

3030 Markham Road – Zoning By-law Amendment – Decision Report – Approval

Date: June 22, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 23 - Scarborough North

Planning Application Number: 19 181636 ESC 23 OZ

Related Planning Application Number: 19 181643 ESC 23 SA

SUMMARY

This Report reviews and recommends approval of the application to amend the Zoning By-law with to permit a gas station with an ancillary retail store and a vehicle washing establishment at 3030 Markham Road. The proposal includes 10 new gas pumps, and a total of eight parking spaces, including one accessible space.

The proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement (PPS 2024) and conforms to the City's Official Plan. The proposal will serve the local businesses and nearby residents, enhancing available services while supporting the area's long-term operational and economic viability.

The recommended amendments to both the former City of Scarborough Zoning By-law No. 24982 (Tapscott Employment District) and the City of Toronto Zoning By-law 569-2013.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) for the lands municipally known as 3030 Markham Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 3030 Markham Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On December 21, 2018, Committee of Adjustment approved a Consent application (File no. B0051/18SC) to permit the addition of the lands previously referred to as 0 Passmore Avenue with an area of 809 square metres, to the lands known as 3030 Markham Road, resulting in a lot area of 2,432 square metres.

THE SITE AND SURROUNDING LANDS

Description

The subject lands is a rectangular shaped corner lot located at the southwest corner of Markham Road and Passmore Avenue, with a total area of 2,432 square metres. The subject lands are currently vacant, with several trailers parked on site. See Attachment 2 for the Location Map.

Surrounding Uses

North: Across Passmore Avenue is a vacant parcel subject to a recently approved Site Plan application to permit three one-storey industrial buildings (File no. 22 109914 ESC 23 SA) currently under construction.

South: A two-storey indoor sports complex.

East: Across Markham Road is a one-storey manufacturing facility.

West: An outdoor rink and surface parking lot associated with the indoor sports complex to the south.

THE APPLICATION

Description

This application proposes to permit a gas station, a retail store and a vehicle washing establishment. The proposal would result in four gas pumps with a canopy for a total of 10 gas pumps.

Density

The proposal has a density of 0.20 times the area of the lot.

Non-Residential Component

The proposal includes 508 square metres of non-residential space, of which 161 square metres would be the retail store, and 220 square metres would be the vehicle washing establishment.

Access, Parking and Loading

The proposal includes a total of eight vehicular parking spaces, one of which are accessible. The proposal includes a total of four bicycle parking spaces. Vehicular accesses will be provided along Markham Road and Passmore Avenue.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map and site plan of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [Application Information Centre - 3030 MARKHAM RD.](#)

Reasons for Application

The Zoning By-law amendment application is required to permit the retail store use. The application would also implement appropriate performance standards including, but not limited to: minimum vehicle stacking spaces for the vehicle washing establishment; minimum side yard setback; building masses; and minimum soft landscaping.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on September 28, 2018. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on July 2, 2019 and deemed complete on August 16, 2019, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre [Application Information Centre - 3030 MARKHAM RD.](#)

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendment standards.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as being located on a major street. The site is designated *General Employment Areas* on the Official Plan Land Use Map 22, an excerpt of which is found in Attachment 3. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The subject site is split-zoned, where the northern portion is zoned Industrial District Commercial (MDC) under the former City of Scarborough Zoning By-law No. 24982 (Tapscott Employment District), as amended. The MDC zone permits a range of commercial and industrial uses, but not a retail store. Performance Standards 355 and 913, relating to street yard setback and gross floor area, also apply to the site.

The southern portion of the site is zoned Employment Industrial (E) under Zoning By-law 569-2013. The E zone permits a range of industrial uses and a limited range of commercial uses. Exception 127 also applies, prohibiting front yard parking.

See Attachment 4 for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Best Practice for Effective Lighting
- Design Guidelines for Sites with Drive-Through Facilities
- Design Guidelines for Greening Surface Parking Lots

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at [Toronto Green Standard](#)

PUBLIC ENGAGEMENT

Community Consultation

On October 22, 2019, a community consultation meeting took place at the Milliken Park Community Recreation Centre. No members of the public attended the meeting. As a result, no additional comments, questions, or concerns were raised.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The application proposes a new vehicle gas station with ancillary retail, and a vehicle washing establishment, land uses all provided for by the *General Employment Areas* designation. Staff are of the opinion the proposed land uses are appropriate for the site and are ancillary to the surrounding employment area, subject to addressing the balance of the comments of this Report.

