

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

Ravine & Natural System Overlap Study

Subject site: 23 Don Ridge Dr, Toronto (demonstration) · York Mills / Hoggs Hollow

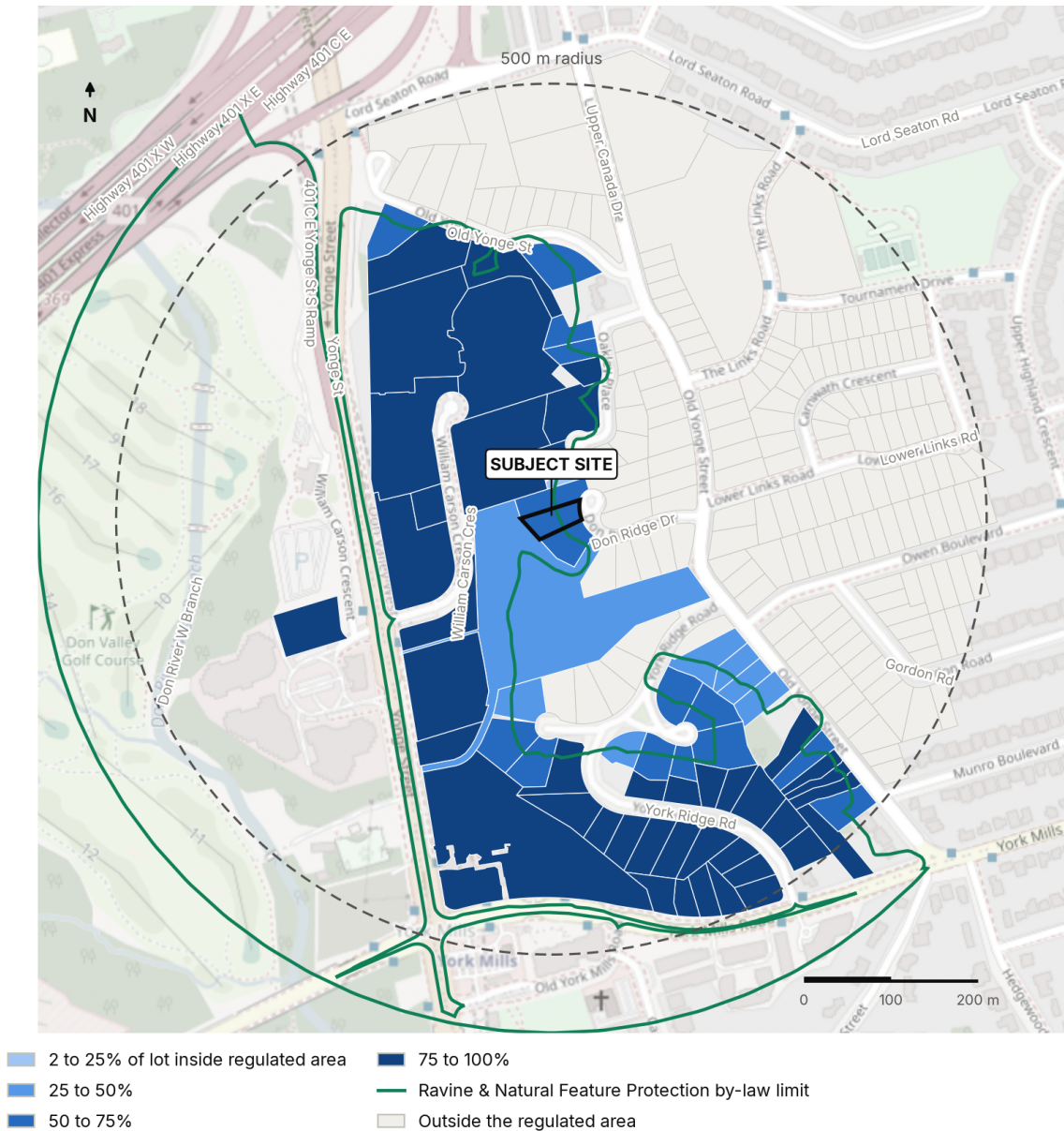
A ravine flag on a property listing is a yes or no answer. Development capacity is a number. This study intersects the Ravine and Natural Feature Protection by-law limit with every lot within 500 m. It reports the regulated share of each lot. The result converts a constraint flag into a developable area that a design team can work with.

Key findings

1. The subject lot is **62.4% inside** the regulated area. About **605 m²** of the 1610 m² lot lies outside the by-law limit.
2. **28.8%** of the 233 lots within 500 m intersect the regulated area. 59 lots are more than half regulated. Designing around the limit is the local norm.
3. The map grades every lot by its regulated share. It shows which neighbours built under the same constraint that the subject faces.
4. Work within the regulated area needs a permit under Municipal Code Chapter 658. This permit is separate from zoning approvals. The study shows where that permit regime starts. A survey can then locate the exact line.

Exhibit 1

Regulated share of every lot within 500 m of the subject site.



Source: City of Toronto Open Data, Ravine & Natural Feature Protection By-law limit; Municipal Parcels, accessed September 2026; City of Toronto Municipal Code, Chapter 658 (Ravine and Natural Feature Protection); Daniel Du analysis

Method

The regulated area is the City's mapped Ravine and Natural Feature Protection by-law limit.

We compute each lot's overlap with the regulated area as an area intersection in EPSG:2952. We express the overlap as a share of the lot area.

We treat lots with an overlap under 2% as unregulated. This removes noise from boundary digitization.

The mapped limit is authoritative for screening. A survey locates the line for permit purposes.

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: Ravine & Natural Feature Protection By-law limit; Municipal Parcels, accessed September 2026.

City of Toronto Municipal Code, Chapter 658 (Ravine and Natural Feature Protection).

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.