

Authority: Scarborough Community Council Item SC5.3,  
as adopted by City of Toronto Council on June 14 and 15,  
2023  
City Council voted in favour of this by-law on June 15,  
2023

## CITY OF TORONTO

### BY-LAW 554-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 3250 and 3260 Markham Road and 568 Passmore Avenue.**

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;

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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: E (0.7) (x71) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying no value, as show on Diagram 4 attached to his By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value to these lands, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value, as shown on Diagram 6 attached to this By-law.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception Number 71 so that it reads:

(71) Exception E 71

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 3250 and 3260 Markham Road and 568 Passmore Avenue, if the requirements of By-law 553-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (H) below;
- (B) For the purpose of this exception, the **lot** consists of those lands shown on Diagram 1 attached to By-law 553-2023;
- (C) For the purposes of this exception, the **front lot line** shall be the **lot line** abutting Markham Road;
- (D) Despite Regulation 60.5.80.10(2), **parking spaces** may be in any location in the **front yard, side yard or rear yard**;
- (E) Despite Regulation 60.20.20.100(4), a **retail store** and a showroom associated with a permitted **manufacturing use** or **warehouse** use is permitted, provided it does not exceed 20 percent of the total **interior floor area** of the permitted **manufacturing use** and **warehouse** uses on the lot;
- (F) Despite Regulation 60.20.40.70(3), the required minimum **rear yard setback** is 3.3 metres;
- (G) Regulation 60.20.90.40(1)(B), with respect to vehicle access to a **loading space**, does not apply;
- (H) Despite Regulation 200.15.1.(4), an accessible **parking space** must be located within 15 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;

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

9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

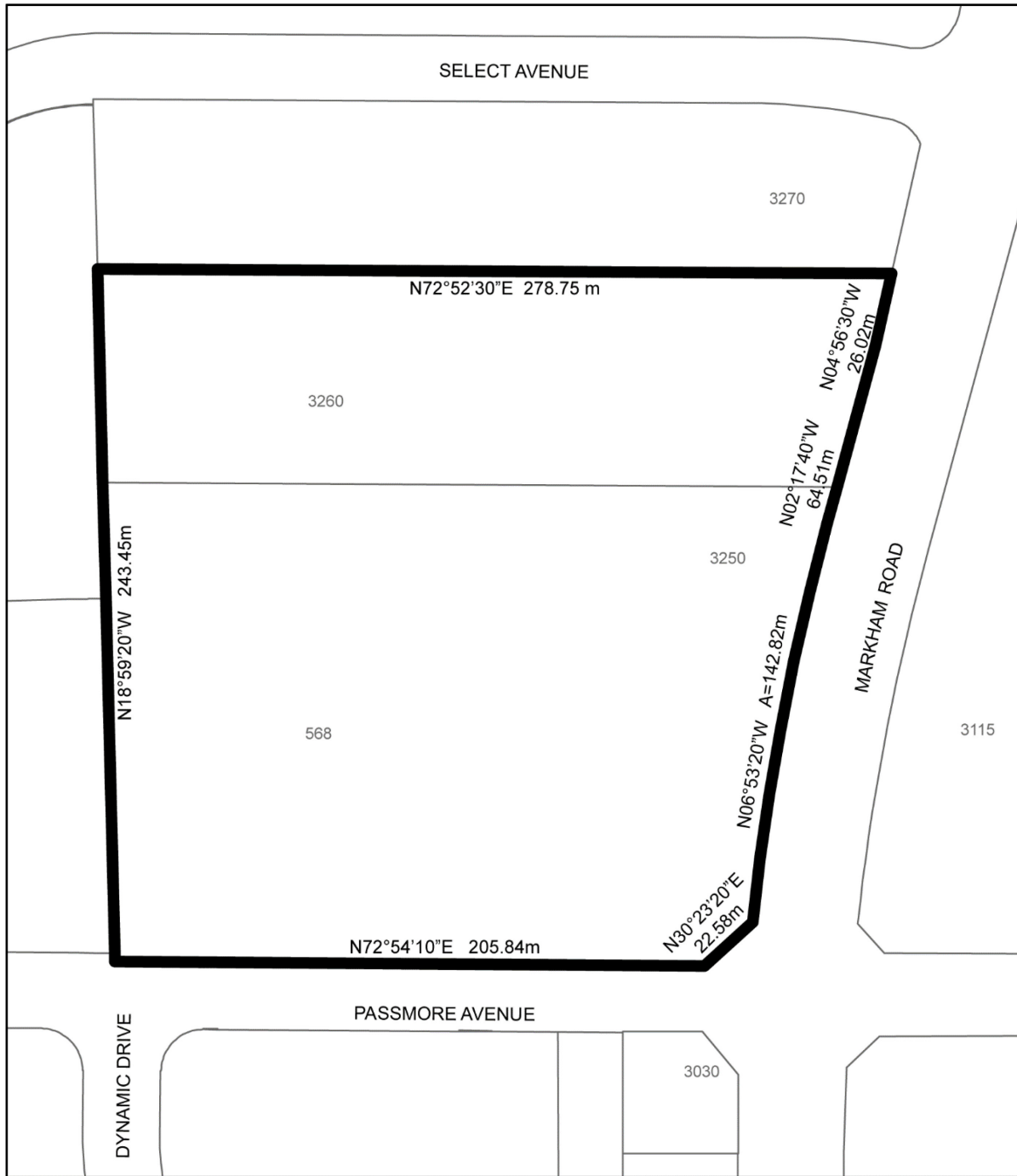
Enacted and passed on June 18, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

