

Authority: Scarborough Community Council Item SC33.6,
as adopted by City of Toronto Council on July 29, 30 and
31, 2026

CITY OF TORONTO

Bill 1246

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 3030 Markham Road.

Whereas Council of the City of Toronto has the authority pursuant to 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, as amended;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of E 0.7 (x127) to a zone label of E 0.7 (x90) as shown on Diagram 2 attached to this By-law.

(90) Exception E 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 3030 Markham Road, if the requirements of By-law **[Clerks to insert By-law number]** are complied with, a building or structure may be constructed, used or enlarged in compliance with Regulations (B) to (H) below;
- (B) Despite Regulation 5.10.30.20 (1), Passmore Avenue is the **front lot line**;
- (C) Despite Regulation 60.5.80.10 (1)(A), the parking space must be at least 1.41 metres from the side lot line;
- (D) Despite Regulation 60.5.80.10 (2)(A), 7 parking spaces may be in the side yard that abuts a street;

- (E) Despite Article 60.20.40.10 and 60.20.40.70, the required **building** and structure height and setbacks are as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite Regulation 60.20.20.100(16), a **vehicle fuel station** must comply with the following:
- (i) a **lot** with a **vehicle fuel station** must have a minimum 0.9 metres wide strip of **soft landscaping** along the entire length of a **lot line** that abuts a **street**, excluding the part used for **vehicle** access to the **lot**;
 - (ii) a **lot** with a **vehicle fuel station** must have two **vehicle** accesses leading from a **street**;
 - (iii) a **vehicle** access in (ii) above must have a minimum width of at least 6.0 metres and a maximum width of 12.5 metres, measured along the **lot** line abutting a **street**;
- (G) Despite Regulation 60.20.50.10, a minimum of 0.90 metre wide strip of soft landscaping along the **lot line** must be provided;
- (H) Despite Regulation 150.96.20.1(2)(A), a minimum of 8 **vehicle** stacking spaces must be provided in a stacking aisle on the same **lot**; and
- (I) Despite Regulation 150.96.30.1(2), a **lot** with a **vehicle washing station** must have two **vehicle** access points from the **street** to the **lot** and each **vehicle** access must have a width of at least 6.0 metres and no more than 12.5 metres, measured along the **lot** line abutting a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

4. Despite any future severance, partition or division of the lot, the provisions of this By-law shall apply as if no severance, partition, or division has occurred.

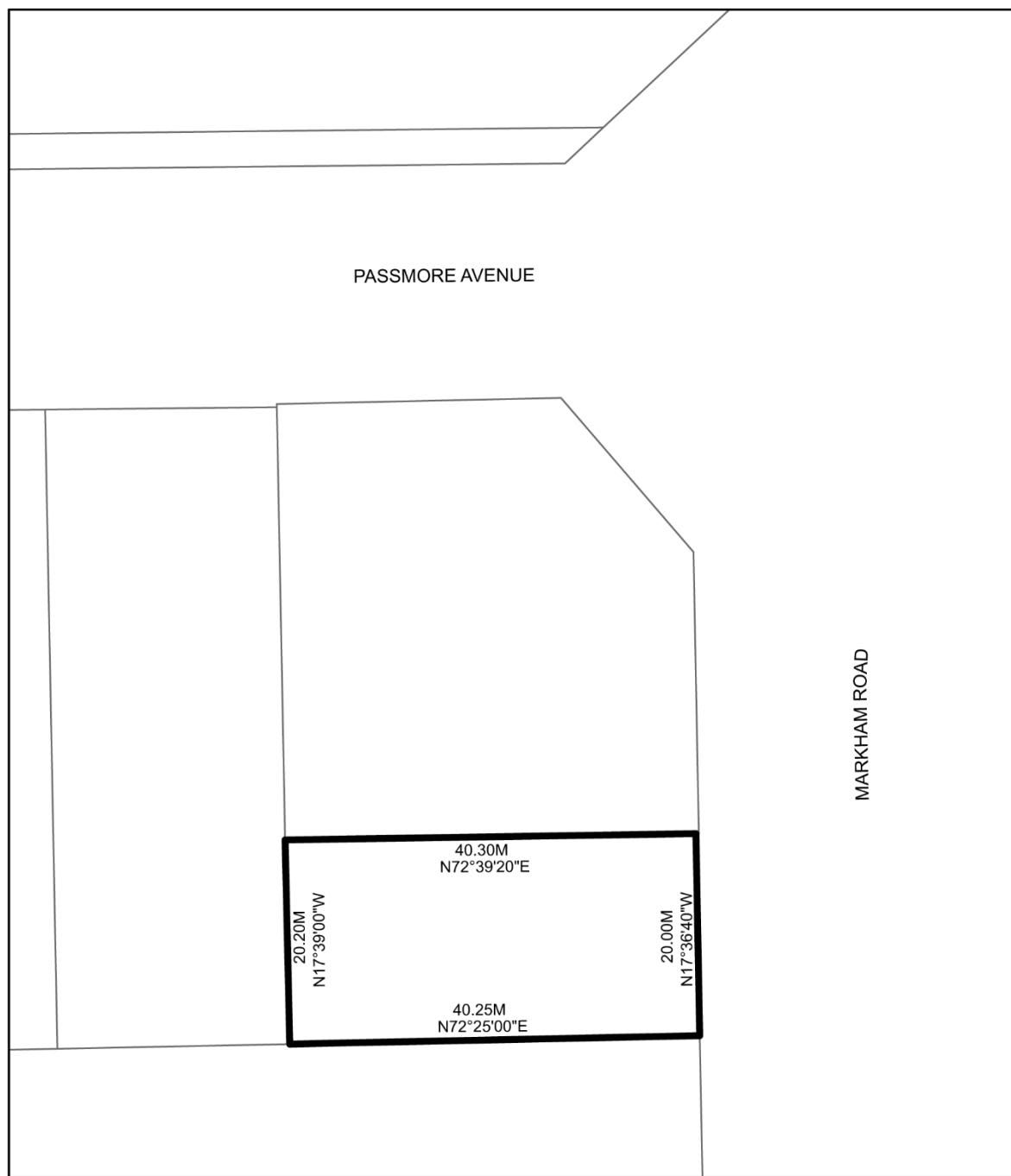
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

