

Authority: Scarborough Community Council Item 11.22,  
as adopted by City of Toronto Council on December 11, 12 and 13, 2007  
Enacted by Council: December 13, 2007

## **CITY OF TORONTO**

### **BY-LAW No. 1365-2007**

**To amend the former City of Scarborough Cliffcrest Community Zoning By-law No. 9396,  
as amended, with respect to lands municipally known as 3686 and  
3688 St. Clair Avenue East.**

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. Schedule A of the Cliffcrest Community Zoning By-law is amended by deleting the current Zoning and Performance Standards for lands at 3686 and 3688 St. Clair Avenue East on the northeast corner of St. Clair Avenue East and Vivian Road and substituting the following Zoning and Performance Standards as shown on Schedule '1' so that the amended zoning shall read as follows:

A and CC – 29 – 87 – 136 – 137 – 368 – 369 – 400 – 450

2. Schedule 'B' **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

#### **INTENSITY OF USE**

368. One apartment **dwelling unit** is permitted.

369. Maximum non-residential gross floor area: 0.30 times the lot area.

#### **SIDE YARD**

400. Minimum Setbacks for Buildings erected on Corner Lots

Minimum 2.2 m from side wall to the street line for buildings erected on corner lots.

#### **BUILDING SETBACK FOR LOT LINES OTHER THAN STREET LINES**

450. Minimum building setback of 10 m from the east property line.

## MISCELLANEOUS

136. The northerly and easterly 1.2 m to be used for landscaping purposes only.
137. Maximum height of 9 metres and 2 storeys excluding basements.
3. Schedule 'C' **EXCEPTIONS LIST**, is amended by adding the following Exception No. 56 to lands at 3686 and 3688 St. Clair Avenue East on the northeast corner of St. Clair Avenue and Vivian Road, as shown on Schedule '2':
1. On those lands identified as Exception 56 on the accompanying Schedule '2' map, the following provisions shall apply:
    - (a) The following additional use is permitted in the Community Commercial 'CC' zone:
      - greenhouse in association with a retail store
    - (b) The following uses are prohibited in the Community Commercial 'CC' zone:
      - restaurants
      - outside storage
    - (c) The maximum gross floor area for a greenhouse shall be 315 square metres.
    - (d) Residential uses are not permitted on the ground floor of any building.
    - (e) Notwithstanding Performance Standards 29 and 400 in **Schedule 'B' Performance Standards Chart**, a minimum building setback of 1.2 m is permitted in the area shown as Part A of Exception 56.
    - (f) The landscaping requirements provision of **CLAUSE VI – PROVISIONS FOR ALL ZONES, Section 5, Landscaping Requirements** shall not apply to the lands encompassed by Exception 56.

- (g) Within the lands encompassed by Exception 56, 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:
- (i) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 13th day of December, A.D. 2007.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**Schedule '1'**

Lot 26



**Toronto** City Planning Division  
**Zoning By-Law Amendment**

3686 &amp; 3688 St. Clair Avenue East

File # 07-249021 OZ

 Area Affected By This By-Law

Cliffcrest Community By-law  
 Not to Scale  
 10/29/07



**Schedule '2'**

Lot 26



**Toronto** City Planning Division  
**Zoning By-Law Amendment**

3686 &amp; 3688 St. Clair Avenue East

File # 07-249021 OZ

 Area Affected By This By-Law

Cliffcrest Community By-law  
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