

2 Champagne Drive – Application to amend the Zoning By-law – Preliminary Report

Date: May 2, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward 6: York-Centre

Planning Application Number: 21 252336 NNY 06 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 2 Champagne Drive to amend Zoning By-law No. 7625 which has the effect of removing the holding symbol (H), to make permanent the temporary minor variances under 21 122447 S45 06 TLAB, and to permit an 11-storey addition to the existing two-storey building to be used for overnight accommodation in association with a Professional Medical Office and Clinic.

This site is also subject to a site specific appeal of OPA 231 that is presently before the Ontario Land Tribunal (OLT) as the lands are designated *Employment Areas* under the Official Plan (2006, as amended).

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff seeks authorization to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the application located at 2 Champagne Drive together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning 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.

THE SITE

Description: The site has an approximate area of 39,601 square metres, frontages on both Champagne Drive and Finch Avenue West, measuring approximately 225 metres and 178 metres, respectively. The grading of the site gently descends in slope from north to south.

Existing Use: A two-storey building with indoor recreational facilities, retail uses, office uses, and various medical uses, including a hospital out-patient facility, medical offices, and a pharmacy. The site has driveway accesses onto both Champagne Drive and Finch Avenue West.

Official Plan Designation: Employment Areas

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning: Under the former North York Zoning By-law no. 7625, the site is zoned MC(H) or Industrial-Commercial Zone with a holding symbol, and a height limit of 30.48 metres.

See Attachments 5 and 6 of this report for excerpts of the Zoning By-law Maps. Instructions on how to obtain a copy of Zoning By-law no. 7625 may be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-bylaws/>

THE APPLICATION

Complete Application Submission Date:

The application was submitted on and deemed complete on December 31, 2021.

Description: Alterations to the existing two-storey non-residential building and outdoor area to accommodate an 11-storey (30.48 metres high, plus a 6.0 metre high mechanical penthouse) addition to be used for overnight accommodation in association with a Professional Medical Office and Clinic. The retail store, personal service shop, and office uses of the existing building as approved temporarily under file no. 21 122447 S45 06 TLAB, are proposed to be made permanent.

Density: 0.78 times the area of the site.

Non-residential Gross Floor Area: 30,998 square metres.

Overnight accommodation rooms: 300 rooms

Access, Parking and Loading: From both Champagne Drive and Finch Avenue West, at the north, east, and south ends of the site, access is proposed to a outdoor surface parking areas, containing loading facilities, 492 vehicular parking spaces, and 28 bicycle parking spaces.

Additional Information

See Attachments 1, 2a and 2b, 3 and 7 of this report for a location map, three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. 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/2champagnedr

Reason for the Application

The application proposes to amend Zoning By-law no. 7625, by removing the holding symbol which limits the maximum gross floor area of retail, personal service and office uses to the lesser of a floor space index ("FSI") of 0.5 or 5,000 square metres. The purpose of the holding provision is to maintain the viability of the employment areas. The site is subject to a July 22, 2021 decision by the Toronto Local Appeal Body (file no. 21 122447 S45 06 TLAB) to grant a minor variance permitting up to 15,000 square metres of combined gross floor area for retail stores, personal service shops and/or office uses in the following combination: no more than 3,000 square metres of retail and personal service shop uses and 12,000 square metres of office uses, and a reduction to the associated required parking to 450 parking spaces, for a maximum period of 3 years. The decision by the Toronto Local Appeal Body may be viewed at the following link: <https://www.toronto.ca/wp-content/uploads/2022/01/8cb4-TLAB-21-122447-S45-06-TLAB2-Champagne-DrFinal-DecisionJLeung.pdf>

The application also proposes to amend a number of performance standards to allow alterations to the existing two-storey building, in order to facilitate the construction of an 11-storey addition. The building addition would be used for overnight accommodation in association with Professional Medical Office and Clinic uses. Performance standards include but are not limited to: permitted uses; gross floor area and floor space index; building height projections; vehicular parking; bicycle parking; and loading. The application also will bring the site into the harmonized City-wide Zoning By-law no. 569-2013. Additional amendments to the Zoning By-laws may be identified as part of the application review.