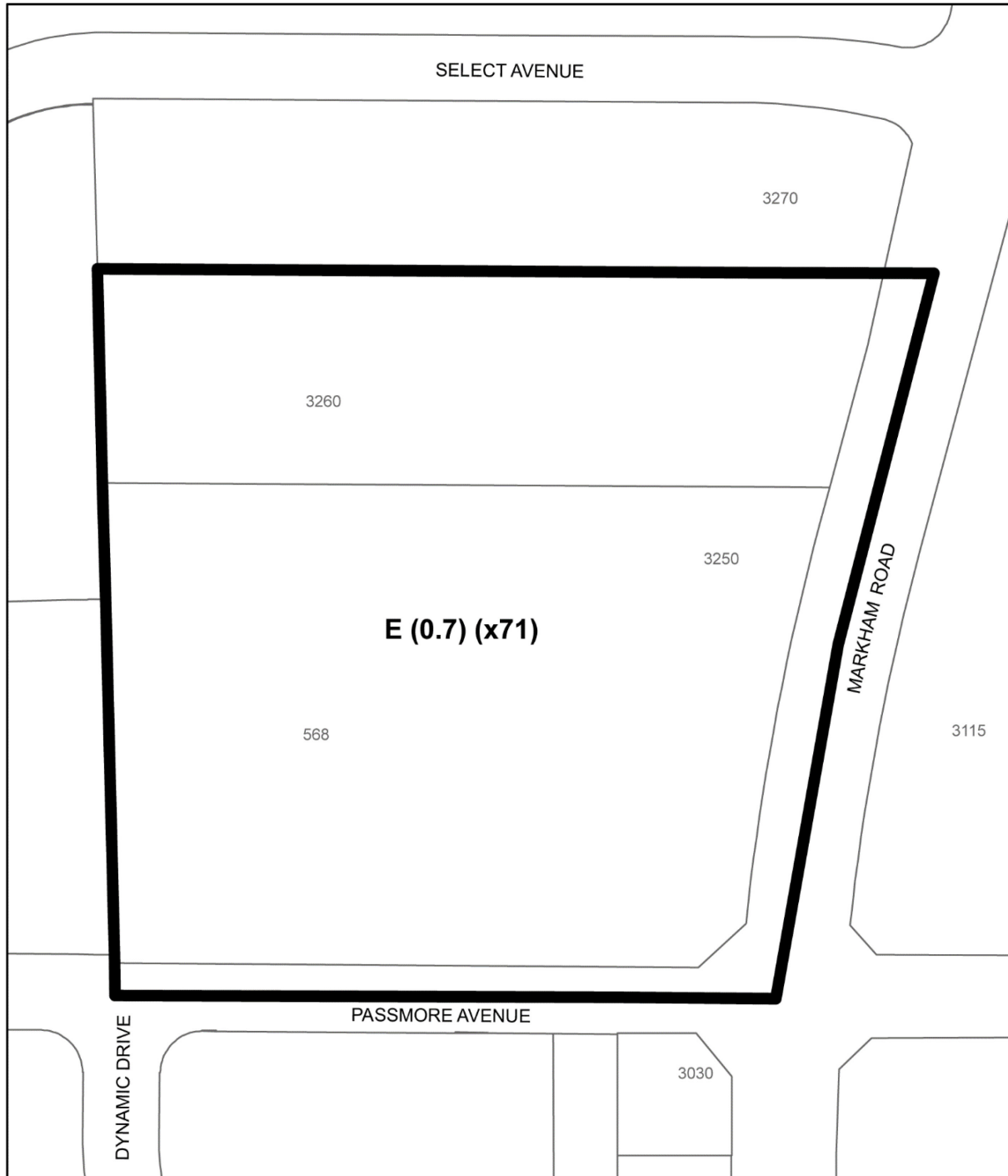


 **TORONTO**  
Diagram 1

