

**591 Dundas Street East – REGENT PARK PHASE 2  
Application to remove the Holding Symbol (h) from the  
Zoning By-law and Application for Residential Demolition  
– Final Report**

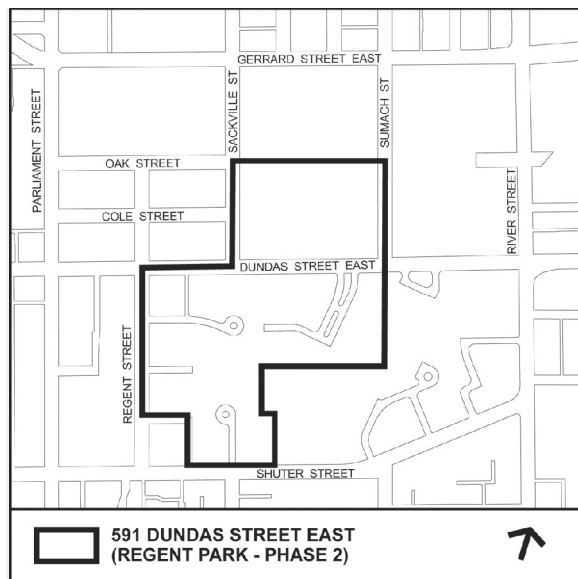
<b>Date:</b>	July 16, 2010
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	09 163507 STE 28 OZ and 10 134348 DEM 00 DM

**SUMMARY**

This application proposes to remove the Holding Symbol (h) from the Zoning By-law for Phase 2 lands in Regent Park. Toronto Community Housing Corporation (TCHC) has also applied to demolish 347 existing residential rental units for Phase 2. As part of the Council approved revitalization of Regent Park all of the existing social housing units to be demolished will be replaced and tenants are to receive assistance with relocation.

The application is consistent with the previous planning approvals for Regent Park redevelopment and is part of the implementation of several important city building initiatives including a community park, a community centre and an arts and cultural centre in addition to new market housing and new TCHC rental replacement housing.

This report reviews and recommends approval of the applications to remove the Holding Symbol (h) from the Zoning By-law for Phase 2 of the Regent Park redevelopment and permit the demolition 347 social housing units.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 438-86 of the former City of Toronto, as amended to remove the Holding Symbol (“h”) from certain lands in the Regent Park redevelopment (Phase 2) in accordance with the draft zoning by-law amendment attached to the July 16, 2010 report from the Director, Community Planning, Toronto and East York District, as Attachment No. 7.
2. City Council authorize the City Solicitor to make such stylist and technical changes to the draft zoning by-law amendment as may be required.
3. City Council adopt the Regent Park – Phase 2 – Development Context Plan, dated May 7, 2010, distributed to members of Toronto and East York Community Council and is on file with the City Clerk and the Chief Planner and Executive Director, City Planning, as an update to the Regent Park Urban Design Guidelines.
4. City Council require that Toronto Community Housing Corporation (TCHC) tender and award the contract(s) for the construction of the public roads, sewers, and watermains in Phase 2 in accordance with the requirements of the Executive Director, Technical Services, in consultation with the Director of Purchasing and Materials Management, and that such requirements be secured in the Subdivision Agreement between the City and TCHC.
5. City Council authorize reimbursement by the City to TCHC for a portion of the costs of constructing the public roads, sewers, and watermains in Phase 2, be subject to terms and conditions satisfactory to the Executive Director, Technical Services, and that such terms and conditions be secured in the Subdivision Agreement between the City and TCHC.
6. City Council approve the application to demolish the subject residential building(s) with the following conditions, notwithstanding that there is no building permit for a replacement buildings on the sites:
  - a. the removal, disposal and handling of all hazardous materials including, but not limited to asbestos, benzene, lead, silica, mercury and polychlorinated biphenyls shall be conducted in accordance with the Ministry of the Environment and the Ministry of Labour regulations and guidelines;
  - b. the removal and disposal of above ground storage tanks shall be in accordance with Ministry of Labour, Ministry of the Environment and the Technical Standards and Safety Authority (TSSA) regulations and guidelines;

- c. any perched groundwater encountered shall be tested to ensure that it meets Toronto Sewer By-law criteria prior to discharge into the sewer system. Any groundwater not meeting criteria shall be stored in an appropriate holding tank for off site disposal in accordance with Ministry of the Environment regulations and guidelines;
  - d. the owner shall ensure the implementation of the demolition and excavation dust control measures approved by the Medical Officer of Health;
  - e. prior to initiating any demolition activities, the owner shall notify Toronto Public Health (416 338-8062) of the date the demolition is scheduled to commence;
  - f. all debris and rubble shall be removed from the site immediately after demolition;
  - g. any holes on the property shall be back-filled with clean fill; and
  - h. the owner shall not commence demolition related activities if it will impact privately owned trees protected under Municipal Code, Chapter 813, Trees, Article III unless the trees have been authorized for removal or tree protection measures have been put in place in accordance with the City of Toronto's "Tree Protection Policy and Specifications for Construction Near Trees."
7. City Council advise the applicant that:
- a. registration of the Plan of Subdivision of Regent Park for Phase 2 cannot occur until such time as the Owner has satisfied the applicable conditions, as may be revised, of draft Plan of Subdivision Approval issued on May 31, 2005;
  - b. TCHC should meet with City staff as soon as possible to present an assessment of how the remaining replacement social housing units and especially the large-family units are expected to be accommodated on-site over the remaining phases of the revitalization;
  - c. for the purposes of replacing existing social housing units suitable for families in Regent Park or other planned social housing revitalization initiatives, interior spaces in housing units with no exterior windows will not be counted as bedrooms by the City for purposes of categorizing the replacement unit types by bedroom type;
  - d. the redevelopment of the site may require that all soil and groundwater contaminants be removed to background levels for the intended land use;

- e. a Notice of Project must be filed with the Ontario Ministry of Labour, as required;
- f. in the event that deeply buried archaeological remains are encountered on the property during the construction activities, the consultant archaeologist and the Central East Archaeology Review Officer in the Culture Programs Unit of the Ministry of Culture should be notified immediately. A licensed archaeologist must be present should material such as cut stone, brick rubble, mortar, stone footings, wood and associated artefacts be encountered. In such cases, stoppage of the construction work will be required for as long as the archaeologist deems necessary in order to evaluate the significance of any such archaeological remains and to develop an appropriate mitigation strategy; and
- g. furthermore in the event that human remains are encountered during construction the proponent should immediately contact the consultant archaeologist, the Central East Archaeology Review Officer in the Culture Programs Unit of the Ministry of Culture and the Registrar of Cemeteries at the Policy & Consumer Protection Service Division of the Ministry of Consumer and Business Services, (416) 326-8404.

### **Financial Impact**

In autumn 2008 the City and TCHC structured a cost sharing mechanism for the delivery of hard infrastructure within the Regent Park redevelopment area. This was achieved via the adoption of the 2009 Capital Budget and 2010-2018 Capital Plan and Forecast by Council which included funding for the identified infrastructure and community facilities for the full redevelopment of Regent Park within the relevant City divisions budgets.

Phase 2 of the Regent Park redevelopment contains a significant portion of the total hard infrastructure and community facilities required for the entire project. Costs of these capital projects, including the City's 60% share of hard infrastructure for Phase 2, total \$45.4 million. Overall, City funding for all phases is estimated at \$62.6 million. The updated costs will be included for Council's consideration in the 2011 Capital Budget and 2012-2020 Capital Plan. Some community infrastructure projects, in Children's Services and Parks, Forestry and Recreation have been approved in prior year capital budgets, with work currently proceeding.

The Deputy City Manager and Chief Financial Officer have reviewed this report and concur with the Financial Impact Statement.

### **DECISION HISTORY**

Council has previously endorsed the redevelopment of Regent Park by 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 (h) 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 (h) for a parcel of land in Regent Park for the construction of an indoor swimming pool on the central park lands for the neighbourhood.
- At its meeting of October 1, 2009, Council TCHC approved amendments to the area-specific zoning by-law, subject to Holding provisions. These changes were requested by TCHC, in part, due to lessons learned in the implementation of Phase 1 of the redevelopment.
- At its meeting of February 22 - 23, 2010, City Council approved the demolition of 71 social housing units located in a part of the Phase 2 area in advance of considering the removal of the Holding Symbol (h) for Phase 2 in order to facilitate the preparation of lands for parkland and for the Arts and Cultural Centre that had received federal and provincial infrastructure funding.

### **Status Update on Regent Park Redevelopment – Phase 1**

Redevelopment of Regent Park - Phase 1 (See Attachment No. 1) is well underway. 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 Sackville Streets. Highlights of progress in Phase 1 include:

- The first rental housing replacement buildings at 246 & 252 Sackville Street were completed and occupancy began in the Fall, 2009 with families and seniors.

