

Authority: Toronto and East York Community Council Report 1, Clause 3,
as adopted by City of Toronto Council on February 1, 2 and 3, 2005
Enacted by Council: June 22, 2007

CITY OF TORONTO

BY-LAW No. 691-2007

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, as amended with respect to lands municipally known as 40 Laing Street.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. City of Toronto By-law No. 438-86, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, is further amended as follows:

- (1) Section 12(1) is amended by adding the following exception:

“463. To prevent the erection and use of 5 row houses on the lot known municipally as 40 Laing Street in the year 2004, provided:

- (i) the lot comprises those lands delineated by heavy lines on Map 1, attached hereto;
- (ii) the aggregate *residential gross floor area* erected or used on the lot does not exceed 870 square metres;
- (iii) no portion of any building is otherwise than wholly within the “Building Envelope” as shown on Map 1, attached hereto;
- (iv) notwithstanding subsection (iii) a projection for a deck of up to 3.1 metres is permitted at the second floor level, on the south elevation of the row houses; and
- (v) with the exception of section 9(1)(f), all other provisions of this by-law shall continue to apply to the lands shown on Map 1, attached hereto notwithstanding their division into one or more separate lots.”

2. Except as otherwise provided in this By-law, each word or expression which is italicized herein shall have the same meaning as each word and expression as defined in the aforesaid By-law No. 438-86, as amended.

ENACTED AND PASSED this 22nd day of June, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

MAP 1

