

Consolidated Clause in Toronto and East York Community Council Report 1, which was considered by City Council on February 1, 2 and 3, 2005.

4

**Final Report - Application to Amend the Official Plan
and Zoning By-law - Regent Park Revitalization -
Toronto Community Housing Corporation
(Toronto Centre-Rosedale, Ward 28)**

City Council on February 1, 2 and 3, 2005, amended this Clause:

(1) *by deleting from the draft Regent Park Secondary Plan, the following subsection (i) of Section 4.1.4, and renumbering subsection (j) accordingly:*

“(i) Provincial consent under the Social Housing Reform Act required prior to the lease or sale of land; and”;

(2) *to provide that:*

(i) prior to the issuance of demolition permits for any buildings in Regent Park, that TCHC be required to obtain the Provincial consent for the sale or lease of land as required under the Social Housing Reform Act, and that this condition be secured through demolition control; and

(ii) replacement housing for Regent Park not be permitted to be located on the West Donlands or the East Bayfront unless they are above Council’s target for affordable housing for these neighbourhoods and that no double counting be permitted; and

(3) *by adding the following:*

“That Council adopt the following staff recommendation contained in the Recommendation Section of the report dated January 31, 2005, from the Commissioner of Urban Development Services:

‘It is recommended that the funding for new affordable housing to be constructed in conjunction with replacement of Regent Park housing be addressed in the context of a financial strategy for the redevelopment when reported upon through the Policy and Finance Committee, by the Chief Administrative Officer and the Chief Financial Officer and Treasurer in the 2nd quarter of 2005.’ ”

This Clause, as amended, was adopted by City Council.

Council also considered additional material, which is noted at the end of this Clause.

The Toronto and East York Community Council recommends that City Council:

- (1) adopt the staff recommendations in the Recommendations Section of the report (January 4, 2005) from the Director, Community Planning, South District subject to:**
 - (a) amending Recommendations 5(a), 5(c) and 5(d) by adding at the end the words “and as provided for in the Zoning By-law”;**
 - (b) amending Recommendation 5(b) by adding the words “and as provided for in the Zoning By-law, and that” and adding two further sections “(i)” and “(ii)” as indicated below;**
 - (c) amending the draft Zoning By-law Amendment attached as Attachment 9 to the report by making a technical amendment to Map 1, and by deleting Paragraph 6 and replacing it with revised wording as indicated below:**

so that the staff recommendations in the Recommendations Section of the report now reads:

“It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;**
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the new Official Plan for the City of Toronto substantially in accordance with Attachment No. 8;**
- (3) amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9, subject to amending this draft Zoning By-law Amendment by:**
 - (a) by amending the Land Use Map attached as Map 1 to include the holding symbol (h) on the lands designated G; and**
 - (b) replacing Section 6 with the following wording:**
 - “(6) The owner of the subject lands, in accordance with, and subject to the aforesaid section 37 agreements, shall provide at its expense the following facilities, services and/or matters on**

terms satisfactory to the City of Toronto, in order to permit the increase in gross floor area and height authorized in this By-law Amendment:

- (a) Full replacement of social housing units that are removed as a result of redevelopment and full replacement of rent-geared-to-income subsidies that are removed as a result of redevelopment, in accordance with the following requirements:**
 - (i) At least 2,083 social housing units will be provided and maintained, including replacement social housing units that replace those demolished or converted to uses other than social housing as a result of the redevelopment of the lands. At least 1,771 of the replacement social housing units will be provided within the Regent Park Secondary Plan area, or on the lands known in the year 2004 as 30 Regent Street;**
 - (ii) Each replacement social housing unit will be maintained as a social housing unit for not less than 25 years from the date on which it was first occupied;**
 - (iii) The replacement social housing units will generally be of a similar mix of sizes and unit types by bedroom type as the social housing units they are replacing and will be provided subject to (iv).**
 - (iv) The 2,083 replacement social housing units will consist of:**
 - (A) at least 1,000 units will be 3, 4 or 5 bedroom units, of which;**
 - (B) at least 300 will be in town-houses or low-rise buildings or will have direct access to grade, of which;**
 - (C) at least 250 will be provided within the Regent Park Secondary Plan Area or on the lands known as 30 Regent Street, of which; and**
 - (D) at least 200 will be 4 or 5 bedroom units;**

- (v) **Social housing units existing in Regent Park in 2004 that are not redeveloped or converted to other uses will be maintained as social housing for not less than 25 years from the date the Zoning By-law comes into effect;**
- (vi) **2,083 replacement rent-geared-to-income subsidies will be provided in conjunction with the redevelopment of Regent Park. At least 1,354 of the replacement RGI subsidies will be provided within the secondary plan area or on the lands known as 30 Regent Street;**
- (vii) **The 2,083 replacement RGI subsidies will be provided for a period of not less than 25 years, subject to the continued provision of funding from federal, provincial and/or municipal government programs providing such subsidies;**
- (viii) **Replacement social housing units that do not have rent-geared-to-income subsidies will be affordable rental housing;**
- (ix) **As redevelopment proceeds, progress toward full replacement of the 2,083 replacement social housing units and the 2,083 replacement rent-geared-to-income subsidies will be monitored. Replacement social housing units will be constructed and replacement rent-geared-to-income subsidies will be provided consistent with the pace of housing development in the Regent Park Secondary Plan Area;**
- (x) **Replacement social housing units and replacement rent-geared-to-income subsidies that are not within the Secondary Plan Area or on the lands known as 30 Regent Street will be located within the East Downtown, generally bounded by the Don Valley, Bloor Street, Yonge Street, and the lakeshore; and**
- (xi) **All tenant households that are displaced from Regent Park as a result of the redevelopment process will have the right to return to a replacement social housing unit within Regent Park within a reasonable time period;**

- (b) **A Tenant Relocation and Assistance Plan satisfactory to the Commissioner of Urban Development Services which requires the following:**
- (i) **advance notice to tenants of the relocation due to demolition beyond the four months notice of termination required by the Tenant Protection Act;**
 - (ii) **continued provision of Rent-Geared-To-Income Subsidies subject to continued eligibility, the right to be relocated to a social housing unit, and the right to return to a replacement social housing unit in Regent Park;**
 - (iii) **all tenants receiving notice of termination for demolition shall receive assistance to mitigate the hardship of disruption, including at least costs associated with moving to both temporary and permanent relocation units, including utility connection charges, and additional assistance, as appropriate, for people requiring additional help, especially those with disabilities and special needs; and**
 - (iv) **tenants choosing to move out independently, ceasing to be TCHC tenants, are eligible for the same mitigation assistance outlined in paragraph (iii) above, or an equivalent allowance, as those relocating within the TCHC portfolio, and to help with the costs of transition to providing their own alternative accommodation, these tenants shall receive additional assistance;**
- (c) **A Tenant Relocation and Assistance Implementation Plan satisfactory to the Commissioner of Community and Neighbourhood Services, to be updated to the satisfaction of the Commissioner from time to time during the period of Regent Park's redevelopment, as appropriate; and**
- (d) **A Construction Mitigation and Tenant Communication Strategy satisfactory to the Commissioner of Community and Neighbourhood Services, to be updated as appropriate during the period of Regent Park's redevelopment.”;**

- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, draft Official Plan modification, and draft Zoning By-law Amendment as may be required;**
- (5) before the lifting of the holding symbol (“h”) from the Zoning By-law for the first Phase of development, require the Toronto Community Housing Corporation to execute and register against the title of the lands one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Commissioner of Urban Development Services and the City Solicitor, to secure the following facilities, services, and matters;**
 - (a) full replacement of social housing units that are removed as a result of redevelopment and full replacement of rent-geared-to-income subsidies that are removed as a result of redevelopment, as detailed in Attachment 10 and as provided for in the Zoning By-law;**
 - (b) a Tenant Relocation and Assistance Plan satisfactory to the Commissioner of Urban Development Services which secures the requirements as detailed in Attachment 10 and as provided for in the Zoning By-law, and that:**
 - (i) any proposed changes to the components of the Tenant Relocation and Assistance Plan, as outlined in Attachment 10, must be approved by City Council after consultation with Regent Park tenants; and**
 - (ii) subsequent amendments to the Agreement affecting the Tenant Relocation and Assistance Plan must be approved by City Council after consultation with Regent Park tenants by the Commissioner of Urban Development Services;**
 - (c) a Tenant Relocation and Assistance Implementation Plan satisfactory to the Commissioner of Community and Neighbourhood Services and to be updated to the satisfaction of the Commissioner from time to time during the period of Regent Park’s redevelopment, as appropriate, which secures the requirements as detailed in Attachment 10 and as provided for in the Zoning By-law; and**
 - (d) a Construction Mitigation and Tenant Communication Strategy satisfactory to the Commissioner Community and Neighbourhood Services to be updated, as appropriate, during the period of Regent Park’s redevelopment, which secures the requirements as detailed in Attachment 10 and as provided for in the Zoning By-law ; and**
- (6) receive for information the draft Regent Park Urban Design Guidelines dated January 2005.”;**

- (2) **consider the Regent Park Revitalization as a priority for any federal and/or provincial affordable housing grants received by the City of Toronto;**
- (3) **recommend to the Board of Directors, Toronto Community Housing Corporation that, as a minimum, 300 additional home ownership units for Regent Park tenants be developed;**
- (4) **that the development of additional home ownership units for Regent Park tenants include mechanisms to discourage flipping for significant speculative gain;**
- (5) **in order to facilitate the creation of a mix of housing in the revitalization plan for Regent Park, request the appropriate City Officials to identify appropriate sites in the east downtown for the development of off-site affordable housing and report to the Administration Committee on a process to make these sites available in time to coordinate with phases of the redevelopment;**
- (6) **the Section 37 Agreement include quantifiable benchmarks for the achievement of the phased replacement of Social and Rent Geared to Income Housing.**

Action taken by the Committee:

The Toronto and East York Community Council requested the Commissioner of Urban Development Services to report to City Council for its February 1, 2005 meeting:

- (1) on the following motion:
“That the revised wording for Section 6 of the draft Zoning By-law Amendment as contained in Recommendation (1) be amended by deleting reference to 25 years in Sections (6)(a)(ii), (v) and (vii) and replacing with the words “40 years”; and
- (2) in consultation with appropriate City officials, with a listing of specific sites in the East Downtown (other than in the West Donlands) including sources of funding, present zoning, whether they have been declared surplus and further provide timelines for Rent Geared to Income housing development per site so as to compensate for the 700 RGIs lost in the Regent Park Revitalization in a very timely fashion.

The Toronto and East York Community Council submits the report (January 4, 2005) from the Director, Community Planning, South District:

Purpose:

To describe the proposed planning approvals framework for Regent Park.

To recommend approval of Official Plan Amendments (former City of Toronto Official Plan and new Official Plan) and a Secondary Plan to guide the phased redevelopment of Regent Park.

To recommend approval of an area-specific Zoning By-law Amendment with Holding Provisions to regulate land use and the construction of new development in Regent Park.

To provide Council with draft Urban Design Guidelines for Regent Park, for information

purposes.

To advise Council of the status of other matters related to the proposed redevelopment of Regent Park

Financial Implications and Impact Statement :

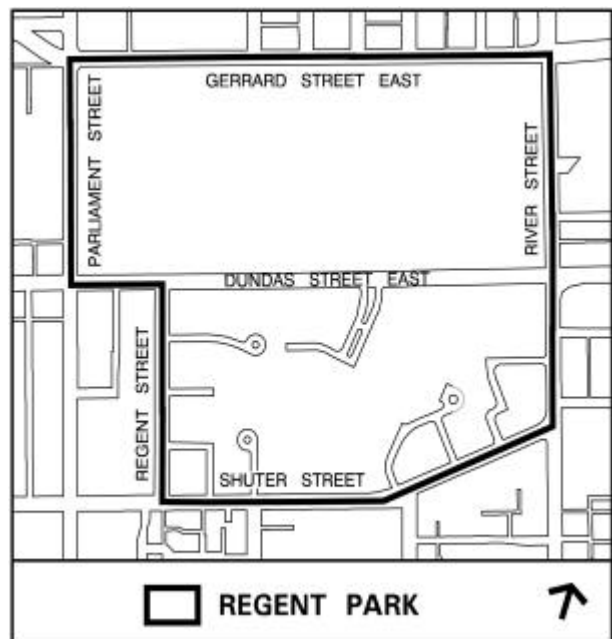
There are no financial implications resulting from the adoption of this report. The adoption of Official Plan and Zoning By-law Amendments would put into effect some of the planning approvals for redevelopment of Regent Park by the Toronto Community Housing Corporation. None of the proposed Official Plan policies or Zoning By-law provisions create financial obligations on the City to provide infrastructure or other facilities.

TCHC has advised that it will be seeking assistance from the City and from other levels of government in financing infrastructure costs. A report on this matter will be provided to Council at a future date.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the new Official Plan for the City of Toronto substantially in accordance with Attachment No. 8;
- (3) amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, draft Official Plan modification, and draft Zoning By-law Amendment as may be required;
- (5) before the lifting of the holding symbol (“h”) from the Zoning By-law for the first Phase of development, require the Toronto Community Housing Corporation to execute and register against the title of the lands one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Commissioner of Urban Development Services and the City Solicitor, to secure the following facilities, services, and matters;



- (a) full replacement of social housing units that are removed as a result of redevelopment and full replacement of rent-gear-to-income subsidies that are removed as a result of redevelopment, as detailed in Attachment 10;
 - (b) a Tenant Relocation and Assistance Plan satisfactory to the Commissioner of Urban Development Services which secures the requirements as detailed in Attachment 10;
 - (c) a Tenant Relocation and Assistance Implementation Plan satisfactory to the Commissioner of Community and Neighbourhood Services and to be updated to the satisfaction of the Commissioner from time to time during the period of Regent Park's redevelopment, as appropriate, which secures the requirements as detailed in Attachment 10; and
 - (d) a Construction Mitigation and Tenant Communication Strategy satisfactory to the Commissioner Community and Neighbourhood Services to be updated, as appropriate, during the period of Regent Park's redevelopment, which secures the requirements as detailed in Attachment 10; and
- (6) receive for information the draft Regent Park Urban Design Guidelines dated January 2005.

Background:

Proposal

Toronto Community Housing Corporation (TCHC), the City-owned arms-length, non-profit housing corporation, proposes the phased redevelopment of Regent Park. TCHC has reported a number of concerns with the existing conditions of Regent Park. The development is aging and requires significant investment to upgrade buildings and units and to maintain the facilities in a good state of repair. Building and unit designs are obsolete and no longer respond well to the needs of households, and the urban design characteristics of the site create significant challenges in maintaining a safe and healthy community.

Regent Park is one of the largest and oldest public housing developments in Canada. It is located at the eastern edge of downtown Toronto and is home to approximately 7,500 people residing in 2,083 rent-gear-to-income (RGI), social housing units. Redevelopment would involve the demolition of the vast majority of existing housing. It would include reintroduction of the grid of public streets in Regent Park and the creation of new parks and public spaces in order to reintegrate the neighbourhood with the surrounding urban fabric. All demolished RGI units would be replaced on-site or on other sites in the east Downtown and additional market housing would be constructed. TCHC may also use the redevelopment process to achieve affordable ownership and new affordable rental opportunities and a diversity of property management models. Once redevelopment is complete, the total number of dwelling units in the area may be more than twice what currently exists. TCHC's business plan for redevelopment is premised in part on increasing the density of development in the neighbourhood, and selling land and/or

development rights to private sector developers in order to fund the reconstruction of social housing.

The proposal provides for possible retention of a 14-storey high-rise apartment building located at 14 Blevins Place, which has been identified by Heritage Preservation Services staff as deserving preservation due to its cultural heritage value and interest. Four RGI townhouse units at the corner of Regent Street and Shuter Street, which sit on land that is not contiguous with other TCHC-owned land, may also be retained.

The proposal for redevelopment of Regent Park has many objectives, including revitalization of the neighbourhood; demolition and replacement of social housing and rent-geared-to-income (RGI) housing to provide quality housing to residents; reconnection of the Regent Park neighbourhood, both physically and socially, to the rest of the City; and creation of a mix of market and social housing in the neighbourhood. The proposal is also important for city-building, representing reinvestment, redevelopment, and intensification of more than 70 acres of land in downtown Toronto. Redevelopment of Regent Park faces the challenge of correcting perceived errors of the urban renewal movement of the mid-twentieth century, establishing Regent Park as a vibrant, diverse neighbourhood with a high quality of life for its residents, and preserving the strong sense of community that has evolved in the neighbourhood.

At its meeting of July 22-24, 2003 Council adopted a report from the Chief Administrative Officer that responded to requests from the Toronto Community Housing Corporation to support the revitalization of Regent Park. Council, in its role as sole shareholder of TCHC, approved the principle of revitalizing the Regent Park community and directed staff to take a number of actions to plan for Regent Park's revitalization, including the setting up of a senior interdepartmental staff team to coordinate the development review and consideration of the TCHC redevelopment proposal. Council also directed that the interdepartmental review of the redevelopment proposal be undertaken as a priority.

Planning Applications

This report considers a proposed Amendment to the former City of Toronto Official Plan and a modification to the new Official Plan, a Secondary Plan, and an area-specific Zoning By-law. Draft Urban Design Guidelines are also being tabled for consideration at a later date. The current applications would establish a planning framework for redevelopment of Regent Park as discussed in the body of this report. TCHC has not submitted a specific development proposal for any parcel of land within Regent Park. Specific proposals will come forward for remaining planning approvals and building permits as the redevelopment proceeds on a phased basis.

The proposed Secondary Plan includes all lands within the area that is commonly called Regent Park, bounded by Gerrard Street East on the north, Shuter Street on the south, River Street on the east, and Parliament and Regent Streets on the west.

The proposed Zoning By-law includes: a) all lands in Regent Park that are owned by TCHC; b) property owned by the Toronto United Church Council at 40 Oak Street; and c) certain City-owned streets that are proposed for closure. The proposed Zoning By-law does not include parcels within Regent Park that are owned by other organizations or individuals -- three churches at 237 Sackville Street, 509 Dundas Street East, and 17 Regent Street; Nelson Mandela Park School at 440 Shuter Street; and five privately owned houses at 372-376 Shuter Street and 29 and 31 Sutton Avenue.

40 Oak Street is owned by the Toronto United Church Council and is occupied by a related organization, the Christian Resource Centre (CRC). The CRC currently operates a facility which provides community services and includes a worship space, offices, and multi-purpose community rooms. TCHC's subdivision application provides for a land exchange between TCHC and the Toronto United Church Council, to alter the configuration of the CRC's parcel and to consolidate land to be conveyed to the City to establish a local parkette and appropriate Oak Street right-of-way. CRC intends to redevelop the new property within the planning framework for Regent Park. Their development would consist of a larger building accommodating worship space, community space, and supportive housing units.

Area Description

Regent Park comprises approximately 70 acres (28 hectares) of land on the eastern edge of downtown Toronto. The development is 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 total, Regent Park contains 2,083 rent-geared-to-income dwelling units owned and operated by the Toronto Community Housing Corporation.

Regent Park was developed between 1948 and 1959 as an urban renewal project. Design principles for the neighbourhood included the closing of public streets, removal of through-traffic, and the orienting of buildings to open spaces. The area's built form contributes to the neighbourhood's significant challenges. Much of the open space is poorly designed, the quality of the housing has deteriorated, and the lack of integration with the surrounding urban fabric has contributed to the isolation and stigmatization of the neighbourhood.

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

Official Plan

The former City of Toronto Official Plan designates Regent Park a Low Density Residence Area, permitting a range of residential uses up to a density of 1.0 times the area of the lot. Under the Official Plan, such areas are regarded as stable. The redevelopment proposal seeks redesignation of the lands in Regent Park to permit a greater variety of uses at higher densities.

The former Metropolitan Toronto Official Plan locates Regent Park within and adjacent to the Central Area, which is identified as the pre-eminent centre within the Greater Toronto Area and the primary location for a variety of governmental and economic activities.

Provincial Policy Statement policies relevant to the redevelopment of Regent Park include those regarding housing, infrastructure, and developing strong communities.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. No hearing date has been set. Pre-hearings on the new Plan are continuing with the next pre-hearing scheduled for March 29-31, 2005.

The new Official Plan designates Regent Park as 'Neighbourhood' – physically stable areas made up of residential uses in lower scale buildings. The proposal requires a modification to the new Official Plan to permit a greater range of uses in a variety of built-forms, including larger scale apartment buildings.

The new Official Plan also requires that where social housing is to be removed as a result of redevelopment, the City secure the full replacement of the social housing at similar rents, the right of tenants to replacement units and assistance to tenants to mitigate hardship.

Regard for the policies of the new Official Plan are detailed throughout this report.

Zoning

The lands in Regent Park are zoned R3 Z1.0, which permits a range of low density residential uses at densities up to 1.0 times the area of the lot. The height limit for the entire area is 10 metres. The existing development is within the density limits of the in-force zoning, but is not consistent with other built form standards.

Site Plan Control

There is no current application for Site Plan Approval for development within Regent Park.

It is expected that most, if not all, future development in Regent Park will require Site Plan Approval under Section 41 of the Planning Act. The current proposal would establish underlying directions and regulations and create a framework for future specific approvals. Site Plan Approval for individual parcels will be undertaken as TCHC and/or their development partners make applications for approval of specific development projects. TCHC may choose to

make an initial site plan application for each large block or phase of development to resolve large scale site planning issues, with the applications then being assumed by individual developers on a parcel-by-parcel basis as land disposition takes place.

Subdivision

TCHC has submitted an application for approval of a draft Plan of Subdivision for Regent Park, to be registered on a phased basis. The redevelopment proposal requires the subdivision of Regent Park in order to establish new streets and blocks for the area and to set the basis for creation of future development parcels through further subdivision, removal of part lot control, or consent to sever.

Section 415 of the Municipal Code delegates the authority to approve draft Plans of Subdivision to the Chief Planner. A statutory public meeting under the Planning Act is required prior to approval of a Draft Plan of Subdivision. A report advising Council of the recommended conditions of subdivision approval is targeted for the first quarter of 2005.

Tree Preservation

Regent Park includes an estimated 600 privately owned trees that qualify for protection under Chapter 813, Trees, Article III of the City of Toronto Municipal Code. A permit is required for the injury or destruction of any privately owned trees having a diameter of 30 centimetres or greater, measured at 1.4 metres above ground level, that cannot be protected from injury and incorporated into the development proposal.

Prior to redevelopment, TCHC will be required to make one or more applications to injure or destroy trees on private property. The development proposal acknowledges that redevelopment will result in the destruction of most of the privately owned trees in Regent Park. Tree destruction, preservation, and enhancement is discussed as an issue later in this report.

Reasons for the Application

The proposed planning framework for Regent Park is inconsistent with the existing low scale, stable residential designation, as it will permit and encourage demolition and reconstruction of the neighbourhood. The density of redevelopment will exceed 1.0 times the area of the lot. As a result, an Official Plan Amendment is required.

A modification to the new Official Plan is required because the current "Neighbourhood" designation for the lands in Regent Park does not permit the range of uses and built-forms proposed by TCHC for Regent Park. The proposal would redesignate the lands in Regent Park to "Apartment Neighbourhood", "Mixed Use Area", and "Parks and Open Space – Parks."

Recognizing that the redevelopment proposal would represent a high magnitude of physical change in Regent Park and that it is predicated on significant new investment in the neighbourhood, a secondary plan has been proposed for the area to guide growth and manage change in Regent Park.

An amendment to the Zoning By-law is required, because the proposal would permit medium and high-density residential uses, as well as a number of non-residential uses, not currently

permitted. The application proposes to redesignate lands in Regent Park to R4A(h), G(h), and CR(h). A set of area-specific zoning standards has been proposed for Regent Park as a permissive exception to the general Zoning By-law (former City of Toronto). Holding symbols will be placed on the new designations and removed on a phase by phase basis, subject to certain conditions as outlined further in this report.

Community Consultation

City staff have engaged in a number of consultations with Regent Park residents, neighbouring residents, and community stakeholders. Two community consultation meetings were hosted by City Planning staff on June 15, 2004 and on October 14, 2004, attended by approximately 150 persons. Notice of the meetings was distributed translated into eight languages that are commonly spoken in Regent Park and translators and ASL interpretation were available at the meetings. Staff from many departments have also attended meetings with stakeholders, including representatives of community service agencies and with representatives of the Regent Park Residents Council, in order to discuss issues and implications of planning approvals. Staff have also received numerous letters, emails, and telephone calls from the community requesting information and expressing both support for and concerns with the redevelopment.

TCHC has also undertaken extensive community consultation in 2002, 2003, and 2004 in the formulation of the redevelopment proposal for Regent Park and the ongoing planning approval process. The form of these consultations has included dozens of meetings, including large community meetings, smaller stakeholder meetings, information sessions, working sessions, discussions with the Regent Park Residents Council, community agencies, and other interested parties.

Numerous issues were raised by the community consultation as residents and other stakeholders have worked to understand the both the short- and long-term implications of redevelopment of Regent Park and the effects that it will have on their lives and their community. Below is a listing of these issues. The issues have been grouped under seven headings and each is discussed further below in this report.

