



**James  Pasternak**  
Councillor | York Centre - Downsview

**Toronto City Hall**

City Hall, 100 Queen St. West, 2<sup>nd</sup> Floor, A22  
Toronto, Ontario M5H 2N2

**March 25<sup>th</sup>, 2022**

**Planning and Housing Committee**  
**Toronto City Hall**  
**100 Queen Street West**  
**Toronto, ON M5H 2N2**

**RE: SUPPORTING CONVERSION REQUEST #19 – MONTECASSINO INC. – 3710 CHESSWOOD DR.**

Dear Planning and Housing Committee members,

As Councillor for Ward 6 North-York Centre, I am writing in support of the employment lands conversion #19 – MONTECASSINO INC. – 3710 CHESSWOOD DR. I have reviewed the conversion request submitted to City Planning requesting to transition the lands in question from the General Employment Area designation to the Mixed Use Area designation. I then encourage this committee to support the proposal due to the following reasons:

1. The Downsview area has begun experiencing significant change after the recent addition of the new Downsview Park subway and GO stations which will be supporting future transit oriented development.
2. The proposal seems to be in line with future mixed use development proposed directly south of the lands in question, by Northcrest Developments and subject to the City initiated: Update Downsview process.
3. The proposal should transition well to the rest of the employment lands as existing buildings directly to the west, north and south of the site, include office and commercial spaces.
4. The applicant is proposing the introduction of important community building benefits as the proposed building will be home to a new hotel aimed at providing newcomers to Canada a place to stay as they secure some form of permanent housing, as well as an estimate 700 new affordable housing units.

Sincerely,

**Councillor James Pasternak**  
Toronto - Ward 6, York Centre - Downsview  
Chair, North York Community Council