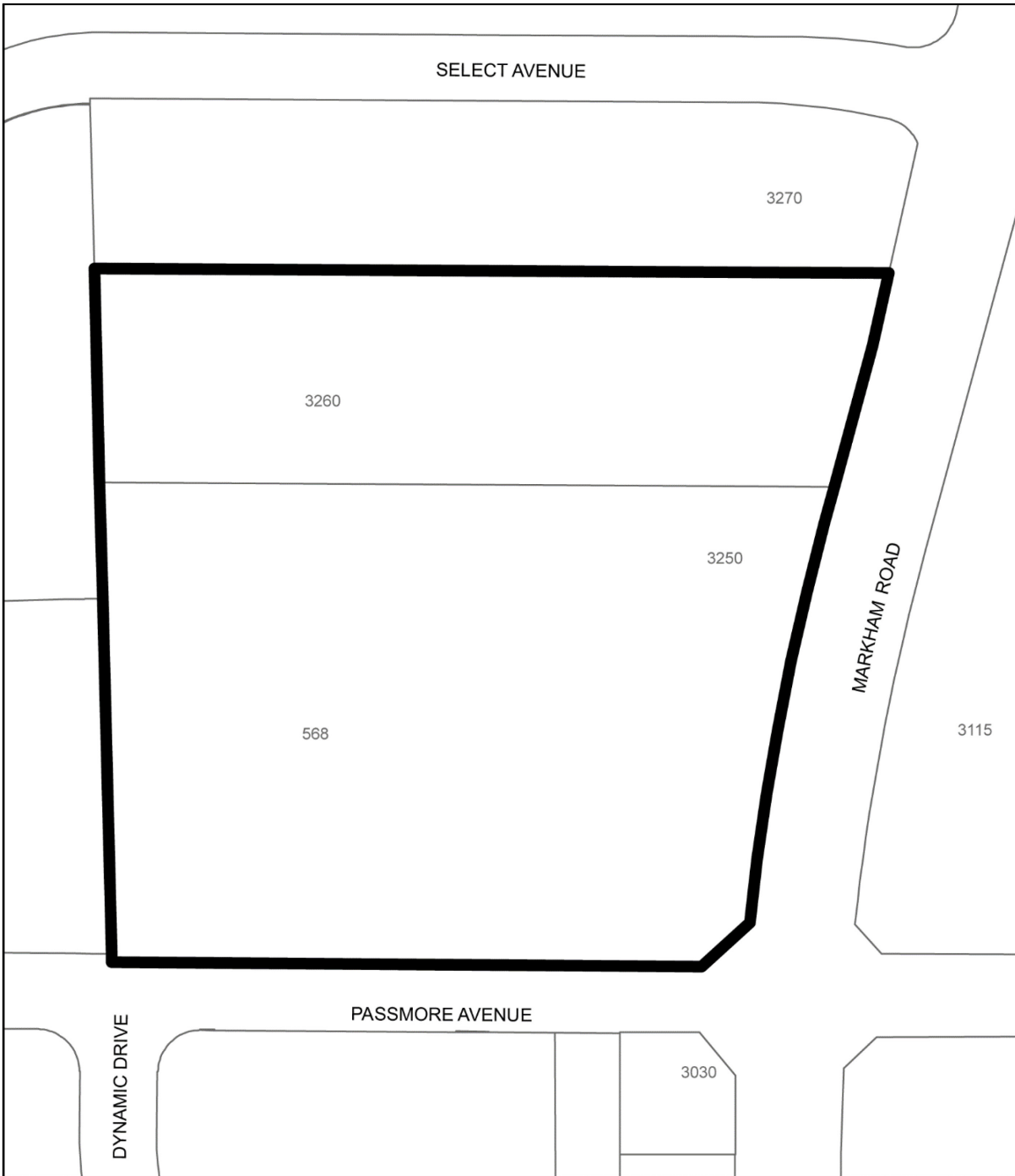
**3250 Markham Road and  
568 Passmore Avenue**

