

62 Orchard Park Drive – Zoning By-law Amendment Application - Decision Report - Approval

Date: May 20, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 25 - Scarborough-Rouge Park

Planning Application Number: 25 125960 ESC 25 OZ

SUMMARY

This report recommends approval of a Zoning By-law amendment to permit the construction of a 4-storey (12.62 metres excluding the elevator overrun) residential building containing 47 new affordable rental dwelling units at 62 Orchard Park Drive. The proposed building would be located on the lands currently used as a surface parking lot adjacent to the existing West Hill United Church and Mentoring, Academic, Art Technology Youth Innovation and Cultural Centre (the "MAAT Centre"), which is to be retained and continue operating on the site. A total of 29 vehicular parking spaces are proposed to support the existing MAAT Centre and the proposed development.

This report recommends a Holding (H) provision on the subject site to ensure that the identified infrastructure matters are addressed to the satisfaction of the Chief Engineer, Engineering Construction Services.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 62 Orchard Park Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. 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

This development project has been approved for pre-development funding of \$50,000 through the Open Door program (2022.PH34.8). Authority to provide financial incentives has been authorized by City Council through the Rental Housing Supply Program (2024.EX18.2), a summary of financial incentives is included below in Table 1.

Table 1: Rental Housing Supply Incentives and Exemption of Municipal and School Taxation for 62 Orchard Park Drive

Site	Net New Affordable Rental Homes	Estimated Affordability Period (Years)	Estimated Development Charges*	Estimated Planning Fees and Charges**	Estimated Total Value of Incentives	Estimated Net Present Value of Property Taxes***
62 Orchard Park Drive	47	99	\$1,698,520	\$824,383	\$1,309,320	\$3,832,223

* Calculated using June 2024 Development Charge rates

** Includes estimated January 2025 building permit fees of \$25,636, January 2025 Planning Fees of \$93,747, and parkland dedication fees of \$705,000.

*** Calculated using 2022 property tax rates

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting on June 15 and 16, 2022, City Council approved \$50,000 in pre-development funding for The East Scarborough Boys and Girls Club towards the development of 47 proposed affordable homes through Item 2022.PH34.8.- Open Door Program 2021 Call for Applications Results: Supporting 919 Affordable Rental and Supportive Homes. <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH34.8>

At its meeting on November 13 and 14, 2024, City Council approved financial incentives for the Rental Housing Supply Program through item 2024.EX18.2 – Build More Homes: Expanding Incentives for Purpose Built Rental Housing. <https://secure.toronto.ca/council/agenda-item.do?item=2024.EX18.2>

THE SITE AND SURROUNDING LANDS

Description: The subject site is located on the west side of Orchard Park Drive, south of Kingston Road in the West Hill neighbourhood and is municipally known as 62 Orchard Park Drive.

It is irregular in shape with a frontage of 54.04 metres along Kingston Road and 59.76 metres of frontage on Orchard Park Drive with a total area of 5,225.7 square metres. The site has direct access to both Kingston Road and Orchard Park Drive.

Existing Use

An existing 1.5-storey non-residential building is situated at the northeast corner of the site, which features landscaped boulevards and mature trees along each frontage. The balance of the site is comprised of asphalt surface parking areas, including a rectangular parking area at the southwest corner of the site.

The existing building is occupied by both the West Hill United Church and the MAAT Centre, a subsidiary of the Boys and Girls Club of East Scarborough. The non-residential building will be retained and continue operating on the site, north of the proposed 4-storey residential building.

Surrounding Uses

North: The north side of Kingston Road is comprised of a variety of residential and non-residential uses including a motel and a commercial plaza. The plaza is subject to an OLT-approved Zoning By-law permitting a 13 storey mixed-use building.

South: Several single and two-storey residential dwellings fronting on to Orchard Park Drive.

East: Two residential bungalow-style dwellings and a two-storey dwelling. The subject site is within close proximity to public transit located one block east at Manse Road, including TTC route 86 A/B and C and route 986 Scarborough Express.

West: A two-storey residential building fronting Kingston Road.

THE APPLICATION

Description

The infill residential proposal is comprised of a 4-storey (12.62 metres, excluding the elevator overrun) residential apartment building with a gross floor area of 2,347.1 square metres and 47 dwelling units.

Density

The application proposes a residential floor space index (FSI) of 0.45 times the area of the lot, and an FSI of 0.70 for the combined total site area.

Affordable Rental Dwelling Units

The proposal for 47 new affordable rental dwelling units is comprised of 34 studio units (72%); 4 one-bedroom units (9%); 6 two-bedroom units (13%); and, 3 three-bedroom units with private balconies (6%).

The dwellings in this proposal are rent-geared-to-income units with a 99-year affordability period. 18 of the dwellings are have been designed to be accessible units to serve the needs of those with physical disabilities.

Amenity Space

A combined total of 283.3 square metres of indoor and outdoor amenity space has been included in the proposal, including a minimum of 2.1 square metres of indoor amenity and 6.0 square metres of outdoor amenity space per unit. The 99.8 square metres of indoor amenity space is situated on the first floor at the front of the building, while the outdoor amenity space is located both on the north and south sides of the proposed building.

Access, Bicycle Parking, Vehicle Parking and Loading

Pedestrian access to the proposal is located from Orchard Park Drive between the existing building and the proposed building, and offers both steps and ramp access into the building. An existing path to the adjacent MAAT Centre will continue to remain from the Kingston Road frontage.

The primary access for both vehicular and loading movements is a 6.0 metre wide two-way drive aisle from Kingston Road, leading to the majority of the surface parking spaces. A secondary vehicular access from Orchard Park Drive provides the balance of the parking with three accessible parking spaces at the front of the proposed building.

