

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

Variance & Consent Precedent Study

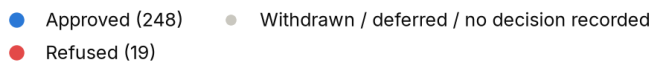
Subject site: 205 Dunview Ave, Toronto (demonstration) · Zone RD (f15.0; a550) (x5)

Panels weigh precedent. Applicants usually assemble it by hand, from a few remembered files. This study takes a different approach. It plots every Committee of Adjustment application within 500 m of the subject site and attaches the outcome of each file. The precedent record arrives complete and mapped. The accompanying table lets a reader check it line by line.

Key findings

1. **282 applications** were filed within 500 m of the subject site over 2000 to 2025.
2. Of the files with a recorded decision, **92.9%** were approved (248 of 267).
3. 16 of the files are consent (severance) applications. These are directly comparable to the demonstration scenario.
4. Each dot on the map is one application at its actual lot. The CSV lists the address, dates, work type, decision and distance for each file.

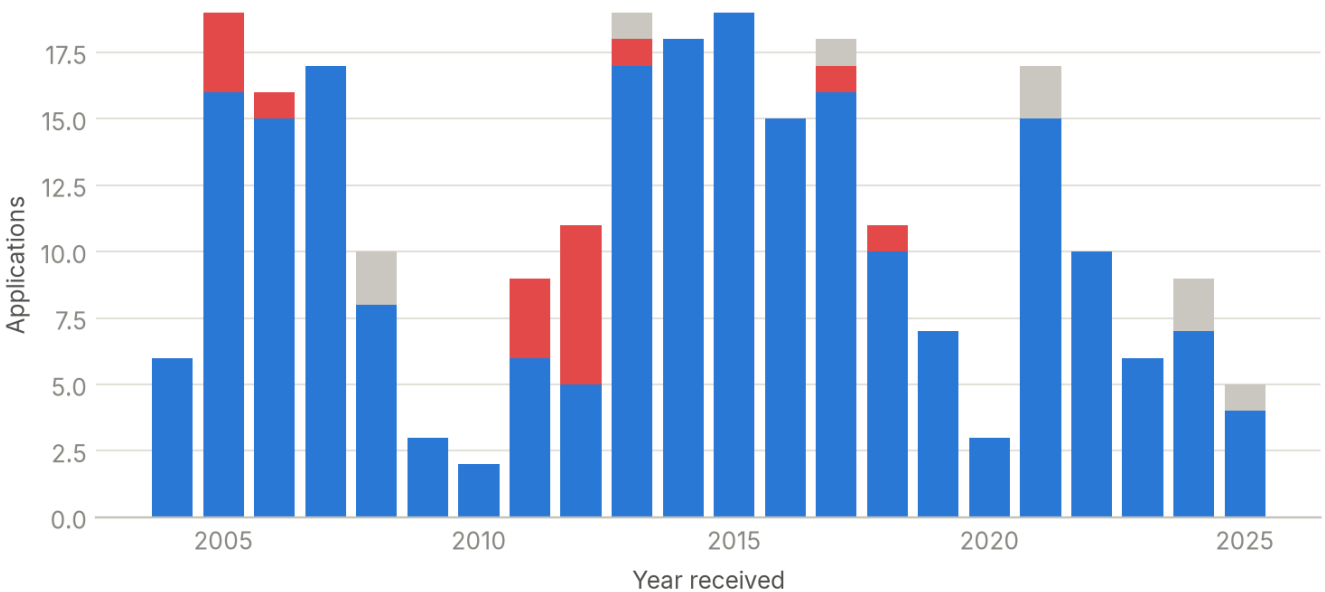
Every CoA application within 500 m, coloured by outcome.



This is a demonstration study on a randomly selected site. No application exists at this address.
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Exhibit 2

Applications by year received, stacked by outcome.



Source: City of Toronto Open Data, Committee of Adjustment Applications, accessed September 2026; City of Toronto Open Data, Municipal Parcels (address geolocation), accessed September 2026; Daniel Du analysis

Method

We take Committee of Adjustment records from the City's open dataset of applications. We geolocate each file by matching its address to the parcel fabric. We keep the files within the 500 m radius. We normalize the decisions. An approval with conditions counts as an approval. Files with no recorded decision are shown on the map but excluded from the approval rate. Most of these files were withdrawn, deferred, or have data gaps.

The open dataset does not record the size of each variance. That information exists only as prose in the description of each file. The CSV includes the description. A reader can identify comparable relief by reading the text instead of guessing.

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 (address geolocation), 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.