

March 24, 2022

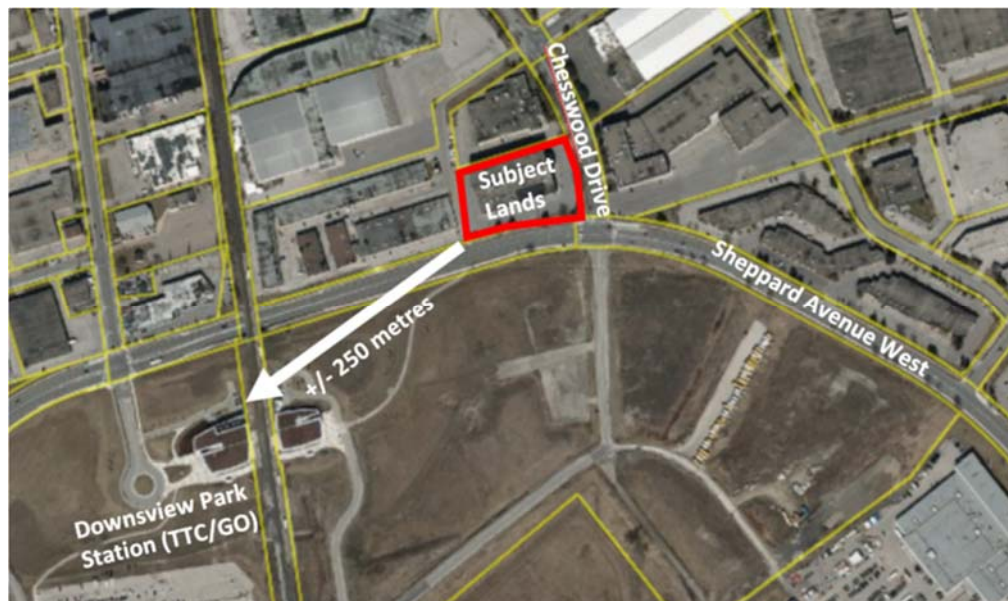
Deputy -Mayor Ana Bailao, Chair, and Members  
City of Toronto Planning and Housing Committee  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Dear Deputy-Mayor Bailao and Members of the Committee:

**RE: ITEM PH32.8 - OUR PLAN TORONTO  
EMPLOYMENT AREA CONVERSION REQUESTS – PRELIMINARY ASSESSMENTS GROUP 3  
(REQUEST #19 – 3710 CHESSWOOD DRIVE)  
OUR FILE: Y5100A**

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On behalf of our client, Montecassino Inc. please accept our comments and suggested motion regarding the Staff Report commenting on the conversion request of the lands municipally addressed as 3710 Chesswood Drive (**Figure 1**) in the City of Toronto from General Employment Area to Mixed Use Areas. The Subject Lands are located within 250 metres of the Downsview Park TTC and GO Stations (proposed to be designated as a Protected Major Transit Station Area).



**Figure 1:** Location of the Subject Lands

## **REQUEST FOR DIRECTION TO STAFF**

We are requesting that the Committee consider adopting the below motion to direct staff to further review specific elements of our proposal and support the Conversion Request.

***"Staff be directed to report to Planning & Housing Committee as part of the MCR process on the conversion request for 3710 Chesswood Drive in order to have the lands converted to Mixed Use Area designation to allow for the redevelopment of the lands which includes Newcomer's Hotel and Affordable Rental Housing components."***

## **PROPOSAL DETAILS**

***The Staff Report does not reference a number of aspects of the proposal which we would like to bring to the Committee's attention.***

A substantive submission including Planning Analysis, Compatibility / Mitigation Report, Economic Analysis and Site & Building Design Drawings were submitted in support of the conversion request. See proposed site plan and elevations below.



**Figure 2** – Updated Conceptual Site Plan for Proposed Mixed Use Residential (Affordable Housing) & Hotel



**Figure 3 – Updated Conceptual Massing of the Proposed Mixed Use Development**

Details of the proposal submitted for the conversion request have not been identified in the Preliminary Analysis by City Staff:

1. **Newcomer's Hotel:** A "Newcomers" hotel (144 suites) is proposed, which will not only replace the existing onsite hotel, but will also serve to provide a hotel service that is focused on providing new immigrants to Canada with a place to stay (approximately 30 to 90 days), until such time that they can secure some form of permanent housing. Montecassino Inc. has begun discussions with Costi and other United Way organizations to partner in the Newcomer Hotel operations all of whom are recognized service providers under the Federal Resettlement Assistance Program.
2. **Affordable Housing Units:** The proposal includes 100% affordable rental housing units. Based on the current design, this equates to 712 units made up of:
 

• One-bedroom units:	312 (44%)
• Two-bedroom units:	328 (46%)
• Three-bedroom units:	72 (10%)
• Total Affordable Housing Units:	<b>712</b>
3. **Employment is Maintained:** In addition to the Newcomer's Hotel, an approximate 3,400 sq ft daycare is proposed as well as approximately 13,100 sq ft of commercial / live work space on the ground floor. We anticipate 67 jobs to be created, which is an increase from the 18 jobs that exist on the property today.

4. **Compatibility:** Based on the Compatibility / Mitigation Analysis prepared by SLR, the proposal is compatible with surrounding employment land uses (mainly light industrial, retail and service commercial in nature). Further it is fully compatible with the mixed use redevelopment of the Downsview

The Subject Lands represent situation where a conversion is appropriate, given that the existing use of the Subject Lands represents an underutilization of the Subject Lands in comparison to the proposed mixed-use development which could occur as shown in the Site and Building Design and also considering the marginal impact of the removal of the 2.2 acres of land would have on the City's supply of employment lands.

The proposal provides significant public benefits including a newcomer's hotel and affordable housing while intensifying lands within a Protected Major Transit Station Area.

Please feel free to contact us if you have any questions or wish to discuss further.

Thank you.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'D. McKay', is written over a light orange rectangular background.

David A. McKay, MSc, MLAI, MCIP, RPP  
Vice President & Partner