A total of 29 surface parking spaces are provided, including 3 accessible parking spaces, 3 visitor parking spaces and 4 non-residential parking spaces. A total of 36 long-term bicycle parking spaces and 4 short-term bicycle parking spaces are proposed.

A Type 'G' loading space and related staging area is located south of the proposed building at the rear, adjacent to the internal garbage and storage room.

Additional Information

See attachments 1, 2, 6, 7, 8, 9 and 10 of this report for the Application Data Sheet, Location Map, site plan, ground floor plan and elevations 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: www.toronto.ca/62OrchardParkDr.

Reasons for Application

An amendment to City of Toronto Zoning By-law 569-2013 is required to rezone the site from an Institutional Place of Worship Zone (IPW) to a Residential Apartment Zone (RA) to permit the four-storey residential building. The site-specific By-law will also recognize the existing non-residential use on site that is intended to remain, while addressing a limited number of appropriate development standards.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report
- Archaeological Assessment
- Architectural Plans, Elevations and Sections
- Civil and Utilities Plans
- Draft Zoning By-law Amendment
- Geotechnical Study
- Hydrological Investigation
- Landscape and Planting Plans
- Planning Rationale
- Public Consultation Strategy Report
- Servicing Report and Groundwater Summary
- Stormwater Management Report
- Sun/Shadow Study
- Survey Plans (topographic)
- Toronto Green Standard Checklist
- Transportation Impact Study/Traffic Brief (including Parking and Loading Assessments, Transportation Operation Assessment)
- Tree Preservation Plan

A pre-application consultation (PAC) meeting was held on September 1, 2023, with a supplementary meeting on January 29, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on March 7, 2025 and deemed complete on March 14, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at the following link: www.toronto.ca/62OrchardParkDr.

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 amendments.

POLICY & 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) (the "PPS"). As of October 20, 2024, the PPS has replaced A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and the former Provincial Policy Statement (2020).

Official Plan

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.

The subject site is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are areas comprised of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Recent amendments to these policies, brought into force by the OLT provide for buildings along Major Streets like Kingston Road to be a maximum of 6 storeys in height. Furthermore, parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in the *Neighbourhoods* land use designation.

The site is located on Kingston Road, a designated *Avenue* on Official Plan Urban Structure Map 2 and *Major Street* on Official Plan Map 3. The Official Plan directs growth to the *Centres, Avenues, Employment Areas* and the *Downtown*, to achieve an array of planning objectives including a mix of uses, efficient use of land, infrastructure, and services, and to concentrate jobs and people in areas well served by surface transit and higher-order transit stations.

Please see Attachment 3 for an excerpt of the Official Plan Land Use Map for the subject site.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The site is zoned Institutional Place of Worship IPW 0.4 (x70) under the City of Toronto Zoning By-law 569-2013, as amended. The IPW zone category permits a limited number of institutional uses, in addition to a single residential dwelling unit limited to 250 square metres gross floor area. The current by-law exception requires a minimum building setback from a lot line that abuts Kingston Road to be 30.0 metres, measured from the original centreline; a minimum building setback from the side lot line and rear

lot line of a distance equal to half the height of the building; and a maximum lot coverage of 50%.

Please see Attachment 4 of this report for the existing Zoning By-law map for the subject site.

Design Guidelines

The following design guidelines were used in the evaluation of this application:

- Toronto Accessibility Design Guidelines
- Townhouse and Low-Rise Apartment Guidelines

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Townhouse and Low-rise Apartment Guidelines

In 2018, City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. The Guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various development scenarios.

The Townhouse and Low-rise Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted at this time.

PUBLIC ENGAGEMENT

Community Consultation

An in-person Community Consultation Meeting was hosted by Community Planning staff on Wednesday April 23rd, 2025 at the MAAT Youth Innovation and Cultural Centre, which was attended by approximately 70 people. The meeting was held in an Open House format and included an informal questions and answer segment to further engage with the community. During the consultation meeting and as received over the following days, a number of comments related to the Zoning By-law Amendment application included:

- Concerns regarding overall local traffic congestion and the proposal's impact on this, worsening the situation;
- Concern that the location is not appropriate for this type of proposal and that it should not be in this neighbourhood including suggestions to relocate this proposal to the existing Boy's and Girls Club of East Scarborough property at 100 Galloway Road;
- Questions about why this type of facility is needed for youth;
- Concerns over the lack of new schools and new traffic lights, despite a large number of new units being approved in the area in recent years;
- Questions related to what benefits would result from the development for the existing residents;
- Comment about supportive housing not being a bad idea but that it needs to be done properly;
- Questions regarding the notification process and format for the overall consultation;
- Concerns regarding the speed of existing traffic on Orchard Park Drive;
- Concern that the number of proposed units will generate too much traffic and generate parking issues;
- Concerns that the opinions of residents were not being considered about community issues; and
- Concerns regarding the environmental impact of tree removal without sufficient justification.

Additional comments unrelated to the subject application included the increased number of development proposals in the vicinity; the changing built form context of the surrounding area; neighbourhood infrastructure limitations, specifically Basement Flooding Area 57, and increased traffic on local roads and high speeds on West Hill.

A petition opposing this application with 97 signatures has been received, in addition to the neighbourhood comments noted above.

The comments raised through the community consultation meeting have been considered though the review of this development proposal and commented on as necessary in the body of this report.

COMMENTS

Provincial Planning Statement and Provincial Plans

City staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (2024) and find the proposal consistent with the applicable policies.

Land Use

This application has been reviewed against the Official Plan policies and guidelines described in the Policy Considerations section of this report.