Density, Height, Massing

This application seeks to permit 2 buildings and a canopy structure. The gas bars and canopy with a height of 6.8 metres is proposed in the centre of the site. The one-storey vehicle washing establishment with a height of 5.5 metres is proposed on the western portion of the site. The one-storey retail building with a height of 6 metres is situated on the northeast portion of the site fronting on both Passmore Avenue and Markham Road. The retail building is appropriately positioned to provide visibility and pedestrian access from the adjacent public sidewalks, with landscape buffers proposed along parts of the north and east property lines. The proposal maintains appropriate separation distances from surrounding buildings, with a wooden fence along the south and west property lines to mitigate potential impacts from the car wash to the adjacent outdoor hockey rink. Staff are of the opinion that the proposed density, height, and massing are appropriate and will be secured through the amending Zoning By-law.

Public Realm

This application has been reviewed against the Official Plan policies and Design Guidelines described in the Policy and Regulation Consideration section of the Report. Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan through meeting soil volume criteria, maintaining the existing sidewalks around the site to ensure appropriate pedestrian connectivity and safety, and improving pedestrian access to the retail use with a walkway to the retail store at the intersection of the sidewalks along Passmore Avenue and Markham Road.

Servicing

Engineering Review staff has reviewed the Functional Servicing and Stormwater Management report and addendum submitted in support of the application. The report identified the site will be dependent on stormwater and sanitary infrastructure along Passmore Avenue, which has been constructed but not yet assumed or owned by the City. As an alternative, the site can connect to existing stormwater and sanitary infrastructure to the south on an interim basis. Staff are satisfied with the submitted

documentation that downstream infrastructure will adequately service the proposed development, although the nature and location of the connection is still to be finalized.

Access, Vehicular and Bicycle Parking and Loading

The proposal provides a total of 8 vehicular parking spaces located south of the retail store, including one accessible space. In addition, 4 bicycle parking spaces are provided next to the retail store.

Primary accesses to the site will be provided via Markham Road and Passmore Avenue.

To ensure trucks can maneuver the site safely away from vehicles, the loading space is located away from the vehicle washing establishment. This would result in the proposed vehicle washing establishment being located in the west portion of the site with a stacking lane for a maximum of 8 vehicles.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Archaeological Assessment

The site was identified as one with archaeological potential and a Stage 1 Archaeological Assessment report was submitted in support of the application. Heritage Planning staff reviewed the report and concurs with the determination made in the assessment that there are no further archaeological concerns on the site.

Tree Preservation

An Arborist Report and a Tree Preservation Plan were submitted in support of the application. The documentation indicated that no street trees, neighbouring trees, or private trees are to be injured or removed.

The submitted landscape and soil volume plan identifies 10 new trees and a total soil volume of 450 cubic metres being provided. As per City requirements, the applicant is required to plant a minimum of 14 trees on the subject site. However, due to space constraints, the applicant will pay cash in-lieu for the additional 4 trees that are unable to be planted within the site. Staff are satisfied that the proposed tree planting plan and soil volume requirements are met by the proposal. The planting of the trees will be secured through the Site Plan Control application process.

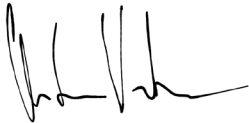
CONCLUSION

The proposal is consistent with Provincial Planning Statement (PPS 2024) and the Official Plan. The proposal continues to provide services that would support the daily life for the surrounding community and businesses. Staff recommends City Council approve the Zoning By-law Amendment application.

CONTACT

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SIGNATURE



Christian Ventresca, M.Sc.PI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment to Former Scarborough By-law No. 24982

Attachment 6: Draft Zoning By-law Amendment to 569-2013 By-law

Applicant Submitted Drawings

Attachment 7: Site Plan

Attachment 8: 3D Massing Model in Context Looking Northwest

Attachment 9: 3D Massing Model in Context Looking Southeast

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 3030 MARKHAM RD **Date Received:** July 2, 2019

Application Number: 19 181636 ESC 23 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment application to permit a new fuel station comprising of 4 new fuel gas bar with canopy, convenience store and car wash facility. A Site Plan application (19 181643 ESC 23 SA) was submitted concurrently with this rezoning application.

