

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

Variance Defence Package

For minor variance applications, and for answering an objection with measurements

An ‘out of character’ objection is a factual claim about the surrounding blocks. It can be measured. This package measures what actually stands against the standards in today’s by-law, so the Committee sees the pattern rather than an impression of it.

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

Does the existing pattern meet the standard the objection relies on?

What it answers

The package measures height, front setback, side yards, coverage and building depth on every lot in the study radius, scores each against the by-law standard that applies to it, and sets the result beside the local decision record. Every figure carries the lot-level table behind it.

Exhibit 1

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

8 studies, each delivered with the table behind every figure

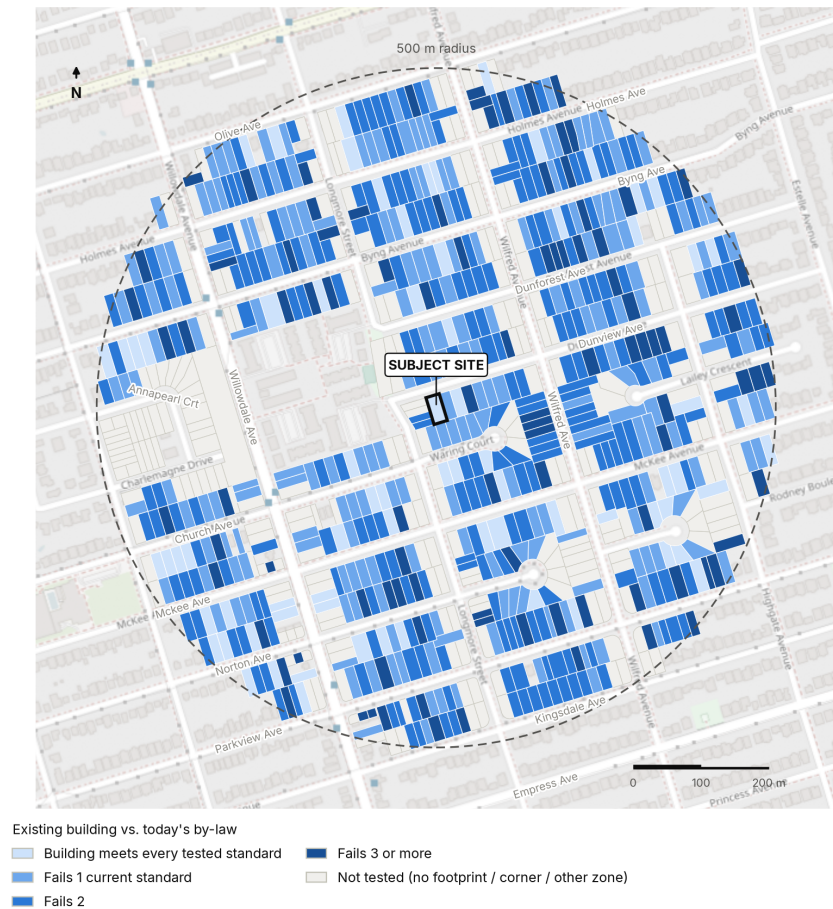
Study	What it measures
Nonconformity Density	How much of what stands already fails a standard in today’s by-law
As-Built Height	LIDAR height for the main building on every measured lot
Front Yard Setback and Averaging	Measured setbacks, and the averaging calculation for the site
Building Envelope	Depth, width and side yards for the existing buildings
Site-Specific Relief	Exceptions carried on the zone labels in the area
Zoning Standard Variation	The distinct zone standards that apply across the area
Variance 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

88.4 per cent of the 636 measured lots already fail at least one standard in today's by-law.

