

Lot Depth and Shape Study

Subject site: 205 Dunview Ave, Toronto (demonstration) · Depth 41.1 m · Zone RD (f15.0; a550) (x5)

Depth and shape decide what a lot can hold once setbacks apply. Severance opponents often claim that the resulting lots would be abnormal in depth or shape. This study measures depth, corner status and shape regularity for every RD lot within 500 m. The measurements let a panel test those claims against the existing lot fabric. In the demonstration severance the proposed lots keep the full existing depth. Only the width changes.

Key findings

1. The median mid-block RD lot is **42.2 m deep** (P25 38.7, P75 48.7). The subject lot depth of 41.1 m sits inside the normal band. The severance changes width only.
2. **71.0%** of mid-block lots (465) are 40 m or deeper. At that depth the Toronto rear-yard standard switches to the 25%-of-depth test.
3. **19.4%** of RD lots in the radius are corner lots. Corner lots carry different setback rules. We exclude them from character comparisons.
4. **3.7%** of mid-block lots have an irregular footprint (rectangular fit below 0.85). These lots concentrate on the courts and crescents.

Depth bands, corner lots and irregular lots within 500 m.

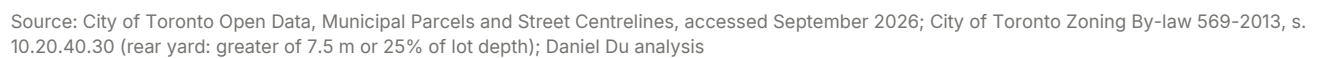
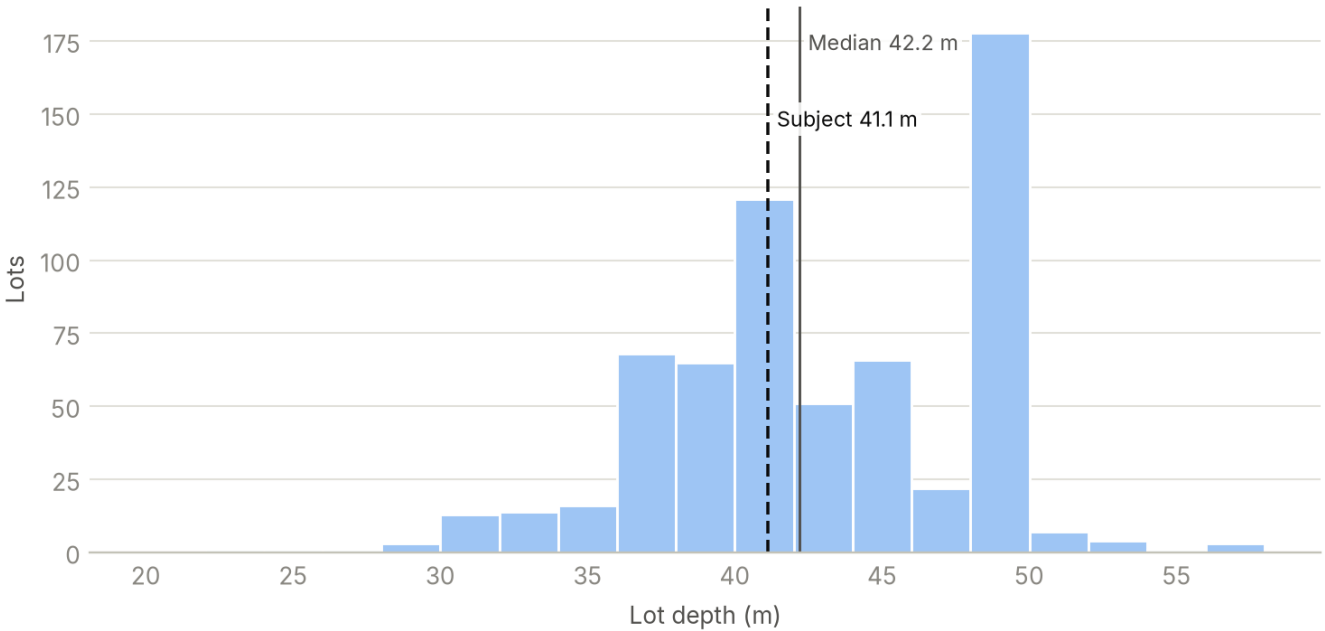


Exhibit 2

Depth distribution for mid-block RD lots.



Source: City of Toronto Open Data, Municipal Parcels and Street Centrelines, accessed September 2026; City of Toronto Zoning By-law 569-2013, s. 10.20.40.30 (rear yard: greater of 7.5 m or 25% of lot depth); Daniel Du analysis

Method

We compute depth as lot area divided by street frontage. This is the planning convention and it stays meaningful for irregular lots. We measure both inputs from parcel geometry in EPSG:2952. Shape regularity is the ratio of lot area to the area of the minimum rotated rectangle around the lot. A perfect rectangle scores 1.0. The study flags lots below 0.85 as irregular.

We detect corner status geometrically. A lot that fronts two street centrelines with different names is a corner lot. The map classes mid-block lots by depth band. It hatches corner lots and outlines irregular lots. The CSV carries every metric for every lot.

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 and Street Centrelines, accessed September 2026.

City of Toronto Zoning By-law 569-2013, s. 10.20.40.30 (rear yard: greater of 7.5 m or 25% of lot depth).

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.