

Package sample Reference REF-26-PKG-SEV Issued 22 September 2026

Severance Evidence Package

For consent applications that create new lots, and the variances that go with them

A consent application asks the Committee to accept a lot size that the by-law does not provide for. The answer turns on what the surrounding blocks actually measure and on how comparable consents have been decided. This package measures both.

Status

Every figure in this sample is computed for the demonstration study area around 205 Dunview Avenue, Toronto. No application exists there. A live engagement runs the same measurements on your site and your application record.

The question

Are lots of the proposed size already part of the physical pattern here?

What it answers

The package measures every lot in the study radius against the by-law minimum and against the size the application proposes, reads the zone standards and site-specific exceptions that apply, and pulls the consent and variance record for the same area. The result is a set of exhibits a planner can file and a table behind every figure.

Exhibit 1

The package bundles the studies a file of this type needs.

8 studies, each delivered with the table behind every figure

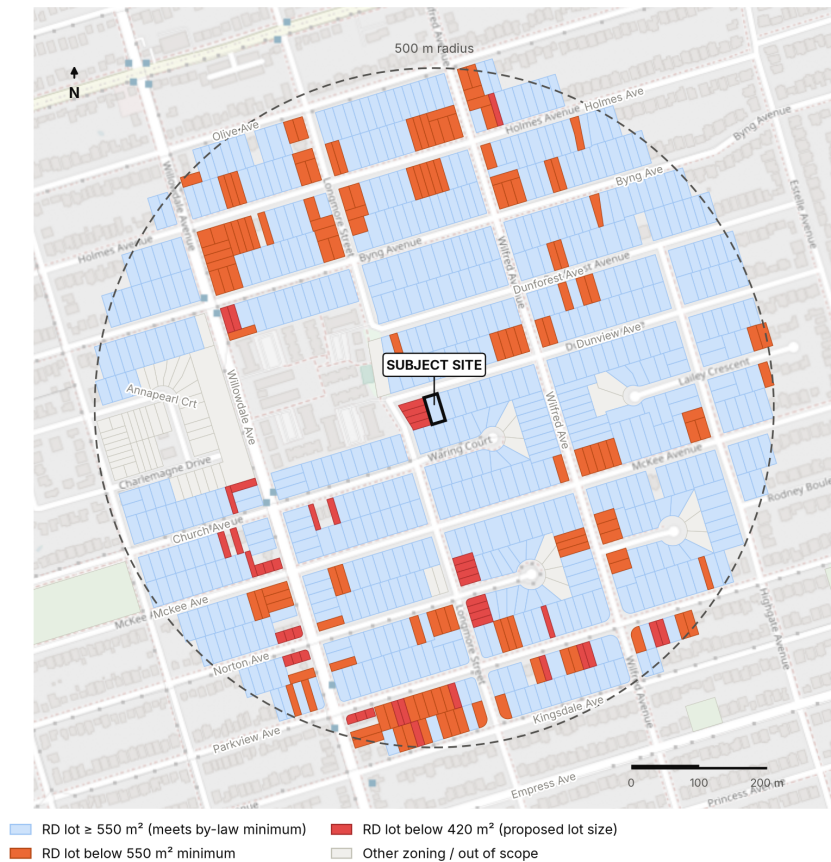
Study	What it measures
Lot Area Pattern	Every lot measured against the by-law minimum and the proposed size
Lot Frontage Pattern	Frontage measured from the street edge, against the same two thresholds
Lot Depth and Shape	Depth and rectangularity, for lots that are not simple rectangles
Zoning Standard Variation	The distinct zone standards that apply across the area
Site-Specific Relief	Exceptions and holding provisions carried on the zone labels
Severance and Consent History	Every consent decided in the area, with its outcome
Variance and Consent Precedent	The full decision record, with approval rates
Objection Geography	Where objections were recorded and what they changed

Source: The study library; Daniel Du analysis

Exhibit 2

22.0 per cent of the 813 measured lots are already below the by-law minimum.

Lot area classes within the 500 m study radius, against a 550 m² minimum



Source: City of Toronto Open Data, Municipal Parcels and Street Centrelines, accessed September 2026; City of Toronto Zoning By-law 569-2013, Zoning Area layer; Daniel Du analysis