(a) Density and Built Form

Density of the proposed development

The transition of built-form to surrounding low-scale neighbourhoods

The built form on the edges of the neighbourhood and its relationship to and integration with the surrounding areas

Location and impacts of proposed tall buildings

Shadow impact of proposed tall buildings

(b) Public Realm and Urban Design

Amount of proposed open space

Usability and accessibility of public space

Safety of the new streets for children and pedestrians

Width of the new streets

Community consultation process for future public art

Preservation of existing trees

Safety of proposed laneways
Architectural quality of new development

(c) Transportation

Traffic impact of redevelopment and the capacity of transportation infrastructure
Parking – how and where it will be provided
Integration of the area into the City's bicycle lane network

(d) Community Services and Facilities

Replacement/retention of the City-operated Regent Park South Community Centre
Coordination of community facility provision with social service planning
School capacity
Provision of space for community service agencies
Replacement and expansion of community gardens
Replacement of the existing outdoor pool

(e) Housing

Commitment to replace RGI units
Location of replacement RGI units
Opportunities for affordable home ownership
Concern that redevelopment is not increasing the number of RGI units
Mix of social housing, RGI housing, and market housing, including mix within buildings

(f) Tenant Relocation

Management of tenant relocation
Costs associated with relocation
Impact of relocation on children's schooling
Provision for assistance to tenants with special needs
Right of tenants to return to Regent Park once redevelopment is complete

(g) Other

Environmental sustainability
Sale of a valuable public asset to the private sector
Fear that neighbourhood will gentrify, forcing out low-income residents
Accessibility for persons with disabilities
Need for a mosque to serve the neighbourhood
Crime and safety
Potential for archaeological resources (both historical and pre-contact)
Community economic development
Links between Regent Park and the West Donlands

Agency Circulation

The application was circulated to all appropriate agencies and City Departments, including those participating on the Interdepartmental Review Team. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

Planning Framework

The recommendations of this report establish a planning framework for the development of Regent Park. The framework relies on a number of planning tools to guide, encourage, and shape future development and to provide the City with means to secure matters of public interest and ensure good planning. The framework has been constructed to provide TCHC with flexibility in order to respond to changing market conditions over the course of redevelopment, while firmly securing the make-up of the public realm and housing replacement, among other objectives.

The framework includes:

An Official Plan Amendment and a modification to the former City of Toronto Official Plan and the new Official Plan, respectively, to establish underlying permission for redevelopment.

A Secondary Plan to guide growth and manage change in Regent Park, and to set out a vision for the future of the neighbourhood. The Secondary Plan establishes principles important to achieve a healthy and liveable community in Regent Park as an outcome of redevelopment. The draft Secondary Plan does not impose density limits for new development, but it does provide direction respecting built-form. The draft Secondary Plan is Attachment 7 to this report.

An area-specific Zoning By-law to establish physical standards for new buildings in Regent Park. A Holding Symbol will be placed on the zoning to ensure that all requirements for redevelopment are in place prior the start of each phase. As discussed below, the zoning by-law does not impose density limits, but does regulate built-form through height limits. The draft Zoning By-law is Attachment 9 to this report.

A Draft Plan of Subdivision to secure public streets and parks and establish blocks of land for the new development. The subdivision will be registered on a phased basis, with conditions which must be met prior to each phase. In conjunction with lifting of the Holding Symbol, subdivision conditions are an important tool to ensure the proper development of the neighbourhood over time and the effective implementation of the redevelopment plan. The subdivision approval will be the subject of a future report.

Urban Design Guidelines to provide clear principles and guidelines for the design and development of streets and public space and to guide the relationship of the built form of development to the public realm. The Urban Design Guidelines will largely be implemented through future site plan approval applications. Draft Guidelines are provided with this report.

A Community Facilities Strategy to ensure replacement of existing community facilities and provision of new community facilities in Regent Park. The strategy will be implemented in part through the conditions of lifting the Holding Symbol and through phased conditions of subdivision approval.

A Tenant Relocation and Assistance Plan and a Construction Mitigation and Communication Plan are recommended Section 37 requirements of the Zoning By-law to address the manner in which tenants are relocated and the compensation that they receive.

A Community Improvement Plan may be adopted by Council for Regent Park. Council has designated Regent Park a Community Improvement Project Area. Staff will bring forward a Community Improvement Plan in consultation with Finance staff if necessary to support or implement objectives of redevelopment.

Legal agreements under the Planning Act will also be used to implement Official Plan policies through the new development and to secure many important details that will underly the success of redevelopment. This report recommends an agreement pursuant to Section 37 of the Planning Act to secure matters related to housing and tenant relocation and assistance.

As redevelopment of Regent Park proceeds, additional planning approvals will be required. These will include additional plans of subdivision, lifting of part lot control, or consent to sever, in order to divide large blocks into development parcels. In addition, Site Plan Approval will be required for most or all development in accordance with the Planning Act and the Municipal Code. TCHC and/or their development partners will also need to fulfill conditions of draft Plan of Subdivision approval and any other conditions of planning approval as each phase moves forward.

Holding Symbol

As explained above, the proposed Zoning By-law includes holding provisions. Under Section 36 of the *Planning Act*, Council can pass a “holding” zoning by-law that places an “h” symbol over the zoning. Council must also set out the conditions that must be met before the “h” symbol is removed and the lands can be developed. Once the conditions for removal of the “h” are met, the property owner may apply to Council to lift the “h” symbol. Under the *Planning Act*, there is no requirement for public meetings prior to lifting of the “h” and no right of appeal to the Ontario Municipal Board, except by the owner.

In the case of Regent Park, the “h” may be lifted on a phase by phase basis. Use of 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. For example, many elements of servicing and infrastructure will be financed and constructed on a phased basis and the holding symbol will allow the City to ensure that they are in place when needed.

This report identifies a number of conditions for TCHC to fulfill prior to lifting of the “holding symbol.” Depending on the circumstances of each phase, the conditions may be significant or simple matters. The conditions include:

- (a) implementation of the housing policies for Regent Park, including social housing and RGI replacement;
- (b) adoption by Council of Urban Design Guidelines for Regent Park, and block-specific guidelines for each phase;
- (c) adoption by Council of a Community Facilities Strategy and its phased implementation;
- (d) archaeological assessments and heritage impact statements for each phase
- (e) a tree preservation report for each phase;
- (f) updated transportation impact studies monitoring the impact of redevelopment and the need for local transportation infrastructure improvements;
- (g) a Servicing and Stormwater Management Report;
- (h) a Tenant Relocation and Assistance Plan, and its implementation as redevelopment proceeds;
- (i) Provincial consent under the Social Housing Reform Act required prior to the lease or sale of land; and
- (j) considerations of financial implications and the timing of the provision of municipal infrastructure and services.

These conditions are discussed individually below in the relevant sections of this report. Policy 4.1.4 of the draft Secondary Plan sets out comprehensively the conditions for lifting the “h”.

Phasing

TCHC proposes six phases for redevelopment. The proposed phasing plan is attached to this report as Attachment 3. TCHC anticipates that each phase will last approximately two years, and that because of the need to temporarily relocate displaced tenants and for other practical reasons, they expect that each phase will be completed before the next phase begins.

The proposed planning framework relies on the phasing to trigger certain future decisions, delivery of infrastructure, and fulfillment of other obligations. The phasing also provides a means to monitor the redevelopment to adjust future planning decisions based on the experience of previous phases, while adhering to the overall vision of the Secondary Plan.

Land Use

Generally, the only land use which currently exists in Regent park is residential, accompanied by limited community services, convenience stores, and parks and recreation uses. The homogeneity of uses is not typical of neighbourhoods in the downtown and deprives the area of services and opportunities.

The proposed planning framework for Regent Park includes permission for diverse land uses. The intent is to permit a full range of retail and community services for local residents; to provide flexibility for the redevelopment to respond to market conditions over the build-out period; to contribute to the animation of major streets by encouraging non-residential uses at-grade; and to allow for entrepreneurial opportunities for local residents.

It is not possible to predict exactly the types of non-residential uses that will appear in Regent Park. Some that are likely or that have been discussed with the community include a supermarket, “main street” retail, community service agency space, and new small businesses engaged in a variety of activities emerging in live-work spaces and business incubator spaces. Since one objective of the redevelopment is to integrate Regent Park into the surrounding area, it is expected that non-residential uses will serve clients from outside Regent Park, as well as local residents.

Both the proposed Secondary Plan and the Zoning By-law establish three designations for residential, mixed use, and parks and recreation uses. The draft Secondary Plan relies on the land use categories of the City’s new Official Plan: Mixed Use Area, Apartment Neighbourhood, and Parks and Open Space Areas – Parks. Map 2 of the proposed Secondary Plan shows the land use designations for the new neighbourhood.

Mixed Use Areas are shown along Parliament Street, which is expected to extend Cabbagetown’s Parliament Street retail strip southward. Mixed Use Areas are also generally shown along Dundas Street East and along Gerrard Street East, where non-residential land use permission will allow for a variety of uses to serve the immediate area, as well as higher order uses that may evolve.

The draft Zoning By-law zones Mixed Use Areas as Commercial-Residential (CR). CR zones permit a full range of residential uses and a very wide range of retail and services, community facilities, and institutional uses. Certain light industrial uses are also permitted in CR zones, including artist’s studios, printing plants, commercial bakeries, and automobile service shops. The draft Zoning By-law also expands the uses permitted in Regent Park CR zones:

- (a) Permission for live-work units CR zones would allow any number of employees to work in the unit.
- (b) “Designer’s studio” would be permitted, although it is only permitted in industrial areas in other parts of the city.
- (c) “Recycling depot” would be defined as a use and permitted in order to complement the sustainability objectives of the redevelopment.
- (d) “Parking stacker” would be permitted in order to broaden the ability to provide parking in the neighbourhood.

Apartment Neighbourhoods is the residential designation of the proposed Secondary Plan. The designation anticipates a variety of built-forms, including large apartment buildings. As with the new Official Plan, a number of non-residential uses are permitted. Whereas the new Official Plan specifically suggests that non-residential uses in Apartment Neighbourhoods will serve the

local community, the draft Secondary Plan does not imply any limit on the purpose of commercial uses.

The draft Zoning By-law zones Apartment Neighbourhoods as Residential (R4A). R4A zones generally apply to parts of the city that are primarily residential but which have a history of non-residential uses interspersed in the neighbourhood or along small commercial strips. R4A zones permit a number of community services and institutional uses not permitted in other residential zones, as well as professional offices. The draft zoning by-law expands the use permissions to include “artist live/work studio” and a non-profit agency providing community services, and loosens permission for a store located on the ground floor or basement of an apartment building. The large majority of defined commercial uses would not be permitted in the R4A zones and any future proposals for those uses would still require planning approvals.

To encourage economic activity, the draft Zoning By-law permits certain uses that represent business activity as-of-right and not subject to the qualifications that apply to the rest of the City (for example, room restrictions on bed and breakfasts). Other general CR and R4A qualifications would continue to apply.

The draft Zoning By-law also permits “automobile leasing operation”, in order to permit car-sharing operations, and “district energy, heating and cooling plant” in all zones in Regent Park. Both of these permissions complement the environmental sustainability objectives of the redevelopment. A “temporary open air market” is proposed as a permitted use on certain lands adjacent to Oak Street. This reflects commercial activity that has historically taken place in the community.

Secondary Plan policies and zoning land use permissions for parks areas are very similar to those of the new Official Plan and the City’s Zoning By-law. The proposed by-law would permit “underground garage” as a use in parks areas. However, any garage located under parkland conveyed to the City would still need to be acceptable to the City in its capacity as the owner and operator of City parks. Any issues respecting proposed underground garages would be addressed in conjunction with the conveyance of the land to the City through the Plan of Subdivision.

Built Form and Height

The planning for the built form of Regent Park has been guided by a number of considerations, including the fundamental role that built form plays in forming and shaping the public realm. Development in Regent Park is expected to be denser than in surrounding neighbourhoods. It is important for the built form to strengthen and define the public realm, provide a comfortable, pedestrian-friendly character, and support the integration of Regent Park with the surrounding neighbourhoods. The built form of the neighbourhood also needs to provide appropriate transition to the surrounding areas in a way that meets the intent of the in-force and new Official Plans. Built form needs to accommodate sufficient density for the redevelopment to work financially, providing development rights that allow the reconstruction of social housing and the construction of additional market housing. The built form regulations also need to accommodate changing market conditions over the 12 or more years of build-out, while still adhering to strong urban design principles.

Generally, three types of built form are expected in Regent Park: 1) low-rise residential, including a large proportion of townhouses and stacked townhouses and some walk-up apartment

buildings; 2) medium-rise residential and mixed use apartment buildings, of six to eight storeys in height; 3) point towers located on top of base buildings, interspersed through the neighbourhood in carefully selected locations, at heights ranging from 16 to 25 storeys. Proposed height limits and tower locations are shown on the maps of the draft Zoning By-law in Attachment 9 of this report.

Low rise residential buildings are planned for most of the local streets in the neighbourhood. It is predicted that most of the low rise development in Regent Park would be townhouses or stacked townhouses. At the same time, low rise, “walk up” apartment buildings would also be permitted, generally up to a height of 15 metres and would contribute to the diversity of building types in the new neighbourhood.

Medium-rise development is planned for arterial streets and for areas which face large open spaces. Medium-rise development would generally be six or eight storeys high and may be mixed use or residential. Building setbacks and stepbacks would be encouraged through Urban Design Guidelines, in order to reinforce good proportion between the building and the street. The draft Urban Design Guidelines direct setbacks 1.5 – 2.0 metres deep above the third or fourth storey for six-storey buildings, and above the sixth storey for eight-storey buildings.

The draft Secondary Plan acknowledges that tall buildings will be interspersed in the neighbourhood in limited locations. The draft Zoning By-law identifies eight locations where tall buildings are permitted. Tall buildings will contain density necessary to make the redevelopment economically viable. The intent of the draft Secondary Plan and the Zoning By-law are to accommodate a limited number of tall buildings, while ensuring that they are not concentrated in small areas and that they do not exert greater influence on the character of the neighbourhood than the predominant low- and medium-rise development. The locations for tall buildings have been carefully chosen on blocks which face large open spaces or wide streets, in order to minimize the impact on adjacent properties and the public realm. The Plan does not contemplate future site-specific applications for tall buildings in other locations.

Tall buildings in Regent Park will be point towers. Point towers are buildings with small floorplates that result in thin buildings which may reduce impact on light, views, and sense of building mass. The draft Zoning By-law limits the floorplate of tall buildings to 800 square metres. The height limit of tall buildings would vary depending on location: 60 metres/16 storeys; 75 metres/22 storeys; or 88 metres/25 storeys. The height limit for each location has been determined based on the potential impacts on surrounding areas and with the intent to achieve towers with varied heights rather than a standardized tower height for the entire neighbourhood.

The draft Zoning By-law limits heights in all zones. In areas where permitted height is 22 metres or 30 metres, as well as in locations where tall buildings are permitted, the draft Zoning By-law also restricts height in storeys. In these areas, a new building will have to comply with both metre and storey limits. The height in storeys reflects the desired built-form for these areas. In these cases, the height limit in metres is intended to permit generous flexibility in cases where a proposal includes higher than normal floor-to-ceiling heights. This complements draft Secondary Plan policies which encourage diversity of built-form and use. The height limit in metres is not intended to permit a proposal to achieve more storeys than set out in the by-law.

The draft Zoning By-law also permits height transition in certain areas of Regent Park. In these areas, the height limit becomes an angular plane between the height limits of adjoining areas. The purpose of the transition zones is to allow diverse building forms that may incorporate a stepping down of heights between areas of different height limits, while still setting firm restrictions on the overall height of most of the neighbourhood.

Relation to Surrounding Areas

Regent Park has four edges to consider when evaluating the impact of the built-form permitted by the proposed planning framework on surrounding areas: River Street, Shuter Street, Gerrard Street East, and Parliament/Regent Streets. The former City of Toronto Official Plan emphasizes protecting the physical character and stability of low density residential areas. The City's new Official Plan further emphasizes the importance of new development providing appropriate transition to adjacent Neighbourhoods (lower scale residential areas).

River Street

Areas on the east side of River Street across from Regent Park are designated Medium Density Residence Area, Restricted Industrial, and Low Density Mixed Commercial-Residential in the former City of Toronto Official Plan. The new Official Plan designates the east side of River Street as "Apartment Neighbourhood," "Employment Area," and "Regeneration Area." Consistent with the range of designations, development opposite this edge of Regent Park is characterized by a large variation in built form, density, and relationship to the street. The northeast corner of Gerrard and River is developed with three large "tower-in-the-park" residential buildings. Immediately south is the Oak Street Co-op, consisting of a mix of townhouse buildings and a large nine storey apartment building, set away from River Street behind the Oak Street Park. South of Gerrard Street is a series of mostly semi-detached houses dating from the late nineteenth or early 20th century fronting onto River Street and occupied by a mix of residential and commercial uses. Behind these houses are a number of large properties occupied by mixes of light industrial and commercial uses. Beyond this lies the Don River Valley.

The built form proposed for the west side of River Street in Regent Park is buildings of eight storeys. The built form along the west side of River Street would be more consistent and create a stronger street edge than what exists on the east side of the street. Point towers of up to 25 storeys would be permitted in three locations: at the northwest corner of Oak Street, at the southwest corner of Dundas Street East, and at the northwest corner of Shuter Street. In the context of the overall plan, these are considered appropriate locations for tall buildings due to the variation in built-form and land use on the east side of River Street and the fact that the land use designations in both the (former) City of Toronto Official Plan and the new Official Plan for the east side of River Street contemplate medium- and high-density development.

Shuter Street

The (former) City of Toronto Official Plan designates most of the south side of Shuter Street Low Density Residence Area. The property at 567 Shuter Street, on the southwest corner of Shuter and River Street, is designated Low Density Mixed Commercial-Residential. The new Official Plan designates the south side of the street “Neighbourhood” and the southwest corner of Shuter and River Streets “Mixed Use.” The south side of Shuter Street is occupied primarily by two and three storey semi-detached houses and rowhouses. 567 Shuter Street is vacant and is the subject of an active application for site plan approval for a development of sixteen townhouses.

Much of the north side of Shuter is occupied by Nelson Mandela Park School, which is not slated for redevelopment and which is not included in the draft Zoning By-law for Regent Park. To the west of the school, new development on the north side of Shuter Street will consist of low-rise residential buildings similar in scale to the buildings on the south side of the street. To the east, development will consist of medium-rise buildings up to six storeys in height. As noted above, the draft Zoning By-law permits a tall building of up to 25 storeys on the northwest corner of Shuter and River Streets. This building would be significantly larger than the townhouses proposed for 567 Shuter. The relationship is acceptable due to the mixed use Official Plan designations for 567 Shuter. The massing of the large residential building at 60 River Street and the open space of the Sumach – Shuter Parkette provide additional buffer and distance to the low-scale residential areas of the north side of Trefann Court.

Gerrard Street East

The north side of Gerrard Street East is part of Toronto’s Cabbagetown neighbourhood. The (former) Toronto Official Plan designates the north side of Gerrard Street East “Low Density Residence Area. The new Official Plan designates it “Neighbourhood.” There is some variation in built form on the north side of the street. The proposed height limits on the south side of Gerrard Street East are adjusted and varied to respect the character and protect the stability of different segments of the north side of the street.

Between Parliament Street and Sackville Street, existing development on the north side is made up of bulky, mid rise buildings with a mix of commercial and residential uses. Surface parking is often prominent in front of or on the side of buildings. The lots on this part of the street are unusually large for Cabbagetown. The height limit proposed for the opposite side of the street is 30 metres (eight storeys), which is higher than the 12.0 metre height limit on the north side of the street and which can be accommodated in part due to the inconsistent relationship of buildings to the street on the side opposite.

Between Sackville and Sumach Street, Gerrard Street is lined with the sideyards of semi-detached homes which front onto the intersecting local streets. This is an unusual condition which increases the sensitivity of the area because the interior of the block is open to the arterial street. Heights on this portion of Gerrard’s south side have been limited to 15 metres in the draft By-law to permit only low-rise development.

Between Sumach and River Streets, a series of houseform buildings occupied by residential and some commercial uses face the north side of Gerrard Street. On the southern side of the street,

the height limit in Regent Park is proposed at six storeys. This is taller than the buildings on the north side of the street, but height difference is compensated by the fact that each side of the street is expected to be lined with the fronts of buildings, creating a similar relationship to the street.

On all segments of Gerrard Street East, the draft Urban Design Guidelines propose at grade and upper floor setbacks to reduce the impact of the form and provide good light access to the street and sidewalk.

The draft Urban Design Guidelines envision the south side of Gerrard Street East to have a much more consistent street edge than is found on the north side of Gerrard Street. This makes sense from a number of urban design perspectives, as well as the need to create developable lots and realize the intensification objectives of the project, especially in such close proximity to transit. A second difference between the two will be the deep front setback intended for the south side of Gerrard Street East, which results largely from the existence of underground utilities, but which has the advantage of mitigating the impact of height on the north side of the street and providing generous space to the public realm. However, the differences in built form between the north and proposed south sides of the street complicate the physical integration of the two. The draft Secondary Plan relies on the extension of the street grid from Cabbagetown into Regent Park to achieve integration, securing the southward extensions of Sackville Street, Gifford Street, Nasmith Avenue, Sumach Street and Sword Street. Additionally, Gerrard Street should be well-designed to become a successful public space and further act as a connector of the two sides of the street, rather than a boundary between neighbourhoods.

Parliament Street/Regent Street

The (former) City of Toronto Official Plan designates most of the western side of Parliament Street Low Density Mixed Commercial Residential. Lord Dufferin Public School, and the large area further west of the Parliament Street retail strip, are designated Low Density Residence Area. The new Official Plan designates these areas "Mixed Use" and "Neighbourhood," respectively. Parliament Street is developed primarily with traditional "main street" buildings and houseform buildings converted to commercial use. The area to the west is part of the South of Carlton neighbourhood, or South Cabbagetown, and is a large neighbourhood of predominantly two and three storey semi-detached houses and rowhouses with some apartment forms.

There is a large pocket of land on the east side of Parliament Street that is not part of the Regent Park lands. These are the lands between Parliament Street and Regent Street and south of Dundas Street East. The (former) City of Toronto Official Plan designates this area Low Density Residence Area and the new Official Plan designates the area "Neighbourhood." Development on these lands includes the Regent Park/Duke of York Public School, the Regent Park Community Health Centre, Fire Hall No. 7, and a number of two and three storey semi-detached houses and rowhouses.

The draft Zoning By-law would permit mixed use development on the east side of Parliament Street up to eight storeys high. The by-law would also permit a 16-storey point tower in the vicinity of the northeast corner of Dundas Street East and Parliament Street.

South of Dundas Street, along Regent Street, the draft Zoning By-law permits low-rise residential development 15 metres in height. This form will be similar in character and form to the residential development that lines Arnold Street and Parliament Street immediately to the west. Residents of Arnold Street have expressed concern with the potential impact of their rear yards and rear third floor decks of the 16-storey point tower to be permitted at the corner of Dundas and Parliament.

Staff agree that the siting and design of a tower in this location should meet the intent of Official Plan policies, including policies in the new Official Plan for new development in a secondary plan area to respect and reinforce the existing physical character and promote the stability of the established neighbourhoods. The proposed height permission is the lowest proposed for towers in Regent Park. Setting and stepping back the base building to create a good relationship to Dundas Street East, and setbacks for the tower to provide transition are appropriate expectations for a tower at this location. Staff will have regard for this issue when reviewing the draft Urban Design Guidelines.

Density

Neither the proposed Secondary Plan nor the proposed Zoning By-law restrict the density of future development in Regent Park. The built density in Regent Park will be shaped and limited by zoning height limits, and in the case of tall buildings, restrictions on floor plate sizes. The Urban Design Guidelines will contain clear built form directions and standards for setbacks and setbacks.

The built density of the existing development on TCHC-owned lands in Regent Park is approximately 0.75. The current proposal is to establish a planning framework and broad permission for future development, rather than to approve a specific development proposal. As a result, it is not known precisely what the density of future development in Regent Park will be. However, based on TCHC's estimates, approximately 585,000 square metres of gross floor area will be constructed on its lands in Regent Park. This would result in a gross density of approximately 2.1, or a net density (net of public streets and parks) of 2.8. This is in the range of density that would be expected under the former City of Toronto Official Plan in a high density residential area or a low density mixed use area.

The predicted density of Regent Park is higher than other adjacent neighbourhoods. The net density of Cabbagetown is somewhat under 1.0. The net density of both the South of Carlton area and Trefann Court are roughly 1.5. The draft Secondary Plan includes policies which direct development to provide appropriate transition to lower scale residential neighbourhoods in surrounding areas. The proposed planning framework relies on built-form regulations and on the implementation of the Urban Design Guidelines respecting built form and the public realm to achieve integration with surrounding neighbourhoods, notwithstanding that the built density of Regent park is expected to be higher than adjacent areas. The comments of this report under "Relation to Surrounding Areas" further discusses these issues.

Sun/Shadow Impacts

TCHC has submitted a sun/shadow study prepared by Markson Borooh Architects demonstrating the shadow impact of the anticipated development on the surrounding neighbourhoods, on proposed parks and open spaces, and on proposed new development.

Staff have reviewed the study and concur with its conclusions. There will be some shadow impact on existing and planned large open spaces. The impact is acceptable because of the relatively short duration of the shadow and the fact that the majority of the open spaces remain in sunlight at these times. There will also likely be some impact on backyards and interior courtyards of new Regent Park development, which is in line with impact that would be expected in an urban neighbourhood of mixed height.

Further sun/shadow studies will be requested when necessary at the time that individual development applications undergo site plan review, in order to ensure that sun/shadow impacts are minimized in accordance with Official Plan policies.

