

**325 Gerrard Street East – Official Plan Amendment & Zoning Amendment, Residential Demolition Control Applications (Phases 3-5) – Final Report**

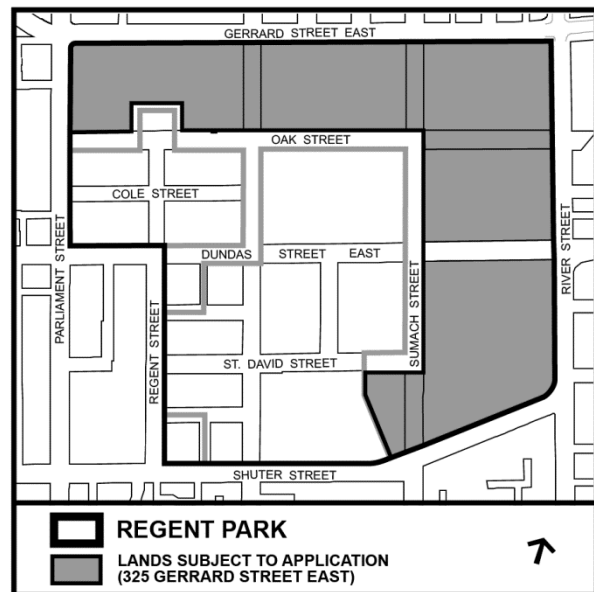
<b>Date:</b>	February 3, 2014
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	13 127808 STE 28 OZ 13 281017 DEM 00 DM & 13 281030 DM DEM 00 DM

**SUMMARY**

Toronto Community Housing Corporation (TCHC) has made an application to amend the previous development permissions for the Regent Park revitalization area. This application proposes several changes to the Secondary Plan and zoning bylaw which include amendments to parkland, building heights and tower locations for the future Phases 3 through 5. TCHC has also applied to remove the Holding symbol (h) from the Zoning By-law and demolish 654 existing residential rental units for Phase 3.

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. All future phases will continue to provide new market housing and new TCHC rental replacement housing and Phase 3 will see the creation of a new public park with athletic playing fields.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law and in the process removes the Holding Symbol (h) from the Zoning By-law for Phase 3 of the Regent Park redevelopment. The report also recommends approval of the demolition of 654 social housing units in Phase 3.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands in the Regent Park redevelopment substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to the report (February 3, 2014) from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law No. 438-86 of the former City of Toronto, as amended for the lands in the Regent Park redevelopment substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.7 to report (February 3, 2014) from the Director, Community Planning, Toronto and East York District.
3. City Council adopt the Regent Park - Phase 3 - Development Context Plan, dated October 3, 2013, as 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, substantially in accordance the changes being recommended in the report (February 3, 2014) from the Director, Community Planning, Toronto and East York District.
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 3 in accordance with the requirements of the Executive Director, Engineering and Construction 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 3, subject to terms and conditions satisfactory to the Executive Director, Engineering and Construction Services, and that such terms and conditions be secured in the Subdivision Agreement between the City and TCHC.
6. City Council direct that TCHC no longer be required to obtain Provincial consent for the sale or lease of land required under the *Housing Services Act, 2011* prior to the issuance of demolition permits for any buildings in Regent Park.
7. City Council approve the application to demolish the subject residential building(s) located in the Phase 3 area of the Regent Park revitalization, which buildings contain 654 dwelling units, pursuant to Municipal Code Chapter 363 with the following conditions:

- a. The demolitions will proceed in each of the 4 separate sub-areas of Phase 3 as outlined in the report (February 3, 2014) from the Director, Community Planning, Toronto and East York District; and
  - b. City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act for the demolition of the residential buildings in the 4 sub-areas of Phase 3, no earlier than:
    - i. For sub-area 3a-1, the date the Zoning By-law amendment that provides for the development of Phase 3 as recommended by the Chief Planner in the report (February 3, 2014) comes into force and effect;
    - ii. For sub-area 3 a-2, the date that a Site Plan application is submitted for the first residential building to be built in the sub-area; and
    - iii. For sub areas 3-b1 and 3-b2, the date that a Site Plan application is submitted for the first residential building to be built in either of the 2 sub-areas.
8. City Council require that prior to the demolition of the listed heritage property at 14 Blevins Place (Block 32) the applicant provide two sets of archival photographs keyed to a location map documenting the interior, exterior, and context of the building, elevations and measured drawings and copies of all interior floor plans and original drawings as may be available, to the satisfaction of the Manager, Heritage Preservation Services.
9. City Council require that, prior to site plan approval for any new construction on Block 32, a commemorative strategy be developed by the TCHC in consultation with Heritage Toronto to promote an awareness and understanding of the planning history and built form of Regent Park North and South and its cultural heritage value, and the important role of Regent Park in the history of public housing in Canada. The commemorative strategy is to be implemented within the Regent Park neighbourhood, to the satisfaction of the Manager, Heritage Preservation Services.
10. City Council advise the applicant that:
- a. registration of the Plan of Subdivision of Regent Park for Phase 3 cannot occur until such time as the Owner has satisfied the applicable conditions, as may be revised, of the draft Plan of Subdivision Approval issued on May 31, 2005;
  - b. 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;

- c. 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 previously approved plans and/or the City of Toronto’s “Tree Protection Policy and Specifications for Construction Near Trees.” The owner shall contact Toronto Urban Forestry (Gary LeBlanc at 416-392-0494) to arrange for an inspection of tree protection barriers once they have been installed. The owner must not proceed with demolition related activities until approval and clearance respecting the tree protection barriers has been received from Toronto Urban Forestry;
  - d. 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
  - e. 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.
11. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
  12. City Council authorize the Chief Planner and Executive Director, City Planning and the City Solicitor to amend the Section 37 Agreement with Toronto Community Housing Corporation as may be required with respect to the appropriate percentage achievement benchmarks for the completion of the replacement social housing units relative to the market housing component of the Regent Park development, to reflect the increased residential density permitted in the draft Official Plan Amendment and Zoning By-law Amendment, provided that there are no changes to the achievement of the number of replacement social housing units.

## **Financial Impacts**

In 2008, the City and TCHC structured a 60/40 cost sharing arrangement for the delivery of hard infrastructure within the Regent Park redevelopment area. This was achieved via

Council's adoption of the 2009 Capital Budget and the 2010-2018 Capital Plan by Council. The Capital Plan included funding within relevant City division's budgets for identified infrastructure and community facilities for the full redevelopment of Regent Park. The re-phasing as detailed within this report will impact the City's cash flow for future phasing (See Attachments 1 & 2).

### Re-Phasing Impacts

Phase 2 is currently under construction and for Phase 3, the City will continue to cost-share 60% of the hard infrastructure costs. The rephrasing provided an opportunity for the City and TCHC to revisit the budget estimates and cost assumptions for the life of the project based on Phase 2 actual expenditures. As a result of required re-phasing and revised budgeting, the total costs estimates for the project from phase 2 to 5 have increased by \$1.297 million from the previous estimates included in Toronto Water's and Transportation Services' Capital Budget and Plan for the 2014 to 2023 planning period (Detailed in Table 1 below).

**Table 1: Toronto Water and Transportation Services Capital Budget 2014-2023**

Description (\$000s)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
Toronto Water		859	330	132	745	287	115	420	162	162	3,212
Transportation Services	461	1,513	582	233	1,907	734	293	1,354	521	208	7,806
<b>City of Toronto - 2014 - 2023 Capital Budget and Plan</b>	<b>461</b>	<b>2,372</b>	<b>912</b>	<b>365</b>	<b>2,652</b>	<b>1,021</b>	<b>408</b>	<b>1,774</b>	<b>683</b>	<b>370</b>	<b>11,018</b>

The total budgeted funding of \$11.018 million will cover the City's share required to complete Phases 2 and 3 of the Regent Park redevelopment. However, given that the 2014 and future years budgeted cash flows included in the 2014 to 2023 Capital Budget and Plan do not align to the revised annual cash flow requirements, TCHC will be required to partially front-end their share of funding into 2014, with the City providing their share of 2014 funding in 2015. As part of the 2015 Capital Budget process, annual cash flows for the City's share of funding will be adjusted to align to the annual cash flow requirements as identified in Table 1.

Accounting for the estimated impacts of the re-phasing, \$12.315 million in City funding is now required to complete Phases 2 to 5 of the redevelopment, of which \$8.154 million is needed for the immediate requirements of Phases 2 and 3. The table below highlights the revised annual cash flow required for the City's 60% share of annual costs.

**Table 2: Regent Park Revised Annual Cash Flow**

Description (\$000s)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
Phase 2	1,535	150	150	600							2,435
Phase 3	869	936	1,376	1,610	211	355	361				5,719
Phase 4				800	814		217	220			2,051
Phase 5					814	851		220	224		2,110
<b>TCH - Municipal Infrastructure Budget Projections *</b>	<b>2,404</b>	<b>1,086</b>	<b>1,526</b>	<b>3,010</b>	<b>1,839</b>	<b>1,206</b>	<b>578</b>	<b>441</b>	<b>224</b>	<b>0</b>	<b>12,315</b>

\* 60% City of Toronto Annual Cost Share

As a further result of the rephasing of the project, an additional \$1.297 million in funding for the City's share will be required from 2017 to 2022 to complete phases 4 and 5 of the

redevelopment. Funding adjustments will be included in Toronto Water's and Transportation Services' 2015 – 2024 Capital Budget and Plan for Council's consideration as part of the 2015 Capital Budget process. City staff will continue to work with TCHC to refine the accuracy of cost estimates and the cost sharing mechanisms. These details will be finalized as part of the Subdivision Agreement, and will be completed to the satisfaction of the Executive Director, Engineering and Construction Services in consultation with appropriate City staff.

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

## **DECISION HISTORY**

City Council 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, outlined below:

- July 22-24, 2003, City Council directed that the interdepartmental review of the redevelopment proposal be undertaken as a priority.
- February 1-3, 2005, City Council adopted a report (dated January 4, 2005) from City Planning recommending approval of the Regent Park Secondary Plan and an area-specific zoning by-law, subject to Holding provisions.  
<http://www.toronto.ca/legdocs/2005/agendas/council/cc050201/te1rpt/cl004.pdf>.  
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.
- April 12-14, 2005, City 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.  
<http://www.toronto.ca/legdocs/2005/agendas/committees/te/te050330/it004.pdf>
- September 28-30, 2005, City Council removed the Holding Symbol from the Zoning By-law for Phase 1 of the redevelopment and adopted a Community Facilities Strategy for Regent Park.
- October 23, 2007, City 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 of the neighbourhood.
- October 1, 2009, City Council 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.

- 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.
- August 25-27, 2010, City Council removed the Holding Symbol from the Zoning By-law for Phase 2 of the redevelopment.
- May 14, 2013, the Toronto and East York Community Council considered a Preliminary Report dated April 22, 2013, from the Director, Community Planning, Toronto and East York District on amendments to the Official Plan and Zoning By-law for Phases 3-5. Toronto and East York Community Council adopted the recommendations within that report. It can be found at: <http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-57813.pdf>
- In a report dated September 19, 2013, City staff recommended the designation of 14 Blevins Place under Part IV, Section 29 of the Ontario Heritage Act. The Toronto Preservation Board (November 5, 2013), Toronto and East York Community Council (November 19, 2013) and City Council (December 16-17, 2013) did not support the designation.

In addition, at the site plan review stage for various buildings, there have been several instances where minor variances to the zoning by-law with respect to: locations of visitor bicycle parking; setbacks; heights; and permissions for commercial parking garages in CR zones were granted by the Committee of Adjustment.

## **ISSUE BACKGROUND**

### **Proposal**

An application to amend the Official Plan and the Zoning By-law for Regent Park was made in March 2013 by Toronto Community Housing Corporation. Proposed changes to the revitalization plan include: a revised phasing plan which reduces the number of phases from six to five (see Attachments: 1 and 2); the replacement of two small proposed parkettes with a new larger park/sports field; and adjustment to permitted land use designations, blocks and streets proposed to reflect reconfigurations of park spaces. The application also proposes an increase in housing units from 5,400 to 7,500 and a resulting increase in the projected population from 12,500 to approximately 17,000 at the completion of all phases. This additional density is proposed to be achieved through several built form changes to the plan. The chart below outlines the proposal as described in the Preliminary Report dated May 14, 2013 and the built form changes being recommended in this report.

**Table 3: Built Form Changes**

Proposal as described in Preliminary Report	Recommended Changes
Two additional 88 metre high towers on Dundas Street East (Block 17 & 26)	One 77 metre (Block 26) and one 88 meter tower (Block 17) on Dundas Street East
The addition of a new tower type, 120 metres to be located on Parliament Street (Block 1)	The addition of a 60 metre tower to be located on Parliament Street (Block 1)
An increase in height to 50 metres for several (five) mid-rise sites on the north side of the central park (Blocks 4-7, 16)	<ul style="list-style-type: none"> <li>• Two 75 metre towers, with a smaller floorplate of 750 square metres (Block 5 &amp; 7) and reduction to 22 metres for their podiums.</li> <li>• On Block 6, a reduction to 22 metres.</li> <li>• For Blocks 4 &amp; 16, a reduction to heights of 40 and 30 metres.</li> </ul>
An increase from 15 metres to 22 metres for two sites mid block (Blocks 4 & 8) on Sackville and Sumach Streets, south of Gerrard Street East;	No change from March 2013 application
Additional height along Gerrard Street East from Sumach Street to River Street from 22 metres to 30 metres (Blocks 8 & 10)	No longer seeking a change to current zoning by-law permissions
Increase in height from 30 metres to 50 metres for a site on River Street, north of Dundas Street East and south of the future Oak Street extension (Block 17)	No longer seeking a change to current zoning by-law permissions
Increase from 30 metres to 35 metres at the corner of Dundas Street East and River Street (Block 27)	No longer seeking a change to current zoning by-law permissions
Reduction from 22 metres to 15 metres east of Sumach Street, south of Dundas Street East (Block 28)	No change from March 2013 application
The proposed demolition of the listed heritage building (14 Blevins Place) and proposal for a 60 metre tower on this block. (Block 32)	As Council did not support the designation of 14 Blevins Place, this report supports a 22 metre and 32 metre height permission for the site.

Further, the application proposes the addition two new uses in Regent Park including allowing *commercial parking garages* as a permitted use in the CR zones and a *student residence* on Block 32 only. The commercial parking garage variance has already been



permitted through the Committee of Adjustment in several buildings in CR zones in Regent Park along Dundas Street East.

## **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 transform into 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 was expected to take place in six (or fewer) phases. The plan for redevelopment was intended to support a mix of approximately 5,400 TCHC rental and market ownership housing units. This involves the demolition of the existing social housing units, 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; and create new employment and commercial opportunities to help better integrate the site with the surrounding neighbourhoods.

The 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 light industrial, commercial and residential uses. It is designated as a Regeneration Area (RA) in the Official Plan and is currently undergoing a planning study. 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 are further to the south. They are areas undergoing 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.

## **Status Update on Regent Park Redevelopment – Phases 1 & 2**

TCHC working with its current development partner, the Daniels Corporation, have completed Phase 1 and Phase 2 is currently under construction.

**Table 4: Summary of Units in Phases 1 &2**

	Existing Social Housing Units Demolished within Regent Park	Units completed or under development		
		Replacement Social Housing	New Social Housing in Regent Park	Market Housing in Regent Park
<b>Phase 1</b>	<b>418</b>	<b>405*</b>	<b>47</b>	<b>521</b>
<b>Phase 2</b>	<b>499</b>	<b>395</b>	<b>50</b>	<b>1,289</b>
<b>Totals</b>	<b>917</b>	<b>800</b>	<b>97</b>	<b>1,810</b>

\* does not include 300 replacement units constructed off-site in the East Downtown

In addition to the rental housing replacement, new social housing units and new market housing construction, there have been several other achievements in Regent Park. In Phase 1, successful local employment efforts in the new Parliament Street retail spaces include the FreshCo. by Sobeys grocery store, Rogers, Tim Horton's and a Royal Bank of Canada branch which marked the first new bank in Regent Park in 60 years. In addition to the 40 Regent Street Children and Youth hub with a daycare and space for the local agencies including Focus and Parents for Better Beginnings, there is also the new daycare facility now operating in the TCHC One Oak rental building.

In Phase 2 there have been significant investments in community facilities such as the City of Toronto Regent Park Aquatic Centre, the recently opened George Brown daycare centre in the renovated Nelson Mandela Park elementary school and the future community centre. The community centre will replace the Regent Park South Community Centre once constructed and is being built as an addition to Nelson Mandela Park school. The Regent Park Arts and Cultural Centre, now named the Daniels Spectrum is a 5,574 square metre (60,000 square foot) office and performance space building for local organizations with café space connected to the new Paintbox Restaurant next door. Further details on the Community Services and Facilities Strategy update can be found in Appendix A.

### **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. The PPS requires planning authorities to provide for the projected housing needs of current and future residents, establishing targets for the provision of housing affordable to low and moderate-income households and permitting and facilitating all forms of housing. 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. Section 3.1 of the Growth Plan states that “in the case of housing, there is an underlying societal need for affordable housing in many municipalities that is heightened by growth pressures.” 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.

## **Official Plan and Zoning**

Regent Park 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 re-designates 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 provisions (Holding Symbol (h)) 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. 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.”

As many of the above noted reports were required as part of the official plan and zoning bylaw amendment applications, staff agreed to review the proposed amendments comprehensively. If changes to the zoning bylaw could be supported, the Holding Symbol (h) for the Phase 3 lands only would also be lifted. It is expected that TCHC will make future applications to lift the Holding Symbol (h) for Phase 4 and 5 of the Regent Park redevelopment, to move the revitalization process forward.

### **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. TCHC has begun working with City Legal reviewing the conditions and is expected to submit the required documentation for the subdivision registration of Phase 3 lands shortly.

### **Site Plan Control**

Future applications for Site Plan Control will be required. They will proceed once the Holding Symbol (h) for each phase has been lifted and detailed building designs are completed.