- The first market condominium building “One Cole” has sold out, owners have moved in and the condominium has been registered.
- Retail on the ground floor of One Cole includes a new Royal Bank of Canada branch, marking the first new bank in Regent Park in 60 years.
- Other retail spaces have opened including a Tim Horton’s which has had a very successful local employment effort, and the grocery store, FreshCo. by Sobeys is expected to open shortly.
- Families are moving in to “One Oak” another rental housing building with full occupancy expected by the Fall 2010.
- The daycare facility with a licensed capacity of 62 children aged 0 to 5 years, in “One Oak” is completed and expected to be in operations in the Fall 2010.
- Townhouses, both market and rental, are currently under construction.
- A second condominium building “One Park West” will go to market in the Fall 2010.

## **ISSUE BACKGROUND**

### **Proposal**

The current Phase 2 lands are comprised of Blocks 15, 20 - 25, 38, 39, 43 and 44. Phase 2 originally was to comprise of Blocks 16-23 (See Attachment No. 2). Since the adoption of the Regent Park Secondary Plan and an area-specific zoning by-law, several opportunities came forward earlier than expected and lessons have been learned from the planning and construction of Phase 1. This prompted some reconsideration as to which areas of Regent Park will be included in the Phase 2 redevelopment and how Phase 2 could move forward. Some of these changes include the City moving forward on construction of an indoor swimming pool on the central park lands for the neighbourhood, thus triggering the acceleration of the master planning and development of the central neighbourhood park. More recently, the City, working with the Toronto District School Board (TDSB) is moving forward with the decision to move the Regent Park South Community Center and construct a new community centre adjacent to Nelson Mandela Park School on Block 38.

Additionally \$24 M of Infrastructure Stimulus Funding (ISF) has been secured for an arts and cultural facility on Block 24 with TCHC, Artscape and The Daniels Corporation to build and operate the facility in partnership.

### **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 and is 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 townhouses. In 2005, Regent Park contained 2,083 rent-geared-to-income dwelling units owned and operated by TCHC.

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 19<sup>th</sup> 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 the 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 both 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.

### **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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff have reviewed the materials submitted as part of these application and note that the applications are consistent with the PPS. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

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.

## **Zoning**

The area-specific Zoning By-law No.141-2005, is subject to Holding provisions (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, CR(h) mixed commercial-residential and G(h) parks (See Attachment No. 3). The by-law does not limit density of development, but does set height limits for the area set out in Map 4 (See Attachment No. 4).

## **Subdivision Agreement**

The City approved a Draft Plan of Subdivision for the Regent Park redevelopment on May 31, 2005 with conditions. These conditions must be met prior to the registration of the Subdivision Agreement on a phase-by-phase basis. The subdivision process is necessary to create the public streets, blocks, parkland and to set the basis for the creation of future development parcels. In addition to the requirements to lifting the Holding Symbol (h), conditions of subdivision approval are a tool for the City to implement orderly development of land in Regent Park.

## **Site Plan Control**

Application for Site Plan Control for all new development in Regent Park is required. The first Phase 2 application for site plan has been submitted for Block 24N, which is the proposed Arts and Cultural Centre as well as market residential condominium building with a shared underground parking structure. While it is under review by City staff final approval will not proceed until the Holding Symbol (h) for Phase 2 has been lifted.



## **Residential Demolition Control**

Section 33 of the Planning Act provides that Council may refuse an application for demolition of a residential building where no building permit has been issued. Council may also impose conditions with respect to the demolition.

Section 111 of *the City of Toronto Act, 2006* provides the City powers to prohibit and regulate the demolition of residential rental properties and conversion to a purpose other than the purpose of a residential rental property. City Council has adopted an implementing by-law (885-2007) for Section 111 of the Act. Applications for residential demolition in Regent Park do not require approval under this new by-law, as TCHC applied for and received Official Plan and Zoning By-law Amendments for the redevelopment prior to proclamation of the new City of Toronto Act.

## **Community Consultation**

Under the Planning Act, for Lifting the Hold applications a Community Consultation Meeting is not required. Deputations, however, may be made at the Toronto and East York Community Council Meeting.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

## **COMMENTS – APPLICATION FOR RESIDENTIAL DEMOLITION**

TCHC has made application under Section 33 of the Planning Act to demolish 347 existing rental housing units. The municipal addresses for these units are:

- 15 Belshaw Place – 13 Storey Residential Tower
- 63 Belshaw Place – 13 Storey Residential Tower
- 33 to 39 Belshaw Place – 2 Storey Commercial Building
- 31 Belshaw Place – 1 Storey Steam Plant
- 149-159, 161-183 Sackville Green – 2 Storey Townhouse Blocks
- 142-152, 170-192, 194-206, 208-218 Sackville Green – 2 Storey Townhouse Blocks
- 1-19, 21-29, 22-28 Street Bartholomew’s Walk – 2 Storey Townhouse Blocks
- 19-33, 39-53 Regent Street – 2 Storey Townhouse Blocks
- 30-48, 27-47 Sutton Place – 2 Storey Townhouse Blocks
- 380-390, 402-410 – Shuter Street – 2 Storey Townhouse Blocks
- 78-100 David’s Walk – 3 Storey Townhouse Block
- 525-535, 600 Dundas Street East Street East – 4 Storey Walk-ups
- 61-73 Pashler Street – 2 Storey Townhouse Block

Tenants must be provided a five month notice period as part of the Tenant Relocation and Assistance Implementation Plan (TRIAP). This notice was issued in March 2010 for the sitting tenants of the units of the above noted addresses. The residents have begun the selection process for their replacement units and it is expected that the buildings in Phase 2 will be vacant by August 31, 2010.

Based on the information provided by TCHC, staff at the City of Toronto's Healthy Environments Division have no objection to the issuance of the demolition permit for Phase 2 provided the recommended conditions of demolition are imposed. Toronto Building staff's conditions have also been included in this report.

### **Provincial Consent**

The Social Housing Reform Act requires Provincial consent for the sale or lease and the redevelopment of social housing properties. At its meeting of February 1-3, 2004, Council directed that prior to the issuance of demolition permits for any buildings in Regent Park, that TCHC be required to obtain the Provincial consent for the sale or lease of land as required under the Social Housing Reform Act.

In a letter dated April 24, 2009 to the City of Toronto's Shelter, Support & Housing Administration Division, the Ministry of Municipal Affairs and Housing provided Ministerial consent for Phase Two lands (See Attachment No. 5). A copy has also been provided to Toronto Building and City Planning.

### **COMMENTS – APPLICATION TO REMOVE THE HOLDING SYMBOL**

The Holding Symbol (h) 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 (h):

“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.”

Each of these reports and updates identified in Policy 4.1.4 are discussed below.

**(a) Housing Issue Report**

The purpose of the Housing Issues Report is to provide an update on the housing proposed for the overall development and to assist both TCHC and the City in monitoring the demolition of the social housing units and the progress towards achievement of their replacement requirements.

The Regent Park Secondary Plan and an area specific zoning by-law require that TCHC locate at least 1,771 of the 2,083 replacement social housing units in the Regent Park Secondary Plan area, while permitting up to 312 units to be located off-site.

Beginning in 2006, for Phase 1, TCHC demolished 473 social housing units, including 55 units on a site located in the Phase 2 area in order to prepare for the early construction of the swimming pool. After an initial period of site preparation, construction of the first replacement social housing units commenced in 2007, the first occupation by tenants occurred in the fall 2009 and by the end of 2010, most of the 705 replacement units in Phase 1 will be completed. Of the 705 replacement units, 300 were replaced off-site in the East Downtown Area.

During the Phase 2, TCHC reports that 444 social housing units will be demolished (demolition of the first 71 units was approved by City Council at its meeting in February 2010). TCHC is targeting the construction of 347 replacement social housing units, of which only 12 will be located off-site in the East Downtown Area. These 12 units will complete the maximum number (312) of replacement units that may be located outside of Regent Park. In total, at the end of the first two phases TCHC will have demolished 917 social housing units, and replaced 1,052 units.

<b>TABLE 1: Demolition and Replacement of Regent Park Social Housing Units: Cumulative Phase 1 and 2 periods</b>		
	<b>Demolition</b>	<b>Replacement</b>
Phase 1 on-site	473	405
Phase 1 off-site		300
Phase 2 on-site	444	335
Phase 2 off-site		12
<b>Total</b>	<b>917</b>	<b>1,052</b>

**Progress Towards Full Achievement of Replacement Units**

The Section 37 Agreements established an average benchmark of replacement units (total of on and off-site) representing 40% of the total housing being developed in Regent Park, and a minimum rate for any specific phase of at least 25%. At the end of Phase 2, social housing replacement units will have exceeded the 40% benchmark, achieving a 42% rate.

Staff are satisfied with the overall rate of progress, though beginning in Phase 2 and continuing throughout the remaining phases, there will be different challenges for TCHC in planning for full achievement of the replacement units. TCHC was able to achieve an accelerated rate of replacement in Phase 1 by utilising three off-site locations and by replacing the smaller units (one and two bedrooms) at a faster rate than the larger units (three, four and five bedrooms). As a result, 1,366 of the remaining 1,378 replacement units must be family-size units and must be accommodated on-site.

