

Lot Frontage Pattern Study

Subject site: 205 Dunview Ave, Toronto (demonstration) · Zone RD (f15.0; a550) (x5) · Frontage 20.4 m

This study measures the street frontage of every mid-block residential-detached lot within 500 m of the subject site. It compares each frontage with the 15.0 m minimum required under RD (f15.0; a550) (x5). The demonstration scenario severs the 20.4 m frontage of the subject lot into two lots of about 10.2 m each. The question is whether lots of that width already exist in the street pattern.

Key findings

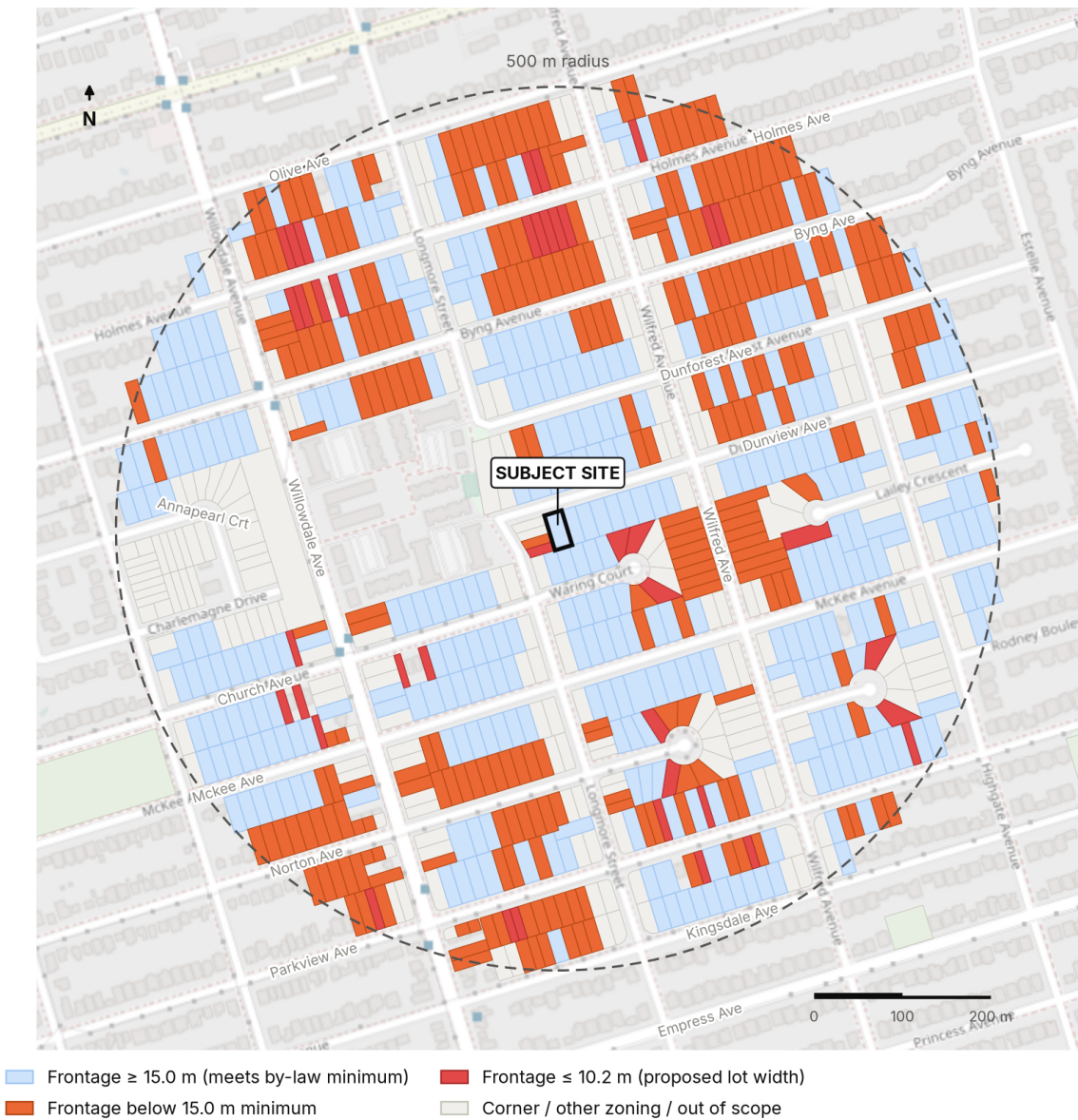
- 1. **48.7%** of the 655 mid-block RD lots within 500 m (319 lots) are already narrower than the 15.0 m required minimum.
- 2. **6.1%** (40 lots) are at or below the proposed 10.2 m width. The proposed lots would not introduce a new condition to the area.
- 3. The median frontage is **15.2 m** (P25 12.9, P75 15.3). The paper standard is 15.0 m.
- 4. We measure frontage along the street as the projected extent of the street-facing edge of each lot. Side lot lines never inflate the figure.