Applicant	Agent	Architect	Owner
N ARCHITECTURE INC			9319654 CANADA INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	MDC	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,432 Frontage (m): 48 Depth (m): 40

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			379	379
Residential GFA (sq m):				
Non-Residential GFA (sq m):			508	508
Total GFA (sq m):			508	508
Height - Storeys:			1	1
Height - Metres:			6	6

Lot Coverage Ratio (%): 0.15 Floor Space Index: 0.21

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA: 508

Office GFA:

Industrial GFA:

Institutional/Other GFA:

**Residential Units
by Tenure**

Existing

Retained

Proposed

Total

Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

Rooms

Bachelor

1 Bedroom

2 Bedroom

3+ Bedroom

Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces: 8

Bicycle Parking Spaces:

Loading Docks: 1

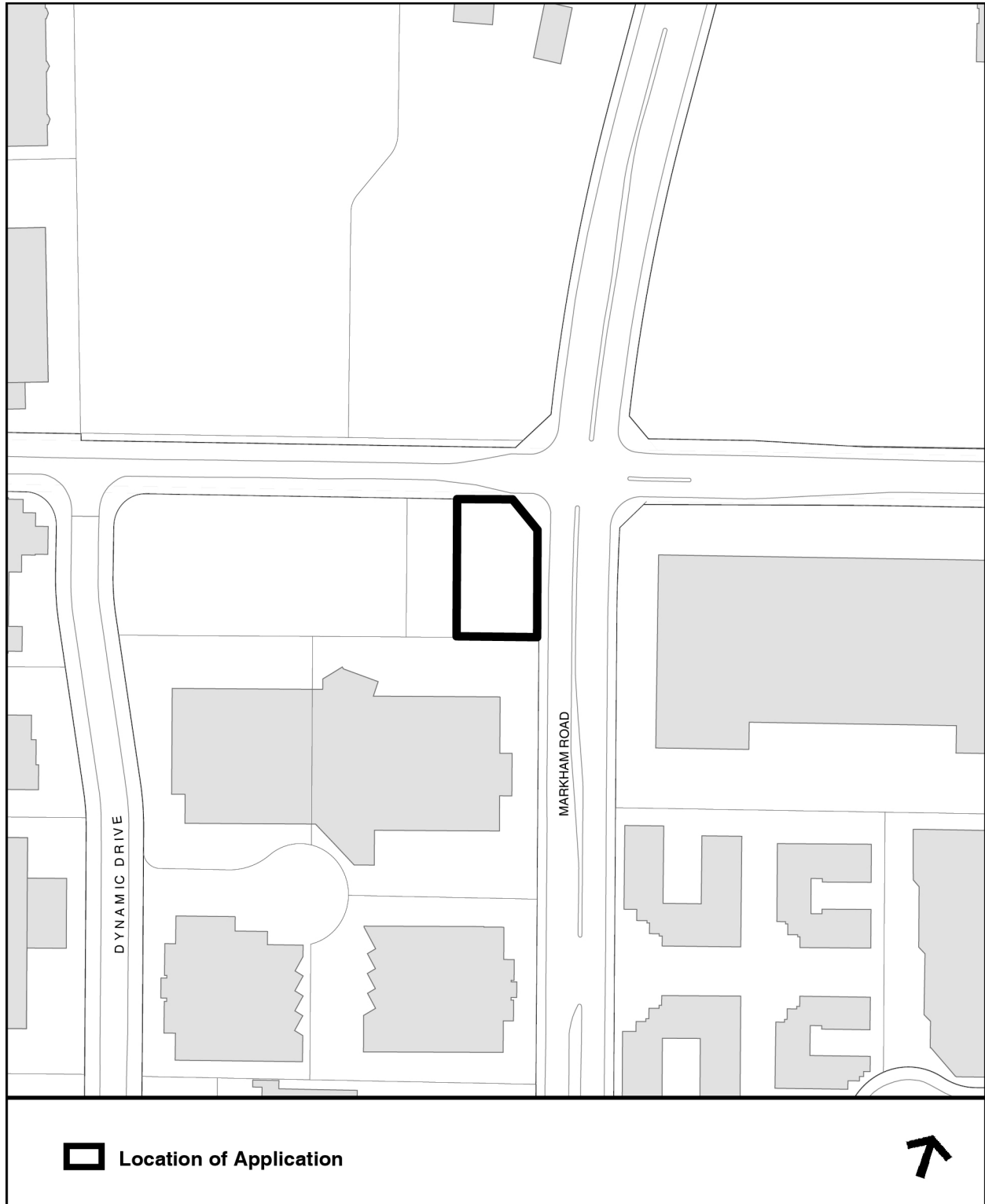
CONTACT:

Joey Au Yeung, Assistant Planner

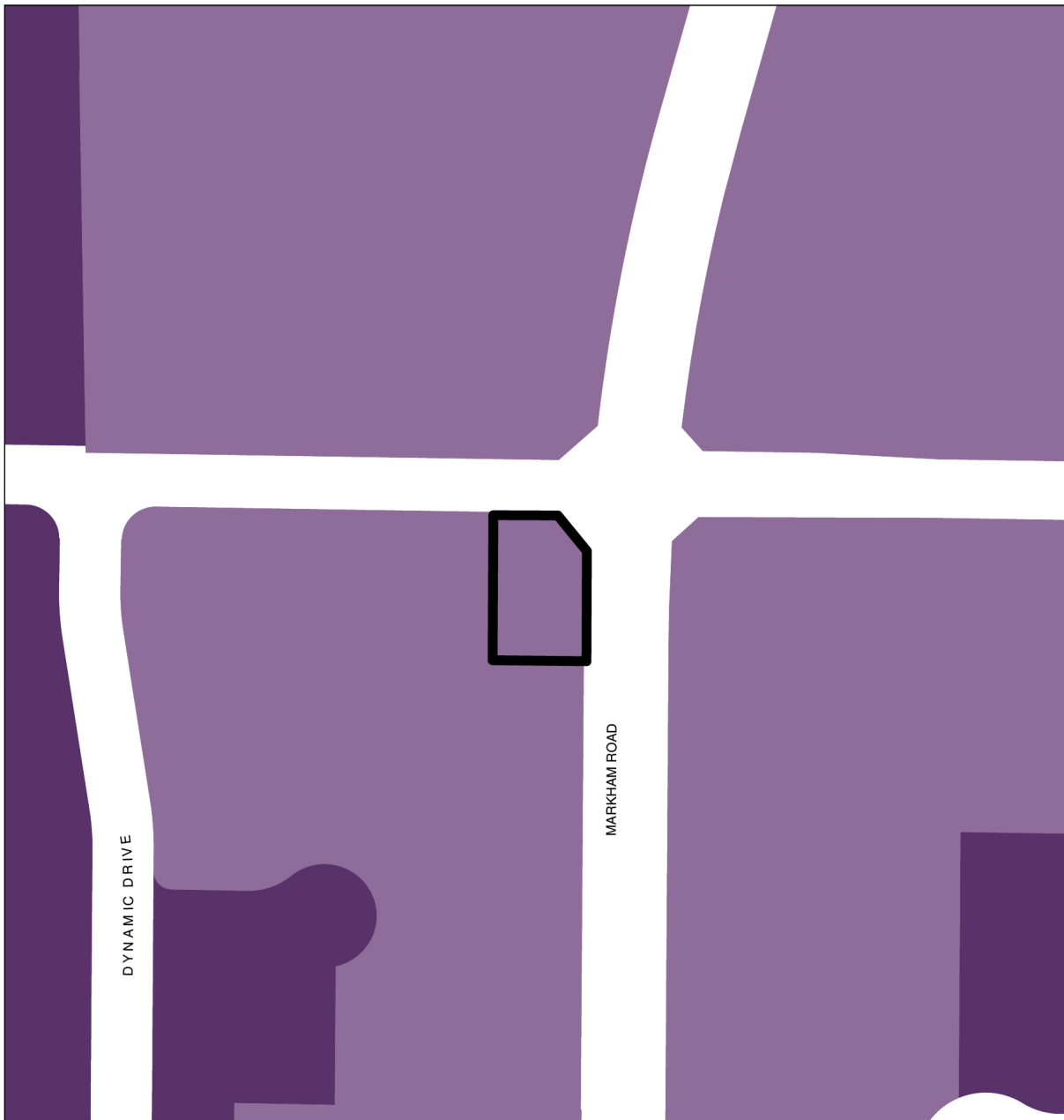
416-392-3010

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #22

3030 Markham Road

File # 19 181636 ESC 23 02



Location of Application



Not to Scale
Extracted: 04/28/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

3030 Markham Road

File # 19 181636 ESC 23 0Z



Location of Application

E
EH

Employment Industrial
Employment Heavy Industrial



See Former City of Scarborough Employment District By-law No. 24982 (Tapscott)