	Bach / 1-bed	2-bed	3-bed	4-bed	5-bed	Total
Existing Social Housing to be demolished during Phases 1 and 2	163	274	312	107	61	<b>917</b>
Replacement Social Housing completed or under development in Phases 1 and 2	246	424	232	93	57	<b>1052</b>
<b>Net surplus or gap in units</b>	<b>+ 83</b>	<b>+ 150</b>	<b>- 80</b>	<b>- 14</b>	<b>- 4</b>	<b>+135</b>

### **Large-family Unit Replacement (3, 4 and 5 bedrooms)**

The zoning by-law established minimum benchmarks for each of the three, four and five-bedroom unit categories, of which a certain percentage have to be on-site in Regent Park, and a minimum number must be grade-related. TCHC has already replaced 100% of the required one-bedroom units in Phase 1 and by the end of Phase 2 will have replaced 60% of the two-bedroom units. Commencing in Phase 2, all of TCHC’s replacement units on-site must be family-size units, and from Phase 3 to completion, two thirds must be in the three, four and five-bedroom unit categories.

### **Use of ‘Interior Bedrooms’ for Replacement Family Units**

During Phase 1, TCHC built some of the three and four-bedroom replacement apartments with an interior space classified as a bedroom. These small, interior spaces had no exterior windows and were immediately adjacent to the most active parts of the dining and living rooms. City staff raised concerns with TCHC about the appropriateness of adapting this type of condominium design popular in very small market units to large family social housing units where the occupancy rules often result in two children per bedroom, and potentially 6 to 8 people living in the apartment.

TCHC has informed City staff that they are not planning on extending the practice of using ‘interior bedrooms’ for any of the replacement social housing units in Phase 2. Planning staff agree with this direction for Regent Park.

### **Size (Floor Area) of the Social Housing Units**

The Regent Park Secondary Plan, area specific zoning by-law and the Section 37 Agreement all require that the replacement units “be generally of a similar mix of sizes and unit types”. Typically with demolition of rental or social housing, information has

been collected prior to demolition approvals on the floor areas of the existing units. However, in an effort to meet the deadlines to prepare the complex submissions for the initial approval of revitalization, this data was not collected in time for Phase 1.

TCHC did provide floor area data on a small random sample of units for the Phase 2 report. The sample measurements showed that the net floor area of the new units were similar, if not slightly larger, than the existing units sampled.

### **Replacement of Rent-Geared-To-Income (RGI) Subsidies**

City approval for the revitalization was conditional not only on replacement of the social housing units, but also replacement of the 2,083 RGI subsidies for the tenants. To provide flexibility and a better integration of incomes and rent types in the rebuilt social housing, TCHC may allocate more of the 2,083 subsidies off-site than was permitted with the replacement units (729 RGI compared to 312 replacement units). Some of the RGI subsidies both in Regent Park and off-site may be placed in housing other than the replacement social housing units, as long as they are maintained for at least 25 years.

During the development period, all Regent Park tenants who were eligible to receive RGI subsidies will continue to do so regardless of where they are temporarily or permanently relocated. At the end of the Phase 1, TCHC will have placed 593 RGI subsidies, both on and off-site. During this same period, 705 replacement social housing units were under development, ensuring that 112 of these units will add to the range of rents and incomes served. By the end of Phase 2, TCHC anticipates a combined total of 916 RGI subsidies will have been placed in their permanent relocations, compared to 1,052 replacement units that will have been constructed.

### **Other Housing Developed in Conjunction with Regent Park's Revitalization**

TCHC has a goal of developing additional social housing in Regent Park and in the East Downtown Area in conjunction with the revitalization, providing for many of these units to be combined with the replacement units in various buildings. During Phase 1, TCHC has under development 73 additional social housing units in three locations in the East Downtown. In Regent Park, the Christian Resource Centre is developing a building on land from the United Church with 87 units, primarily with units suitable for single persons or couples. TCHC has contributed to 40 of the apartments which are designated as replacement social housing units, leaving the other 47 units as a net increase of new, affordable rental units located in Regent Park.

The Regent Park objective of a community with mixed tenures and affordability involving market and social housing is well underway. With Phase 1 a total of 507 condominium units are completed or under development and another 1,240 are planned for the Phase 2.

<b>TABLE 3: Housing Units Developed in Regent Park</b>			
Unit type	Phase 1	Phase 2	Total
Social Housing Replacement	405	335	740
Condominium *	507	1,240	1747
New Affordable Rental	47	70	117
<b>Total</b>	<b>959</b>	<b>1645</b>	<b>2604</b>

\* Up to 95 of the condominium units will be for assisted ownership through two funding programs

Assisted ownership opportunities in Regent Park is a another objective that TCHC has been able to initiate in Phase 1 with access to two ownership funding programs co-ordinated by the City. The “Foundation Program” can provide significant assistance of up to 35% of the purchase price of a condominium unit for up to 15 qualifying low income residents. In the “Boost Program” assistance in the amount of up to 10% of the purchase price of a condominium unit is being made available for 90 purchasers in Regent Park. Data on the exact take up in Phase 1 for both these programs is not yet available.

**(b) Urban Design Guidelines- Development Context Plan Update**

Council adopted the Regent Park Urban Design Guidelines at its meeting of April 12-14, 2005. The January 4, 2005 and March 16, 2005 City Planning reports set out the role of the Urban Design Guidelines as a fundamentally important tool to implement an exemplary public realm and built form in Regent Park.

The Regent Park Secondary Plan requires an update to the Guidelines prior to the removal of the Holding Symbol (h) from each phase of the redevelopment. The purpose of the update is to guide resolution of urban design issues presented by unique circumstances of each phase. The Guidelines suggest that the requirement for an update will be satisfied through a Development Context Plan prepared for each phase.

TCHC has prepared and submitted a Development Context Plan for Phase 2. The Development Context Plan addresses matters such as building setbacks and stepbacks, the design concepts of Street “P” the linear park proposed between Blocks 24 and 25 streetscape standards, and a tree preservation and planting plan.

It should be noted that the design presented for Street “P” and the linear park in the Development Context Plan reflects the urban design vision for the street; however, its design does not meet current City standards and specifications for public streets, and further discussions will be required to refine its design during the subdivision application review process. This discussion is included in the Development Context Plan.

This report recommends that Council adopt the Regent Park – Phase 2 – Development Context Plan as an update to the Regent Park Urban Design Guidelines.

### **(c) Community Facilities Strategy**

The “Regent Park Revitalization Strategy for the Provision of Community Facilities” (“**Community Facilities Strategy**”) (CS&F) was completed as part of the original planning process for the Regent Park Revitalization and received Council approval in August, 2005. The Strategy set out a framework for the development of community service facilities over the multi-phased revitalization plan for Regent Park and the update details the status of the replacement of or the provision for new community facilities (See Attachment No. 6). Updates were provided to City Planning by Toronto Community Housing Corporation (TCHC), Parks Forestry and Recreation (PF&R), Children’s Services Division (CS), Toronto Employment and Social Services (TESS), Social Development, Finance and Administration (SDFA), as well as other service providers operating in locations impacted by revitalization. In November, 2009, prior to finalization, the draft findings of the Community Facilities Strategy Update were presented to the Social Development Plan (SDP) Stakeholders Table, which is the community vehicle for implementation of the SDP. The group provided City staff with feedback, noted the importance of community gardens as well as the concerns about the potential increase in operating costs for the agencies who are relocating to the space in the new 30 Regent Street community facility.

Generally, the delivery of facilities has surpassed the previously proposed timeframes, and opportunities to improve the location of facilities have been identified and planned for accordingly. Highlights of the CS&F Update include:

- a new aquatic centre to be located in the central park;
- a Master Plan and consultations for the design of the central neighbourhood park are currently underway and are being coordinated with the design of the new aquatic centre;
- a joint-use community centre facility is to be located next to Nelson Mandel Park Public School and is to include a daycare facility as well as an employment centre;
- a community garden working group has been established to develop creative approaches to gardening as part of the Regent Park redevelopment; and
- a community “hub” building is under construction at 30 Regent Street which will be the future home for Regent Park Child Care, Parents for Better Beginnings and Regent Park Focus Youth media Arts Centre.

Further, since December 2009, the date the CS&F Update was finalized significant progress has been made on the three major community facilities of Regent Park including the central park, the aquatic centre and the community centre. Progress is discussed below.

#### **Central Park - “Big Park”**

The landscape architects have developed two concept plans that were reviewed at a public workshop and also by City and TCHC stakeholders. One preferred plan has emerged that combines various aspects of the previous concepts and feedback from the workshop participants. This preferred plan was again reviewed by stakeholders and the public in late April. Plans are currently being refined to address engineering needs of the site and a final master plan for the park is expected to be completed in late July. Detailed construction

documents will follow over the fall months with an anticipated start of construction being spring 2011 and completion by the end of the same year.