On December 16, 2013, City Council adopted Official Plan Amendment ("OPA") No. 231, which brought forth economic health policies and the policies, designations and mapping for Employment Areas following the Five-Year Official Plan and Municipal Comprehensive Reviews regarding employment lands. OPA 231 included the land use redesignation of the site from *Employment Areas* to *General Employment Areas*. The City's decision can be accessed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

The owners of the site subsequently filed a site-specific appeal of OPA 231, that is currently before the Ontario Land Tribunal. The status of the site specific appeal regarding the subject lands and various other appeals to OPA 231 may be viewed at the following link: <https://www.omb.gov.on.ca/ecs/CaseDetail.aspx?n=PL140860>

On July 14, 2021, City Council adopted a settlement offer on the site-specific appeal regarding the subject lands. The settlement offer included redesignating the site to General Employment Areas, with site-specific exceptions, namely removing certain permitted uses and added new uses, including "Professional Medical Office" and "Clinic", and "overnight accommodations in association with a Professional Medical Office" and "Clinic." The Council Meeting item may be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC35.16>

The Tribunal has the final authority to make a final determination on the designation of the subject lands and has yet to do so. A final order on this site-specific appeal is required prior to consideration of the subject zoning by-law amendment application, for final approval.

Site Plan Control

The application is subject to Site Plan Control. No Site Plan Control application has been submitted.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The final disposition of the appeal to OPA 231;
- Appropriateness of the proposed scale of retail, personal, and office uses. Any new development must not adversely impact the viability of *Employment Areas*;
- The overall fit and transition of the proposed 11-storey building addition with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties. These aspects include but are not limited to:
 - Appropriateness of overall height in relation to the surrounding existing employment lands;
 - Appropriateness of the intensity of development, particularly the number of rooms for overnight accommodation units; and
- The quality of the public realm as improved by and interfaced with the proposed development, include but are not limited to:
 - The relationship of the ground floor and lower levels of the building to the outdoor surface areas proposed for parking and vehicle movements;
 - Provision of unencumbered sidewalks;
 - Adequate on-street and on-site provision of furniture, landscaping, and bicycle parking;
 - Preservation of existing mature public and private trees;
 - Adequate provision of trees to meet the Toronto Green Standard and the City's tree replacement policy;
 - Appropriate location, design, and number of vehicle ingress/egress points; and
 - Shadow and wind impacts on the public realm;
- The existing traffic control and movement conditions on Champagne Drive and Finch Avenue West and the anticipated traffic generation and potential movement conflicts;
- Adequacy of the proposed parking and loading space supply;
- Appropriateness of the proposed vehicular circulation layout, in terms of the following:

- reducing conflict and inconvenience to visitors on foot and by bicycle; and
- loading vehicle movements;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and,
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes.