M
MG
MDC
AG
M,OU

Industrial Zone
General Industrial Zone
Industrial District Commercial Zone
Agricultural Zone
Industrial Zone, Office Uses Zone



Not to Scale
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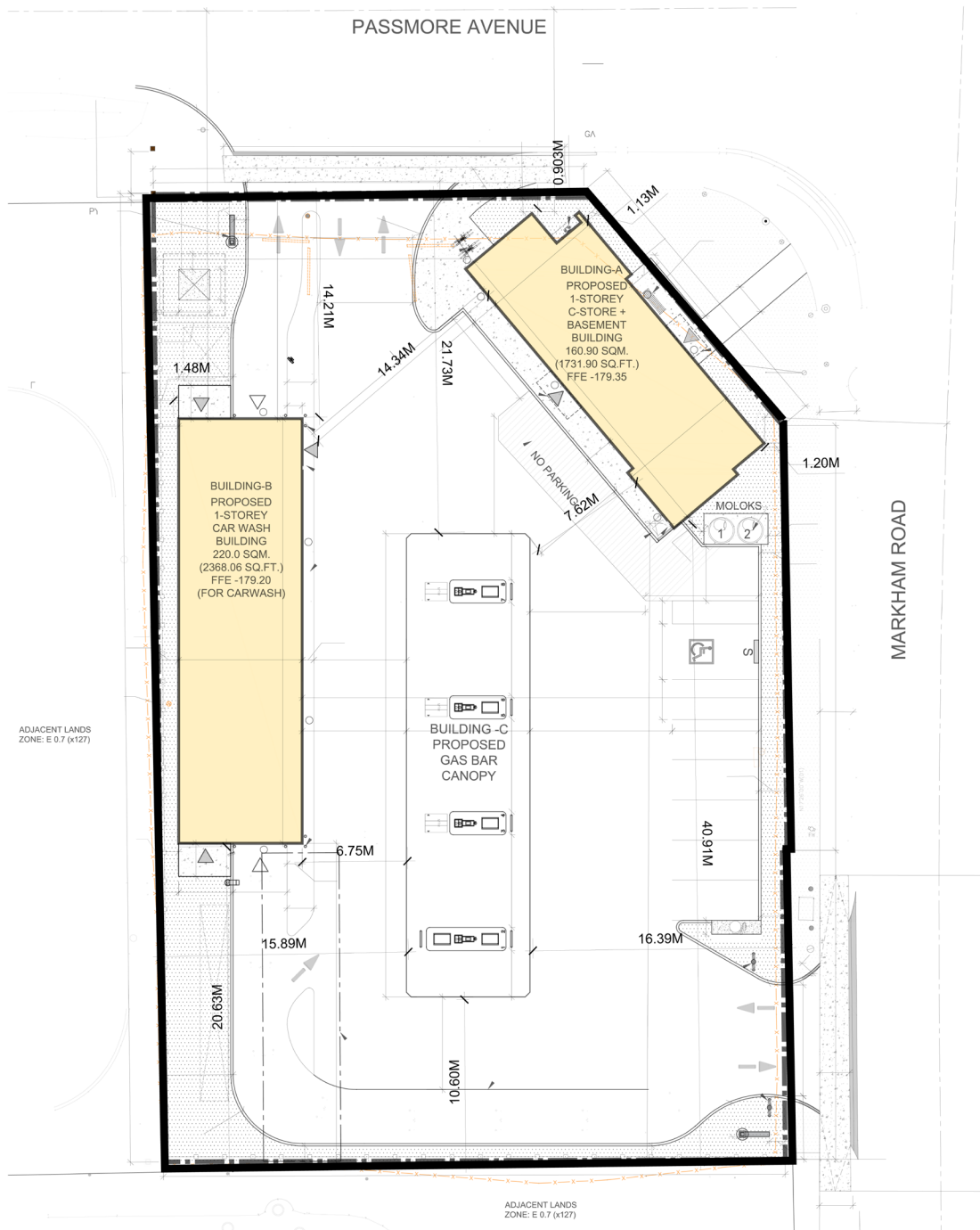
Attachment 5: Draft Zoning By-law Amendment to Former Scarborough By-law No. 24982

Attached separately to this report as a PDF.

