

**591 Dundas Street East – Regent Park –
Rezoning Application- Preliminary Report**

Date:	April 12, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale [or All]
Reference Number:	09 117788 STE 28 OZ

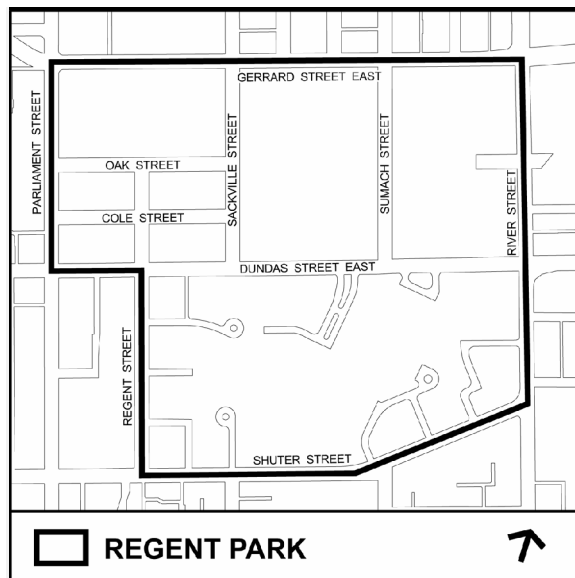
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

Toronto Community Housing Corporation has made application for the Regent Park revitalization area. The application proposes changes to the zoning to allow for “live/work” at grade as a permitted use as well as the removal of the reference to the number of “storeys” leaving maximum heights in place for all lands within the Regent Park Secondary Plan Area. In addition, for Phase 2 lands only, the proposed changes are with respect to heights and location of towers within Phase 2 lands.

This report provides preliminary information on the above-noted application and seeks Community Council’s directions on further processing of the applications and on the community consultation process.

The next step is to undertake a community consultation meeting to enable the public to review the applicant’s submission and ask questions of City staff and the applicant.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

There are no financial implications resulting from the adoption of this report. Financial implications of the multi-phase Regent Park Revitalization Plan were previously reported to Council as part of an overall financial strategy.

DECISION HISTORY

Council has previously endorsed the redevelopment of Regent Park by Toronto Community Housing Corporation (TCHC) and has taken a number of actions with respect to planning approvals for the redevelopment.

- At its meeting of July 22-24, 2003, Council directed that the interdepartmental review of the redevelopment proposal be undertaken as a priority.
- At its meeting of February 1-3, 2005, Council adopted a report (dated January 4, 2005) from the Director of Community Planning, South District, recommending approval of the Regent Park Secondary Plan and an area-specific zoning by-law, subject to Holding provisions. The Secondary Plan and zoning were appealed to the Ontario Municipal Board (OMB). The OMB issued an order on June 30, 2005 approving the Secondary Plan and a slightly revised zoning by-law, endorsing a settlement agreed upon between the appellant, the City and the TCHC.
- At its meeting of April 12-14, 2005, Council considered a City Planning report (dated March 16, 2005) regarding a Draft Plan of Subdivision for Regent Park. The City approved a Draft Plan of Subdivision for the Regent Park redevelopment on May 31, 2005.
- At its meeting of September 28-30, 2005 Council removed the Holding Symbol from the Zoning By-law for the first phase of the redevelopment and adopted a Community Facilities Strategy for Regent Park.
- At its meeting of October 23, 2007 Council removed the Holding Symbol for a parcel of land in Regent Park for the construction of an indoor swimming pool on the central park lands for the neighbourhood.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

On March 17, 2009 TCHC made an application for amendments to area-specific Zoning By-law No. 141-2005 and City of Toronto By-law 438-86 for the Regent Park revitalization area. Within the Regent Park Secondary Plan area, the requested zoning by-law amendments are to allow for:

- Increase in height for Type “B” Tower from 75 metres to 77 metres
- Removal of the reference to the number of “storeys” leaving only the reference to maximum heights in metres
- Add live/work at grade as a permitted use

In addition, zoning by-law amendments for lands within Phase 2 only are to allow for:

- Amendments to the heights on Map 51H-313 (See Attachment 1)
- Amendments to the tower locations and the addition of a third Type “B” Tower (See Attachment 2).

