

Zoning Standard Variation Study

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

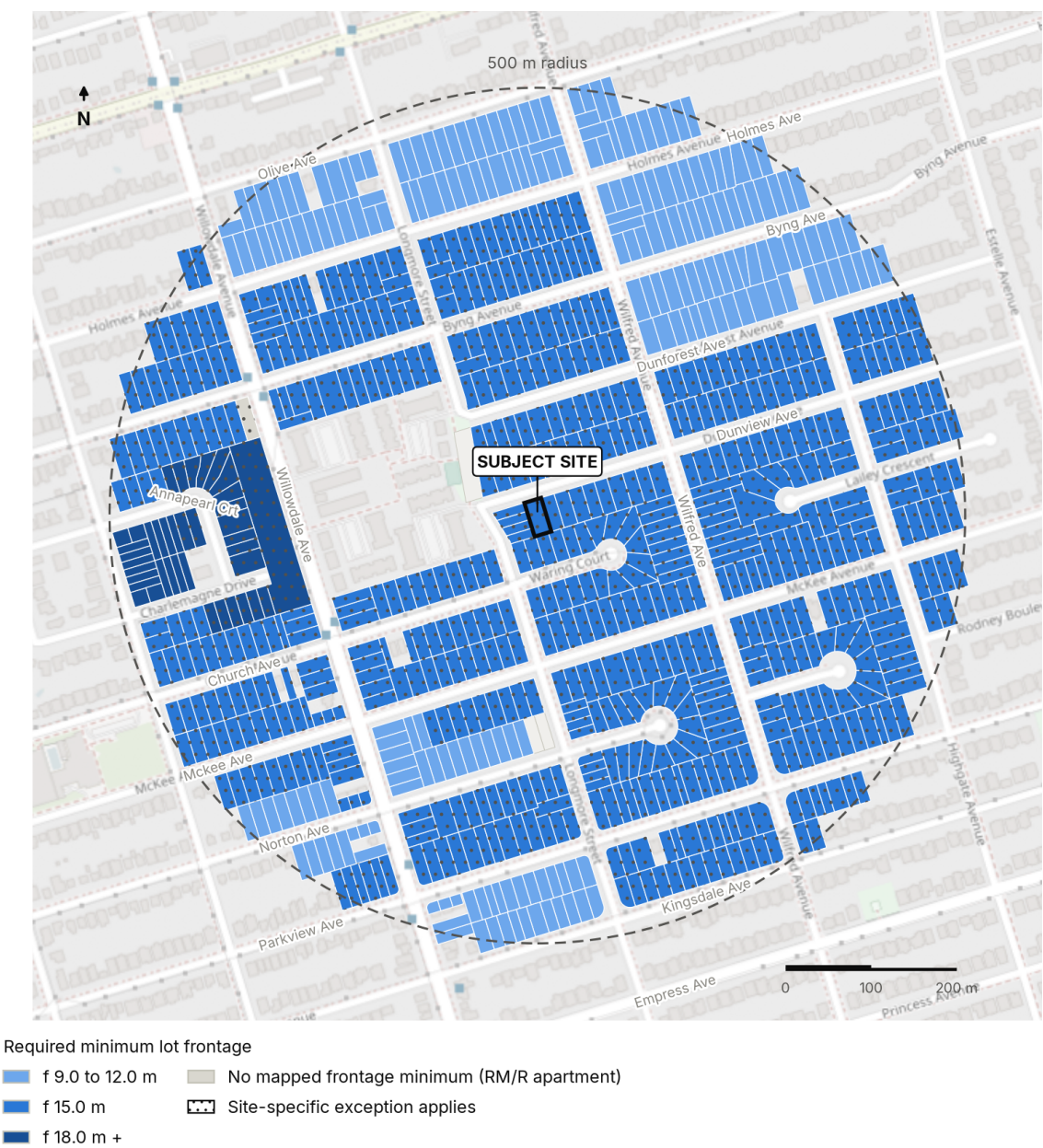
A common objection to lot-creation applications is that the by-law minimum expresses one settled neighbourhood standard. This study maps the standard itself. It shows the required minimum frontage and lot area attached to every residential lot within 500 m. We read these values directly from the zone labels on the Zoning By-law Map.