Attachment 6: Draft Zoning By-law Amendment to 569-2013 By-law

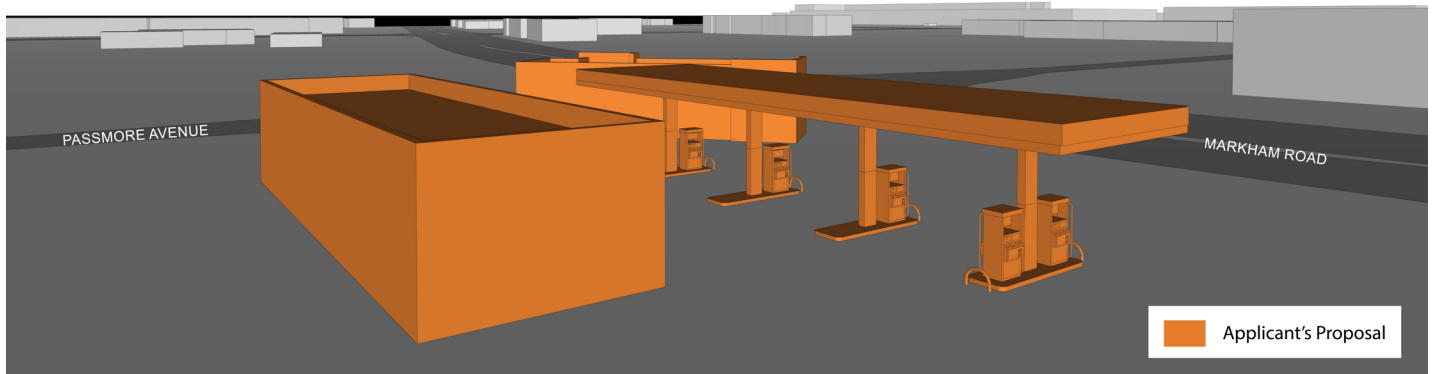
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Attachment 7: Site Plan



Simplified Site Plan

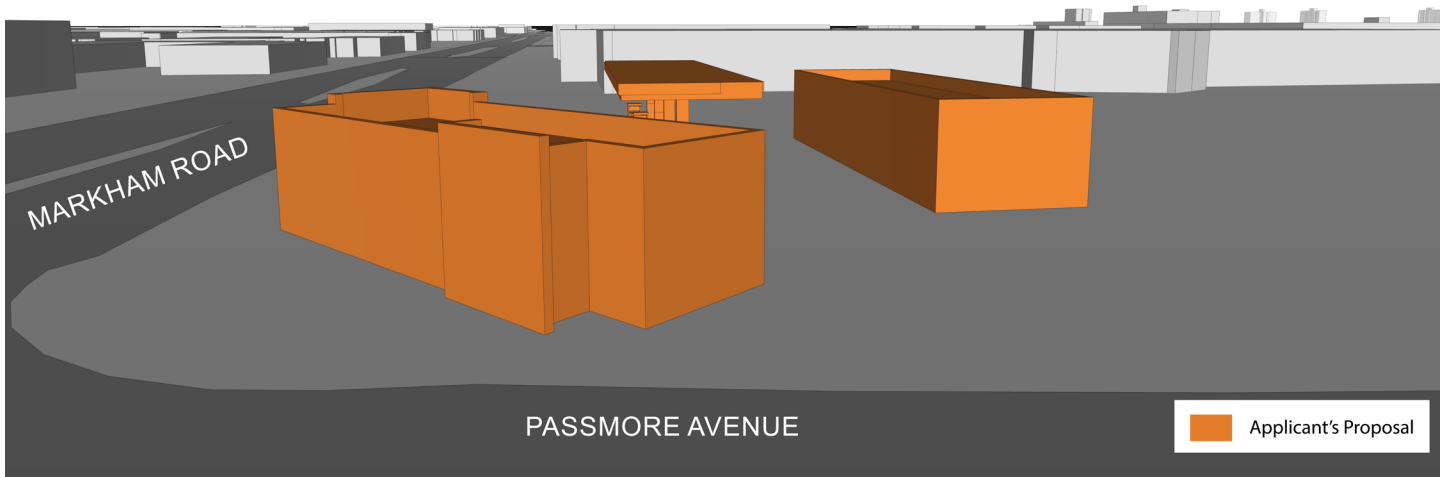
Attachment 8: 3D Massing Model in Context Looking Northwest



View of Applicant's Proposal Looking Northwest

06/03/2026

Attachment 9: 3D Massing Model in Context Looking Southeast



View of Applicant's Proposal Looking Southeast

06/03/2026