Site and Surrounding Area

TCHC, the City-owned, non-profit housing corporation, is undertaking the phased redevelopment of Regent Park. The redevelopment is central to the revitalization of one of Canada’s largest and oldest public housing developments to result in a mixed-use, mixed-income neighbourhood. Regent Park comprises approximately 28 hectares (70 acres) of land on the eastern edge of downtown Toronto. The original development was made up of two “mega-blocks.” North Regent Park is bounded by Dundas Street East, River Street, Gerrard Street East, and Parliament Street and is primarily developed with three-storey and six-storey apartment buildings fitting one of two standard designs, along with some townhouses. South Regent Park is bounded by Dundas Street East, River Street, Shuter Street, and Regent Street and developed with a mix of modernist high-rise apartment buildings and town houses. In 2005, Regent Park contained 2,083 rent-geared-to-income dwelling units owned and operated by the Toronto Community Housing Corporation.

Redevelopment is expected to take place in six (or fewer) phases. It is expected that the redevelopment will support a mix of approximately 5,400 rental and ownership housing units. This involves the demolition of the existing residential units and replacing them with a mixed-use neighbourhood. The redevelopment will reintroduce the grid street network, incorporate green technologies, provide a full range of community services and

facilities, create new parks and open spaces as well as new employment and commercial opportunities to help better integrate the site with the surrounding neighbourhoods.

Surrounding neighbourhoods accommodate a number of built-forms and mixes of land use. To the north lies Cabbagetown, a late 19th century residential neighbourhood that has undergone substantial reinvestment in recent decades. Queen-River lies to the east, an area of mixed industrial and residential uses that is evolving to more residential uses alongside commercial and service sector uses. Trefann Court lies to south containing primarily a mix of non-profit and market housing, along with commercial development lining Queen Street East. King-Parliament and the West Don Lands lie further to the south and they are areas targeted for significant reinvestment and redevelopment. The South of Carlton area, or South Cabbagetown, to the west of Regent Park, is a residential area with a mix of commercial and residential uses lining Dundas Street East and Gerrard Street East.

Redevelopment of Regent Park - Phase 1 is currently under construction. It is located north of Dundas Street East and east of Parliament Street. It will also allow for the introduction of two east-west streets (Cole Street and Oak Street) as well as extension north of Dundas Street East of Regent and Sacville Streets. The occupancy of the first rental replacement buildings is expected in the Spring 2009.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Regent Park Planning Framework

The development is located within the "Downtown and Central Waterfront" area on Map 2 – Urban Structure and includes lands designated as "Apartment Neighbourhoods," "Mixed Use Areas" and "Parks" on Map 18 – Land Use Plan.

At its meeting of February 1-3, 2005, Council adopted a report (dated January 4, 2005) from the Director of Community Planning, South District, recommending approval of the Regent Park Secondary Plan and an area-specific zoning by-law, subject to Holding provisions. The Secondary Plan and zoning were appealed to the Ontario Municipal Board (OMB). The OMB issued an order on June 30, 2005 approving the Secondary Plan and a slightly revised zoning by-law, endorsing a settlement agreed upon between the appellant, the City and the TCHC.

The Secondary Plan sets out objectives for the redevelopment of the Regent Park neighbourhood and redesignates the lands in the neighbourhood. It sets policies respecting neighbourhood structure, form and amenity, land use, urban design, housing, community services, transportation and other matters.

The area-specific Zoning By-law No.141-2005, is subject to holding (Holding Symbol (h)) provisions pursuant to Section 36 of the Planning Act. Lands are designated R4A(h), a residential designation which also includes permission for certain non-residential uses), CR9(h) mixed commercial-residential and G(h) parks. The by-law does not limit density of development, but does set height limits for the area.

