4.9 Secondary Local Streets

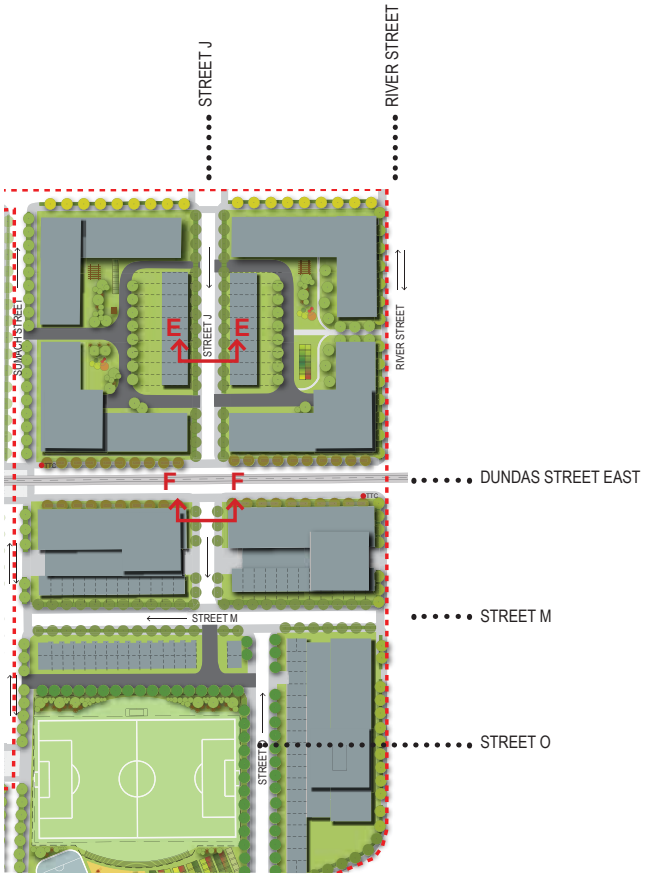


Fig. 4.9.5 Secondary Local Street Typical

Street J, Street M, Street O and Street E will be designed as Secondary Local Streets. They will be one-way streets with parking on one side of the street. Within the 15.0m ROW there will be a 2.5 metre parking lane, 4.8 metre traffic lane, a 2.0 metre sidewalk and 1.85 metre planting lawn on both sides of the roadway. Street trees will be planted in the planting lawn adjacent to the sidewalk. The size of the planting lawn will accommodate 30 cubic metres per tree and utilize soil systems if necessary.

Both the sidewalk and the planted boulevard are located within the right-of-way.