### **Aquatic Centre**

The architects completed tender documents for the aquatic centre, and the project was issued for tender in April 2010. Tender is expected to close in late May 2010, and providing the tendered cost meets budget, construction should start in the summer of 2010, with completion anticipated by the end of 2012.

### **Community Centre**

A comprehensive series of community consultation meetings were held, both in focus group and town hall format, culminating in a town hall presentation of the schematic design in early April 2010. During this time, site analysis and schematic design identified an opportunity to optimize the "hub" nature of the community centre and school design by placing part of the community centre on what is currently TDSB land. As the TDSB is very receptive to this idea, staff have initiated a land exchange process with the TDSB to allow for this. Construction is expected to start in mid-2011, with completion expected for the end of 2012.

### **(d) Archaeology Assessment and Heritage Impact Statement**

A Stage 2 Archaeological Resource Assessment was prepared for Regent Park – Phase 2 lands. Staff from Heritage Preservation Services have reviewed the report and have no concerns with the Lifting of the Hold. The Stage 2 assessment found that historical construction disturbances within the study area have most likely negated any potential for the identification of archaeological deposits. The assessment recommends that the redevelopment of Phase 2 of Regent Park Revitalization Plan may be considered clear of any further archaeological concern and should archaeological remains be discovered during the construction activities that Central East Archaeology Review Officer in the Culture Programs Unit of the Ministry of Culture should be notified immediately, per the advisory comments in this report.

A Heritage Impact Statement will not be required for Phase 2 but may be required in a future phase with respect to the apartment building located at 14 Blevins Place, which is listed on the City of Toronto Inventory of Heritage Properties.

### **(e) Arborist/Tree Preservation Report**

Issues related to tree preservation, tree replacement, and planting of new trees have been addressed throughout the planning process for Regent Park. The 2005 Regent Park Urban Design Guidelines included a general tree planting plan and requirements for tree planting plans have also been previously secured through conditions of Draft Plan of Subdivision approval. An application requesting permission to remove privately owned trees throughout the Regent Park area was approved by Council in September 2005. Trees are not to be removed until a "Permit to Remove Privately Owned Trees" has been issued by the General Manager of Parks, Forestry and Recreation.



A Tree Inventory and Preservation Plan Report – Regent Park Phase 2, dated February 2009 was prepared by Kuntz Forestry Consulting Inc. and submitted as part of the Lifting of the Hold application. It includes an inventory of existing trees and identifies those proposed to be removed and those recommended for protection.

The Phase 2 Development Context Plan discussed earlier in this report further addresses tree planting in Phase 2, including species selection and planting conditions to facilitate mature tree growth. Approximately 400 trees are to be planted in the streetscapes of Phase 2. Urban Forestry staff have emphasized the importance of planning the development below grade in a way to provide for the best possible natural planting environment for trees, including sufficient soil volume to allow each tree to grow to a useful and functional size.

Specific planting plans will also be secured with Site Plan Approval of each individual building in Phase 2. Tree planting plans will be evaluated against the Urban Design Guidelines and the Phase 2 Development Context Plan.

#### **(f) Transportation Impact Study and Update**

TCHC has submitted a Transportation Impact Study (TIS) in support of the application, including consideration of traffic, transit, parking and loading. Staff from City Planning, in consultation with Transportation Services, have reviewed the TIS and determined the overall traffic impact of the development to be acceptable. This conclusion is based on the installation of new traffic control signals at Dundas Street East and Sackville Street. Based on a signal warrant analysis that was included in the above-referenced TIS, the installation of traffic control signals are justified at the intersection. Costs associated with the installation of the new traffic control signals must be paid in accordance with recommendations 4 and 5 in this report.

Staff note that the parking supply proposed by the applicant for the market condominium component for Phase 2 exceeds the minimum parking requirement established by the zoning by-law, and is likely higher than necessary to meet typical parking demand. A review of 25 comparable recent market condominium applications across the Downtown and Central Waterfront areas found the aggregate rate of parking supplied to be between 0.32 and 0.83 spaces per unit, with the average being 0.60 spaces per unit. By comparison, the proposed parking supply for Block 25 is 597 spaces for 657 market condominium units, or an aggregate rate of 0.91 spaces per unit.

The applicant is encouraged to reduce the parking supply proposed for the market condominium component through the site planning process, to better match anticipated automobile ownership and parking demand, and to discourage discretionary automobile use. The applicant has suggested the proposed condominium parking supply will be less than indicated at this stage of planning, as a result of unit mix and design of buildings and parking facilities being further refined.

Nevertheless, staff remain concerned that the proposed parking supply may create an excess unused residential parking supply which in turn might be operated as commercial

parking. The zoning permissions currently applying to the property do not permit the operation of a commercial parking garage. Staff will monitor the sales and utilization of the residential parking spaces, in an effort to ensure residential parking supply is provided only for its original intended use.

### **(g) Servicing and Stormwater Management Report**

TCHC has submitted a Functional Servicing Report (FSR) that reviews the adequacy of the existing municipal infrastructure and the need to install new infrastructure to support the Phase 2 of redevelopment of Regent Park. The FSR also provides recommendations respecting the municipal servicing and stormwater management strategy for the overall redevelopment.

In this respect, Technical Services staff have advised that the FSR is acceptable in principle, however, it may need to be updated in the event that changes to recommendations are required to suit actual field conditions.

Technical Services staff have also indicated that detailed design drawings for the new roads and municipal infrastructure to be constructed in Phase 2 of the redevelopment will need to be submitted by TCHC for review and acceptance prior to their construction.

Furthermore, Technical Services staff have advised that prior to site plan approval of each development block, TCHC will need to submit a detailed stormwater management report and site servicing and grading plans.

### **(h) Tenant Relocation and Assistance Plan**

Tenant relocation and assistance is an issue to be dealt with in respect to residential demolition. The revitalization approvals and the Section 37 Agreement include a Tenant Relocation and Assistance Plan (TRAP), with provisions to meet the City's requirements that come into effect with each approved demolition. The staff of Shelter, Support and Housing Administration manage and monitor the implementation of this Plan through a more detailed Implementation Plan (TRAIP), which is updated as needed with TCHC prior to each phase of the revitalization.

In anticipation of Regent Park's Phase 2 redevelopment the TRAIP was updated by Toronto Community Housing in July 2008 and approved the General Manager of Shelter, Support and Housing Administration in February of 2009.

### **(i) Financial Impact and timing of Provision of Infrastructure**

The Toronto Community Housing Board approved the Regent Park Revitalization plan in 2003. The objective of the plan is to replace all 2,083 existing social units and to create a mixed use/mixed tenure revitalized community. The overall replacement cost includes the cost of construction for TCHC units, demolition, remediation, relocation of tenants, and related financing. The Regent Park financial plan includes a wide range of funding strategies. These include generating revenues from the sale of market condominiums and commercial leasing as key sources of revenue to support the construction costs of the

replacement rent-geared-to-income units; other income streams of the project include: 1) TCHC borrowing; 2) TCHC equity investment; 3) grants from senior level governments; 4) City exemptions / grants and 5) City capital investment.

TCHC has advised that Phase 2 is ready to proceed on a sound financial basis to replace the rent-geared-to-income units that will be demolished. According to TCHC, Phase 2 has been planned to capture and leverage the momentum achieved through the success of Phase 1. The positive market response to the first market condominium and commercial leasing program in Phase 1 has demonstrated confidence in the Revitalization initiative. At the end of 2009, the Board of Directors at Toronto Community Housing approved the budget to proceed with the Phase 2 demolition, remediation, and tenant relocation process.

In addition to the development of new affordable housing and social housing replacement, Phase 2 includes a significant portion of the total hard infrastructure and community facilities required for the entire project. During Phase 2, the City's contribution of community infrastructure components is planned, as well as the hard services infrastructure required for this phase of the redevelopment. These aspects are estimated to require \$45.4 million of City funding. Some community infrastructure projects, in Children's Services and Parks, Forestry and Recreation have been approved in prior year capital budgets, with work currently proceeding.

In the 2009 Capital Budget and 2010-2018 Capital Plan and Forecast, the City approved capital funds for municipal infrastructure in Regent Park. This included capital funding for community infrastructure components including a new central park and parkettes, a new community centre, relocation of two existing daycares as well as direction to support 60% of the costs of the hard infrastructure (transportation, water), which was considered to be the public pro-rata share of the infrastructure. Costs included in the 2009 were preliminary and focussed on delivering the necessary construction to complete Phase 1 of the redevelopment. With the experience of Phase 1 nearing completion and the detailed costing of future phases refined, firmer costs for the City's contributions will be submitted for Council's consideration with the 2011 Capital Budget and 2012-2020 Capital Plan. The revised estimates now total \$62.6 million as the City's contribution with an additional \$17.2 million to be provided by TCHC for its 40% share of the hard infrastructure costs, to a total of \$79.8 million overall.

## **CONCLUSIONS**

The Holding Symbol (h) 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. The materials and reports submitted have been reviewed by City staff and agencies and have been deemed satisfactory.

