

62 Orchard Park Drive – Zoning By-law Amendment – Supplementary Report

Date: June 24, 2025

To: City Council

From: Executive Director, Development Review Division

Ward: 25 - Scarborough - Rouge Park

Planning Application Number: 25 125960 ESC 25 OZ

SUMMARY

This report recommends revisions to the recommendations in the 62 Orchard Park Drive - Zoning By-law Amendment - Decision Report - Approval (Item [SC23.4](#)), as considered at the Scarborough Community Council Meeting on June 5, 2025.

The revised recommendation allows for the removal of the holding provision and related references from the draft Zoning By-law Amendment as revised materials have allowed staff to determine they are no longer required.

RECOMMENDATIONS

The Executive Director, Development Review Division recommends that:

1. City Council delete Recommendation 1 from SC23.4 - 62 Orchard Park Drive - Zoning By-law Amendment Application - Decision Report - Approval from the Director, Community Planning Scarborough District dated May 20, 2025 and replace with the following:

"City Council amend Zoning By-law 569-2013, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to this report" and

2. City Council determine that pursuant to Subsection 34(17) of the *Planning Act* no further notice is required.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

COMMENTS

Servicing

Through the review of the initial circulation, Engineering Review staff requested a revised Functional Servicing and Stormwater Management report be prepared to provide information needed to demonstrate whether the existing sewer and watermain systems have adequate capacity or if they are required to be upgraded to support the proposed development. This matter was not able to be fully addressed prior to Scarborough Community Council. As such, a holding provision was placed in the Draft Zoning By-law amendment which could be removed upon the review and acceptance of a revised Functional Servicing and Stormwater Management report, to the satisfaction of the Chief Engineer & Executive Director of Engineering and Construction Services.

A revised Functional Servicing and Stormwater Management Report was later resubmitted by the proponent, concluding that the proposed development can be serviced by the existing watermain and sewer infrastructure without the need for external improvements or retrofits. Engineering Review staff have reviewed and accepted the conclusions within the revised materials and determined the holding provisions are no longer required and can be removed from the Draft Zoning By-law amendment. This is reflected in the revised Draft Zoning By-law attached to this report which is being recommended for approval. No other regulations or matters respecting the Draft Zoning By-law were otherwise adjusted.

CONTACT

Carl Geiger, Senior Planner, Community Planning, Scarborough District, Tel. No. 416-392-7544, E-mail: carl.geiger@toronto.ca

SIGNATURE

Valesa Faria
Executive Director
Development Review Division

Attachments

Attachment 1: Draft Zoning By-law Amendment

Attachment 1: Draft Zoning By-law Amendment

(Attached separately as a PDF)