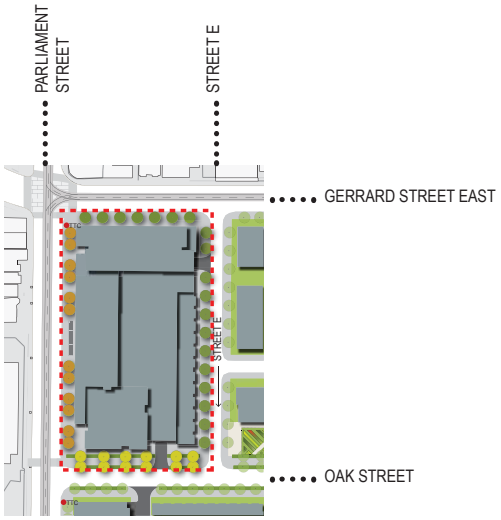


Fig. 4.9.6 Secondary Local Street - Street E

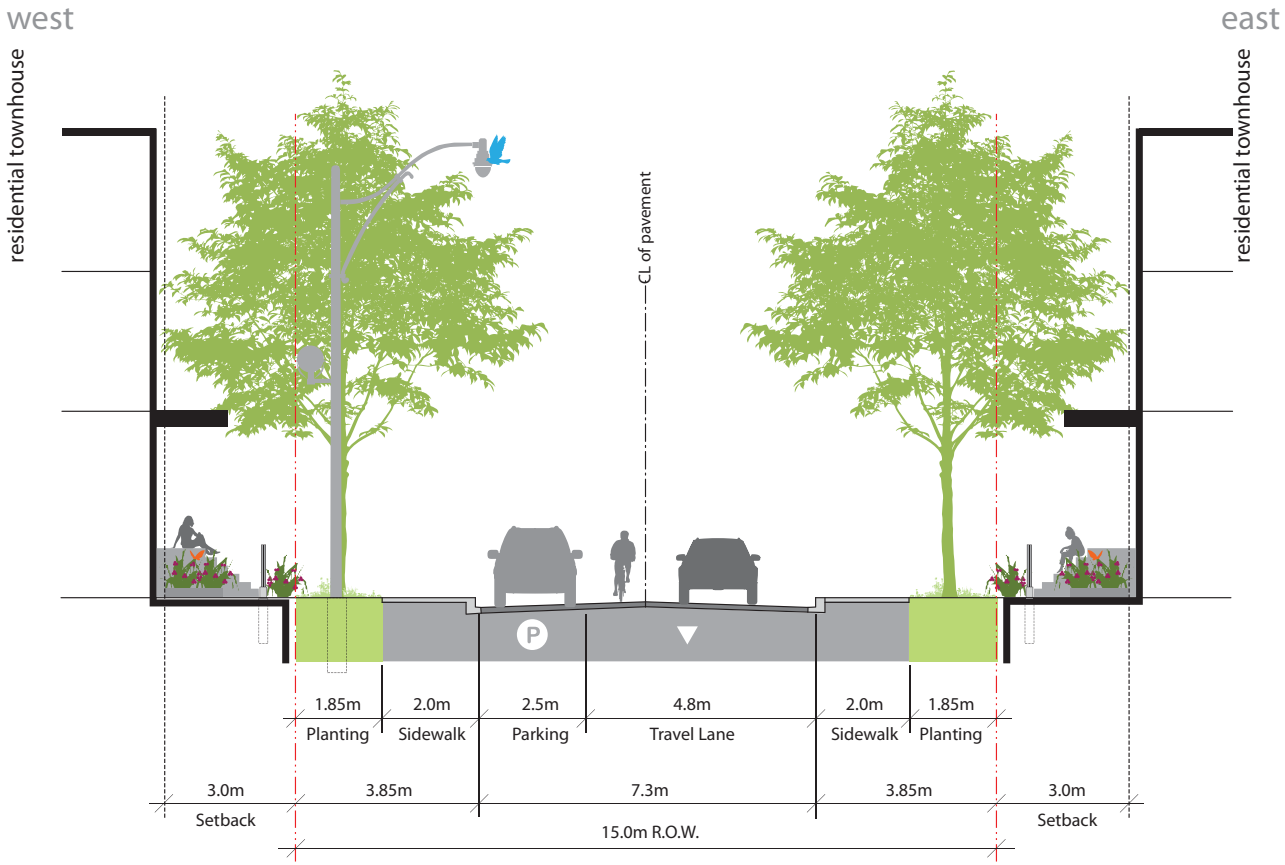
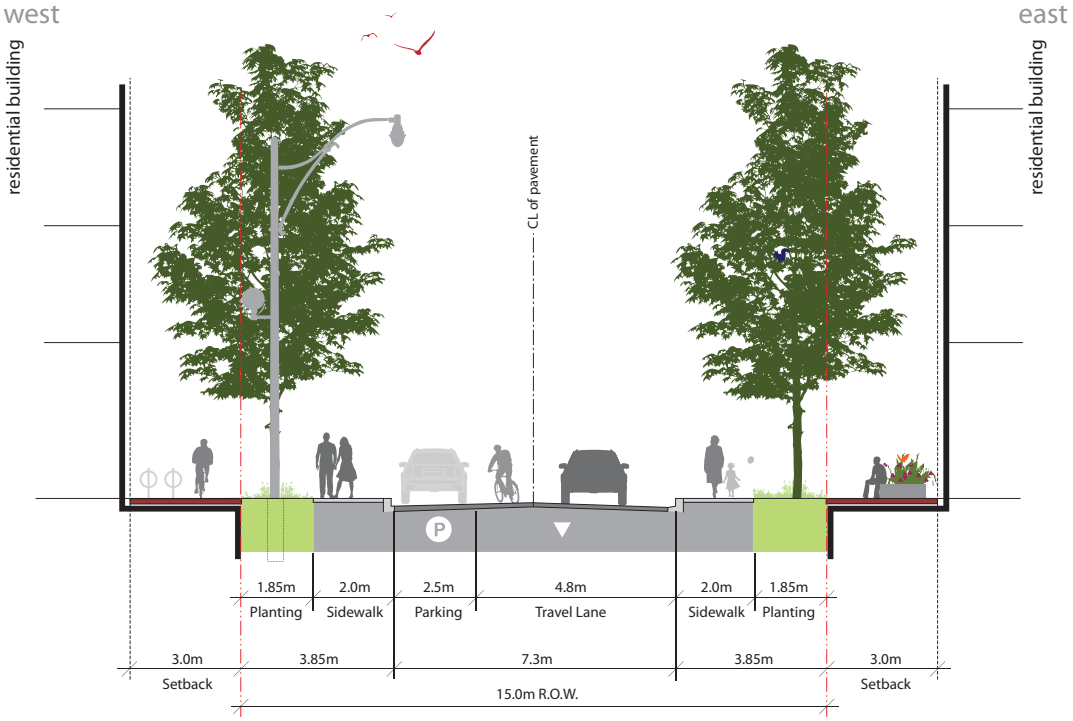


Fig. 7.9.6 Street M Section EE

4.9 Secondary Local Streets



7.9.7 Street M Section FF

4.10 Street and Pedestrian Lights

Street and Pedestrian Lighting for Phase 3 will match that of Phases 1 and 2.

Fig. 4.10.1 Acorn street light with pedestrian lighting on same side, Regent Park, Toronto , ON

Fig. 4.10.2 Acorn street light with pedestrian lighting on opposite side, Regent Park, Toronto,ON

Fig. 4.11.1 Examples of Street Furniture from the Toronto Street Smart 100 Series

4.11 Toronto Street Smart 100 Series

As part of the Clean and Beautiful City Initiative, the City of Toronto developed the Street Smart 100 Series street furniture program. It includes transit shelters, automated washrooms, litter/recycling receptacles, information and posting columns, newspaper boxes, bicycle racks and benches. The street furniture incorporated into Phase 3 will be selected from this series, and will match that of Phases 1 and 2 as well as the furniture in the rest of the city.

Red Oak
Quercus rubra

London Plane
Plantus x hispanica

Swamp Oak
Quercus bicolor

Pioneer Elm
Ulmus x hollandica "Pioneer"

European Beech
Fagus sylvatica

Tulip Tree
Liriodendron tulipifera

Ohio Buckeye
Aesculus glabra

Little Leaf Linden
Tilia cordata

Fig. 5.0.1 Tree Planting Plan

5.0 Tree Numbers and Species

Approximately 334 trees will be planted within the streetscapes of Phase 3. Approximately 120 are located on private property. There are eight different varieties of trees in Phase 3.

Each street will be lined with one species of tree on both sides. Where possible trees will be 8.0 metres apart on centre to create a unique identity and rhythm for each street. Species were chosen based on their tolerance of urban conditions and salt sensitivity. Tree species will be reviewed during site plan application.

There is the potential for two different planting conditions in Phase 3:
- Raised planter
- Tree in turf condition

Fig. 5.0.2 Oak Street, Toronto, ON

5.1 Tree Planting in Planters for Dundas Street, River Street, Parliament Street and Gerrard Street East

Trees on Dundas Street and River Street will be planted in large planters with seating walls on all sides. The planters will range between 12-14 metres in length and up to 0.6 metres in height.

Trees in planters will be spaced 8 metres apart. The depth for the rootball is recommended to be between 0.8 metres to 1.2 metres.

All trees will be planted in 30 cubic metres of soil or in 15 cubic metres of shared soil to achieve a substantial tree canopy. In some cases soil systems will be used underneath the sidewalk to achieve this Toronto Green Standard requirement.

Since the majority of tree roots will be situated close to the concrete slab of the garages below, it is recommended to protect the slab with a root and moisture barrier.