The application is consistent with the previous planning approvals for Regent Park redevelopment and is part of the implementation of several important city building initiatives including a community park, a community centre, and an arts and cultural centre in addition to new market housing and new TCHC rental replacement housing.

## **CONTACT**

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Tel. No. 416-392-7215  
Fax No. 416-392-1330  
E-mail: [astea@toronto.ca](mailto:astea@toronto.ca)

## **SIGNATURE**

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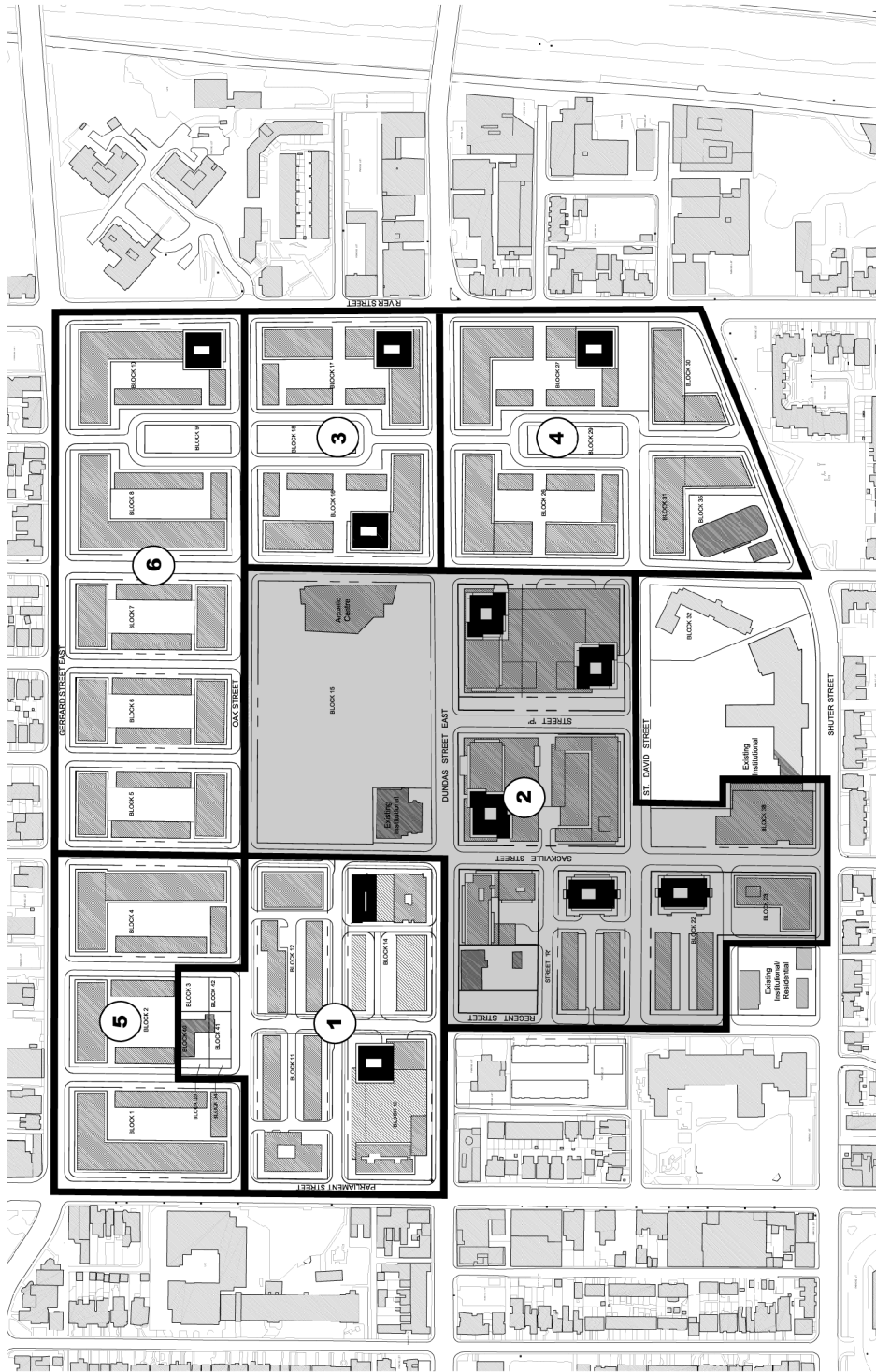
Raymond David, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Regent Park Phasing Plan 2009  
Attachment 2: Regent Park: Plan of Subdivision (Block Map)  
Attachment 3: Zoning – Area where “H” will be Lifted  
Attachment 4: Heights  
Attachment 5: Letter of Ministerial Consent  
Attachment 6: Community Services and Facility Study Update – December 2009  
Attachment 7: Draft Zoning By-law