### **Residential Demolition Control**

Section 33 of the Planning Act provides that Council may refuse an application for the 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.

## **Reasons for Application**

Toronto Community Housing Corporation has made an application to amend the previous development permissions for the Regent Park revitalization area. As discussed above, this application proposes changes to the Secondary Plan and Zoning By-law which are a departure from the original plan for Regent Park revitalization.

In 2009, amendments to the zoning by-law were requested in context of the Phase 2 redevelopment and did not address built form in subsequent phases. TCHC noted 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.

The amendments currently requested address all remaining phases of the redevelopment and respond to factors particular to these phases including alternation to the original vision that have emerged from, in part to, ongoing input from the community and changes in TCHC's business plan for Regent Park.

Based on community desire for athletic playing fields, which could not be accommodated as part of the central park "Regent Park" design, an opportunity for a second large open space on the Regent Park footprint was explored. When discussions on changes to Phase 3 lands were initiated by TCHC, due to the opportunity to create a new park (Regent Park Athletic Grounds), staff asked TCHC to consider Official Plan and Zoning By-law changes for all future phases. This enabled a more fulsome review of plans for the entire neighbourhood.

## **Community Consultation**

The proposal was the subject of two community consultation meetings held at the new arts and culture centre, the Daniels Spectrum. Both were well attended with over 300 community members in attendance. The first community consultation was held on Monday June 10, 2013. While response on the overall redevelopment to date was positive, there were concerns raised about the changes being proposed by the application. Residents were pleased to see that previous requests for playing fields within the community had been responded to with the proposed Regent Park Athletic Grounds. Built form concerns were focused around the proposed 120 metre tower on Block 1 (See Block Plan on Attachment 4) and the impact of an approximately 38-40 storey building given the built form context of Parliament Street. Residents were also concerned about the "wall" of 50 metre buildings proposed on Blocks 5, 6 & 7 north of the new central park as well as the massing being proposed on River Street. In addition to these built form concerns, several residents from 14 Blevins Place presented a petition to Councillor McConnell in support of the demolition of their building. Concerns were also raised regard the capacity for current infrastructure such as the TTC and the road network to deal with the additional units being proposed. Comments were also made about the proposed unit types for the market condominiums. It was felt that the market units should be accommodating family units and not solely bachelor and one-bedroom units.

The second community consultation meeting was held on September 17, 2013 where TCHC presented their revised proposal. Changes that were in part a response to community feedback included:

- Reduction in the height of the proposed Parliament/Gerrard tower, on Block 1 from 120 metres to 60 metres;
- For Blocks 5 and 7, the introduction of 75 metre towers, increasing the proposed height of the 50 metre slab buildings but sliming of the built form and reducing tower impacts;
- Reduction in height from 50 metres to 22 metres on Block 6, breaking up the built form massing on the north side of new central park, "Regent Park";
- Removing the request for additional height for buildings on the south side of Gerrard Street East, between Sumach and River Streets. Heights to remain at the current permissions of 22 metres. The original proposal had shown height increase to 30 metres; and
- While TCHC originally proposed a slight increase from 30 metres to 35 metres at the corner of Dundas Street East and River Street, the proposed height on Block 27 was revised to remain at 30 metres as permitted under the current zoning by-law.

To ensure that information was easily available to the public, a website was created on the City Planning page with information on this application. The website includes links to the preliminary report, plans and supporting studies submitted and subsequently updated by TCHC, as well as the PowerPoint presentations that were made at the community consultation meetings. A link is found below:

[www.toronto.ca/planning/regentpark.htm](http://www.toronto.ca/planning/regentpark.htm)

Staff received numerous letters, emails and phone calls about the project in addition to an email petition about residents support for the demolition of 14 Blevins Place.

### **Agency Circulation**

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

## COMMENTS – APPLICATION FOR RESIDENTIAL DEMOLITION

TCHC has made application under Chapter 363 of the Municipal Code, pursuant to Section 33 of the Planning Act to demolish 654 existing rental housing units. While the permission for demolition is for all the units on Phase 3 lands, due to the phased construction plans, there is an associated phasing plan for the demolition of the units. For Phase 3, TCHC is anticipating demolition sequencing in 3 or 4 phases in four separate sub-areas. Though separated geographically, it is likely that demolition will proceed in sub-areas 3b-1 and 3b-2 at the same time. The municipal addresses for these units by sub-area are:

**Table 5: Municipal Address for Demolition in Phase 3**

<b>Sub-area 3a-1</b>	<b>Sub-area 3a-2</b>
490-504 Shuter Street	685-699 Dundas Street East
506-520 Shuter Street	120-128 River Street
80-106 River Street	42-56 Wyatt Walk
33-55 Wyatt Walk	595-619 Whiteside Place
108-112 River Street	2-24 Blevins Place
37-51 Blevins Place	
1-35 Blevins Place	
30-52 Blevins Place	

<b>Sub-area 3b-1</b>	<b>Sub-area 3b-2</b>
295 Gerrard Street East	150 River Street
365 Parliament Street	130-236 River Street
	205-211 Sumach Street
	229 Sumach Street
	674 Dundas Street East
	646-136 Street East
	696-702 Dundas Street East

Typically, with such multiple-unit residential demolitions, City Council authorizes the Chief Building Official to issue the demolition permits no earlier than the issuance of the related building permits for the replacement buildings. This ensures that residential buildings are not prematurely demolished, relative to the actual commencement of the construction of the new buildings and related site development. This report recommends that the demolition permits for sub-area 3a-1, where the new park and athletic fields will be provided, may be issued when the zoning by-law amendment is in force and effect. For the adjacent sub-area 3a-2, it is recommended that the demolition permits may be issued when the Site Plan application for the first building in the sub-area is submitted. For sub-areas 3b-1 and 3b-2, it is recommended that the demolition permits for both areas combined may be issued when the Site Plan application is submitted for the first of the buildings in either of the two sub-areas.

The demolition of the buildings in 3a-1 should begin spring 2014, in order to meet completion deadlines for the park and athletic fields. TCHC anticipates that demolition will

begin for 3a-2 shortly after, in the early fall of 2014. Demolition for the remaining sub-areas is expected to commence in the fall of 2015.

TCHC is working to shorten the period between demolition of the buildings and the commencement of construction. One challenge is trying to schedule the relocation of tenants with children during the summer months to allow them to be in place at the beginning of the school year, giving all tenants in any specific phase an equal opportunity to select their relocation units. This summer schedule does not always match with the specific timelines for design and building permits for the new buildings, which may be spread throughout the year. There is also a concern about leaving vacated buildings empty for many months. The resulting early demolition of many of the buildings is hard to avoid given these other factors. Accordingly, staff and TCHC have agreed to recommend the milestones listed above instead of using excavation and shoring permits for purposes of timing the issuance of demolition permits.

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 November 2013 for the sitting tenants of the units in Phase 3a-1, and notices for those in 3a-2 will be issued in the spring of 2014. The residents have begun the selection process for their replacement units and it is expected that all buildings in Phase 3 will be vacant by end of 2015.

Based on the information provided by TCHC, and the Designated Substances Surveys, prepared by exp. Services Inc. for the above noted addresses, staff at the City of Toronto's Healthy Environments Division have no objection to the issuance of the demolition permit for Phase 3 provided the recommended conditions of demolition are imposed, per memo dated January 14, 2014. Toronto Building staff will include these conditions with the demolition permits.

### **Provincial Consent**

At its meeting of February 1-3, 2005, Council directed that prior to the issuance of demolition permits for any buildings in Regent Park, TCHC be required to obtain the Provincial consent for the sale or lease of land as required under the legislation at the time, the Social Housing Reform Act (SHRA) and that this condition be secured through demolition control. Provincial Ministerial consent was required under the SHRA prior to the redevelopment of social housing and prior to the land being sold or transferred.

This process has since been streamlined. The current legislation, the Housing Services Act, 2011 (HSA) requires Provincial consent only for the sale or lease of social housing properties. Approval for redevelopment rests with the City of Toronto as the service manager. Service manager approval for the redevelopment of the whole of Regent Park (which includes all of the phases of development) has already been obtained through Council's adoption of Policy and Finance Committee Report No.8(2) at its meeting in July 2003. No further service manager consents are required at this time to permit the demolition of units in Phase 3.



Provincial consents will still be required for any sale or lease of lands within Phase 3. It is premature for TCHC to seek Provincial consents at this time given that the plan of subdivision for Phase 3 has not been finalized. From a timing perspective, it would be unworkable to require TCHC to obtain Provincial consents prior to demolition of buildings within Phase 3 or subsequent phases. Therefore, Planning staff are recommending that Council delete the requirement that TCHC obtain Provincial consent for the sale or lease of land as a precondition to the issuance of demolition permits in Regent Park. This would enable TCHC to proceed with redevelopment in a timely manner and does not relieve TCHC of the legal obligation under the HSA to obtain Provincial consents when TCHC wishes to sell or transfer lands in Regent Park.

## **COMMENTS – OFFICIAL PLAN AND ZONING AMENDMENTS**

This application is in keeping with the vision for a revitalized Regent Park and continues to reflect the objectives of the original Secondary Plan. The neighbourhood will continue to reconnect to the adjoining neighbourhoods with the introduction of pedestrian-friendly, publicly owned streets, new parks and open spaces. Overall the changes proposed build on the success of Phases 1 and 2, and allow for a redevelopment that increases the use of the existing and planned for infrastructure and community facilities. The changes to the land use and built form, that are being proposed as part of this application, are in keeping with the principals set out in the Regent Park Secondary Plan. The review below assesses the changes to the Secondary Plan and the Zoning By-law against a range of planning objectives as a part of a comprehensive redevelopment and community renewal, with the significant public benefit of replacing and improving the affordable rental housing stock.

### **Provincial Policy Statement and Provincial Plans**

The proposed development is generally consistent with the Provincial Policy Statement (PPS). The proposal is located within an area of the city that is designated for growth and represents efficient use of land and existing transportation and servicing infrastructure.

The site will continue to contribute to a full range of housing as set out in the PPS. As part of this application TCHC has agreed to ensure that their development partner be responsible for providing family sized units in the new market units being constructed.

The Provincial Policy Statement states, in Section 4.5, that the Official Plan is the most important vehicle for implementing the Provincial Policy Statement. Furthermore, Section 4.5 directs municipalities to provide clear direction for the development of the municipality as well as areas suitable for growth. The subject site is located within the *Downtown and Central Waterfront Area* of the Official Plan's Urban Structure Map. This area is intended for intensification where deemed appropriate through the relevant land use designations.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The Growth Plan requires that a significant portion of new population and employment growth be directed to the built-up areas of the Greater Golden Horseshoe within intensification areas. The proposal achieves several of the

policies set out in Section 2.2.1 of the Growth Plan, including: accommodating a compatible mix of land uses to support vibrant neighbourhoods; high quality open spaces and urban design standards; and support of transit, cycling and walking. Municipal official plans are viewed as the key vehicle through which the policy objectives of the Growth Plan are to be implemented.

## **Land Use**

Regent Park is located within the “Downtown and Central Waterfront” area on Map 2 – Urban Structure of the Official Plan and includes lands designated as “Apartment Neighbourhoods,” “Mixed Use Areas” and “Parks” on Map 18 – Land Use Plan.

The Official Plan also contains a Secondary Plan for the area that sets out vision for the redevelopment of the Regent Park neighbourhood. It sets policies respecting neighbourhood structure, form and amenity, land use, urban design, housing, community services, transportation and other matters.

This application is in keeping with the vision for a revitalized Regent Park and will build upon the strong community that exists in Regent Park. The proposed changes will help revitalize the neighbourhood to achieve a mixed income, mixed use and residential neighbourhood. The neighbourhood is to be reconnected to the adjoining neighbourhoods with the introduction of connected, pedestrian-friendly, publicly owned streets, parks and open spaces. The changes to the land use and built form that are being proposed as part of this application are in keeping with the principals set out in the Regent Park Secondary Plan.

The proposed location of the Parks within Regent Park has been modified with the consolidation of two proposed local parkettes and some dedication of additional parkland in a consolidated athletic fields space. This has resulted in a more functional and accessible space for all residents of Regent Park. Its proposed location next to the existing Regent Park South Ice Rink consolidates outdoor recreation uses and creates a neighbourhood amenity that, while never contemplated in the 2005 plan, will be an asset to the community. Further details of the proposed Regent Park Athletic grounds is found in the Open Space/Parkland section below.

The application also proposes the addition of two new uses in Regent Park including allowing *commercial parking garages* as a permitted use in the CR zones and a *student residence* on Block 32 only. The inclusion of a student residence as a permitted use within Regent Park further adds to the mixed use opportunities within the community. It is in keeping with the intent of the Secondary Plan. The definition being considered ensures that any student residence will be owned or operated, or in partnership with a post-secondary institution. To date, partnerships like the one with George Brown College as part of the PaintBox bistro and the new daycare facility, have been an important part of community building within Regent Park. A student residence with a post-secondary institution can provide further opportunity for a diverse community.

The commercial parking garage permissions have already been permitted through minor variances to the Zoning By-law by the Committee of Adjustment in several buildings in CR zones in Regent Park along Dundas Street East. Currently in the CR zone, a commercial parking lot providing surface parking is permitted, while a commercial parking garage providing parking within a structure is not. A surface parking lot does not support the principles of good urban design and fewer automobiles set out in the Secondary Plan for Regent Park. The minor variances to the Zoning By-law for commercial parking garages support commercial /retail uses and community amenities like the Daniels Spectrum, while encouraging people to take alternative modes of transportation. The current proposal does not propose a reduction in the requirement for visitors parking in residential buildings.

## **Heritage**

The Dickinson Tower (14 Blevins Place, Block 32) is an example of a mid-20th century high-rise apartment building. It was one of five modernist high-rise apartment buildings in South Regent Park, designed by noted Toronto architect Peter Dickenson and was awarded the Massey Medal for Architecture in 1961 in the silver category. The Toronto Preservation Board recommended at its meeting on November 18, 2004 that one of the five buildings, specifically 14 Blevins Place, be listed on the Toronto Inventory of Heritage Properties. Retention of 14 Blevins Place could provide a physical example of the history of social housing development in Regent Park and commemorate the architectural merit of the Dickenson buildings.

In 2005, when the draft plan of subdivision was approved, the conditions of subdivision approved included a condition requiring a Heritage Impact Statement. It suggested the preservation and re-use of 14 Blevins Place or alternatively, the identification of compelling reasons why the building could not be saved. It also noted that if Council approved the demolition of the heritage building, Block 32 shall be retained for open space, to the satisfaction of the General Manager, Parks, Forestry and Recreation and by be required to be conveyed to the City for parks purposes.

TCHC as part of this application proposes to demolish the building. As required, a Heritage Impact Statement, prepared by E.R.A. Architects Inc and dated February 25, 2012, was submitted to City staff for review.

In a report dated September 19, 2013, City staff recommended the designation of 14 Blevins Place under Part IV, Section 29 of the Ontario Heritage Act. The Toronto Preservation Board (November 5, 2013), Toronto and East York Community Council (November 19, 2013) and City Council (December 16-17, 2013) did not support the designation.

Residents of 14 Blevins Place do not want to see the building retained and are very committed to seeing it be demolished. They noted several issues with the building including its lack of accessibility. The elevators do not go to the basement level where the mailboxes and the laundry facilities are located. The possible re-use of the building for non social housing purposes was also not supported by the community. They felt that

retention of the building as a heritage site commemorating the property as a housing project for over 50 years, did not fit with the intent of Regent Park's revitalization.

TCHC is now able to move forward with their intent to demolish 14 Blevins Place. The revised proposal for Regent Park, Phases 3-5 now includes the relocation of two parkettes and some dedication of additional parkland in a consolidated athletic fields. Since the athletic field proposed is across the street from 14 Blevins Place, it was determined by Parks, Forestry and Recreation that Block 32 would not be required as open space. The condition of draft plan of subdivision requiring that Block 32 be parkland will be amended to reflect this change. TCHC had proposed a Type A1 tower with a height of 60 metres for the site. City Planning reviewed the shadow impacts and adjacency issues with Nelson Mandela Park Public School's playing fields. Staff have determined that a low to mid-rise building would be more appropriate.

This report also recommends that prior to the demolition of 14 Blevins Place, TCHC provide two sets of archival photographs keyed to a location map documenting the interior, exterior, and context of the building, elevations and measured drawings and copies of all interior floor plans and original drawings as may be available, to the satisfaction of the Manager, Heritage Preservation Service. TCHC should develop, prior to site plan approval for any new construction on Block 32, a commemorative strategy to be implemented within Regent Park, in consultation with Heritage Toronto. The strategy would promote an awareness and understanding of the planning history and built form of Regent Park North and South and its cultural heritage value and identify the important role of Regent Park in the history of public housing in Canada.

### **Urban Design Guidelines - Phase 3 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 (DCP) prepared for each phase.

TCHC has prepared and submitted a DCP for Phase 3. The DCP addresses matters such as: building setbacks and stepbacks; the design concepts of new streets; cycling routes; opportunities for public art; streetscape standards; and a tree planting plan.

Since the submission of the revised DCP in October there have been some changes that need to be made to the document. These changes are needed in part due to City staff feedback, community consultation, and Council direction on 14 Blevins Place. These are minor edits and changes, most of which are reflected in the draft Zoning By-law included in this report, as Attachment 7, but not updated in the DCP. Other changes will include

revisions to the Sumach Street cross-section north of Dundas Street East. It does not show a planned separate cycling contra flow lane. Therefore, this report recommends that Council adopt the Regent Park – Phase 3 – Development Context Plan as an update to the Regent Park Urban Design Guidelines substantially in accordance with the direction of this report.

### **Density, Height, Massing**

Neither the Secondary Plan nor the Zoning By-law for Regent Park restrict the density of the redevelopment. The built density in Regent Park is being shaped and limited by zoning height limits, setbacks and setbacks and floorplate sizes for tall buildings and the required infrastructure necessary to support the proposed population and demographic profile.