3030 Markham Road

File # 19 181636 ESC 23 0Z

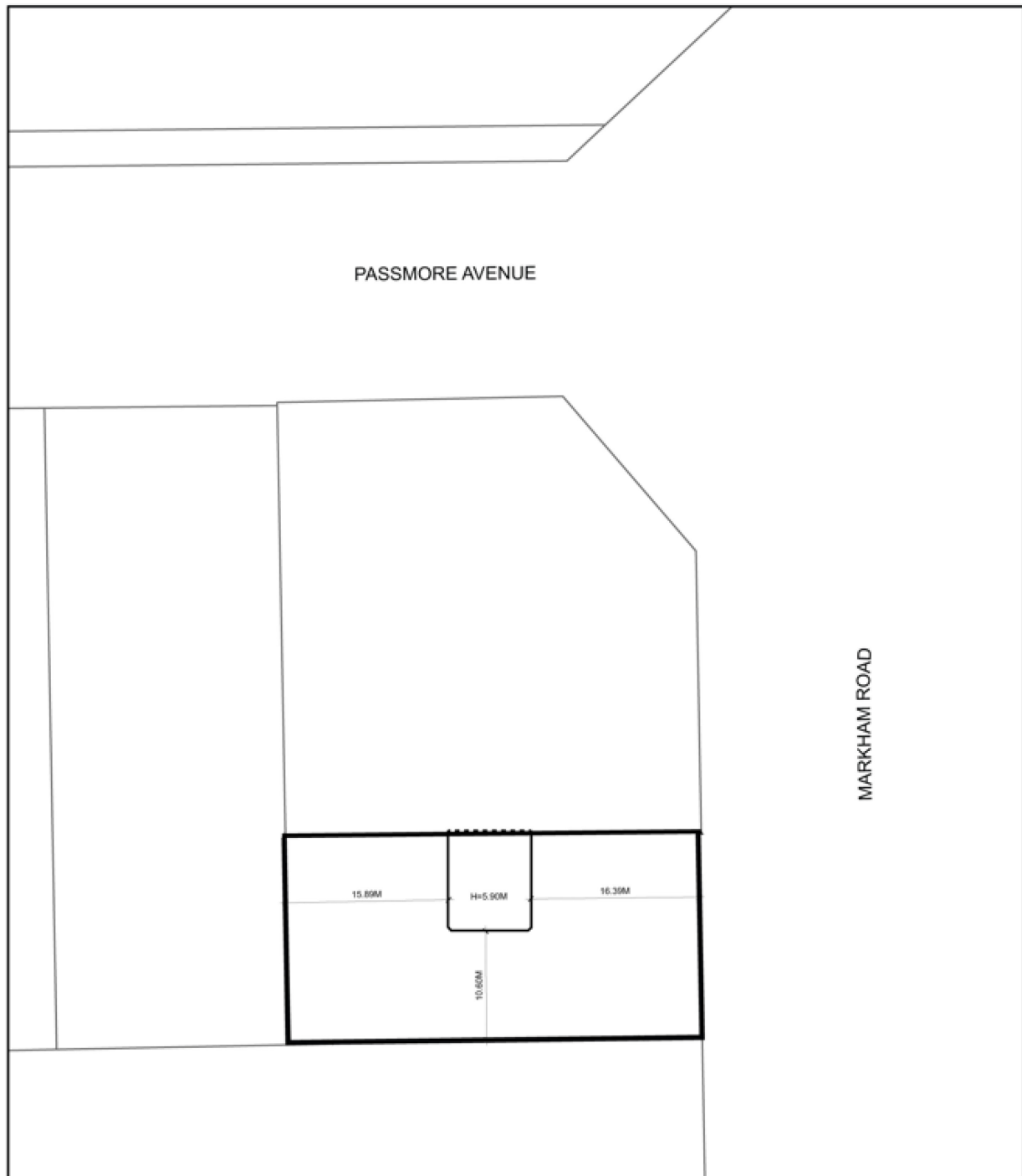
Diagram 2

 **Toronto**
Diagram 2

3030 Markham Road

File # 19 181636 ESC 23 02

Diagram 3



 **Toronto**
Diagram 3

3030 Markham Road

File # 19 181636 ESC 23 02