

Authority: Scarborough Community Council Item SC33.6,
as adopted by City of Toronto Council on July 29 and 30,
2026
City Council voted in favour of this by-law on July 30,
2026
Written approval of this by-law was given by Mayoral
Decision 13-2026 dated July 30, 2026

CITY OF TORONTO

BY-LAW 1238-2026

To amend the former City of Scarborough Employment Districts Zoning By-law 24982 (Tapscott Employment District), 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;

The Council of the City of Toronto enacts:

1. **SCHEDULE 'A'** of the City of Scarborough Employment Districts Zoning By-law 24982 (Tapscott Employment District), as amended, is amended by substituting new performance standards on the lands, as shown outlined on Schedule 'T' attached hereto and forming part of this By-law, together with the following letters and numerals:

MDC-[2931-2101-1453-1454-2932] Exception 866

2. **SCHEDULE 'B', PERFORMANCE STANDARD CHART**, of the City of Scarborough Employment Districts Zoning By-law 24982 (Tapscott Employment District), as amended, is amended by adding the following Performance Standards:

STREET YARD

2931: The required minimum setbacks and required minimum separation distances between buildings and structures are shown in metres on Schedule 3 of By-law 1238-2026.

2101: A canopy may project a maximum of 1.3 metres into the permitted Street Yard setback provided that said permitted projection shall not encroach within a public right of way.

REQUIRED PARKING

1453: The maximum number of parking spaces shall be 8.

1454: The minimum number of accessible parking spaces shall be 1.

HEIGHT

2932: Garages, carports and other accessory buildings shall not exceed the height shown on Schedule 3 of By-law 1238-2026.

3. **SCHEDULE 'C' EXCEPTIONS LIST**, of the Employment Districts Zoning By-law 24982, as amended, is further amended by adding the following Exception Number 866 as shown on Schedule '2':

866 On those lands identified as Exception Number 866, the following applies:

DEFINITIONS

- (a) For the purposes of this exception, the following definitions apply:
- (i) **Retail Store** means premises in which goods or commodities are sold, rented or leased.

PERMITTED USES

- (b) **Retail Store** shall be permitted on the lot.

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

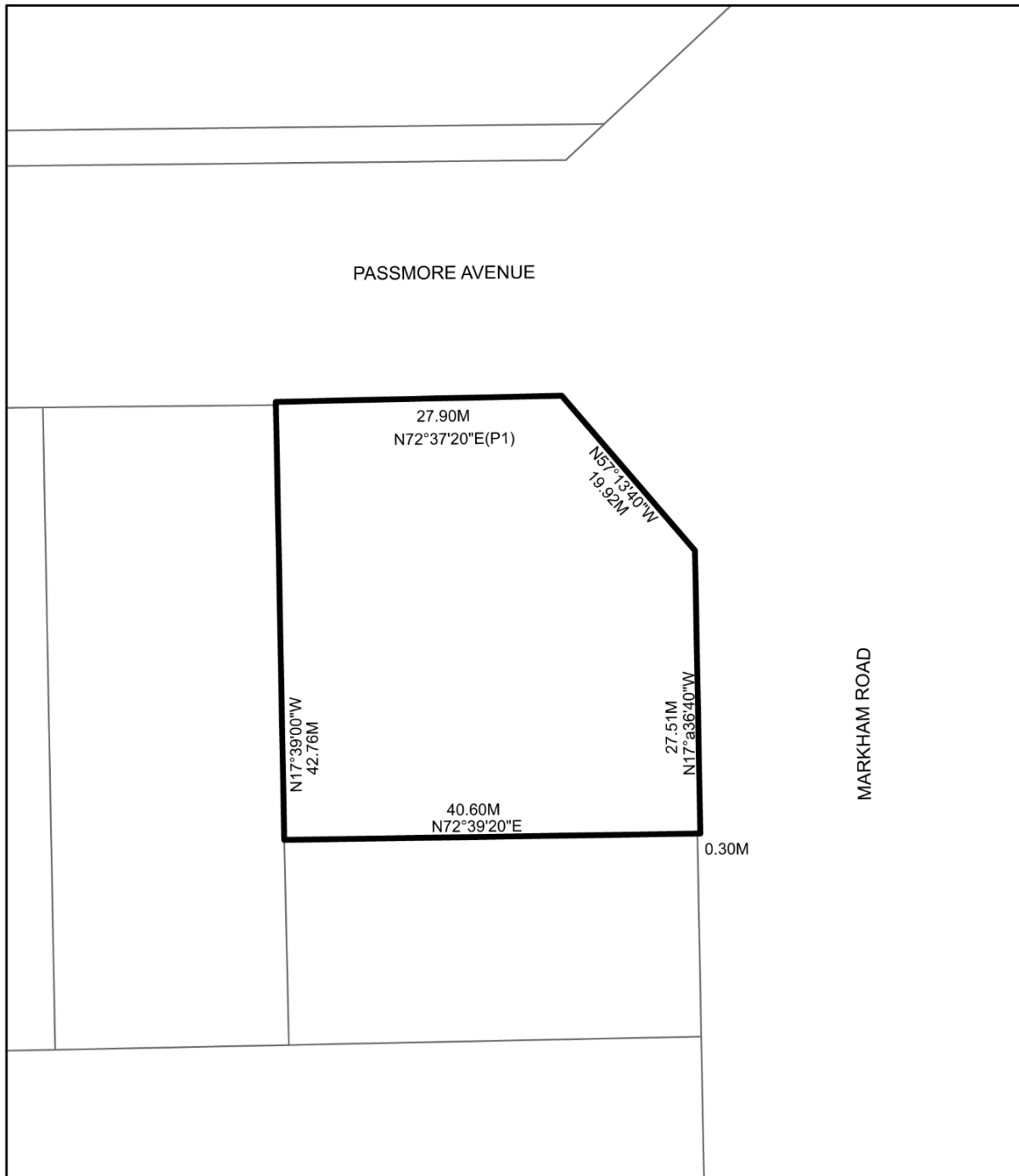
Enacted and passed on July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule 1



