

## CONTRACTOR SAMPLE

# Two-month residential permit sample

A focused view of recently issued Toronto permits for custom homes, major additions, renovations and multi-unit residential projects.

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| <b>SAMPLE WINDOW</b> | July 16 – September 16, 2026                                  |
| <b>SOURCE</b>        | City of Toronto Open Data · Building Permits – Active Permits |
| <b>PREPARED</b>      | September 16, 2026                                            |

|                |                             |
|----------------|-----------------------------|
| <b>14</b>      | selected permits            |
| <b>\$24.0M</b> | declared construction value |
| <b>7</b>       | project-signal categories   |

## What this sample demonstrates

Toronto Permit Leads turns public permit records into a practical prospecting view: recent issue date, location, scope, project category, stated value and any builder or named party published in the source record.

**IMPORTANT**

These are issued building permits, not confirmed contract awards. Public permit records do not reliably establish whether a contractor has been selected, whether the named party is the prime contractor, or whether work remains available to bid.

# How the platform works

A compact workflow built for contractors who want to spend less time searching public portals and more time deciding which projects fit.

01

Monitor

Track newly issued Toronto building permits from the official public dataset.

03

Organize

Translate raw permit fields into readable project summaries and priority signals.

02

Filter

Narrow by project type, location, scale, value and likely trade relevance.

04

Deliver

Send a consistent lead list for review, outreach and independent qualification.

## How contractors can use it

|                         |                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------|
| CUSTOM HOMES            | Identify newly issued high-value detached residential projects.                                           |
| ADDITIONS + RENOVATIONS | Spot substantial additions, reconstruction and extensive interior alteration scopes.                      |
| MULTI-UNIT              | Find duplex, fourplex, houseplex, garden-suite and small apartment activity.                              |
| QUALIFICATION           | Use the permit as the starting signal, then independently verify timing, contacts and procurement status. |

## Sample selection

The following records were selected from permits issued within the sample window and curated for likely relevance to a residential general contractor. Low-scope service permits, signs and routine mechanical or plumbing records were excluded.

# Selected permit opportunities

Fourteen representative records · sorted as a contractor-ready sample rather than a complete market list

|                       |                                                                                                                                       |                                  |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>01</b>             | <b>423 Glencairn Ave · M5N</b><br>Jul 23, 2026 · Permit 26 195217 BLD                                                                 | <b>\$2.90M</b><br>declared value |
| <b>PROJECT SIGNAL</b> | Custom home                                                                                                                           | <b>UNIT S</b> 1 dwelling         |
| <b>SCOPE</b>          | Demolish an existing 3-storey detached house and garage; construct a new 3-storey detached home with integral garage and rear cabana. |                                  |
| <b>NAMED PARTY*</b>   | Tuscan Valley Customer Luxury Homes                                                                                                   |                                  |

  

|                       |                                                                          |                                  |
|-----------------------|--------------------------------------------------------------------------|----------------------------------|
| <b>02</b>             | <b>85 Old Forest Hill Rd · M5P</b><br>Aug 5, 2026 · Permit 26 198601 BLD | <b>\$2.50M</b><br>declared value |
| <b>PROJECT SIGNAL</b> | Custom home                                                              | <b>UNIT S</b> 1 dwelling         |
| <b>SCOPE</b>          | New 3-storey single-family dwelling with swimming pool.                  |                                  |
| <b>NAMED PARTY*</b>   | Alannah Courtney Hyman                                                   |                                  |

  

|                       |                                                                                     |                                  |
|-----------------------|-------------------------------------------------------------------------------------|----------------------------------|
| <b>03</b>             | <b>2 Lanbrooke Ave · M2R</b><br>Aug 21, 2026 · Permit 26 199665 BLD                 | <b>\$2.50M</b><br>declared value |
| <b>PROJECT SIGNAL</b> | Fourplex                                                                            | <b>UNIT S</b> 4 dwellings        |
| <b>SCOPE</b>          | Demolish the existing single-family dwelling and construct a new 3-storey fourplex. |                                  |
| <b>NAMED PARTY*</b>   | Not listed in source record                                                         |                                  |

  

|                       |                                                                                                                                   |                                  |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>04</b>             | <b>25 Dynevor Rd · M6E</b><br>Aug 24, 2026 · Permit 25 242234 BLD                                                                 | <b>\$2.00M</b><br>declared value |
| <b>PROJECT SIGNAL</b> | Houseplex conversion + addition                                                                                                   | <b>UNIT S</b> 4 dwellings        |
| <b>SCOPE</b>          | Second- and third-floor additions, basement and main-floor alterations, and conversion of a detached house to a 4-unit houseplex. |                                  |
| <b>NAMED PARTY*</b>   | Not listed in source record                                                                                                       |                                  |

05

**135 Mavety St · M6P**

Sep 10, 2026 · Permit 26 195760 BLD

**\$2.00M**

declared value

|                       |                                                                                                                                |               |                          |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|
| <b>PROJECT SIGNAL</b> | Duplex by renovation                                                                                                           | <b>UNIT S</b> | 3 created (source field) |
| <b>SCOPE</b>          | Retain the foundation and reconstruct a 3-storey detached duplex with porch, basement walkout, decks, window well and carport. |               |                          |
| <b>NAMED PARTY*</b>   | Greenbilt Homes Ltd                                                                                                            |               |                          |

06

**53 Snowdon Ave · M4N**

Sep 9, 2026 · Permit 26 222006 BLD

**\$2.00M**

declared value

|                       |                                                                                                                             |               |            |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------|------------|
| <b>PROJECT SIGNAL</b> | Custom home                                                                                                                 | <b>UNIT S</b> | 1 dwelling |
| <b>SCOPE</b>          | New 3-storey single-family dwelling with integral garage, covered front porch, covered rear deck and rear basement walkout. |               |            |
| <b>NAMED PARTY*</b>   | Xi Wang                                                                                                                     |               |            |