Urban Design Guidelines

Urban Design Guidelines adopted by Council will be a fundamentally important tool of Regent Park's planning framework to implement an exemplary public realm and built form. Draft Urban Design Guidelines are provided with this report. The Urban Design Guidelines address both the design and development of the public realm and the built form of development in Regent Park. The Guidelines will address matters such as the conceptual design of streets, the relationship of built-form to the public realm and publicly accessible areas, design and development of parks and open spaces, opportunities for public art, opportunities for heritage commemoration, and a strategy for preservation and planting of new trees.

The Urban Design Guidelines will be an important tool to implement the principles of the Secondary Plan respecting the public realm. The public realm in Regent Park will consist of streets, parks, and other open spaces. Many of Regent Park's current challenges are related in part to poor design and configuration of the existing public realm. Streets and parks should provide amenity to residents, encourage public activity, and contribute to high quality of life for the neighbourhood.

With respect to development control, the Urban Design Guidelines are important because the draft Zoning By-law does not prescribe a number of matters respecting built-form that are typically regulated by the former City of Toronto's Zoning By-law. Significant examples include front setbacks, sideyard setbacks and rear yard setbacks, landscaped open space, angular plane provisions and setbacks of the upper storeys of buildings.

Policies in the draft Secondary Plan set out the role of the Urban Design Guidelines in the planning framework. Adoption of the Urban Design Guidelines will be one condition of lifting the holding symbol from the Zoning By-law. Council may also require that a more detailed set of guidelines particular to each phase of development be prepared and adopted by Council prior to the lifting of the holding symbol for that particular phase. Once adopted, all development applications for the phase, including applications for Site Plan Approval, will be evaluated against the Urban Design Guidelines.

The advantage to the framework's approach is flexibility for TCHC to respond to future market conditions and to provide room for creativity and innovation in building design and site planning, while still adhering to important principles of urban design that are articulated in the Official Plan and the Guidelines. The approach will rely heavily on cooperative discussion and review through the site plan approval process. Planning regulations for much of the City, rely

more heavily on firm by-law provisions. Staff believe that the proposed framework will be an opportunity to explore the advantages of the flexible approach with a City-owned corporation that has a vested interest in the quality of life in the Regent Park neighbourhood. The phased approach will afford regular opportunities to evaluate progress in this regard.

A draft Urban Design Guidelines document has been provided with this report to illustrate its content and to provide Council with detailed information on its direction. When a satisfactory final version of the Guidelines are complete, staff will report through Community Council and recommend adoption. A report on the guidelines is targeted to coincide with a report on the conditions of Subdivision Approval. The content of the Guidelines has been discussed in much of the public consultation for the redevelopment and further public comment is welcome.

Streets and Blocks

Reintroduction of a grid of public streets is a key strategy to ending the physical isolation of Regent Park by improving access and encouraging people to enter the neighbourhood, whether on foot or by car. The plan gives particular attention to extending streets from outside the area into Regent Park. Proposed streets and blocks for Regent Park are shown on Map 2 of the draft Secondary Plan, attached to this report as Attachment 7. Streets and blocks have been located to create a grid of streets and small blocks which extends the urban fabric of surrounding areas into the neighbourhood, and which lends itself to construction of a pedestrian-friendly public realm.

New public streets will be conveyed to the City through the phased registration of the plan of subdivision. The Draft Plan of Subdivision shows all streets to be conveyed to the City, as well as blocks intended to become public parks. The draft Secondary Plan includes a streets and blocks plan which directs the reintroduction of the four primary streets which historically crossed the neighbourhood – Oak Street, St. David Street, Sumach Street, and Sackville Street. The large blocks created by these streets are further divided, to establish a finer grain. Locations of other local streets may be revised without amendment to the Official Plan. However, all revisions to the streets and blocks plan would still require an amendment to the approved Draft Plan of Subdivision and would be assessed by staff against applicable criteria, including its conformity with the Secondary Plan's instruction that streets and blocks in Regent Park will be located to physically integrate the secondary plan area with adjoining neighbourhoods and the rest of the City.

Traffic and transportation issues related to the redevelopment are discussed later in this report. Works and Emergency Services staff have reviewed the streets and blocks plan and find that the spacing and configuration of the new streets is generally acceptable. Staff will report on any operational issues at the time of subdivision approval.

Safety and Design

Comments about two aspects of safety have been received through community consultation – safety of new public streets and crime.

The proposed redevelopment plan would introduce public streets with through traffic into Regent Park for the first time in many decades. The draft Secondary Plan encourages development of a pedestrian-focused neighbourhood and new streets should be designed to provide safe conditions

for pedestrians. Residents will face a new experience of having automobiles driving through the neighbourhood. In particular, parents have expressed concern that children who have grown up in Regent Park without public streets may not have learned safety skills around walking and playing along a public street with through traffic. Once adopted by Council, the Urban Design Guidelines will guide the design and construction of streets according to a number of considerations, including pedestrian safety. It is expected that most streets will include on-street parking as one means to slow traffic.

Residents have expressed concern about crime levels in the neighbourhood. Physical planning for redevelopment can primarily address concerns about crime by providing for quality design of public space. Redevelopment will result in redesigned public space, with clear divisions between public and private. The policies of the Secondary Plan intend to achieve a well-designed, high quality public realm that promotes active public use. Through community consultation, residents raised a particular concern about the safety of new public lanes that may serve some blocks of the development. Site Plan Review will offer an opportunity to ensure that laneways, if constructed, are designed with regard to personal safety.

Parks

Much of Downtown Toronto has a low ratio of parkland to population. Regent Park currently has a significant amount of open space, but it is poorly configured and designed, and it is not operated as public parkland. In the opinion of staff, the amount and location of parkland would be a significant benefit of planning approval and will provide a clear opportunity to deliver well-designed parks and recreation opportunities to area residents. The draft Secondary Plan describes a system of open space that includes large parks, local parkettes, and greenways along some streets. Land designated Parks and Open Space – Parks that would be conveyed to the City includes:

- (a) a large park in the centre of the neighbourhood on the north side of Dundas Street East
- (b) three local parkettes in the northwest, northeast, and southeast quadrants of the neighbourhood
- (c) parkland at the corner of Shuter Street and Sackville Street, which may in future be consolidated with the schoolyard of Nelson Mandela Park School to create an expanded, jointly-operated open space
- (d) parkland at the northeast corner of Shuter Street and Sumach Street that is currently occupied by a hockey rink that will be retained.

As described above, the Secondary Plan will provide for at least 3.5 hectares of parkland in the general locations shown on Map 2 of the Plan. The actual amount conveyed will likely be higher than 3.5 hectares due to land that is not designated Parks and Open Space – Parks in the draft Secondary Plan, including the Regent Park Community Centre and the land around 14 Blevins Place, in the event that the building is not retained and preserved.

The redevelopment of Regent Park will provide parkland in close proximity to all residents of Regent Park, as well as to many residents outside the Secondary Plan Area. The (former) City of

Toronto Official Plan sets objectives to guide Council in acquiring parkland. Generally, the policy seeks to provide residents with a local park within 400 metres walking distance or a district park within three kilometres walking distance. Nearly all of Regent Park will be within 400 metres walking distance of the large park on Dundas Street. The remaining areas will be within 400 metres of the parkland at Shuter and Sackville Streets.

Policy 4.18 of the (former) City of Toronto Official Plan sets an alternative parkland dedication policy for large sites that are being developed for medium or high density residential development. In circumstances such as Regent Park, where a site greater than one hectare is subject to a plan of subdivision, the policy requires 0.6 hectares of parkland to be conveyed for every 830 dwelling units.

The proposed Regent Park Secondary Plan and Zoning By-law do not establish maximum unit counts, so it is not possible to accurately express the proposed parkland dedication as a ration of hectares to dwelling units. In the case of Regent Park, it is expected that the policy would require in the range of 3.7 to 3.9 hectares. It appears that the redevelopment will meet this policy; however, the draft Secondary Plan sets a minimum requirement of approximately 3.5 hectares.

Policy 3.2.3.4 of the new Official Plan requires dedication of 5% of land for parks purposes for residential development that applies to Regent Park. In this case, the requirement would equal approximately 1.4 hectares, which the proposal exceeds. In addition, with approximately 17% of the land in Regent Park (excluding public streets) set aside as parkland, the proposal approaches the new Official Plan's maximum alternative parkland dedication rate of 20%.

Staff will report to Council on any issues respecting the conveyance of parkland to the City and the means of securing park improvements at the time of subdivision approval. Staff will also report on a future process for designing and programming park space.

Trees

TCHC has commissioned a preliminary arborist report for Regent Park. An estimated 1400 trees currently exist in the neighbourhood. Until TCHC and/or its development partners prepare and submit specific development proposals to the City, it is not possible to know the which trees would be destroyed as a result of redevelopment. However, it is clear redevelopment would require the removal of the large majority of existing trees. Approximately 600 trees are of sufficient diameter to be protected by the City's tree preservation by-law. The "Background" section of the arborist's report notes that a future application(s) for tree removal will be required.

The draft Urban Design Guidelines outline a strategy to preserve as many trees as feasible within the redevelopment. The draft Guidelines also include tree planting strategy to achieve the planting of approximately 1600 new trees in the public realm and within the front setbacks of new development. The strategy relies on detailed, updated assessments to be undertaken prior to each phase of development to assess opportunities for tree preservation and to establish requirements. The strategy also relies on urban design guidelines that direct adequate building setbacks and boulevard widths, generous soil volumes, stormwater irrigation, and other approaches to provide for mature tree growth.

The detailed arborist assessment would be required prior to the lifting of the holding symbol from the zoning of each phase. The strategy would be implemented through the conditions of subdivision registration. Staff will report in detail on the strategy at the time that they recommend adoption of Urban Design Guidelines to Council.

Heritage Preservation

Heritage matters in Regent Park may be addressed through building preservation, archaeological assessment, and heritage commemoration in the public realm.

Five modernist high-rise apartment buildings in South Regent Park were designed by noted Toronto architect Peter Dickenson and won 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, 14 Blevins Place, be listed on the Toronto Inventory of Heritage Properties. Retention of 14 Blevins Place would provide a physical example of the history of social housing development in Regent Park and commemorate the architectural merit of the Dickenson buildings.

The draft Secondary Plan has been written to contemplate the retention of buildings for heritage reasons. The draft Zoning By-law accommodates the retention of 14 Blevins Place and provides for relief from parking standards, since the building currently does not include parking and alternatives to parking requirements may be necessary to make the preservation and re-use of the building feasible.

Submission of a Heritage Impact Statement is one of the conditions of lifting the holding symbol from the Regent Park zoning. A final decision on whether to retain 14 Blevins would be made based on a Heritage Impact Statement to be submitted prior to the third phase of development. Economic Development, Culture and Tourism has commented that if the building is not retained, the site should be conveyed to the City as parkland.

A study prepared by Archaeological Services Inc. has determined that there exists significant potential for the occurrence of archaeological deposits in Regent Park from both the pre-contact period as well as the 19th and 20th centuries. Some residents have also expressed interest in the archaeological potential of the neighbourhood. Heritage Preservation Services has requested as conditions of planning approval that a consultant archaeologist licensed by the Ministry of Culture be retained by TCHC to carry out appropriate archaeological assessment and mitigation in Regent Park prior to demolition, construction, grading or other soil disturbance. The archaeological assessment for each phase will be secured through lifting of the Holding Symbol and if necessary, conditions of subdivision approval.

Heritage commemoration will also be incorporated into the redevelopment through Urban Design Guidelines and through public art.

Public Art

The draft Urban Design Guidelines set out a number of general approaches to public art to guide future proposals and projects. Public art commissioned on City property would be administered by Economic Development, Culture, and Tourism. Culture Division staff have reviewed the draft

Urban Design Guidelines and will work with TCHC to ensure that the final Guidelines identify locations for public art opportunities within the Regent Park development.

Residents of Regent Park have expressed interest in future design and implementation of public art in the neighbourhood as a way to define the character of their neighbourhood. One group of residents has suggested a specific proposal for a memorial of victims of violence. At the time a final draft of the Urban Design Guidelines is before Council for approval, City Planning staff will report in consultation with Economic Development, Culture, and Tourism on the public art approach, including a general process for implementing public art and related community consultation.

Rental Replacement

TCHC's proposal would involve the demolition of nearly all 2,083 social housing units in Regent Park. There may be a small number of existing units retained, and as discussed earlier in this report, the apartment building at 14 Blevins may be retained for heritage reasons, although this building may not be used for replacement social housing purposes.

The redevelopment of a large social housing property raises a number of issues related to housing policy respecting rental replacement, as well as the City's objectives for a full range of housing in neighbourhoods, investment in new rental housing, especially affordable rental housing, and for opportunities to achieve a mix of housing types on large development sites. The proposed planning framework for Regent Park includes principles of full replacement of social housing and rent-geared-to-income subsidies. The framework endorses the goal of achieving a neighbourhood with a mix of housing types, sizes, affordability and tenure. The framework also addresses the right of tenants being displaced by the redevelopment to receive assistance and to return to Regent Park, which is discussed below. These principles can be accommodated within TCHC's proposal to sell or lease lands in Regent Park for the development of private market housing.

The City's new Official Plan (Policy 3.2.1.7) sets out the City's planning requirements where a social housing property such as Regent Park is being redeveloped and where any social housing units are to be removed. The policy requires the full replacement of all social housing units and that the replacement units have similar rents and the same number with rents geared to income.

The policy would therefore require that all 2,083 of the social housing units in Regent Park be replaced as social housing. The policy would also require replacement of RGI subsidies. The term "social housing" refers to the physical "bricks and mortar" of the social housing stock, while "RGI" refers to the housing subsidy provided to eligible low-income households. While some social housing projects include units that are not RGI, in the case of Regent Park all of the current social housing units also have RGI rents, so the policy would also require that 2,083 RGI units be replaced. The policy does not require that each of the social housing or RGI units be replaced on the original site, or that all of the RGI units be replaced within the replacement social housing.

The draft Secondary Plan includes a number of policies on housing replacement that implement Policy 3.2.1.7 within the specific circumstances of the Regent Park redevelopment. The draft Secondary Plan has been prepared giving regard to the rights of tenant households to return to

Regent Park, the City's objective to obtain a full range of housing within neighbourhoods, the character of Regent Park as a neighbourhood which provides a significant supply of social and rent-geared-to-income housing, and important City policy objectives to ensure that the City's affordable rental and social housing stock is replenished and maintained.

The draft Secondary Plan requires that all 2,083 rent-geared-to-income subsidies are replaced through redevelopment, subject to continued funding from senior levels of government. A minimum of 65% of these subsidies (approximately 1350) would be required to be replaced within Regent Park. The Plan would also require that all 2,083 social housing units be replaced, or in the event that certain buildings such as 14 Blevins Place are not demolished or converted to uses other than social housing, that the units be retained. A minimum of 85% of the social housing units (approximately 1770) would be required to be replaced within Regent Park. Any RGI subsidies or social housing units that are not replaced within Regent Park are required to be replaced in the east Downtown.

Under the proposed Plan, replacement housing is to be provided at a similar rate as the rest of development in Regent Park, with implementation and monitoring secured in an appropriate legal agreement. All replacement housing would be secured for a minimum period of 25 years. The Secondary Plan's definition of rental housing would recognize the unique role of TCHC as a social housing provider in the neighbourhood and permit condominium units purchased and owned by TCHC in Regent Park for social housing replacement to be deemed as rental for the 25 year period.

The location of the rental replacement is an important consideration in the proposed policies. The minimum on-site replacement requirements of 65% for RGI subsidies and 85% for social housing will ensure that Regent Park continues to provide a substantial amount of RGI and social housing to serve the neighbourhood and the broader community. At these rates of on-site replacement, RGI units will likely comprise 25% or more of the total number of units in the redeveloped neighbourhood and social housing units will comprise 32% or more of the total number of housing units.

Regent Park was originally developed as public housing and it does not include a mix of "market rents" and RGI subsidies that is typical of more recent social housing developments, such as St. Lawrence. An approach to rental replacement that includes off-site replacement allows TCHC to attempt to achieve a broader mix of housing in Regent Park. The higher requirement for on-site social housing means that TCHC can introduce non-RGI social housing units into its portfolio in Regent Park, creating economically feasible possibilities for a mix of RGI and non-RGI social housing, both within the neighbourhood and within individual buildings.

There are certain other advantages to the proposed approach to replacement. It facilitates a greater mix of housing affordability across the entire neighbourhood, and when TCHC provides replacement units off-site, it will have the ability to include RGI subsidies as part of the mix of affordability in the new development. Other government programs have made very few new RGI subsidies available in recent years, so new affordable housing developments rarely have access to RGI funding to ensure a significant low-income component on their sites. The approach is consistent with the Social Housing Reform Act, 2000 (SHRA) which requires that the total number of RGI subsidies in the City be maintained but provides flexibility to the municipal Service Manager to reallocate the subsidies.

Regent Park residents generally support the achievement of a mix of housing in the neighbourhood for a number of reasons. One is that a mix will counter the unfair stigmatization that Regent Park has suffered as a result of being “public housing” that is solely RGI. A second reason is that a mix allows members of the community to stay in the community as their economic circumstances change. For example, a household with an increasing income may be able to move into an affordable market rental unit, or an affordable ownership unit, but still remain within the Regent Park community and its social networks. Mix will be partly achieved by the introduction of private market housing; however, the private housing market alone may not deliver a full range of affordability.

The interest in achieving a mix of housing in Regent Park needs to be balanced with an interest in ensuring that every tenant who wishes to return to a social housing unit in the neighbourhood will have the right to do so, and that they will retain their RGI subsidy, should their eligibility continue. As discussed below under “Tenant Relocation and Assistance,” a draft Secondary Plan policy establishes the right of each tenant to return to a unit in Regent Park. Some units in Regent Park turn over each year, and some tenants will choose not to return to Regent Park, for a variety of reasons, including a high level of satisfaction with the unit where they have temporarily been relocated during redevelopment. TCHC believes that the on-site replacement of 65% of RGI units and 85% of social housing units will provide enough housing stock to accommodate all tenants who wish to return. If the minimum on-site replacement requirements are not sufficient in this regard, then TCHC will have to provide housing in Regent above the minimum replacement requirements in order to comply with the Tenant Relocation and Assistance Plan, discussed below.

There are a number of reasons why over course of redevelopment TCHC might exceed the minimum on-site replacement requirements of the draft Secondary Plan. One reason is the need to guarantee the rights of all tenant households to return to the neighbourhood. Other reasons may be challenges in acquiring appropriate sites in east Downtown. The draft Secondary Plan does not pre-determine the final mix of housing within Regent Park. It does allow a number of different outcomes, all of which will meet the City’s requirements of full replacement of social housing and RGI housing and provide for a mix of housing within Regent Park. Staff believe that the on-site replacement requirements offer a good balance between providing TCHC with the best chance of achieving a rebuilt, mixed housing stock while protecting the rights of tenants affected by the redevelopment.

The rental replacement policies of the Secondary Plan also consider the mix of unit sizes and types to be replaced. The draft Secondary Plan requires that the replacement social housing units will generally be of a similar mix of sizes and units types. The unit mix in Regent Park at the time of TCHC’s Official Plan Amendment application is outlined in the table below.

Regent Park Unit Count: by building type and number of bedrooms (March 2004)

	Bachelor	1-bed	2-bed	3-bed	4-bed	5-bed	Totals
Apartments	31	215	710	762	54	6	1778
Townhouses	0	0	0	47	160	98	305
Totals	31	215	710	809	214	104	2083

There is a large number (1,127) and a significant percentage (54%) of the existing housing which consists of 3, 4, or 5 bedroom units, many of which are grade-related units and townhouses. It is unusual to find such a large proportion of these units in social or affordable rental housing properties, especially in downtown locations. The City's practice with private rental demolition and replacement applications is to secure unit mix replacement through a legal agreement. In the case of Regent Park, the Commissioner of Community and Neighbourhood Services has advised that he will monitor and control the replacement of the unit mix in the City's role as Service Manager under the SHRA. The same unit mix will be required, except that bachelor units may be replaced with one-bedroom units.

Staff recommend securing matters respecting the replacement of social housing and RGI subsidies, including on-site replacement requirements and timing of replacement, in an agreement pursuant to Section 37 of the Planning Act. Attachment 10 sets out the details of the proposed requirements.

Tenant Relocation and Assistance

Redevelopment of Regent Park will have very direct impacts on the lives of TCHC tenants as their existing homes are demolished and households are temporarily relocated while awaiting construction of new housing. Policy 3.2.1.7 of the new Official Plan requires, where social housing is being redeveloped and social housing units are to be removed, that in addition to the replacement of the social housing units, a tenant relocation and assistance plan acceptable to the City be approved, including tenants' right to return to the replacement units and assistance to mitigate hardship.

Regent Park tenants and stakeholders have articulated a number of concerns respecting tenant relocation and assistance. They want assurance that they will be housed during redevelopment and are concerned about the length of time they may have to wait to return to Regent Park. Residents are committed to the neighbourhood and want the right to return to a replacement unit in Regent Park if they so choose, and not be permanently relocated to a different neighbourhood. Nearly all tenant households pay rent-g geared to income, and the tenant relocation process needs to be coordinated with and take into account changes in a household's RGI eligibility as their economic or family circumstances change. Some tenants also have special needs, due to age, physical or mental disabilities, or health problems, which must be carefully addressed during relocation.

At its meeting of July 22-24, 2003, Council directed the Commissioner of Urban Development Services to review, in consultation with the Commissioner of Community and Neighbourhood Services, TCHC's relocation strategy for tenants and replacement strategy for units that results in full replacement of rent-g geared-to-income units, and report through the Community Council.

Policies in Section 3.1 of the draft Secondary Plan would establish principles respecting tenant relocation and assistance, including the right of tenant households to return to a social housing in Regent Park. Staff from UDS and CNS have worked with TCHC on the emerging tenant relocation and assistance plan to ensure that it meets the City's requirements. CNS staff will continue to work with TCHC to ensure that the plan meets provincial and local rules governing RGI replacement and access. TCHC is conducting further consultations with tenants and

developing a detailed plan which will be refined for the specific circumstances of each phase of redevelopment.

In the case of Regent Park, the Tenant Relocation and Assistance Plan needs to account for the lengthy time period for redevelopment and the unique challenges of redeveloping occupied social housing. This report recommends a two step process to address issues related to tenant relocation and assistance, secured through an agreement pursuant to Section 37 of the Planning Act.

The first step is a basic Tenant Relocation and Assistance Plan to establish basic requirements, including:

- (a) longer notice of demolition than the minimum 120 days required under the Tenant Protection Act;
- (b) offer of alternative accommodation to tenants by TCHC;
- (c) the right to return to a replacement social housing unit in Regent Park;
- (d) continued provision of rent-geared-to-income subsidies to tenants who are relocated by TCHC, subject to the tenant's continued eligibility under the rules of the funding program;
- (e) all tenants, including those who choose to move out independently and cease being a TCHC tenant, will have moving costs and utility disconnection and reconnection fees covered, or an equivalent allowance for those making their own arrangements;
- (f) tenants who return to Regent Park will have their move-back costs covered on a similar basis;
- (g) tenants choosing to leave TCHC at the time of demolition will no longer receive rent-geared-to-income subsidies, but will receive some assistance in recognition of costs in providing their own alternative accommodation; and
- (h) tenants with disabilities and other special needs will receive additional assistance as needed with the relocation.

The second step is to complete a more detailed Tenant Relocation and Assistance Implementation Plan prior to the beginning of redevelopment, satisfactory to the Commissioner of Community and Neighbourhood Services. This Plan would be updated as appropriate and establish details, including:

- (a) the notice periods and process for tenants to move out for demolition, choose their temporary (or permanent) relocation option, and exercise their right of first refusal to return to a replacement social housing unit in Regent;
- (b) additional details on the types and amount of assistance to be provided to all tenants based on the minimum requirements of the basic plan secured in the legal agreement between TCHC and the City;

- (c) the process to identify those tenants needing extra assistance due to special needs or disabilities, and the types of assistance to be provided them;
- (d) the type of ongoing information and support to be given to tenants throughout the relocation and redevelopment process, and how issues that arise will be dealt with
- (e) in the event that TCHC provides additional, new affordable ownership or new affordable rental units in conjunction with the Regent Park redevelopment, the co-ordination between the process to permit Regent Park tenants to apply for these new units where appropriate and their right to return to replacement social housing units in Regent Park until a final relocation choice has been made.

Construction Mitigation and Tenant Communication

The City's practice is to require a Construction Mitigation and Tenant Communication Strategy in cases where demolition and construction activity is proposed on sites with occupied rental housing. The purpose of the plan is to anticipate and mitigate the negative impacts, inconveniences, and nuisance of construction and development for the on-site tenants. Good communication protocols with affected tenants is essential, as well as the provision of off-hours contact numbers for construction and noise complaints. TCHC's emerging plan includes both an ongoing communication strategy as well as on-site staff to handle questions and concerns during redevelopment activity periods.

Staff recommend securing the Strategy through an agreement pursuant to Section 37 of the Planning Act. Attachment 10 of this report details the matters that the Strategy is to address. In the case of Regent Park, where those affected are social housing tenants, the Strategy will be satisfactory to the Commissioner of Community and Neighbourhood Services, in recognition of the role as Social Housing Service Manager and in the role in the co-ordination of the Tenant Relocation and Assistance Implementation Plan.

