

Front Yard Setback & Averaging Study

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

In Toronto, a calculation sets the front yard setback. Planners do this calculation by hand on almost every file. Regulation 10.5.40.70(1) replaces the 6.0 m default with the average of the two nearest buildings on the same side of the street within 60 m. This study computes that average exactly for the subject site. It then shows the full setback distribution behind it. We measure the setback of every house in the radius from LiDAR footprints.

Key findings

1. The statutory averaging for the subject site comes to **5.61 m**, based on 207 Dunview Ave (4.7 m) and 209 Dunview Ave (6.52 m).
2. The median measured front setback in the radius is **7.22 m** (P25 6.67, P75 7.64).
3. **11.5%** of houses already sit closer to the street than the 6.0 m default. The default therefore describes this street poorly.
4. The banded map shows the setback rhythm street by street. This rhythm is what a panel is asked to protect.

Measured front setbacks, banded.

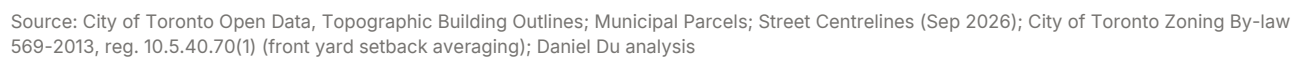
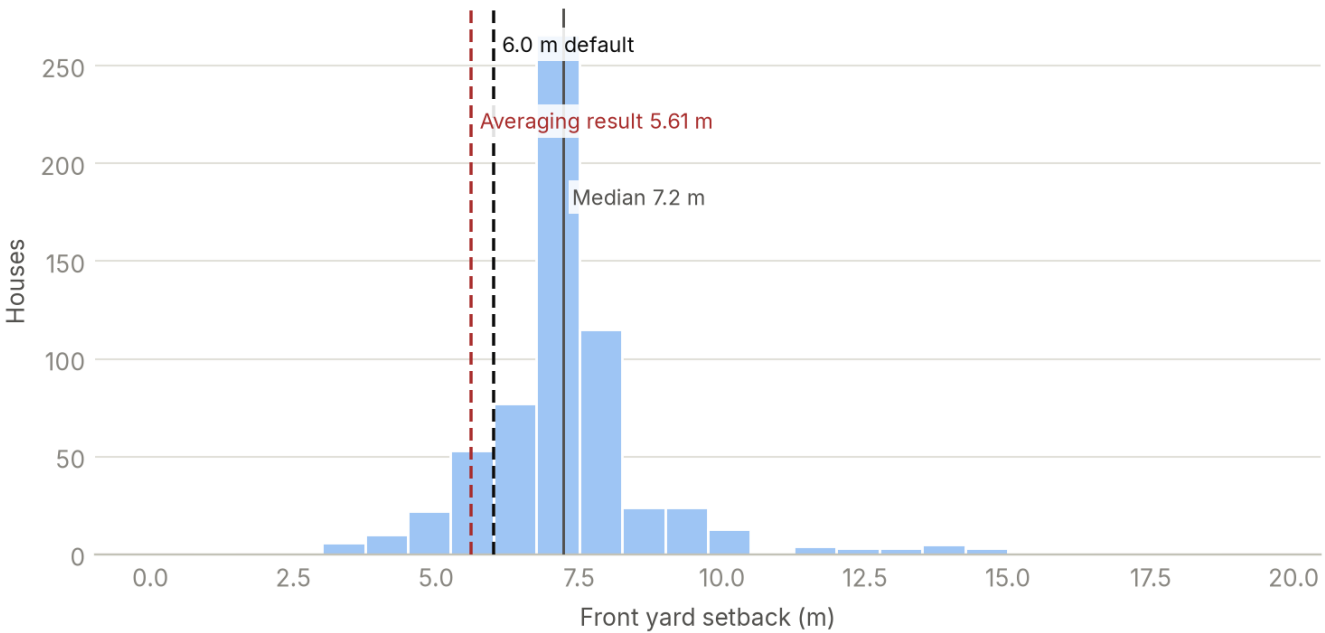


Exhibit 2

Setback distribution with the default, the averaging result and the median marked.



Source: City of Toronto Open Data, Topographic Building Outlines; Municipal Parcels; Street Centrelines (Sep 2026); City of Toronto Zoning By-law 569-2013, reg. 10.5.40.70(1) (front yard setback averaging); Daniel Du analysis

Method

Front setback is the gap between the main building’s footprint and the street-facing edge of the lot. We measure it in a lot-aligned frame from LiDAR building outlines. The statutory averaging follows regulation 10.5.40.70(1). We take the two nearest buildings on the same street, each within 60 m, and average their setbacks. Porches within permitted encroachments can read as smaller setbacks at grade. The per-lot table lets any figure be checked against a survey.

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; Municipal Parcels; Street Centrelines (Sep 2026).

City of Toronto Zoning By-law 569-2013, reg. 10.5.40.70(1) (front yard setback averaging).

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.