The subject site is designated *Neighbourhoods* within the City's Official Plan while also being located on a lot fronting a *Major Street* and a designated *Avenue*.

The proposed residential building would complement the existing uses within the MAAT centre that is intended to be used by future residents of the proposed building. The large lot size with frontage along Kingston Road can accommodate a modest infill development on the site which is distinct from other *Neighbourhoods*-designated lots that are not located adjacent to an *Avenue* and/or *Major Street*. The 4-storey building is rectangular in shape and has been positioned within the site to fit between two existing buildings along the Orchard Park Drive frontage, and is screened from the street by a row of existing mature trees that are intended to be retained.

The proposed 4-storey apartment building represents a compatible built form that is anticipated within this land use designation and is considered an appropriate level of intensification with respect to the *Neighbourhoods* land use designation and surrounding context.

Built Form and Massing

Community Planning staff are of the opinion that the proposed 4-storey residential building conforms with the applicable policies of the Official Plan in terms of built form, massing and height, and provides an appropriate level of infill development that is gentle residential intensification. Furthermore, the proposal meets the overall intent of the Townhouse and Low-Rise Apartment Guidelines.

The built form within the surrounding area consists of generally 2-storey dwellings, while the subject site currently contains a 1.5 storey structure of approximately 11.5 metres in height. The proposed 4-storey building would have a height of 13.95 metres (excluding the elevator overrun) which is not considered a significant increase in comparison to the existing building.

The proposal complements the existing condition on site by maintaining a similar setback from the Orchard Park Drive frontage as the existing building. The proposal is situated 4.7 metres from the existing MAAT Centre. The proposed building has been set back 15 metres from the curbline, while the existing MAAT Centre is similarly set back a distance of 17.1 metres. Setbacks for the residential building to the rear and side yards

(south and west respectively) have been designed to conform to the existing zone provisions, by satisfying the minimum building setback from side lot line and rear lot line (which would equate to 6.9 metres). This results in a front (east) yard setback of approximately 11 metres to Orchard Park Drive (15 metres to the curb), a rear (west) yard setback of 18 metres and a side (south) yard setback of 7.50 metres. These substantial setbacks further reduce the impact of the height on the adjacent buildings and public realm.

In terms of increased massing on the site, the gross floor area (GFA) of the proposed building is 658.1 square metres GFA , which is a similar GFA to the existing building (646.8 square metres) to be retained. The increase in lot coverage to 25 percent would continue to remain below the current Zoning By-law maximum of 50 percent for the site. The proposal includes three private balconies facing the Orchard Park Drive east frontage on levels 2, 3 and 4 for each of the three-bedroom adaptable (accessible) dwelling units.

Public Realm

The Official Plan requires that new development enhance the existing streetscape by massing new development to define edges of streets with good proportion with attention given to the streetscape to ensure that these areas are attractive, comfortable and functional for pedestrians. This can be achieved through landscaping and setbacks that create attractive transitions from the public to private realms.

As part of the proposal, a 2.1 metre widened pedestrian sidewalk will be provided along Orchard Park Drive, as well as through the site, including ramp access to the proposed building.

The proposal is compatible with the existing site context and built form, with the massing of the building appropriately setback from the south and west property lines, while maintaining a similarly generous front yard setback to the existing MAAT Centre and providing opportunity for additional soft landscaping while maintaining the existing healthy mature trees along Orchard Park Drive.

In addition to maintaining and preserving healthy mature trees, the applicant is proposing to add 5 new City trees within the city road allowances to further enhance the subject site and the surrounding public realm.

Staff have reviewed the application in the context of the applicable public realm policies of the Official Plan as well as the relevant design guidelines that apply to this site and are satisfied that the proposed elements contribute to a high-quality public realm and conform with the City's Official Plan policies.

Shadow Impact

In support of the proposal, a shadow study was prepared to demonstrate the potential shadow impacts from the four-storey building on the surrounding neighbourhood context during the spring and fall equinoxes. During the morning hours of both the spring and fall equinox, a limited shadow is expected to be cast upon a portion of the existing

MAAT Centre building before passing after 3:18pm. During that time, no new shadows are cast until later in the afternoon whereby shadow is cast across Orchard Park Drive, as the sun sets westward.

Staff have reviewed the shadow study and note that no parks or any sun-protected areas would be impacted by the shadows resulting from the proposed building. The shadow impacts are therefore considered acceptable.

Amenity Space

Official Plan Policies 3.1.2.6 and 3.2.2 (f) state that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens, and other types of outdoor spaces. Policies 3.2.3 (d) and (e) speak to improving the quality of landscaped open space and outdoor amenity space for new and existing residents. These policies are partially implemented via City-wide Zoning By-law 569-2013, which requires a combined 4.0 square metres per unit of indoor and outdoor amenity space

The indoor amenity space is conveniently available on the ground floor facing the east frontage. The outdoor amenity space has been split between the south side of the building adjacent to the southern property line, and north of the building between the proposal and the MAAT Centre. City staff find the amenity space for this development to be acceptable and appropriate for the desired use.

Unit Mix

The unit mix for this proposal while not achieving the targets cited in the City's Growing Up Guidelines, the smaller unit sizes meet demand from independent youth in various configurations of cohabitation both in Scarborough and across the City of Toronto, as seen in surveys conducted by Boys and Girls Club of Scarborough. Eight of the studio units, three of the 2-bedroom units and all 3-bedroom units are fully accessible to meet the CMHC's accessibility criteria.