 **Toronto**
Schedule 1

3030 Markham Road

File # 19 181636 ESC 23 0Z



Schedule 2

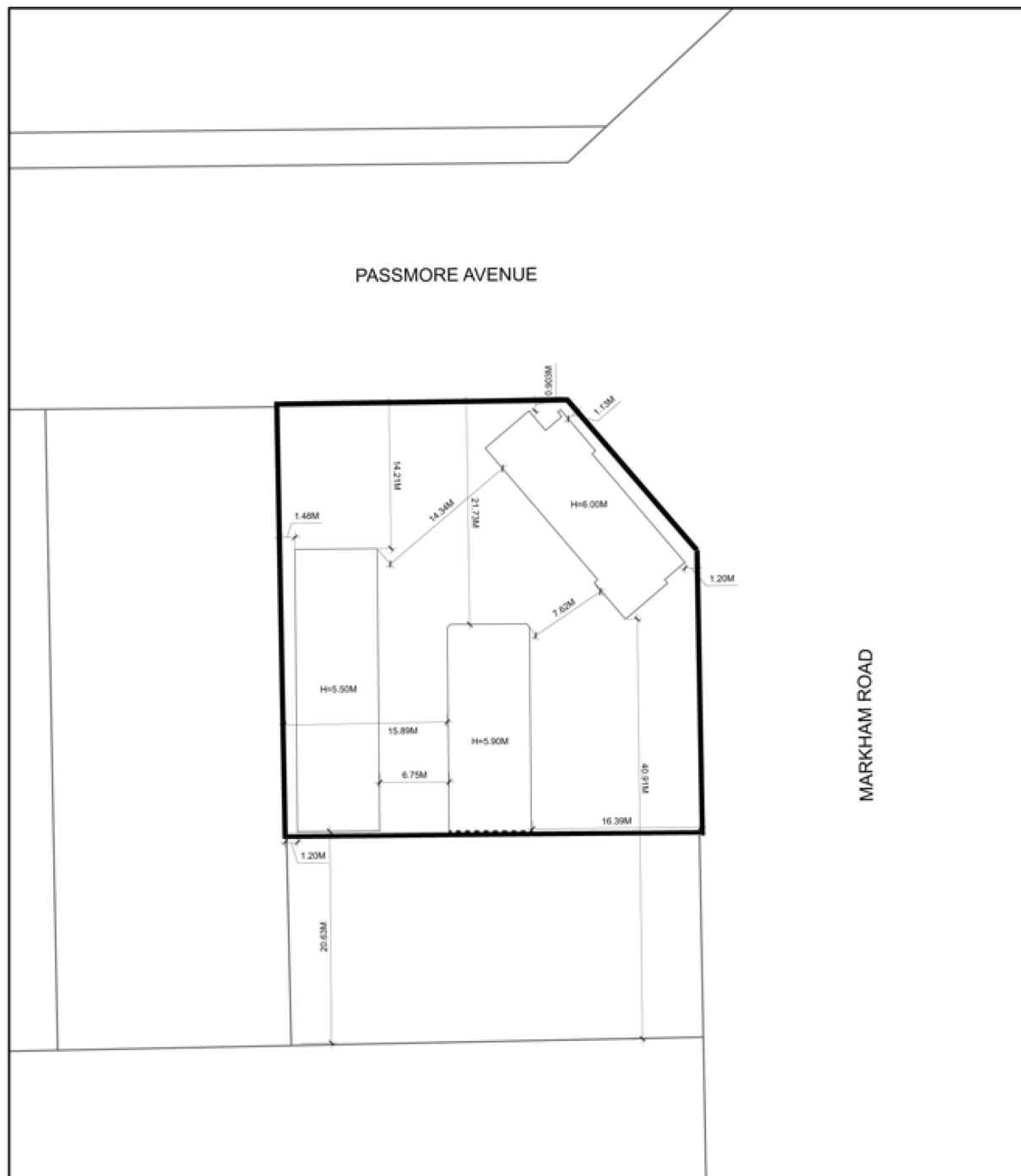


 **TORONTO**
Schedule 2

3030 Markham Road

File # 19 181636 ESC 23 02

Schedule 3



Toronto
Schedule 3

3030 Markham Road

File # 19 181636 ESC 23 02

