

Transit & MTSA Context Study

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

Provincial policy directs growth to Major Transit Station Areas (MTSAs). Panels hear 'transit-supportive' as an argument in almost every intensification file. This study replaces the adjective with distances. It maps the delineated MTSA boundaries near the site. It measures the distance to every transit stop within 900 m, by mode and route. The study does not use a composite walk score. A blended index cannot be defended under cross-examination. Named stops at measured distances can.

Key findings

1. The subject site sits **outside** the delineated MTSA. The boundary runs 556 m from the site.
2. No subway stop lies within 900 m. Surface routes carry the transit case.
3. **26 transit stops** operate within 900 m. The table lists each stop by route and distance.
4. Where the site is outside the MTSA line, proximity still supports the Official Plan intensification argument. The measured distance states exactly how far outside the line the site is.

Exhibit 1

MTSA delineations and transit stops around the subject site.



Source: City of Toronto: Major Transit Station Area delineations (January 2026); TTC GTFS: stop locations and routes, accessed September 2026; Daniel Du analysis

Method

MTSA polygons are the City’s January 2026 delineations.

Stop locations come from GTFS data. We measure each distance as a straight line from the subject parcel centroid, computed in EPSG:2952.

Straight-line distances slightly understate walking distance. We state the direction of that bias so the number can be used with its limits known.

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: Major Transit Station Area delineations (January 2026).

TTC GTFS: stop locations and routes, 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.