



June 28, 2021

By E-mail: [phc@toronto.ca](mailto:phc@toronto.ca)

City of Toronto  
Planning and Housing Committee  
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File : 55729-1

Attention: Nancy Martins, Secretariat

Dear Sirs/Mesdames:

**Re: PH25.5 - Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update  
2 Champagne Drive and 1107 Finch Avenue West, Toronto**

We are counsel to Champagne Centre Ltd. (formerly 2224484 Ontario Inc.) (“CCL”), the registered owner of the property municipally known in the City of Toronto as 2 Champagne Drive and 1107 Finch Avenue West (the “Property”). CCL is presently a party to the appeals of the City of Toronto’s Official Plan Amendment No. 231 (“OPA 231”).

CCL has engaged in discussions with the City of Toronto regarding these appeals and the future use and expansion of the Property since 2014. The proposed amendments to the North York Zoning By-law No. 7625 (“Zoning By-law No. 7625”) seeks to remove permissions for existing uses that have operating successfully on the Property for a number of years.

The Property is designated *General Employment Areas*, under the City of Toronto Official Plan and *Industrial-Commercial Zone (MC)* under Zoning By-law No. 7625. CCL purchased the Property in 2010 with the intent to make substantial investment to intensify its use for employment purposes, namely the development of a large integrated medical complex. Since this time, the Champagne Centre has become a major medical hub that provides critical healthcare services to the community.

In addition to the medical facility and related uses, the Property provides a number of additional uses, including a sports arena, education, day nursery, employment support, office and ancillary services. While we appreciate a site-specific exemption is being provided to recognize the existing “ice arena”, the proposed amendment will remove permissions for a number of other existing uses, such as its existing international private school, autism school and centre, swimming pool, soccer facility, and day nursery.

As stated above, OPA 231 remains under appeal by our client as well as a number of other appellants. Zoning by-law amendments to implement the policy directions that are under appeal should not be brought forward until these outstanding issues are resolved and can be reflected comprehensively in an implementing by-law. Should Council elect to bring forward these by-law amendments at this time, we hereby request that any proposed by-law amendment adopted by Council include a site-specific exemption for all existing uses on the Property. We would be happy to meet with City staff to discuss this matter further.

Please acknowledge receipt of this letter and ensure that it is circulated to the Committee prior to its consideration of this item on June 28th. We also ask to be provided with written notice of any and all decisions relating to this matter.

Thank you for your consideration of this request.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read 'S. Leisk', is written over a light blue horizontal line.

Signe Leisk  
Partner

SL/JE/cm

cc. Lew Pliamm and Alaa Tannous, Champagne Centre Ltd.