Key findings

1. **5 different zoning standards** apply to the 865 residential lots within 500 m of the subject site.
2. Required frontage ranges from **12.0 m to 21.0 m** across the radius. The subject's own standard is 15.0 m. The by-law applies a lower minimum than that on nearby streets, so the mapped requirement is not one number.
3. **635 lots** carry a site-specific exception that modifies the base standard. This adds to the mapped variation.
4. The proposed lots would meet the mapped minimums of several zones inside the same radius. This speaks directly to the general-intent test.

Exhibit 1

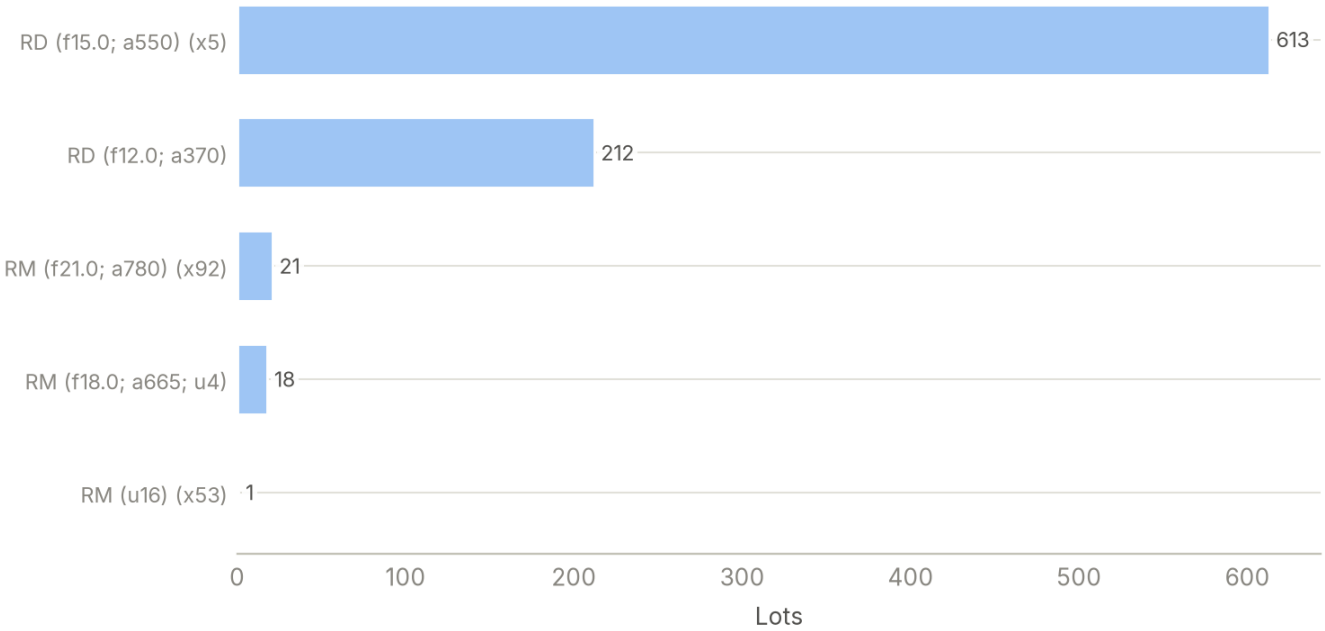
Required minimum frontage mapped per lot; stippling marks site-specific exceptions.



Source: City of Toronto Zoning By-law 569-2013, as amended: Zoning Area layer, zone labels and exception numbers; City of Toronto Open Data, Municipal Parcels, accessed September 2026; Daniel Du analysis

Exhibit 2

Lots by mapped zoning standard.



Source: City of Toronto Zoning By-law 569-2013, as amended: Zoning Area layer, zone labels and exception numbers; City of Toronto Open Data, Municipal Parcels, accessed September 2026; Daniel Du analysis

Method

We assign each residential lot to its zoning polygon with a point-in-polygon test against the Zoning Area layer of By-law 569-2013. The required minimum frontage is the 'f' value in the zone label. The required minimum area is the 'a' value. A trailing '(x n)' marks a site-specific exception. Lots with an exception are stippled on the map.

The map encodes required frontage as an ordered single-hue colour ramp. The ramp shows how far the paper standard itself moves within a five-minute walk. Zones with no mapped frontage minimum (apartment zones) are shown in grey.

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 Zoning By-law 569-2013, as amended: Zoning Area layer, zone labels and exception numbers.

City of Toronto Open Data: Municipal Parcels, 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.