

Authority: North York Community Council Item 32.48,
as adopted by City of Toronto Council on March 31 and April 1, 2010
Enacted by Council: April 1, 2010

CITY OF TORONTO

BY-LAW No. 335-2010

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 10 San Romanoway.

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. 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. By-law No. 7625 of the former City of North York, as amended by By-law No. 22575, is hereby further amended by adding the following subsection to Section 64.20:

"64.20 (190) RM6 (190)

- (a) A professional medical office not exceeding 420 m² of gross floor area on the ground floor of the apartment building is permitted;
- (b) The parking for the apartment building shall be provided at a ratio of 119% of the total number of dwelling units contained therein; and
- (c) A minimum of 12 parking spaces shall be provided for the professional medical office use.

For the purpose of this exception, a "professional medical office" shall mean a facility operated by or directly funded by a government agency or non-profit institution where members of the public are provided with:

- (a) health services, not including pharmacy, optometry and dentistry;
- (b) social services, including group and individual counselling;
- (c) activities for their physical and psychological well-being; and
- (d) where neither overnight care nor living accommodation is provided.

Except as modified by this by-law, all other provisions and defined terms of the former City of North York By-law Nos. 7625 and 22575, as amended, continue to apply.

3. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational".

ENACTED AND PASSED this 1st day of April, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

