

## Census & Market Profile Study

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

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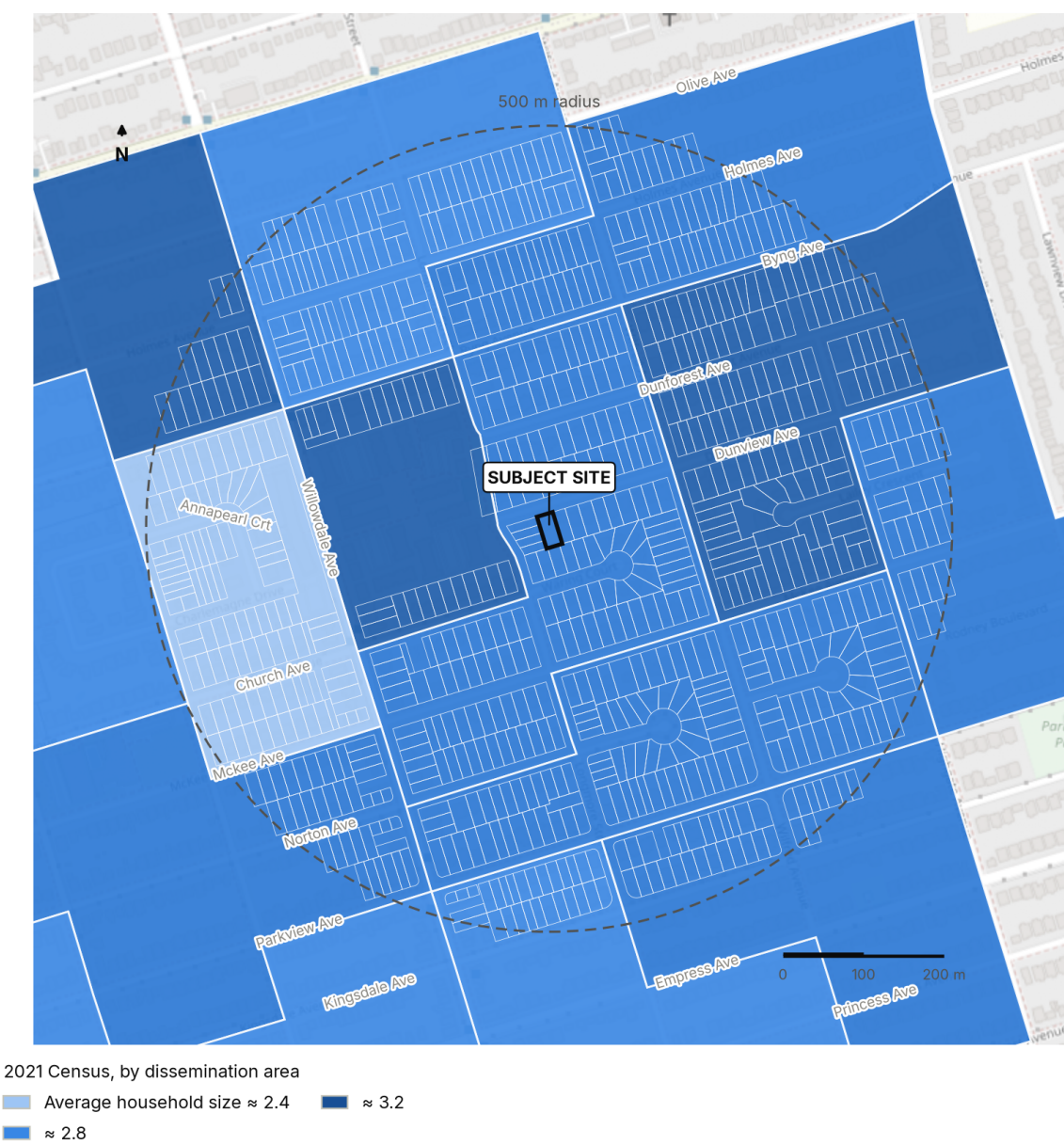
Who lives here, at what density, as owners or renters, and at what market rents? These facts are the demographic base layer under any unit-count or intensification argument. This study assembles the 2021 Census at dissemination-area level for the blocks around the subject site. It joins those figures to CMHC's rental market series for the zone.

