, Street Centrelines (COTGEO_CENTRELINE), accessed September 2026; City of Toronto Zoning By-law 569-2013, as amended: Zoning Area layer and zone label values; Daniel Du analysis

Exhibit 2

Lot area distribution for RD-zoned lots within 500 m, with by-law minimum, proposed lot size, and median marked.



Source: City of Toronto Open Data, Municipal Parcels (COTGEO_MUN_PARCEL), accessed September 2026; City of Toronto Open Data, Street Centrelines (COTGEO_CENTRELINE), accessed September 2026; City of Toronto Zoning By-law 569-2013, as amended: Zoning Area layer and zone label values; Daniel Du analysis

Method

Parcel geometry comes from the City of Toronto Municipal Parcels dataset. We exclude road parcels, rail corridor parcels and unaddressed slivers. This leaves addressed lots only. We assign each lot to its zoning polygon with a point-in-polygon test against the Zoning Area layer of Zoning By-law 569-2013. We score only lots in Residential Detached (RD) zones.

We compute lot area from the parcel geometry in MTM Zone 10 (EPSG:2952). This is the City's own projection. The areas are true metric values. We read the by-law minimum from the zone label on the Zoning By-law Map. This is the 'a' value in the label. For the zone of the subject site the value is 550 m².

We class each lot against two thresholds. The first is the by-law minimum. The second is the lot size that the demonstration scenario proposes. The map shades each class. The histogram shows the full distribution with both thresholds and the median marked. The CSV lists every lot with its address, zone, computed area and distance from the subject site.

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: Municipal Parcels (COTGEO_MUN_PARCEL), accessed September 2026.
- City of Toronto Open Data: Street Centrelines (COTGEO_CENTRELINE), accessed September 2026.
- City of Toronto Zoning By-law 569-2013, as amended: Zoning Area layer and zone label values.

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.