New Affordable Housing

Policy 6.12 of the (former) City of Toronto Official Plan requires that in major residential developments resulting from a rezoning to increase density, 25% of the units constructed as a result of the density increase be affordable. Policy 3.2.1.9 of the new Official Plan requires that for large residential developments on sites greater than 5 hectares, a minimum of 20% of the new housing units constructed as a result of the density increase must be affordable. These policies are implemented through the use of Section 37 Agreements, where Council has granted an increase in height or density as part of a rezoning application. The purpose is to make gains in the supply of affordable housing that would not otherwise have been developed through available programs funding new affordable housing.

As a large residential development which will result in construction of significant amounts of new housing, these policies apply to the redevelopment of Regent Park. In the case of the new Official Plan, 20% (600) of the roughly 3000 new market units would be required to be affordable. New affordable housing in Regent Park could provide affordable ownership opportunities for neighbourhood households whose economic circumstances are improving.

Other affordable rental housing could also contribute to the housing mix by providing affordability to households whose income is above RGI eligibility.

The redevelopment of Canada's largest social housing community will be a costly venture that will consume vast resources. Despite an aging social housing stock, there are no funding programs from levels of government to fund the rebuilding of older social housing. Under the Regent Park proposal, reconstruction of social housing will be funded, in part, through the sale of land and development rights to private sector developers. Meeting the new Official Plan policy which would require developing approximately 600 affordable housing units (on top of the social housing replacement) would limit the ability to generate sufficient revenue, either by requiring TCHC to directly contribute the land value for new affordable units, or by reducing the land revenues achieved from the proceeds of sale or lease of lands to market developers. In applying the policy, the City permits access to government funding programs for developing affordable housing as long as it extends the affordability benefits. The policy does require that the development itself make a contribution so that the resulting affordable housing is not completely reliant on those funding programs.

Given the financial challenges of the Regent Park redevelopment, it does not appear feasible to ensure that the redevelopment make a contribution to producing 600 new affordable housing units at this time. In light of the challenging circumstances surrounding the redevelopment of Regent Park, the draft Secondary Plan exempts the requirement for the provision of new affordable housing units.

Notwithstanding the foregoing, Policy 3.1.13 of the draft Secondary Plan still strongly encourages the development of affordable housing in Regent Park over and above the replacement social housing. TCHC, or other non-profit housing providers, may be able to deliver additional affordable housing if sufficient funding became available.

Community Services and Facilities

The (former) City of Toronto Official Plan encourages "the timely provision of an appropriate range of community services and facilities in the City, particularly during the planning approval of development, to meet the needs of present and future residents and workers on a local basis." Policy 3.2.2.5 of the new Official Plan states that "Strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change . . ."

The draft Regent Park Secondary Plan recognizes that Regent Park will be an area of significant change and growth. Section 3.2 of the draft Secondary Plan sets out principles to achieve provision of community facilities and services. Redevelopment of Regent Park will result in the demolition of most of the existing community facilities, including recreation facilities, daycares, and space occupied by community service agencies. The planning framework needs to provide for the replacement of demolished facilities, as well as the provision of facilities to meet the needs of the new population. Unmet needs that currently exist in the neighbourhood should also be planned for.

At its meeting of July 22-24, 2004, Council directed the Commissioner of Urban Development Services to define in consultation with the Commissioner of Community and Neighbourhood

Services and the Commissioner of Economic Development, Culture and Tourism, requirements for a community and services agency impact assessment, and report through Community Council.

Staff from the three departments have worked to direct TCHC in the preparation of a Community Services and Facilities Study. A final study was submitted to the City in September 2004. The purpose of the study was to provide information to support the preparation of a Community Facilities Strategy, as well as a Social Development Plan. The study inventoried existing services and facilities, including social services, daycare, and recreation facilities. It also examined the characteristics and needs of the existing population, and predicted the characteristics of Regent Park's future population, once redevelopment is complete.

Building on the information provided in the Study, TCHC has prepared a draft Community Facilities Strategy for the redevelopment in cooperation with City staff. The purpose of the strategy is to set out the facilities that must be replaced or constructed through redevelopment and the timing of their delivery. To ensure that redevelopment does not proceed in advance of required facilities, holding symbols on the Regent Park zoning will not be removed until the Strategy has been adopted by Council. Requirements for the replacement of specific existing community facilities and construction of new facilities will be secured through conditions of Draft Plan of Subdivision Approval. Phases will not be permitted to proceed if plans and funding for construction of necessary facilities are not in place. Planning staff will report on the approach and content of the completed Strategy at the same time that they report through Community Council on conditions of Draft Plan of Subdivision Approval.

There are certain specific issues raised by residents and stakeholders in relation to community facilities that will be addressed in greater detail in the Community Facilities Strategy. They include:

- (a) the replacement of the outdoor swimming pool currently in North Regent Park. A decision on whether to replace the outdoor pool will be recommended by Economic Development, Culture, and Tourism based on their policies and practices in place at the time redevelopment of Regent Park proceeds.
- (b) the need to replace and expand space for community gardens. Community gardens may be included in the future programming of public park space, and they may be accommodated by TCHC on properties that it owns and operates. However, opportunities may be constrained by the overall reconfiguration of open space in Regent Park.
- (c) the retention or replacement of the Regent Park Community Centre. TCHC's proposal includes the retention and expansion of the Community Centre.

A further issue is the need for a mosque to serve the Muslim population of Regent Park. The draft Zoning By-law includes land use permission for places of worship, including mosques, as part of the permissions for CR and R4A zones. Construction of a mosque would be subject to all applicable zoning and building regulations. Planning approvals do not typically secure construction or funding of places of worship.

The Community Facilities Strategies will address the provision of physical space and facilities, as opposed to actual services. Delivery of community services by both the public and non-profit sectors will be impacted by redevelopment due to the demolition of the facilities that they occupy, and due to the growing and changing population in the neighbourhood. The preparation of a Social Development Plan to address planning for service delivery, among other things, is discussed below.

Social Development Plan

The process for determining ongoing community and social service needs, program delivery and the development of community capacity will be guided by a Social Development Plan. TCHC is developing the Social Development Plan, with the support of the City's Social Development and Administration Division, as directed by Council in July 2003.

The Social Development Plan will provide a "change management framework" - for the transformation from what currently exists in Regent Park in terms of services, relationships and structures, to what will exist in the new Regent Park community. TCHC is committed to a participatory approach, using an inclusive process that brings together key stakeholders to provide input and direction to the plan.

Since the redevelopment will take place over a period of 12 years, it is recognized that the Social Development Plan will be dynamic and will evolve in response to the changing character and needs of the Regent Park community. The Social Development Plan will be integrated with the Economic Development Plan as it relates to the labour force, skills development and training component. The Social Development Plan will also link to other initiatives such as the Tenant Relocation Plan, the City's Social Development Strategy and TCHC's Tenant Participation Strategy.

The Project Framework has been included for information as Attachment 11 to this report. It is expected that a final Social Development Plan will be approved by TCHC in November 2005.

School Capacity

The Toronto District School Board (TDSB) has commented that although additional students are expected as a result of redevelopment, the Board does not expect that the students generated from the additional units to be built in Regent Park will represent a significant change from existing enrollment levels.

TDSB has also advised that it will seek opportunities to provide Regent Park students with the ability to continue attending the same school if their family has temporarily been relocated outside of Regent Park.

The Toronto Catholic District School Board has advised that it expects that there is sufficient school capacity to accommodate the schoolchildren living in the new development.

Economic Development

At its meeting of July 22-24, 2003, Council adopted a report from the CAO directing the Commissioner of Economic Development, Culture, and Tourism, to work with local business and community interests and TCHC to develop a local economic development strategy. The Economic Development Division, working with staff from CNS, TCHC, the Regent Park Residents' Council, Dixon Hall, and the Maytree Foundation, prepared an RFP for the preparation of an Economic, Labour Force and Skills Development Plan. The consultant has been selected and work on the plan has started. Human Resources Skills Development Canada has agreed to financially participate in the plan preparation, which is forecast to be complete by the middle of next year. The Commissioner will report to the Economic Development Committee upon completion of the strategy.

Accessibility

Certain existing buildings in Regent Park have relatively high proportion of tenants with physical disabilities. One of the disadvantages of the existing housing stock is that it was not designed with consideration for accessibility. The new Official Plan provides specific encouragement to development in Apartment Neighbourhoods to conform to the principles of universal design and to contain accessible units, wherever possible. Policy 2.2.2 of the draft Secondary Plan provides a similar policy for development in all areas of Regent Park.

Social Character of Neighbourhood

Regent Park residents have formed strong bonds with their community. The residents make up strong social networks which are important in supporting individuals and families in the community. Redevelopment creates the possibility that these networks will be disrupted. Many residents who support redevelopment have accepted a certain amount of concern about the future of their homes and their community. Tenants have clearly expressed that not only do they want to ensure that the bricks and mortar of their homes are replaced, but that the community will take root again in the redeveloped neighbourhood.

Residents and other stakeholders have expressed a related concern that as a result of redevelopment, the neighbourhood will gradually gentrify and low-income residents will be pushed out of the area. Residents are probably correct in predicting that the social character of the neighbourhood will change as a result of redevelopment and the construction of market housing. New social networks will form in the neighbourhood as the result of the arrival of new households with a range of incomes and as a result of stronger physical and social links between Regent Park and the surrounding neighbourhoods. It would not be appropriate to use the planning approvals to exclude households from the neighbourhood based on income level, whether high or low. However, it is important to ensure the continued provision of substantial social, rent-geared-to-income and affordable housing, particularly within the context of the City's housing objectives in the new Official Plan and the Provincial interest in provision of a full range of housing.

The discussion under the "Housing" comments of this report outlines the commitments respecting replacement of social housing units and RGI subsidies within Regent Park, to be made through the draft Secondary Plan policies, as well as the possibilities of achieving gains in affordable ownership and rental housing. The draft Secondary Plan sets a policy providing Regent Park residents a right to return to the neighbourhood, to be secured through a Tenant

Relocation and Assistance Plan and implementing legal agreements. Regent Park will continue to provide a significant amount of rent-geared-to-income and affordable housing to accommodate resident who choose to return to the neighbourhood, as well as new residents. The extent to which existing social networks return to the neighbourhood will depend on the individual decisions of each tenant household on whether to return to Regent Park or to prefer a unit elsewhere.

Residential Amenity Space

The City of Toronto's Zoning By-law requires new residential building of 20 or more units to provide 2 square metres of indoor amenity space per dwelling unit. The proposed draft Zoning By-law for Regent Park would apply the same standard.

The City of Toronto's Zoning Bylaw also sets a requirement of 2 square metres of outdoor amenity space per dwelling unit. The draft Zoning By-law for Regent Park would eliminate this requirement. In the case of Regent Park, nearly 20 % of the net site area is planned to be conveyed to the City for Parks purposes, providing considerable outdoor amenity for the area as a whole. The greenway system abutting certain streets will enhance the proposed park system. TCHC has made considerable effort to propose a plan which places front yards at the front of residential properties and which is grounded in the role of streets as public space. In some cases, the front setbacks, which are important to provide sufficient soil to achieve mature tree growth in the public realm, will likely make it difficult to provide appropriate outdoor amenity space at the rear of the buildings. Within this context, and due to the considerable outdoor amenity that will be available to the residents of the neighbourhood, staff are willing to accept no outdoor amenity space requirement. Outdoor amenity space may still be provided on specific developments, where the feasible and appropriate. Opportunities are expected to be numerous on townhouse rooftops and low- and mid-rise building roofs and terraces and will be encouraged in the Urban Design Guidelines.

Traffic and Transportation

Planning for transportation in Regent Park reflects the objectives for environmental sustainability and the interest in encouraging a pedestrian-focused neighbourhood, while at the same time providing for the transportation needs of the area.

The plan for redevelopment does not propose changes to the arterial streets which currently abut or cross Regent Park: Gerrard Street East, Dundas Street East, Shuter Street, River Street, and Parliament Street.

TCHC's traffic consultant have submitted a transportation study for the redevelopment dated June 2004 and supplemented by subsequent revisions and amendments to address concerns and comments raised by staff. The study examines existing and future traffic conditions, trip generation of the new development and the development's proposed street network. The study also considers transit, travel demand management, and bikeways and pedestrian crossings. The study concludes that the traffic generated by the redevelopment can be accommodated on the adjacent road network without the need for any major road infrastructure improvements. The study indicates that traffic control signals would be required at key intersections within and adjacent to Regent Park as redevelopment proceeds.

Works and Emergency Services and Urban Development Services Transportation Planning staff have reviewed the traffic impact study and find it generally acceptable. However, staff have identified a number of matters that will require on-going monitoring and assessment through the build-out of the development. Updated assessments would be required for each phase to examine impacts both within the proposed phase and outside the area of the phase. This on-going assessment will also identify whether the redevelopment is actually resulting in the predicted traffic and transportation outcomes, or if modifications to the transportation assumptions being used are required.

Updated traffic and transportation assessments will be required prior to the lifting of the holding symbol from the zoning of each phase of development. These updated assessments may identify local transportation infrastructure (road, transit, bicycle, pedestrian) improvements, traffic signals, traffic restrictions, and elements of street design that are required for the phase. The updated assessments will also provide information to assess whether the Secondary Plan's goals of reduced auto use are being achieved. Improvements will be secured through subdivision agreements, or other appropriate legal agreements, and may include improvements outside of the current phase.

Parking

The draft Zoning By-law for Regent Park sets parking standards for residential development that are generally lower than the requirements for the Central Area set by the (former) City of Toronto Zoning By-law. In recommending these standards, Planning and WES staff have considered the estimated parking demand, environmental sustainability, and the desire to incentivize construction of social housing by reducing costs.

The proposed parking standard for social housing units in Regent Park is 0.4 spaces per unit for units of all sizes. This standard is based on automobile ownership rates for current Regent Park tenants. The draft Zoning By-law does not require any on-site visitor parking for social housing developments. Exempting social housing from visitor parking may reduce the cost of reconstruction of existing social housing and construction of new social housing. Staff are satisfied that waiving the visitor parking requirement for social housing in this case will not negatively affect the new neighbourhood or the surrounding area, because the new streets to be constructed in Regent Park will provide substantial amounts of on-street parking.

The proposed standard for market housing units in Regent Park is based on parking surveys of parts of the East Downtown that have housing characteristics similar to what is expected in Regent Park. Furthermore, in order to encourage low rates of automobile use, the standards never require more than 1.0 parking space per dwelling unit. The following table compares the proposed standards to the standards of the existing Zoning By-law.

Dwelling Size	Proposed Regent Park Zoning Standard	Generalized Parking Standard, City of Toronto Zoning By-law 438-86
Bachelor	0.3	0.3 spaces per unit
1-Bedroom	0.35	0.5
2-Bedroom	0.55	0.75

3-Bedroom +	0.9	1.20
Townhouse	1.0	1.0

(In the draft Zoning By-law, parking standards for townhouses are captured through requirements for buildings with up to six units. This language is consistent with the City’s Zoning By-law and in Regent Park such buildings are most likely to be townhouse – reward form.)

The proposed visitor parking standard for market housing of 0.06 spaces per residential unit is identical to the standard for the Central Area of the former City of Toronto.

Under the draft By-law, the City’s parking requirements for “alternative housing” and for “senior citizens’ housing” will continue to apply. These are lower than the proposed standards for either social or market housing. With respect to non-residential development, the (former) City of Toronto Zoning By-law’s non-residential parking requirements for the Central Area will continue to apply to Regent Park.

Loading

The draft Zoning By-law applies the standards for loading spaces from the (former) City of Toronto Zoning By-law. There are two exceptions. First, when a block has more than one building, a single, shared loading space would satisfy the requirement. Shared loading agreements will be required at Site Plan Approval, when applicable. Second, when a development consists of grade-related units, with front doors onto the street rather than access from an internal corridor, no loading space is required, since it is anticipated that such development would be eligible for curbside garbage pick-up.

Infrastructure

The capacity of existing infrastructure is generally sufficient to service Regent Park. There are no insufficiencies which cannot be satisfactorily addressed through subdivision approval and future funding strategies. A number of infrastructure improvements will be required in conjunction with redevelopment, including construction of public streets, utilities, water mains, and sewers. TCHC has provided a servicing study which is currently under review by staff. Infrastructure will be secured in conjunction with the approval of the draft plan of subdivision. Consideration will be given to the objectives for environmental sustainability in the redevelopment. For example, the proposal includes a stormwater retention system designed to provide irrigation for street trees that may offer significant benefit and a number of proposed measures to provide relief to existing sewers.

Pavement Widths

This report does not make a recommendation respecting pavement widths on new streets in Regent Park. The draft Secondary Plan and Zoning By-law recommended for approvals do not set pavement widths for new streets. Right-of-way widths proposed in the submitted draft plan of subdivision can accommodate a certain range of pavement widths, with different implications for the design of the public realm. The proposed policy tool to guide pavement widths is the Urban Design Guidelines. Once the Guidelines are adopted by Council, staff would work to

implement the guidelines through the construction of new streets to be conveyed to the City. As noted above, staff intend to bring forward a final version of the Urban Design Guidelines to Council, including proposed pavement widths, at the same time as they report on the conditions of draft Plan of Subdivision approval.

Planning staff generally support narrow pavement widths for streets in Regent Park. Narrow pavement widths are typical of many of the surrounding neighbourhoods – 7.3 metre pavement widths are common on streets in Cabbagetown and South of Carlton – and therefore support the objective of physically integrating Regent Park with surrounding areas. Narrow streets support a comfortable pedestrian realm, allow for opportunities for mature growth of street trees, create more intimate public spaces, and contribute to the livability of neighbourhoods. Regent Park residents have expressed support for narrow pavement widths as one strategy to ensure safety and discourage traffic speeds on new streets. Narrow widths are also consistent with broader provincial and municipal policy for sustainable development.

Fire Services staff have requested wider pavement widths in Regent Park, in order to ensure that all streets provide 6.0 m clear pavement width (free from parked cars, street furniture, or other obstructions). This would result in a standard of 8.5 metres for streets with on-street parking, and 6.0 metres for streets with no on-street parking. Fire Services is concerned that streets with less than 6 metres of clear pavement increase their response times to emergencies. Their staff advise that 6 metres is required to accommodate their largest trucks, which are stabilized with outriggers extending from the side of the truck in situations where the aerial ladder is raised. The 6 metres also accommodates work space and room for firefighters to move around the truck.

In the draft Urban Design Guidelines, TCHC has proposed different pavement widths for different types of streets, based on consultation with staff from Urban Development Services and other departments. The proposed widths are:

- (a) 8.5 metres for Sackville, Sumach, St. David, and Oak Streets, as the primary streets that will transect the neighbourhood, to accommodate two-way traffic and one lane of on-street parking. The 8.5 metre width will accommodate 6 metres of clear pavement in the roadway.
- (b) 7.3 metres on other local streets in the neighbourhood to accommodate one-way traffic and one-lane of on-street parking. In this instance, the sidewalk on the “no parking” side of the street would be reinforced to support the weight of the outriggers. The width of clear pavement in the roadway, in combination with the sidewalk, would provide 6.5 metres of clear surface for the fire truck.
- (c) 6.0 metres on streets immediately adjacent to the planned local parkettes, to accommodate one-way traffic with no parking. Because no parking would be proposed for these streets, the 6.0 metre pavement width is sufficient to accommodate the large fire trucks, in the event that they are used in these locations.

Fire Services have advised that they continue to have concerns with the proposed 7.3 metre widths. Their position is that pavement widths should have a horizontal clearance of 6.0 metres at all times, and that therefore if on-street parking is proposed on one side of the street, the pavement width should be a minimum of 8.5 metres. Building staff have advised that 7.3 metre

wide pavement with parking on one side and with sidewalks designed and constructed to accommodate fire truck loading and free of all street furniture and other encumbrances, satisfies the Building Code. City-wide standards for new public streets will be considered by the Works Committee and the Planning and Transportation Committee, including considerations of to what extent City-wide standards should accommodate the characteristics of local neighbourhoods. The outcome of that review may provide further policy guidance for Regent Park prior to the subdivision approval and adoption of Urban Design Guidelines and eventual implementation. No decision on pavement widths is required with the adoption of this report.

Sustainability

TCHC has advised that they intend to pursue a comprehensive and integrated sustainability agenda for the redevelopment of Regent Park and that their objective is for Regent Park to be a model of environmental sustainability for residential development in Canada. With the City as a partner, TCHC received a grant from the Federation of Canadian Municipalities to prepare a feasibility study of sustainable design for Regent Park

TCHC's approach pro-actively addresses objectives for the natural environment of the (former) City of Toronto Official Plan and the new Official Plan and City staff are working with TCHC to determine feasible ways of achieving environmental sustainability. Draft Secondary Plan policies encourage sustainable approaches to development. The parking standards set out in the draft Zoning By-law also give certain consideration to sustainability, as discussed under "Parking," and land use permissions for "district heating and cooling plant" and for "recycling depot" have been provided in all land use designations to accommodate these uses. Permission for "automobile leasing operation" is intended to encourage auto-sharing operations.

New municipal infrastructure may be a key part of the strategy sustainability. As noted above, approval for the draft plan of subdivision includes consideration of infrastructure improvements. There are a number of examples of possible ways that infrastructure design may support sustainability objectives, including innovations in stormwater management and tree irrigation. Proposed infrastructure will be considered in light of the sustainability objectives. The Urban Design Guidelines will also give guidance respecting construction of the public realm with designs and materials that contribute to sustainability.

40 Oak Street

As reported above, lands located at 40 Oak Street are included in TCHC's rezoning application. 40 Oak Street is owned by the Toronto United Church Council and is occupied by a related organization, the Christian Resource Centre (CRC). The Christian Resource Centre has plans to redevelop the lands with a new facility which includes a worship space, community rooms, offices, and supportive housing.

TCHC and the Toronto United Church Council have advised that they intend to engage in a land exchange which would re-configure the Church Council's lands. The objective of the land exchange would be create a parcel for the Christian Resource Centre which fronts onto a second consolidated parcel of land to be conveyed to the City for parks purposes. This new park would form one of Regent Park's three local parkettes.

The draft Secondary Plan and draft Zoning By-law have been prepared to accommodate the intentions of the Toronto Community Housing Corporation and the Toronto United Church Council. The Plan designates an area on roughly the southern half of 40 Oak Street as “Parks and Open Space – Parks,” and the northern half as “Apartment Neighbourhood.” The draft Zoning By-law would designate the reconfigured Church Council property as R4A(h) with a height limit of 15 metres. Future redevelopment by the CRC would be required to comply with the Secondary Plan and Zoning By-law provisions for these lands, including lifting of the Zoning By-law’s holding symbol. Alternatively, CRC may seek approval through applications for further amendments to the Official Plan and Zoning By-law, or for minor variance to the Zoning By-law. Development will also likely require Site Plan Approval under Section 41 of the Planning Act.

The application for Draft Plan of Subdivision approval by TCHC reflects their intended land exchange with the Toronto United Church Council. The reconfiguration of the Toronto United Church Council’s lands should conform to the Official Plan and will be reported on in conjunction with the Draft Plan of Subdivision approval.

30 Regent Street

30 Regent Street is a property owned by the City of Toronto and is the former location of the 51 Division police station. City Council at its meeting of May 18, 19 and 20, 2004, declared 30 Regent Street surplus to municipal requirements and authorized the Commissioner of Corporate Services to invite an offer to purchase from TCHC. TCHC intends to construct townhouse or stacked townhouse units on the property, to primarily house low to moderate income households, which will in part accommodate Regent Park residents who are relocating during redevelopment and will enable TCHC the flexibility to offer some of the housing units to tenants paying market rents.

The property is not included in TCHC's planning application for Regent Park and with the exception of certain housing policies, would not be subject to the proposed Secondary Plan or Zoning By-law for Regent Park.

Residents on Arnold Street, directly behind the site, are very interested in future development at 30 Regent Street, due to the potential impact on their homes. TCHC has not made any planning applications for this property. Any development on 30 Regent Street will either be required to comply with in-force Official Plan policies and the City's Zoning By-law. Alternatively, TCHC will require approval of applications under the Planning Act for either Official Plan and Zoning By-law amendments, or minor variances. Either of these processes provide for public notice and consultation. Development of 30 Regent Street will also require Site Plan Approval.

Provincial Consent

The City of Toronto, as Service Manager, under the Social Housing Reform Act, 2000 approved the redevelopment of Regent park and the sale or lease of all or a portion of the housing project. Community and Neighbourhood Services staff have submitted the required business case to the Minister of Municipal Affairs and Housing, on behalf of TCHC. Ministerial approval is being sought for the redevelopment of and the sale of lease of a portion or all of the housing project according to Ministerial guidelines under the SHRA. Several meetings have taken place in 2004

and Community and Neighborhood Services senior staff are working with Ministry staff on the development of conditions and obtaining Ministerial consent.

Road Closures

Although development of Regent Park eliminated through streets, South Regent Park was designed with a small number of publicly owned streets that end in cul-de-sacs and provide access to specific buildings. These streets do not correspond to the planned grid of public streets recommended by this report and shown in the draft Secondary Plan. TCHC has applied to the City to stop up and close the existing streets in order to incorporate the land into the redevelopment.

Works and Emergency Services and Corporate Services have reviewed TCHC's application and will submit the necessary report to the Administration Committee and Toronto and East York Community Council to declare the subject highways surplus and obtain authorization to close the highways. A second report will be submitted to a future meeting of the Administration Committee outlining the terms and conditions of the sale of the highways. Planning staff will report at the time of Draft Plan of Subdivision approval on any conditions that are necessary to coordinate the conveyance of the new streets with future development.