The built density of the existing Regent Park, prior to the 2005 revitalization plan was approximately 1 times density. Despite the mid-rise nature of North Regent Park and the five high-rise buildings in South Regent Park, this density was similar to single family neighbourhoods in Toronto, due in part to the lack of public streets. The density of Cabbagetown was somewhat under 1.0 and 1.5 in both South of Carlton and Trefann Court. When Council considered the Secondary Plan and Zoning By-law amendments to permit the revitalization in 2005, it was expected that net density would be approximately 2.8 times density (net of public streets and parks). For Phases 3-5 and the changes being proposed in this application, it is anticipated that the density will be approximately 4.3. The final density of Phase 1 was approximately 3.6 and Phase 2 with approximately 4.0. While these densities in the revitalized Regent Park are, and were, always anticipated to be higher than those in the adjacent neighbourhoods, the built form conditions provide appropriate transition to the low-scale neighbourhoods surrounding Regent Park.

Although it is located within the Downtown, Regent Park was excluded from the Downtown Tall Buildings: Vision and Supplementary Design Guidelines, as the Secondary Plan is in place to deal with the built form considerations for tall buildings in Regent Park. The Secondary Plan and the Zoning By-law and the Urban Design Guidelines for Regent Park were adopted prior to the Tall Building Design Guidelines, however, many of the Guidelines current policies have been followed in principle. The towers as approved in 2005 were to have a maximum of 800 square metre floorplates. The additional towers being recommended for approval in this application will have slightly smaller floorplates, keeping with the current direction of the Tall Building Design Guidelines of a maximum of 750 square metres. The tower locations have been selected to ensure a minimum of 25 metres separation distance between the towers as set out in the guidelines.

### **Sun, Shadow, Wind**

Staff has reviewed the applicant's shadow studies and wind studies. The studies were revised to reflect the revised proposal. The shadow studies analyze conditions for March 21st and September 21st from 9:18am to 6:18pm. The wind consultants for the study summarized that... "Wind conditions on and around the existing sites are predicated comfortable and suitable for walking, standing, or better, year round. With the proposed

Regent Park Redevelopment, there will be a realignment of winds that will change wind flow patterns at the pedestrian level, however, the comfort conditions are predicted similar to those in the current setting." Additional wind mitigation is not required, however, larger coniferous plantings, berms, rocks, fences, and retaining walls are suggested to help improve the pedestrian comfort conditions.

The tower locations are considered appropriate for adequate sky views, privacy, and day lighting. The 25 metre minimum or more tower separations help achieve these objectives. The variation of tower step backs and orientation, an increase in perceived and actual separation distance is being achieved.

Further at the time of Site Plan applications for the tower sites identified in Attachment 7, Map 1 of 2, wind studies will be required. This will allow the wind conditions of a specific architectural design to be reviewed in the context of existing built forms and any recently constructed buildings over the evolution of the redevelopment.

### Traffic Impact, Access, Parking

The applicant's transportation consultant submitted an October 2013 Transportation Impact Study in support of this proposal. Table 6 provides a summary of the vehicular trips for the project that have been estimated in the study. These trip generation estimates are based on surveys conducted by the consultant for existing sites within Phase 1 of the Regent Park development.

**Table 6: Site Traffic Estimates**

Horizon Year	Proposed Uses	Vehicular Trips					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
2020 (Phase 3)	Residential	115	140	255	162	108	270
	Commercial	4	4	8	35	35	70
	Total	119	144	263	197	143	340
2026 (Phases 4 & 5)	Residential	192	235	427	273	182	455
	Commercial	4	4	8	35	38	76
	Total	196	239	435	308	220	531

The study concludes that site traffic can be accommodated on the adjacent road network provided that the following road improvements are implemented:

1. Minor adjustments to the signal timing plans at various intersections within the study area during the peak periods, which primarily involve the redistribution of green time to problematic movements, while maintaining existing cycle lengths;

2. Deactivate the protected southbound left-turn phase at Dundas Street East/River Street and during the PM Peak period re-assign the associated green time to the east-west phase;
3. Investigate the potential to adjust the transit signal priority algorithms during the AM and PM Peak periods at Gerrard Street East/Parliament Street, Gerrard Street East/River Street and Parliament Street/Gerrard Street East;
4. Prohibition of westbound left-turns at Gerrard Street East/Parliament Street and westbound and eastbound left-turns at Dundas Street East/Parliament Street during the AM and PM Peak periods; and
5. Reconfigure the eastbound lanes on Gerrard Street East for approximately one block west of River Street, such that the northern most lane is reserved for left-turns and streetcars only, with the possible introduction of a pedestrian island between the eastbound lanes for streetcar passenger pick-up/drop-off.

Transportation Services and Transportation planning staff find the report to be satisfactory. As a result, the traffic impacts associated with lifting the Holding symbol (h) for Phase 3 lands will be accepted subject to implementing the above-noted road improvements. Normally, the proponent would be required to pay for all costs associated with the recommended road improvements. However, in this specific case, all costs will be subject to the cost sharing agreement between the City and TCHC. Recommendation 5 above, regarding the eastbound lanes on Gerrard Street East will require the submission of a functional pavement marking and signing plan for review and approval. This requirement can be satisfied through the Subdivision approval process.

### **Parking and Access**

The parking requirements for the project are governed by Site Specific By-law No. 141-2005. This By-law was established in conjunction with the original Zoning By-law Amendment application for the Regent Park Revitalization plan based on data obtained in 2004.

The October 3, 2013, Regent Park Planning Report for Phases 3, 4 and 5 that notes that the parking provisions in the above-referenced Zoning by-law are appropriate and can be applied to the remainder of the development. However, based on the parking utilization data that was included in the October 2013 Transportation Impact Study for a market high-rise residential building in Phase 1 of Regent Park project, the maximum observed resident parking demand was approximately 16 percent greater than that the ratios required by the Zoning by-law. Given this data, Transportation Services recommends an amendment to the Zoning by-law to increase the requirement for market housing in buildings with six or more dwelling units.

**Table 7: Parking Ratios for Dwelling Units  
(other than *alternative housing or social housing*)**

Unit Type	Ratio within Zoning By-law 141-2005 Section (g)(i)C	Proposed amended ratio
Bachelor dwelling unit	0.3 spaces per unit	0.35 spaces per unit
One bedroom dwelling unit	0.35 spaces per unit	0.41 spaces per unit
Two bedroom dwelling unit	0.5 spaces per unit	0.58 spaces per unit
Three or more bedroom dwelling unit	0.9 spaces per unit	1.04 spaces per unit

Only conceptual access arrangements have been developed by the proponent at this time, as highlighted in the Phase 3 Development Context Plan. Building designs for Phase 3 will be developed and reviewed as part the site plan process. The exact parking requirements for the project, along with the suitability of the layout and dimensions of all proposed parking spaces, will be secured through the site plan application process for each development block. Comprehensive traffic and loading studies are required as part of these future applications and will be reviewed to ensure that traffic flow and safety is maintained throughout the new development and existing community.

### **Servicing**

Toronto Community Housing Corporation has submitted a Functional Servicing Report reflecting an increase of units as proposed by TCHC. In this report, the consultant concludes that there is adequate capacity in the City's storm and sanitary sewers for this project and the proposed water flow and pressure in the area will be adequate to provide the required flow and pressure for domestic and fire-fighting purposes. Staff from Engineering and Construction Services have reviewed the report and accepted it in principal.

### **Arborist/Tree Preservation Report**

Issues related to tree preservation, tree replacement, and the 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. 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 consultant has prepared a Tree Inventory and Preservation Plan Report – Regent Park Phase 3, dated August 28, 2013 and revised October 1, 2013. It includes an inventory of existing trees and identifies those proposed to be removed and those recommended for protection.



The Phase 3 Development Context Plan further addresses tree planting in Phase 3, including species selection and planting conditions to facilitate mature tree growth. Approximately 334 trees are to be planted in the streetscapes of Phase 3. 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 3. Tree planting plans will be evaluated against the Urban Design Guidelines and the Phase 3 Development Context Plan.

### **Toronto Green Standard**

On October 27, 2009, City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. All buildings in Regent Park are required to meet Tier 1 of the TGS. This review will be part of the site plan application process.

### **Community Services and Facilities Strategy Update**

The Regent Park Community Services and Facilities (CS&F) Strategy Update has been completed in accordance with Policy 4.1.4 of the Regent Park Secondary Plan which sets out the conditions required to lift the holding symbol for the Phase 3 lands. The Strategy Update provides an update to the original 2005 CS&F Strategy and includes a number of components: a demographic profile of residents currently living in the area; a status of the Social Development Plan (October 2007); and Phase 1 and 2 community facility requirements identified in the previous CS&F Update together with proposed facility requirements to respond to the Phase 3 growth.

The Strategy Update was prepared by City Planning with input from an Inter-Divisional Staff Team from Parks Forestry and Recreation (PF&R), Affordable Housing Office, Children's Services, Toronto Employment and Social Services, Social Development, Finance and Administration, TCHC as well as the Library and School Boards. Also, service providers impacted by the revitalization provided input respecting service gaps, facility requirements and program priorities. As part of this process, contributors were asked to provide updates on the plans to replace facilities, community amenities, and community agency space that were demolished in Phases 1 and 2 along with any changes to the redevelopment plans that impact on the overall plan configuration and to identify which facilities have been completed and what is planned and/or required for the Phase 3 growth.

As noted in the Status Update section, delivery of the community facilities as part of the Phase 1 and 2 redevelopment plans have been successful. This is largely due to City's commitment to revitalize the Regent Park community. Through significant reinvestment in both the physical and social infrastructure. This reinvestment is evident through a

number of completed planned capital improvements for the area, including three new child care centres (40 Regent, 1 Oak, George Brown Child Care). In addition, two new recreation facilities have been recently constructed – the Regent Park Aquatic Centre and the Regent Park Arts and Cultural Centre (Daniels Spectrum).

Construction of the Regent Park Aquatic Centre was completed in the fall of 2012. The award-winning facility includes two indoor pools, including a 25 m x 6 lane training tank and a shallow entry leisure pool for children along with a water slide and a warm water conversation/therapy pool for older adults. The facility will also provides summer access between the pool deck and an outdoor landscaped terrace facing the (future) park. Care has been taken to ensure that the design addresses the cultural requirements of the Regent Park community by including such elements as motorized opaque modesty blinds to allow for female only swim times.

Also, partnerships with various agencies, local business and other levels of government have contributed to the reinvestment of the area with new services and programs formed through a number of unique sector partnerships. These partnerships are key to the success of the Daniels Spectrum (formerly known as Regent Park Arts and Cultural Centre). It provides unique shared space arrangements for various local organizations to partner around programs and services, with a focus on the visual and performing arts. Daniels Spectrum, operated by Artscape, opened its doors in September 2012. Through individual, public, foundation and corporate donations, approximately \$38 million dollars has been raised to fund the centre.

Since the last CS&F Update, significant progress has been made on a number of community facilities including the Linear Park, Central Neighbourhood Park, Water Play Areas, the new community centre and new child care facility. The progress is discussed below.

### **Linear Park**

Linear Park, which will function as a public space between Regent Park Boulevard and One Park Place (North and South), is currently under construction as part of Phase 2. Features of the Linear Park include pedestrian lighting, street tree planting, outdoor furniture, and seating areas. TCHC will fund base park costs and the City of Toronto will use Development Charges from One Park Place to fund above base costs. TCHC will be responsible for the park construction. Construction commenced in the fall 2013 and is targeted to be completed by spring 2014 and subsequently transferred to the City of Toronto as parkland.

### **Central Neighbourhood Park – "Regent Park"**

In 2009, Council approved the capital funding to design and construct the Central Neighbourhood Park ("Regent Park"). The City led a master planning process for the park and the final design includes: multi-purpose playing field; a water play feature; greenhouse; dog off-leash area; playgrounds; community garden; greenhouse; community bake oven; public art and other design elements. Construction commenced in the spring of 2013 and is expected to be completed by summer 2014.

### **Child Care Facilities**

As part of the joint use facility, the newly renovated Nelson Mandela Park school and the new community centre will be linked. The Blevins Child Care Centre was relocated to the lower level of the Nelson Mandela Park Public School when the TDSB renovated and expanded their school in 2013, and started serving the community in the fall of 2013, using a temporary entrance through the school. Once the City's new community centre is completed in 2015, it will provide the entrance to this new child care centre. The child care program will complement the programming in the new community centre, and enhance the development of a local community services hub at this location.

### **Community Centre**

The 2005 CS&F stated that the existing City-operated community centres in Regent Park (Regent Park North Recreation Centre and Regent Park South Community Centre) did not provide sufficient recreation space to meet the needs of both the existing and new population. Council approved \$21 million in capital funding for a replacement community centre, which will be integrated with the Toronto District School Board's newly renovated Nelson Mandela Park Public School.

The new Regent Park Community Centre will be 5,506 m<sup>2</sup> GFA and will consist of approximately 4,231 m<sup>2</sup> GFA of recreation space and 1,275 m<sup>2</sup> GFA of employment and training space. The new centre will replace the existing community centre space provided in the Regent Park South (1,858 m<sup>2</sup>) and North (650 m<sup>2</sup>) Recreation Centres. The new centre will not only compensate for the recreation space lost by the elimination of the Regent Park North Recreation Centre and the Regent Park South Community Centre, but its larger size will also provide the space required to meet the current unmet need and the future needs of the expanded Regent Park population.

The construction of the new community centre and demolition of the existing Regent Park South Community Centre is part of Phase 2 with construction expected in the fall of 2013. The existing Regent Park South Community Centre is scheduled to remain open and in operation until completion of the new Regent Park Community Centre. Should the Regent Park South Community Centre close prior to the completion of the new community centre in order to advance construction of the final TCHC rental building in Phase 2, TCHC will work with the City to make alternative arrangements to provide a community centre facility on an interim basis.

In addressing future growth as part of the Regent Park revitalization (future phases), the provision of additional satellite recreation space should be considered. As such, PF&R have advised that in addition to the space that will be provided in the new community centre, Section 5.2.1.1 of the 2005 CS&F Strategy states that TCHC will reserve in its plans, 1000 square metres overall of additional space that could be used for recreational uses on the first floor of future buildings to be built, if the capital funds are available, and when a given phase is approved. This strategy will be implemented as a holding provision. Prior to the lifting of the Holding symbol (h), for Phase 4 and Phase 5, PF&R will have the opportunity to determine if this additional space is required, and to request for all or a portion to be built.

## **Open Space/Parkland**

TCHC is proposing to re-locate the two small parkettes, formerly shown as Blocks 9 and 29 (as shown on Attachment 3) and consolidate that land area as part of a larger parkland block, Block 31 on (as shown on Attachment 4). This new park, which is being referred to as the Regent Park Athletic Grounds, (Block 31) adjoins the north and east side of Block 35, which will also be conveyed as public parkland. It is currently developed with a City owned outdoor skating rink. The consolidated, and expanded, parkland conveyance (Block 31 and 35) would have a combined area of 1.5 hectares (15,000m<sup>2</sup>) and would represent an increase in parkland dedication of .98 hectares (9,800m<sup>2</sup>). This would provide a more useable park space and would maintain the parkland dedication requirement for Regent Park.

The proposed parkland (Block 31) will be fully constructed, below and above base, with active programmable play space at no cost to the City. The design details of the park will be developed through a consultative process with PF&R, community stakeholders and the local Councillor and will be at the Owner's expense. The final design of the parkland will be to the satisfaction of the General Manager of Parks, Forestry and Recreation. The existing skating rink on Block 35 is to be improved by the Owner at no cost to the City. The details and design of the improvements to the skating rink are to be to the satisfaction of the General Manager of Parks, Forestry and Recreation.

The applicant is required to provide additional information for review to PF&R including an Operational Strategy, leasing proposal and a detailed design proposal for the Athletic Fields.

## **Housing Issues**

TCHC is required to provide a Housing Issues Report prior to the approvals to proceed with development in each phase of the revitalization. It provides an opportunity to report on a variety of housing matters, as well as the social housing replacement. Staff will review the report and assess the replacement social housing proposals for the next phase as well as the progress towards achievement of the full replacement and the tenant relocation requirements by the end of the revitalization. This assists both TCHC and the City in monitoring the demolition of the social housing units, the relocation of the tenants and ensuring that the appropriate provisions are made in the planning for subsequent phases to meet all the replacement requirements.

The Regent Park Secondary Plan and the implementing 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. All of the rent-gear-to-income subsidies (RGI) are also to be replaced. The current proposals to amend the Official Plan and the Zoning by-law do not affect these requirements as no changes to the social housing replacement have been proposed.

In Phase 1 and Phase 2, a total of 917 social housing units were demolished. The construction of the replacement housing in Phase 1 was completed in 2011, while in Phase 2 it is still underway: 155 units at 230 Sackville Street (Block 20) were occupied

in 2013, 118 units at 180 Sackville Street (Block 22) are under construction with occupancy of the townhouses scheduled for the spring of 2014, and the apartment building in 2015. A 172-unit building at the corner of Sackville Street and St. David Street (Block 24-South) is in the design stage and occupancy is not expected until 2016-2017.

**Phase 3**

During Phase 3, 654 social housing units will be demolished in four geographic sub-areas. Tenant relocation is underway in the south-east area where the new park and athletic fields are to be located. It is anticipated that demolition will commence in the first sub-area by May 2014, in the second sub-area by fall 2014, with the last 2 sub-areas in the fall of 2015.

All of the replacement units scheduled for Phase 3, and those to follow in Phases 4 and 5 will be located in Regent Park, as almost all 312 units permitted to be located elsewhere in the East Downtown area were previously built during Phase 1. The 584 replacement units in Phase 3 will be built on 3 parcels of land.

By the end of the Phase 3 social housing construction in 2018, TCHC will have replaced 1,684 units, more than the 1,571 units that will have been demolished by 2015. Most of the 'ahead of schedule' replacement units to date are 1 and 2-bedroom apartments, with larger family units by the end of Phase 3 falling slightly behind their pace of demolition. The larger family units will comprise 70% of the replacement unit construction in Phases 4 and 5.