Additional Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Location Map

Attachment 2a: 3D Model of Proposal in Context Looking Southwest

Attachment 2b: 3D Model of Proposal in Context Looking Northeast

Attachment 3: Site Plan

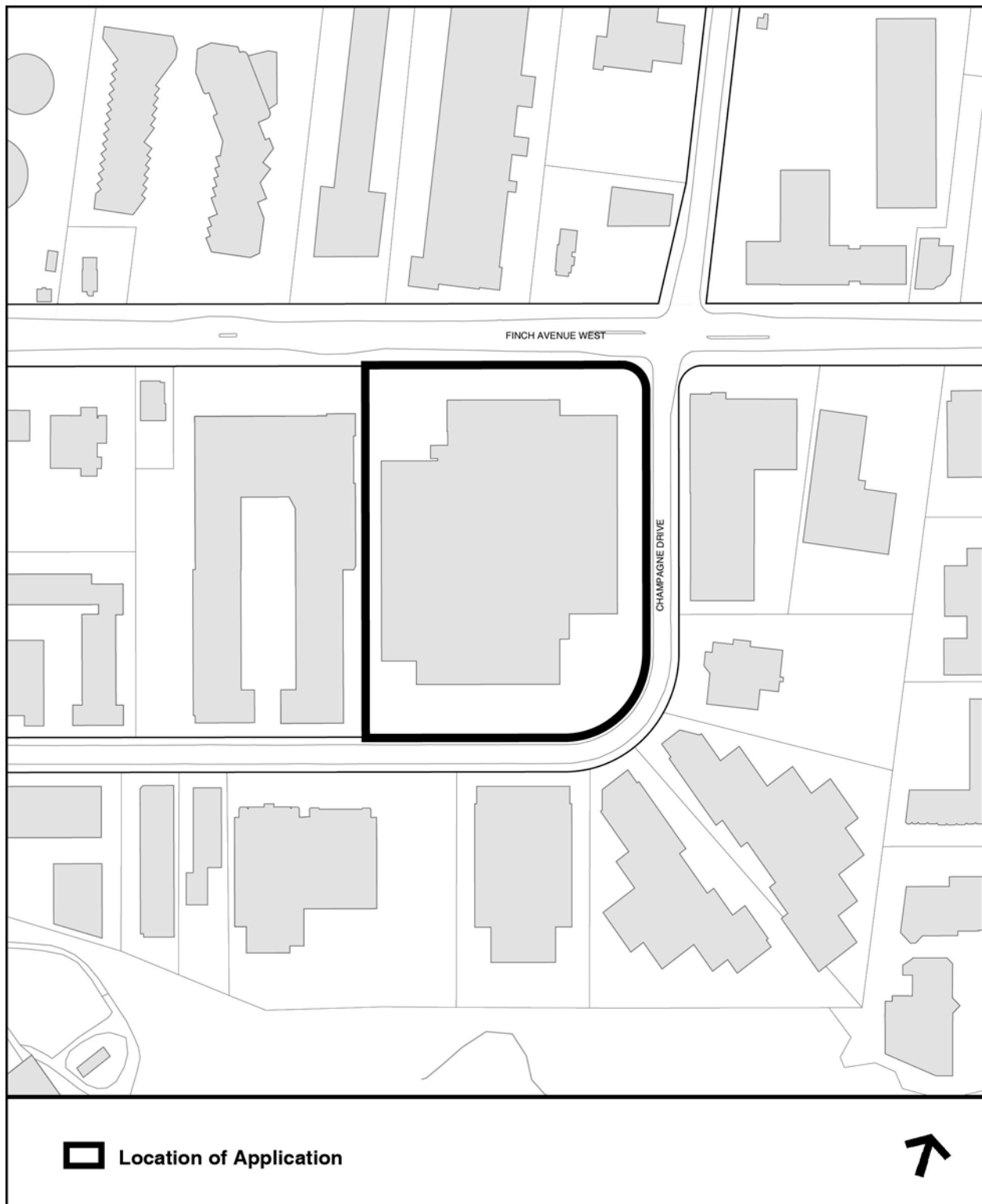
Attachment 4: Official Plan Map

Attachment 5: Zoning By-law no. 569-2013 Map

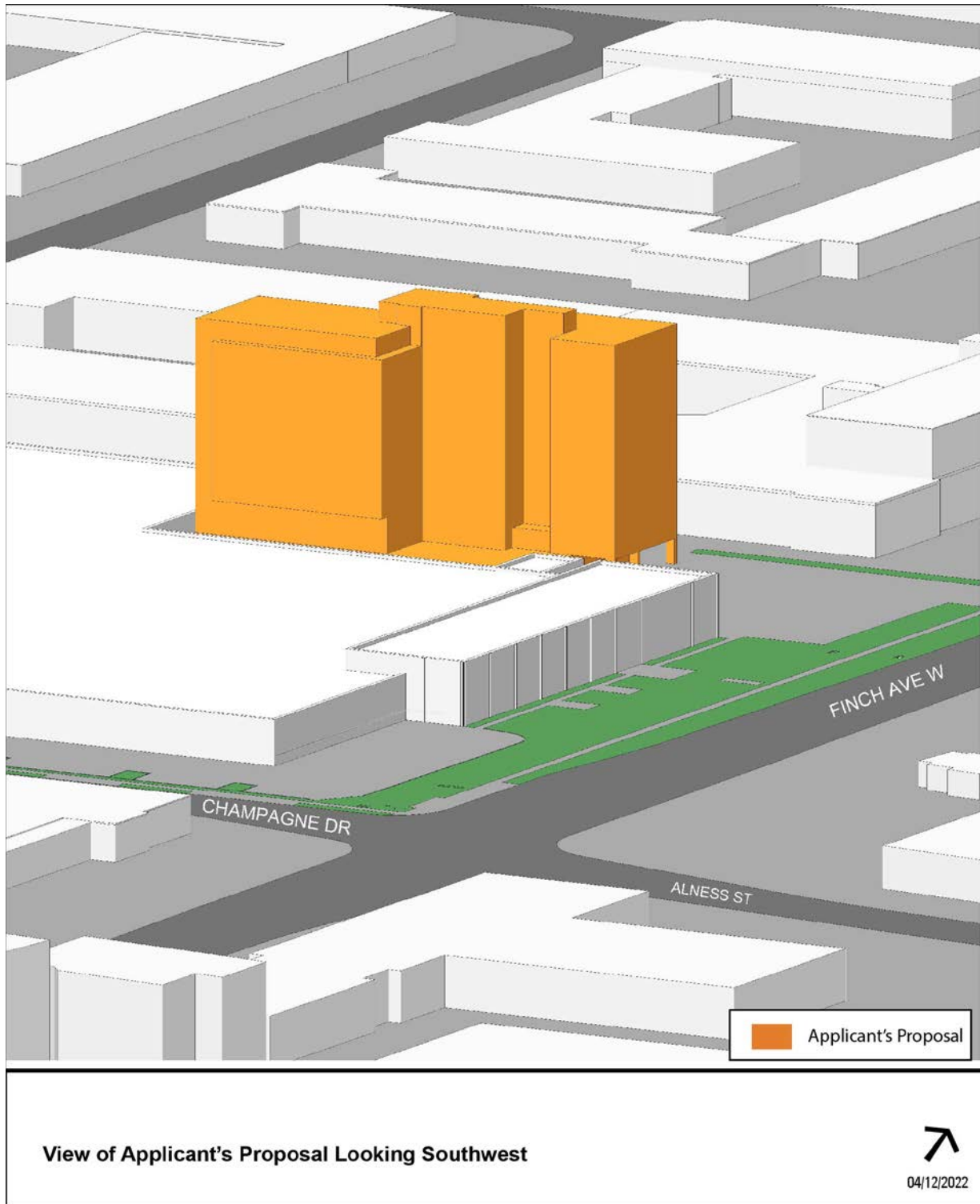
Attachment 6: Zoning By-law no. 7625 Map

