

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

## Policy Layer Coverage Study

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

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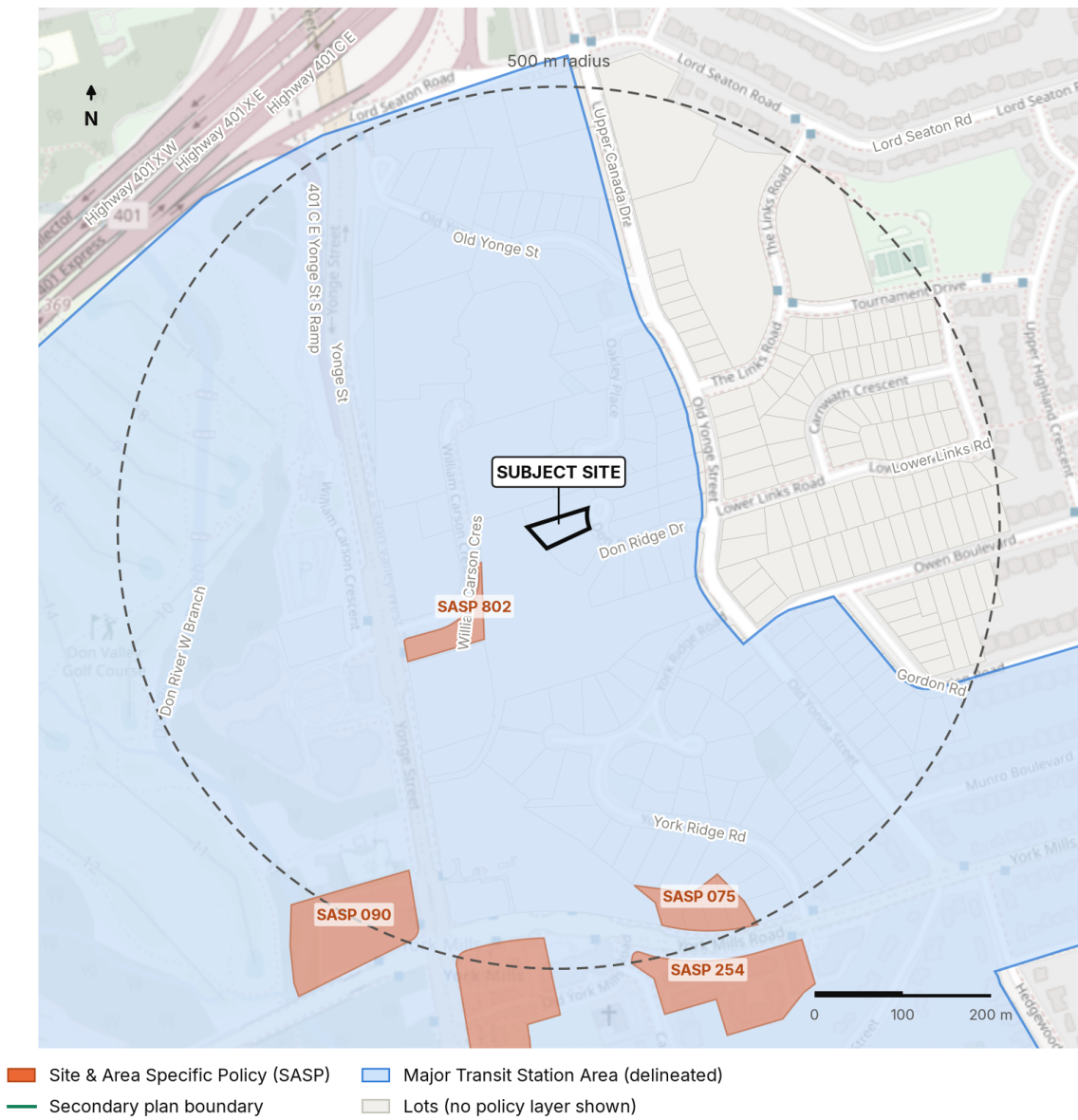
Zoning is only one layer of control. Site and Area Specific Policies, secondary plans and Major Transit Station Area delineations each change what the Official Plan expects of a lot. Panels weigh these layers under the first of the four tests. This study maps every policy layer that touches the 500 m radius. It also states which layers apply to the subject site.

### Key findings

1. **4 distinct SASPs** touch the radius (Nos. 075, 090, 254, 802). Together they cover 2.0% of the radius. The data table gives an extract of the policy text for each SASP.
2. The nearest SASP boundary passes **96 m** from the subject lot. The side of that line on which a proposal sits decides the policy regime that applies to it.
3. The subject site is **outside every SASP**. It is inside a delineated MTSA.
4. A map that settles the applicable policy regime before argument starts removes a whole class of hearing-day surprises.

Exhibit 1

SASPs, secondary plans and MTSA delineations over the study radius.



Source: City of Toronto Open Data, Site & Area Specific Policy, Secondary Plans, MTSA delineations (Jan 2026); City of Toronto Official Plan: SASP text; Municipal Parcels, accessed September 2026; Daniel Du analysis

## Method

We overlay SASP polygons, secondary plan boundaries and the January 2026 MTSA delineations on the parcel fabric. We clip them to the 500 m radius. Coverage percentages are area ratios computed in EPSG:2952. We join each SASP number to an index of policy text parsed from the Official Plan compendium. The CSV gives an extract for each SASP.

## Source material

| Dataset                                                   | Custodian         | Vintage / access                               |
|-----------------------------------------------------------|-------------------|------------------------------------------------|
| <b>Municipal Parcels; Street Centrelines</b>              | City of Toronto   | Accessed September 2026                        |
| <b>Zoning By-law 569-2013 layers and overlays</b>         | City of Toronto   | Accessed September 2026                        |
| <b>Topographic Building Outlines (LiDAR heights)</b>      | City of Toronto   | Accessed September 2026                        |
| <b>Committee of Adjustment applications; TLAB appeals</b> | City of Toronto   | Accessed September 2026                        |
| <b>Application Information Centre feed</b>                | City of Toronto   | Accessed September 2026 (feed refreshes daily) |
| <b>Building Permits</b>                                   | City of Toronto   | Accessed September 2026                        |
| <b>Census 2021 (dissemination areas)</b>                  | Statistics Canada | 2021 Census release                            |
| <b>Rental Market Survey</b>                               | CMHC              | Surveys to October 2025                        |
| <b>OLT decisions</b>                                      | CanLII            | Indexed September 2026                         |

## Sources

City of Toronto Open Data: Site & Area Specific Policy, Secondary Plans, MTSA delineations (Jan 2026).

City of Toronto Official Plan: SASP text; Municipal Parcels, 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.