Measure	Value
Mid-block RD lots in radius	655
Below 15.0 m minimum	319 (48.7%)
At or below proposed 10.2 m	40 (6.1%)
Median frontage	15.2 m
Subject frontage	20.4 m

Source: City of Toronto Open Data, Municipal Parcels and Street Centrelines, accessed September 2026; City of Toronto Zoning By-law 569-2013, as amended: zone label 'f' values; Daniel Du analysis

Exhibit 1

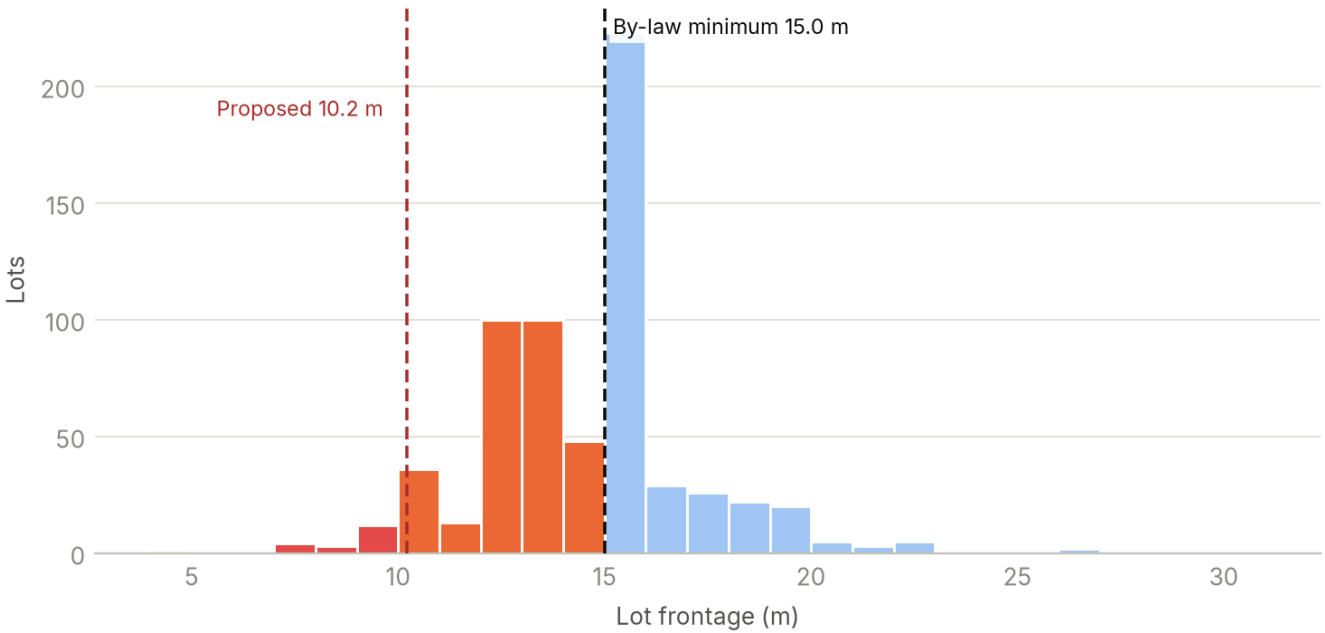
Frontage classes for mid-block RD lots within 500 m.



Source: City of Toronto Open Data, Municipal Parcels and Street Centrelines, accessed September 2026; City of Toronto Zoning By-law 569-2013, as amended: zone label 'f' values; Daniel Du analysis

Exhibit 2

Frontage distribution with the by-law minimum and proposed width marked.



Source: City of Toronto Open Data, Municipal Parcels and Street Centrelines, accessed September 2026; City of Toronto Zoning By-law 569-2013, as amended: zone label 'f' values; Daniel Du analysis

Method

We compute frontage geometrically for every lot. First we identify the street-facing boundary of the lot against the City street centreline network. Then we measure the extent of that boundary as a projection onto the street direction. This method avoids two common errors in frontage tables. The first error is to read side lot lines into the frontage. The second error is to rely on assessment-roll frontages of unknown date.

We exclude corner lots from the statistics. Frontage assignment between the two streets of a corner lot is a legal interpretation. It cannot be measured from geometry alone. Corner lots are shown unshaded on the map. We also exclude road parcels, corridor parcels and unaddressed slivers.

The by-law minimum is the 'f' value in the zone label under Zoning By-law 569-2013. We class each lot against this minimum. We also class each lot against the width that the demonstration scenario proposes.

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, as amended: zone label 'f' 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.