Attachment 1: Regent Park Phasing Plan 2009



591 Dundas Street East  
(Regent Park - Phase 2)

File # 09\_163507

Phasing Plan

Not to Scale  
05/19/2010



# Attachment 2: Regent Park: Plan of Subdivision (Block Map)



**591 Dundas Street East  
(Regent Park - Phase 2)**

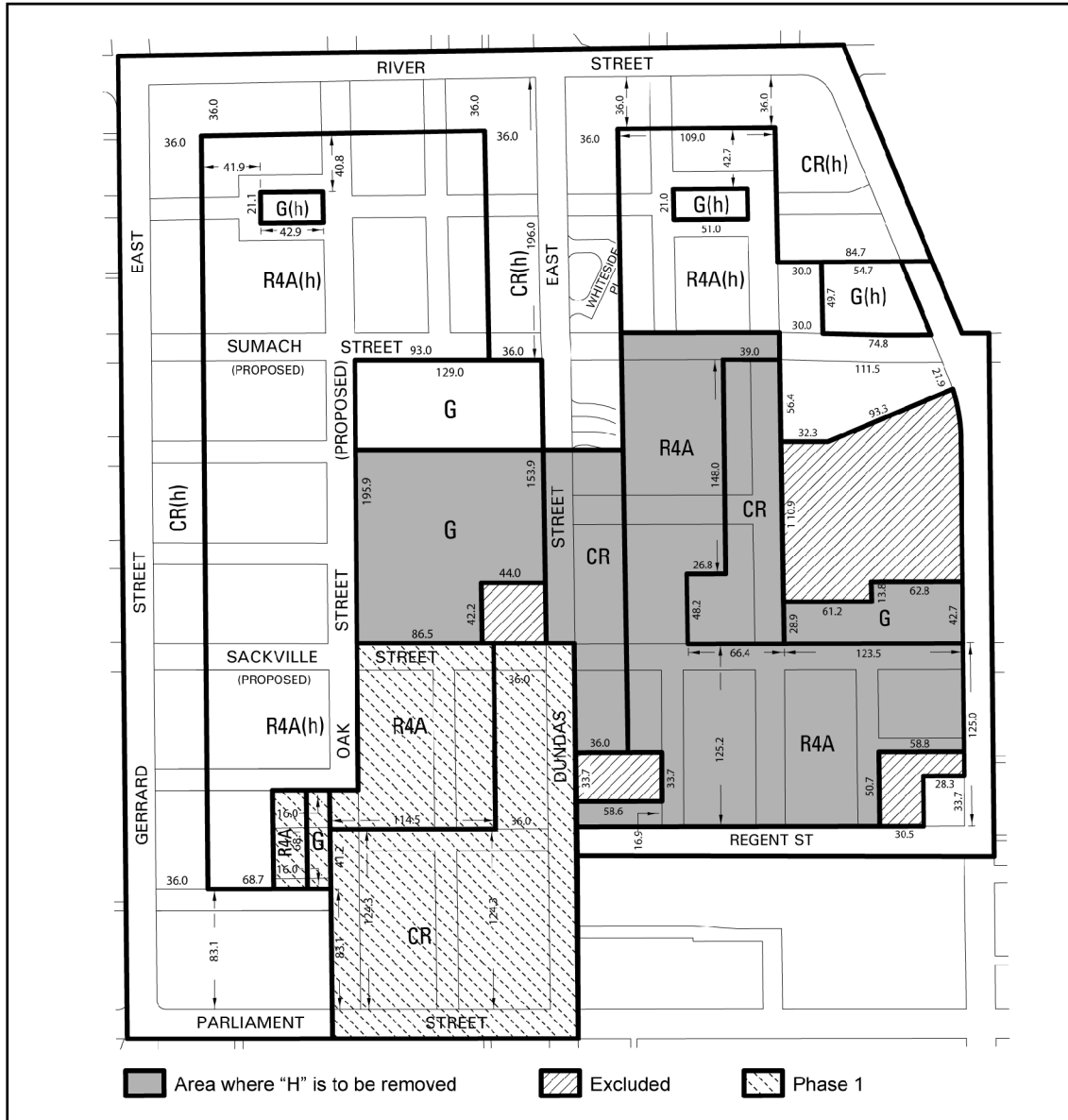
File# 09\_163507

**Draft Plan of Subdivision**  
Applicant's Submitted Drawing

Not to Scale  
05/26/2009



### Attachment 3: Zoning – Area Where “H” will be Lifted



Area where “H” is to be removed

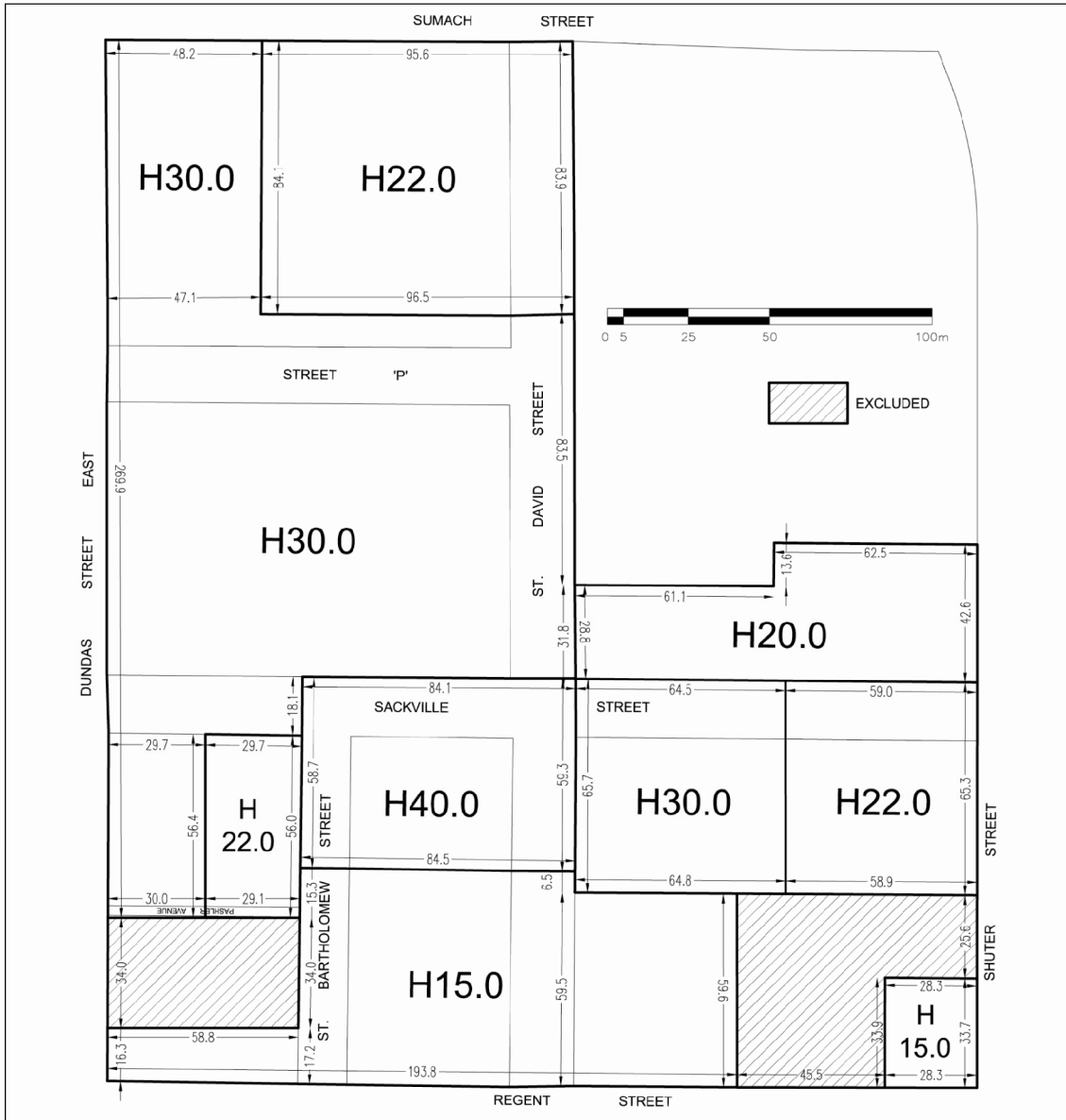
591 Dundas Street East  
(Regent Park - Phase 2)

File # 09\_163507



Not to Scale  
05/19/2010

## Attachment 4: Heights





## Attachment 5: Letter of Ministerial Consent

Ministry of  
Municipal Affairs  
and Housing

Housing Division  
777 Bay St 16th Flr  
Toronto ON M5G 2E5  
Telephone: (416) 595-8277  
Fax: (416) 595-6800

Ministère des  
Affaires municipales  
et du logement

Division du Logement  
777, rue Bay 16<sup>e</sup> étage  
Toronto ON M5G 2E5  
Téléphone: (416) 595-8277  
Téléécriteur: (416) 502-6800



April 24, 2009

Ms Maria Varlokostas  
Acting Director, Social Housing  
Shelter, Support & Housing Administration  
City of Toronto  
365 Bloor Street East, 15<sup>th</sup> floor  
Toronto, Ontario  
M4W 3L4

Dear Ms Varlokostas:

**Re: Toronto Community Housing Corporation (TCHC) redevelopment of Regent Park**

Redevelopment of lands transferred to and presently owned by TCHC and known as "Regent Park" and being comprised of Regent Park North bounded by Dundas Street East, Parliament Street, Gerrard Street East and River Street, and Regent Park South bounded by Shuter Street, Regent Street, Dundas Street East, and River Street, which lands are more particularly set out in Transfer Order No. 22/2000 transferring lands from the Ontario Mortgage and Housing Corporation ("OMHC") to the Metro Toronto Housing Corporation and in Amending Transfer Order No. 22/2004(A-2) transferring lands from OMHC to TCHC (collectively "Regent Park")

This is further to the request from City of Toronto ("City") for Ministerial Consent for Phase Two from the Minister of Municipal Affairs and Housing ("Ministry") for the redevelopment of Regent Park.

This letter replaces the letter of September 13, 2007 from Doug Barnes to Kathleen Blinkhorn.

In its letter of February 19, 2009, the City confirmed that Phase Two has the following revised boundaries, as shown on the attached sketch: Sutton Ave. and Regent Street to the west; Dundas Street East to Sackville Street; Sackville Street north to Oak Street; Oak Street east to Sumach Street; Sumach Street south to the extension of St. David Street (currently St. David's Walk); St. David Street to the northeast corner of Block 38; south along the eastern boundary of Block 38 to Shuter Street; Shuter Street west to Sutton Avenue in the City of Toronto.

... /2

M. Varlokostas

The City advised in its letter of February 19, 2009 that the revised Phase Two contains a total of 499 social housing units, of which 55 units have so far been demolished. TCHC's objective for the revised Phase Two is to accommodate approximately 318 replacement social housing units, the balance being replaced off site. The lands substantially shown as Block 38 on the attached sketch are to be dedicated to the City as a parkland dedication

Ministerial Consent for the redevelopment of Phase Two by TCHC, including the sale or lease of portions of Phase Two by TCHC, as required under the provisions of s.50(1) of the *Social Housing Reform Act, 2000* (the "SHRA"), is granted in accordance with the terms of this letter.

This Ministerial consent is only applicable to the redevelopment of Phase Two by TCHC. Once the redevelopment of Phase Two has been completed, this consent will not apply to any subsequent or further redevelopment of those lands or properties within Phase Two that are under a program in the Portfolio under the Social Housing Agreement made November 15, 1999 between Canada Mortgage and Housing Corporation ("CMHC") and her Majesty the Queen in Right of the Province of Ontario ("the SHA"). With respect to any such subsequent or further redevelopment, no loan shall be given with respect to or any mortgage registered against those lands or properties within Phase Two that are under a program in the Portfolio under the SHA where CMHC is the lender or the insurer of such loan or mortgage, without the prior written consent of the Ministry.

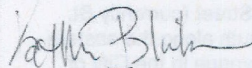
As soon as the City has the information, it will provide the Ministry, for each phase of redevelopment of Regent Park, with the civic address, the legal description of those lands or properties within Regent Park and the number of units within Regent Park that will continue to be administered by the City under a program in the Portfolio under the SHA.

Any proceeds from the sale, lease or other disposition by TCHC of any Phase Two lands shall be expended on the capital improvement of Regent Park in relation to its redevelopment under any program in the Portfolio under the SHA.

This consent does not relieve the City of its obligations under the SHRA, including maintaining its service levels in accordance with the SHRA and regulations thereunder.

The Ministry confirms to the City that may apply to Canada Mortgage and Housing Corporation (CMHC) for loans where CMHC is the lender or insurer with respect to the redevelopment of Phase Two.

