



City Planning Division

Committee of Adjustment
Toronto and East York District

100 Queen Street West, 1st Floor
Toronto, Ontario M5H 2N2
Tel: 416-392-7565
Fax: 416-392-0580

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

File Number:	A0185/16TEY	Zoning	R (d0.6)(x771) & R2 Z0.6 (BLD)
Owner(s):	RANVIAR HEER	Ward:	Beaches-East York (32)
Agent:	VICTOR ROSA	Heritage:	Not Applicable
Property Address:	190 LEE AVE	Community:	Toronto
Legal Description:	PLAN 984 PT LOT 11		

Notice was given and a Public Hearing was held on **Wednesday, May 18, 2016**, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To alter the existing two-storey semi-detached dwelling by enclosing the front porch.

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

1. Chapter 10.10.40.40.(1)(A), By-law 569-2013

The maximum permitted floor space index is 0.6 times the area of the lot (99.6 m²).

The altered semi-detached dwelling will have a floor space index equal to 0.704 times the area of the lot (116.9 m²).

2. Chapter 10.10.40.70.(1), By-law 569-2013

The minimum required front yard setback is 5.22 m.

The altered dwelling will be located 4.16 m from the east front lot line.

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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Alex Bednar (signed)

Michael Clark (signed)

Lisa Valentini (signed)

DATE DECISION MAILED ON: **Tuesday, May 24, 2016**

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: **Tuesday, June 7, 2016**

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.