

PW28.5.1

April 3, 2018

File No. 97535

VIA EMAIL - pgmc@toronto.ca

**Chair David Shiner
and Members of the Planning Growth and Management Committee**
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins

Chair Shiner and Members of the Committee:

**Re: 900 York Mills Road - Official Plan Amendment
and Zoning Amendment Applications - Preliminary Report**
Re: PGMC Meeting April 5, 2018 , Agenda Item PG28.5

We are the solicitors for 2465855 Ontario Limited the owner of 900 York Mills Road. Our client seeks to obtain an Official Plan and Zoning amendment to permit a mixed-use redevelopment of the above-noted site with new office, retail and residential uses, while retaining and expanding the existing heritage-listed employment use the Westin Prince Hotel.

The Westin Prince Hotel may be unique in Toronto, a heritage listed 4 star luxury hotel, located outside of the City's downtown. As the Committee would be aware, many suburban Toronto hotels have been demolished in the past two decades. The Inn on the Park, the Valhalla Inn and the Seaway Hotel are prominent examples of hotels that have been demolished to permit redevelopment.

The proposal contemplates significant new investment in the hotel. This comprises a new rear addition to the existing 21-storey hotel, including a new 10-storey hotel building , a new ballroom and an expanded hotel conference centre.

Along York Mills Road where there are currently large surface parking lots, two residential mixed-use towers with heights of 32 and 26 storeys along with a new 8-storey mid-rise office building will be constructed.

A report commissioned by our client attached to this correspondence by UrbanMetrics Inc. dated February 5, 2018 makes the following findings:

Standard Life Centre, Suite 510, 121 King St. W., P.O. Box 105, Toronto, ON M5H 3T9

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“Our estimates suggest that the proposed development is expected to accommodate approximately 1,460 jobs within the existing and expanded hotel, office building, retail/service establishments, plus work-at-home jobs. This represents a significant increase from the approximately 297 jobs that are currently located on the subject site in the Westin Prince Hotel.”

Although this application is characterized as an employment conversion, the only lands that will have their use changed are surface parking lots which will be used to establish new employment and residential uses.

Our client has already conducted 2 community information meetings with members of the local community and the Don Mills Residents Inc. and the proposal was well received by those who attended .

We support the recommendations of the preliminary report and look forward to presenting our client’s development application at a community consultation meeting arranged by the City.

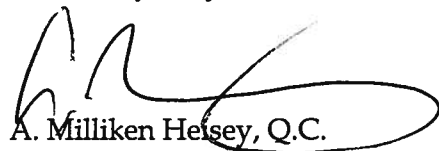
We believe this application offers the City real opportunities for new employment of the kind presented by the 158 Sterling Road Castlepoint application in Ward 18 and the 844 Eglinton Road Celestica application in Ward 26, both of which were approved by this Committee.

Kindly provide the author with written notice of any further meetings and/or decisions by Council or its Committees in respect of this matter and provide the author with Notice of Adoption of any Official Plan Amendment or Notice of Passing of any Zoning Bylaw Amendment.

We would request copies of the Minutes of this meeting of PGMC and any Council meeting addressing this matter.

Kindly acknowledge receipt of this letter in writing.

Yours very truly,



A. Milliken Heisey, Q.C.

AMH/lg

Attachment

cc: 2465855 Ontario Limited, The Prince Hotel
cc: Councillor Denzil Minnan Wong, Ward 34
cc: UrbanMetrics Inc., Doug Annand
cc: Peter Smith, Bousfields
cc: David Bronskill, Co-counsel
cc: clerk@toronto.ca