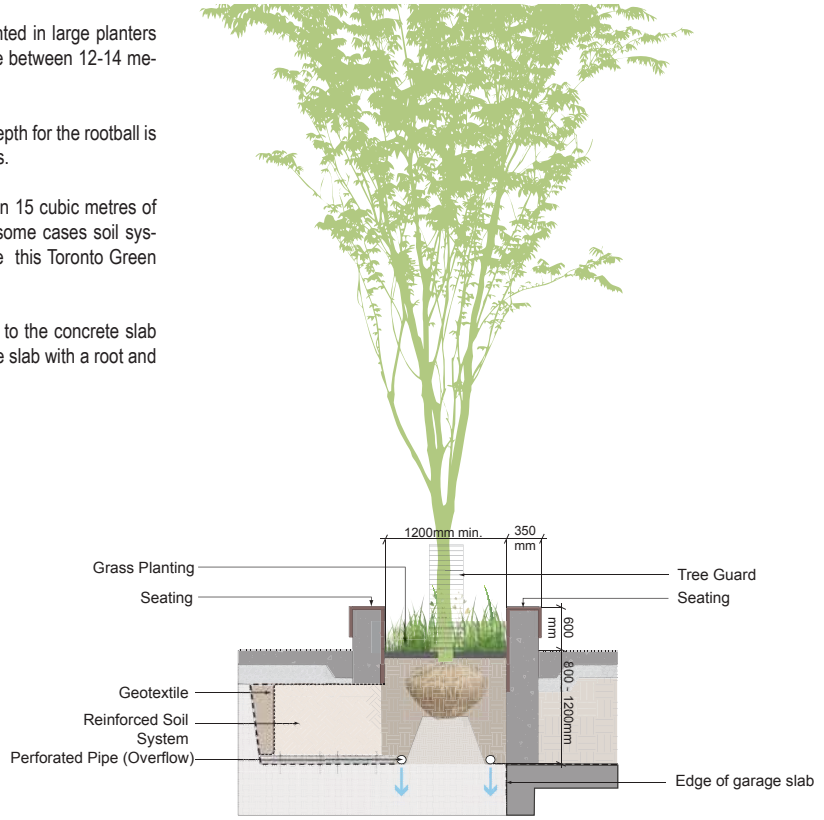


Fig. 5.1.1 Tree in raised planter

5.2 Trees in Turf

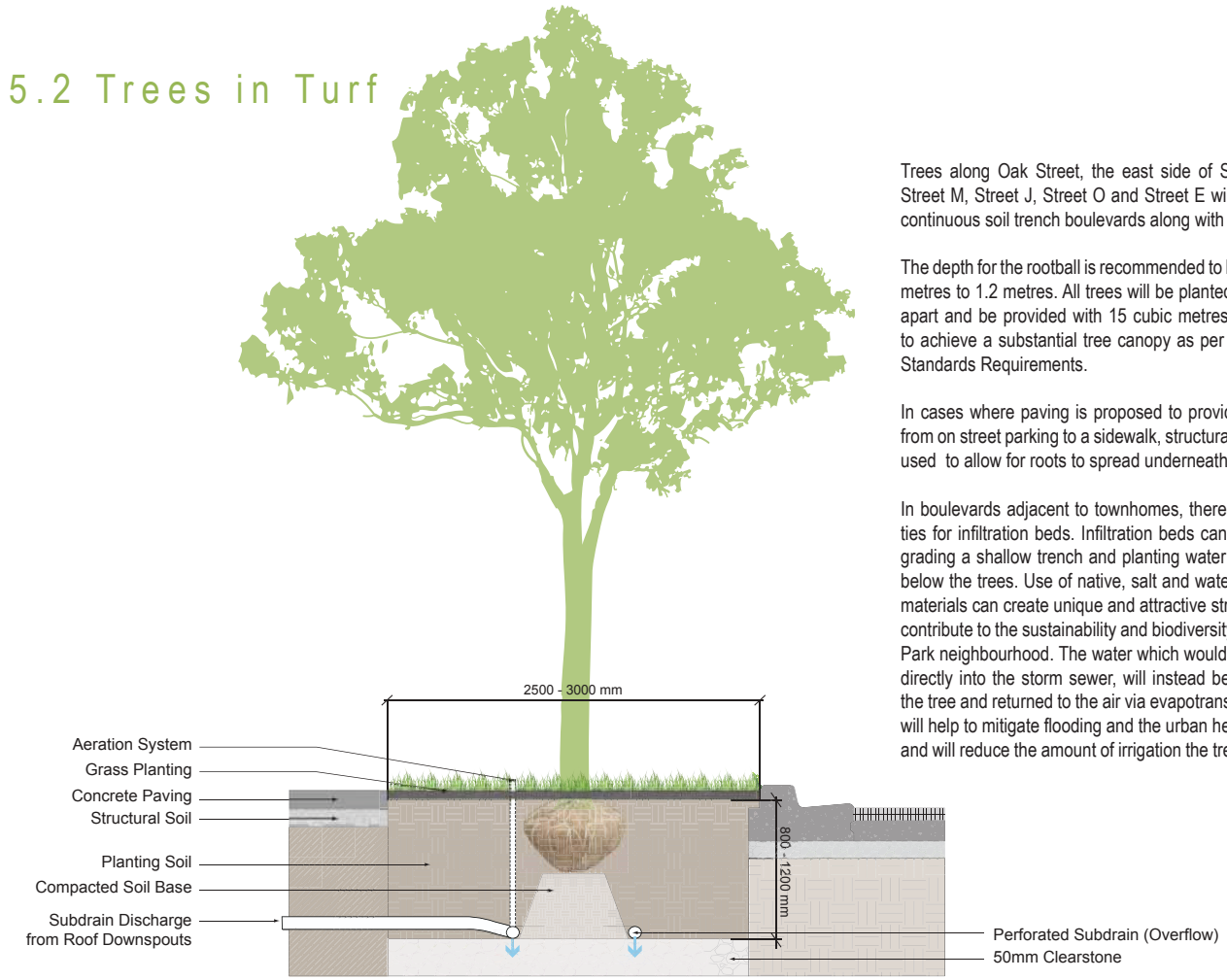


Fig. 5.2.1 Tree in turf detail

Trees along Oak Street, the east side of Sumach Street, Street M, Street J, Street O and Street E will be planted in continuous soil trench boulevards along with turf grass.

The depth for the rootball is recommended to be between 0.8 metres to 1.2 metres. All trees will be planted 8 - 10 metres apart and be provided with 15 cubic metres of shared soil to achieve a substantial tree canopy as per Toronto Green Standards Requirements.

In cases where paving is proposed to provide connections from on street parking to a sidewalk, structural soil should be used to allow for roots to spread underneath.

In boulevards adjacent to townhomes, there are opportunities for infiltration beds. Infiltration beds can be created by grading a shallow trench and planting water tolerant plants below the trees. Use of native, salt and water tolerant plant materials can create unique and attractive streetscapes that contribute to the sustainability and biodiversity of the Regent Park neighbourhood. The water which would otherwise flow directly into the storm sewer, will instead be consumed by the tree and returned to the air via evapotranspiration, which will help to mitigate flooding and the urban heat island effect and will reduce the amount of irrigation the trees will require.

