

Reference REF-26-PERMITINTE Issued 22 September 2026 Prepared by Daniel Du

Permit Intensity Study

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

Opponents often claim that a proposal would 'destabilize a stable neighbourhood'. This claim has a testable premise. Building permits record what owners already spend, lot by lot. This study totals the permitted construction around the subject site since 2015. It maps where the money went.

Key findings

1. **\$12.3 million** of construction was permitted within 500 m of the subject site since 2015. This covers 114 permits on 44 lots.
2. **25 permits are for new buildings** and 12 involve demolition. The record shows that the area is replacing structures and adding floor area.
3. The single most active lot carries about \$1.2M of permitted work.
4. Investment is spread through the radius. It is not confined to one street. This is the pattern of an area in ordinary, continuous renewal.

Exhibit 1

Permitted construction value per lot since 2015.



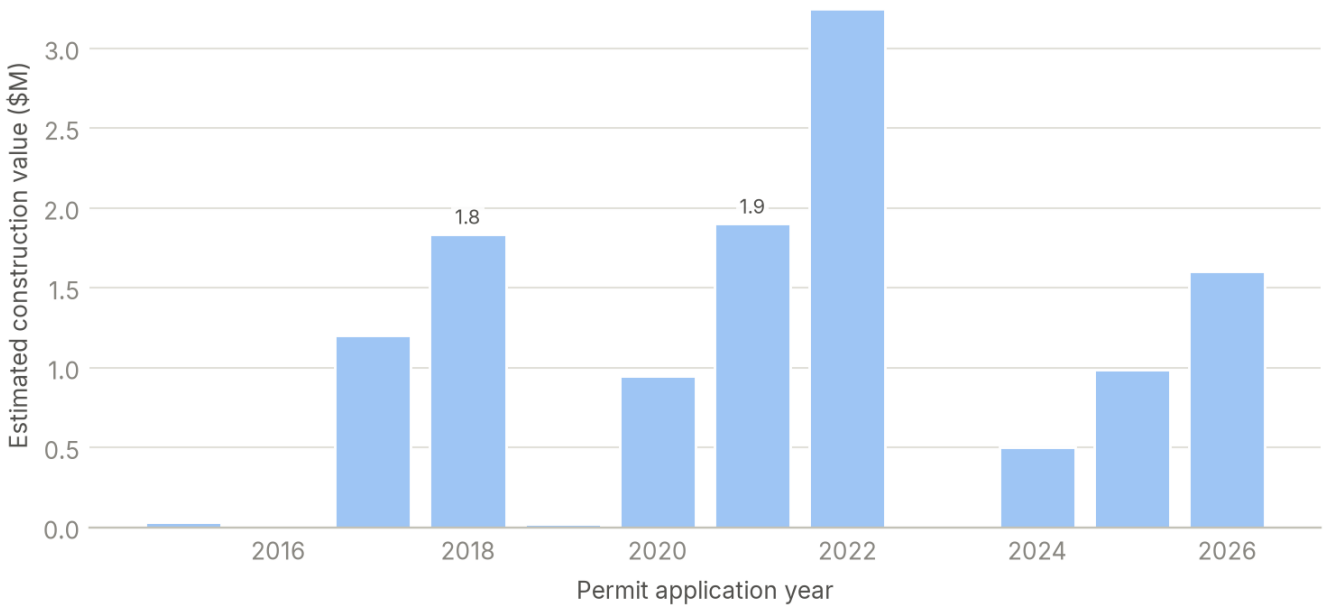
Estimated construction value per lot, 2015 to 2026

- ≈ \$100k permitted construction
- ≈ \$1M
- ≈ \$2M+

Source: City of Toronto Open Data, Building Permits (Active and Cleared), accessed September 2026; City of Toronto Open Data, Municipal Parcels (address geolocation); Daniel Du analysis

Exhibit 2

Permitted construction value by year.



Source: City of Toronto Open Data, Building Permits (Active and Cleared), accessed September 2026; City of Toronto Open Data, Municipal Parcels (address geolocation); Daniel Du analysis

Method

We match building permit records by address to the parcel fabric. We keep the permits within the 500 m radius. The analysis covers permits applied for since 2015. Value is the City's estimated construction cost at the time of application. We total the value per lot for the map and per year for the chart. Estimated cost is lower than final spend. The totals are therefore conservative.

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: Building Permits (Active and Cleared), 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.