Housing Issues

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The Growth Plan also contains policies to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

This proposal is for a four-storey infill affordable rental building with 47 affordable rental units, thereby meeting the objectives of the Official Plan as well as the City's Housing Action Plan. This project was approved for City Incentives for affordable housing through the Rental Housing Supply Program. City Council at its meeting on November 13 and 14 approved [Item 2024.EX18.2](#)- Build More Homes: Expanding Incentives for Purpose Built Rental Housing.

The proposed 47 affordable housing units will be secured through a Municipal Housing Facility Agreement (the City's Contribution Agreement) between the Proponent (East Scarborough Boys and Girls Club) and the City. The value of the City incentives will be secured through a registered charge and secured on title.

Traffic Impact

Transportation Review staff have reviewed the Traffic Brief prepared by Arcadis that was submitted in support of the proposed development.

The consultant estimates that the proposed development will generate approximately 4 and 25 two-way trips during the weekday morning and afternoon peak hours, respectively. Given this level of estimated trip generation, the consultant concludes that the proposed development will have minimal traffic impacts at the intersections within the study area and that the traffic generated by the proposed development can be acceptably accommodated.

Transportation Review staff has accepted the conclusions of the Traffic Brief and find the proposed TDM measures to be acceptable. Community Planning staff will secure the above TDM measures as conditions in the Site Plan approval process.

Access, Parking & Loading

The site will continue to be accessed by the existing vehicular entry from the Kingston Road frontage with a secondary vehicular driveway from Orchard Park Drive to access the accessible parking spaces at the front of the building. Vehicular access from Orchard Park Drive will be reduced in comparison to the existing condition, due to the site layout and location of the proposed building, thereby reducing the vehicle movements on Orchard Park Drive. Pedestrian access will continue to be accommodated into the site by walkways from each street frontage.

A total of 29 surface parking spaces including 3 accessible spaces and 7 visitor/non-residential spaces are proposed to serve this development including the existing MAAT centre. Visitor parking spaces are located closer to Kingston Road on the west side of the MAAT centre. The City of Toronto Zoning By-law 569-2013 requires zero resident spaces, a minimum of 4 visitor spaces and 2 accessible spaces for this proposed development. As such, the parking supply is deemed acceptable.

One Type "G" loading space is proposed and would be located central to the site, at the rear of the proposed outdoor amenity space, therefore limited the visual impact on the public realm. Staff have reviewed the proposed loading configuration and have no concerns.

A total of 32 long-term bicycle parking spaces are proposed to be located adjacent to the west façade of the building (15 spaces). The balance of the long-term bicycle parking is located within a covered structure within the rear parking area. Four bicycle parking spaces are also situated between the MAAT Centre and the residential building.

Further details related to parking arrangements, site circulation and layout and the design of the proposed parking spaces will be provided through the site plan review process.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report and Hydrogeological Report in support of the application, which was reviewed by Development Engineering staff. A revised Functional Servicing Report is required to be submitted to confirm the capacity in the existing municipal infrastructure to accommodate the proposed development and to determine if any municipal infrastructure improvements are required. To ensure that the subject site can be appropriately serviced, staff recommend that a Holding (H) provision in the site-specific Zoning By-law be included.

Prior to the realizing the development permissions in the Zoning By-law Amendment, an application to lift the holding provision must be approved. The applicant must provide the required report(s) to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services demonstrating sufficient capacity exists for the development. In addition, where municipal infrastructure work, or upgrades, are determined to be required, the applicant will be required to enter necessary financially secured agreements for the design and construction, including any accepted temporary and final conditions.

Parkland

In accordance with the Toronto Municipal Code Chapter 415-30. A.(14), affordable rental housing units secured under a Municipal Housing Project Facility Agreement are exempt from parkland dedication. The Agreement must be executed before the exemption can apply.

Tree Preservation

The development site is subject to Municipal Code Chapter 813 – Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the Street Tree By-law and the Private Tree By-law, respectively, Municipal Code Chapter 608 – Parks, Article VII (Trees), and the Toronto Green Standard.

The submitted Arborist Report and related Tree Protection Plan indicates that the development proposes to injure/remove a total of 28 by-law regulated trees as part of this development proposal. Of the trees, 11 are City-owned and regulated under Chapter 813 of the Toronto Municipal Code; 8 trees are on private property; and, 9 trees are privately owned boundary/neighbouring trees that are proposed for injury to accommodate the development.

The applicant is required to submit a tree planting deposit to ensure the planting and survival of 5 new City trees in the city road allowances. In addition, Staff require the planting of 7 new large-growing shade trees on the subject site to replace the 2 healthy

private trees proposed for removal (3:1 ratio for new tree plantings), plus 1 additional new tree to replace a single tree in poor condition.

Urban forestry staff have reviewed the submitted materials and are in support of the tree preservation plan and the overall forestry strategy.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a Holding (H) provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The applicant, at their sole cost and expense has submitted ("Engineering Reports") to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services demonstrating that the existing municipal infrastructure and any required improvements to it, has adequate capacity to accommodate the development of the lands; and
- The satisfactory and accepted Engineering Reports from the above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - The applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, in a financially secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or,
 - the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports in Item 1 above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - all necessary approvals or permits arising from the sub-points above are obtained, where required, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.

Until such time that the "H" symbol is removed, the subject site shall not be used for any purposed other than those uses and buildings that currently exist on the site. Any new uses or buildings will not be permitted until such time that the holding provision has been removed. The Executive Director, Development Review and their designate have authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner.

Conclusion

The proposal has been reviewed against the policies of the PPS (2024), the Official Plan and applicable guidelines. Staff are of the opinion that the proposal is consistent with the PPS (2024) and is in keeping with the intent of the Toronto Official Plan, particularly as it relates to development within *Neighbourhoods*.