File # 19 236107 ESC 23 02

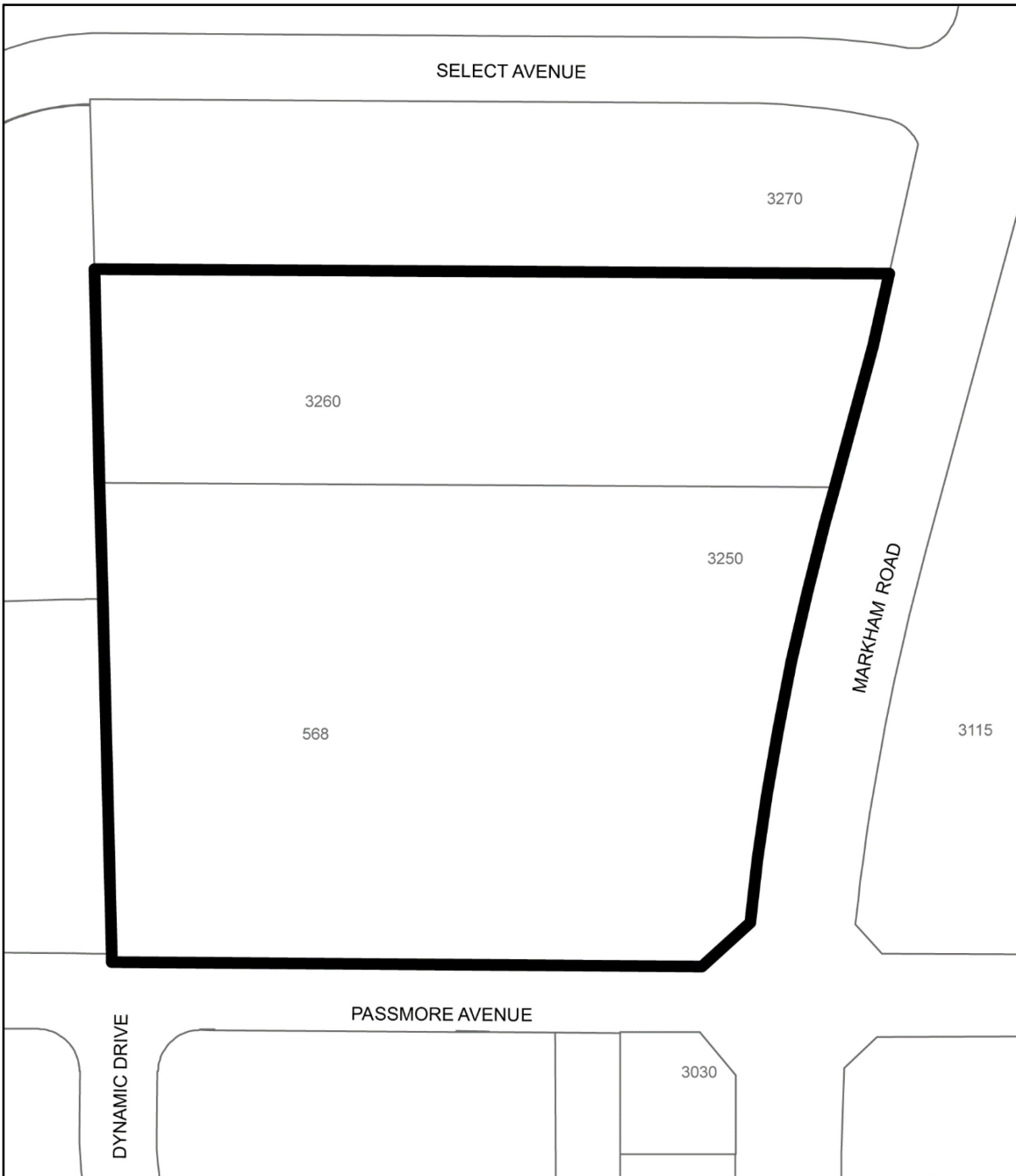
**Diagram 2**



**Diagram 3**



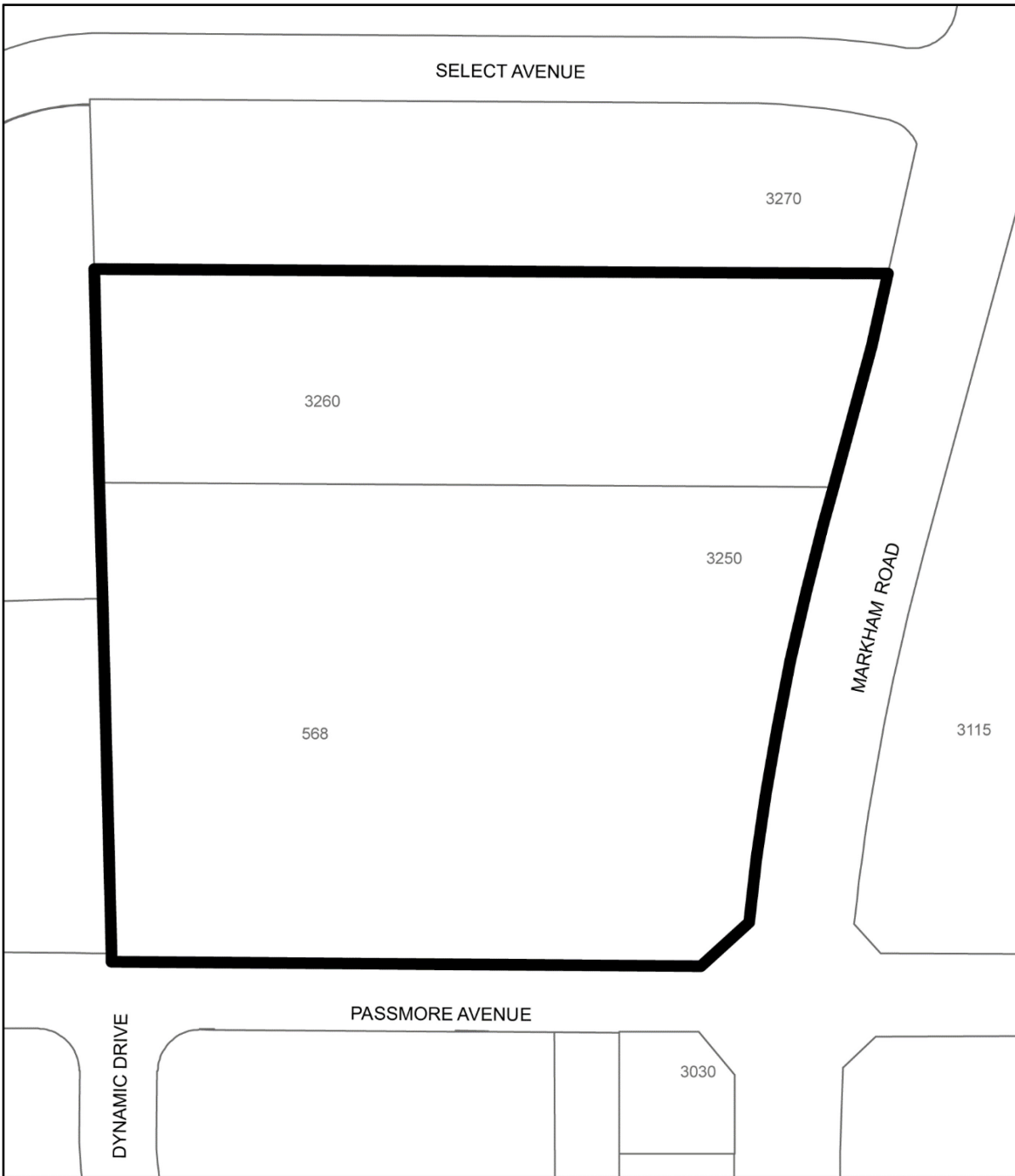
**Diagram 4**



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Diagram 4

**3250 Markham Road and  
568 Passmore Avenue**  
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**Diagram 5**



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Diagram 5

**3250 Markham Road and  
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**Diagram 6**

