



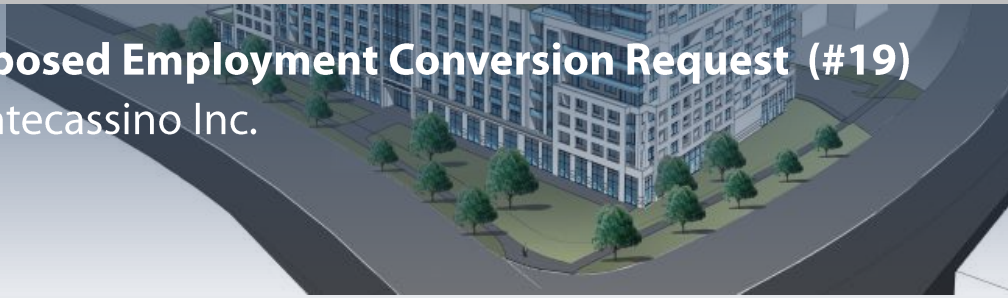
# 3710 CHESSWOOD DRIVE

TORONTO | PLANNING & HOUSING COMMITTEE (PHC) MEETING

March 25, 2022

**Proposed Employment Conversion Request (#19)**

Montecassino Inc.



# Location Map



# Proposed Development



- Request for conversion of subject lands from “General Employment Area” to “Mixed Use Area”
- Two (2) 35-storey mixed use towers, connected by an 8-storey podium, including 100% affordable rental units (712 units)
- “Newcomers Hotel” on Floors 2-8 (provides new immigrants with a temporary living arrangement – approximately 30 to 90 days)
- Mix of ground floor uses – live/work uses along Sheppard Avenue, day nursery, hotel offices and amenities, etc.



# Key Project Statistics



- 712 affordable rental units (100% of total units)

One-bedroom units:	312 (44%)
Two-bedroom units:	328 (46%)
Three-bedroom units:	72 (10%)
- 104 existing hotel suites to be replaced with 144 new hotel suites for newcomers
- 67 jobs to be created – an increase from 18 existing jobs

# Site Concept





# Building Renderings



View looking northwest at subject lands



View looking southeast at subject lands

# Request of Committee



Provide direction to Staff in Support of the Conversion through the following motion:

***"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."***