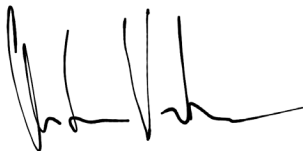
The proposal to permit a 4-storey residential building containing 47 rental dwelling units will provide much needed affordable housing, in a built form that constitutes gentle density within a contextually appropriate location. The proposal is in keeping with the intent of the City's affordable housing strategy, as well as the Official Plan as it relates to the provision of new affordable housing.

Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE



Christian Ventresca, MScPl, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Data/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

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: North Elevation

Attachment 8: East Elevation

Attachment 9: South Elevation

Attachment 10: West Elevation

Attachment 11: 3D Massing Model Looking Northwest From Orchard Park Drive

Attachment 1: Application Data Sheet

Municipal Address: 62 Orchard Park Drive
Received Date: March 7, 2025
Application: 25 125960 ESC 25 OZ
Number:
Application Type: Zoning By-law Amendment
Project Description: 4-storey residential rental building

Applicant	Architect	Owner
SHS Consulting	Hilditch Architect Inc.	East Scarborough Boys & Girls Club

EXISTING PLANNING CONTROLS

Official Plan	Neighbourhoods	Site Specific
Designation:		Provision: x70
Zoning:	IPW 0.4 (x70)	
Heritage Designation:	N	
Height Limit (m):	X	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	5,225.7	Frontage (m):	54.04	Depth (m):	59.76
Building Data	Existing	Retained	Proposed	Total	
Ground Floor (sq m):	646.8	646.8	658.1	1,304.9	
Residential GFA (sq m):	N/A	0	2,347.1	2,347.1	
Non-Residential GFA (sq m):	1,293.6	1,293.6	0	1,293.6	
Total GFA (sq m):	1,293.6	1,293.6	2,347.1	3,640.7	
Height - Storeys:	1.5	1.5	4	N/A	
Height - Metres:	11.5	11.5	12.62	N/A	

Lot Coverage Ratio (%): 44.9 Floor Space Index: 0.70 (combined residential and non-residential)

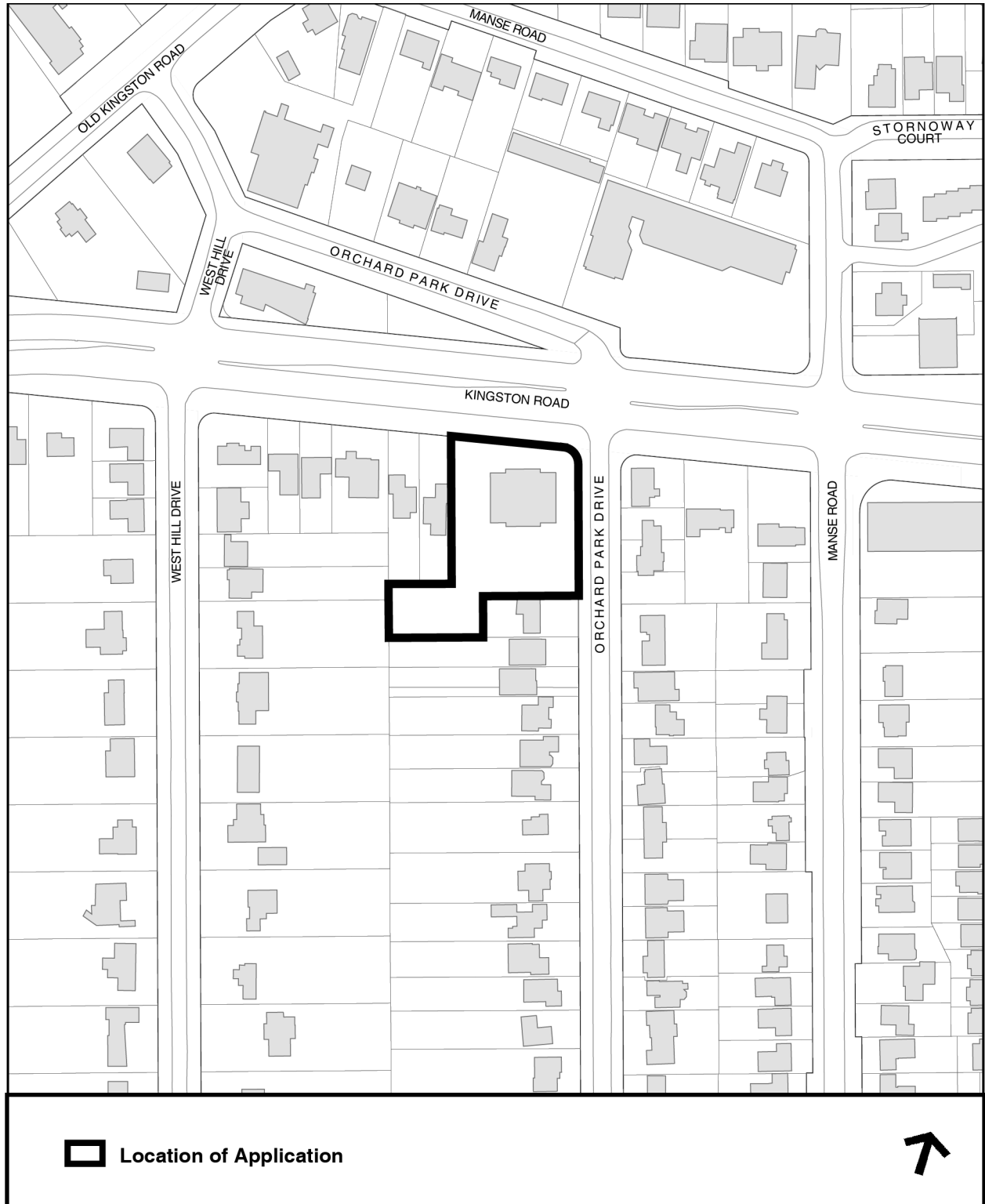
Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,347.1	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	47	47
Total Units:	0	0	47	47