### Key findings

1. About **6,744 people** live in the 14 dissemination areas that intersect the radius. The average household size is 2.96.
2. **27.5%** of households rent. The median transit commute share across the DAs is 17.9%.
3. CMHC's North York (Northeast) zone shows an average two-bedroom rent of **\$2,156**. The vacancy rate is 2.2% (2025 survey).
4. DA medians for household income across the radius run from \$56,800 to \$127,000. This range frames the affordability discussion at block scale.

Exhibit 1

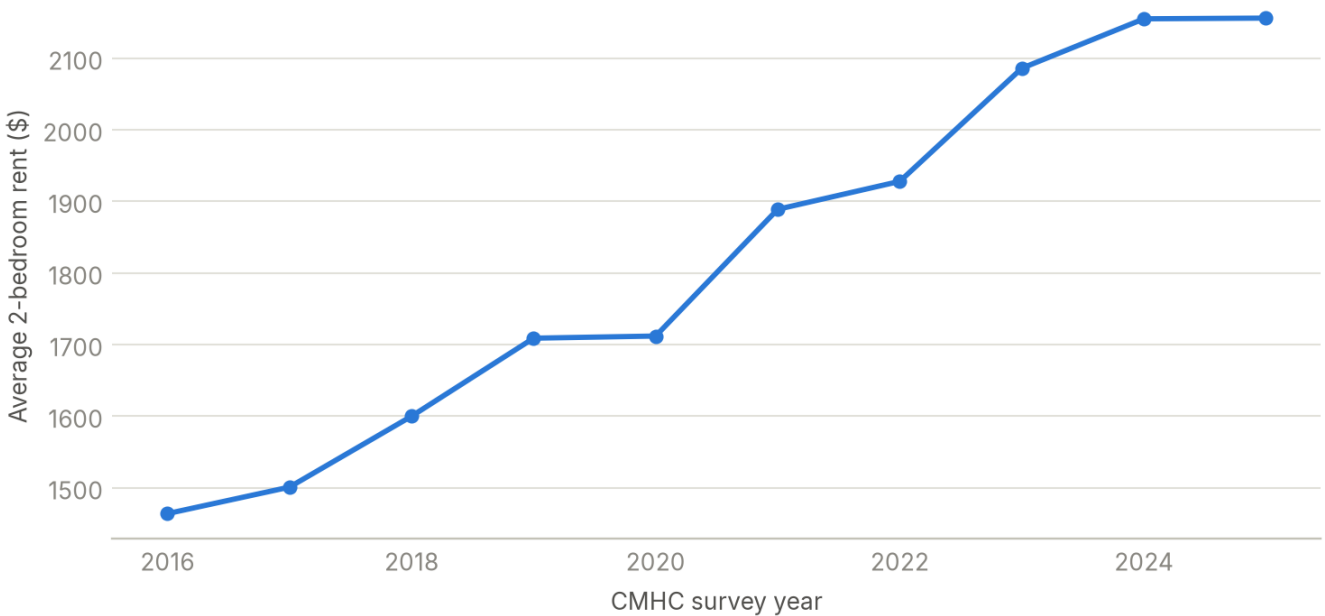
Average household size by dissemination area.



Source: Statistics Canada: Census 2021, dissemination area profiles; CMHC: Rental Market Survey zone series, accessed September 2026; Daniel Du analysis

Exhibit 2

CMHC average two-bedroom rent for the zone.



Source: Statistics Canada: Census 2021, dissemination area profiles; CMHC: Rental Market Survey zone series, accessed September 2026; Daniel Du analysis

Method

We join Census 2021 profiles at dissemination-area level to the DAs that intersect the 500 m radius. Area-wide figures are household-weighted.

CMHC figures are the Rental Market Survey series for the zone that contains the site. We quote them for the purpose-built rental universe.

DA-level suppression and rounding come from Statistics Canada. We state them. We do not smooth them over.

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

Statistics Canada: Census 2021, dissemination area profiles.

CMHC: Rental Market Survey zone series, accessed September 2026.

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.