07

**436 Pacific Ave · M6P**

Sep 11, 2026 · Permit 26 158791 BLD

**\$1.70M**

declared value

|                       |                                                                                                             |               |             |
|-----------------------|-------------------------------------------------------------------------------------------------------------|---------------|-------------|
| <b>PROJECT SIGNAL</b> | Small apartment building                                                                                    | <b>UNIT S</b> | 8 dwellings |
| <b>SCOPE</b>          | Demolish the existing 2.5-storey brick residence and construct a new 3-storey, 8-unit residential building. |               |             |
| <b>NAMED PARTY*</b>   | 438 Pacific Development Inc                                                                                 |               |             |

08

**60 Rhodes Ave · M4L**

Jul 24, 2026 · Permit 26 178813 BLD

**\$1.50M**

declared value

|                       |                                                                                                                                     |               |                |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|
| <b>PROJECT SIGNAL</b> | Addition + duplex conversion                                                                                                        | <b>UNIT S</b> | 1 new dwelling |
| <b>SCOPE</b>          | Two-storey addition, interior alterations, secondary suite, rear deck and walkout; convert the existing detached house to a duplex. |               |                |
| <b>NAMED PARTY*</b>   | Not listed in source record                                                                                                         |               |                |

09

**131 Shaver Ave N · M9B**

Sep 11, 2026 · Permit 26 225915 BLD

**\$1.30M**

declared value

**PROJECT  
SIGNAL**

Custom home

**UNIT  
S**

1 dwelling

**SCOPE**

New 2-storey home with attached garage, rear deck, front porch, finished basement and basement walkout.

**NAMED  
PARTY\***

Avvio Fine Homes

10

**415 Rustic Rd · M6L**

Aug 26, 2026 · Permit 26 169980 BLD

**\$1.20M**

declared value

**PROJECT  
SIGNAL**

Fourplex + garden suite

**UNIT  
S**

4 created (source field)

**SCOPE**

Demolish the existing dwelling and construct a new 2-storey fourplex with garden suite.

**NAMED  
PARTY\***

Ali Yalbirdak

11

**751 Eglinton Ave E · M4G**

Aug 28, 2026 · Permit 26 217174 BLD

**\$1.20M**

declared value

**PROJECT  
SIGNAL**

Garden suite

**UNIT  
S**

1 dwelling

**SCOPE**

New 2-storey garden suite in the rear yard of an existing detached dwelling.

**NAMED  
PARTY\***

Not listed in source record

12

**2611 Dundas St W · M6P**

Aug 13, 2026 · Permit 26 141803 BLD

**\$1.20M**

declared value

**PROJECT  
SIGNAL**

Six-unit conversion

**UNIT  
S**

6 proposed dwellings

**SCOPE**

Second- and third-storey addition, interior alterations and conversion of the existing building to a 6-unit dwelling.

**NAMED  
PARTY\***

Not listed in source record

|                   |                                                                                              |                                  |
|-------------------|----------------------------------------------------------------------------------------------|----------------------------------|
| 13                | <b>109 Park Rd · M4W</b><br>Aug 18, 2026 · Permit 26 207489 BLD                              | <b>\$1.00M</b><br>declared value |
| PROJECT<br>SIGNAL | Major renovation + addition                                                                  | UNIT<br>S Existing dwelling      |
| SCOPE             | New 1-storey rear addition and extensive interior renovations to the existing detached home. |                                  |
| NAMED<br>PARTY*   | Not listed in source record                                                                  |                                  |

|                   |                                                                           |                                  |
|-------------------|---------------------------------------------------------------------------|----------------------------------|
| 14                | <b>22 Donino Ave · M4N</b><br>Jul 21, 2026 · Permit 25 233440 BLD         | <b>\$1.00M</b><br>declared value |
| PROJECT<br>SIGNAL | Major addition                                                            | UNIT<br>S Existing dwelling      |
| SCOPE             | Two-storey front and rear addition to an existing 1-storey detached home. |                                  |
| NAMED<br>PARTY*   | Bahram Yahyavi                                                            |                                  |

# Interpretation and data notes

Use permit intelligence as an early project signal. It is most valuable when combined with independent outreach and qualification.

|                      |                                                                                                                                                                  |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ISSUED DATE          | The date shown is the issue date published in the City dataset for the selected permit record.                                                                   |
| DECLARED VALUE       | Construction values are applicant-declared values in the source data. They are not contract prices, verified budgets or awarded amounts.                         |
| NAMED PARTY          | The source field is labelled Builder Name. Where present, it is reproduced as published; it does not by itself prove the party holds the current prime contract. |
| PROJECT AVAILABILITY | An issued permit does not indicate whether work is unawarded, tendering, underway or complete. Confirm status directly before investing in outreach.             |
| COMPLETENESS         | This is a curated sample, not a complete export. Public record fields can be blank, revised or corrected by the City.                                            |

## Source

City of Toronto Open Data, [Building Permits – Active Permits](#). Data accessed September 16, 2026. The City describes the dataset as information on currently active building applications and permits.

|                                                                                  |                                   |
|----------------------------------------------------------------------------------|-----------------------------------|
| <b>Toronto Permit Leads</b>                                                      | <b>Contractor sample</b>          |
| Recent Toronto permit intelligence, organized for practical contractor outreach. | torontopermitleads.ca             |
| torontopermitleads@gmail.com                                                     | \$199 CAD / month · no commitment |

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