Surplus Land Declaration

The City holds a reversionary interest in North Regent Park, pursuant to an agreement registered on title to the land, that provides that the land must be reconvened to the City in 2024. Facilities and Real Estate staff have prepared a report to the Administration Committee recommending that Council declare the reversionary interest surplus. The intended manner of disposal is a release and discharge of the agreement, as it pertains to North Regent Park, for nominal consideration. The reversionary interest has no implications for any planning approvals in Regent Park.

Conclusions:

Council has made the redevelopment of Regent Park a priority. Redevelopment of Regent Park presents numerous opportunities to improve the quality of life in the neighbourhood and to contribute to City building. These opportunities include the reconstruction of social housing, the extension of the local street grid into Regent Park, and the provision of significant new park spaces. Redevelopment also offers the possibility to achieve a diverse mix of land uses and built-forms, and a range of housing in terms of form, tenure, and affordability. Essential to a successful physical outcome will be careful regard to the impact on residents and their community.

This report recommends adoption of Official Plan Amendments, a Secondary Plan, and a Zoning By-law, subject to holding provisions, for the redevelopment. These approvals constitute part of the planning framework for redevelopment. Future steps include Draft Plan of Subdivision Approval and adoption of Urban Design Guidelines and a Community Facilities Strategy by Council. A report on these matters is targeted for the first quarter of 2005.

Before proceeding with redevelopment of the first phase, TCHC will need to meet the conditions necessary to lift the holding symbol from the zoning of that phase. Site Plan Approval for the phase will also be necessary. If TCHC wishes to divide the approved blocks into smaller

development parcels, it will need to apply to lift part lot control, to sever the block, or for a further Plan of Subdivision.

Contact:

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Attachment 7

Draft Official Plan Amendment with Draft Secondary Plan (Centre)

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2004

To adopt an amendment to the Official Plan
for the former 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; and

AND WHEREAS the Council of the City of Toronto, at its meeting of * determined to amend the Official Plan for the City of Toronto adopted by By-law No.*;

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

1. The text and maps annexed hereto as Schedule "A" are hereby adopted as an amendment to Part II of the Official Plan for the former City of Toronto and shall form a new Section 19.xx.
2. This is Official Plan Amendment No. xxx

ENACTED AND PASSED this ~ day of ~, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule "A"

Regent Park Secondary Plan

Section 1: Vision for a revitalized neighbourhood

Regent Park is one of the largest and oldest public housing developments in Canada. About 7,500 residents live in the neighbourhood in 2,083 rent-g geared-to-income social housing units. Regent Park covers about 70 acres on the eastern edge of Downtown Toronto. It is extremely well located, served well by transit, close to the city's financial district and the transportation infrastructure and natural heritage of the Don Valley.

The Regent Park area has a history of housing Toronto's low-income residents. Before 1948, it had a reputation of having some of the worst housing conditions in Toronto. The development of Regent Park was part of North America's mid- 20th century urban renewal movement, where the historic housing stock and urban fabric were cleared and redeveloped with new social housing.

Regent Park North was developed beginning in 1948, financed by a municipal debenture approved through a City referendum. Its design was made up of a series of three and six storey walk-up apartments and a number of town houses surrounded by green spaces. Regent Park South was developed beginning in the late 1950s. Its design included a series of five "tower-in-the-park" modernist high-rises, mixed with ground-related townhouses. Public through streets were removed from Regent Park, since the buildings were intended to front onto surrounding open space rather than public streets, and the redevelopment sought to exclude cars from the neighbourhood.

Regent Park was initially successful in that it provided quality, new housing to many low-income residents. As the neighbourhood evolved, it developed many strengths, including cultural diversity and a strong sense of community among its residents. At the same time, challenges have emerged. The housing stock has deteriorated and no longer provides quality housing. The buildings in Regent Park have a poor relationship to the surrounding open spaces. Public spaces are often poorly designed and many residents have found that the design facilitates criminal activity and undermines public safety. The neighbourhood has become both physically and socially isolated from the surrounding areas and the rest of Toronto.

The Toronto Community Housing Corporation – the City's arms-length, non-profit housing corporation -- is the sole owner of both North and South Regent Park. Through TCHC, Toronto has new opportunities to achieve revitalization of Regent Park through redevelopment.

The Regent Park Secondary Plan establishes a framework to guide the phased redevelopment of Regent Park. The intent of the plan is to support and build upon the strong community that exists in Regent Park as the neighbourhood undergoes significant physical change. Redevelopment will achieve a revitalized mixed income, mixed use and residential neighbourhood. The neighbourhood will be integrated with the *surrounding* area, exhibit high quality design, and accommodate a population that is socially and economically diverse in a healthy and sustainable environment.

Redevelopment will involve the phased demolition and reconstruction of all of the social housing in Regent Park. The total number of residential units will increase, as some land will be

developed as market housing. The neighbourhood will continue to provide social and rent-geared to income housing. 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 phases. The anticipated population characteristics will be reviewed and assessed on an on-going basis in order to support good planning for services and transportation. Regent Park will be revitalized as a vibrant, healthy, and liveable neighbourhood.

The vision of a new and revitalized Regent Park neighbourhood is supported by a number of principles:

Reconnection

The plan will physically integrate Regent Park with adjoining neighbourhoods through the introduction of connected, pedestrian-friendly, publicly-owned streets, parks, and open spaces.

Housing Diversity

In addition to the replacement or retention of 2,083 existing rent-geared-to-income social housing units through redevelopment, the neighbourhood will provide a full range of housing to accommodate a diverse population with a broad range of household incomes and sizes, under varied forms of tenure and within a range of building forms.

Mix of Uses

The plan encourages a mix of uses that supports a healthy neighbourhood, including community facilities, parks, retail, and a range of employment uses such as live-work, workshops, office, and institutional;

Safety and accessibility

Regent Park will be a neighbourhood where residents have a high level of security and safety and convenient access to public space. Buildings and spaces should be designed to accommodate the needs of people with disabilities.

Environmental Sustainability

Redevelopment will advance environmental sustainability through infrastructure, community design, and building design, by exploring approaches and innovations such as district heating and cooling and green roofs will be explored.

Economic health

Regent Park will be an economically healthy neighbourhood that incorporates sufficient flexibility in design to allow adaptation over time to demographic, lifestyle, and technological changes.

Fewer automobiles

The plan intends to encourage walking, cycling and transit use and low levels of private automobile use in order to improve safety, promote environmental sustainability, and establish neighbourhood character.

Section 2: Building a Good Place

Redevelopment will transform the physical character of Regent Park. When Regent Park was first built, the elimination of through streets and automobiles was intended to create a park-like character. These good intentions had drawbacks, and left the neighbourhood distinctly different and disconnected from surrounding areas.

Redevelopment of Regent Park creates opportunities to integrate the neighbourhood with the surrounding city, and create a continuous networks of public streets and park spaces that is integrated into the existing context. The neighbourhood will be structured around the public realm, which includes streets, parks and open spaces. Public through streets will break down the invisible boundary around the community. The built-form will be organized with a fine-grained pattern of blocks, while permitting flexibility for future development.

Regent Park is planned as a medium-density, primarily residential neighbourhood, with a wide range of building types. These include stacked townhouses and mid-rise buildings along the street edges, in addition to carefully placed and well designed point towers.

Section 2.1 Structure, Form, and Physical Amenity

The physical structure of Regent Park is planned around a hierarchy of streets and open spaces. The structure guides the relationship of different parts of the neighbourhood to each other. It also guides the physical relationship of the neighbourhood to the surrounding city, and to new development.

POLICIES

- 2.1.1 Neighbourhood structure, form and physical amenity are planned to support a pedestrian-friendly grid of small blocks, with active and accessible public spaces, and a mix of uses appropriately located to support a healthy neighbourhood.
- 2.1.2 Streets and blocks in Regent Park will be located to physically integrate the Secondary Plan Area with adjoining neighbourhoods and the rest of the City . Streets in Regent Park will be public streets. As public space, streets will fall within a hierarchy of arterial streets, Primary Local Streets, and Internal Local Streets. Map 2 shows the hierarchy of proposed streets.
- 2.1.3 The location of Primary Local Streets within the Secondary Plan Area will be generally as shown on Map 2. The extensions of Gifford Street, Nasmith Street and Sword Street from Gerrard Street East south to Oak Street will also be located generally as shown on Map 2. Other Internal Local Streets shown on Map 2 illustrate the intent of the streets and blocks plan; however, their location may change or they may be removed without requiring an amendment to this Secondary Plan, if the subdivision review process determines such revisions to be appropriate and within the intent of the Plan.

- 2.1.4 Public streets in Regent Park will: serve pedestrians; provide well-designed public space; be designed to accommodate landscaping and greening of the public realm; and accommodate the transportation and infrastructure needs of the neighbourhood and the broader City.
- 2.1.5 Internal Local Streets will contain a high proportion of ground-related units and be designed with particular regard for pedestrian comfort and safety.
- 2.1.6 Parliament Street north of Gerrard Street East serves as a shopping district for neighbourhoods in Toronto's east Downtown. Parliament Street adjacent to Regent Park will extend the commercial character of the street southward from Gerrard Street East to provide a mix of grade-related retail uses and small scale commercial uses in mixed-use buildings.
- 2.1.7 The predominant character of built-form in Regent Park will be low-rise and mid-rise buildings fronting onto public streets, interspersed in appropriate locations with tall buildings.
- 2.1.8 Parliament, Gerrard, Dundas, Shuter, and River Streets, and Primary Local Streets are generally appropriate for mid-rise buildings. Development sites across from major parks and the two large blocks located between Dundas, Sumach, Sackville, and St. David Streets are also appropriate for mid-rise buildings.
- 2.1.9 Internal local streets are generally appropriate for development of low-rise, predominantly residential buildings.
- 2.1.10 Tall buildings with small floor-plates may be constructed on top of base buildings in appropriate locations.. The zoning by-law will define and limit appropriate locations and floorplate sizes for tall buildings. Appropriate locations will be primarily along River Street, Dundas Street East, and on the two large blocks between Dundas, Sumach, Sackville, and St. David Streets. Tall buildings will only be considered on sites which:
- (a) can accommodate a tall building while addressing impacts on the surrounding neighbourhood and the adjacent public realm, including streets, parks, and open spaces;
 - (b) do not concentrate tall buildings in a localized area; and
 - (c) are located on large blocks and front onto wide streets or large open spaces.
- 2.1.11 The open-space system in Regent Park will have four components:
- (a) A major park will be developed on the north side of Dundas Street East between Sumach and Sackville Streets. The park will provide a significant physical feature of the neighbourhood and provide recreation opportunities and open space.

- (b) The City will seek the cooperation of the Toronto District School Board to consolidate the playfield at Nelson Mandela Park Primary School with adjacent land on the south side of St. David Street east of Sackville Street to establish a new expanded park space and recreation area. The nearby land on at the northeast corner of Shuter Street and Sumach Street will also be used for parks and recreation purposes.
- (c) Three local parkettes will be developed in the northeast, southeast, and northwest quadrants of the neighbourhood generally as shown on Map 3. Local parkettes will provide special and unique public places within the quadrants of the neighbourhood.
- (d) A landscaped walkway system will be developed adjacent to St. David, Oak, Sumach and Sackville Streets. These walkways will form linear greenways and will function as major tree-lined, pedestrian pathways within the neighbourhood and provide connections to the three main schools in the area and to new parks in Regent Park.

2.1.12 Approximately 3.5 hectares or more of land in the Secondary Plan Area will be dedicated as parkland over the course of redevelopment.

Section 2.2 Land Use

Regent Park will be a medium density, primarily residential neighbourhood. Like other healthy neighbourhoods across Toronto, Regent Park will also include diverse land uses to accommodate a variety of services and economic opportunities for its residents and contribute to the vibrancy of the neighbourhood. Development in Regent Park will provide appropriate transition to neighbourhoods outside the Secondary Plan Area.

POLICIES

- 2.2.1 The lands within the secondary plan area will be designated as either Mixed Use Areas, Apartment Neighbourhoods, or Parks and Open Space Areas – Parks, as shown on Map 3.
- 2.2.2 Development in all areas in Regent Park will provide buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities

Mixed Use Areas

- 2.2.3 Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

2.2.4 In Mixed Use Areas development will:

- (a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- (b) locate and mass new buildings to provide a transition between areas of different development intensity and scale particularly providing setbacks from and a stepping down of heights towards lower scale residential areas outside of the Secondary Plan Area;
- (c) locate and mass new buildings to minimize shadow impacts on adjacent residential areas during the spring and fall equinoxes;
- (d) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- (e) provide an attractive, comfortable and safe pedestrian environment;
- (f) have access to schools, parks, community centres, libraries, and childcare;
- (g) take advantage of nearby transit services;
- (h) provide good site access and circulation;
- (i) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets, residences, and parks; and
- (j) provide appropriate recreation space for building residents.

Parks and Open Space Areas - Parks

2.2.5 Parks and Open Space Areas - Parks will be used primarily to provide public parks and recreational opportunities.

2.2.6 Development is generally prohibited within Parks areas except for recreational and cultural facilities, conservation projects, and essential public works and utilities where supported by appropriate assessment.

2.2.7 Any development provided for in Parks and Open Space Areas – Parks will:

- (a) protect, enhance or restore trees, vegetation and other natural heritage features appropriate to the design and programming of the space;
- (b) preserve or improve public visibility and access;
- (c) maintain, and where possible, create linkages between parks and open spaces to

create continuous recreational and pedestrian corridors;

- (d) maintain or expand the size and improve the usability of publicly owned Parks and Open Space – Parks areas for public parks, recreational and cultural purposes;
- (e) respect the physical form, design, character and function of Parks and Open Space – Parks Areas; and
- (f) provide comfortable and safe pedestrian conditions.

Apartment Neighbourhoods

2.2.8 Apartment Neighbourhoods are made up of apartment buildings and residential uses in a mix of lower and higher scale buildings such as duplexes, triplexes, townhouses walk-up apartments and tall buildings. Apartment Neighbourhoods also include parks, home occupations, local institutions, community services, schools, cultural and recreational facilities, and small scale retail, service, and office uses.

2.2.9 Non-residential uses in Apartment Neighbourhoods will be compatible with adjacent residential uses and support the objective of providing a mix of uses to support a healthy neighbourhood. Utilities are permitted in Apartment Neighbourhoods where supported by appropriate assessment.

2.2.10 Development in Apartment Neighbourhoods will contribute to the quality of life by:

- (a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, particularly providing setbacks from and a stepping down of heights towards lower scale residential areas outside of the Secondary Plan Area;
- (b) locating and massing new buildings to minimize shadow impacts on adjacent residential areas during the spring and fall equinoxes;
- (c) locating and massing new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- (d) including sufficient off-street motor vehicle and bicycle parking;
- (e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets, residences, and parks;
- (f) providing appropriate recreation space for building residents; and
- (g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Section 2.3 Urban Design

The design of the public realm and the relationships between new buildings and the surrounding space will be key to establishing a positive character and identity for the Regent Park neighbourhood. New buildings should have a positive impact on the neighbourhood and on the surrounding area and the public realm should provide a positive place where residents can work, live, play, and interact with each other. This Secondary Plan establishes a strong foundation for the implementation of fundamental urban design principles through redevelopment. As the neighbourhood develops and evolves, urban design guidelines will be an essential tool to implement good urban design.

POLICIES

- 2.3.1 The public realm in the Regent Park Secondary Plan Area will be designed to physically integrate the neighbourhood with the surrounding area, to integrate public streets and open spaces together, to create a pedestrian-focused neighbourhood, to contribute to the greening of Regent Park, to incorporate high-quality streetscape features, and to be environmentally sustainable.
- 2.3.2 Urban design guidelines will be adopted by City Council prior to redevelopment in the Regent Park Secondary Plan Area. The urban design guidelines will support and implement the objectives and policies of the City's Official Plan and this Secondary Plan. They will set out the design framework for the public realm and the relationship of buildings and private spaces to the public realm. The guidelines will, provide a context for coordinated incremental development of individual sites and blocks and provide guidance for the site plan control process.
- 2.3.3 The built form of the Secondary Plan Area will be located and massed to frame the edge of streets and parks with good proportion and to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces. Building setbacks and stepbacks will be used to mitigate the impact of building height and massing and to maintain appropriate relationships of buildings to streets and public spaces. Development will be planned to create clear distinctions between private and public spaces.
- 2.3.4 Tall buildings, where permitted, will minimize shadow impacts on the public realm and on surrounding properties during the spring and fall equinoxes. Design of tall buildings will also address light, view and privacy impacts on surrounding properties.
- 2.3.5 The location and massing of new buildings in the secondary plan area will provide a transition between areas of different development intensity and scale, particularly providing setbacks from and a stepping down of heights toward lower scale residential areas outside of the Secondary Plan Area. The location and massing of new buildings will minimize shadow impacts on properties in adjacent lower scale residential areas during the spring and fall equinoxes.
- 2.3.6 A diversity of building types that incorporate good quality architecture and environmental design will be encouraged. Existing buildings may be rehabilitated where appropriate and feasible to contribute to the preservation of the area's heritage.

- 2.3.7 Streetscape improvements in the Secondary Plan Area will contribute to the role of the street as public gathering space. Development will provide an attractive, comfortable and safe pedestrian environment.
- 2.3.8 Redevelopment of Regent Park will provide for the retention and relocation of existing trees where possible and appropriate, for the planting of new public trees on all public street rights-of-way, and for the planting and growth of mature trees on private property
- 2.3.9 Within the public realm there will be a range of public art opportunities to reflect Regent Park's and the city's cultural diversity and history.
- 2.3.10 The redevelopment of Regent Park will incorporate elements representing the heritage and history of the area into the neighbourhood's public realm.
- 2.3.11 Buildings will be located and designed to provide convenient access to parks and open spaces.

Section 3 Supporting a Healthy Neighbourhood

The redevelopment of Regent Park is not only about streets, blocks, and buildings. Any neighbourhood requires supports to achieve and maintain its social, economic and environmental health. The redevelopment also presents the challenge of transforming a neighbourhood with over 7,500 residents to one that may accommodate over 12,500. Reconstruction of the existing housing must be managed in a way that minimizes the impact on the lives of the residents and ensures that community supports are developed to appropriately house and provide services to returning and to new residents.

Once redevelopment is complete, sustainable environmental and transportation approaches will continue to support the health of the neighbourhood and of the City. New development in Regent Park should anticipate these approaches and contribute to their implementation.

Section 3.1 Housing

The redevelopment of Regent Park is about creating a strong and vibrant community, the foundation of which is a diverse and affordable housing stock. The neighbourhood has a long history of providing affordable housing and will continue to fulfill that role. Redevelopment of Regent Park needs to ensure that the City's supply of social housing is replenished and maintained. Social housing will continue to form an integral part of the neighbourhood.

Replenishing the stock of social housing is not the only housing goal of this Secondary Plan. Redevelopment is an opportunity to achieve a full range of housing for Regent Park, in terms of tenure, form, and affordability. The housing stock in Regent Park will reflect the diversity of the city's residents and their housing needs, with a wide range of housing types, sizes and affordability, encompassing social housing, ownership and rental housing. With a full range of housing, Regent Park will become a diverse, mixed income community.

A challenge of redevelopment is the smooth relocation of the existing tenants of Regent Park, while minimizing disruption to their lives. TCHC will have to relocate residents to appropriate

housing. Some will be temporarily relocated away from the community. Residents of the neighbourhood feel a strong bond with their neighbors and their community, and all residents who wish to return to Regent Park after redevelopment will have the right to do so.

Regent Park covers a large area of downtown Toronto and redevelopment may create opportunities to make gains in the supply of affordable housing. New affordable housing, in addition to the replacement of the existing social housing, could further broaden the range of affordable housing available in the neighbourhood. In light of the challenges of redeveloping the complete Regent Park neighbourhood, the development of additional affordable housing units will not be possible without the contribution of land and/or funding from senior levels of government.

POLICIES

- 3.1.1 Development in Regent Park will secure full replacement of *social housing* units that are demolished or converted to uses other than *social housing* as a result of the redevelopment of the lands. At least 85 % of the *replacement social housing* units will be provided within the Regent Park Secondary Plan area, or on the lands known in the year 2004 as 30 Regent Street.
- 3.1.2 Each *replacement social housing* unit will be maintained as a *social housing* unit for not less than 25 years from the date on which it was first occupied.
- 3.1.3 The *replacement social housing* units will generally be of a similar mix of sizes and unit types by bedroom type as the *social housing* units they are replacing.
- 3.1.4 *Social housing* units existing in Regent Park in 2004 that are not redeveloped or converted to other uses will be maintained as *social housing* for not less than 25 years from (date of the adoption of this Secondary Plan).
- 3.1.5 *Replacement rent-geared-to-income subsidies* will be provided in conjunction with the redevelopment of Regent Park equal to the number of rent-geared-to-income subsidies that were provided in the Regent Park Secondary Plan Area in March 2004. At least 65% of the *replacement rent-geared-to-income subsidies* will be provided within the Secondary Plan Area or on the lands known in 2004 as 30 Regent Street.
- 3.1.6 The *replacement rent-geared-to-income subsidies* will be provided for a period of not less than 25 years, subject to the continued provision of funding from federal, provincial and/or municipal government programs providing such subsidies.
- 3.1.7 *Replacement social housing units* that do not have rent-geared-to-income subsidies will be *affordable rental housing*.
- 3.1.8 As redevelopment proceeds, progress toward full replacement of the *replacement social housing units* and the *replacement rent-geared-to-income subsidies* will be monitored. *Replacement social housing* units will be constructed and *replacement rent-geared-to-income subsidies* will be provided consistent with the pace of housing development in the Secondary Plan Area..

- 3.1.9 *Replacement social housing* units and *replacement rent-geared-to-income subsidies* that are not within the Secondary Plan Area or on the lands known as 30 Regent Street will be located within the East Downtown, generally bounded by the Don Valley, Bloor Street, Yonge Street, and the lakeshore.
- 3.1.10 All tenant households that are displaced from Regent Park as a result of the redevelopment process will have the right to return to a *replacement social housing* unit within Regent Park within a reasonable time period.
- 3.1.11 Tenants in the social housing units to be demolished will receive assistance, including the provision of alternative accommodation at similar rents, the right to return to a *replacement social housing unit*, and financial or other assistance to mitigate hardship caused by relocation.
- 3.1.12 Development within the Secondary Plan Area will not be subject to the requirements to provide new affordable housing in Policy 6.12 of the (former) City of Toronto Official Plan or to Policy 3.2.1.9.b of the Toronto Official Plan.
- 3.1.13 Development of new *affordable ownership housing* and *affordable rental housing* in the Secondary Plan Area, over and above the *replacement social housing units*, is strongly encouraged in order to contribute to a full range of housing affordability in the area. The City will work with its housing corporation, other affordable housing providers, and the federal and provincial governments to assemble land and funding for development of affordable housing.

Housing Definitions

“*social housing*” means rental housing units owned by the Toronto Community Housing Corporation, or on their behalf by a non-profit corporation, or a non-profit housing co-operative, and operated by or on their behalf to provide accommodation primarily to persons of low and moderate income.

“*replacement social housing*” means *social housing* units which replace the *social housing* units located in the Regent Park Secondary Plan Area as of March 2004

“*rental housing*” is a building or related group of buildings containing one or more rented residential units, including vacant units that have been used for rented residential purposes, but does not include condominium-registered, life lease or other ownership forms except that any condominium units purchased and owned by TCHC in the Secondary Plan Area for the purpose of meeting the *replacement social housing* requirement during the 25 year period shall be deemed to be rental.

“*replacement rent-geared-to-income subsidies*” means funding provided to the Toronto Community Housing Corporation, or on their behalf to a non-profit corporation or a non-profit housing co-operative based on the income of the tenant households such that the rents to be paid by the tenant households are geared to their income.

“*affordable rental housing*” means housing where the total monthly shelter costs (gross monthly rent including utilities – heat, hydro and hot water – but excluding parking and cable television charges) is at or below one times the average City of Toronto rent, by unit type (number of bedrooms), as reported annually by the Canada Mortgage and Housing Corporation.

“*affordable ownership housing*” is housing which is priced at or below an amount where the total monthly shelter cost (mortgage principle and interest – based on a 25-year amortization, 10% down payment and the chartered bank administered mortgage rate for a conventional 5-year mortgage as reported by the Bank of Canada at the time of application – plus property taxes calculated on a monthly basis) equals the average City of Toronto rent, by unit type, as reported annually by the Canada Mortgage and Housing Corporation. Affordable ownership price includes GST and any other mandatory costs associated with purchasing the unit.

Section 3.2 Community Services and Facilities

Recreation, daycare, and social services are an important part of every neighbourhood, accommodated in community centres, schools, and other spaces. A strong community infrastructure supports community capacity and growth. Redevelopment of Regent Park offers an opportunity to ensure that the neighbourhood has the facilities needed to provide services to the community. At the same time, the make-up of the community and its members’ relationships to the surrounding City will rapidly evolve. The hard boundaries of Regent Park will dissolve in favour of interaction with nearby areas. Social planning responsive to the needs of the changing community will accompany redevelopment.