Lifting of the “H”

The Holding Symbol is an important strategy to ensure that necessary infrastructure and facilities are in place prior to redevelopment of each phase and that important matters of public interest are being achieved as redevelopment proceeds. Policy 4.1.4 of the Regent Park Secondary Plan sets out the conditions that must be met prior to the removal of the holding symbol:

“4.1.4 The holding symbol may be removed incrementally or in phases, upon application by the owner to the City and only as the following plans and studies have been provided and appropriate conditions secured through an agreement or agreements binding on the owner entered into pursuant to Section 37, 41, 51 or 53 of the Planning Act:

- a. Housing Issues Update;
- b. Urban Design Guidelines Update;
- c. Community Facilities Strategy and Update;
- d. Archaeology Assessment and Heritage Impact Statement;
- e. Arborist/Tree Preservation Report;
- f. Transportation Impact Study and Update, including appropriate consideration of parking, loading, traffic operations and transit improvements;
- g. Servicing and Stormwater Management Report;
- h. Tenant Relocation and Assistance Plan; and
- i. Consideration of financial implications and the timing of the provision of municipal infrastructure and services set out above.”

It is expected that TCHC will make an application to lift the Holding Symbol (h) for Phase 2 of the Regent Park redevelopment after Council's decision on this rezoning application.

Site Plan Control

Application for Site Plan Control is required and has not been submitted. It will proceed once the Holding Symbol (h) for Phase 2 has been lifted.

Reasons for the Application

The application is for amendments to area-specific Zoning By-law No. 141-2005 and City of Toronto By-law 438-86 for the Regent Park revitalization area. The proposed amendments are a departure from the original plan for Regent Park revitalization. TCHC asserts that these modifications are a result of lessons learned from Phase 1 and changing opportunities (i.e. community facilities) that did not exist at the time the Secondary Plan and area-specific zoning by-law were approved.

COMMENTS

Application Submission

In discussions with Planning staff, it was agreed that for this rezoning application it would be appropriate to have reduced submission requirements, as shortly after City Council makes a decision on this rezoning application's final report, an application to lift the Holding Symbol for Phase 2 will be made and all updated studies as listed above will be required. Documentation submitted as part of this application include Plan of Survey, Planning Rationale & Transportation Impact Study.

Fees

As described in Council Motion J(13) July 20, 2004: Regent Park – Deferral of Planning Application Fees for TCHC, planning applications fees have been deferred until such time as the percentage of the neighbourhood to be comprised of non-profit housing is known and the fees for the market housing can be calculated.

Issues to be Resolved

The following issues identified by staff will need to be reviewed and addressed, and include:

- appropriateness of additional "B" type tower and heights being requested;
- shadow impacts of proposed towers on neighbouring park space;
- assessment of traffic and transportation impacts;
- determination if a wind study is required; and
- the ability to meet the intent and spirit of the Regent Park Secondary Plan and other applicable planning policies including the Provincial Policy Statement.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Regent Park Phasing Plan 2009
Attachment 2: Proposed Changes to Height Map – Phase 2
Attachment 3: Proposed Changes to Tower Location Map – Phase 2
Attachment 4: Zoning Map 4
Attachment 5: Zoning Map 1 of 2
Attachment 6: Council Motion J(13) July 20, 2004: Regent Park – Deferral of Planning Application Fees for Toronto Community housing Corporation
Attachment 7: Application Data Sheet