Attachment 7: Application Data Sheet

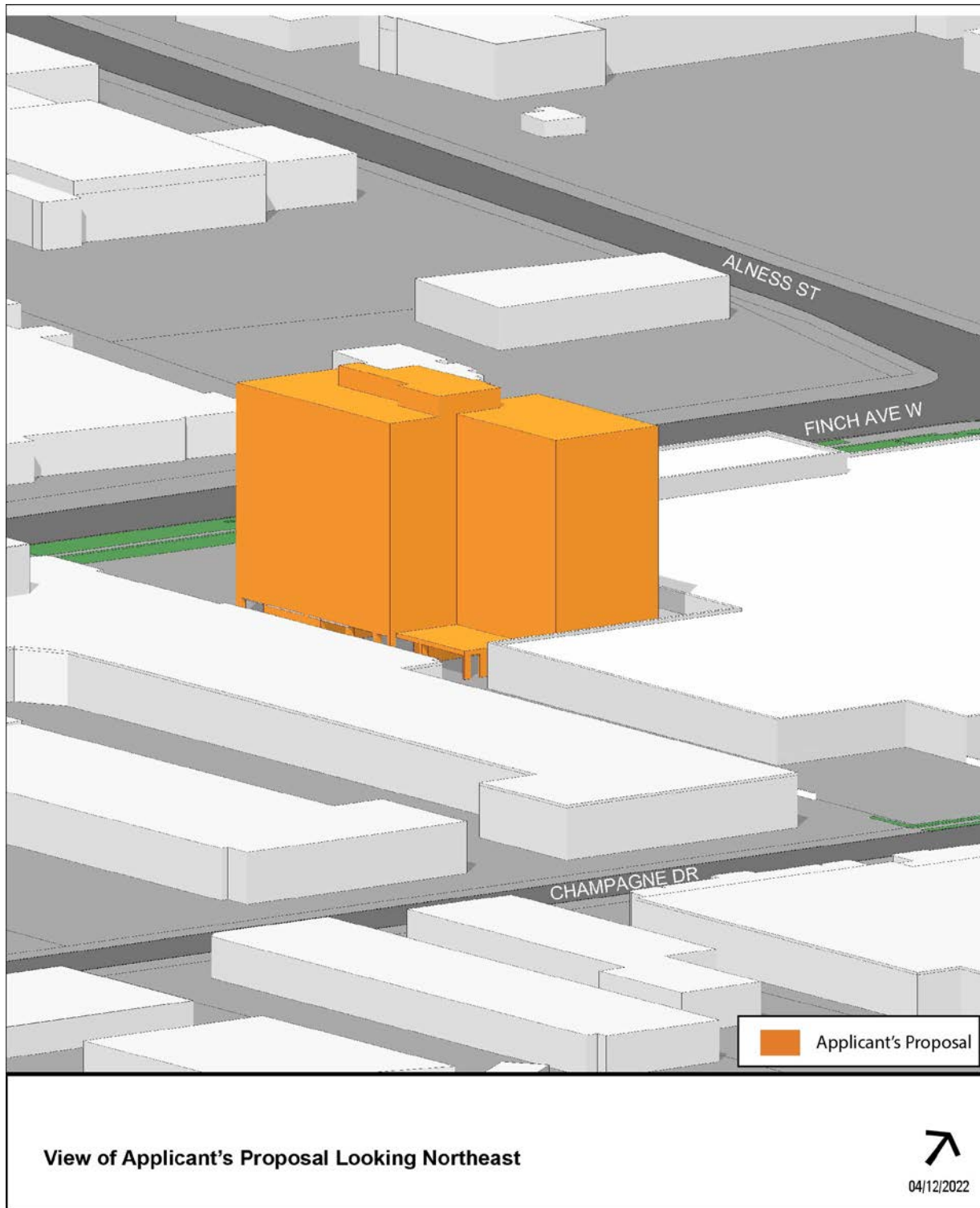
Attachment 1: Location Map



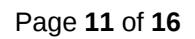
