

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

Authority: Scarborough Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2026]

To amend the former City of Scarborough Employment Districts Zoning By-law No. 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 No. 24982 (Tapscott Employment District), as amended, is amended by substituting new performance standards on the lands, as shown outlined on Schedule ‘I’ attached hereto and forming part of this By-law, together with the following letters and numerals:

MDC-[2931-2101-1453-1454-2932] Exception No. 866

2. **SCHEDULE ‘B’, PERFORMANCE STANDARD CHART**, of the City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, is amended by adding the following Performance Standards:

STREET YARD:

2931: the required minimum street yard setbacks are shown on Schedule 3 of By-law **XXX**.

2101: Canopy may project 1.3 metres from permitted Street Yard setback.

REQUIRED PARKING

1453: The maximum 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 **XXX**.

3. **SCHEDULE ‘C’ EXCEPTIONS LIST**, of the Employment Districts Zoning By-law No. 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)

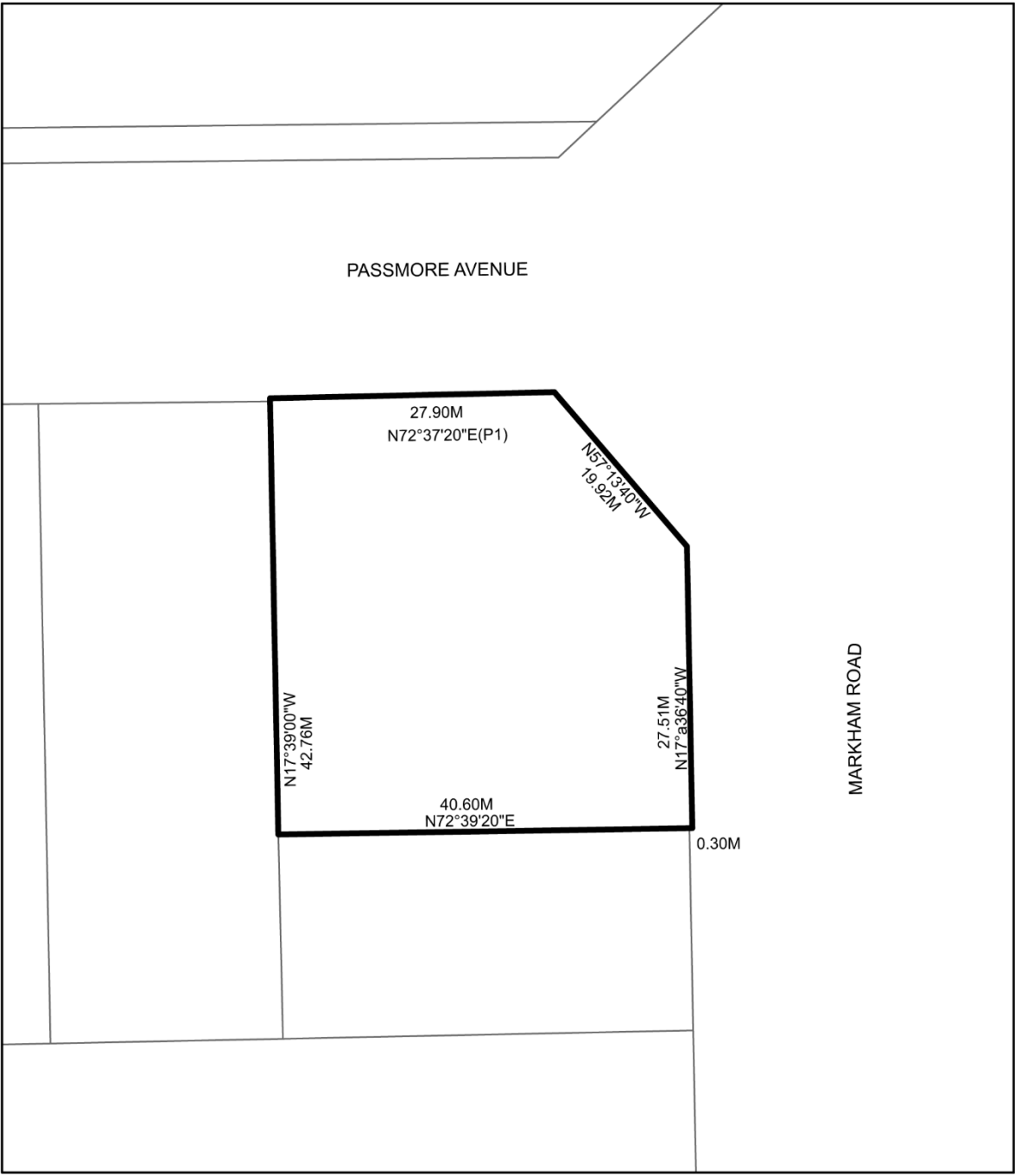
Enacted and passed on **month ##, 20##**.