Yours truly,



Kathleen Blinkhorn  
Assistant Deputy Minister

- c. F. Barros – CMHC
- D. Ballanyne - TCHC
- R. Hodge – MMAH
- S. Gillespie, Ontario Mortgage & Housing Corporation

## **Attachment 6: Regent Park Community Services Strategy Up-date**

### **A. Introduction**

The “Regent Park Revitalization Strategy for the Provision of Community Facilities” (“**Community Facilities Strategy**”) was completed as part of the original planning process for the Regent Park Revitalization and received Council approval in August, 2005. The Community Facilities Strategy sets out the facilities that have to be replaced or constructed through the redevelopment process. These facilities may include community/recreation centres, aquatic facilities, child care centres, community agency space and parks and open space. The focus of the original Community Facilities Strategy is the provision of physical space and facilities and it identifies the anticipated space required to meet the demands of the future population. The Community Facilities Strategy, therefore, sets out a framework for the development of community service facilities over the multi-phased revitalization plan for Regent Park.

Toronto City Council also approved a corresponding Regent Park Social Development Plan in October, 2007. The Social Development Plan guides the ongoing process for determining community and social service needs, program delivery, development of community capacity and strategies for building social cohesion in a changing Regent Park community.

Phase 1 is nearing completion and plans for Phase 2 are underway. In accordance with Council’s directions, an update of both the timeframes and the facility elements is required before subsequent phases of development can occur. This report is intended to provide that up-date. Generally, the delivery of facilities has surpassed the previously proposed timeframes, and opportunities to improve on the placement and co-location of facilities have been identified and planned for accordingly.

### **B. Methodology**

This update details the status of the replacement of or the provision for new community facilities which was provided to City Planning by Toronto Community Housing Corporation (TCHC), Parks Forestry and Recreation (PF&R), Children’s Services Division (CS) as well as other service providers operating in locations impacted by revitalization. Contributors were asked to provide updates on the plans to replace facilities, community amenities, and service provider space that were demolished in Phase 1, any changes to redevelopment plans that impact on the overall array and configuration of those items, and to identify which facilities have been included in Phase 1 and what is planned for Phase 2.

### **C. Findings**

This section describes the progress made within Phase 1 of the Revitalization towards providing the facilities, amenities and service provider space to meet the overall

replacement and goals for additional components identified in the original 2005 Community Facilities Strategy.

## 1. Recreation Facilities

### a) Pools and Waterplay Areas

The 2005 Community Facilities Strategy identified the need for two waterplay areas within Regent Park. As a result of development activity in Phase 1, the mechanical controls for the Oak Street wading pool were removed, rendering it inoperative. Plans for the new central neighbourhood park in Phase 2 include the provision of a waterplay feature, associated with the indoor pool. There is also the potential for a second waterplay feature to be located adjacent to the new Regent Park Community Centre; further exploration of the potential of that location will be addressed during the new Community Centre design process.

A new aquatic centre will be completed by the City to coincide with Phase 2 of the Revitalization, and will be located within the central neighbourhood park. Designs for the facility include an indoor swimming pool with access between the pool deck and a fenced outdoor landscaped terrace facing the park. Care has been taken to ensure that the design addresses the cultural requirements of the Regent Park community by including such elements as modesty shades to allow for female-only swim times. The outdoor pool located on Oak Street will remain in operation during the summer months until the new indoor pool is completed.

### b) Community Centre

The 2005 Community Facilities Strategy states that the current City-operated community centres in Regent Park (i.e. the North and South Regent Community Centres) do not provide sufficient recreation space to meet the needs of the current population and therefore will be inadequate to serve the needs of the new and expanded population. The South Regent Park facility is part of a larger multi-use building which is scheduled for demolition in Phase 2. Council has approved the capital funding for a replacement community centre to be built as part of Phase 2, which will be located next to Nelson Mandela Park Public School. The replacement facility will be operational prior to the demolition of the South Community Centre.

The new community centre will be approximately 5,000 m<sup>2</sup> and will consist of approximately 3,700 m<sup>2</sup> of interior recreation space and 1,300 m<sup>2</sup> of employment and training space, and will have open space contiguous with the public school yard. The South and North Recreation Centres (1,858 m<sup>2</sup> and 650 m<sup>2</sup> respectively) will be demolished following the construction of the new community centre. The new centre will replace the existing community centre space provided in the Regent Park South and North Recreation Centres. It will also provide the space required to meet the current unmet need (1,000m<sup>2</sup>) and the future needs of the expanded Regent Park population (1,000m<sup>2</sup>) identified in the original Community Facilities Strategy. In

addition, the new community centre has the potential to exceed the combined requirements of current and future needs by 55m<sup>2</sup>.

In addition, Blevins Child Care Centre will be redeveloped within Nelson Mandela Park Public School, and will be in close proximity to the new community centre. The child care program will complement the programming in the new community centre, thereby enhancing the development of a local community services hub at this location. Further detail is contained within the Children's Services Section.

#### c) Parks and Open Space

The Regent Park Plan of Subdivision (2005) outlines the need for 3.43 hectares of open space. This includes the central neighbourhood park, three parkettes, and other open space to be conveyed by TCHC to the City of Toronto. The majority of the open space will be delivered through central park neighbourhood park on Block 15 of the Draft Plan of Subdivision, and the remaining space is expected to be in the form of smaller parkettes.

Revisions to the phasing plan have affected the original projected timeframe for the delivery of new parks and open space. In particular, delivery of the central neighbourhood park, and the linear park will be in Phase 2 instead of Phase 5. The parkette located at 40 Oak Street, which is supported by a Council approved budget, is expected to move forward at the same time as redevelopment in Phase 2. The ultimate timing of that delivery is dependent on the Christian Resource Centre's (CRC) development schedule, since the parkette will not be constructed until the CRC's new residential building located at 40 Oak Street is near completion.

#### d) Central Neighbourhood Park

In 2007, the City of Toronto led a Master Planning process for the central neighbourhood park at Regent Park. The central neighbourhood park will replace the north Regent Park playing field. The central neighbourhood park will be larger than the current playing field and the design for the park will include a multi-purpose playing field as well as other design elements. The Master Plan of the central neighbourhood park has been coordinated with the design of the indoor pool to ensure that there is continuity between the spaces. A detailed plan of the central park will start in November, 2009 and will include extensive community consultation. Council approved the capital funding to design and construct the central neighbourhood park, which will be built in conjunction with Phase 2.

#### e) Community Gardens

In the Community Facilities Strategy, community gardening was identified as an important social and food security resource to the residents of Regent Park. As well, the Social Development Plan (SDP) developed for Regent Park recognized community gardening as an activity that encourages social cohesion as neighbours of various

social backgrounds engage in a common activity. However, it was also acknowledged that as the renewal initiative moves forward, existing allotment gardens will be redeveloped, as ground level space is being utilized for housing, commercial uses, public roads, infrastructure, parks and community facility development. A community garden working group has been established to develop a Gardening and Food Production Strategy that will explore and facilitate gardening and food production opportunities in and around Regent Park now and in the future given the increasing land constraints.

The Strategy will identify opportunities for new and creative gardening possibilities and identify how to achieve a variety of options for the community. The gardening and food production options range from passive edible landscapes, to private gardening spaces and community gardening facilities. The strategy will examine space in and around Regent Park, including the use of neighbouring vacant or underutilised spaces, school partnerships, as well as the exploration of new and existing parks and boulevards.

Prior to the start of the first phase of redevelopment there were approximately 200 allotment plots located in gardens throughout Regent Park, which are organized by the Christian Resource Centre (CRC) and the Regent Park Community Health Centre. At the completion of the revitalization of Regent Park there will be very limited opportunity for any ground level allotment garden on the existing footprint. However, based on the current phasing plan some existing lands could still be used for gardening activities for another 10 to 15 years as revitalization construction moves forward.

The redevelopment of Regent Park will result in less open space than currently exists. The challenge and opportunity for the working group is to develop a Strategy that introduces creative approaches to gardening that supports the many goals and benefits of gardening. The goal of the working group is to have a Strategy in place which will direct and support the continuation of gardening activity in Regent Park.

#### f) Basketball Courts

The Community Facility Strategy identified the importance of basketball facilities to Regent Park. Prior to Revitalization, there were three basketball courts in Regent Park. One court in poor condition was demolished in Phase 1. The remaining 2 basketball courts in Regent Park are located north of Oak Street and on St. Bartholemew's Walk. These courts have been resurfaced to maximize their utility during revitalization and are used regularly by local residents.

The St. Bartholemew's Walk basketball court located in Phase 2 is on land that will be conveyed by the TCHC to the City of Toronto for open space purposes and will likely remain as a basketball court for the foreseeable future. The Oak Street basketball court will be demolished in Phase 6 and although there are no current plans for its replacement with a new outdoor court elsewhere, increased access will be provided through improved indoor facilities at the new community centre (as described below).

Regent Park residents also make use of indoor basketball courts that are located in the Regent Park South Community Centre. It is expected that the new community centre will represent a significant improvement in the quality of the basketball facilities that are available for year-round use in Regent Park, as well as increase the opportunities to play, through shared access to the Nelson Mandela Park Public School gymnasium. Once these facilities are constructed, the requirement for basketball courts will be met at the completion of revitalization.