POLICIES

- 3.2.1 Social infrastructure in Regent Park will be supported through and include a strong network of community services and facilities designed to meet the evolving needs of the community.
- 3.2.2 The types and levels of community services and facilities will be informed through periodic reviews of existing and projected:
 - (a) demographic profiles of area residents;
 - (b) inventories of area services and facilities; and
 - (c) gaps in services and facilities.
- 3.2.3 Strategies will be prepared to implement the timely and efficient development of community facilities to serve Regent Park. Strategies will be informed by consultation with residents and service providers and the findings of investigations conducted to implement Policy 7.2. Opportunities for co-location of services will be considered as part of any strategy.
- 3.2.4 Updates of the strategies will consider:
 - (a) the market response to new housing in and around Regent Park and its effect on

- the emerging demographic composition;
 - (b) the status of funding, scheduling and delivery of planned facilities, and
 - (c) any implications for service planning and delivery.
- 3.2.5 Notwithstanding the demolition and redevelopment of buildings and facilities in Regent Park, existing community services, programs and facilities will not be displaced without without space for relocation being provided at reasonable cost that is suitable to carry out the functions at these locations.
- 3.2.6 The provision of new and/or replaced community facility space will be provided in a manner that is consistent with the pace of redevelopment occurring in Regent Park to ensure that community facilities are available when the need for them evolves in the community.
- 3.2.7 Social development in Regent Park will focus on achieving greater levels of equity, equality, access, participation, social cohesion and community capacity. To achieve this, comprehensive plans and programs will be developed to assist in the optimization of the delivery of community services and provide for the integration of initiatives to support local employment, community economic development and resident participation.
- 3.2.8 Social development efforts in Regent Park will:
 - (a) be inclusive processes designed to bring together area residents and key stakeholders in the design and delivery of community services;
 - (b) be dynamic and responsive to the changing character and needs of Regent Park residents over the course of redevelopment, and
 - (c) inform strategies designed to implement the development of new community facilities in to serve Regent Park.

Section 3.3 Environment and Sustainability

Redevelopment of Regent Park offers the opportunity to develop the neighbourhood as a model of environmental sustainability. Environmental sustainability brings many advantages. Clean air, soil and water and abundant trees, parks and open spaces, underlie the health and well-being of all Toronto residents. With efficient use of energy and resources in Regent Park, Toronto Community Housing Corporation will be able to deliver housing services more efficiently and cost-effectively. Sustainable development also reduces stress on the City's infrastructure and can complement the environmental policies of senior levels of government.

POLICIES

- 3.3.1 A wide range of environmentally sustainable approaches and technologies for the design and construction of development and infrastructure are encouraged in the Secondary Plan Area. Environmentally sustainable approaches and technologies should reduce automobile use, achieve energy efficiency, preserve and enhance the urban forest, make efficient use of stormwater and wastewater, and reduce the urban heat island.

- 3.3.2 The City will support actions and innovations to make the secondary plan area a model environmentally sustainable community while meeting the other objectives of this Plan. The City will seek opportunities to implement pilot projects for innovations in environmentally sustainable infrastructure and design.

Section 3.4 Transportation

A significant part of achieving a healthy neighbourhood lies in effective transportation. Transportation and transit will connect Regent Park to other areas of the City. Revitalization of Regent Park can be coupled with encouraging alternatives to the use of automobiles. Low automobile use will bring a number of benefits to the neighbourhood, including improved pedestrian safety and environmental sustainability. Low automobile usage also fits in to broader, City-wide goals for transportation and the environment.

POLICIES

- 3.4.1 Public streets, lanes and other linkages in the Secondary Plan Area will be designed to create an attractive, safe, grid-like pattern of streets and blocks to connect with the streets in the surrounding neighbourhoods.
- 3.4.2 The Secondary Plan Area will be planned and designed to encourage walking, cycling, transit-use, and car-sharing as means to reduce the use of private automobiles.
- 3.4.3 On-street parking will be permitted wherever appropriate to enhance street activity, provide a buffer between vehicular traffic and sidewalks, create a desirable pedestrian environment, and contribute to the neighbourhood's parking supply.
- 3.4.4 All streets will facilitate pedestrian and cyclist movement and provide links where appropriate to the City's cycling system along adjacent streets.
- 3.4.5 Reduced off-street parking requirements for the Secondary Plan Area may be considered and implemented through the Zoning By-law, to contribute to achieving objectives for environmental sustainability and other objectives of this Plan.
- 3.4.6 Development will be encouraged to pursue measures aimed at reducing automobile dependence by including facilities for car-sharing, bike-sharing, secure bicycle parking in convenient locations, and transit-pass incentives to residents and visitors.
- 3.4.7 Land subdivision and redevelopment in the Secondary Plan Area will protect for the operation of transit corridors on Dundas Street East, Gerrard Street East, and Parliament Street.

Section 4 Implementation

Section 4.1 Regulatory Tools

Sections 2 and 3 of this plan discussed the use of plans and strategies respecting community facilities, social development, the public realm and urban design, and tenant relocation. These plans and strategies will be important tools to achieve the vision for Regent Park. The vision for

Regent Park will also be implemented using a variety of instruments under the Planning Act, including a zoning by-law, plan of subdivision, site plan control, part lot control, and community improvement plans. Regulatory tools under the Planning Act will be used to establish a legal framework for redevelopment and to create checks and balances for future planning approvals. Coupled with clearly defined phasing, the checks and balances will be used to ensure the evolution of a healthy neighbourhood.

POLICIES

Zoning

- 4.1.1 Council will adopt a zoning by-law for lands within the Secondary Plan Area. The intent of the zoning by-law will be to provide diverse options for future development while securing important physical elements of development. The zoning by-law will permit a range of uses and establish standards for development and built-form consistent with and in conformity with the objectives and policies of the City's Official Plan and this secondary plan. The zoning by-law will regulate heights, setbacks, building massing, floorplates, and other matters, as appropriate.
- 4.1.2 Upon completion of redevelopment in one or more phases, Council may adopt a new zoning by-law for that phase or other completed phases of the Secondary Plan Area to protect the stability and character of the area and to restrict future redevelopment options for that phase or other completed phases. If adopted, this zoning by-law will reflect the development existing at the time.

Holding

- 4.1.3 To provide for the orderly sequencing of development and appropriate infrastructure and services, the holding symbol provisions of Section 36 of the Planning Act, as amended, may be utilized within the Secondary Plan Area. Where a holding symbol is in place, development may not take place before the holding symbol is removed through a by-law amendment. The Zoning By-law may specify certain existing uses, interim uses and minor alterations that are permitted without requiring 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) Archeology 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;
- (i) Provincial consent under the Social Housing Reform Act required prior to the lease or sale of land; and
- (j) Consideration of financial implications and the timing of the provision of municipal infrastructure and services set out above.

4.1.5 The requirements for the removal of the holding symbol may be reduced upon consideration of circumstances unique to a phase of development and the achievement to date of municipal infrastructure and services.

Plan of Subdivision

4.1.6 Major development blocks in the Secondary Plan Area will be created by plan of subdivision in accordance with Section 51 of the Planning Act, as amended. Major development blocks may be further divided by plan of subdivision, by removal of part lot control, or by consent to sever.

4.1.7 All division of land in the Secondary Plan Area shall be in conformity with this plan. Division of land shall create land parcels that facilitate development consistent with the intent and objectives of this plan and which can be feasibly developed in accordance with urban design guidelines adopted by Council.

4.1.8 Plans of subdivision in Regent Park may be subject to a variety of conditions to ensure implementation of strategies to provide community services and facilities and recreation facilities, urban design guidelines, the housing policies of this plan, heritage preservation and archaeological investigation and mitigation, provision of public infrastructure, tree preservation and planting on private property and in the public realm, and other matters in accordance with Section 51 of the Planning Act, as amended.

Site Plan Control

4.1.9 Applications for Site Plan Approval shall be reviewed to ensure consistency with the objectives and policies of this plan. The site plan approval process will be used to implement urban design guidelines adopted for the Secondary Plan Area. Site plan review will consider the context of a proposal within the larger block on which the site is located to ensure coordinated development.

Section 37

- 4.1.10 Agreements pursuant to Section 37 of the Planning Act may be used to secure facilities and matters such as the achievement of replacement housing, replacement rent-geared-to-income subsidies, tenant relocation and assistance, and other matters.

Community Improvement Plan

- 4.1.11 A Community Improvement Plan may be prepared to achieve infrastructure improvements and other attributes of the redevelopment.

Section 4.2 Interpretation

The following policies provide guidance for the understanding of the text and maps of this Plan.

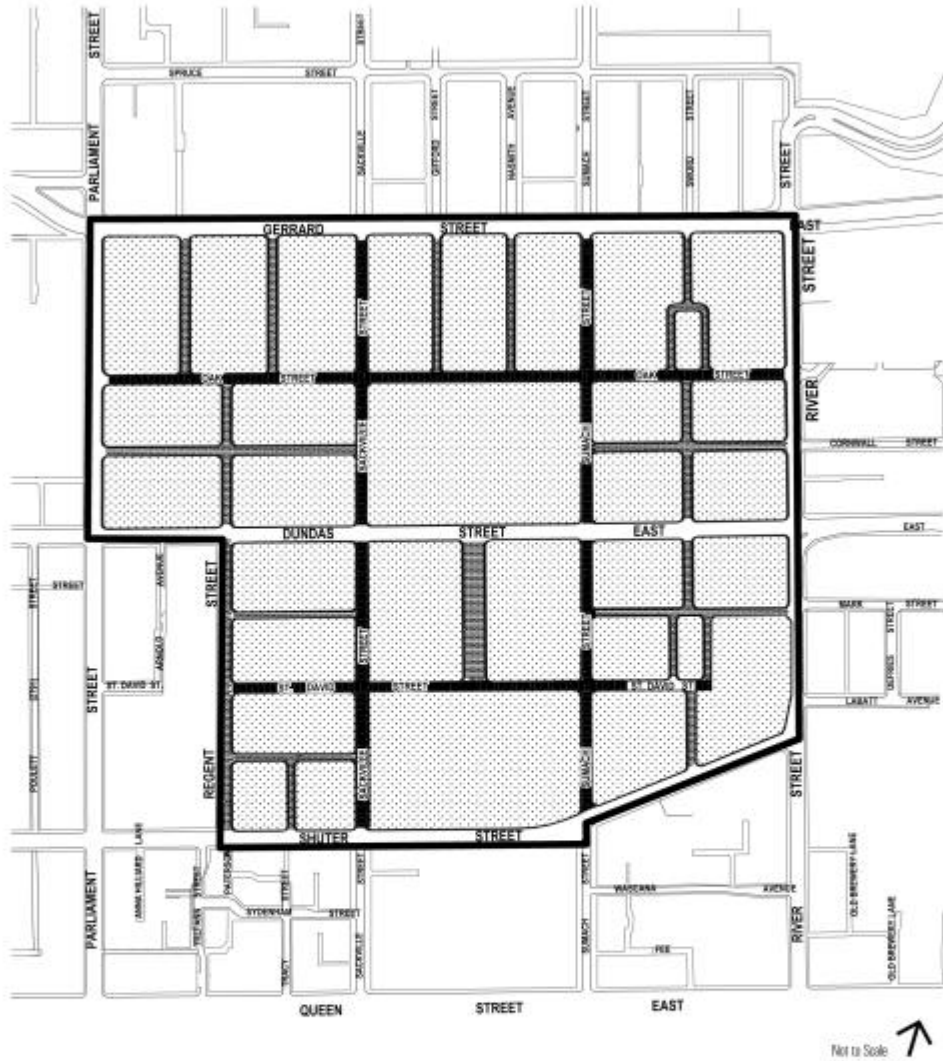
POLICIES

- 4.2.1 The Plan should be read as a whole to understand its comprehensive intent as a policy framework for priority setting and decision making.
- 4.2.2 The numbered policies of the Regent Park Secondary Plan are the Plan's policies. Other non-policy text under each section heading is provided to give context and background and assist in understanding the intent of Policies.
- 4.2.3 Illustrations, sidebars, and photos are included for the purpose of illustration only and are not part of the Plan.
- 4.2.4 Boundaries of land use designations on Map 2 are general except where they coincide with fixed distinguishable features. Where the general intent of the Plan is maintained, minor adjustments to the boundaries will not require amendment to this Plan.
- 4.2.5 Where there is conflict between the policies and maps of this Secondary Plan and the City's Official Plan, the policies of this Secondary Plan will prevail.
- 4.2.6 The implementation of this Plan will take place over time and the use of words such as "will" or "must" should not be construed as Council's commitment to proceed with all of these undertakings immediately. These will typically occur in a phased manner, subject to budgeting and program availability.
- 4.2.7 The indication of any proposed roads, parks, municipal services or infrastructure in policy text or on Secondary Plan maps will not be interpreted as a commitment by the City to provide such services within a specific time frame. Minor adjustments to the location of these features do not require an amendment to the Plan provided they meet the general intent of the Plan.
- 4.2.8 The indication of any proposed roads, parks, services or infrastructure in policy text or on Plan maps or schedules, will not be interpreted as necessarily being specifically or solely the responsibility of the City to provide, finance or otherwise implement.

Schedule A

Housing Units existing in Regent Park in March 2004, by building type and number of bedrooms

	Bachelor	1-bed	2-bed	3-bed	4-bed	5-bed	Totals
Apartments	31	215	710	762	54	6	1778
Townhouses	0	0	0	47	160	98	305
Totals	31	215	710	809	214	104	2083



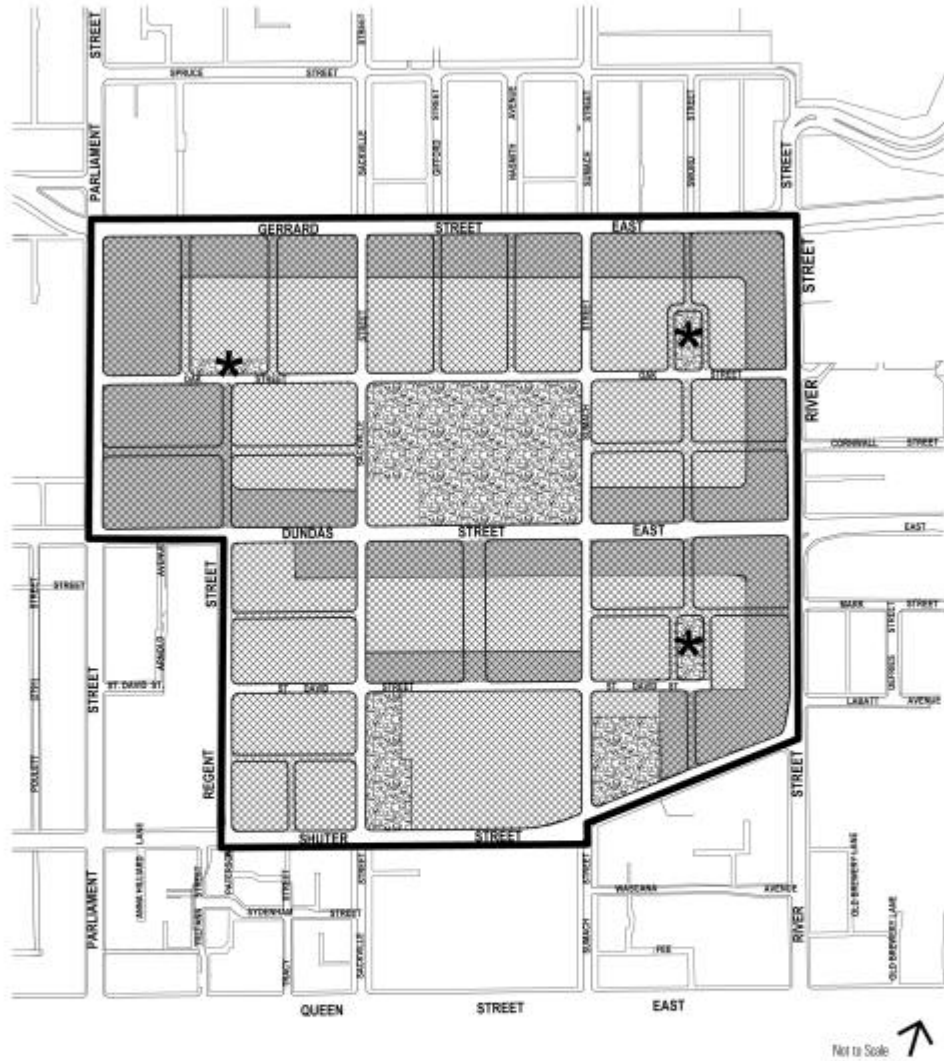
Regent Park Secondary Plan

MAP 1 Streets and Blocks Plan

-  Secondary Plan Area Boundary
-  Blocks
-  Primary Local Streets
-  Internal Local Streets

File # 04-117482 STE.OZ

December 2004



Not to Scale 



Regent Park Secondary Plan
 MAP 2 Proposed Land Use Plan

-  Secondary Plan Area Boundary
-  Mixed-Use Areas
-  Apartment Neighbourhood
-  Parks & Open Space Areas -Parks
-  Denotes Local Parkette

File #04-117482 STE 02

December 2004

Attachment No. 8

Proposed Modification to the City of Toronto Official Plan

The Official Plan of the City of Toronto is modified as follows:

1. Map 16 is modified by redesignating the lands in Regent Park in accordance with Map 2 of the Regent Park Secondary Plan attached as Schedule 'A' of Attachment No. 7.
2. Chapter 6, Secondary Plans is modified by adding Section 6.X, Regent Park Secondary Plan, attached as Schedule 'A' of Attachment No. 7.

Attachment 9

Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW NO. _____-2004

To amend By-law 438-86, of the former City of Toronto, as amended, respecting the *Regent Park Area*.

WHEREAS Council, at its meeting held on the day of , 2004, adopted as amended clause of Toronto South Community Council Report No. ;

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;

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

WHEREAS the Council may, in a by-law passed under Section 34 of the *Planning Act*, by the use of the holding symbol "h" in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the By-law; and

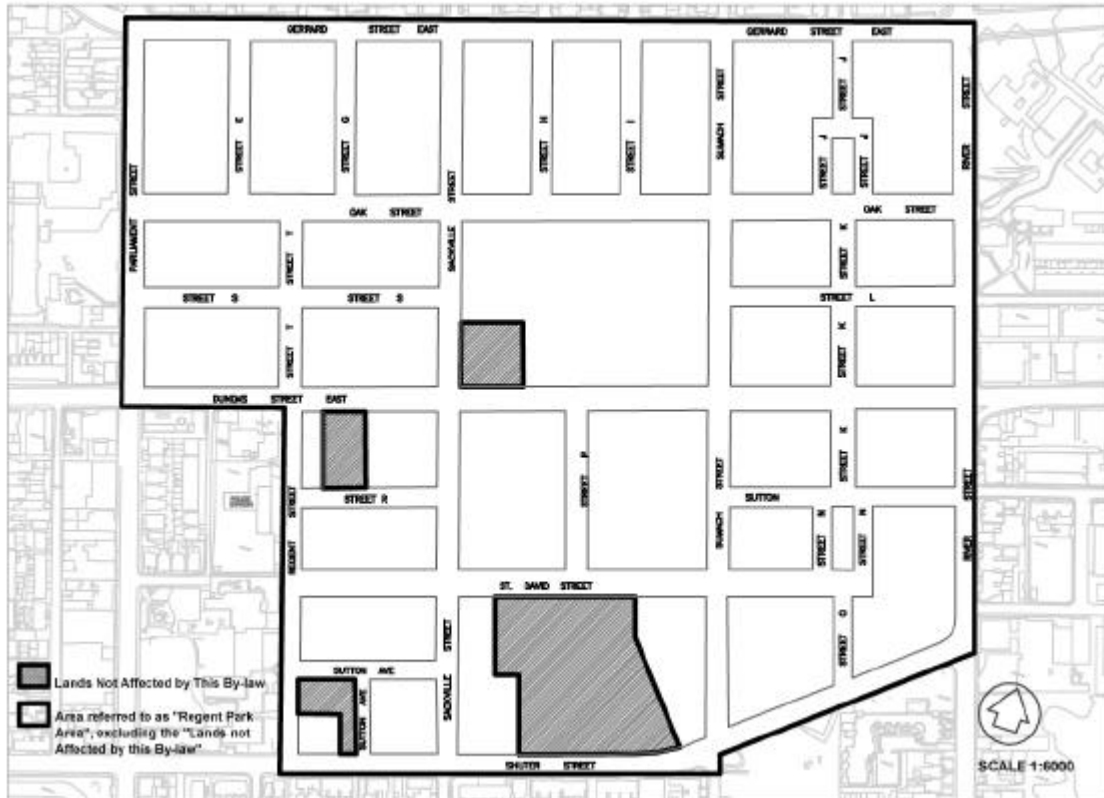
WHEREAS Council of the City may in a By-law passed under Section 34 authorize density and height increases otherwise permitted in the by-law in return for the provisions of facilities, services or matters as are set out in the By-law;

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

Section 2(1) of By-law 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. inserting after the definition of "*recycling yard*", the following:

““Regent Park Area” means that part of the City of Toronto delineated by heavy lines shown on the following map;”



2. District Map 51H-313 contained in Appendix ‘A’ of By-law 438-86, as amended, is hereby further amended by re-designating the lands delineated by heavy lines to ‘CR(h)’, ‘G(h)’ and ‘R4A(h)’ as shown on Map 1, attached hereto;
3. Height and Minimum Lot Frontage Map 51H-313 contained in Appendix ‘B’ of By-law 438-86, as amended, is hereby further amended by redesignating the lands delineated by heavy lines as shown on Map 2 attached hereto;
4. section 12(1) of By-law 438-86 is amended by adding the following exception: (465) to prevent the erection of buildings or structures or the use of land in the *Regent Park Area* in accordance with the following provisions:

Permitted Uses:

- (a) An *automobile leasing operation, district energy, heating and cooling plant, outdoor art structure, ornamental structure, and a temporary structure used for the purposes of display, information and sale of residential units* within the *Regent Park Area* shall be permitted within any district within the *Regent Park Area*.
- (b) The following uses shall be permitted within a G District:

- (i) those uses permitted within a G District in section 5(1)(f);
 - (ii) community related uses, *underground parking garage*, below *grade* facilities for storm water retention, uses permitted by paragraph (m) herein and *accessory* uses thereto.
- (c) The following uses shall be permitted within a R4A District:
- (i) those uses permitted within a R4A District in section 6(1)(f), except that only the qualifications in section 6(2)4, 6(2)6, 6(2)20, and 6(2)21 shall apply;
 - (ii) a *residential building*, an *artist live/work studio*, *senior citizens' housing*, a non-profit agency that provides community services such as but not limited to employment, immigration, counselling, welfare, or legal services, one *retail store* located on the ground floor or basement of an *apartment building*, *parking stacker* and *accessory* uses thereto.
- (d) The following uses shall be permitted within a CR District:
- (i) those uses permitted within a CR District in section 8(1)(f), except that only the qualifications in section 8(2)1, 8(2)3 and 8(2)11 shall apply;
 - (ii) a *residential building*, a *parking stacker*, *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*, *designer's studio*, *recycling depot*, and *accessory* uses there.
- (e) A *temporary open air market* will be permitted within an area 5 metres south of Oak Street and within 5 metres north of Oak Street, or on lands zoned as "G" fronting on Oak Street.

Residential Amenity Space:

- (a) *Residential amenity space* shall be provided in accordance with section 4(12) except that:
 - (i) no *residential amenity space* located outdoors will be required;
 - (ii) *residential amenity space* provided indoors may be provided in rooms which are not contiguous; and
 - (iii) *residential amenity space* shall only be required for buildings containing 20 or more *dwelling units* where access to *dwelling units* is by means of a common internal corridor.

Parking:

- (b) Parking facilities shall be provided in accordance with sections 4(5), except that:
- (i) notwithstanding Schedule 1 in section 4(5), the following uses shall be subject to the following minimum standards:
- A. 0.4 *parking space* for each *dwelling unit* in a *social housing* building;
- B. 1 *parking space* for each *dwelling unit* (other than *alternative housing* or *social housing*) in a building containing up to 6 *welling units* including those that are *alternative housing* or *social housing*;
- C. *parking spaces* for each *dwelling unit* (other than *alternative housing* or *social housing*) in a building containing more than 6 *welling units* including those that are *alternative housing* or *social housing* shall be provided and maintained at the rate of:
- (1) 0.3 *parking space* for each *bachelor dwelling unit*;
- (2) 0.35 *parking space* for each one *bedroom dwelling unit*;
- (3) 0.5 *parking space* for each two *bedroom dwelling unit*;
- (4) 0.9 *parking space* for each three or more *bedroom dwelling unit*.
- D. 0.6 visitor parking spaces shall be required in respect of residential uses;
- E. Notwithstanding D above, no visitor parking spaces shall be required in respect of dwelling units in a *social housing* building; and
- F. Notwithstanding (g) above, no parking facilities will be required in connection with the building known in the year 2004 as 14 Blevins Place.
- (ii) parking facilities may be provided on the same *lot*, or on a *lot* within 300 metres thereof.
- (h) section 6(3) Part IV 3 and section 6(3) Part IX 1 shall apply within an R4A District.

Loading:

- (i) loading facilities shall be provided in accordance with Section 4(8), except that:
 - (i) for a block of land surrounded by public streets on all sides that includes more than one building containing 30 or more *dwelling units*, not more than 1 *loading space - Type G* shall be required to service all buildings containing 30 or more *dwelling units* on that block of land; and
 - (ii) a *loading space - Type G* shall only be required for buildings containing 30 or more *dwelling units* where access to *dwelling units* is by means of a common internal corridor.

Setbacks:

- (j)
 - (i) Buildings or structures located within an R4A or CR District within the *Regent Park Area* containing *dwelling units* or *dwelling rooms* shall comply with the window separation requirements in Section 8(3) PART II 1(a).
 - (ii) section 4(14) shall apply within the *Regent Park Area*.