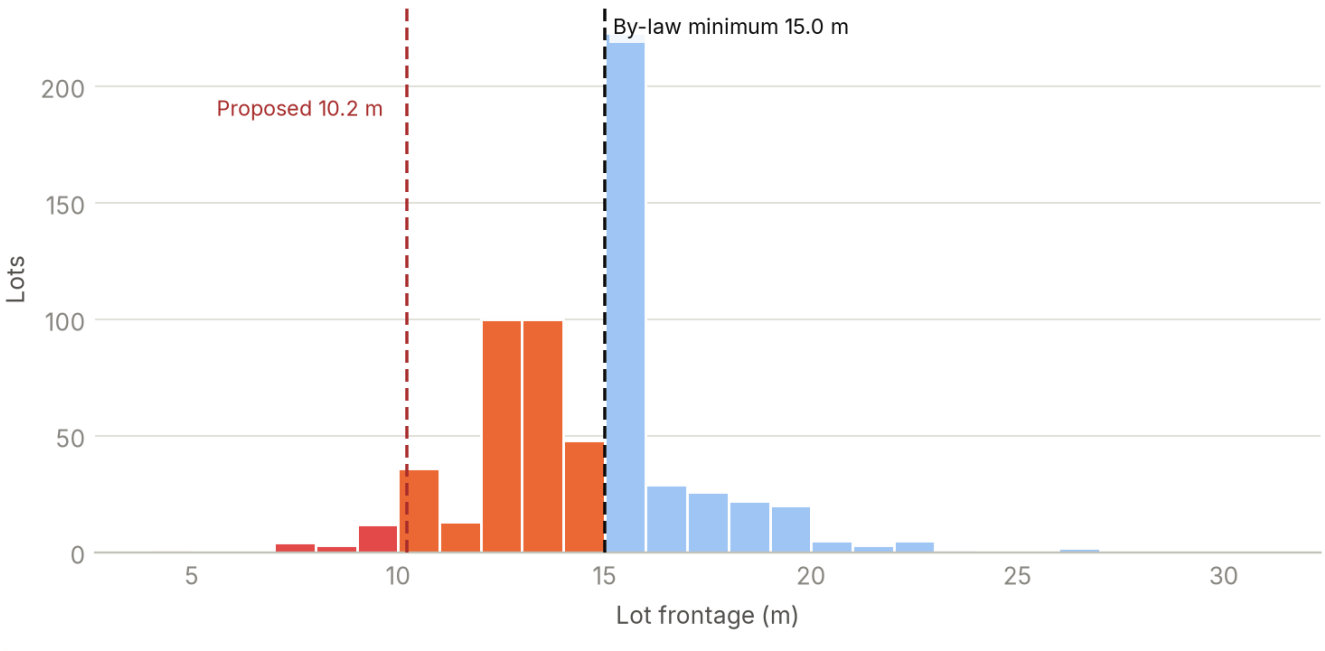
How to read it

The shading reports a measurement. It carries no judgment. A lot below the minimum usually exists lawfully because it was created before the current by-law. The map answers whether the proposed size would be unusual on these blocks. Whether the application meets the tests in the Planning Act is for the planner to address.

Exhibit 3

Measured frontage sits below the required minimum on 48.7 per cent of lots.

Frontage distribution for 655 measured lots, with the by-law minimum and the median marked



Source: City of Toronto Open Data, Municipal Parcels and Street Centrelines, accessed September 2026; Daniel Du analysis

How to read it

The distribution shows the spread as well as the median, which matters because a frontage argument usually turns on whether the proposed width falls inside the range that already exists. The count behind every bar is in the lot-level table delivered with the package.

The area carries 16 consent applications across 2000 to 2023.

Each marker is a consent application, and the map distinguishes those that created lots from those that did not proceed. Read it with the approval rate rather than on its own, because a cluster of applications is not the same as a cluster of approvals.

Exhibit 5

Every headline figure the package reports, with its table behind it.

Computed for the demonstration study area from published public data

Measure	Value
Lots measured in the study radius	813
Below the by-law minimum lot area	179 (22.0%)
At or below the proposed lot size	44 (5.4%)
Median lot area	604 m2
Below the required frontage	319 (48.7%)
Distinct zone standards in the area	5
Lots carrying a site-specific exception	635 (73.3%)
Consents decided, 2000 to 2023	15 (73.3% approved)
All applications decided, 2000 to 2025	267 (92.9% approved)
Decided files with an objection recorded	7 (26.9%)

Source: Study outputs for the demonstration study area; Daniel Du analysis

Method

Parcel geometry comes from the City of Toronto Municipal Parcels dataset, measured in MTM Zone 10 (EPSG:2952), the City's own projection, so areas and lengths are true metric values. Road parcels, rail corridor parcels and unaddressed slivers are excluded.

Each lot is assigned to its zoning polygon by a point-in-polygon test against the Zoning Area layer of By-law 569-2013. The by-law minimum is read from the 'a' and 'f' values in the zone label rather than assumed.

The consent and variance record is the City's published Committee of Adjustment data for the whole radius. Approval rate is the share of decided files approved. Files still open on the date of access are counted separately and reported.

Sources

City of Toronto Open Data: Municipal Parcels (COTGEO_MUN_PARCEL), accessed September 2026

City of Toronto Open Data: Street Centrelines (COTGEO_CENTRELINE), accessed September 2026

City of Toronto Zoning By-law 569-2013, as amended: Zoning Area layer and zone label values

City of Toronto Open Data: Committee of Adjustment applications, accessed September 2026

What you receive

An evidence book as a PDF, with print-ready exhibits at hearing size. The complete lot-level table behind every figure as CSV. A methods note stating the sources, the rules applied and the tolerances. Every measurement follows Technical Standards v1.0.

A live engagement

A live engagement replaces the demonstration site with your address and application, adds the proposed lot dimensions from your draft reference plan, and states every threshold the Committee will be asked to apply.

How an engagement runs

1. Send the property address and the application or the question. A hearing date helps, if one is set.
2. Daniel Du confirms the decision question, the scope, the inputs required and the schedule.
3. A written fee proposal follows within two business days, stating deliverables, exclusions, fixed fee and schedule.
4. Work starts on signature and a 25 per cent deposit. One revision round is included.
5. Final files and the balance invoice are delivered together.

Delivery

Standard delivery is 10 business days from confirmation. Daniel Du provides quantitative analysis and exhibits. A registered professional planner or legal counsel provides planning and legal opinion.