



Councillor
James Pasternak
York Centre

Toronto City Hall

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

July 19, 2023

**Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2**

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

Dear Colleagues

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 is in line with future mix 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 for new immigrants to Canada a place to stay as they secure some form of permanent housing, as well as an estimate 700 new affordable rental housing units, and a daycare.

Sincerely,

Councillor James Pasternak
Toronto - Ward 6, York Centre
Chair, North York Community Council
Chair, General Government Committee