6.0 Yards, Laneways and Outdoor Amenity Spaces

6.1 Laneways

Fig. 6.1.1 Laneway Plan

In Phase 3, private laneways will serve as access routes for parking and loading and as the 'street edge' on the north side of the Regent Park Athletic Grounds (RPAG). Laneways will service Blocks 16 and 17. The back-to-back townhouses proposed on Block 28 will create a mews, with front doors opening onto the laneway at the north end of the athletic grounds. These routes will provide back-yard and servicing access for residential development. As private spaces they can be designed to capture stormwater runoff, be paved with permeable paving and provide pedestrian connections through Regent Park. Laneways will be curbless. This design concept will allow for both pedestrian and vehicles to share the space.

As per the approved Phase 1 and 2 DCP, laneways will be designed with 6 metre vehicular travel lanes with a 1.5 metre pedestrian walkway on one side. Pedestrian and vehicular use will be differentiated by paving type and colour.

Adjacent to the Regent Park Athletic Grounds, where residential development abuts a laneway, planting will buffer the residences from the path of travel. Pedestrian and vehicular use will be differentiated by paving type and colour. Lighting will be located adjacent to the laneway within the private setback where no public setback exists. Where appropriate, planting areas on private property will be designed to accommodate trees. Tree planting areas will provide 30 cubic metres per tree of soil volume to promote healthy tree growth.

For Block 28, the laneway will abut the north edge of the RPAG. It will intersect Sumach Street and Street O. Along the RPAG, there will be a 3.0 metre setback on the south side of the laneway from the edge of pavement to the property line. Street trees will be planted within this setback, with the opportunity to create a rain garden to promote stormwater infiltration within the right-of-way. This buffer will provide an additional physical barrier between the RPAG and the private lane, to discourage its` use as a public street. Street lights will also be located within the setback, where possible.

Laneways will be private access routes, constructed with either modular concrete paving or permeable paving to promote stormwater infiltration and provide a visual distinction from public streets within Regent Park.

Precedents

Fig. 6.1.2 Chicago, IL

Fig. 6.1.3 Laneway in Regent Park, Toronto, ON

Fig. 6.1.4 Example of Woonerf

Materiality

Permeable Pavers : Roadway

Permeable Pavers : Sidewalk

Curbless : Curb Band

Planted in softscape on private property : Trees

As per TGS: Soil Volume

Match to Phase 1 and 2 Light Standards : Lighting

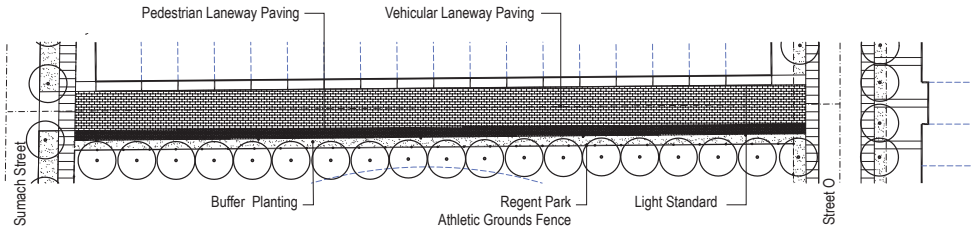


Fig. 6.1.5 Street M Enlargement Plan

6.1 Laneways

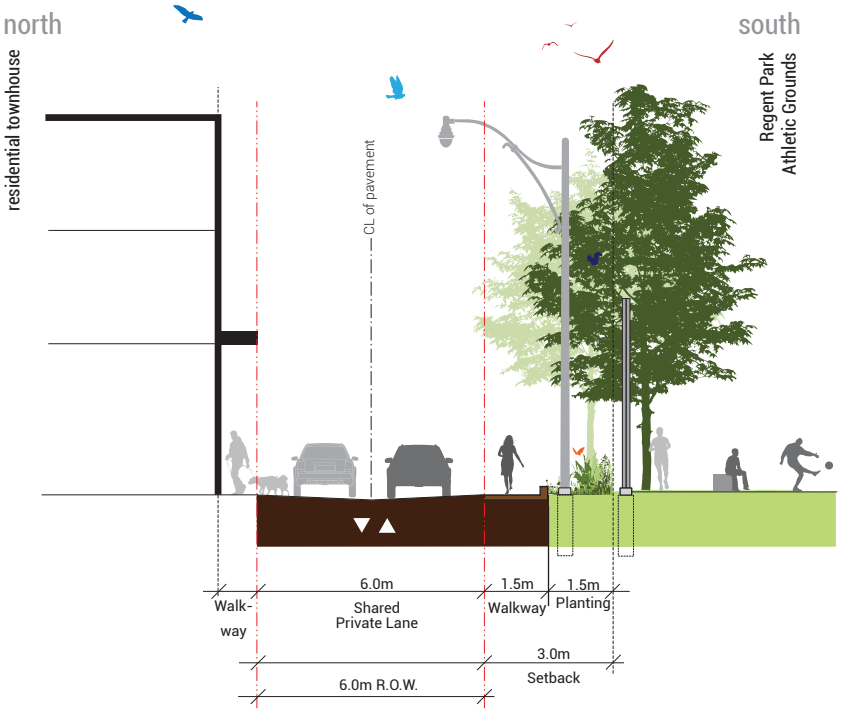


Fig. 6.1.6 Laneway Typical Section

6.2 Yards

In Phase 3, yards will be oriented towards the streets. This condition will engage the public realm, mimicking the traditional Toronto porch. A combination of fence and planting will provide screening for residents and differentiate between private and public space.

6. 2.1 Examples of Front Yards

6.3 Private Outdoor Amenity Spaces

Private amenity spaces in Phase 3 will accommodate important pedestrian connections and community functions. Within Block17 there is a potential pedestrian connector and view corridor linking River Street to potential private outdoor amenity spaces. These spaces will allow for a variety of activities and can act as natural green spaces to accommodate new residents of all ages and mobilities. Private amenity spaces provide important extensions to the public realm beyond the publicly owned green spaces and community centres of Regent Park, forming an integral part of the open space and community framework within the redevelopment. Being directly adjacent to Laneways, these areas can act as one continuous amenity space and allow for flexible programming, such as: creative play spaces, wander gardens, barbeques, sports and games, festivals, markets, etc.

