



City Planning Division  
Gary Wright, Acting, Chief Planner and Executive Director

Committee of Adjustment  
100 Queen Street West  
Toronto ON M5H 2N2  
Tel: 416-392-7565  
Fax: 416-392-0580

**NOTICE OF DECISION**  
**CONSENT**  
**(Section 53 of the Planning Act)**

File Number:	B0064/09TEY	Zoning	R4 Z1.0 (PPR)
Owner(s):	MEI LING KUSWANTO KOSTADIN DEMIROV	Ward:	Beaches-East York (32)
Agent:	KOSTADIN DEMIROV		
Property Address:	<b>2170 GERRARD ST E</b>	Community:	
Legal Description:	PL 635 BLK 3 PT LT6		

Notice was given and a Public Hearing was held on **Wednesday, September 23, 2009**, as required by the Planning Act.

**THE CONSENT REQUESTED:**

To sever the property into three residential lots.

**Retained - Part 1, Draft R-Plan**  
**2170 Gerrard Street East**

Part 1 is a corner lot with 12.192 m fronting Gerrard Street East and 30.48 m flanking Norwood Road Avenue. The lot has an area of 371.6 m<sup>2</sup>. The existing 2½ storey dwelling containing 8 residential units will be maintained on the reduced lot, requiring variances from the zoning by-law, as outlined in application **A0455/09TEY**.

**Conveyed - Part 2, Draft R-Plan**  
**(Address to be assigned)**

Part 2 is rectangular shaped lot with 7.62 m frontage on Norwood Road and an lot area of 92.9 m<sup>2</sup>. The lot will be developed with a 2 ½ - storey semi detached dwelling, requiring variances from the zoning by-law, as outlined in application **A0456/09TEY**.

**Conveyed - Part 3, Draft R-Plan**  
**(Address to be assigned)**

Part 3 is rectangular shaped lot with 7.62 m frontage on Norwood Road and an lot area of 92.9 m<sup>2</sup>. The lot will be developed with a 2 ½ - storey semi detached dwelling, requiring variances from the zoning by-law, as outlined in application **A0457/09TEY**.

**The Committee of Adjustment considered jointly applications B0064/09TEY, A0455/09TEY, A0456/09TEY and A0457/09TEY.**

**B0064/09TEY**

**IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Consent Application is Refused**

In the opinion of the Committee, the application does not satisfy the requirements of Section 51(24) of the Planning Act and is **NOT** approved for the following reason(s):

- The proposed land division is premature.
- The proposed land division does not conform to the policies of the official plan.
- The suitability of the land for the purposes for which it is to be subdivided has not been demonstrated.
- The suitability of the dimensions and shapes of the proposed lots has not been demonstrated.
- The adequacy of roads, vehicular access, parking and loading facilities has not been demonstrated.
- The adequacy of utilities and municipal services has not been demonstrated.

**SIGNATURE PAGE**

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Fernando Costa (signed)

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Heather Gardiner (signed)

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Kay Gardner (signed)

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Corinne Muccilli (signed)

DATE DECISION MAILED ON: **Tuesday, September 29, 2009**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Monday, October 19, 2009**

CERTIFIED TRUE COPY

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Anita M. MacLeod  
Manager & Deputy Secretary Treasurer  
Toronto and East York Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at [www.omb.gov.on.ca](http://www.omb.gov.on.ca).

**NOTE:** Only individuals, corporations and public agencies may appeal a decision to the Ontario Municipal Board. The appeal may not be filed by an unincorporated association or group. However, the appeal may be filed in the name of an individual who is a member of the association or group on its behalf.