Attachment 1: Regent Park Phasing Map 2009



Phasing Plan

Applicant's Submitted Drawing

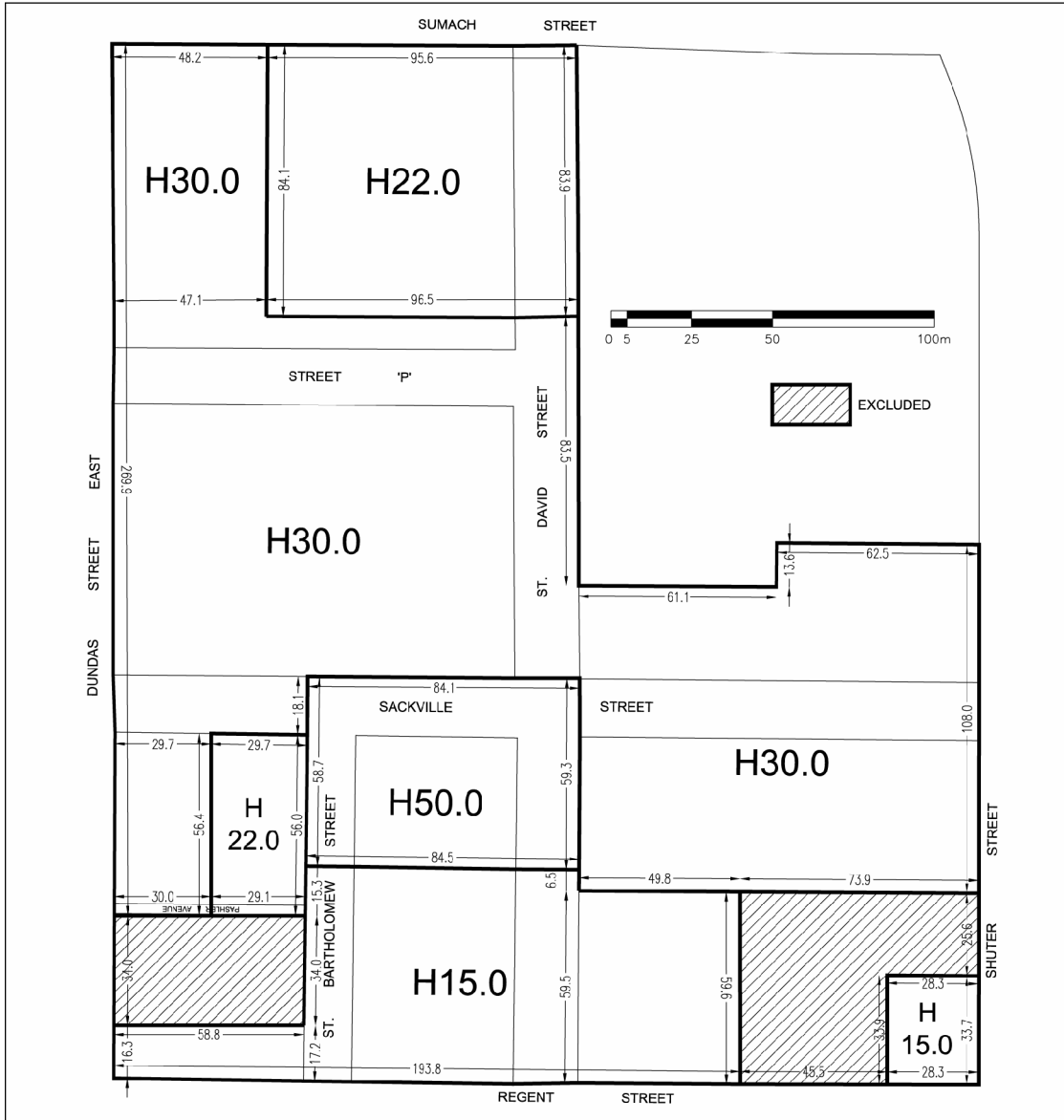
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04/16/2009



