

Authority: Midtown Community Council Report No. 5, Clause No. 12,
adopted as amended, by City of Toronto Council on June 26, 27 and 28, 2001
Enacted by Council: June 20, 2002

CITY OF TORONTO

BY-LAW No. 523-2002

To amend City of North York By-law No. 7625 and to repeal City of North York By-law Nos. 21211 and 21407 in respect of lands municipally known as 2722 Bayview Avenue.

WHEREAS authority is given to Council by Section 34 and Section 39 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. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this by-law.
2. Section 64.11 of By-law No. 7625 of the former City of North York is amended by adding the following:

“64.11(5) R2(5)

PERMITTED USES

- (a) In addition to the uses permitted in the R2 zone, the following uses shall also be permitted within the building existing as of May 1, 2002:
 - (i) a professional medical office; and
 - (ii) for a period of three years from the date of passing of this by-law, a dispensing pharmacy only in conjunction with a professional medical office.
- (b) For the purpose of this by-law exception only, “professional medical office” means the use of a building or part of a building for the consultation, diagnosis, surgical or therapeutic treatment of persons by not more than 6 members, at any one time, of the medical or dental professions, or individuals licensed under the *Drugless Practitioners Act* or the *Regulated Health Professionals Act, 1991*.
- (c) For the purpose of this by-law exception only, “dispensing pharmacy” means a drug store where only medicines, drugs and medical appliances or aids are compounded, dispensed or sold, but shall not contain any other articles or goods which are sold or displayed for sale to the public.

EXCEPTION REGULATIONS

- (d) The maximum gross floor area for a professional medical office and dispensing pharmacy shall be 342.0 m².
- (e) The maximum gross floor area for a dispensing pharmacy shall be 23.0 m².
- (f) For a professional medical office, the exterior design of the existing building shall not be altered.
- (g) For a professional medical office, a parking area with a minimum of 18 parking spaces shall be provided.
- (h) The parking area for a professional medical office shall be buffered with a 3 metre wide landscaping strip along the south lot line and west lot line.
- (i) There shall be no external signage with respect to the dispensing pharmacy.”

3. By-law Nos. 21211 and 21407 of the former City of North York are hereby repealed.

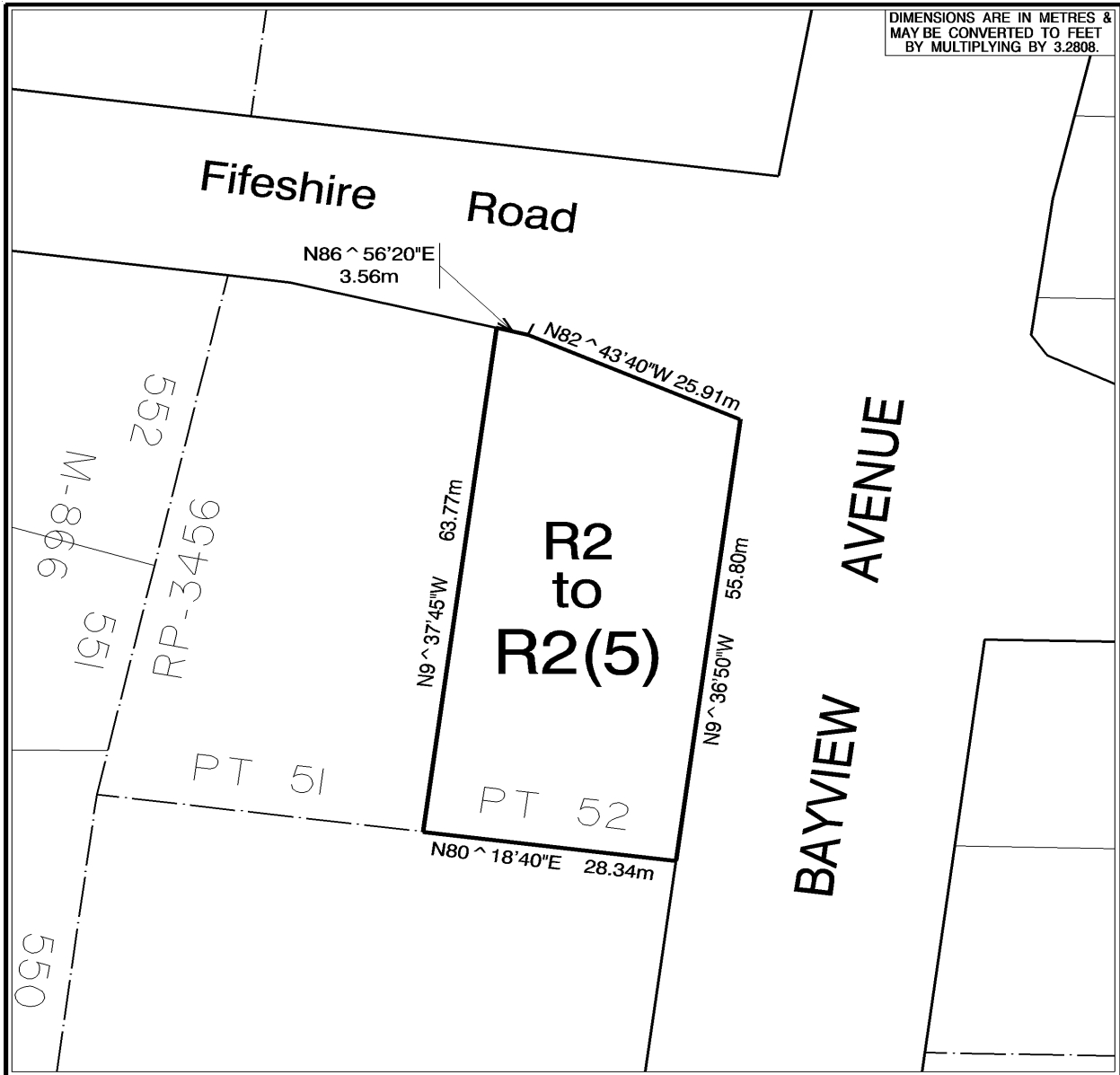
ENACTED AND PASSED this 20th day of June, A.D. 2002.


CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



<p>This is Schedule " 1 " to By-Law _____</p> <p>passed the _____ day of _____, 20 ____</p>		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: Part of Lot 52, R.P. 3456, City of Toronto		
File: UDZ-00-15	Prepared by: A.A.	Approved by: N.S.
Date: DEC. 4, 2000	Filename: SBL3008	
Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.		