Name,

Speaker

(Seal of the City)

Ulli S. Watkiss,
City Clerk



 **Toronto**
Schedule 1

3030 Markham Road

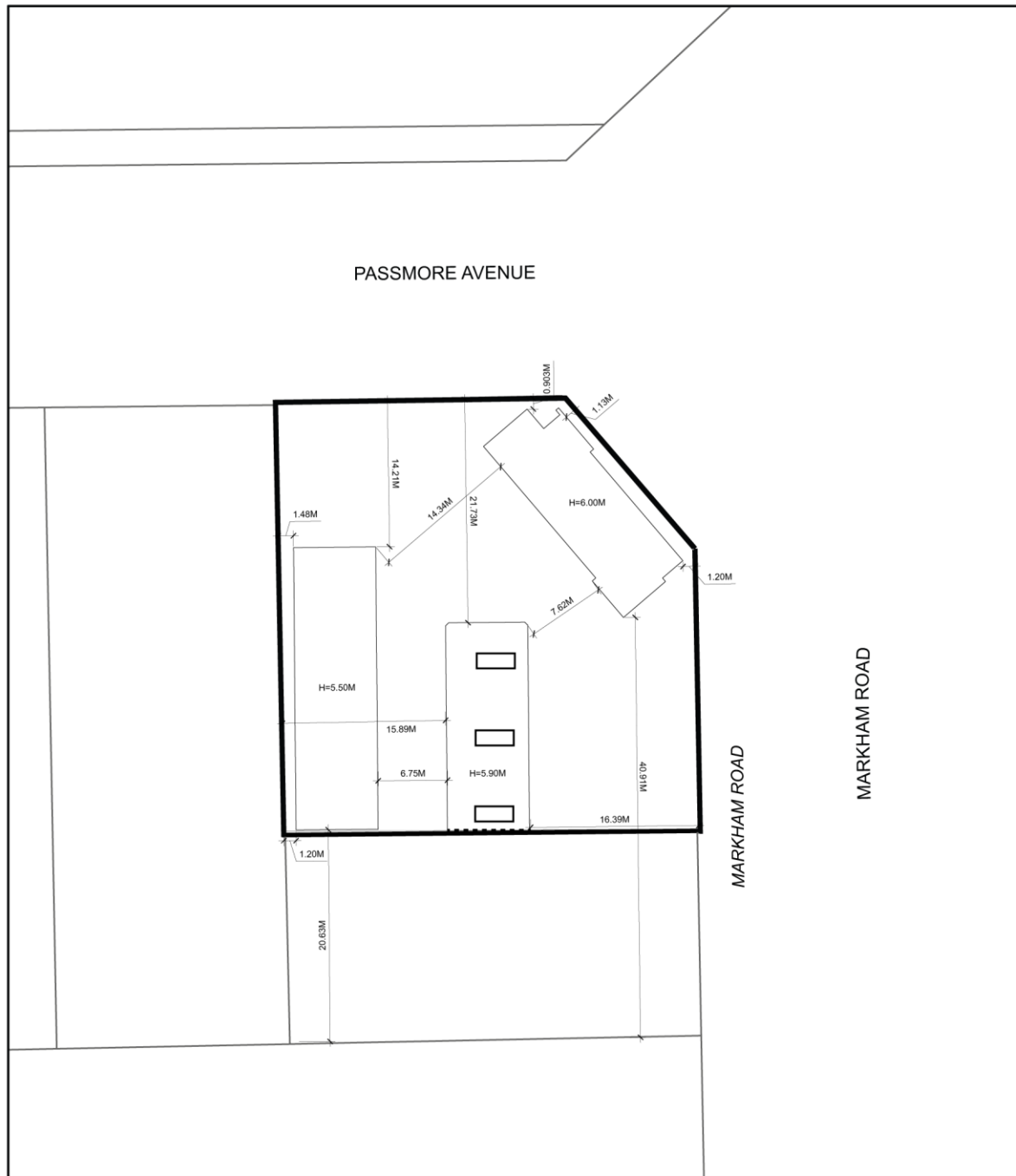
File # 19 181636 ESC 23 02



 **Toronto**
Schedule 2

3030 Markham Road

File # 19 181636 ESC 23 02



Toronto
Schedule 3

3030 Markham Road

File # 19 181636 ESC 23 0Z