Attachment 2a: 3D Model of Proposal in Context Looking Southwest



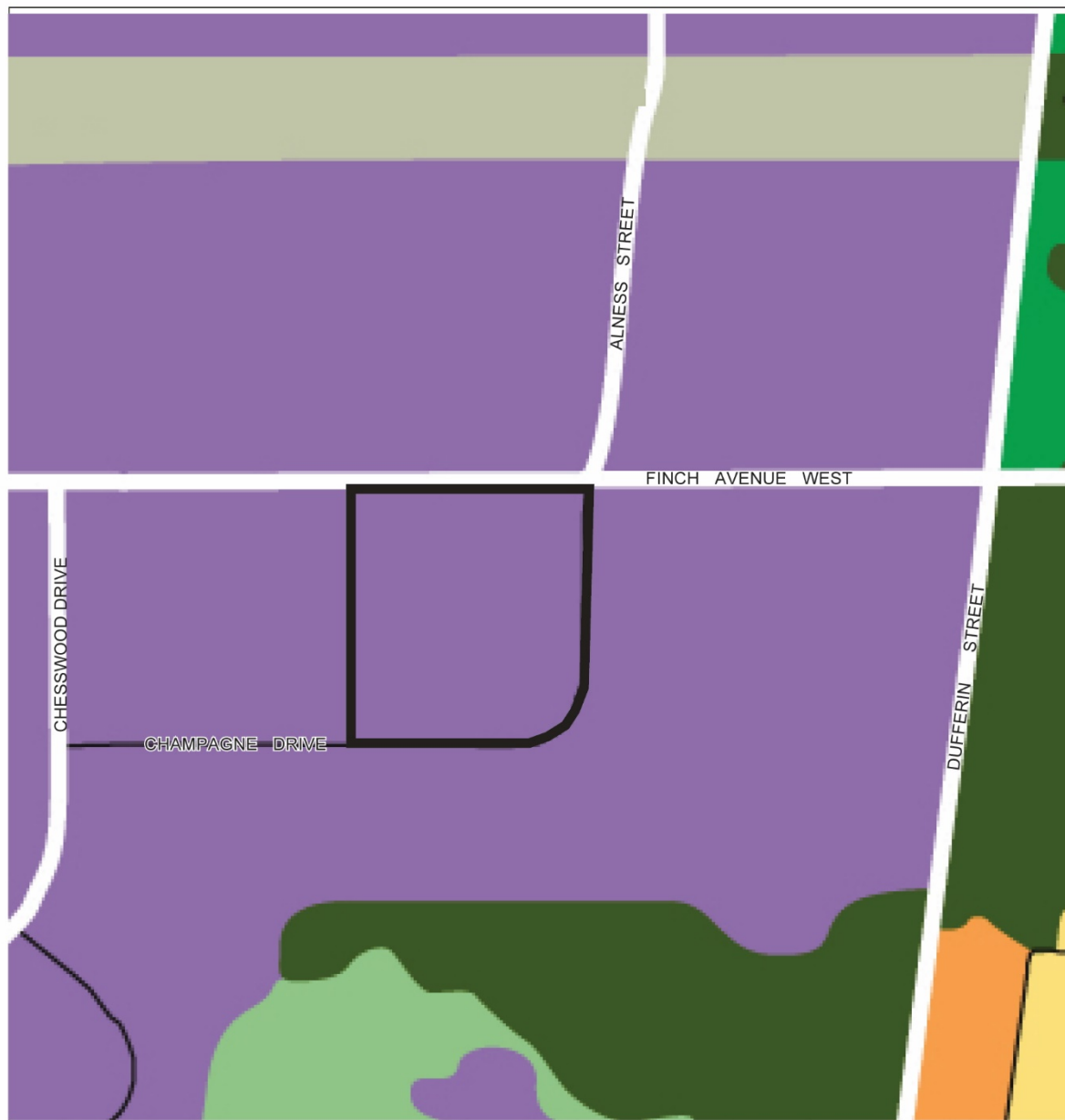
Attachment 2b: 3D Model of Proposal in Context Looking Northeast