Regent Park

File # 09_117788

Attachment 2: Proposed Changes to Height Map – Phase 2



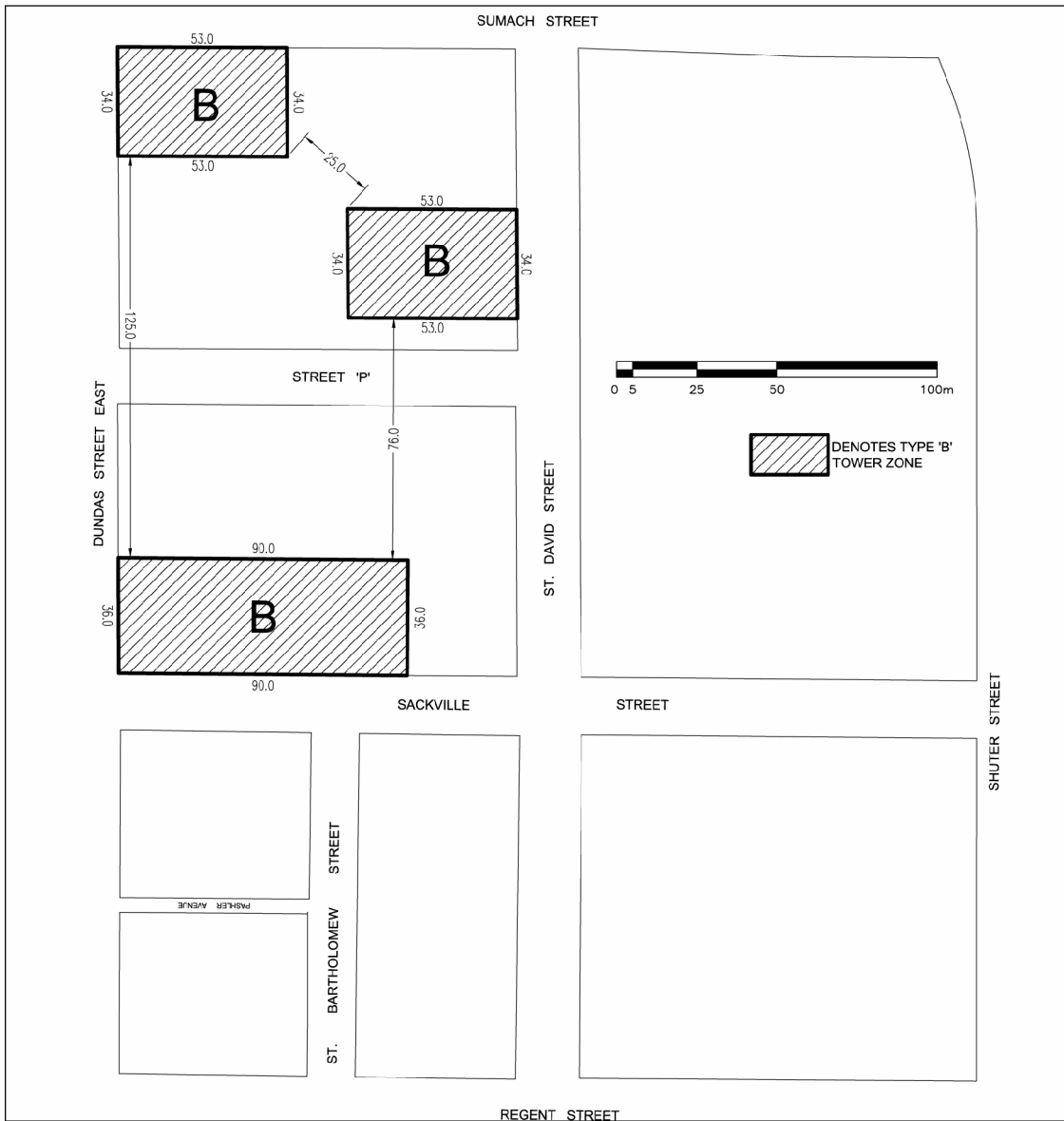
Map 1
Amendment to Map 4 of Bylaw 141-2005

Regent Park
(591 Dundas Street East)
File # 09_117784



04/16/2009

Attachment 3: Proposed Changes to Tower Location Map – Phase 2



Map 2
Amendment to Map 1 of 2 of Bylaw 141-2005

Regent Park
(591 Dundas Street East)

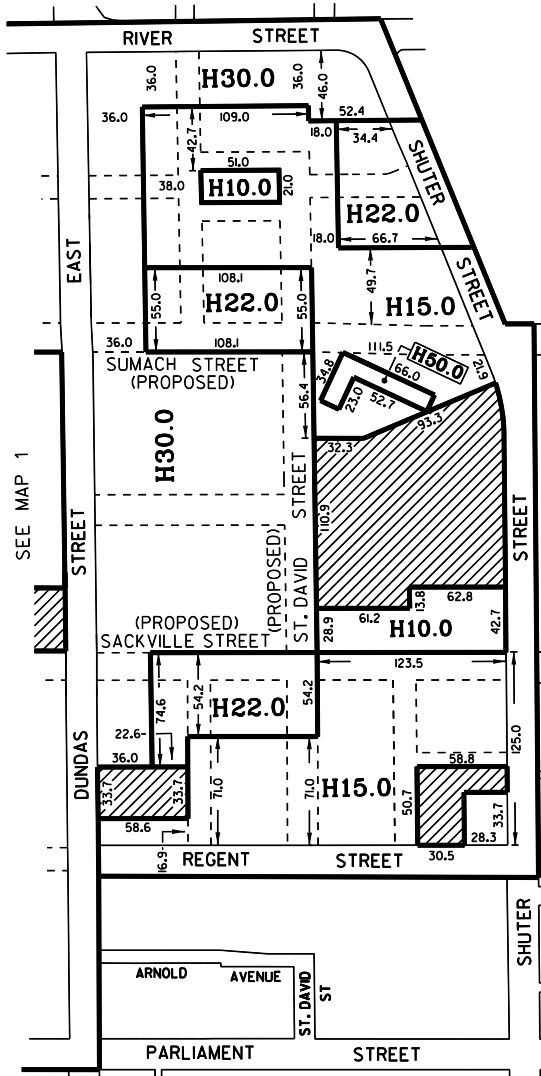
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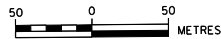
Attachment 4: Zoning Map 4 (Bylaw 141-2005)

