

Objection Geography Study

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

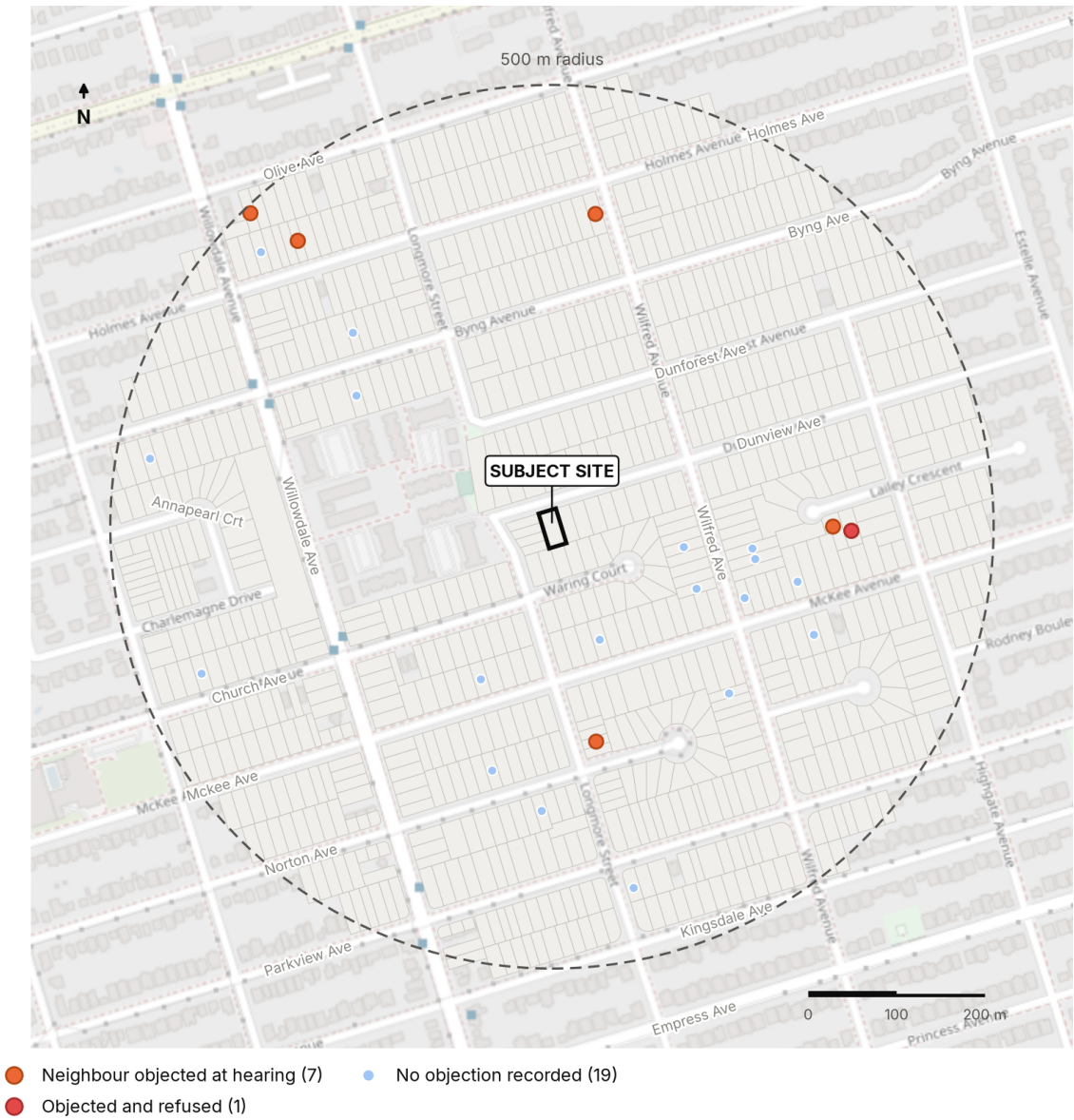
A neighbour who speaks at the hearing has a large effect on a Committee of Adjustment outcome. Citywide, files with no recorded objection are approved at 96.1%. Files with an objection are approved at 66.4%. This study maps where objections have happened around the subject site. Consultation effort can then go where the record shows the risk.

Key findings

1. Within 500 m, an objection was recorded on **26.9%** of files where the field is populated (7 of 26).
2. Local approval is **94.7%** without an objection (18 of 19) and **85.7%** with one (6 of 7). The direction matches the citywide gap (96.1% vs 66.4% across 4,807 decided files), but the local objection sample is too small to confirm the citywide pattern.
3. Objections cluster on identifiable streets. They do not spread evenly. A pre-filing consultation plan needs exactly this information.
4. The objection field is populated on a minority of records. Objections also fall on the more contentious proposals. The gap is therefore a risk signal, not a causal estimate.

Exhibit 1

Files with and without recorded objections within 500 m.



Source: City of Toronto Open Data, Committee of Adjustment Applications (objection and decision fields), accessed September 2026; City of Toronto Open Data, Municipal Parcels (address geolocation); Daniel Du analysis

Method

The objection flag is the 'anyone object at meeting' field. The City records this field for each Committee of Adjustment file. We map the files within 500 m where the field is populated, each at its own lot. Files with an objection appear as large orange markers. Files with an objection and a refusal appear in red. Files with no objection appear as small blue markers. Approval rates use normalized decisions. An approval with conditions counts as an approval. We report the rates for the radius and for the city.

The field covers only part of the record. The study states the coverage and the selection effect plainly. This keeps the statistic usable in front of a panel.

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: Committee of Adjustment Applications (objection and decision fields), accessed September 2026.

City of Toronto Open Data: Municipal Parcels (address geolocation).

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.