

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

Units Added & Lost Study

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

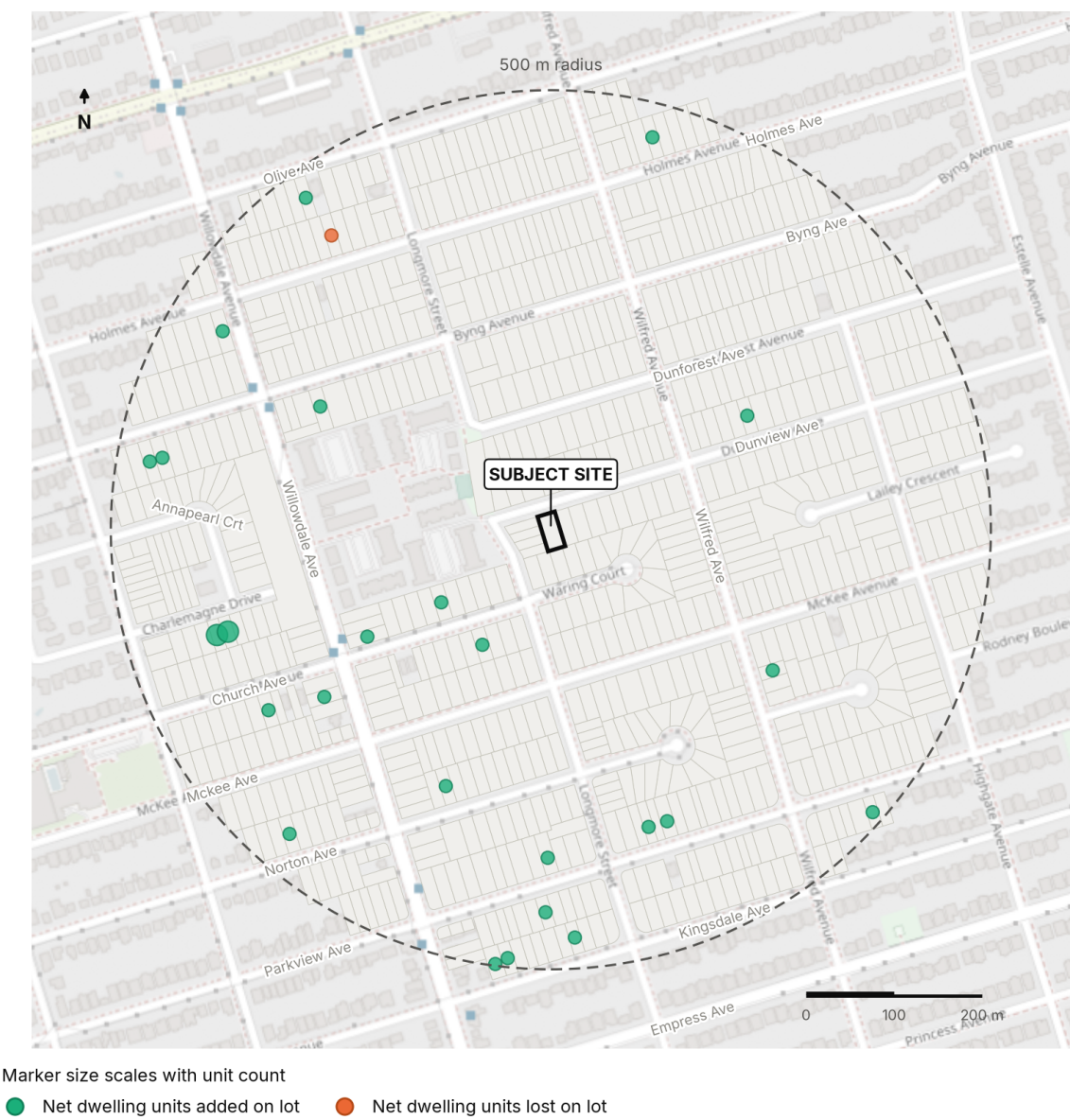
Intensification is usually argued in adjectives. The permit record counts it. Every building permit carries the number of dwelling units it creates and removes. This study maps the net unit change on every lot within 500 m. It answers one question. Is adding homes here a departure, or is it the existing direction of the area?

Key findings

1. Permits within 500 m record **40 dwelling units created** and 10 lost over 2006 to 2026. The net gain is 30 units.
2. **2 permits** added three or more units on a single lot. Multi-unit intensification inside the low-rise fabric is already on the record.
3. Unit gains are distributed through the radius. They are not concentrated on arterials alone.
4. The CSV itemizes each contributing permit with its unit counts, status and description.

Exhibit 1

Net dwelling-unit change per lot from the permit record.



Source: City of Toronto Open Data, Building Permits (dwelling unit fields), accessed September 2026; City of Toronto Open Data, Municipal Parcels; Daniel Du analysis

Method

We match building permit records by address to the parcel fabric. We keep the permits within the radius. Net change per lot is the number of dwelling units created minus the number lost, summed across the permits on that lot. We count only permits with a non-zero unit field. The City's unit fields undercount informal units. The net figure is therefore conservative.

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: Building Permits (dwelling unit fields), accessed September 2026.

City of Toronto Open Data: Municipal Parcels.

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.