6. 3.1 Examples of Private Outdoor Amenity Spaces

7.1.1 Building Setback Zones

7.0 Building Setbacks and Stepbacks

7.1 Building Setbacks

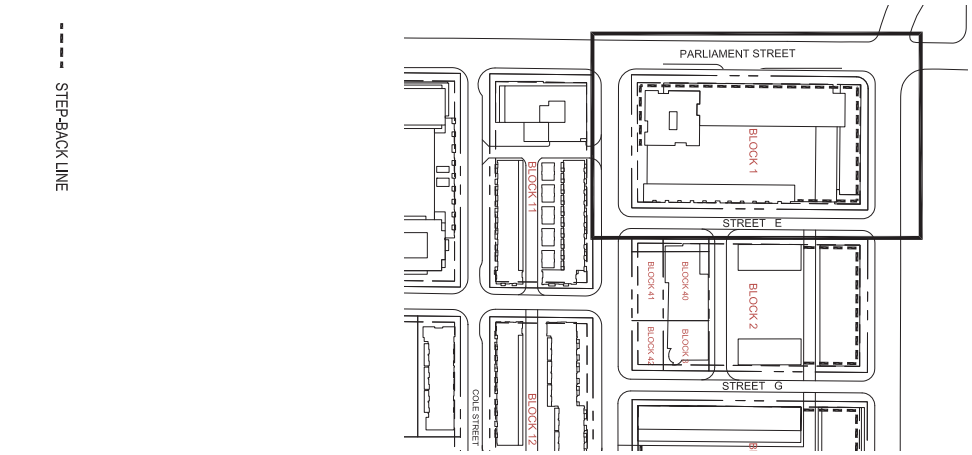
The minimum building setbacks are shown in Figure 7.1.1 Building Setback Zones and follow closely those of the Regent Park Urban Design Guidelines, 2005. The setbacks are related to the three different street types in Phase 3:

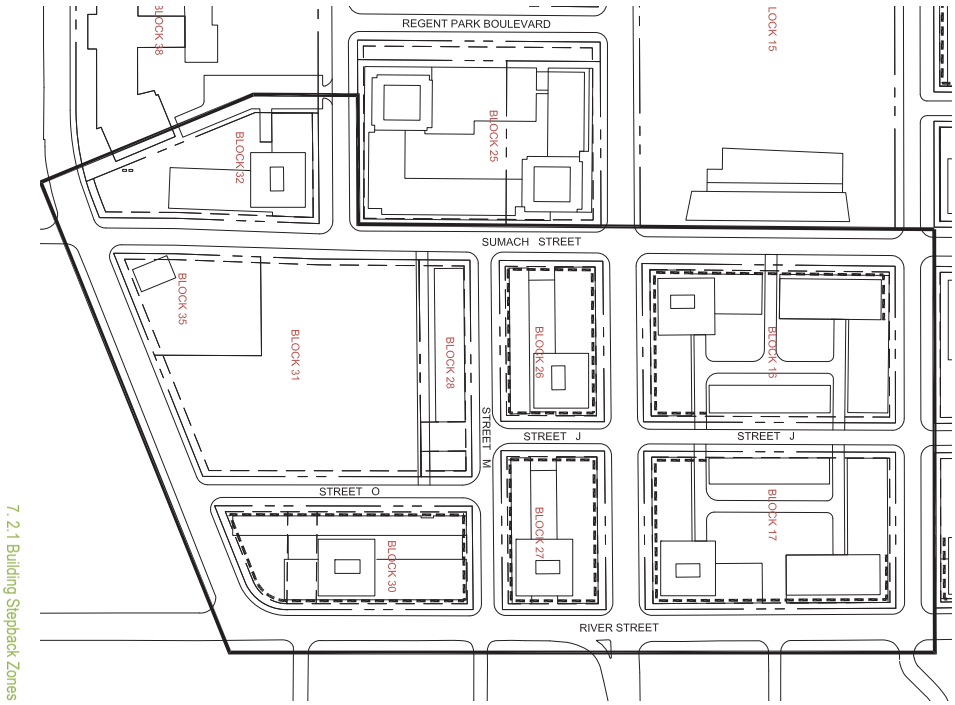
+ Existing Arterial Streets - Dundas Street East, Shuter Street, River Street, Parliament Street and Gerrard Street East;
+ Primary Local Streets - Sumach Street and Oak Street;
+ Secondary Local Streets - Street E, Street J, Street M and Street O.

The setbacks on the north and south sides of Dundas Street East and north side of Shuter Street will be approximately 4.0 metres wide to allow for street tree planting in the setback area and create a generous pedestrian zone on these streets. The setback on the east side of Parliament Street and south side of Gerrard Street East will be 4.0 metres. The setback on the west side of River Street will be approximately 3.0 metres.

Setbacks on Primary Local Streets and Secondary Local Streets will be approximately 3.0 metres.

7. 1.2 Views of Setbacks





7. 2.1 Building Stepback Zones

7.2 Building Stepbacks

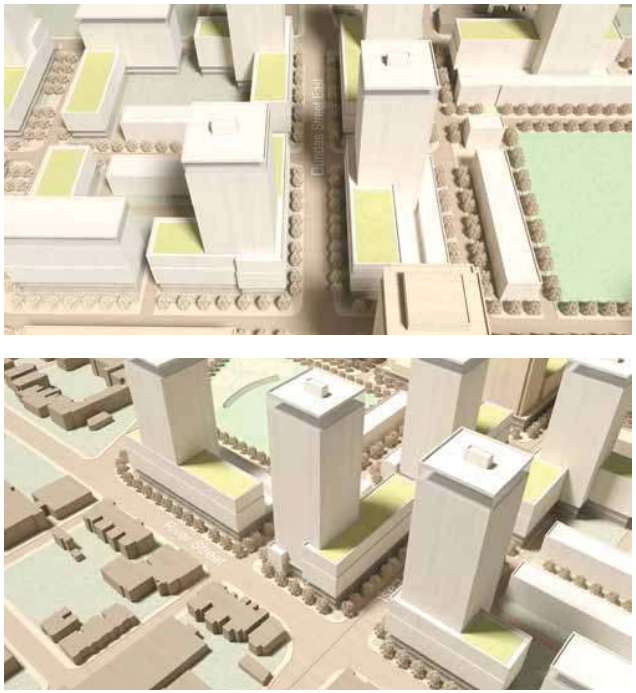
Building stepbacks are consistent with the Regent Park Urban Design Guidelines, 2005 and are shown in Figure 7.2.1 Building Stepback Zones. The stepback zones reflect the three main building types in Phase 3:

+ Mid Rise Built Form - Mid rise built form buildings fronting onto Sumach Street, Dun das Street East, River Street, Parliament Street, Gerrard Street East, Sumach Street and Oak Street;
+ Low Rise Built Form - Low rise built form fronting onto Street E, Street J, Street M and Street O;
+ Tall Buildings - There are seven tall buildings in Phase 3 on Blocks 1, 16, 17 26, 27, 30 and 32. The tall buildings are located strategically to maximize distance between them and to minimize the shadow impact on park spaces.