Lots scored against coverage, height, front, side and rear standards



Source: City of Toronto Open Data, Topographic Building Outlines with LiDAR-derived heights and Municipal Parcels, accessed September 2026; City of Toronto Zoning By-law 569-2013; Daniel Du analysis

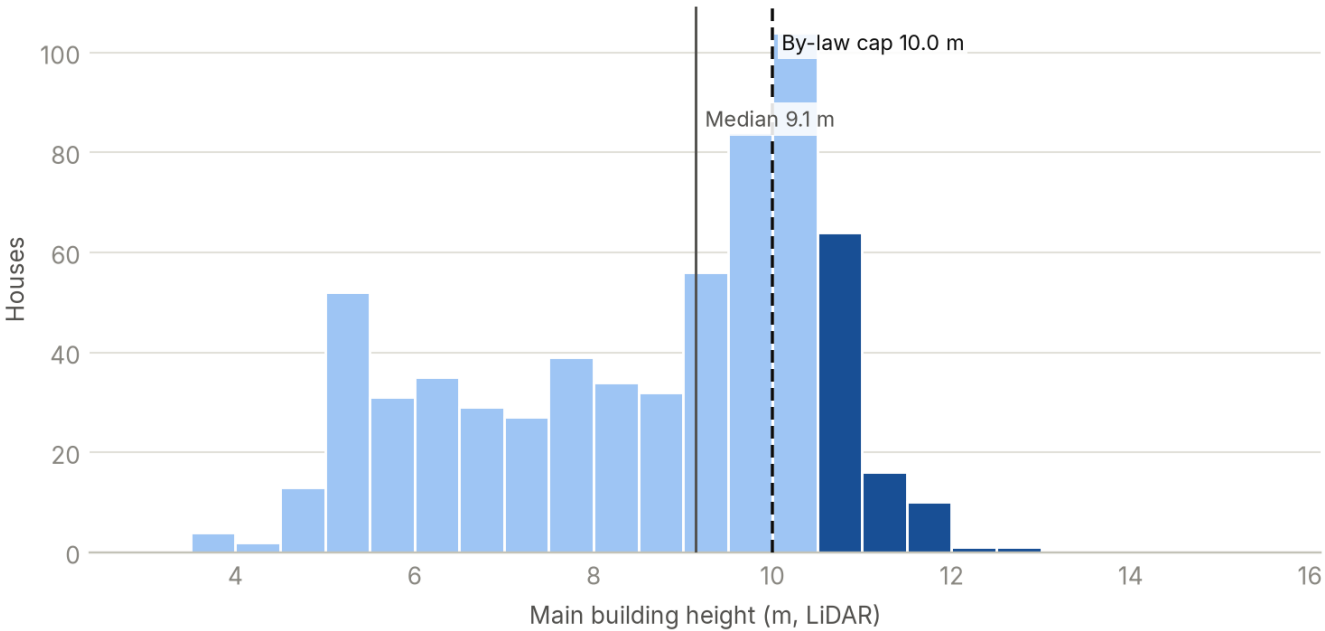
How to read it

A lot is scored against the standard that applies to its own zone label rather than against the subject site's zone. Tolerances follow Technical Standards v1.0, so nothing is reported as failing on a rounding difference. The exhibit describes what stands. It does not say whether any of it was lawfully built.

Exhibit 3

Measured height clusters around 9.1 m, and 21.9 per cent of buildings stand above the cap.

Main building height for 634 measured lots, with the height cap and the median marked



Source: City of Toronto Open Data, Topographic Building Outlines with LiDAR-derived heights, accessed September 2026; Daniel Du analysis

