

**CITY OF TORONTO**

**BY-LAW No. 641-2014(OMB)**

**To amend Morningside Community By-law No. 11883, as amended, of the former City of Scarborough, with respect to the lands municipally known as 0 Morningside Avenue (known municipally in the year 2014 as 56-103 Cindy Nicholas Drive, 2-75 Lampman Drive and 3-27 Pickthall Terrace).**

Whereas a Zoning By-law amendment application to amend Morningside Community By-law No. 11883, as amended, was appealed to the Ontario Municipal Board (OMB) under S.34(11) of the *Planning Act*; and

Whereas the OMB issued Decision/Order No. 0108 on January 19, 2005 on the merits of this zoning appeal and has approved a zoning By-law amendment; and

Whereas authority is given to the Ontario Municipal Board by section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

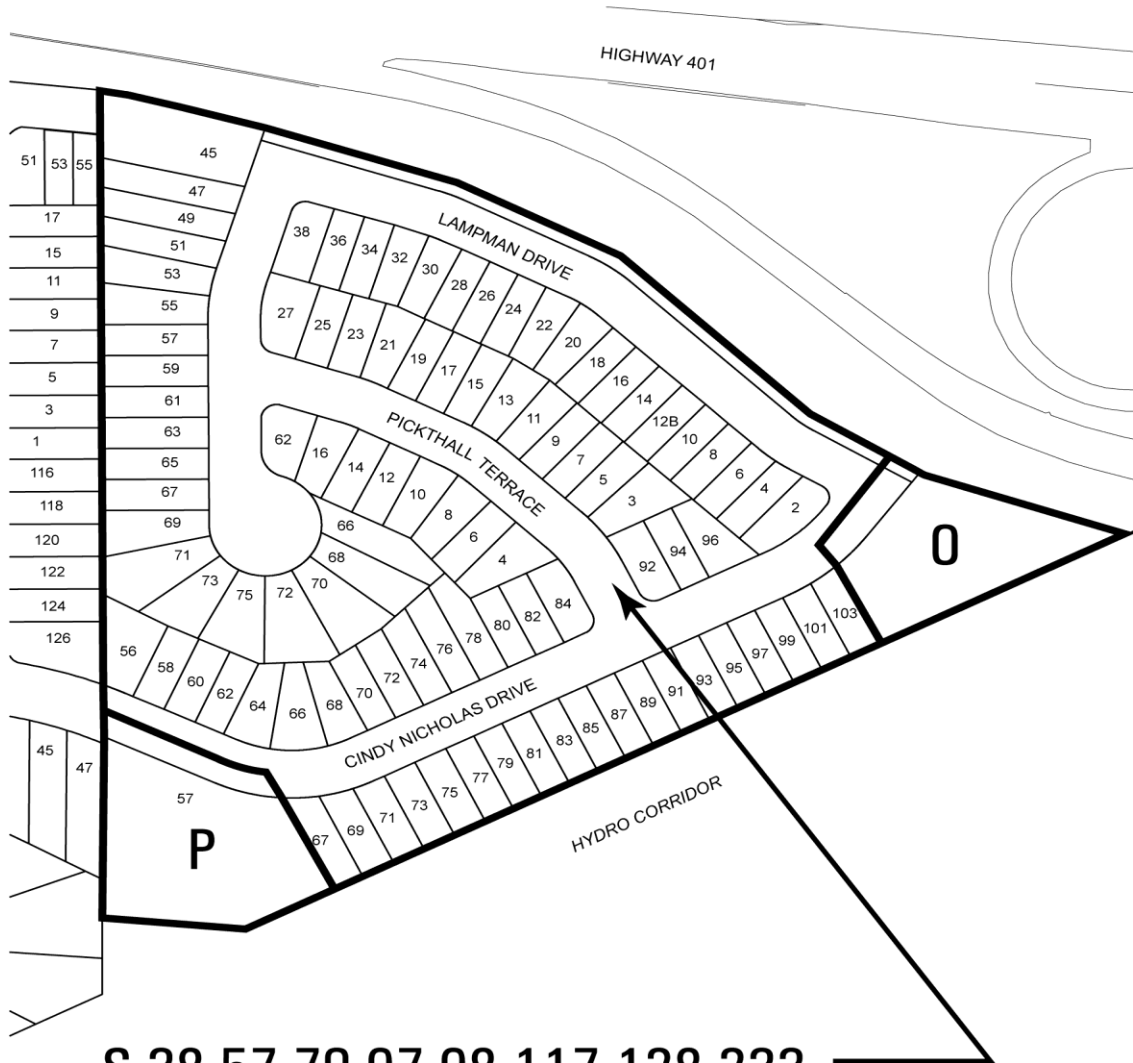
The Ontario Municipal Board orders that the Morningside Community By-law No. 11883, be further amended as follows:

1. Schedule "A" is amended by deleting the existing Zone Provisions and Performance Standards from the subject lands and by adding the following Zone Provisions and Performance Standards as shown on the attached Schedule '1':  
  
S-38-57-70-97-98-117-128-233  
  
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2. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:  
  
117. Minimum building setback from 401 right-of-way 13.5 metres.  
  
128. One **Single Family Dwelling** per parcel of land having a minimum frontage of 11 metres on a public and minimum lot area of 330 square metres.
3. Schedule "C", **EXCEPTIONS LIST**, is amended by deleting Exception No. 1 from the subject lands.
4. Schedule "C", **EXCEPTIONS LIST**, is amended by adding Exception No. 27 to the lands outlined on Schedule '2' as follows:
  1. On the lands identified as Exception No. 27 on the accompanying map, the following provisions shall apply:

- (a) Notwithstanding the definition of Street contained in Clause V, Section (f), **a street** means a common and public highway and having a minimum width of 17 metres.
  - (b) Notwithstanding Clause VI – Provisions for All Zones, Sub-clause 16, Regulations for Single-Family and Two-Family Dwellings, maximum **height** of dwellings shall be 11.0 metres.
- 5. Schedule "C", **EXCEPTIONS LIST**, is amended by adding Exception No. 28 to the lands outlined on Schedule '2' as follows:
  - 1. On those lands identified as Exception No. 28 on the accompanying map, the following provisions shall apply:
    - (a) Notwithstanding the minimum **frontage** requirement of 11 metres on a public street, **frontages** shall be measured at the building setback.

PURSUANT TO THE DECISION/ORDER NO. 0108 OF THE ONTARIO MUNICIPAL BOARD ISSUED JANUARY 19, 2005 IN BOARD FILE NO. PL030241.

## Schedule '1'



## Zoning By-Law Amendment

0 Morningside Avenue

File # 02 035455 ESC 43 0Z



Area Affected By This By-Law

Morningside Community  
 Not to Scale  
 03/21/2014

## Schedule '2'