The tall buildings help to frame mixed use land use zones and front onto Existing Arterial Streets and Primary Local Streets. The tall buildings should step back from the setback zones at the midrise height of 22 metres and designs should also step back to break up large building massing and create diversity on the street. Tall buildings should step back to effectively reduce wind effects on the pedestrian environment.

The heights for mid rise buildings range from 22 to 40 metres. They should have a stepback zone of 1.5 to 2.0 metres above 22 metres as shown in Figure 7.21. Designs for these buildings should explore step backs at lower levels to break up large massing and to reflect scale and street character changes to Existing Arterial Streets and Primary Local Streets.

Low rise built form fronts onto Secondary Streets including Street E, Street J, Street M and Street O and also park and open space. A lower scale register is established in Regent Park by low rise buildings and a graceful transition between low rise zones and mid rise or tall building zones. This transition should be created by additional stepbacks.



7. 2.2 Views of Stepbacks

Fig. 8.1.1 Examples of fences that integrate public art.

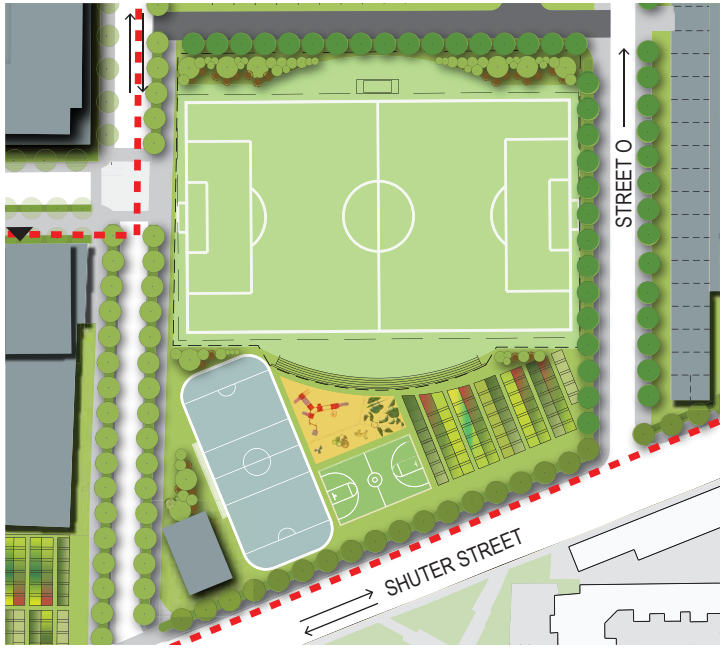


Fig. 8.1.3 Regent Park Athletic Grounds Enlargement plan

Fig. 8.1.2 Examples of Urban Outdoor Sports Facilities

8.0 Special Conditions

8.1 Regent Park Athletic Grounds

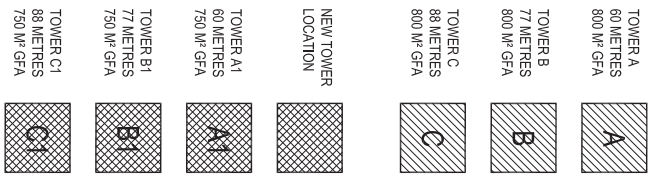
In Phase 3, the new Regent Park Athletic Grounds (RPAG) will become a unique attraction to residents of Regent Park and the surrounding communities. Located on the northeast corner of Sumach Street and Shuter Street, the RPAG will include soccer, cricket, hockey and hard court spaces, as well as opportunities for community gardens and a children's play area. The variety of programs will create unique conditions in the adjacent public realm.

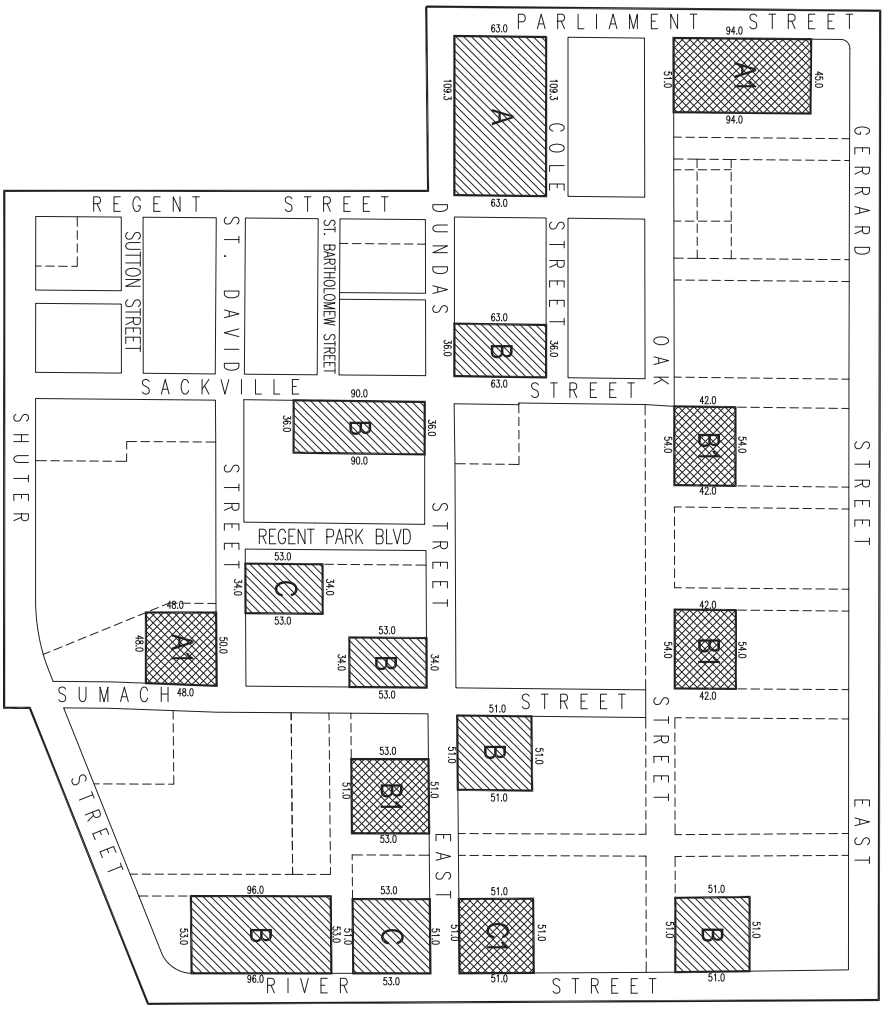
The park will be surrounded by transparent fencing, located adjacent to the property line, which will be designed in response to the adjacent uses. Fencing is necessary and will be designed with careful consideration of functionality, safety and aesthetics. Gates and openings within the fencing will be located to allow for adequate porosity and access without compromising the safety of users inside and outside the park. The scale and style of fencing will reflect the adjacent sidewalks and Laneways, while providing adequate function for the sports fields. Fencing can be designed to accommodate public art or planting, providing visual interest and screening for adjacent residential buildings.