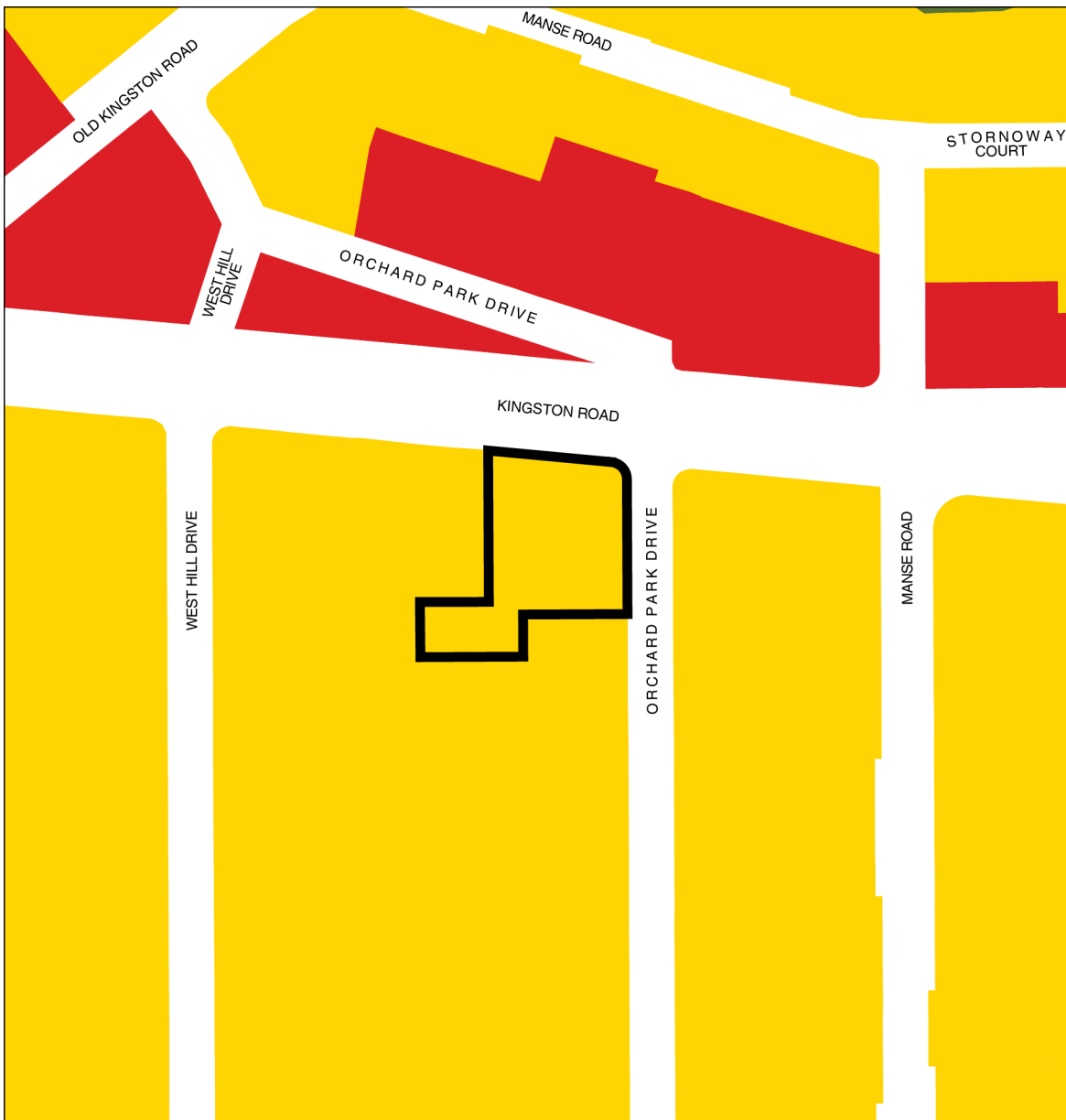
Total Residential Units by Size

Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0
Proposed:	34	4	6	3
Total Units:	34	4	6	3