## 2. Children's Services

There are two existing municipally-operated child care centres located in TCHC buildings within Regent Park that will require replacement as the build-out proceeds. A 40-space facility to be located at 30 Regent Street has been approved, and is intended to replace the existing Regent Park Child Care Centre located at 600 Dundas Street East. It will be co-located with Parents for better Beginnings and Focus to create a "children and youth hub". This facility is scheduled for completion mid 2010.

As stated previously, a new facility is to be located within the TDSB's Nelson Mandela Park School, and will replace the existing Blevins Child Care Centre. Construction of this new centre is scheduled to be completed in the fall of 2011.

The desire to accommodate infants, toddlers and preschoolers in new child care programs was achieved in the plans for the new facility presently under construction at the base of the TCHC building at 10 Cole Street. It will have a licensed capacity of 62 children aged 0 to 5 years, and is expected to commence operations in the spring of 2010. Staff will continue to advocate for program models that achieve this end, and plan for facilities sufficient to accommodate it.

Since the drafting of the original strategy, significant policy and funding related changes have come into effect which may impact on the delivery of licensed child care within Regent Park. Cancellation of the federal government's Early Learning and Child Care agreement in 2007 and subsequent reduction in provincial Best Start funding has had a significant impact on the City's ability to increase the number of licensed spaces. However, the number of centres proposed for Regent Park will remain the same:

- replacement of Regent Park and Blevins Child Care Centres (which will be achieved at the end of Phase 2);
- up to 5 additional centres to meet current unmet need (the facility presently under construction at 10 Cole Street is the first of these facilities); and
- 1 additional centre (if required) to meet population growth in later phases of development.

The other major policy shift has occurred at the provincial level. The Premier appointed a Special Advisor on Early Learning to "recommend the best way to implement full-day learning for four- and five-year olds and how to develop a continuous and integrated system for children from birth to age 12 and their families." The report was released and

received, and was endorsed by the Premier this summer. It calls for the joint delivery of education and child care programs as a full day learning program for children enrolled in junior and senior kindergarten, with an integrated child and family service system for children 0 to 3 years of age. The details regarding implementation are not yet known, however there is uncertainty regarding what the impact of this initiative will be on the delivery of licensed child care. Staff will be monitoring the implementation details when information from the Province is made available.

With a City-wide waiting list for subsidies at its highest point (as of the date of this report over 18,000 children), the demand for fee subsidy outweighs the supply. The current funding from the Province for fee subsidies results in only 28% of the children in low income families having access to licensed child care. Funding for fee subsidies remain a high priority for Regent Park and the City of Toronto as a whole.

### 3. Other Community Agencies

There are three organizations identified in the 2005 Community Facilities Strategy that are located within the boundaries of Phase 2 and will need to be relocated as a result of development activity. These organizations are: Sole Support Moms, the Regent Park Child Care, Parents for Better Beginnings, and Regent Park Focus Youth Media Arts Centre. Currently these programs operate in buildings owned by TCHC at little or no cost.

The Social Development Plan, which was approved by the TCHC Board on September 28, 2007, and City Council on October 2007, articulates a clear vision of creating “hubs” of complementary community services and supports. In that regard, it was identified that Regent Park Child Care, Parents for Better Beginnings and Regent Park Focus Youth Media Arts Centre could together provide a children- and youth-focused hub. Working with each organization, TCHC will construct a permanent purpose-built facility for these three agencies to be located at 30 Regent Street. The City of Toronto has approved a \$1.65 million capital contribution to support the design and construction costs associated with the child care; the City of Toronto will also own and operate the new facility. Construction commenced in October 2009 and is scheduled for completion in late summer of 2010.

Sole Support Moms and the Regent Park Neighbourhood Initiative, together with TCHC and the CRC have undertaken discussions regarding possible co-location within the new CRC facility, which will be located at 40 Oak Street. Should there be a scheduling difference between the demolition of buildings in Phase 2 and the provision of new facilities, TCHC will work with groups to find temporary space.

## **D. Conclusions**

Considerable progress has been made in the delivery and planning of the required community services and facilities in the first phase of revitalization of Regent Park. Phase 1 requirements have been met, and surpass the original expectations and time frames set out for the delivery community facilities and amenities. The Phase 2 plans for the



parkland and the construction of new recreation facilities and child care centres are significant milestones with respect to the establishment of a full range of appropriate social infrastructure components. Staff will continue to assess the best means of implementing the Council-approved range of community service facilities throughout the subsequent phases of development.

**Attachment 7: Draft Zoning By-law**

Authority: ~ Community Council Item No. ~,  
as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to lands known generally as Regent Park, Phase 2 Lands, (591 Dundas Street East)**

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the Holding Symbol (h) and to remove the Holding Symbol (h) when Council is satisfied that the conditions relating to the Holding Symbol have been satisfied; and

WHEREAS it is appropriate that the Holding Symbol (h) be removed in relation to certain lands; and

WHEREAS Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. District Map 51H-313 contained in Appendix “A” of By-law No. 438-86, as amended, being a By-law “To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures within the City of Toronto” is further amended to remove the Holding Symbol (“h”) as shown on the attached Map “1”.

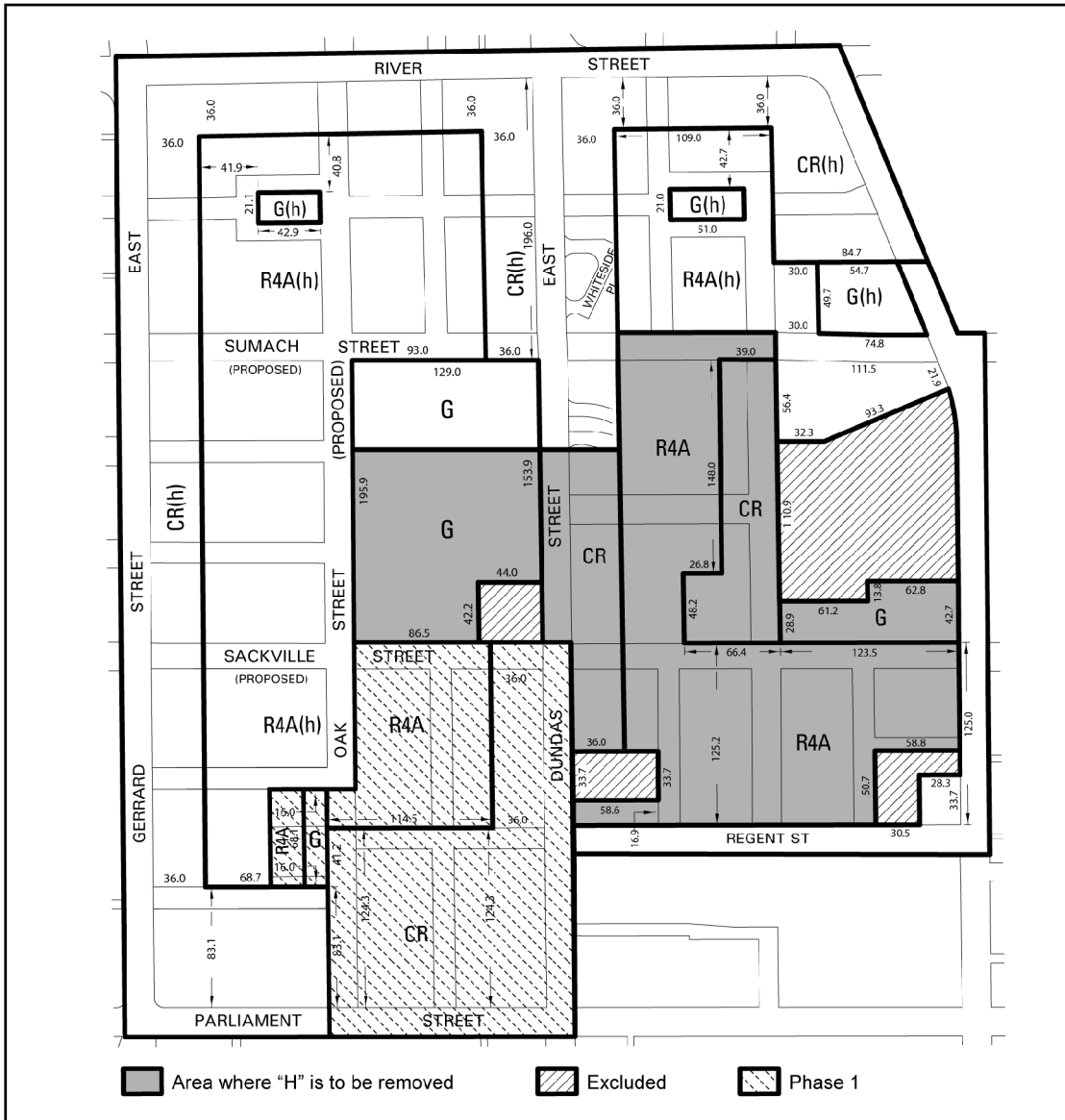
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

# MAP '1'



Area where "H" is to be removed

591 Dundas Street East  
(Regent Park - Phase 2)

File # 09\_163507



Not to Scale  
05/19/2010