However, notwithstanding the 'ahead of schedule' outcome at the end of Phase 3, and with overlapping phases of demolition and construction, it is important to note that at any one time, there are typically hundreds of social housing units, most of them large 3, 4 and 5-bedroom family units, that have not yet been replaced. This arises from the scheduling complexities in any one phase of managing the tenant relocation of such a large number of households, most with children, and the large scale of the Regent Park revitalization which includes significant site servicing, new infrastructure and new community facilities development in addition to the new social and market housing. TCHC has advised the City that their plan is to accelerate the pace of replacement of the 2,083 social housing units in Phases 3-5.

**TABLE 8: Demolition and Replacement of Regent Park Social Housing Units: Phases 1-3**

	<b>Demolition</b>	<b>Replacement</b>
Phase 1 on-site	418	405
Phase 1 off-site		300
Phase 2 on-site	499	395
Phase 2 off-site		0
Phase 3 on-site	654	584
<b>Total</b>	<b>1,571</b>	<b>1,684</b>

## **Progress Towards Full Achievement of Replacement Units**

The Section 37 Agreements established an achievement benchmark for the 2,083 replacement units (total of on and off-site) representing 40% of the expected total housing being developed in Regent Park, and a minimum cumulative rate at completion of 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 41% rate. By the end of Phase 3, with 1,684 replacement units completed, the total percentage achievement will be 31%. This remains above the minimum cumulative achievement of 25%.

When the revitalization is complete, the total 2,083 Replacement Social Housing Units (located both in Regent Park and off-site) would represent approximately 28% of all new housing units (about 7,500) built in Regent Park. This reduction of 12 percentage points from the target of 40% set out in the Section 37 Agreement is solely the effect of the proposed increase in market units as a proportion of the total housing to be built. Though TCHC is hoping to be able to develop some additional new social housing units if program funding becomes available, almost all of the proposed density increase is targeted for market housing.

TCHC will still achieve the full replacement requirements for Replacement Social Housing Units and Replacement RGI Subsidies. No changes are proposed to the number of required Replacement Social Housing Units (2,083). If the Official Plan and Zoning By-law amendments are approved, staff recommend that City Council authorize City staff to make the necessary changes to the Section 37 Agreement to adjust the achievement of replacement units benchmark which is expressed as a percentage of the total housing in Regent Park, provided that Staff are satisfied with the rate of progress. After Phase 3, 399 Replacement Social Housing Units remain to be built in Phases 4 and 5. TCHC has reviewed their replacement plans for these phases with staff, which show a preliminary allocation of land parcels to permit up to 627 social housing units, 228 more than required. If funding is available for new social housing, some or all of these extra 228 units will be built as social housing.

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

As reported in the 2010 staff report and noted elsewhere in this report, the challenge for TCHC in Phases 3-5 will be the necessary emphasis on large 3, 4 and 5-bedroom units to meet the replacement requirements. A number of blocks in these phases have been allocated for low-rise developments that will be able to accommodate a significant number of large grade-related units. TCHC is required to provide a similar unit mix as the original Regent Park social housing mix, of which about 55% were 3, 4 and 5 bedroom units. Only 11% were 1-bedroom and bachelor units. 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.

When Phase 2 was approved in 2010, City Council requested TCHC to meet with City staff to review how the remaining replacement units, and especially the large family units, would be achieved in the subsequent phases of the revitalization. The massing

studies and projections that support their applications for a density increase were reviewed with staff along with a preliminary allocation of the land parcels for social housing units. The proposed rezoning provides more opportunities in Phases 4 and 5 than are needed to meet the grade-related units requirements. TCHC has committed to reserve a sufficient number of these land parcels slated for low-rise developments, and will design their mid-rise and tower buildings to maximize the use of the levels at-grade to achieve grade related large family units.

### **Mix of Housing in Regent Park**

The original City approvals permitting up to 312 of the 2,083 replacement units to be built outside Regent Park, could have created a balance of about 32% social housing units of the expected 5,400 housing units total on the Regent Park lands. Potentially up to 68% could have been market condominium units, or other forms of market housing. Any new social housing units that were additional to the replacement units would have decreased this market component. A number of such 'new' social housing units have already been built in Regent Park:

- 47 new Affordable Rental Units in the Christian Resource Centre's Oak Street building in Phase 1 (in addition to another 40 Regent Park replacement units that the building is hosting for TCHC)
- 50 new Affordable Rental Units in TCHC buildings in Phase 2

TCHC is hoping to be able to develop over 200 of these additional social housing units in Phases 4 and 5 if funding is available. Without considering these potential additional units, the combined total of the replacement units and the Phase 1 and 2 new social housing units (97) in Regent Park results in a total of 1,880 social housing units, representing 25% of the potential 7,500 unit total if the increased density is approved. The 75% portion for market condominium units could be reduced somewhat if TCHC is able to build any of the 228 new social housing units slated for Phases 4 and 5. The potential 75% market ownership tenure compared to 25% social housing rental could be further reduced if market rental housing were built, and other forms such as market student or senior housing were developed by the private sector partners in the revitalization.

The potential shift in housing mix resulting from the density increase proposal from 32% social housing to at it's lowest, potentially 25%, is acceptable to Staff. It would be beneficial if all parties work together to improve and diversify the housing and tenure mix further by seeking funding for the additional 228 new social housing units on lands being reserved for that purpose, and to encourage some private rental housing within the market housing component. Housing for seniors and students, if achieved, would significantly add to the goal of providing a full range of housing types in Regent Park.

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

The City requirements include full 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 up to 729 of the RGI subsidies in the East

Downtown area outside of Regent Park. Some have been allocated to the new social housing units that have been developed in conjunction with the revitalization, both in Regent Park and off-site. At the end of Phase 2, 901 RGI subsidies will be replaced, and to date only 266 have been located outside of Regent Park. To fulfill commitments to the Regent Park tenants who wish to be able to return to replacement housing in Regent Park, TCHC intends to locate all remaining RGI subsidies in Regent Park.

After the completion of Phase 3, a further 568 replacement RGI subsidies must be provided in order to meet the 2,083 total requirement. If all 399 replacement units to be built in Phases 4 and 5 were to be allocated RGI subsidies, an additional 169 replacement subsidies must be placed in other social housing units. These 169 subsidies could be placed in the potential 228 additional 'new' social housing units TCHC would like to see built, or alternatively, they could be placed in the 165 replacement units in Phases 1 and 2 which do not currently receive RGI subsidies but have affordable rents. Over time and with turnover, some of these units could be allocated as locations for some of the 169 remaining RGI subsidies.

**Table 9: Replacement of RGI Subsidies: Actual and Projected**

	<b>East Downtown</b>	<b>Regent Park</b>	<b>Total</b>
Phase 1	266	327	593
Phase 2	0	308	308
Phase 3	0	*614	614
Phases 4-5	0	568	568
<b>Total</b>	266	1,817	2,083

*\* Only 584 replacement social housing units will be built in Phase 3 but TCHC intends to seek funding to build an additional 30 'new' social housing 1-bedroom units for a total of 614. The intention is to apply 614 RGI subsidies to all such units.*

**Other Housing Developed in Conjunction with Regent Park’s Revitalization**

In addition to the replacement social housing and market condominium developments proceeding in Regent Park, TCHC has a goal of developing additional social housing in Regent Park and in the East Downtown Area in conjunction with the revitalization. The 'new' social housing creates opportunities for many of these units to be combined with the replacement units and replacement RGI subsidies in various buildings. TCHC, with the provision of funding assistance in Phases 1 and 2 has also been able to provide opportunities for assisted home ownership to further the income mixing within the condominium buildings. The table below lists the number of such 'new' social housing units and assisted ownership units that have been provided in Phases 1 and 2, and are projected in Phases 3-5, subject to funding.



**Table 10: Achievement to Date: New Social Housing and Assisted Ownership**

	<b>ASSISTED OWNERSHIP</b>	<b>NEW SOCIAL HOUSING</b>	<b>TOTAL</b>
<b>PHASE 1 -Regent Park</b>	168	47	215
<b>PHASE 1 -East Downtown</b>		73	73
<b>PHASE 2- Regent Park</b>	27	50	77
<b>PHASE 3 -Regent Park</b>	TBD	30	30
<b>PHASES 4-5</b>	TBD	228	228
<b>TOTAL</b>	<b>195</b>	<b>428</b>	<b>623</b>

Most of the assisted ownership units received down payment assistance through federal/provincial affordable housing funding in the 'BOOST Program'. It provides funding up to 10% of the purchase price available, held in a second mortgage. Thirteen of the assisted ownership units received down payment assistance up to 35% of the purchase price through a program for low-income households living in Regent Park. Under this 'Foundation Program' this assistance is secured through a second mortgage. Both programs operate with a household annual income cap of \$81,000 and a sale price cap of \$514,531.

#### **Family Units in Market Housing**

Another issue raised at the community consultation meeting was the composition of the market housing. There was a concern that the additional units being proposed would all be small bachelor or one bedroom units and that the opportunity for family housing in the market condominium buildings would be missed. Prior to the revitalization there were approximately 54% percent of the 2,083 units that were 3, 4 and 5 bedroom units in Regent Park. The TCHC rental replacement units will provide over 50 percent of these large family-sized units.

To date, about 5% of the market condominium units in Phases 1 and 2 have been 3-bedroom units. As a result, the intent to create a minimum of 10% family sized units in the market condominium will be an element which TCHC and their development partner will need to achieve across the entire Regent Park development. This milestone will be verified along with other rental housing achievements and requirement at further Lifting of the Hold (h) applications.

## **Conclusion**

The proposed changes to the scale of development maintain the overall vision and intent of the Regent Park Secondary Plan. Staff have evaluated this application on a comprehensive basis and recommend the approval of the proposal. Considerations supporting the proposal include review and revisions to the proposed built form, a full review of CS&F necessary to support the population, and enhancements to the open space and public realm plan.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Phasing Plan – Existing  
Attachment 2: Phasing Plan – Proposed  
Attachment 3: Existing Block Plan  
Attachment 4: Proposed Block Plan  
Attachment 5: Removal of Holding (h) Symbol  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Draft Zoning By-Law  
Attachment 8: Application Data Sheet  
Appendix A: Community Services and Facilities Strategy Update

# Attachment 1: Phasing Plan – Existing



**TORONTO** City Planning  
Applicant's Submitted Drawing

**Regent Park**

**Phasing Plan - Existing**

File # 13\_127808 STE 28 OZ



Not to Scale  
12/31/2013

## Attachment 2: Phasing Plan – Proposed



**TORONTO** City Planning  
 Applicant's Submitted Drawing

Regent Park

Phasing Plan - Proposed

File # 13\_127808 STE 28 OZ

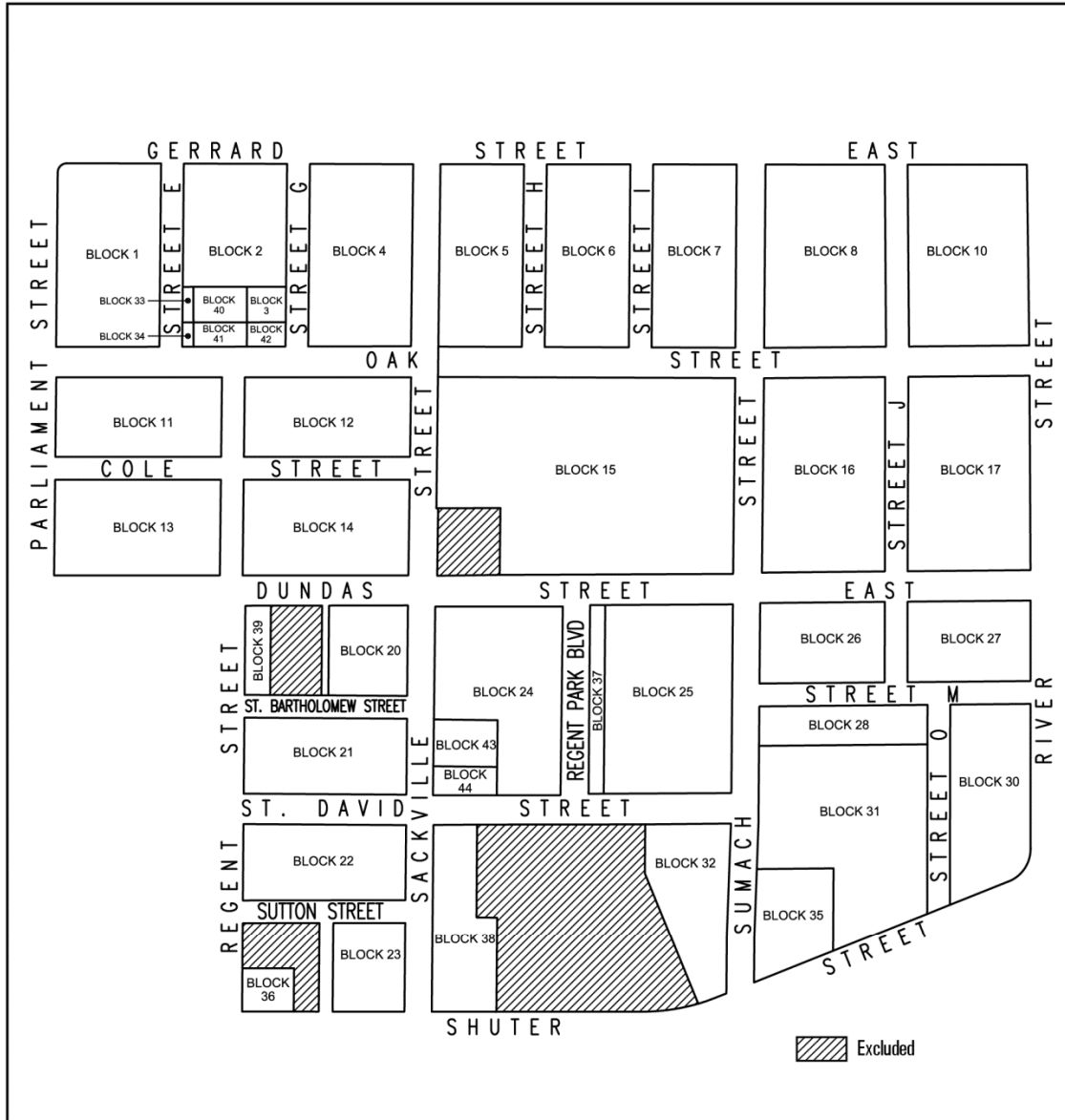


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### Attachment 3: Existing Block Plan



### Attachment 4: Proposed Block Plan



Regent Park

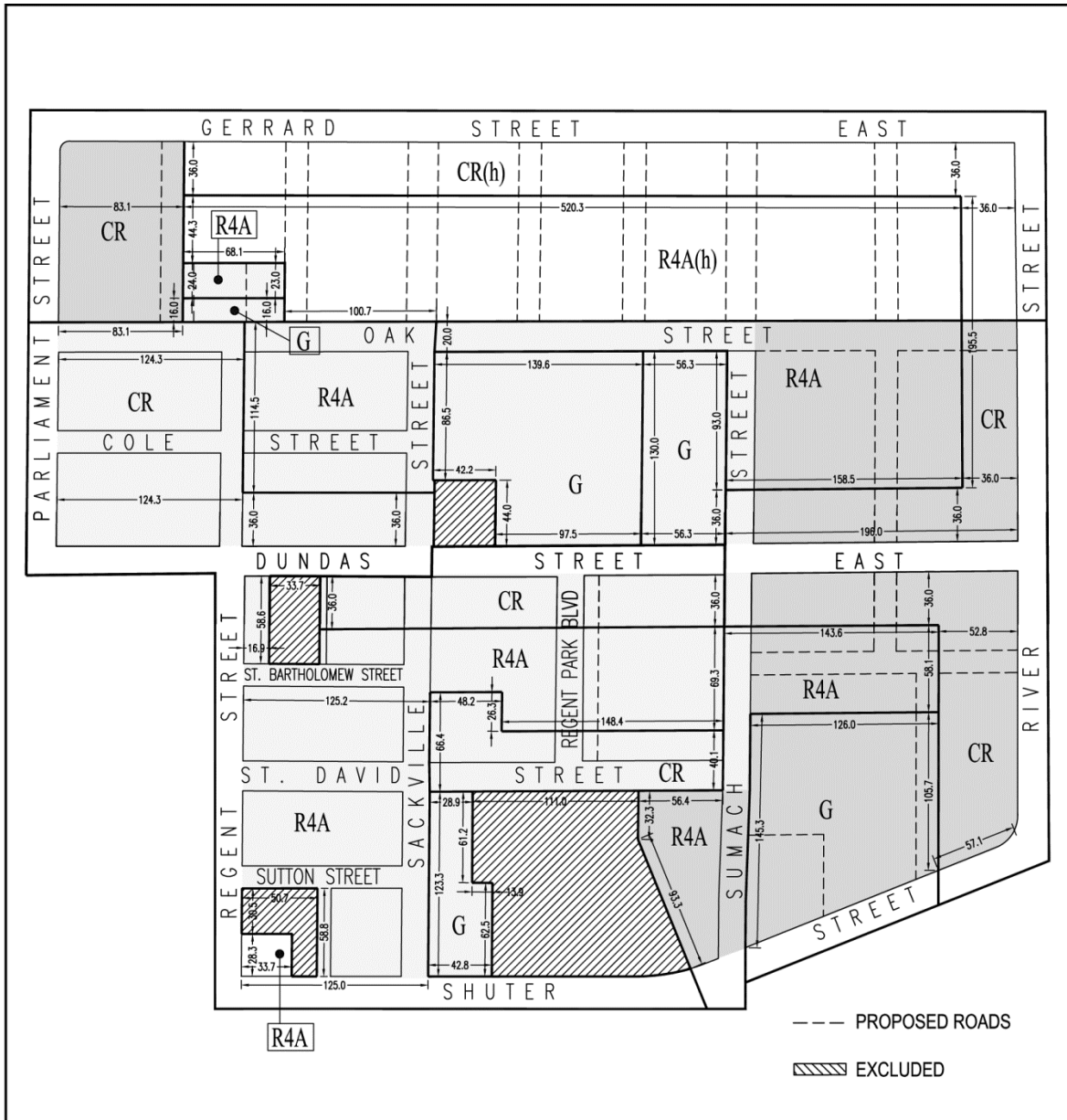
Draft Plan of Subdivision - Proposed

File # 13\_127808 STE 28 OZ



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12/31/2013

## Attachment 5: Removal of Holding Symbol



Area where "H" is to be removed

Phases 1 & 2



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12/31/2013

**Attachment 6: Draft Official Plan Amendment**

Authority: Toronto and East York Community Council Item No. **XX**, adopted as amended,  
by City of Toronto Council on **XX, XX** 2014

**CITY OF TORONTO**

**BY-LAW No. XXXX-2014**

**To adopt Amendment No. 236 to the Official Plan of the City of Toronto with Respect to Regent Park.**

.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto ENACTS:

1. The attached Amendment No. 236 to the Official Plan of the City of Toronto is hereby adopted.

Enacted and passed on XX XX, 2014.

