



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
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**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Numbers:	A0455/09TEY	Zoning	R4 Z1.0 (PPR)
Owner(s):	MEI LING KUSWANTO KOSTADIN DEMIROV	Ward:	Beaches-East York (32)
Agent:	KOSTADIN DEMIROV		
Property Address:	2170 GERRARD ST E -PART 1	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.

PURPOSE OF THE APPLICATIONS:

To maintain the existing 2½ detached dwelling containing 8 residential units, on the reduced lot described in Consent Application Number B0064/09TEY.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

Section 4(5)(B), By-law No. 438-86

A minimum of six (6) on-site parking spaces are required to be provided.
In this case, two (2) on-site parking spaces will be provided.

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

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Fernando Costa (signed)

Heather Gardiner (signed)

Kay Gardner (signed)

Corinne Muccilli (signed)

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

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, October 13, 2009**

CERTIFIED TRUE COPY

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.