



*City Councillor*  
**Vincent Crisanti**



Wednesday, November 29, 2023

**Supporting Purpose Built Rental Homes in Etobicoke North**

65 Rexdale Blvd. has been home to the International Muslim Organization's (IMO) mosque since 1994. It has been used as and will remain as a place of worship by a large and committed congregation.

The City of Toronto is in the midst of a housing crisis. The City has pledged to build 285,000 homes by 2021. The IMO seeks to redevelop their site to construct a new, nine storey residential rental building with approximately 220 rental units, a new publicly accessible park and to rebuild the mosque. Twenty to thirty percent of the units will be affordable pursuant to CMHC guidelines.

This site is appropriate for a mixed use development as it is across the street from another multi-residential building and a short walk to community amenities such as Toronto Public Library's Northern Elms branch, a pharmacy, a bank, and a variety of large-format retail stores. 65 Rexdale Blvd. is also in proximity to properties used for light industrial activity, such as logistics firms, that in other contexts could be viewed as a transition area to mixed use development.

This is a request for a Minister's Zoning Order (MZO) to permit a mixed use development. As such, site plan approval would continue to be required to review the proposal against functional servicing, transportation, and other technical compliance requirements. City staff held a pre-application meeting with the proponent's representatives earlier this year. An MZO would bypass the required City approvals to permit the proposed uses on the site. Requiring site plan approval would allow City staff and the proponent to work collaboratively to identify necessary interventions to meet City requirements, including the necessary noise studies to mitigate from noise generated by Pearson International Airport.

Councillor, Ward 1 – Etobicoke North

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## Recommendations

Planning and Housing Committee recommends that:

1. City Council request that the Minister of Municipal Affairs and Housing enact a Minister's Zoning Order (MZO) pursuant to section 47 of the Planning Act in order to permit residential and mixed use development with a minimum of 220 purpose built rental units, of which 20 to 30% will be affordable rental units for a period of 99 years and retail uses, and continuation of the existing place of worship and community centre uses on 65 Rexdale Boulevard.
2. City Council request that the Minister's Zoning Order sets out that site plan approval authority remains the City's jurisdiction and section 114 of the City of Toronto Act, 2006 shall apply to the lands described in the Minister's Zoning Order.
3. City Council request that the Ministry of Municipal Affairs and Housing undertake a review of the Minister's Zoning Order in two years from its issuance and if reasonable progress on the proposed development has not occurred, then the Minister consider rescinding it following consultation with the City.

Sincerely,



Vincent Crisanti  
Toronto City Councillor  
Ward 1 Etobicoke North

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