Frances Nunziata,  
Watkiss,  
Speaker

Ulli S.

City Clerk

(Seal of the City)



**AMENDMENT NO. 236 TO THE  
OFFICIAL PLAN OF THE CITY OF TORONTO**

The following text and maps constitute Amendment No. 236 to the Official Plan for the City of Toronto:

1. Land Use Plan Map 18 is amended to redesignate the lands in the Regent Park Area, as shown on Map 2 attached hereto.
2. Chapter 6, Section 28, Regent Park Secondary Plan, is amended as follows:
  - a. Amending *Map 28-1 Streets and Blocks Plan* to show the location and hierarchy of streets, blocks and parkettes as shown on Map 1 attached hereto.
  - b. Under *Section 1. Vision for a Revitalized Neighbourhood*, deleting the following sentence in the fifth paragraph:

“The Plan will support the construction of up to 5,400 social and market housing units, with a projected population of approximately 12,500 at the completion of all the phases.”

and replacing it with:

“The Plan will support the construction of up to 7,500 social and market housing units, with a projected population of approximately 17,000 at the completion of all the phases.”;
  - c. Amending the first sentence of Section 2.1.11 to read as follows:

“The open-space system in Regent Park will be comprised of five components.”;
  - d. Amending the last sentence in Section 2.1.11(b) as follows:

“The nearby land at the northeast corner of Shuter Street and Sackville Street will also be used for parks and recreation purposes or a community centre.”;
  - e. Deleting Section 2.1.11(c) in its entirety and replacing it with the following Section 2.1.11(c):

“One local parkette will be developed in the northwest quadrant of the neighbourhood generally shown on Map 28-1. The local parkette will provide a special and unique public place within this quadrant of the neighbourhood.”; and

- f. Inserting the following as Section 2.1.11(e):

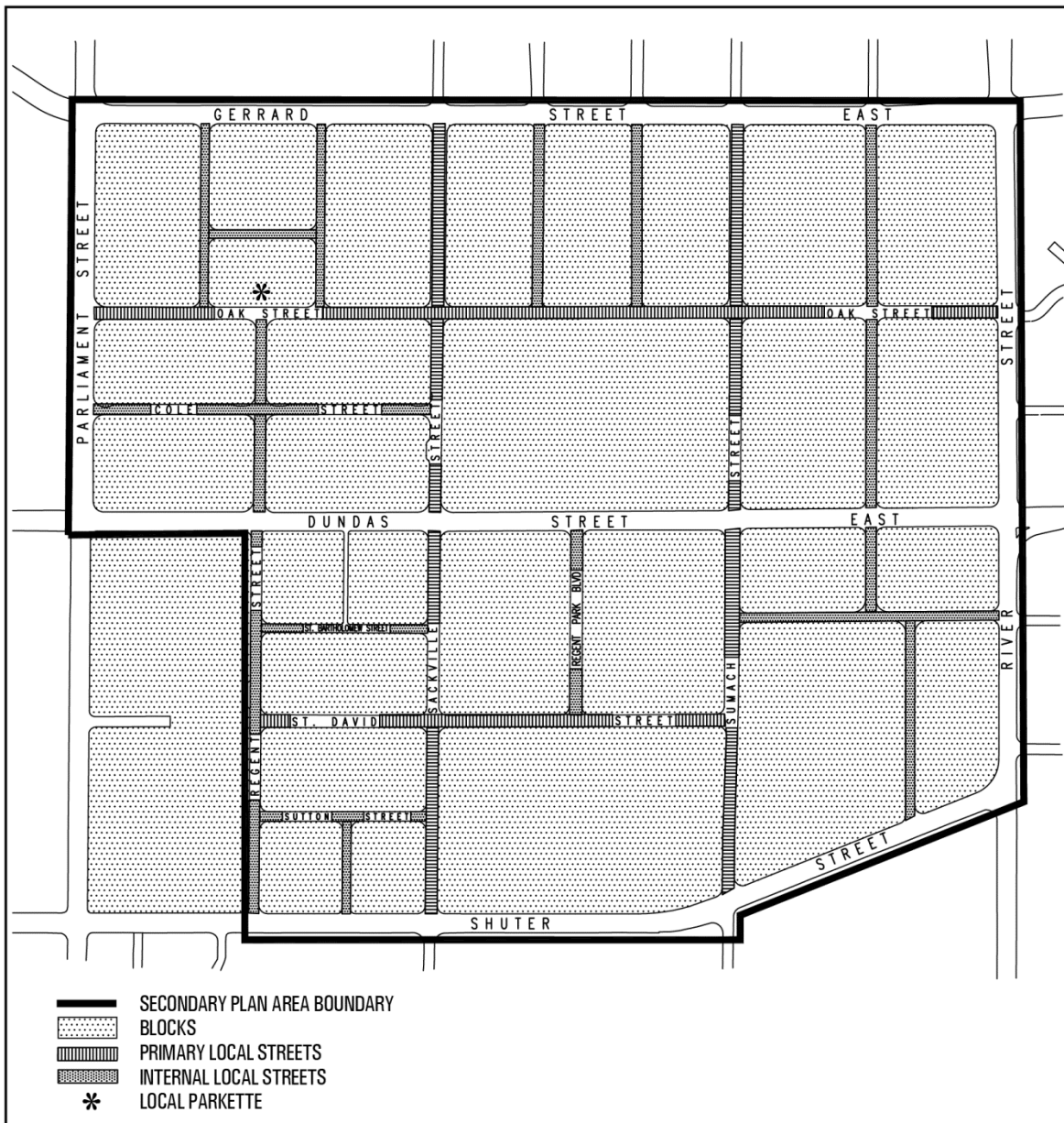
“A major park will be developed on the block to the northeast of the intersection of Shuter Street and Sumach Street. The park will include a sports field and other recreational amenities.”

- g. Insert the following as Section 3.2.9:

"Within the market condominium buildings, with the exclusion of any seniors or student residences, shall contain 10 percent 3-bedroom or larger units. To facilitate further options towards this achievement, the 10% requirement will be across all remaining phases and not on a phase by phase basis. This requirement shall be demonstrated and evaluated prior to lifting of the holding symbol for any subsequent phase as part of the Housing Issue Report."

- h. Designating the lands within the Secondary Plan area as either Mixed Use Areas, Apartment Neighbourhoods, or Parks and Open Space Areas – Parks, all as shown on Map 2 attached hereto.

Map1



Map 28-1 Streets and Blocks Plan

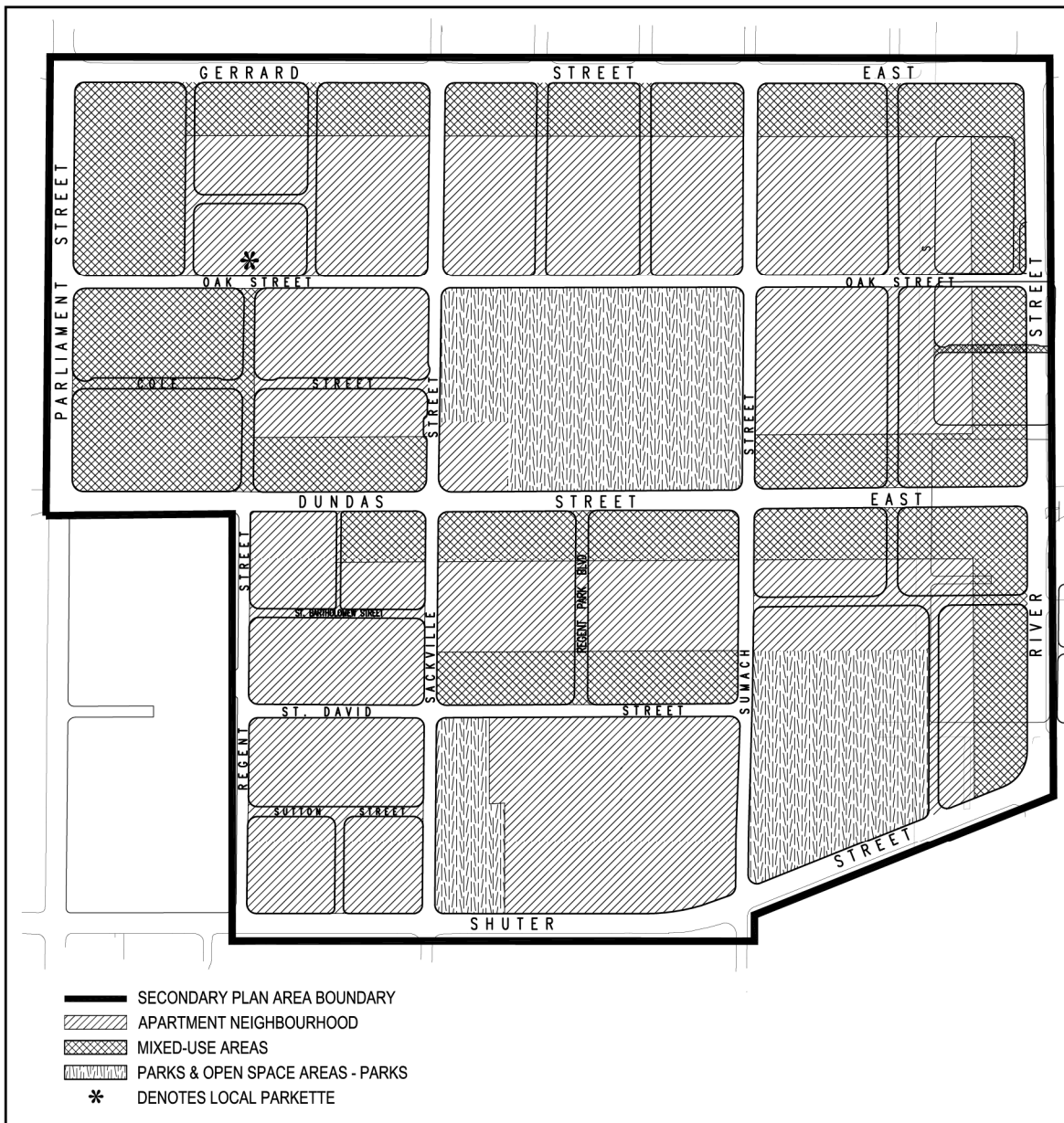
Regent Park  
Regent Park Secondary Plan

File # 13\_127808 STE 28 0Z



Not to Scale  
12/31/2013

Map2



**TORONTO** City Planning  
**Official Plan - Proposed**  
**Map 2**

**Regent Park**

File # 13\_127808 STE 28 OZ



Not to Scale  
 12/31/2013

## Attachment 7: Draft Zoning By-law Amendment

### CITY OF TORONTO BY-LAW NO. \_\_\_\_-2013

To amend By-law No. 438-86 of the former City of Toronto, as amended with respect to the *Regent Park Area*.

**WHEREAS** Council at its meeting of February 16, 2005 enacted Bylaw No. 141-2005;

**WHEREAS** this By-law is passed in implementation of the City of Toronto Secondary Plan for the *Regent Park Area*;

**WHEREAS** authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, C.P. 13, as amended, to pass this By-law; and

**WHEREAS** Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

**NOW THEREFORE** the Council of the City of Toronto **ENACTS** as follows:

Section 2(1) of By-law No. 438-86, being “a By-law to regulate the use of land in the erection, use, bulk, height, spacing of/and other matters relating to buildings and structures in various areas of the City of Toronto”, as amended, is further amended by:

1. District Map 51H-313 contained in Appendix ‘A’ of By-law No. 438-86, as amended, is hereby further amended by redesignating the lands delineated by heavy lines to ‘CR’, ‘G’, ‘R4A’, ‘CR(h)’, and ‘R4A(h)’ as shown on Map 1 and 2 attached hereto.
2. Height Map 51H-313 contained in Appendix ‘B’ of By-law No. 438-86, as amended, is hereby further amended as shown for those lands delineated on Map 3 and 4 attached hereto.
3. Section 12(1) 465 of By-law No. 438-86 is amended by:
  - a. Adding the following Section (c) (iii)

"Adding *student residence* as a permitted use on Block 32 of the Regent Park draft plan of subdivision issued on May 31, 2005 (Subdivision 55T-04202) which is defined as a building or part of a building that is owned and operated by, or in partnership with, an accredited public post-secondary institution, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

- a. Deleting Section (d)(ii) in its entirety and replacing it with the following Section (d)(ii):

“a *residential building*; a *parking stacker*; a *commercial parking garage* located underground; a *live-work unit* which is a *dwelling unit* that is also used for work purposes where the resident or residents of such accommodation and any number of employees of the residents work in the dwelling unit, provided the work component is restricted to the following uses or classifications: office, studio, *custom workshop*, *personal grooming establishment* or *tailoring shop*; *designer’s studio*; *recycling depot*, and *accessory* uses thereto.”;

- b. Deleting Section (g)(i) G and replacing it with following Section (g)(i) G:

"Notwithstanding (g) (i) C above, for Phases 3, 4 and 5, as outlined on Map 2 of 2, *parking spaces* for each dwelling unit (other than *alternative housing* or *social housing*) in a building containing more than 6 dwelling units including those that are *alternative housing* or *social housing* shall be provided and maintained at the rate of:

- (1) 0.35 *parking space* for each *bachelor unit*;
- (2) 0.41 *parking space* for each *one bedroom dwelling unit*;
- (3) 0.58 *parking space* for each *two dwelling bedroom unit*;
- (4) 1.04 *parking space* for each *three or more bedroom dwelling unit*.

- c. Adding the following Section (j) (iii)

(1)"For buildings fronting onto Dundas Street East, Parliament Street, River Street and Gerrard Street East, buildings shall be set back minimum of 4.0 metres at grade from the property line;

(2) For all other building in Regent Park, buildings shall be set back 3.0 metres at grade from the property line along public streets."

- d. Deleting Section (k)(i) in its entirety and replacing it with the following Section (k)(i):

“One tower may be located within each Permitted Tower Area as shown on Map 1 of 2 up to a maximum *height* of 60 metres for a Type A and Type A1 Tower, 75 metres for a Type B1 tower, 77 metres for a Type B and B2 tower, and 88 metres for a Type C and C1 Tower provided that the

*residential gross floor area, the non-residential gross floor area, or any combination thereof of any floor located above a height of 30 metres does not exceed 800 square metres for a Type A, B and C Tower and 750 square metres for a Type A1, B1 and C1 Tower.”;*

- e. Deleting Section (k)(ii) in its entirety and replacing it with the following Section (k)(ii):

"For Phases 3, 4 and 5, as outlined in Map 2 of 2, no building shall contain more than:

(A) 6 storeys above grade within a 22 metre height district; or

(B) 10 storeys above grade within a 30 metre height district."

