



City Planning Division  
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Committee of Adjustment  
Toronto and East York District

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

File Number:	A0830/12TEY	Zoning	R2A(ZZC)
Owner:	JAMES RIGAS	Ward:	Toronto-Danforth (29)
Agent:	DIMITRIOS GRIGORIADIS	Community:	East York
Property Address:	240 FULTON AVE		
Legal Description:	PLAN 825 PT LOT 19		

Notice was given and a Public Hearing was held on **Wednesday, January 23, 2013**, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To alter the existing 1½-storey detached dwelling by constructing a complete second and third floor addition, and a rear ground floor addition.

**REQUESTED VARIANCES TO THE ZONING BY-LAW:**

- Section 7.5.3, By-law 6752**  
The maximum permitted floor space index is 0.75 times the area of the lot.  
The three-storey dwelling will have a floor space index 0.88 times the area of the lot.
- Section 7.5.3, By-law 6752**  
The maximum permitted building height is 8.5 m.  
The three-storey dwelling will have a height of 10 m.
- Section 7.1.1 (1), By-law 6752**  
The minimum required side yard setback is 0.45 m.  
The three-storey dwelling will have a side yard setback of 0.27 m on the east side.
- Section 7.1.1(1), By-law 6752**  
The minimum required front yard setback is 4.41 m.  
The three-storey dwelling will have a front yard setback of 4.38 m.

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

**The Minor Variance Application is Approved on Condition**

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.

This decision is subject to the following condition(s):

- (1) Prior to the issuance of a demolition and/or building permit, the applicant shall satisfy all matters relating to City and privately owned trees, to the satisfaction of the Supervisor, Urban Forestry, Tree Protection and Plan Review.
- (2) The additions to the dwelling, as proposed, shall be constructed substantially in accordance with the revised third floor plans and revised elevations filed at the Committee of Adjustment public hearing on January 23, 2013, illustrating a height of 10 m and that the third floor addition will be setback from the front wall of the existing dwelling. Any other variances that may appear on these plans but are not listed in the written decision are NOT authorized.