Staff Report for Action - Preliminary Report - 2 Champagne Drive



Attachment 4: Official Plan Map



2 Champagne Drive

Official Plan Land Use Map #16

File # 21 252336 NNY 06 02

	Location of Application		Natural Areas		Institutional Areas
	Neighbourhoods		Parks		Utility Corridors
	Apartment Neighbourhoods		Other Open Space Areas		Employment Areas

↑
Not to Scale
05/02/2022

Attachment 5: Zoning By-law no. 569-2013 Map



Zoning By-law 569-2013

2 Champagne Drive

File # 21 252446 NNY 06 0Z



Location of Application

E
EH
ON
OC

Employment Industrial
Employment Heavy Industrial
Open Space Natural
Open Space Cemetery



See Former City of North York By-law No. 7625

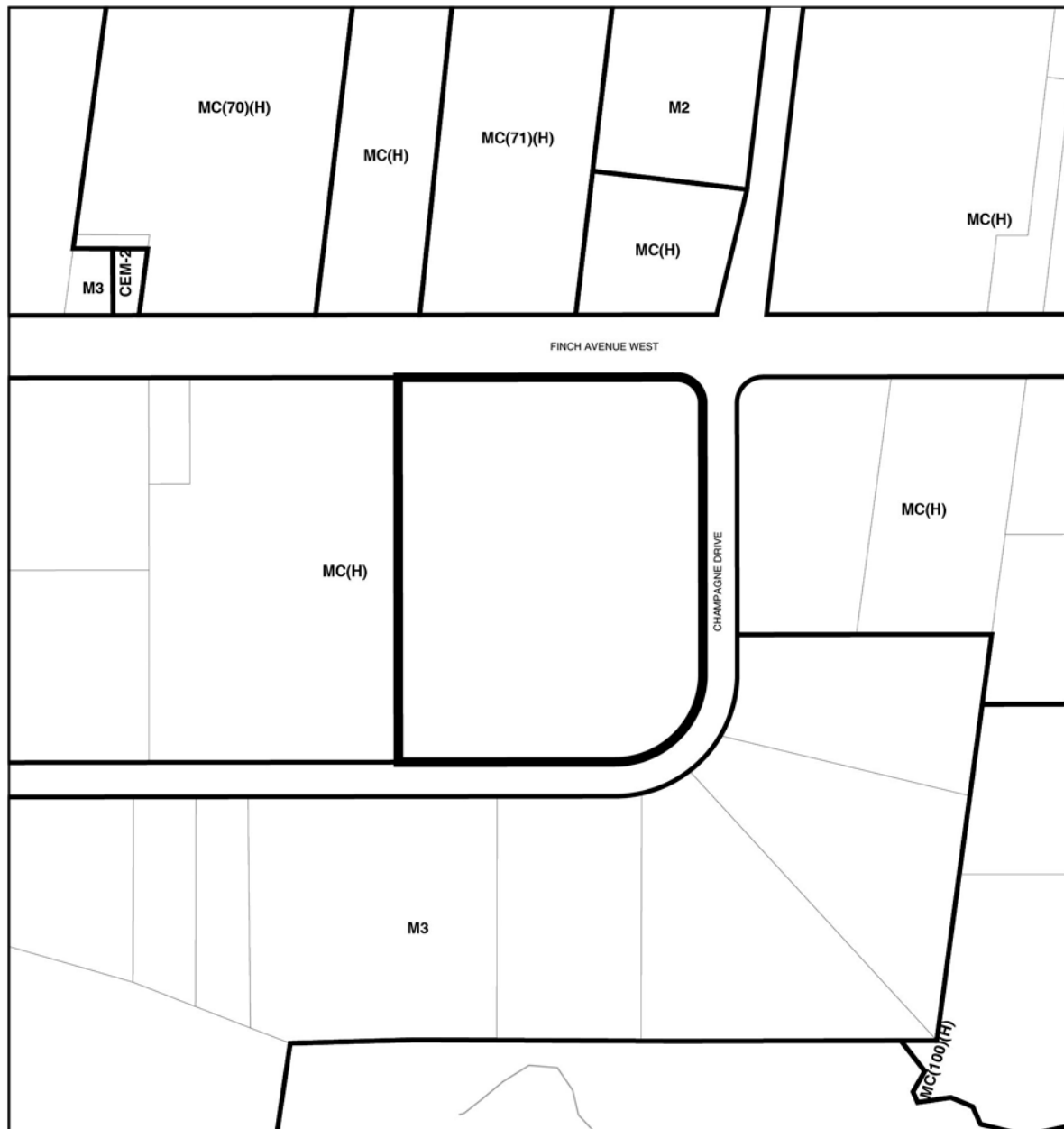
M3
MC
G

Industrial Zone Three
Industrial-Commercial Zone
Greenbelt Zone



Not to Scale
Extracted: 01/04/2022

Attachment 6: Zoning By-law no. 7625 Map



Zoning By-law 7625

2 Champagne Drive

File # 21 252446 NNY 06 0Z



Location of Application

- M2 Industrial Zone Two
- M3 Industrial Zone Three
- MC Industrial-Commercial Zone
- G Greenbelt Zone
- CEM-2 Restricted Cemetery Zone



Not to Scale
Extracted: 01/04/2022

Attachment 7: Application Data Sheet

Municipal Address:	2 CHAMPAGNE DRIVE	Date Received:	December 31, 2021
Application Number:	21 252336 NNY 06 OZ		
Application Type:	Rezoning		
Project Description:	Application to Amend the Zoning By-law to remove the holding symbol, to make permanent the temporary minor variances under 21 122447 S45 06 TLAB, and to permit an 11-storey addition to the existing building for overnight accommodation in association with a Professional Medical Office and Clinic.		
Applicant	Agent	Architect	Owner
JENNIFER EVOLA	GOLDBERG GROUP	ONESPACE UNLIMITED INC.	CHAMPAGNE CENTRE LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	MC(H)	Heritage Designation: N
Height Limit (m):	30.48	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	39,601	Frontage (m):	225.58	Depth (m):	178.37
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	22,219		2,244	22,213
Residential GFA (sq m):	0	0	0	0
Non-Residential GFA (sq m):	23,902	21,004	30,998	30,998
Total GFA (sq m):	23,902	21,004	30,998	30,998
Height - Storeys:	2		11	11
Height - Metres:	6.21		30.48	30.48

Lot Coverage Ratio (%) 56% Floor Space Index: 0.78

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	0	
Retail GFA:	559	
Office GFA:	11,776	
Industrial GFA:		
Institutional/Other GFA:	18,663	

Parking and Loading

Parking Spaces:	492	Bicycle Parking Spaces:	28	Loading Docks:	4
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CONTACT:

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