- f. Adding the following Section (k)(iii)

"Within a Permitted Tower Area as shown on Map 1 of 2, no building shall contain more than:

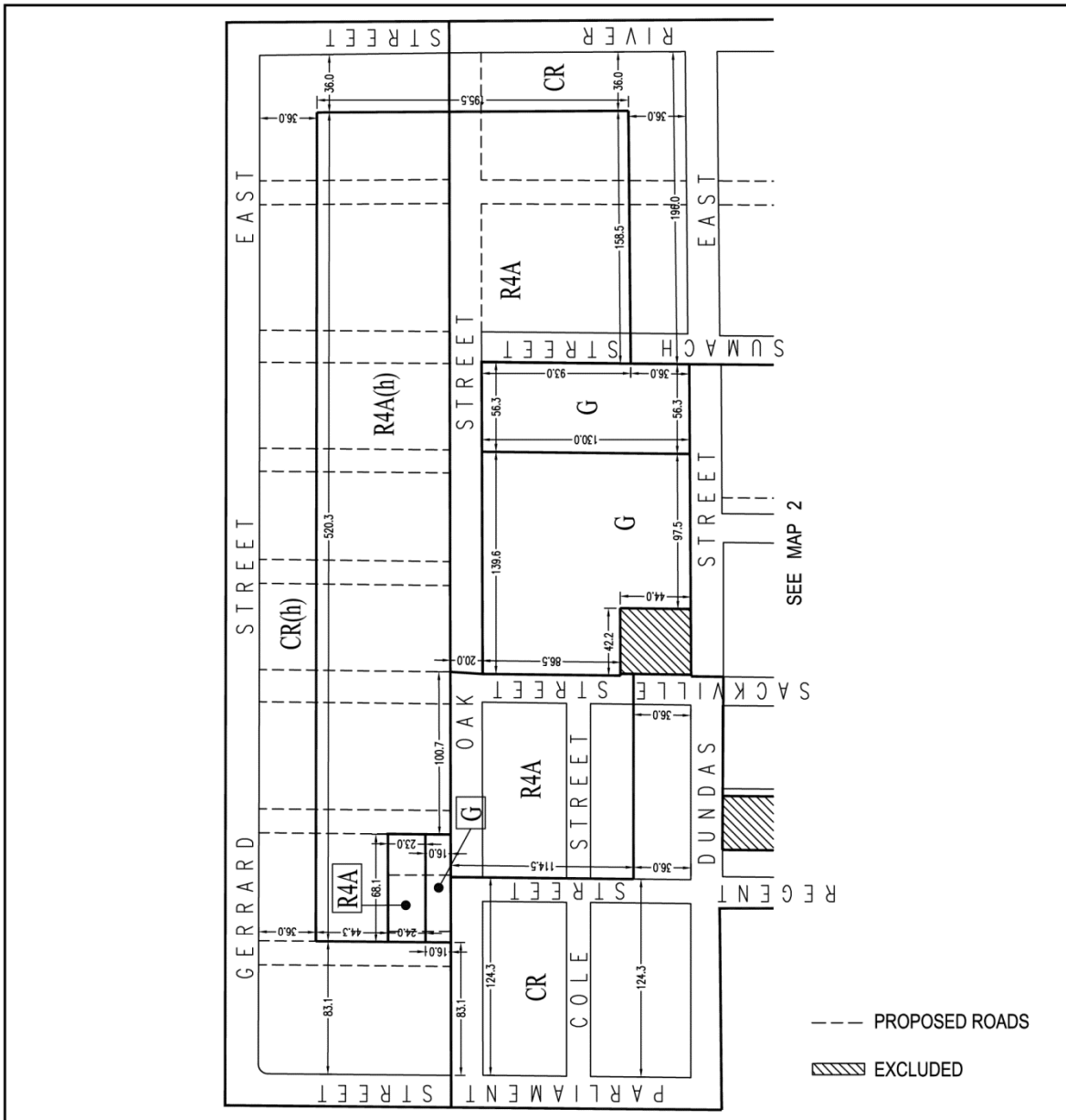
(A) 20 storeys above *grade* for a Type A1 Tower;

(B) 22 storeys above *grade* for a Type B1 Tower;

(C) 25 storeys above *grade* for a Type B2 Tower; or

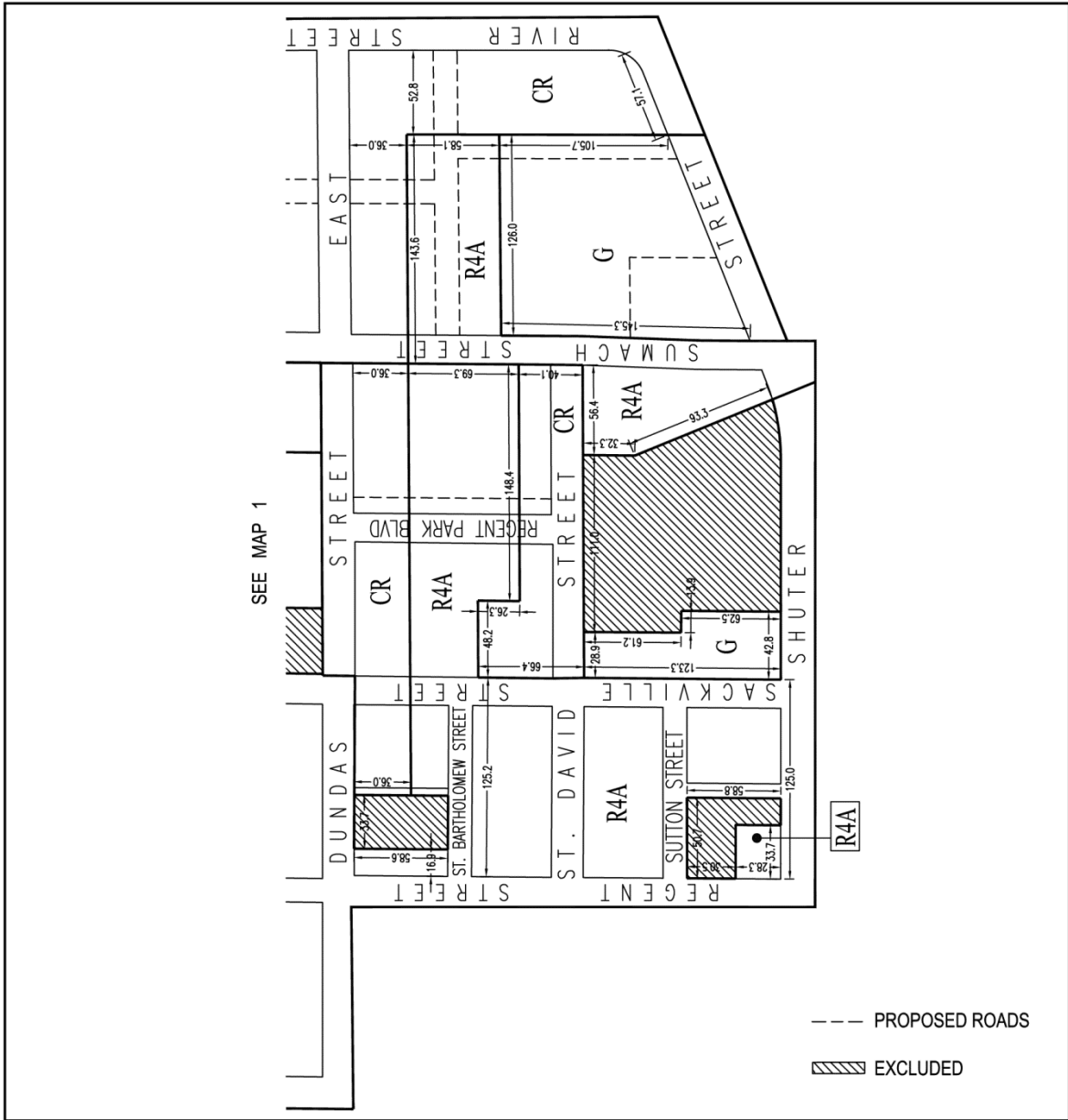
(D) 30 storeys above *grade* for a Type C1 Tower."

- g. Deleting Map 1 of 2 and Map 2 of 2 and replacing them with Map 1 of 2 and Map 2 of 2 as attached hereto.

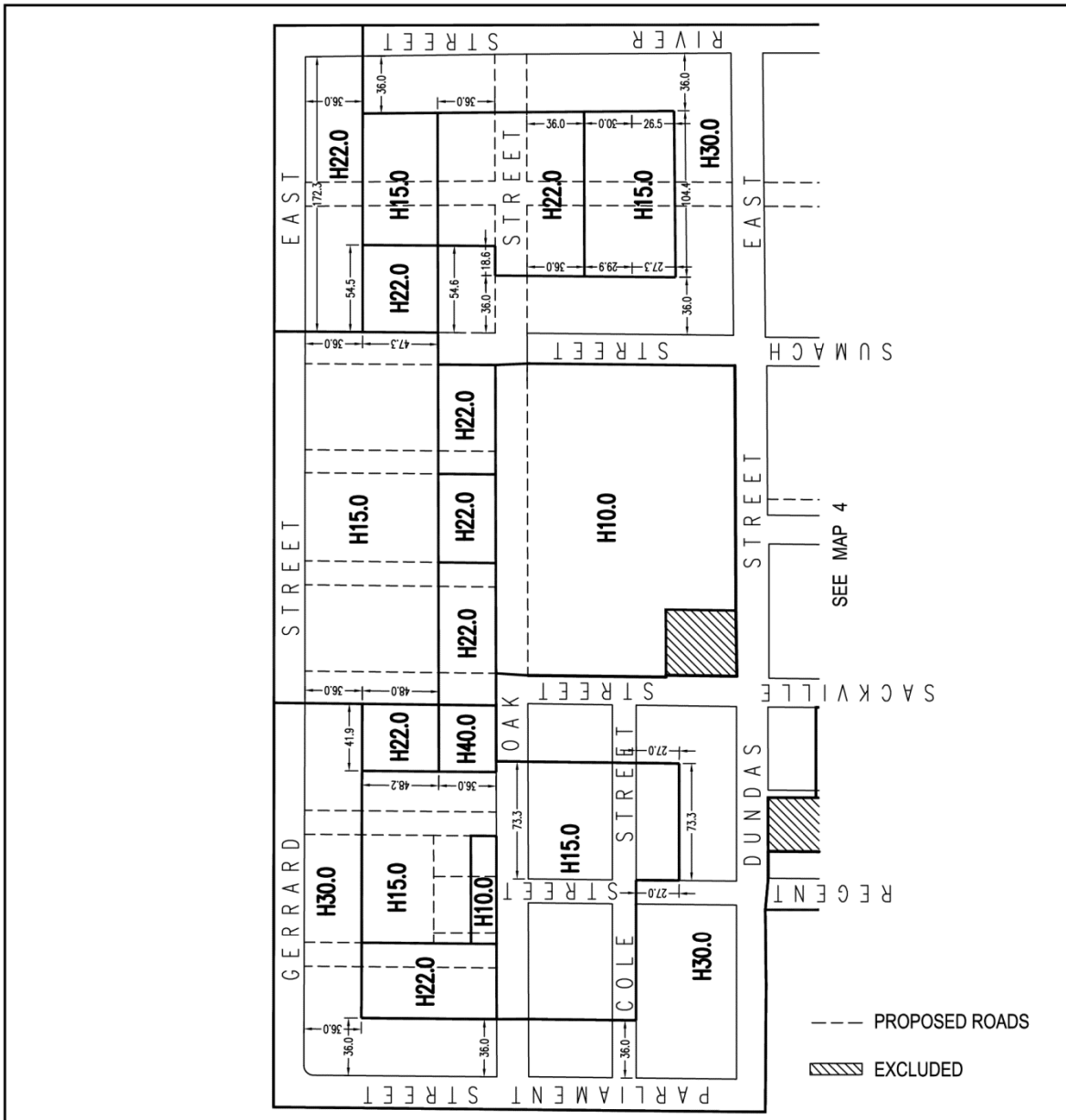


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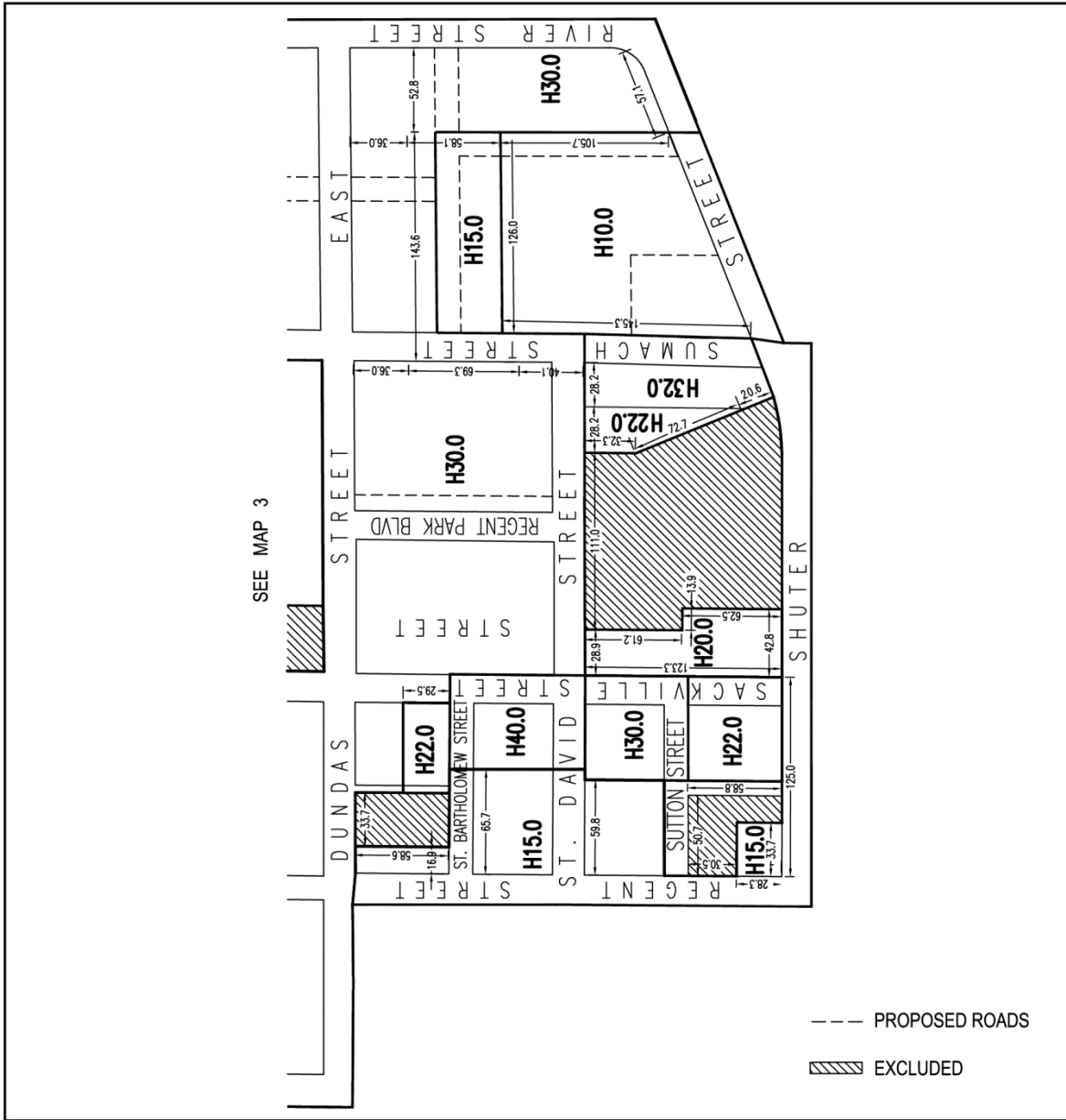




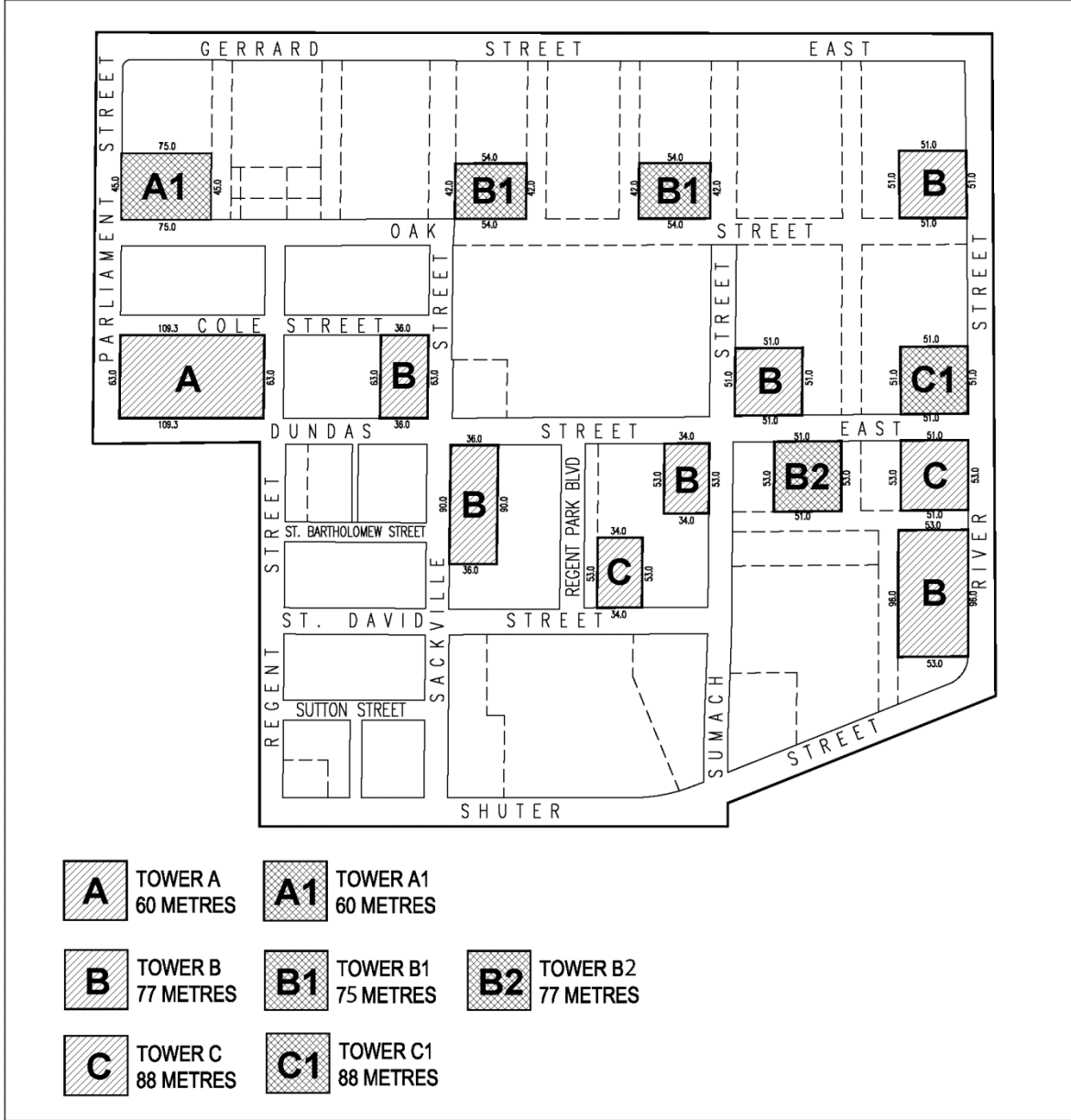
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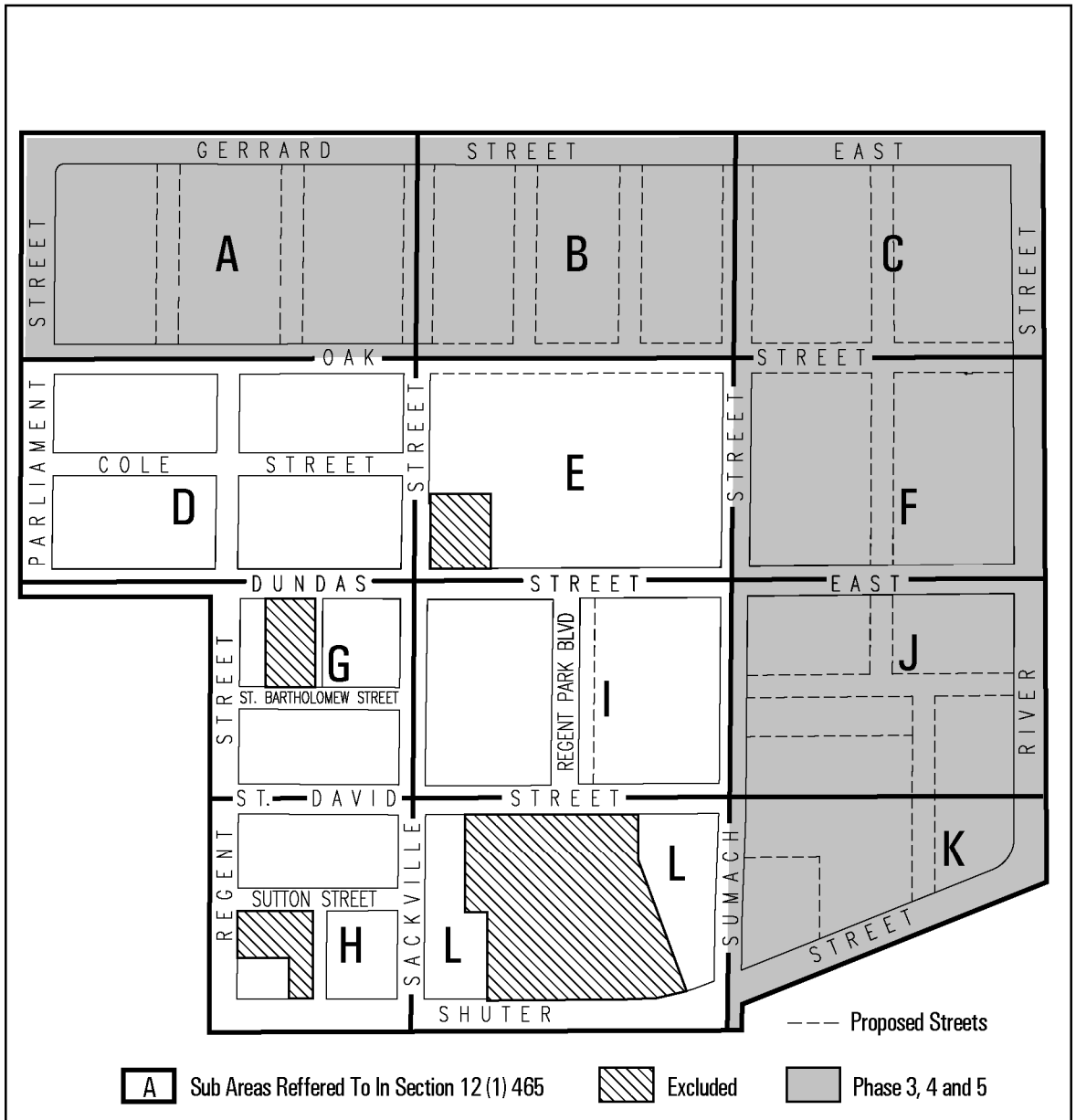
Regent Park

