

Nonconformity Density Study

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

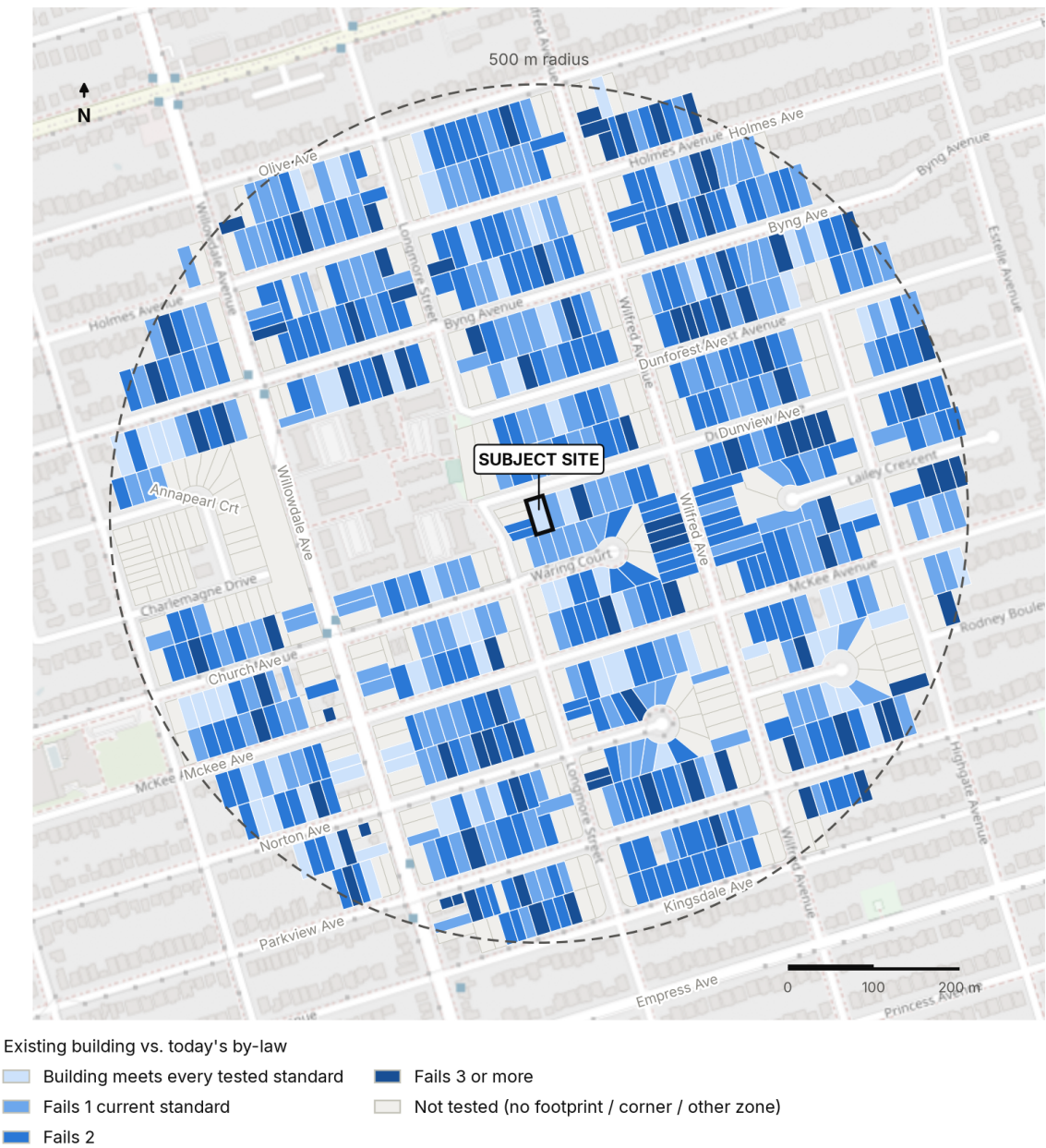
At a variance hearing, the sharpest question is whether the requested relief fits the neighbourhood. This study asks the reverse question. How much of the existing neighbourhood would pass today's by-law? We test every measured house within 500 m against the current standards. The standards cover coverage, height, and front, side and rear yards. The measurements come from LiDAR building footprints and heights.

