

5, 7, 9 and 11 Bellamy Road South – Zoning By-law Amendment Application – Supplementary Report

Date: June 19, 2026

To: City Council

From: Interim Executive Director, Development Review

Ward: 20 - Scarborough Southwest

Planning Application Number: 25 124181 ESC 20 OZ

SUMMARY

This Supplementary Report provides an update to the report titled 5, 7, 9 and 11 Bellamy Road South – Zoning By-law Amendment Application – Decision Report – Approval - dated May 11, 2026 from the Director Community Planning, Scarborough District ([Item 2026.SC32.1](#)), adopted by Scarborough Community Council at the statutory meeting held on May 28, 2026.

Since that report was finalized, Staff have received and reviewed additional information confirming that the proposed holding (H) provisions are no longer needed. This Supplementary Report recommends removing the holding symbol from the recommended draft Zoning By-law Amendment. There is no change to the proposed built form or any of the other recommended performance standards for the development.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that:

1. City Council delete Scarborough Community Council Recommendation 1 from Item-2026.SC.32.1 and replace with the following:

"City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 5, 7, 9, and 11 Bellamy Road South included as Attachment 1 in the Supplementary Report dated June 17, 2026 from the Interim Executive Director, Development Review Division."

2. City Council determine that the changes contained within the revised By-law are reflective of the original proposal and plans considered by Scarborough Community

Council, and, pursuant to subsection 34 (17) of the *Planning Act* no further notice is 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.

COMMENTS

Staff recommend revising the draft Zoning By-law amendment prepared with the report dated May 11, 2026 from the Director, Community Planning, Scarborough District, and adopted by Scarborough Community Council on May 28, 2026, to remove the proposed holding symbol.

Through the review of the initial circulation, Engineering Review staff requested a revised Functional Servicing and Stormwater Management report be prepared to demonstrate that the existing combined sewer system and watermain system have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review. Updated reports reflecting this ultimate servicing strategy were required for review and acceptance by the Director, Engineering Review, to confirm and secure the necessary servicing infrastructure improvements.

Staff also requested that the applicant submit a Hydrological Report, including a Foundation Drainage Technical Brief, Groundwater Summary Form, Foundation Drainage Summary Form and Hydrological Review Summary Form in compliance with the City of Toronto Foundation Drainage Guidelines and policies, to the satisfaction of the General Manager, Toronto Water, and the Director, Engineering Review. These updated studies were required to clarify the foundation drainage and discharge proposed, to understand the impacts of groundwater on the proposed underground elements of the development and confirm that the building will be designed and constructed to be watertight, if necessary. The revised report concludes that the development will manage all groundwater discharge on site, Engineering Review are accepting of those findings.

Staff further requested that the applicant submit revised Site Plan drawings to address Solid Waste Management Services comments related to appropriate dimensioning of the grades of driveways and the proposed Type G loading space, and adding access to waste storage spaces within the development to the satisfaction of the Director, Engineering Review.

As the applicant has now provided the required updated studies and plans, the conclusions of which have been reviewed and accepted by Engineering Review staff, the Holding provision is no longer required. The removal of these provisions is reflected

in the revised draft Zoning By-law amendment attached to this Supplementary Report which is being recommended for approval.

CONTACT

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SIGNATURE

Oren Tamir
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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

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Attached separately to this report as a PDF.