**Tower Locations Map**  
**Amendment to Map 1 of 2 of By-law 141-2005**

File # 13\_127808 STE 28 OZ



Not to Scale  
 12/31/2013



Not to Scale  
12/31/2013

## Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	13 127808 STE 28 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 4, 2013
Municipal Address:	325 GERRARD STREET EAST		
Location Description:	PLAN 768E BLKS A TO C PLAN 784E BLK B PT BLK A PL 781E BLK B PT BLKS A C AND E RP 66R21923 PARTS 2 TO 4 8 TO 10 12 14 TO 16 PT << ENTRANCE ADDRESS FOR 620 DUNDAS ST E **GRID S2805		
Project Description:	REGENT PARK - Phase 3-5. TCHC application for Official Plan Amendment and Rezoning for the remaining phases of Regent Park. This application is also to lift the Holding symbol from the Phase 3 lands.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Toronto Community Housing Corporation 931 Yonge Street, 7 <sup>th</sup> Floor Toronto, ON M4W 2H2			Toronto Community Housing 931 Yonge Street, 7 <sup>th</sup> Floor Toronto, ON M4W 2H2

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood, Mixed Use & Parks	Site Specific Provision:	438-86 12(1) 465
Zoning:	R4A (h), G(h), CR(h)	Historical Status:	Listed (14 Blevins Place)
Height Limit (m):	88	Site Plan Control Area:	Y

### PROJECT INFORMATION: Proposed for Phases 3-5

Site Area (sq. m):	147,516	Height:	Storeys:	Ranges from 3 to 29
Frontage (m):	0		Metres:	Ranges from 15 to 88
Depth (m):	0			
Total Ground Floor Area (sq. m):	57,000			<b>Total</b>
Total Residential GFA (sq. m):	469,000		Parking Spaces:	3,891
Total Non-Residential GFA (sq. m):	10,300		Loading Docks	TBD at site plan
Total GFA (sq. m):	479,300			
Lot Coverage Ratio (%):	38.6			
Floor Space Index:	3.3			

### DWELLING UNITS – Proposed Phases 3-5 FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental and Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	469,000	0
Bachelor:	0	Retail GFA (sq. m):	10,300	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	4,705			

**CONTACT: PLANNER NAME:** Angela Stea, Senior Planner  
**TELEPHONE/EMAIL:** 416-392-7215, [astea@toronto.ca](mailto:astea@toronto.ca)

## **Appendix A:**

### **Regent Park Community Services and Facilities (CS&F) Strategy Update - 2014**

#### **1. Introduction**

The Regent Park Community Services and Facilities (CS&F) Strategy Update has been prepared by City Planning with input from an Inter-Divisional Staff Team from Park's Forestry & Recreation (PF&R), Children's Services (CS), Social Development, Finance & Administration (SDF&A), Toronto Employment & Social Services (TESS), Toronto Public Library (TPL), Toronto District School Board (TDSB) and Toronto Community Housing (TCHC). In order to ensure the necessary social infrastructure is in place to respond to each phase of TCHC's redevelopment plans, a CS&F Strategy Update is required to lift the Holding Symbol (H) on the Phase 3 lands. This Strategy Update provides an update with respect to the status of Phase 1 and 2 community facility requirements noted in the previous CS&F Strategies (2005, 2009) as well as identifies proposed facility requirements to address future phases.

#### **2. Background**

In partnership with its development partner Daniels Corporation, TCHC have completed Phase 1, and Phase 2 is well underway. In March 2013, TCHC made an application to amend the Official Plan and the Zoning By-law for Regent Park. Proposed changes to the revitalization plan include: a revised phasing plan which reduces the number of phases from six to five; the replacement of two small proposed parkettes with a new larger park/sports field; adjustment to permitted land use designations and changes to blocks and streets proposed to reflect a reconfiguration of park spaces. The application also proposes an increase in housing units from 5,400 to 7,500 with a resulting increase in the projected population from 12,500 to approximately 17,000 at the completion of all phases. This additional density is proposed to be achieved through several built form changes to the plan. Further, the application is also to remove the Holding symbol (H) from the Zoning By-law and demolish 654 existing residential rental units for Phase 3.

In accordance with Council's directions, an update of both the timeframes and the community facility elements is required before subsequent phases of development can occur. This report is intended to provide that up-date.

#### **3. CS&F Strategy**

A number of CS&F strategies have been completed to guide the provision of social infrastructure for the Regent Park revitalization plan.

In September 2005, City Council removed the Holding Symbol (H) from the Zoning By-law for the Phase 1 of the redevelopment and adopted a Community Facilities Strategy for Regent Park, the *Regent Park Revitalization Strategy for the Provision of Community Facilities* (August 2005) as part of the original planning process for the Regent Park

Revitalization. The CS&F Strategy provides a comprehensive framework for the replacement and construction of new community facilities over the multi-phased revitalization plan for Regent Park. Community facilities include publicly funded schools (TDSB, TCDSB), community recreation centres, aquatic facilities, community health centres, libraries, child care centres, community agency space and parks and open space. The focus of the original Community Services and Facilities Strategy was to provide community facilities timed to respond to demands of the future population.

As part of the Phase 2 rezoning and lifting of the Hold application, a CS&F Strategy Update was completed by City Planning in 2009. That report provided an update on the progress made within Phase 1 towards the provision of facilities, amenities and service provider space as identified in the original 2005 CS&F Strategy and identified goals and plans for additional facility components for Phase 2.

#### **4. Social Development Plan (SDP)**

Toronto City Council also approved a corresponding Regent Park Social Development Plan in October 2007. The Social Development Plan (SDP) 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 and growing Regent Park community. With the support of City staff, a group of local stakeholders, including resident leaders, TCHC staff, and representatives from community agencies are continuing to meet on a monthly basis to monitor the progress of the SDP in relation to community impacts. Stakeholders have been working collaboratively on local projects that aim to strengthen the resource base that is available to Regent Park residents. Stakeholders are also building a strategy to effectively monitor and measure social inclusion as the socio-economic composition of the community shifts and changes during the revitalization process. It is expected that the strategy will be implemented in early 2014, most notably, in the areas of food production and community gardening. An innovative local program model for new and future City-held gardening resources has been established and has commenced implementation this year in both Regent Park and the new community centre.

#### **5. Methodology**

This CS&F Update details the status of the replacement of, or the provision for, new publicly accessible community facilities which have been identified by TCHC and various City Divisions and provided to City Planning. Also, service providers operating in locations impacted by the revitalization provided input respecting service gaps, facility requirements and program priorities. Contributors were asked to provide updates on the plans to replace facilities, community amenities, and service provider space that were demolished in Phases 1 and 2. The update will also identify any changes to redevelopment plans that impacts on the overall array and configuration of community services and facilities and to identify which facilities have been completed and what is planned for future phases.



## **6. Demographic Profile**

A demographic profile (2011 Census) has been completed for the Regent Park community. The profile provides a current snapshot of the residents who currently live in the area. Below are the key demographic highlights of the Regent Park community (compared with the overall City average).

- A higher proportion of residents age 0-24 years
- A lower proportion of residents age 55+ years
- A higher proportion of couples with children living at home
- A higher proportion of lone-parent families
- A lower proportion of children living at home under the age of 6 years
- A higher proportion of children living at home 6-17 years
- A lower proportion of children living at home 18 years of age and over
- A higher proportion of seniors living alone
- A higher proportion of one-person households and households with 6 or more persons
- The average number of persons (per census family) exceeds the City-wide average

## **7. Sector Findings**

This section describes the progress made within Phases 1 and 2 of the revitalization towards providing the facilities, amenities and community agency space identified in the original 2005 CS&F to meet the overall replacement and goals for additional components. A number of key sectors have been impacted as part of the revitalization, including Community Recreation (Recreation Facilities, Parks and Open Space), Community Gardens, Schools, Child Care, Employment Services, Libraries and Community Agency Space. These findings are discussed below.

### **a) Community Recreation**

The 2005 CS&F Study identified various recreation facility needs including pools and water play areas, community centres, and parks and open spaces. Since then, a number of these facilities have been constructed, or are in the process of being constructed. These include: the Regent Park Aquatic Centre (opened in 2012), the Central Neighbourhood Park "Regent Park" (expected completion 2014), and the Linear Park between Regent Park Boulevard and One Park Place (expected in 2014). The facilities that have yet to begin construction include the new Regent Park Community Centre (expected in 2015) and the proposed Regent Park Athletic Grounds. (If the changes proposed by TCHC are approved by City Council, construction is expected to begin in 2014). The remainder of this section will describe these facilities in greater detail.

#### **i) Pools and Water Play Areas**

The 2005 Community Facilities Strategy identified the need for two water play areas within Regent Park. As a result of development activity in Phase 1, Oak Street wading

pool was made unusable. In the Phase 2 redevelopment, the south wading pool on Sackville Green was demolished.

A new water play area is being constructed as part of the new Phase 2 central neighbourhood park ("Regent Park"), which includes an urban water plaza and water play feature adjacent to the new Regent Park Aquatic Centre.

During the design process for the new Regent Park Community Centre, PF&R investigated the inclusion of a water play feature on the new community centre site. However, there was not enough room on the site for a water play feature.

There may be an opportunity for a second water play feature at the proposed active-recreation park (the "Regent Park Athletic Grounds") being planned adjacent to the South Regent Park Ice Rink. This option should be explored by TCHC and PF&R during the design and consultation process for the park.

PF&R completed construction of the new Regent Park Aquatic Centre in the fall of 2012. The award-winning facility includes two indoor pools (including a 25 metre x 6 lane training tank and a shallow entry leisure pool for children along with a water slide) and a warm water conversation/therapy pool for adults. The facility will also provide summer-time access between the pool deck and an outdoor landscaped terrace facing the (future) park. Care has been taken to ensure that the design addresses the cultural requirements of the Regent Park community by including such elements as motorized opaque modesty blinds to allow for female-only swim times.

## ii) Community Centre

The 2005 Community Facilities Strategy states that the current City-operated community centres in Regent Park (Regent Park North Recreation Centre and Regent Park South Community Centre) do not provide sufficient recreation space to meet the needs of the current population and therefore would be inadequate to serve the needs of a larger revitalized community. Council approved \$21 million in capital funding for a replacement community centre, which has been designed to connect with the Toronto District School Board's newly renovated Nelson Mandela Park Public School.

The construction of the new community centre began in fall 2013. The existing Regent Park South Community Centre is scheduled to remain open and in operation until completion of the new Regent Park Community Centre. Should the Regent Park South Community Centre close prior to the completion of the new community centre in order to advance construction of the final TCHC rental building in Phase 2, TCHC will work with the City to make alternative arrangements to provide a community centre facility on an interim basis.

The new Regent Park Community Centre will be 5,506 m<sup>2</sup> in size and will consist of approximately 4,231 m<sup>2</sup> of recreation space and 1,275 m<sup>2</sup> of employment and training space. The new centre will replace the existing community centre space provided in the

Regent Park South and North Recreation Centres (1,858 m<sup>2</sup> and 650 m<sup>2</sup> respectively). The new centre will not only compensate for the recreation space lost by the elimination of the Regent Park North Recreation Centre and the Regent Park South Community Centre, but its larger size will also provide the space required to meet the current unmet need and the future needs of the expanded Regent Park population.

As the school and the new community centre will be linked, once the new community centre is completed (expected in 2015), the community centre will also provide the entrance to a child care centre. The Blevins Child Care Centre was relocated to the lower level of the Nelson Mandela Park Public School when the TDSB renovated and expanded their school in 2013. This daycare started serving the community in the fall of 2013, using a temporary entrance through the school. 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 of this report.

In addition to the space that will be provided in the new community centre, Section 5.2.1.1 of the 2005 Strategy states that TCHC will provide additional space if capital funds are available and when a given phase is approved. It calls for 1,000 m<sup>2</sup> of additional space that could be used for recreational uses on the first floor of future buildings to be built. This strategy will be implemented as a Holding provision, whereby prior to the lifting of the Holding symbol (h) for Phase 4 and Phase 5, PF&R will have the opportunity to determine if this additional space is required, and to request for all or a portion of it to be built.

### iii) Parks and Open Space

The Regent Park Plan Secondary Plan outlined the need for 3.43 hectares of open space. The Plan of Subdivision for Regent Park included a large central neighbourhood park, three parkettes, and other open spaces TCHC was to convey to the City of Toronto, (including a linear park and the site where the new community centre will be constructed).

As noted in the 2009 CS&F Strategy Update, revisions to the original phasing plan accelerated the delivery of some of the new parks and open space, with delivery of the central neighbourhood park ("Regent Park"), the linear park along Regent Park Boulevard, and the 40 Oak Street parkette (adjacent to the Christian Resource Centre supportive housing rental building) in Phase 2 instead of Phase 5.

The Phase 3 rezoning application proposes a significant increase in the number of residential units and also proposes the removal of two small parkettes to instead provide a single, large, active recreation park on Blocks 31 (the "Regent Park Athletic Grounds") adjacent to Block 31 where the South Regent Park Ice Rink is located. The larger Regent Park Athletic Grounds would result in 4.63 hectares of total open space in Regent Park, a net increase of 0.98 hectares.

As a result of this change, the vast majority of the open space is now planned to be delivered through two large parks – the passive recreation central neighbourhood park on Block 15 ("Regent Park"), and the active recreation park on Blocks 31 and 35 (the "Regent Park Athletic Grounds"). They will be delivered relatively early in the revitalization in Phases 2 and 3.

PF&R Policy and Development advises that despite the increase in the number of residential units, the parkland dedication requirement for Regent Park would be satisfied, and note that the Regent Park Athletic Grounds would provide a more useable park space than the small parkettes originally proposed.

iv) Central Neighbourhood Park ("Regent Park")

In 2009, Council approved the capital funding to design and construct the Central Neighbourhood Park ("Regent Park"). Construction commenced in the spring of 2013 and is expected to be completed in summer 2014 in conjunction with Phase 2.

The park was designed with extensive community consultation. In 2007, the City of Toronto led a master planning process for the central neighbourhood park at the same time that it was doing the planning for the Regent Park Aquatic Centre to ensure continuity and co-ordination of design between the two adjacent projects. Additional community consultation was done during the detailed design phase that started in late 2009.

The central neighbourhood park will replace the North Regent Park playing field. It will be larger than the current playing field and the design for the park will include a multi-purpose playing field as well as a water play feature, greenhouse, dogs off leash area, playgrounds, community gardens, greenhouse, community bake oven and other design elements.

v) Linear Park

The linear park will function as a public space between Regent Park Boulevard and One Park Place (North and South). It is being constructed as part of Phase 2. Features of the linear park include pedestrian lighting, street tree planting, outdoor furniture, and seating areas. TCHC will fund base-park costs and the City of Toronto will use Development Charges from the One Park Place market condominium building to fund above-base costs. TCHC will be responsible for the park construction. Construction commenced in the fall 2013 and is targeted to be completed by spring 2014 and subsequently transferred to the City of Toronto as parkland.

vi) Active Recreation Park ("Regent Park Athletic Grounds")

The Official Plan Amendment and Rezoning application submitted by TCHC in March 2013, proposed the creation of a 1.15 hectare active recreation park at the corner of Shuter and Sumach Streets adjacent to the existing outdoor South Regent Park artificial

ice rink. The opportunity to add this public amenity will increase programmed recreational space for Regent Park residents and neighbours by approximately 0.98 hectares from the original 2005 Secondary Plan and Draft Plan of Subdivision. To create the Regent Park Athletic Grounds, two smaller proposed parkettes (0.09 and 0.10 hectares) will be removed from the 2005 revitalization plan.