Planting will be used to buffer the park and surrounding roadways where possible. By providing large canopied trees as a buffer lining the fence, a smooth transition is created between residential and recreational uses. Along the Sumach Street frontage street trees will be located within the public right-of-way, therefore no additional tree planting will be required. Along the laneway and Shuter Street frontages, street trees will be accommodated within the 3.0 metre private setback adjacent to the park fence. There is an opportunity to create special planted areas within the park. These areas will include native and hardy plant material, providing shade and visual interest while also promoting biodiversity within the RPAG.

The design of the RPAG will go through a public consultation process as well as a Design Review Panel.

Fig. 8.1.4 Examples of Urban Outdoor Sports Facilities





9.1.1 Location of Residential Towers Plan

9.0 Location of Residential Towers

The locations of towers in Phase 3 will:

+ Provide adequate separation distances between tower buildings;
+ Permit good views and daylighting and;
+ Minimize the impact of shadows on parks and open spaces

Towers have been located at the outer corners of the southerly part of Blocks 16 and 17 to minimize shadows on the interior of those two blocks. They frame the westerly and easterly ends of the mixed use zone on the north side of Dundas Street East. The tower locations in Block 26 and 27 on the south side of Dundas Street East are positioned to maximize the clearance between towers in Blocks 16 and 17 as well as Phase 2 tower zones to the west. The towers on the south side of Dundas Street East reinforce the mixed use character of the Existing Arterial Street.

A tower in Block 1 fronts onto Parliament Street and is located on the southwest corner of the block so that shadow is cast predominantly to the interior of the block and minimizes shadows to adjacent blocks. It frames the westerly end of Oak Street and reinforces the mixed use character of Parliament Street.

A tower in Block 30 fronts onto the east side of River Street. The zone has adequate separation from the towers in Blocks 26 and 27 and is positioned to minimize impact on the park open space west of the site. The tower is also located at the southeast corner of Regent Park and frames entrance to the Regent Park community at the Existing Arterial Streets of Shuter Street and River Street. It establishes excellent views across the park open space to St. David Street west of the site and Labatt Street east of the site.

A tower is located on the northeast corner of Block 32 fronting onto Existing Arterial Street - Sumach Street and Primary Local Street - St. David Street. The tower replaces an existing tower and is located to provide adequate separation between towers on Block 25 and the existing Nelson Mandela Public School building and playground west of the site.

The 800 square metre gross floor area maximum tower floor plate identified in the Regent Park Zoning By-Law for residential towers is adhered to for all towers identified in the Regent Park Urban Design Guidelines, 2005 and will ensure that the towers create slim profiles, cast minimal shadows and maximize sky views. New tower locations in Block 1, 17, 26 and 32 will have 750 square metre gross floor area maximum tower floor plate, consistent with Toronto Tall Building Guidelines.

The tower setbacks should be approximately 6.0 metres from all property lines and 2.0 to 3.0 metres further than the setback for ground floor through 22 metres of the 'podium' buildings on which they sit. The tower setback should also be set back 0.5 to 1.5 metres from the midrise buildings over 22 metres in height. The tower setbacks will greatly reduce any sense of over-bearing of the towers at street level and buffer the effects of wind by creating wind breaks at the 'podium' level. The lower 'podium' level should provide continuity of buildings at the street line and allow tower entrances to be located forward and adjacent to the sidewalks.

9.1.2 Location of Residential Towers - Isometric South East view

BUILDING ENTRANCE ▼

10.1.1 Location of Building Entrances Plan

10.0 Building Entrances

The ground floors of buildings fronting onto Dundas Street East, Parliament Street and Gerrard Street East should be primarily designed for non-residential uses, including retail and commercial, community service and cultural facilities. Allowable land uses that may be suitable to the ground floor level including live/work employment uses is identified in the Regent Park Zoning By-Law.

The design of the ground floor level fronting onto Dundas Street East, Parliament Street and Gerrard Street East should allow for sufficient depth to maintain flexibility of use. Building designs fronting onto these Existing Arterial Streets in Regent Park should encourage frequent distribution of front door entrances to create lively, animated and well-lit streets. A high proportion of windows to solid wall at street level should help to make the frontages highly transparent with views into the stores and other ground floor spaces, as well as promote visual connection from the interior to a safer street outside. The ground floor level should be designed with a height of at least 4.5 metres to allow for a range of use, and flexibility. Weather protection including awnings, canopies and recessed entrances should be encouraged in the design of Dundas Street East, Parliament Street and Gerrard Street East buildings to help create an attractive and comfortable pedestrian experience. The extent of weather protection will be determined through the building design and applications to the City of Toronto.

The buildings fronting onto Parliament Street on the east side should be designed to have entrances, transparency and weather protection to turn the corners onto Gerrard Street East and to Oak Street.

The buildings fronting onto Dundas Street East on the north side should be designed to have entrances, transparency, and weather protection to turn the corners onto Sumach Street and River Street. Entrances to tall residential buildings on the corners of Block 16 and 17 should front onto Sumach Street and River Street, respectively. The entrance to the tall residential building in Blocks 26 should be designed to continue transparency and articulation of other mixed use development fronting onto Dundas Street East.

The tall residential building in Block 27 fronts onto River Street. In both cases, Block 26 and 27 should continue the type of articulation on Dundas Street East around the corners onto River Street, Sumach Street and J Street, with a high level of transparency from the streets into the entrance lobbies.

