

Severance & Consent History Study

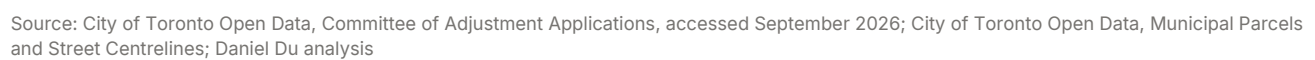
Subject site: 205 Dunview Ave, Toronto (demonstration) · Zone RD (f15.0; a550) (x5)

The strongest evidence for a severance is the record of past severances. This study plots every consent application within 500 m with its year and outcome. It also shades the narrow lots that exist today as the products of past lot creation. The panel can see that the proposal continues an established pattern. It does not start a new one.

Key findings

1. **16 consent applications** were filed within 500 m over 2000 to 2023. Of the decided files, **73.3%** were approved (11 of 15).
2. **40 existing lots** in the radius are already at or below the 10.2 m width that the demonstration scenario proposes.
3. Consents recur across decades. They do not cluster in one era. This is the definition of an established and continuing pattern.
4. Each application is dated on the map. The CSV itemizes each application in full, including the number of lots created where the City recorded it.

Consent applications by year and outcome, with existing narrow lots shaded.



Method

Consent files are Committee of Adjustment records of type CO or with the work type 'Sever Lot'. We geolocate each file by matching its address to the parcel fabric. We keep the files within the radius. We normalize the outcomes. Files without a recorded decision are shown in grey and excluded from the approval rate.

The 'product' lots are existing mid-block residential-detached lots. Their measured street frontage is at or below the proposed lot width. We compute the frontage geometrically from the parcel fabric and the street centreline network.

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, accessed September 2026.

City of Toronto Open Data: Municipal Parcels and Street Centrelines.

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.