MAP 4



--- PROPOSED ROADS

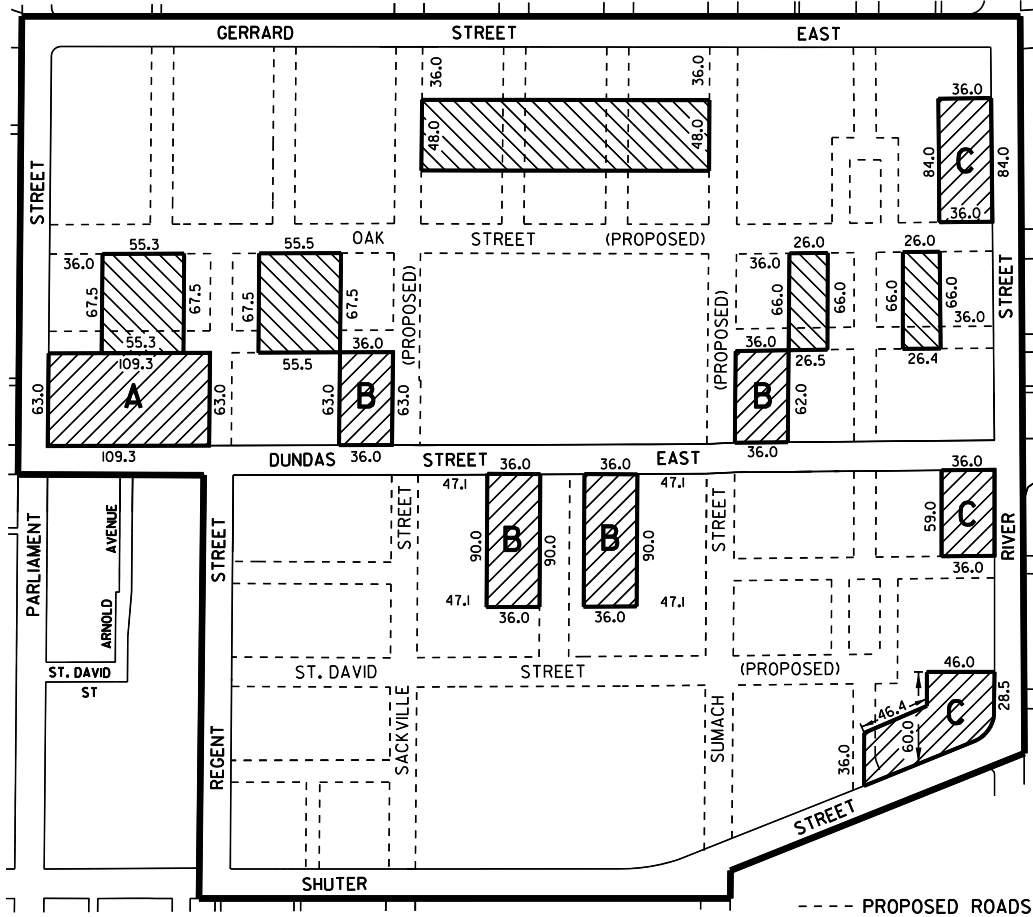
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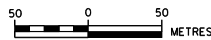
WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO FEBRUARY 10, 2005
 BLOS/REGENT4.DGN
 FILES: 2402.53-3, S30-RP1
 MAP No. 51H-313 DRAWN: VG

**Attachment 5: Zoning Map 1of 2 (Bylaw 141-2005)
Permitted Tower Locations**

MAP 1 of 2



-  HEIGHT TRANSITION ZONES REFERRED TO IN SECTION 12(1)465(k)
-  TYPE A TOWER
-  TYPE B TOWER
-  TYPE C TOWER



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO FEBRUARY 10, 2005
SECOS/S121465A.DGN
FILES: 2402-53-3, S30-RP1
MAP No. 51H-313 DRAWN: VG