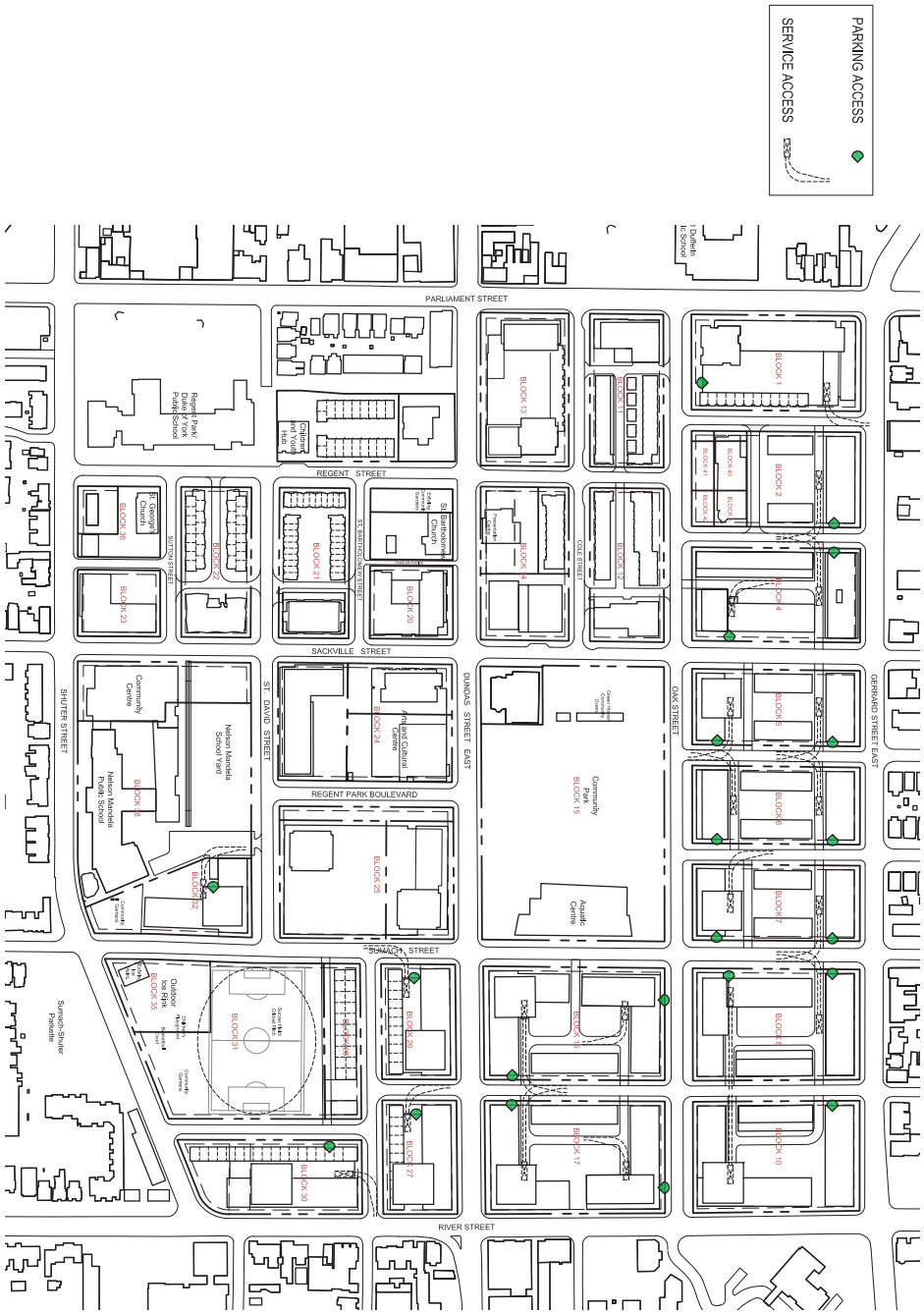
The tall residential building in Block 32 should have a main entrance lobby fronting onto St. David Street. If residential units are located in the mid rise building at the ground floor level, they should be designed to have their own front door entrances, front yard and walkway fronting onto St. David Street and Sumach Street.

Mid rise buildings fronting onto River Street, Sumach Street and Gerrard Street East should have the main entrances on those streets. If the design includes grade-related townhouse units, entrances to those units should be designed to enter directly off the sidewalk and maximize the number of entrances off those streets. The residential units at ground floor level should be designed to have their own front doors, front yards and walks. Where low rise or mid rise buildings are located at a corner, the end units should be designed with entrances off the adjoining street, with windows and articulation to create a continuous building form around the corner.

Low rise buildings fronting onto Street E, Street J, and Street M should also be designed to maximize the number of front door entrances, front yards and walkways off the three Internal Local Streets, as well as continue building articulation, entrances and windows around the corner at end units. If the building design should include low rise apartments, main entrance lobbies should front onto the Internal Local Streets. If the design includes ground floor level residential units back-to-back, the units that front toward the interior of Blocks 16, 17 and 28 should have their own front door entrances, yards and walkways leading to an internal access laneway, mews or landscaped area. The internal space should be designed to have identifiable addresses for each unit.

Townhouses on Blocks 28 and 30 should front onto the park located on Block 31.

In all buildings in Phase 3, main entrance lobbies should be designed to create a high level of transparency, and should be well lit to ensure safety and visibility for residents and visitors entering and exiting the buildings.



11.0.1 Loading Locations Plan

11.0 Parking and Service Access

The design of buildings in Regent Park Phase 3 should locate Type 'G' loading internally to buildings, wherever possible. In circumstances where internal loading and servicing is not feasible, Type 'G' loading should be located in private laneways, adjacent to buildings.This will create clear views for the drivers, minimize engine exhaust and idling, and create a safer pedestrian environment at interfaces.

Preferred access points to underground parking and service vehicles for blocks in Phase 3 are shown in Figure 11.11. Parking entrances should be located to minimize conflict with pedestrian walkways, avoid blind turns and be located away from street intersections. Entrances should also be located to allow the building design to maximize continuity of use, such as residential or mixed use, and minimize disruption of pedestrian activity. Preferred parking ramp entrance locations are off of laneways. In Block 1 access from Primary Local Street Oak Street or Internal Local Street E is preferred over access from Parliament Street or Gerrard Street East to minimize conflict with mixed use retail use on those Existing Arterial Streets. In Block 26 and 27 access from Internal Local Streets is preferred over access from Dundas Street East or River Street. Access to Block 26 can be opposite service access to Block 25, to consolidate servicing and create minimal conflicts to pedestrian traffic.

Preferred locations for ramps are within the footprint of the buildings. Access to townhouse and low rise development parking should be off rear laneways.

Building designs for Phase 3 should be developed with comprehensive traffic and loading studies to ensure that flow and safety is maintained throughout the new development and the existing community.


Starter
9