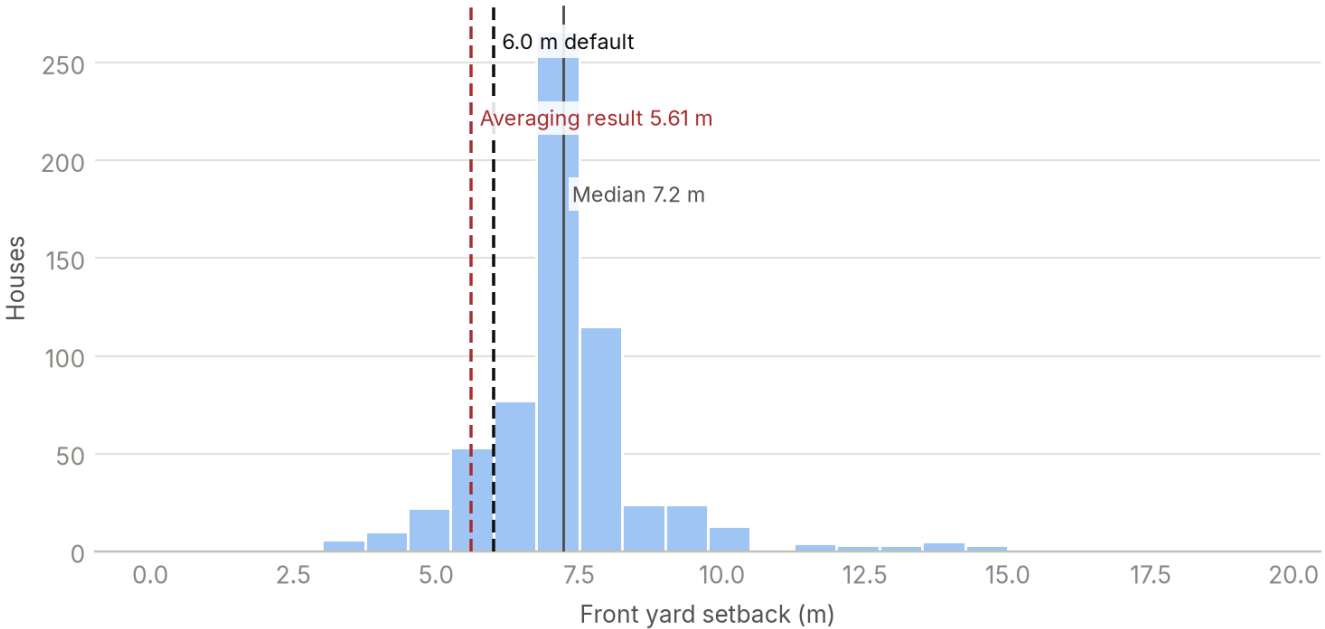
How to read it

Height is the LiDAR-derived value for the main building on each lot, so it measures what is there rather than what was approved. The cap line is the overlay value that applies to the subject site. Buildings above it are usually older than the overlay.

Exhibit 4

Front setbacks spread widely around a 7.22 m median, so an averaging calculation moves the answer.

Front yard setback for 636 measured lots



Source: City of Toronto Open Data, Topographic Building Outlines and Municipal Parcels, accessed September 2026; Daniel Du analysis

How to read it

The spread matters more than the median here. Where setbacks vary widely, the averaging provision rather than the default standard sets the required setback, and the calculation for the subject site is printed with its inputs in the package.

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 scored against today's standards	636
Fail at least one standard as built	88.4%
Fail two or more standards	54.9%

Measure	Value
Fail the side yard standard	69.0%
Fail the lot coverage standard	55.7%
Median measured building height	9.1 m
Stand above the height cap	21.9%
Median measured front setback	7.22 m
Median measured side yard	1.35 m
Decided applications, 2000 to 2025	267 (92.9% approved)
Approval rate with an objection recorded	85.7%
Approval rate with no objection recorded	94.7%

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

Method

Building geometry comes from the City's Topographic Building Outlines, which carry a LiDAR-derived height for each footprint. One height is taken for the main building on each lot. Garages, sheds and other accessory structures are excluded.

Each lot is scored against the standard that applies to its own zone label rather than against the subject site zone. Tolerances follow Technical Standards v1.0, so a measurement difference inside the tolerance is never reported as a failure.

Front yard averaging is computed on the abutting lots the by-law names, and the calculation is printed with its inputs so it can be checked.

Sources

City of Toronto Open Data: Topographic Building Outlines with LiDAR heights, accessed September 2026

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

City of Toronto Zoning By-law 569-2013, as amended: Zoning Area layer and overlay 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 runs these measurements on your study radius, scores the specific relief you are seeking against what stands nearby, and prepares the exhibits in the form the Committee and the tribunal accept.

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.