Key findings

1. **88.4% of the 636 measured houses fail at least one current standard.** 54.9% fail two or more. The by-law describes a neighbourhood that mostly does not exist on the ground.
2. **55.7%** exceed their mapped lot-coverage cap. **11.5%** sit closer to the street than the 6.0 m front yard standard.
3. Side yards are the most-breached standard at **69.0%**. We measure them against the 1.8 m minimum that exception x5 sets for this zone.
4. A variance that matches conditions on a majority of nearby lots is hard to call a breach of the by-law's general intent. This study quantifies that match.

Exhibit 1

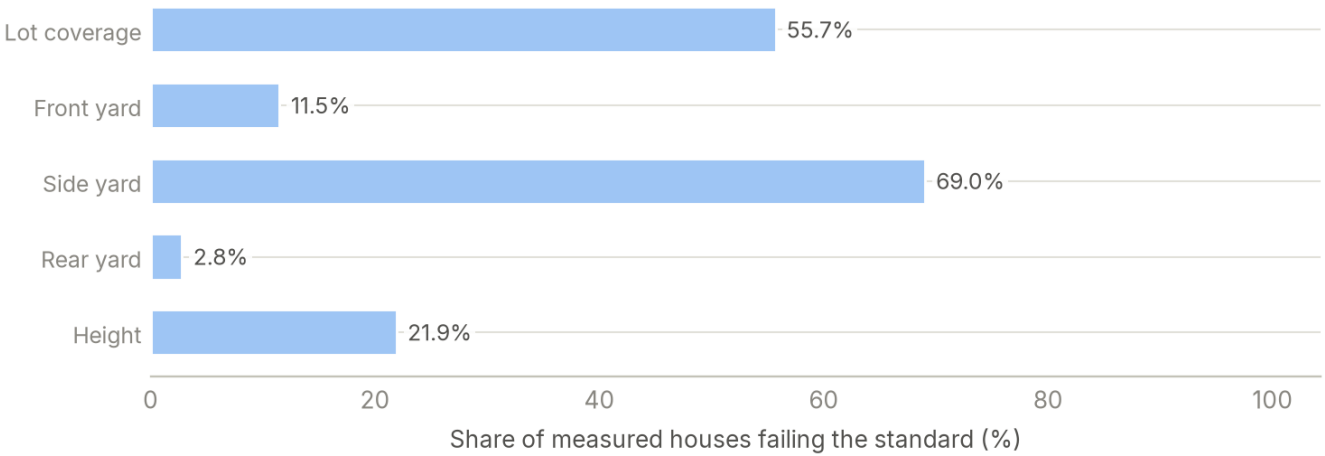
Standards failed per lot by the existing building.



Source: City of Toronto Open Data, Topographic Building Outlines (LiDAR-derived heights), September 2026; City of Toronto Zoning By-law 569-2013: zone standards, Height and Lot Coverage overlays, Chapter 900 exception x5; Daniel Du analysis

Exhibit 2

Failure share by standard.



Source: City of Toronto Open Data, Topographic Building Outlines (LiDAR-derived heights), September 2026; City of Toronto Zoning By-law 569-2013: zone standards, Height and Lot Coverage overlays, Chapter 900 exception x5; Daniel Du analysis

Method

Building footprints and LiDAR-derived heights come from the City's topographic building outlines. We measure the main building on each mid-block RD lot in a lot-aligned frame. Front, rear and side setbacks are the gaps between the footprint and the lot edges. Coverage is the sum of all footprints on the lot. Standards come from By-law 569-2013 as mapped. These are the Height and Lot Coverage overlays for each lot, the 6.0 m RD front yard, the 1.8 m side yard set by exception x5, and a rear yard of 7.5 m or 25% of lot depth, whichever is greater.

We subtract a measurement tolerance before we flag a lot. The tolerance is 0.1 to 0.5 m for setbacks and height, and 0.5 percentage points for coverage. Every reported failure is therefore larger than the digitization error. We exclude corner lots and lots without a usable footprint. The map shows excluded lots unshaded.

Footprint measurement reads the building at grade. Porches and bay windows within permitted encroachments can therefore register as smaller setbacks. The tolerance absorbs most of this effect. The per-lot table allows a check of any specific 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: Topographic Building Outlines (LiDAR-derived heights), September 2026.

City of Toronto Zoning By-law 569-2013: zone standards, Height and Lot Coverage overlays, Chapter 900 exception x5.

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.