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 23

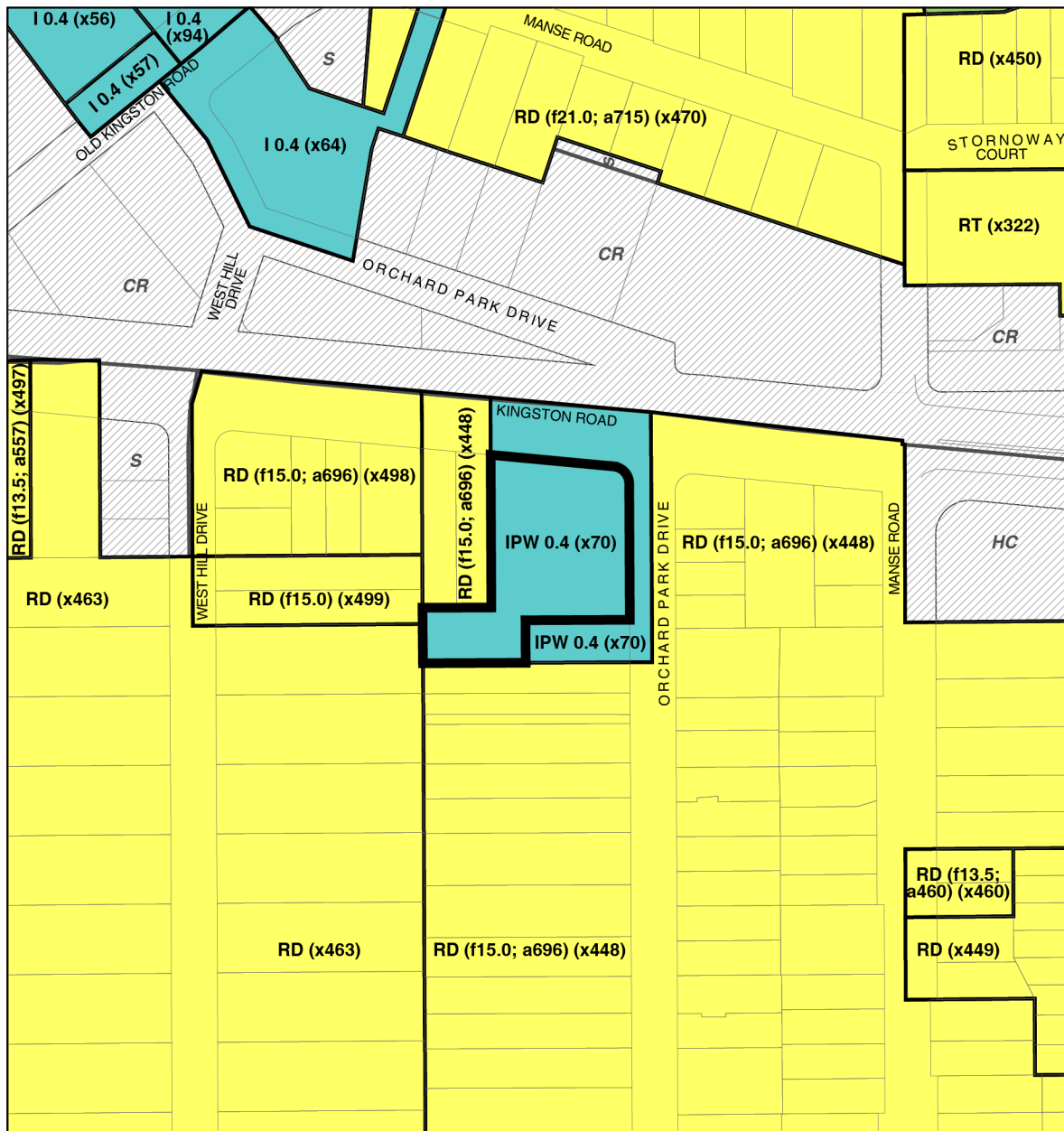
62 Orchard Park Drive

File # 25 125960 ESC 25 02



Not to Scale
Extracted: 03/10/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

62 Orchard Park Drive

File # 25 125960 ESC 25 0Z

	Location of Application
	RD Residential Detached
	RT Residential Townhouse
	RM Residential Multiple
	I Institutional
	IPW Institutional Place of Worship

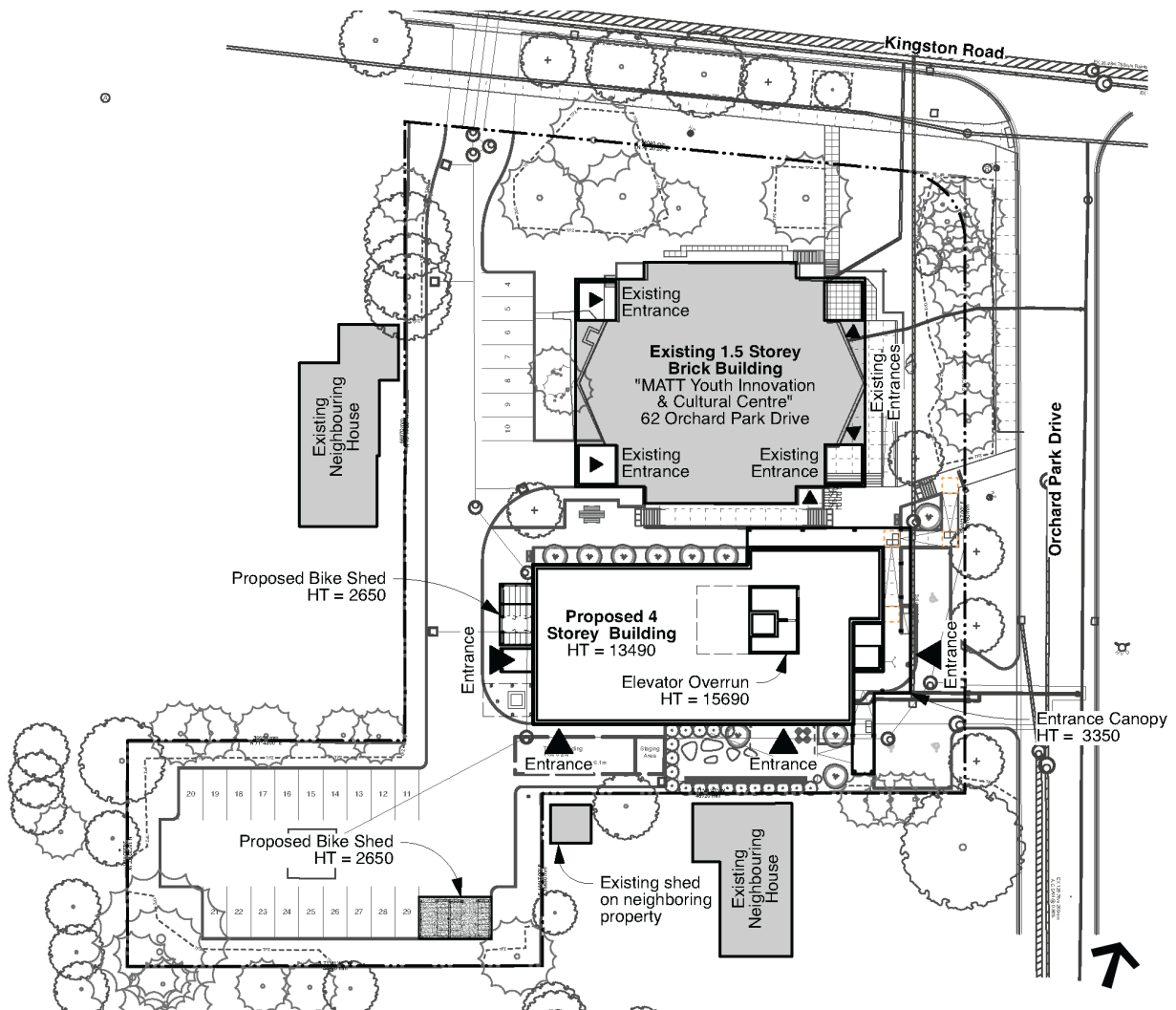
	See Former City of Scarborough Community West Hill Community By-law No. 10327
	S Single-Family Residential
	CR Commercial-Residential
	HC Highway Commercial