The proposed outdoor Regent Park Athletic Grounds is envisioned as a not-for-profit park facility consisting of the following three components: an outdoor artificial turf soccer field that may be able to accommodate the conversion to a cricket pitch, a basketball court, and the refurbished South Regent Park Ice Rink and ancillary building. There may also be space for a children's playground and community gardens (subject to detailed design study). The inclusion of a water play feature, to compensate for one lost through redevelopment, will be considered during the consultation process for the Regent Park Athletic Grounds as well.

The park may be funded, in part, by a significant cash donation from the MLSE Foundation, in combination with City funding from the PF&R capital budget (subject to Council approval). TCHC and the City are currently in discussions about funding details and operational requirements.

Further design and programming of the Athletic Grounds is scheduled to begin early in 2014 and will include community consultation. Construction by TCHC is expected to start in the fall of 2014. It is proposed that once the Athletic Grounds are constructed that the park will be transferred to PF&R to an "above base-park" condition.

#### vii) Basketball Courts

The 2005, the CS&F 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. Bartholomew's Walk. These courts have been resurfaced to maximize their utility during revitalization and are used regularly by local residents.

The St. Bartholomew'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 5 and replaced as part of the proposed Regent Park Athletic Grounds.

Regent Park residents also make use of indoor basketball courts that are located in the Regent Park South Community Centre. 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. The new community centre will improve basketball facilities with a large multi-use gymnasium that can accommodate two half size courts or

one full size. Once these facilities are constructed, the requirement for basketball courts will be met at Regent Park.

## **b) 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.

There is a rich history of a community allotment gardening in Regent Park. Until 2006 there were eight gardens, with over 200 families involved. Studies conducted by the Regent Park Community Health Centre (RPCHC) dietician found that an average of 5 people per garden plot were getting their supply of fresh produce from their garden plots during the garden season (May-October) which covers half the year. Some of these gardens have been lost in the first phases of the redevelopment. Currently, in 2013 there are 5 allotment gardens, 3 coordinated by the Christian Resource Centre (CRC) and 2 by the RPCHC. At least 4 of these gardens will be lost in the final phases of the redevelopment, making it critical to develop new opportunities for community gardening and urban agriculture in the neighbourhood.

A community garden working group was established to develop a Gardening and Food Production Strategy that would identify some of the opportunities. In 2010, the Regent Park Food Access Partnership was formed, which evolved into the current, active network, The Regent Park Food Partnership (RFPF). Members of the RFPF helped to advocate for the inclusion of a rooftop garden at the Regent Park Community Centre, and for urban agriculture resources in the new central neighbourhood park, "Regent Park". This park will include a community demonstration garden, a greenhouse, and a wood-fired community bake oven.

An open call for proposals was launched in early 2013, to see if community groups were interested in community gardening efforts. As a result of this call for proposals, a partnership between the CRC, Dixon Hall, Green Thumbs Growing Kids, and the Paintbox Bistro is being developed. These groups will work together to ensure that gardens become a valuable resource for the community. A community demonstration garden is also being developed at the CRC's new building, 40 Oaks. Going forward, the Regent Park Food Partnership will continue to identify new opportunities for urban growing, with the vision of transforming Regent Park into a food precinct and agriculture destination. TCHC continues to integrate gardens into its plan and will explore opportunities for rooftop gardens as well as include discussions of community gardens during the Regent Park Athletic Grounds consultations.

### **c) Schools**

Given the high proportion of children living at home together with a larger census family size, schools serve as vital community hubs for a large number of families that live in the Regent Park community. Both School Boards (TDSB, TCDSB) have been consulted to determine the impact of the revitalization's growth on school accommodation.

TDSB staff advise that based on the Official Plan amendment and rezoning application, 1,477 elementary students and 756 secondary students are projected. In terms of elementary school accommodation, there are three neighbouring school sites that currently serve the emerging "new" community – Nelson Mandela Park Jr. and Sr. P.S., Sprucecourt Jr. P.S. and Lord Dufferin Jr. and Sr. P.S. These schools can accommodate 1,845 students. Current enrolment at all three schools is 1,365 which represent a significant portion of the 1,477 elementary students projected. There is adequate school capacity to accommodate the new growth.

Toronto Catholic District School Board (TCDSB) staff advise that all development forecasted for the Regent Park community and the resulting forecasted student growth, will be and/or has been incorporated into their enrolment projection model. As such, if growth forecasts exceed available space beyond their ability to reasonably accommodate students in portables, a study is normally triggered to determine how/where/when they can expand existing classroom space (where feasible) and or acquire/build new schools to accommodate the growth pressure.

TCDSB's have projected growth for Regent Park and surrounding area. As a result they have purchased of Duke of York school site, which was deemed surplus by the TDSB and is located just outside the revitalization area. They advise that they are currently looking at various options for these lands including redevelopment of the site for elementary school purposes, including potential for community use and residential housing components. Future meetings will be held with the TCDSB and City to discuss the most feasible option for redevelopment of this school site.

### **d) Child Care**

There are 9 child care centres currently serving the residents of Regent Park. Two City-run child care centres, Cole Street and Regent Park Child Centre have licensed capacities of 62 children (aged 0 to 4 years) and 40 children (aged 0 to 2.5 years) respectively. Both centres are at full capacity and have waiting lists.

Regent Park Child Care Centre is co-located with Parents for Better Beginnings and Regent Park Focus Youth Media Arts Centre at the recently constructed 30 Regent Street facility.

A new child care centre has been constructed in the Nelson Mandela Park Public School to replace Blevins Child Care Centre, which was closed in Phase 2. The new centre, which opened in the fall of 2013, will have an expanded licensed capacity of 90 serving

children aged 0 to kindergarten-age in 2014. Currently, the capacity is 69 spaces (10 infant, 15 toddler, 24 preschool and 20 Full-Day Kindergarten Before- and After-school spaces). The following table outlines the changes to the child care opportunities in Regent Park from 1985 to 2013.

	Centre Name	Licensed Capacity					Total
		Infant (0 – 18 mos)	Toddler (18 mos – 2.5 yrs)	Preschool (2.5 – 4 yrs)	FDK B&A (4-5 yrs)	School Age (6-12 yrs)	
<b>2005</b>							
1	Blevins CCC			56			56
2	St. Bartholomew's					30	30
3	Regent Park CCC	20	20				40
4	Christian Community CC	10	15	24			49
5	Lord Dufferin Day Care					40	40
6	Central Neighbourhood House	10	20	32			52
7	Duke of York Day Care			24			24
8	Cabbagetown ELC	10	20	36			66
	<b>Total</b>	<b>50</b>	<b>75</b>	<b>172</b>	<b>n/a</b>	<b>70</b>	<b>357</b>
<b>2013</b>							
1	Cole Street – Open Sept. 2010	10	20	32			62
2	St. Bartholomew's					30	30
3	Regent Park – reopened at 20 Regent St. Jan. 2011	20	20				40
4	Nelson Mandela – Open Sept. 2013 (replaces Blevins CCC)	10	20	40	20		90
5	Lord Dufferin Day Care				40	80	120
6	Central Neighbourhood House	10	20	16			46
7	Christian Community CC	10	15	40			65
8	Cabbagetown ELC	10	20	36			66
9	EYET Tom's Place		15	20	20		55
	<b>Total</b>	<b>70</b>	<b>130</b>	<b>184</b>	<b>80</b>	<b>110</b>	<b>574</b>
	<b>Additional Spaces</b>	<b>20</b>	<b>55</b>	<b>12</b>	<b>80</b>	<b>40</b>	<b>207</b>

According to the 2011 Census, there are 3,760 children aged 0-12 years living in Regent Park - an increase of 29% (or 840 children) since 2001. At the same time, the number of children aged 0-5 years has decreased by 46% (from 1,385 to 745 children).

Since the drafting of the original CS&F 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 the provincial Best Start funding has had a significant impact on the City's ability to increase the number of licensed spaces.

Other changes that effect child care since the original study include:



- the introduction of Full-Day Kindergarten has meant that preschool children previously enrolled in child care will transition into the school system as they turn four years of age. As a result, many child care programs have realigned their services to meet the needs of younger children (aged 0 to 4 years);
- the number of children aged 0-6 years living in Regent Park has declined by 46% since 2001;
- licensed child care capacity has grown by 207 spaces (with infant and toddler spaces growing by 40% and 73% respectively). This is despite the closure of the Duke of York Day Care Centre in December 2012; and,
- the replacement of Regent Park and Blevins Child Care Centres referenced in the original CS&F Strategy is complete.

Children's Services will update the ward equity targets for the distribution of child care fee subsidies in spring 2014. Targets consider the number of children aged 0-12 years living in families below Statistics Canada's low-income cut-off (LICO). The update coincides with the release of National Household Survey data from the 2011 Census.

The recent purchase of the Duke of York P.S. by the TCDSB provides the City with an opportunity to discuss the inclusion of a child care centre as part of their development plan. While the school is located outside the revitalization area, its close proximity to Regent Park increases the likelihood that children from the community will attend the school and any on-site child care.

Taking into account the current child care capacity, changes in demand related to the implementation of Full-Day Kindergarten and the decline in children aged 0-6 years, Regent Park will likely require an addition of between one to three child care facilities as follows:

- up to 1 additional child care centre\* to meet current unmet need; and
- an additional 1-2 child centres\* (if required) to meet increased population growth in the later phases of development.

*\*Note: The provision of any child care is dependent on securing appropriate funding. Estimates of child care need may change as a result of transition planning initiatives related to the implementation of Full-Day Kindergarten and changes in population growth estimates as well as the temporary relocation of TCHC tenants due to revitalization efforts.*

Children's Services will continue to monitor the population of children in Regent Park and will adjust the number of child care centres proposed accordingly. With a City-wide waiting list for subsidies of over 16,000 children, the demand for fee subsidy outweighs the supply. The current funding from the Province results in only 28% of the children living in low income families having access to a child care fee subsidy. Additional funding for child care fee subsidies remains a high priority for Regent Park and the City of Toronto as a whole.

## **e) Employment Services**

Regent Park Employment Services (RPES) is a full-service Employment Centre delivered by Toronto Employment & Social Services (TESS). Located at 530 Dundas Street East, this store-front space serves as a physical point of connection for employers, residents and community agencies. Regent Park residents can access one-on-one assistance with a variety of employment services, including job searching, local employment opportunities, career planning, education, training, and more. Residents also have access to a number of resources: computers, printer/photocopier/telephone, information on job fairs and community events, job search/career planning books and materials.

RPES has worked with employers to ensure they have the necessary supports to provide local residents with emerging employment opportunities. The priority has been to ensure employment opportunities arising from the revitalization, whether from construction, commercial jobs or retail, are made available to local residents. TESS, in partnership with private industry and local community agencies, have connected at least 650 residents to employment since 2007.

TESS has 88 square metres of spaces in its current location on Dundas Street East. Within the new Regent Park Community Centre on Sackville and Shuter Streets TESS will operate 1,275 square metres of employment and training centre space. The services in the new Regent Park Community Centre will be similar to the current location, including: career planning and management; access to labour market information; training and education; and professional development. Residents will continue to be connected to jobs arising from the neighbourhood revitalization as well as broader economic opportunities. On-site community, education and training space will also be available. Once the new space is opened decisions regarding the current space will be made with community partners.

## **f) Libraries**

At present the Regent Park community is served by 3 neighbourhood libraries: the Parliament Street branch at 269 Gerrard Street East, the St. James Town branch at 495 Sherbourne Street and the St. Lawrence branch at 171 Front Street East.

Toronto Public Library's (TPL) commitment to the Regent Park community continues with each phase of Regent Park's redevelopment. TPL endeavours to foster literacy and a love of reading, support lifelong learning, position residents to succeed in a global knowledge economy and provide responsive services in local communities.

In 2012, the Parliament Street and St. James Town branches ranked in the 1<sup>st</sup> quartile for busiest among the TPL's 79 neighbourhood libraries. Both of these branches have collections of over 50,000 books, magazines, DVDs and CDs for all ages including adult literacy materials and collections of other language materials that are reflective of the languages present in their communities. The St. James Town and Parliament Street branches offer study and collaborative spaces, computer workstations with Internet

access and Microsoft Office and free wireless service for all community members. Both branches offer computer training, reading support programs, early literacy programs and settlement and education partnership programs and services. Self-serve check out installed at both locations improves capacity to handle higher volumes of business to meet the demands of the increasing population.

The Parliament Street branch is scheduled for a state of good repair renovation in 2018 that will include both exterior and interior improvements. This project will address space requirements and complement the services and community make-up of the revitalized Regent Park community, as well as the increasing demands for information, literacy training and services to a diverse community. A computer learning centre, digital innovation hub and interactive early literacy centre will enhance services.

At 4,833 sq. ft., the St Lawrence branch is undersized and does not have the capacity to meet the increasing service demands in a growing community. In 2009, open hours at St Lawrence branch were increased from 40 hours to 50.5 hours per week and in 2012, an interior retrofit including the installation of self serve check out, was completed to address increasing use in the short term. TPL's Capital Budget (2013-2022) includes the relocation of the St. Lawrence neighbourhood library to the First Parliament site at Front and Parliament Streets with a larger 25,000 sq. ft district library with a full range of library programs, services and spaces that will serve the St. Lawrence, West Donlands, East Bayfront and Lower Donlands communities. The St. Lawrence Relocation Project is scheduled to start in 2016.

TPL is committed to meet the changing and growing needs of the Regent Park community while extending the expertise of library staff in the areas of literacy, information and technology for all ages and groups along with activities which promote and develop a love of reading, innovation and lifelong learning.

#### **g) Other Community Agency Space**

##### **i. Daniels Spectrum**

Another major community investment made in Phase 2 is the Daniels Spectrum (formerly known as Regent Parks Arts and Cultural Centre) which opened its doors in September 2012. Individual, public, foundation, and corporate donations raised \$38 million dollars to fund the centre. It is an approximately 5,575 square metre building operated by Artscape and includes office and performance space for 7 local organizations with a focus on visual and performing arts. The Centre for Social Innovation rents space to several dozen sub-tenants made up of individuals, partnerships and organizations with a focus on enterprise, social and cultural innovation. The Daniels Spectrum also includes a café which is connected to the Paintbox Restaurant (located at the ground floor of the adjacent condominium building). Daniels Spectrum is owned and governed by Regent Parks Arts Development, a non-profit corporation and joint venture of TCHC, The Daniels Corporation and Artscape. The Regent Park Arts Development Board of

Directors includes representation from the joint venture partners, the Regent Park Neighbourhood Initiative and the local community.

## ii. Other Agencies

There are 3 community agencies located within the boundaries of Phase 3: Support Enhance Access Service Centre (SEAS), Sole Support Mothers, and Dixon Hall. There are two organizations who require relocation supports who currently operate programs out of two buildings in Regent Park: Sole Support Mothers and Dixon Hall. Sole Support Mothers was originally in the boundaries of Phase 2 and relocated to a building in Phase 3. All of these agencies have been operating in TCHC owned buildings paying little or no rent.

The following table outlines the agencies within Regent Park and their space requirements.

Agency/Program	TCHC Address	Size Requirement
SEAS Centre	605 Whiteside Place	150 m <sup>2</sup>
Sole Support Mothers	490 Shuter Street (original location: 63 Belshaw)	107 m <sup>2</sup> (original: 71 m <sup>2</sup> )
Dixon Hall Bridges to Success Program	16 Blevins Place Unit 101	85 m <sup>2</sup>
Dixon Hall Regent Park Youth Office	14 Blevins Place Unit 101	75 m <sup>2</sup>
Dixon Hall SEED Program	44 Blevins/42 Blevins Place Unit 101	153 m <sup>2</sup>

As part of the original 2005 Community Facilities Strategy, TCHC is required to provide space to each of these agencies in line with the above space requirements.

The Phase 3 plans will require these organizations to move by April 2014, however, if there is interest in moving earlier, TCHC will work with agencies to facilitate moves on the organization's preferred timeline. TCHC has already begun discussions with some agencies to understand their space needs during demolition and construction. Dixon Hall has expressed interest in remaining in their space until closer to demolition and has re-evaluated their space needs from 330-372 m<sup>2</sup>. TCHC has already identified a possible temporary location for Dixon Hall in Phase 5 and is working with them to ensure this space fits their needs.

TCHC is reaching out to SEAS and Sole Support Mothers to discuss relocation plans. The 2009 plans for Sole Support Mothers to collaborate with the Christian Resource Centre did not move forward. Instead, Sole Support Moms has been operating a food program out of a townhouse unit at 490 Shuter Street, a space which includes two offices,

storage, and redistribution rooms. The food program's catchment area includes Regent Park residents, serving approximate 65 families twice each week.

## **8. Conclusion**

Implementation of the 2005 CS&F Strategy initiatives, including new community facilities to respond to TCHC's revitalization process, has been successful to date. The success of this strategic framework, including a phased approach and the Holding symbol(h), has led to the timing of construction of new facilities in tandem with increased growth. The City and TCHC in partnership with private developer, the Daniels Corporation, has shown its commitment to reinvestment for the Regent Park community by providing new social infrastructure to support the revitalization process. A number of new community facilities, including several child care centres, a Children's and Youth Hub facility, an Aquatic Centre, an Arts and Cultural Centre and a joint-use community centre have been constructed and/or are under construction, as part of the redevelopment of Phases 1 and 2 of Regent Park. These public facilities together with a variety of new parks and local businesses have created a liveable and complete community for the Regent Park residents. The monitoring of future community facilities during the final phases (Phases 3-5) of the Regent Park revitalization process will continue in order to ensure the timely provision of community services and facilities.