



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:	A0457/09TEY	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 - PART 3</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.

**PURPOSE OF THE APPLICATIONS:**

To construct a 2½-storey semi-detached dwelling on the new lot described in Consent Application B0064/09TEY.

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

- Section 6(3) Part II 4, By-law 438-86**  
The minimum required rear yard setback is 7.5 m.  
The 2 ½ -storey semi-detached dwelling will be located 4.0 m from the rear lot line.
- Section 6(3) Part II 2(III), By-law 438-86**  
The minimum required front lot line set back is 6.0 m.  
The 2 ½-storey semi-detached dwelling will be located 1.0 m from the front lot line.
- Section 6(3) Part II 4, By-law 438-86**  
The maximum permitted residential gross floor area is 1.0 times the area of the lot (92.9 m<sup>2</sup>).  
The 2 ½-storey semi-detached dwelling will be 1.68 times the area of the lot (155.79 m<sup>2</sup>).

**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)

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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: **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](http://www.omb.gov.on.ca).