Not to Scale
 Extracted: 03/10/2025

Attachment 5: Draft Zoning By-law Amendment

(Attached separately as a PDF)

Attachment 6: Site Plan



Attachment 7: North Elevation



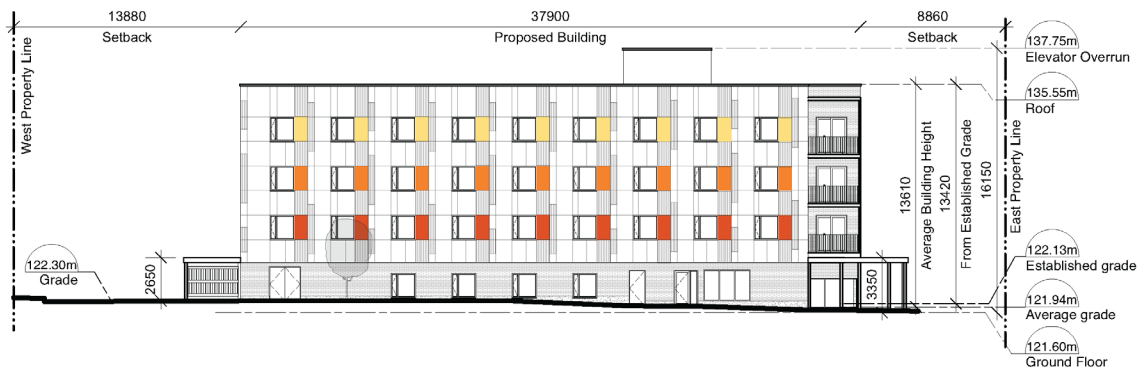
North Elevation

Attachment 8: East Elevation



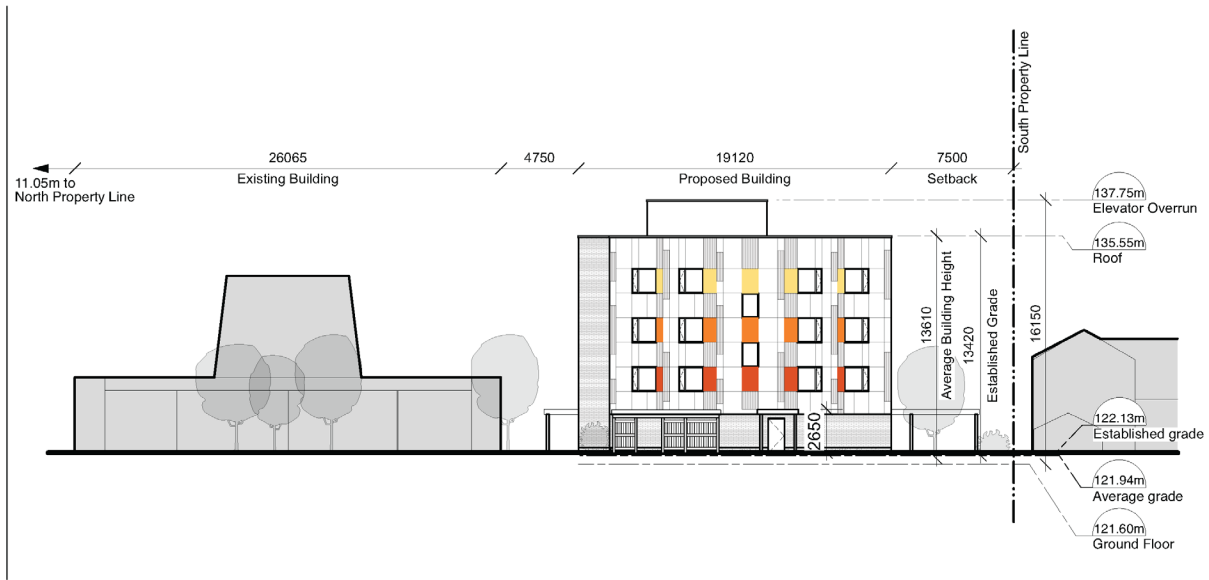
East Elevation

Attachment 9: South Elevation



South Elevation

Attachment 10: West Elevation



West Elevation

Attachment 11: 3D Massing Model Looking Northwest From Orchard Park Drive

