



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

File Number:	A0055/17TEY	Zoning	RD (f12.0, a370, d0.6) & R1B (ZZC)
Owner(s):	KENAN GJEMAILJI ANGELA CVETANOVSKA GJEMAILJI	Ward:	Toronto-Danforth (29)
Agent:	ANGELA CVETANOVSKA GJEMAILJI	Heritage:	Not Applicable
Property Address:	374 O'CONNOR DR	Community:	Toronto
Legal Description:	PLAN 2923 PT BLK A		

Notice was given and a Public Hearing was held on **Wednesday, May 10, 2017**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct a new two storey rear addition and a partial second storey addition.

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

- Chapter 10.20.40.70.(3)(B), By-law 569-2013**
The minimum required side yard setback is 0.90 m.
The two storey rear addition will have a west side yard setback of 0.85 m.
- Chapter 10.20.40.20.(1), By-law 569-2013**
The maximum permitted building length for a detached house is 17.00 m.
The altered building length will be 18.13 m.
- Chapter 10.20.30.40.(1)(A), By-law 569-2013**
The maximum lot coverage is 35% of the lot area (97.55 m²).
The lot coverage will be 49% of the lot area (136.39 m²).
- Chapter 10.20.40.40.(1)(A), By-law 569-2013**
The maximum permitted floor space index is 0.60 times the area of the lot (167.23 m²).
The floor space index will be 0.66 times the area of the lot (183.96 m²).
- Section 7.3.3, By-law 6752**
The maximum permitted building length is 16.75 m.
The altered building length will be 18.13 m.

2. Section 7.3.3, By-law 6752

The maximum permitted floor space index is 0.60 times the area of the lot (167.23 m²).
The floor space index will be 0.66 times the area of the lot (183.96 m²).

3. Section 7.3.3, By-law 6752

The maximum permitted lot coverage is 35% of the area of the lot (97.55 m²).
The lot coverage will be 49% of the lot area (136.39 m²).

The Committee of Adjustment considered any written and oral submissions in making its decision. For a list of submissions, please refer to the minutes.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

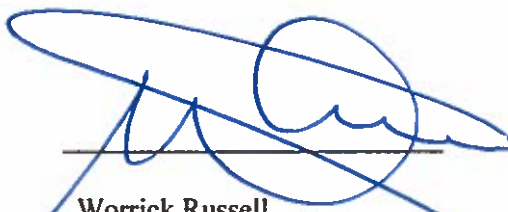
The Minor Variance Application is Approved

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:


- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

SIGNATURE PAGE

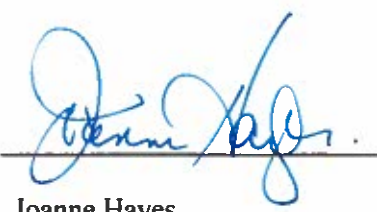
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Worrick Russell



Nancy Oomen



Joanne Hayes

DISSENTED

DISSENTED

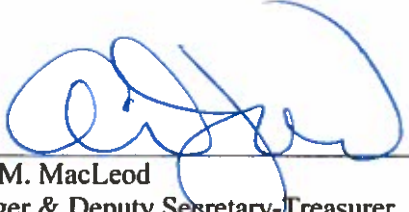
Ewa Modlinska

Edmund Carlson

DATE DECISION MAILED ON: **TUESDAY, MAY 16, 2017**

LAST DATE OF APPEAL: **TUESDAY MAY 30, 2017**

CERTIFIED TRUE COPY



Anita M. MacLeod
Manager & Deputy Secretary-Treasurer
Committee of Adjustment, Toronto and East York District

Appeal Information

All appeals must be filed with the Deputy Secretary Treasurer, Committee of Adjustment by the last date of appeal as shown above.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal* to the Ontario Municipal Board (OMB) for the same matter.

TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS

To appeal this decision to the TLAB you need the following:

a completed TLAB Notice of Appeal (Form 1) in **digital format** on a CD/DVD

\$300 for each appeal filed regardless if related and submitted by the same appellant

Fees are payable to the **City of Toronto** by cash, certified cheque or money order (Canadian funds)

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB web site at www.toronto.ca/tlab.

ONTARIO MUNICIPAL BOARD (OMB) APPEAL INSTRUCTIONS

To appeal this decision to the OMB you need the following:

a completed OMB Appellant Form (A1) in **paper format**

\$300.00 with an additional reduced fee of \$25.00 for each connected appeal filed by the same appellant

Fees are payable to the **Minister of Finance** by certified cheque or money order (Canadian funds).

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.

*A **related appeal** is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the [Application Information Centre](#) and contact the assigned planner if necessary. If there is a related appeal, your appeal to the **Ontario Municipal Board** should be submitted in accordance with the instructions above.