Attachment 6: Council Motion J(13) July 20, 2004: Regent Park – Deferral of Planning Application Fees for Toronto Community housing Corporation



J(13)

NOTICE OF MOTION

Regent Park – Deferral of Planning Application Fees for Toronto Community Housing Corporation

Moved by: Councillor Rae

Seconded by: Councillor Chow

“WHEREAS the Toronto Community Housing Corporation (TCHC) has made an application to amend the Official Plan and will be filing an application to amend the zoning by-law in the near future, both relating to the redevelopment of Regent Park as a mixed use market housing and non-profit housing neighbourhood; and

WHEREAS the City has exempted non-profit housing corporations from paying Planning Application Fees, Building Permit Fees and Parkland Dedication Requirements, in addition to the development charges imposed by the City under the *Development Charges Act, 1997, S.O. 1997, c.27*; and

WHEREAS it is not known at this time what percentage of the neighbourhood will be developed by non-profit housing corporations and what percentage will be market units, so the fees to be charged cannot be quantified at this time;

NOW THEREFORE BE IT RESOLVED THAT the Commissioner of Urban Development Services be authorized and directed to defer payment of all planning application fees, in addition to development charges imposed by the City under the *Development Charges Act, 1997, S.O. 1997, c.27* until such time as the percentage of the neighbourhood to be comprised of non-profit housing is known and the fees for the market housing can be calculated;

AND BE IT FURTHER RESOLVED THAT authority be granted to enter into an agreement with TCHC setting out the terms and conditions of the deferment, acceptable to the Commissioner of Urban Development Services and in a form acceptable to the City Solicitor;

AND BE IT FURTHER RESOLVED THAT the necessary provisions of Chapter 27 of the City of Toronto Municipal Code be waived to permit introduction and debate of this Notice of Motion at the meeting of Council to be held on July 20, 21 and 22, 2004.”

July 20, 2004

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	09 117788 STE 28 OZ
Details	Rezoning, Standard	Application Date:	March 17, 2009

Municipal Address: 591 DUNDAS STREET EAST

Location Description: RP 63R444 PTS 1 2 & 3 **GRID S2805

Project Description: Zoning amendment to allow “live/work” at grade as a permitted use as well as the removal of the reference to the number of “storeys” leaving maximum heights in place for all lands within the Regent Park Secondary Plan Area. In addition, for Phase 2 lands only, the proposed changes are with respect to heights and location of towers within Phase 2 lands.

Applicant:	Agent:	Architect:	Owner:
TORONTO COMMUNITY HOUSING CORPORATION 931 YONGE STREET TORONTO, ON M4W 2H2			TORONTO COMMUNITY HOUSING CORPORATION 931 YONGE STREET TORONTO, ON M4W 2H2

PLANNING CONTROLS

Official Plan Designation:	Regent Park Secondary Plan	Site Specific Provision:	
Zoning:	R4(h), CR(h), G(h)	Historical Status:	No
Height Limit (m):	See Height Map: Attachment 2	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	280,000 approx.	Height:	Storeys:	N/A
Frontage (m):	N/A		Metres:	See Height Map: Attachment 2
Depth (m):	N/A			
Total Ground Floor Area (sq. m):	N/A			Total
Total Residential GFA (sq. m):	N/A		Parking Spaces:	N/A
Total Non-Residential GFA (sq. m):	N/A		Loading Docks	N/A
Total GFA (sq. m):	N/A			
Lot Coverage Ratio (%):	N/A			
Floor Space Index:	N/A			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental & Market		Above Grade	Below Grade
Rooms:	N/A	Residential GFA (sq. m):	N/A	N/A
Bachelor:	N/A	Retail GFA (sq. m):	N/A	N/A
1 Bedroom:	N/A	Office GFA (sq. m):	N/A	N/A
2 Bedroom:	N/A	Industrial GFA (sq. m):	N/A	N/A
3 + Bedroom:	N/A	Institutional/Other GFA (sq. m):	N/A	N/A
Total Units:	N/A			

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