Height:

- (k) Maximum *height* shall be in accordance with section 4(2), except that:
 - (i) Buildings or structures located within a Height Transition Zone as shown on Map 3 may exceed the permitted *heights* provided they do not penetrate a plane extended between the highest and lowest *heights* permitted immediately adjacent to the boundaries of the Height Transition Zone on the same block of land surrounded by *streets* on all sides; and
 - (ii) One tower may be located within each Permitted Tower Area as shown on Map 3 up to a *height* of 60 metres for a type A tower, 75 metres for a type B tower and 88 metres for a type C 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.
 - (iii) No building shall contain more than:
 - (A) 6 *storeys* above *grade* within a 22 metre height district;
 - (B) 8 *storeys* above *grade* within a 30 metre height district.
 - (iv) Within a Permitted Tower Area as shown on Map 3, no building shall contain more than:
 - (A) 16 *storeys* above *grade* for a Type A tower;

- (B) 22 *storeys* above *grade* for a Type B tower; or
 - (C) 25 *storeys* above *grade* for a Type C tower.
- (l) Subsection (k) does not prevent the erection or use of the following:
- (i) A stair tower, elevator shaft, or other heating, cooling or ventilating equipment or window washing equipment or electrical energy generating equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided:
 - A. the maximum vertical extent of such elements or enclosure above the permitted *height* is no greater than 6 metres;
 - B. the aggregate horizontal area of such elements, including the area contained within an enclosure, does not exceed 40% of the area of the roof of the building; and
 - C. the width of any such elements, including the width of an enclosure, located within six metres of a *lot line* that is a *street* line, does not exceed 30% of the width of the main wall of the building facing the *lot line* provided the width is to be measured parallel to the *lot line* boundary.
 - (ii) structures identified in Section 4(2)(a)(ii), subject to the limitations contained therein;
 - (iii) parapets to a maximum vertical projection of 1.00 metre; and
 - (iv) a chimney stack for a *district energy, heating and cooling plant*, which has been approved by the Ministry of Environment.
- (m) Where the zoning for an R4A or CR District within Regent Park is followed by an "h" holding symbol, permitted uses prior to the removal of the "h" shall be limited to those uses permitted by paragraphs (a), (c), (d) and (e) above for the respective Districts, provided:
- (i) Such uses are:
 - A. located within a building existing on ● 2004, or an addition thereto not exceeding 10% of the *residential gross floor area, non residential gross floor area*, or any combination thereof; or
 - B. located within a new building of less than 750 square metres in *residential gross floor area, non-residential gross floor area*, or any combination thereof.
 - (ii) All other provisions of this Section are complied with.

- (n) Section 8(3) Part II 3, 8(3) Part XI 1, and 8(3) Part XI 3 shall apply within a CR District.
- (o) Sections 4(10), 4(11) and 4(13) and section 6(3) Part IX 1 shall apply within the *Regent Park Area*.

For the purposes of this exception:

- (i) “*automobile leasing operation*” means an underground garage including an office space where motor vehicles are hired or kept or used for hire including facilities that provide for the sharing of automobiles;
- (ii) “*district energy, heating and cooling plant*” means a building or structure that is used for the production of electrical power, heating and cooling which is generated/converted at one or more linked locations and then is distributed to the users;
- (iii) “*grade*” means the Canadian Geodetic Datum value indicated for each sub area on Map 4 as follows:

Sub-area	Grade
A	91.80 m.
B	90.2 m.
C	90.4 m.
D	89.80 m
E	88.5 m
F	88.3 m
G	87.1 m
H	85.6 m
I	86.2m
J	86.3 m
K	84.9 m
L	85.5 m

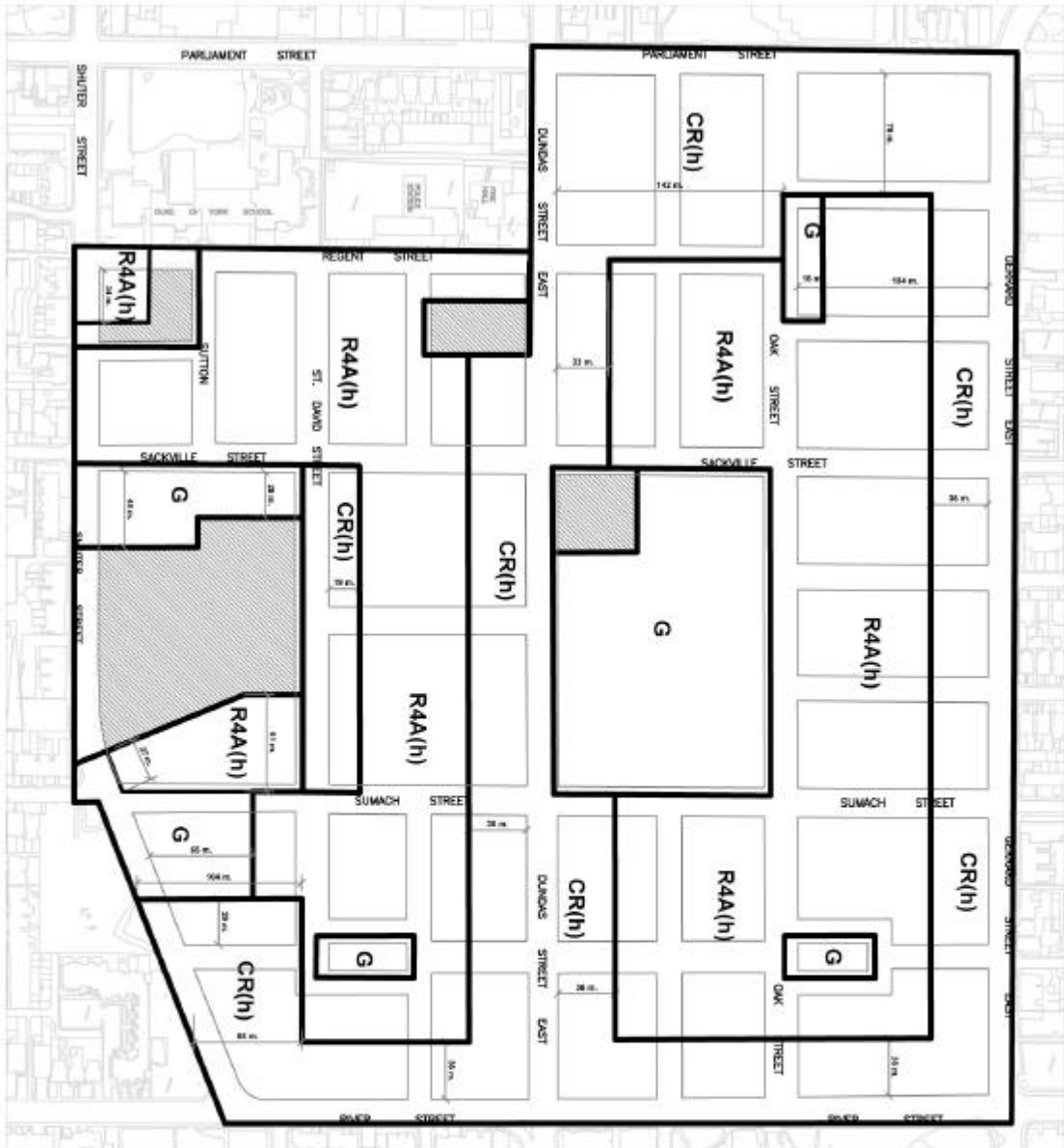
- (iv) “*height*” means the vertical distance between *grade* and the highest point of the roof or structure.
- (v) “*recycling depot*” means a building which is used for the deposit, collection and handling of paper, metal (ferrous and non ferrous), glass, plastic and rubber which are to be delivered wholesale to other operations for reclamation, processing or salvage, but shall not include any such salvage or processing on the same *lot* or within any building used as a recycling depot;
- (vi) “*temporary open air market*” means an area where goods, wares, merchandise, substance, article, or thing that is offered for retail sale on a temporary basis;

- (vii) “*underground parking garage*” means a below ground structure that is used for the parking of motor vehicles which, if located in a CR or R4A District, shall be *accessory* to the principle use or uses permitted on the *lot*.
5. The owner of the subject lands shall at its expense enter into one or more agreements with the City of Toronto pursuant to section 37 of the Planning Act R.S.O. 1990, c.P. 13, as amended, to secure the facilities, services, and matters referred to below.
6. The owner of the subject lands, in accordance with, and subject to the aforesaid section 37 agreements, shall provide at its expense the following facilities, services and/or matters on terms satisfactory to the City of Toronto, in order to permit the increase in gross floor area and height authorized in this By-law Amendment:
- (a) Full replacement of social housing units that are removed as a result of redevelopment and full replacement of rent-geared-to-income subsidies that are removed as a result of redevelopment, in accordance with the following requirements:
- (i) At least 2,083 social housing units will be provided and maintained, including replacement social housing units that replace those demolished or converted to uses other than social housing as a result of the redevelopment of the lands. At least 1,771 of the replacement social housing units will be provided within the Regent Park Secondary Plan area, or on the lands known in the year 2004 as 30 Regent Street;
- (ii) Each replacement social housing unit will be maintained as a social housing unit for not less than 25 years from the date on which it was first occupied;
- (iii) The replacement social housing units will generally be of a similar mix of sizes and unit types by bedroom type as the social housing units they are replacing and will be provided subject to the zoning by-law.
- (iv) The 2,083 replacement social housing units will consist of:
- (A) at least 1,000 units will be 3, 4 or 5 bedroom units, of which;
- (B) at least 300 will be in town-houses or low-rise buildings, of which;
- (C) at least 250 will be provided within the Regent Park Secondary Plan Area or on the lands known as 30 Regent Street, of which;
- (D) at least 200 will be 4 or 5 bedroom units;
- (v) Social housing units existing in Regent Park in 2004 that are not redeveloped or converted to other uses will be maintained as social housing for not less than 25 years from the date the Zoning By-law comes into effect;

- (vi) 2,083 replacement rent-geared-to-income subsidies will be provided in conjunction with the redevelopment of Regent Park. At least 1,354 of the replacement RGI subsidies will be provided within the secondary plan area or on the lands known as 30 Regent Street;
 - (vii) The 2,083 replacement RGI subsidies will be provided for a period of not less than 25 years, subject to the continued provision of funding from federal, provincial and/or municipal government programs providing such subsidies;
 - (viii) Replacement social housing units that do not have rent-geared-to-income subsidies will be affordable rental housing;
 - (ix) As redevelopment proceeds, progress toward full replacement of the 2,083 replacement social housing units and the 2,083 replacement rent-geared-to-income subsidies will be monitored. Replacement social housing units will be constructed and replacement rent-geared-to-income subsidies will be provided consistent with the pace of housing development in the Regent Park Secondary Plan Area.
- (b) A Tenant Relocation and Assistance Plan satisfactory to the Commissioner of Urban Development Services which requires the following:
- (i) advance notice to tenants of the relocation due to demolition beyond the four months notice of termination required by the Tenant Protection Act.
 - (ii) written notice to each tenant before the date each must choose their relocation option which will outline their options and the assistance to be provided, as follows.
 - (A) Tenants choosing to be relocated by TCHC will continue to receive Rent-Geared-To-Income Subsidies subject to continued eligibility, be guaranteed a right to a social housing unit, and the right to return to a replacement social housing unit in Regent Park;
 - (B) Tenants choosing to move out independently, ceasing to remain a tenant of TCHC, will be informed of the consequences for their eligibility for rent-geared-to-income subsidies and for returning to a replacement social housing unit; and
 - (C) Tenants choosing to move out independently will be informed of their right to move at any time upon 10 days written notice once they have received the four months notice of termination of their tenancy due to demolition.

- (iii) all tenants who receive the four months notice of termination of their tenancy for demolition shall receive assistance to mitigate the hardship of disruption, including at least:
 - (A) Moving services provided by TCHC to a permanent relocation unit, as well as to a temporary relocation unit if tenants exercise their right to return to a replacement unit, or a moving allowance for those making their own arrangements;
 - (B) Payment (or an allowance) for disconnection and reconnection charges for utilities; and
 - (C) Additional assistance, as appropriate, for people requiring additional help, especially those with disabilities and special needs.
 - (iv) tenants choosing to move out independently, ceasing to be TCHC tenants, are eligible for the same mitigation assistance outlined in paragraph 2(c), above, or an equivalent allowance, as those relocating within the TCHC portfolio. To help with the costs of transition to providing their own alternative accommodation, these tenants shall receive additional assistance.
- (c) A Tenant Relocation and Assistance Implementation Plan satisfactory to the Commissioner of Community and Neighbourhood Services and to be updated to the satisfaction of the Commissioner from time to time during the period of Regent Park's redevelopment, as appropriate, which addresses at least the following matters:
- (i) the notice periods to give all tenants for demolition and move-out, the notice period and process for the offer of a permanent replacement unit and, where applicable, a temporary replacement unit and the tenant's exercise of the right of first refusal to return to a replacement social housing unit in Regent Park, information to be provided to tenants on the tenant's right to continue to receive rent-geared-to-income (RGI) subsidies as long as eligibility is maintained and their continued eligibility for returning to a social housing unit in Regent Park without RGI if no longer eligible;
 - (ii) the types and amount of assistance to be provided to all tenants, including the amount of the allowances for moving and utility disconnecting and reconnecting charges where tenants are making their own arrangements;
 - (iii) the process to identify those tenants needing extra assistance due to special needs or disabilities, and the types of assistance to be provided them;

- (iv) the type of information and support to be given to tenants throughout the relocation process to assist them in making their relocation choices, understanding their obligations in order to remain eligible for relocation and assistance and the ongoing process for updating tenants on the status of their relocation, answering questions and dealing with issues that arise; and
 - (v) in the event that TCHC provides additional, new affordable ownership or new affordable rental units in conjunction with the Regent Park redevelopment, the co-ordination between the process to permit Regent Park tenants to apply for these new units where appropriate and their right to return to replacement social housing units in Regent Park until a final relocation choice has been made.
- (d) A Construction Mitigation and Tenant Communication Strategy satisfactory to the Commissioner Community and Neighbourhood Services to be updated as appropriate during the period of Regent Park's redevelopment, which includes at least the following matters:
- (i) an approach to give due notice to affected tenants when access to services or facilities will be temporarily affected or eliminated, and attempts to replace such services and facilities on a temporary basis wherever possible;
 - (ii) approach to identifying and mitigating, if possible, potential negative impacts of demolition and construction activity;
 - (iii) provisions for supplying tenants with emergency contact numbers especially at nights and weekends for noise and other construction related complaints; and
 - (iv) strategy for ongoing communication with all tenants on site during periods of demolition or construction activity to provide updates and advance notice, where possible, of related matters.



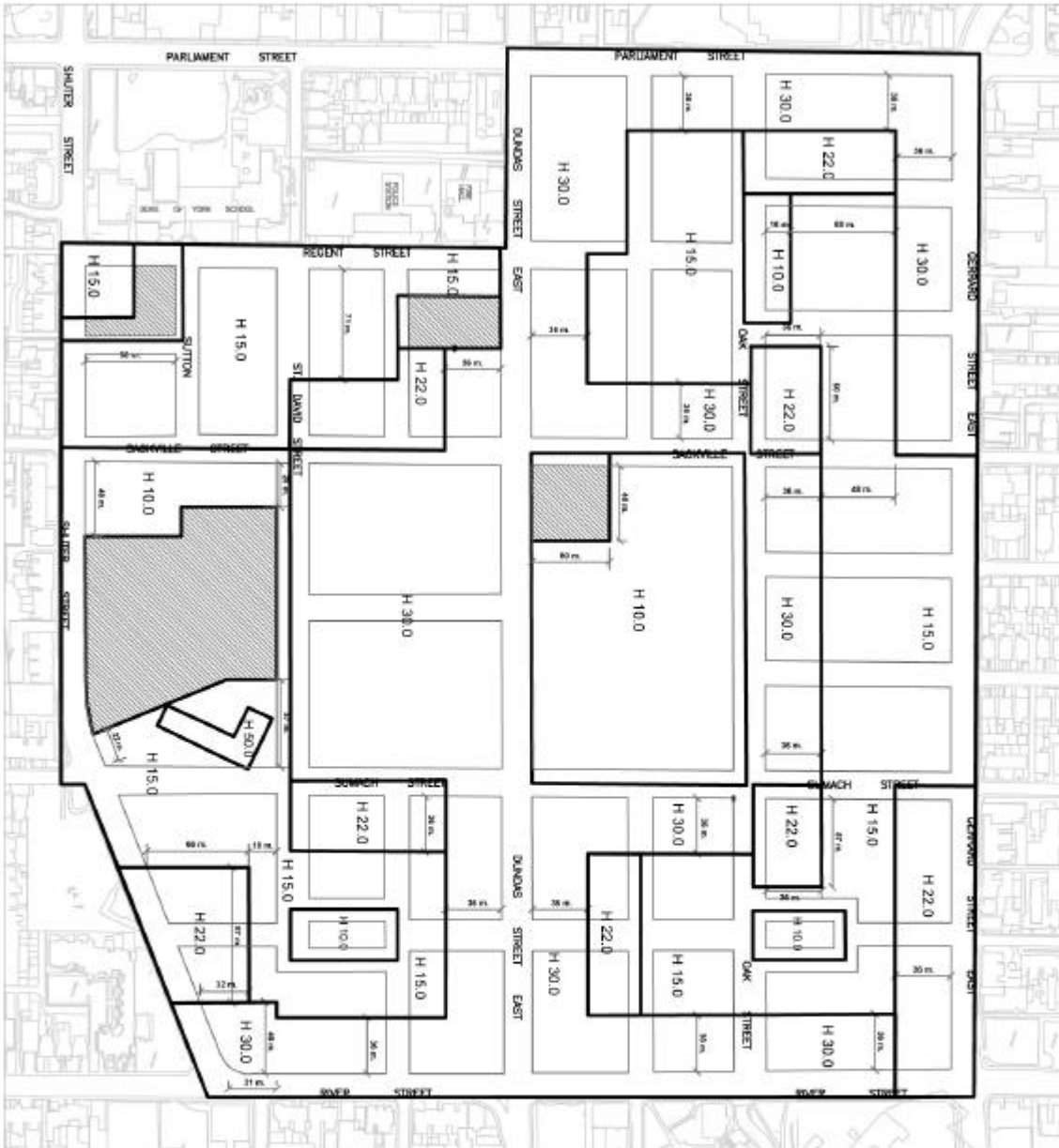
- LEGEND**
- CR Mixed Use Zone
 - R4A Residential Zone 4A
 - G Park & Open Space
 - Shaded Area Lands Not Affected by This By-law
 - H Holding Zone

**Regent Park
Zoning By-law**

MAP 1: ZONE MAP



SCALE 1:3500
DECEMBER 20, 2004



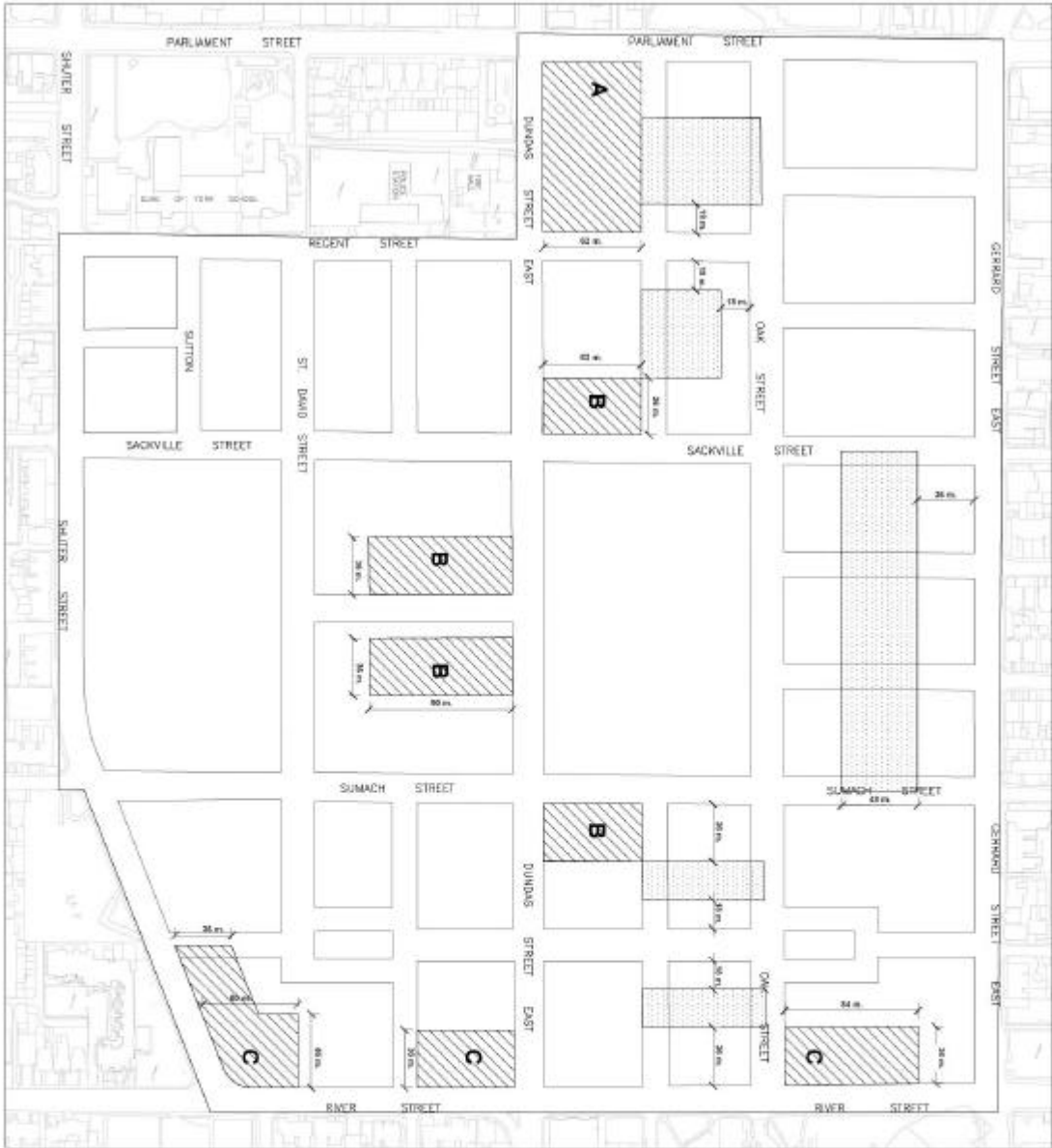
LEGEND

- Building Height (in metres)
- Lands Not Affected by This By-law

**Regent Park
 Zoning By-law
 Map 2: Height Map**



SCALE 1:3500
 DECEMBER 20, 2004

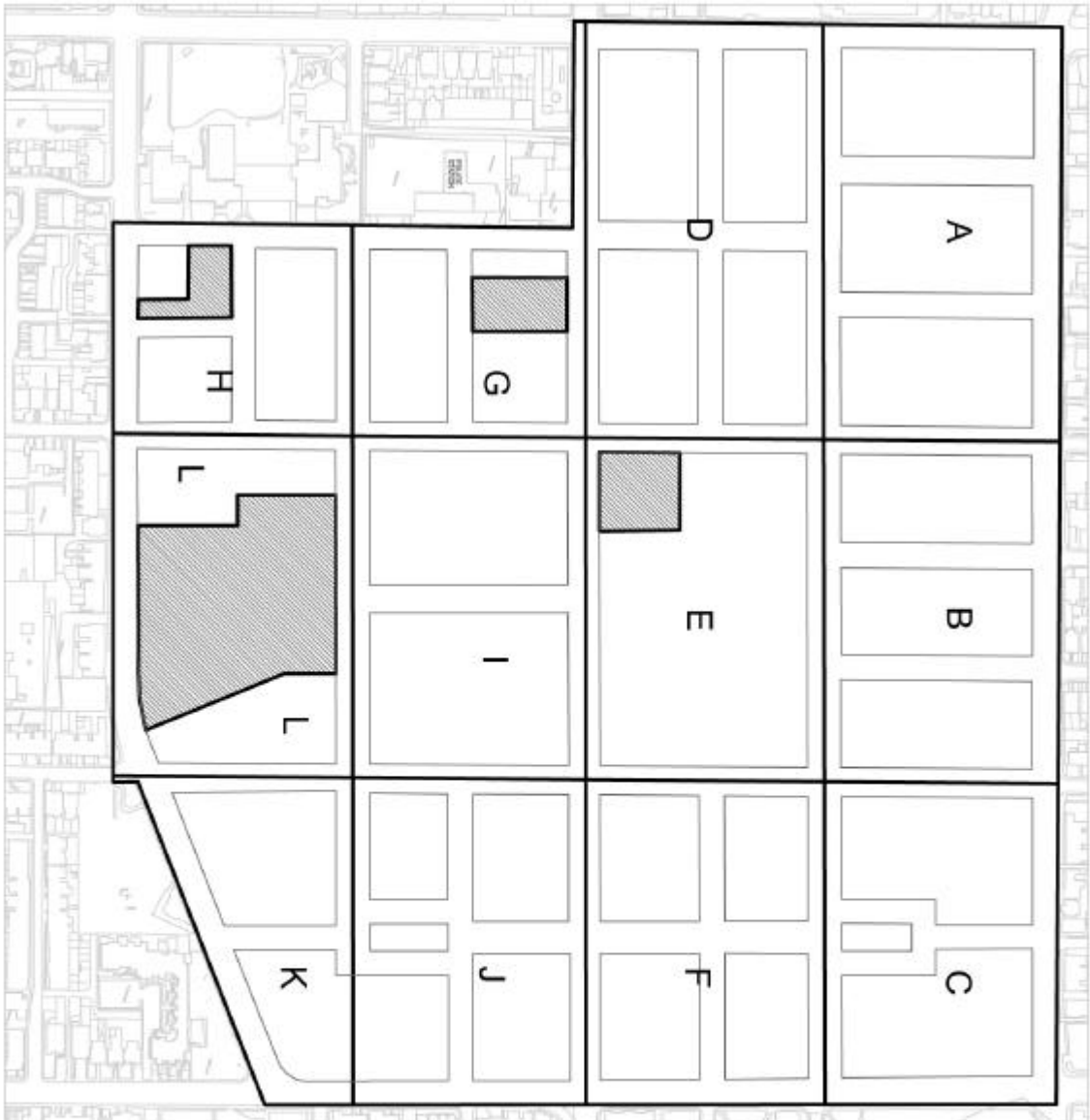


- LEGEND**
- Transition Zone
 - Tower A
 - Tower B
 - Tower C

**Regent Park
 Zoning By-law
 Map 3: Height Transition
 Zones & Tower
 Locations**



SCALE 1:3500
 DECEMBER 20, 2004



LEGEND
□ Sub-areas
■ Lands Not Affected by This By-law

Regent Park Zoning By-law

MAP 4: GRADE SUB-AREAS



SCALE 1:3500
DECEMBER 20, 2004

Attachment 10

Section 37 Agreement Requirements

The Toronto Community Housing Corporation shall execute and register against the title of the lands one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Commissioner of Urban Development Services and the City Solicitor, to secure the following facilities, services, and matters:

1. Full replacement of social housing units that are removed as a result of redevelopment and full replacement of rent-geared-to-income subsidies that are removed as a result of redevelopment, in accordance with the following requirements:
 - (a) At least 2,083 social housing units will be provided and maintained, including replacement social housing units that replace those demolished or converted to uses other than social housing as a result of the redevelopment of the lands. At least 1,771 of the replacement social housing units will be provided within the Regent Park Secondary Plan area, or on the lands known in the year 2004 as 30 Regent Street;
 - (b) Each replacement social housing unit will be maintained as a social housing unit for not less than 25 years from the date on which it was first occupied;
 - (c) The replacement social housing units will generally be of a similar mix of sizes and unit types by bedroom type as the social housing units they are replacing and will be provided subject to the zoning by-law.
 - (d) The 2,083 replacement social housing units will consist of:
 - (i) at least 1,000 units will be 3, 4 or 5 bedroom units, of which;
 - (ii) at least 300 will be in town-houses or low-rise buildings, of which;
 - (iii) at least 250 will be provided within the Regent Park Secondary Plan Area or on the lands known as 30 Regent Street, of which;
 - (iv) at least 200 will be 4 or 5 bedroom units;
 - (e) Social housing units existing in Regent Park in 2004 that are not redeveloped or converted to other uses will be maintained as social housing for not less than 25 years from the date the Zoning By-law comes into effect;
 - (f) 2,083 replacement rent-geared-to-income subsidies will be provided in conjunction with the redevelopment of Regent Park. At least 1,354 of the replacement RGI subsidies will be provided within the secondary plan area or on the lands known as 30 Regent Street;
 - (g) The 2,083 replacement RGI subsidies will be provided for a period of not less

than 25 years, subject to the continued provision of funding from federal, provincial and/or municipal government programs providing such subsidies;

- (i) Replacement social housing units that do not have rent-geared-to-income subsidies will be affordable rental housing;
 - (j) As redevelopment proceeds, progress toward full replacement of the 2,083 replacement social housing units and the 2,083 replacement rent geared-to-income subsidies will be monitored. Replacement social housing units will be constructed and replacement rent-geared-to-income subsidies will be provided consistent with the pace of housing development in the Regent Park Secondary Plan Area.
2. A Tenant Relocation and Assistance Plan satisfactory to the Commissioner of Urban Development Services which requires the following:
- (a) advance notice to tenants of the relocation due to demolition beyond the four months notice of termination required by the Tenant Protection Act.
 - (b) written notice to each tenant before the date each must choose their relocation option which will outline their options and the assistance to be provided, as follows.
 - (i) Tenants choosing to be relocated by TCHC will continue to receive Rent-Geared-To-Income Subsidies subject to continued eligibility, be guaranteed a right to a social housing unit, and the right to return to a replacement social housing unit in Regent Park;
 - (ii) Tenants choosing to move out independently, ceasing to remain a tenant of TCHC, will be informed of the consequences for their eligibility for rent-geared-to-income subsidies and for returning to a replacement social housing unit; and
 - (iii) Tenants choosing to move out independently will be informed of their right to move at any time upon 10 days written notice once they have received the four months notice of termination of their tenancy due to demolition.
 - (c) all tenants who receive the four months notice of termination of their tenancy for demolition shall receive assistance to mitigate the hardship of disruption, including at least:
 - (i) Moving services provided by TCHC to a permanent relocation unit, as well as to a temporary relocation unit if tenants exercise their right to return to a replacement unit, or a moving allowance for those making their own arrangements;
 - (ii) Payment (or an allowance) for disconnection and reconnection charges for

utilities; and

- (iii) Additional assistance, as appropriate, for people requiring additional help, especially those with disabilities and special needs.
 - (d) tenants choosing to move out independently, ceasing to be TCHC tenants, are eligible for the same mitigation assistance outlined in paragraph 2(c), above, or an equivalent allowance, as those relocating within the TCHC portfolio. To help with the costs of transition to providing their own alternative accommodation, these tenants shall receive additional assistance.
3. A Tenant Relocation and Assistance Implementation Plan satisfactory to the Commissioner of Community and Neighbourhood Services and to be updated to the satisfaction of the Commissioner from time to time during the period of Regent Park's redevelopment, as appropriate, which addresses at least the following matters:
- (a) the notice periods to give all tenants for demolition and move-out, the notice period and process for the offer of a permanent replacement unit and, where applicable, a temporary replacement unit and the tenant's exercise of the right of first refusal to return to a replacement social housing unit in Regent Park, information to be provided to tenants on the tenant's right to continue to receive rent-geared-to-income (RGI) subsidies as long as eligibility is maintained and their continued eligibility for returning to a social housing unit in Regent Park without RGI if no longer eligible;
 - (b) the types and amount of assistance to be provided to all tenants, including the amount of the allowances for moving and utility disconnecting and reconnecting charges where tenants are making their own arrangements;
 - (c) the process to identify those tenants needing extra assistance due to special needs or disabilities, and the types of assistance to be provided them;
 - (d) the type of information and support to be given to tenants throughout the relocation process to assist them in making their relocation choices, understanding their obligations in order to remain eligible for relocation and assistance and the ongoing process for updating tenants on the status of their relocation, answering questions and dealing with issues that arise; and
 - (e) in the event that TCHC provides additional, new affordable ownership or new affordable rental units in conjunction with the Regent Park redevelopment, the co-ordination between the process to permit Regent Park tenants to apply for these new units where appropriate and their right to return to replacement social housing units in Regent Park until a final relocation choice has been made.

4. A Construction Mitigation and Tenant Communication Strategy satisfactory to the Commissioner Community and Neighbourhood Services to be updated as appropriate during the period of Regent Park's redevelopment, which includes at least the following matters:
- (a) an approach to give due notice to affected tenants when access to services or facilities will be temporarily affected or eliminated, and attempts to replace such services and facilities on a temporary basis wherever possible;
 - (b) approach to identifying and mitigating, if possible, potential negative impacts of demolition and construction activity;
 - (c) provisions for supplying tenants with emergency contact numbers especially at nights and weekends for noise and other construction related complaints; and
 - (d) strategy for ongoing communication with all tenants on site during periods of demolition or construction activity to provide updates and advance notice, where possible, of related matters.

The Toronto and East York Community Council also had before it the following communications and copies are on file in the City Clerk's Office:

- Attachments 1 to 6 and 11 in the report (January 4, 2005) from the Director, Community Planning, South District;
- Communication (January 17, 2005) from John Sewell;
- Communication (January 17, 2005) from Bill Eadie;
- Communication (January 16, 2005) from the Corktown Residents and Business Association;
- Communication (January 14, 2005) from Michelle Brown;
- Communication (September 26, 2004) from Derek Ballantyne, Chief Executive Officer, Toronto Community Housing Corporation;
- Communication (January 18, 2005) from John Deacon, Board Member, Toronto Christian Resource Centre;
- Communication (January 12, 2005) from Gordon J. Chong, Social Housing Services Corporation;
- Communication (January 18, 2005) from Mofazzal Howladar;

- Communication (undated) from Phil Nazar, Downtown East Christian Leadership Network; and
- Communication (January 17, 2005) from John Sewell.

The following appeared before the Toronto and East York Community Council:

- Mitchell Kosny, Chair, Toronto Community Housing Corporation;
- Derek Ballantyne, Chief Executive Officer, Toronto Community Housing Corporation;
- Brenda DeGourse, Regent Park Community Health Centre;
- Kate Stark, Executive Director, Dixon Hall;
- Joseph Leibovitch, School Community Action Alliance Regent Park;
- John Deacon, Board Member, Toronto Christian Resource Centre;
- Barbara Volk, Dixon Hall;
- Luke Stocking, Central Neighbourhood Children's Program;
- Phil Nazar, Downtown East Christian Leadership Network;
- Diane MacLean, Regent Park Resident Council;
- Chris Cook;
- John Sewell;
- Iris Rivas, Nelson Mandela Park Parent Council; and
- Sakina Khanam, President, Regent Park Women and Families.

City Council – February 1, 2 and 3, 2005

Council also considered the following:

Report dated January 31, 2005, from the Commissioner of Urban Development Services:

*Subject: Supplementary Report
Application to Amend the Official Plan and the Zoning By-law
Regent Park Revitalization
Toronto Community Housing Corporation
Application No. 04 117482 STE 28 OZ
Ward 28 - Toronto Centre-Rosedale*

Purpose:

To report further on the length of time to secure social housing replacement and RGI subsidy replacement in conjunction with the redevelopment of Regent Park, and to report further on potential sites in downtown Toronto for off-site social housing replacement and RGI subsidy replacement, as requested by the Toronto and East York Community Council.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

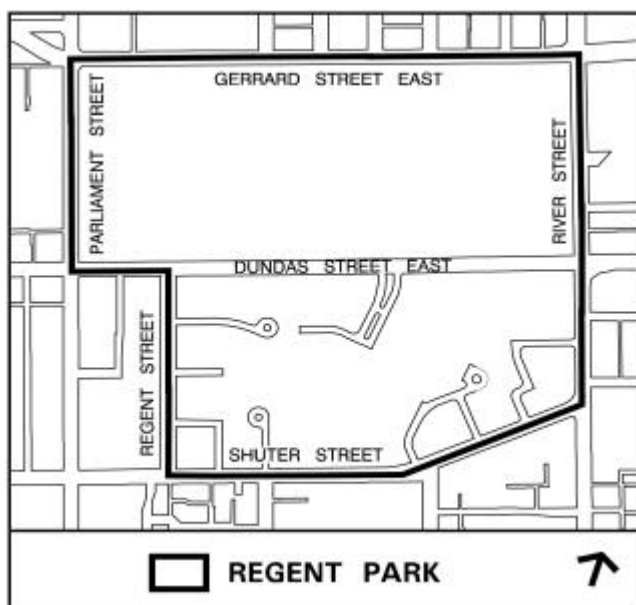
It is recommended that the funding for new affordable housing to be constructed in conjunction with replacement of Regent Park housing be addressed in the context of a financial strategy for the redevelopment when reported upon through the Policy and Finance Committee by the Chief Administrative Officer and the Chief Financial Officer in the 2nd quarter of 2005.

Background:

At its meeting on January 18, 2005, Toronto and East York Community Council considered a final planning report from the Director of Community Planning, South District regarding an application by Toronto Community Housing Corporation to amend the Official Plan and the Zoning By-law to permit the phased redevelopment of Regent Park. The report recommended adoption of a Secondary Plan for Regent Park and an area-specific Zoning By-law.

TEYCC adopted the recommendations of the planning report, with certain amendments revising the draft Zoning By-law requirements for the Section 37 Agreement. Community Council also made recommendations:

- (a) *respecting prioritization of Regent Park for federal and/or provincial affordable housing grants and development of affordable home ownership housing;*
- (b) *that appropriate City Officials identify appropriate sites in the east downtown for the development of off-site affordable housing and report to the Administration Committee on a process to make these sites available in time to coordinate with phases of the redevelopment; and*
- (c) *that the Section 37 Agreement for Regent Park include quantifiable benchmarks for the achievement of the phased replacement of social housing and rent-geared-to-income housing.*



In addition to these recommendations, Toronto and East York Community Council requested the Commissioner of Urban Development Services to report to City Council for its February 1, 2005 meeting:

- (1) *on the following motion: "That the revised wording for Section 6 of the draft Zoning By-law Amendment as contained in Recommendation (1) be amended by deleting*

reference to 25 years in Sections (6)(a)(ii), (v), and (vii) and replacing with the words “40 years”; and

- (2) *in consultation with appropriate City officials, with a listing of specific sites in the east downtown (other than in the West Donlands) including sources of funding, present zoning, whether they have been declared surplus and further provide timelines for Rent Geared to Income housing development per site so as to compensate for the 700 RGIs lost in the Regent Park Revitalization in a very timely fashion.*

Comments:

Term-Length of Housing Replacement

The draft Regent Park Secondary Plan [Section 3.1] and the draft Zoning By-law [Section 6(a)] propose requirements for the length of time that social housing and RGI housing is secured in Regent Park. Any social housing that is retained (i.e. not demolished or renovated) in Regent Park must be retained by TCHC as social housing for 25 years. Replacement RGI subsidies must also be maintained for 25 years, subject to the continued provision of funding from federal, provincial and/or municipal government programs providing such subsidies.

This report provides information on the implications of revising the proposed 25-year term-lengths to a longer time period. If Council chooses to revise the draft provisions for the term-length of social housing replacement, social housing retention or RGI replacement, the relevant provisions of both the draft Secondary Plan and the draft Zoning By-law should be amended to ensure consistency.

In the case of Regent Park, the planning approvals are one of three mechanisms which the City has available to ensure that the social housing and RGI subsidies are maintained. The other two mechanisms are the City’s shareholder direction to TCHC and the City’s role as service manager under the Social Housing Reform Act. Each of these mechanisms are discussed below.

Planning Approvals – Social Housing Replacement and Retention

The proposed Secondary Plan [policies 3.1.2 and 3.1.4] and Zoning By-law [paragraphs 6(a)(ii) and 6(a)(v)] set requirements to replace or retain all 2,083 existing social housing units in Regent Park for not less than 25 years. This requirement relates to the physical “bricks and mortar” of the social housing stock in Regent Park and recognizes that for social housing replacement to be meaningful, the replacement units must be retained for a significant time period. The intent of the proposed Secondary Plan and Zoning By-law is not to place a time limit on the social housing component. Instead, the time period directs the implementation of the planning intent to maintain the units as social housing and recognize them as a community asset. The proposed Secondary Plan also requires that these rental housing units must be owned by the Toronto Community Housing Corporation, or on their behalf by a non-profit or co-operative housing provider.

While there is no specific reason why the term must be set at 25 years, the recommended policy was influenced by three factors. First, 25 years is a typical length of mortgage amortization for new affordable rental housing. Another consideration was the appropriate use of a Section 37

Agreement – 25 years is a reasonable term for the Agreement. Third, the 25-year term is consistent with recent City practice; the recent approvals adopted by Council for redevelopment of social housing at Don Mount Court required that the replacement social housing units be maintained as social housing for at least 25 years.

The primary implication of setting a term longer than 25-years is that planning approvals would be required farther into the future if TCHC proposes to reduce the number of Regent Park social housing replacement units. As currently proposed, a reduction in the number of units would require Official Plan and Zoning By-law Amendments over the next 25 years if TCHC proposed to reduce the number of Regent Park replacement social housing units. As applications under the Planning Act, such a proposal would require public consultation and give the public the right to appeal to the Ontario Municipal Board. These approvals under the Planning Act would be in addition to any approvals that TCHC would have to seek from Council as the sole shareholder of TCHC and any approvals under the Social Housing Reform Act.

Extending the term beyond 25-years may also restrict Council's and TCHC's flexibility to deal with future challenges of managing a social housing portfolio that may no longer receive traditional social housing funding. As discussed below, TCHC has to seek the approval of City Council (as sole shareholder of the TCHC) and the provincial Minister of Municipal Affairs and Housing if it proposes to change the number or social housing status of any of its social housing units. Any requirements established in the Regent Park planning approvals are in addition to these obligations. Planning applications will add an additional layer of approvals to a change in use of the social housing assets in Regent Park that is not required for other social housing in TCHC's portfolio.

Planning Approvals – RGI Subsidy Replacement

Social housing units are a physical asset ("bricks and mortar"), whereas RGI subsidies are funds provided to make rents for housing units affordable to households with low incomes. Not all social housing units in Toronto are RGI-subsidized. Recognizing this distinction, the draft Regent Park Secondary Plan and Zoning By-law contain policies respecting replacement of RGI subsidies that are separate from policies respecting social housing replacement. The draft Secondary Plan [policy 3.1.6] and the draft Zoning By-law Amendment [paragraph 6(a)(vii)] require that all of the current RGI subsidies are also maintained or replaced for 25 years.

In the case of RGI subsidies, the proposed requirements for replacement are subject to the continued provision of funding from government programs. This is an important difference from requirements respecting social housing replacement. Planning approvals cannot require governments to provide future funding subsidies that would be needed to continue the provision of RGI subsidies to Regent Park tenants. Some of the funding that TCHC currently receives for Regent Park originates from the federal government through cost-sharing agreements with the Province of Ontario. The original federal agreements providing RGI funding for Regent Park will begin to expire in the next decade, and it has not yet been determined if the federal share of the subsidies will be renewed. If governments do not renew or replace the expiring federal share, TCHC may not have the ability to house the same number of low income tenants.

If funding continues to be made available from any level of government, then the planning approvals proposed for Regent Park require that TCHC continue to provide the RGI for at least 25 years. If funding for RGI subsidies is reduced, the housing would nevertheless remain a social

housing asset, since the proposed planning approvals ensure the social housing ownership of 2,083 units for the specified period.

Shareholder Direction to TCHC

In addition to planning approvals, the City has two roles that also ensure that TCHC replaces and maintains all of the social and RGI housing units, as per Council's direction.

The first is that TCHC is subject to the "Shareholder Direction" which was approved by City Council at its meeting of October 2,3 and 4, 2001. This direction gives the TCHC Board of Directors instructions on governance, accountability and the City's expectations for TCHC in the form of stated objectives and principles that are to be followed in doing business. The Shareholder Direction is framed by the Council decision that TCHC operate at arms length, employ its own staff and be responsible for the management of its housing portfolio

The Shareholder Direction places restrictions on what TCHC can do with its housing stock. For example, it cannot sell real property or reduce the number of RGI units without first obtaining Council approval.

Service Manager under the Social Housing Reform Act

The second role that the City has is as "Service Manager" under provincial legislation, the Social Housing Reform Act, 2000 (SHRA). The Service Manager has a funding and administrative role.

Shelter, Housing and Support (SHS) is responsible for the administration of the City-TCHC Operating Agreement, a requirement of Council's approval of the Shareholder Direction. This agreement provides an oversight role of TCHC's operations and includes annual reporting. In addition to reviewing the financial status of TCHC, the reporting ensures that the agreed-to level of RGI units is adhered to by TCHC.

The Operating Agreement, in keeping with the SHRA, also prohibits TCHC from redeveloping, selling, or leasing housing projects without first obtaining consent of Council and the Ministry of Municipal Affairs and Housing. At its meeting of July 22-24, 2003, Council adopted the report from the Commissioner, Community and Neighbourhood Services, that the City in its role as Service Manager seek provincial approval for the redevelopment of Regent Park.

The submission of annual plans and reports, combined with the program level reporting required of TCHC as a service delivery agent for programs subject to the SHRA, as well as what is required under the Shareholder Direction provide a complete and thorough framework of accountability. In addition to its planning controls, the City can use either or both of its Shareholder or Service Manager roles to ensure that TCHC maintains the Regent Park replacement social housing and RGI subsidies.

Sites for Off-site Housing Replacement

The proposed housing policies (Section 3.1) of the draft Regent Park Secondary require that all 2,083 of the RGI subsidies and all 2,083 of the social housing units existing in Regent Park today

be replaced. No loss of RGI subsidies or of social housing units would be permitted. A minimum of 65% of the RGI subsidies and 85% of the social housing units would be required to be replaced on site. The balance may be replaced on other sites within the area generally bounded by the Don Valley, Bloor Street, Yonge Street, and the lakeshore. Under the Plan requirements, if TCHC does not succeed in finding sites to construct replacement housing outside of Regent Park, then all 2,083 social housing units and RGI subsidies would have to be replaced in Regent Park. TCHC would also need to exceed the minimum requirements for on-site replacement, at least on an interim basis, if more than 65% of households choose to exercise their right to return to units in Regent Park.

The area bounded by the Don Valley, Bloor Street, Yonge Street, and the lakeshore makes up much of downtown Toronto and is the location of significant development activity. The boundaries include a number of areas designated Regeneration Area by the new Official Plan – areas targeted for significant reinvestment and change. King-Parliament, Queen-River, and the West Donlands are all in proximity to Regent Park.

Members of the Toronto and East York Community Council noted a number of specific sites during discussion at their January 18, 2005 meeting to be examined as possible sites for off-site RGI and social housing replacement. The sites included: 405 Sherbourne Street, 30 Regent Street, 40 Oak Street, 149 River Street, and 60 Richmond Street East.

Each of these sites is discussed individually below. Four of the five sites are publicly owned. The discussion in this report represents an initial overview of off-site replacement possibilities, recognizing that in this dynamic area of the city there may well be other sites, as well as land assembly opportunities, which offer possibilities for well-planned development and construction of social housing units. These opportunities will be explored and reported upon in the future report to the Administration Committee that has been requested by Toronto and East York Community Council. The requested report would also give staff the opportunity to provide a more thorough assessment of the sites discussed in this report.

For TCHC to use sites to satisfy requirements for replacement housing, it would first have to acquire the sites. Any development proposal would be subject to applicable Official Plan policies, Zoning By-law provisions, and other planning requirements. Any proposal that does not comply with the Official Plan or Zoning By-law would require appropriate planning approvals.

405 Sherbourne Street

405 Sherbourne Street is a property owned by the City of Toronto and under the jurisdiction of the Toronto Parking Authority (TPA). The property is located on the east side of Sherbourne Street, north of Carlton Street, approximately one kilometre from Regent Park. The TPA currently operates a commercial surface parking lot with 112 parking spaces on the site. The area of the site is approximately 2994 square metres.

The former City of Toronto Official Plan designates the property High Density Residence Area, permitting a maximum density of up to 3.0 times the area of the lot. The new Official Plan designates it Apartment Neighbourhood. The property is subject to site-specific Zoning By-law No. 740-2004 recently approved by the Ontario Municipal Board. The by-law permits up to

9,300 square metres of residential gross floor area within height limits ranging up to seven storeys. Toronto Parking Authority has indicated that it would be interested in discussing redevelopment of the site with TCHC while addressing the future of the existing parking operation and its configuration. Planning staff estimate that between 80 and 130 social housing units could be accommodated on the property under the as-of-right zoning, depending on floorplate efficiency and the sizes of units.

30 Regent Street

30 Regent Street is a property owned by the City of Toronto and is the former location of the 51 Division police station. It is located on the west side of Regent Street south of Dundas Street East, directly opposite from Regent Park. City Council at its meeting of May 18, 19 and 20, 2004, declared 30 Regent Street surplus to municipal requirements. The Administration Committee adopted staff recommendations at their meeting of January 6, 2005 to sell the property to TCHC.

30 Regent Street has a site area of approximately 4270 square metres. The former City of Toronto Official Plan designates the property Low Density Residence Area, which permits residential development up to a density of 1.0. The new Official Plan designates the property Neighbourhoods. The Zoning By-law designates the property R3 Z1.0, with a height limit of 10 metres. Under the existing Official Plan and Zoning, the site could be developed with up to 4200 square metres of gross floor area. Planning staff estimate that between 36 and 60 social housing units could be accommodated on the property under the as-of-right zoning, depending on floorplate efficiency and the sizes of units.

TCHC has made no planning application for the property but has initiated a tenant working group to assist in the preparation of a development proposal. As part of initial discussions with planning staff, TCHC has expressed interest in developing the property with up to 48 stacked townhouse units. Depending of the form of the proposal, development would require either or minor variances or Official Plan and Zoning By-law amendments.

Under the draft Regent Park Secondary Plan, any social housing units and RGI subsidies provided on 30 Regent Street can count toward TCHC's on-site social housing and RGI replacement requirements.

133 River Street and 149 River Street

133 and 149 River Street are properties owned by the City of Toronto and under the jurisdiction of Corporate Services, Facilities and Real Estate Division. The two properties are located on the east side of River Street, north of Dundas Street East, directly across from Regent Park, and are separated by a public lane. Facilities and Real Estate staff have advised that the properties are a fully functional operations yard and are critical to continued Facilities and Real Estate operations.

The site areas of the properties are approximately 1105 square metres and 1467 square metres, respectively. The former City of Toronto Official Plan and the Queen-River Part 2 Plan designate both properties Restricted Industrial Area. The new Official Plan designates both properties Employment Area. The Zoning By-law zones the land I2 D3, permitting, with a

15 metre height limit. Under these designations, there is no as-of-right permission for residential development.

To utilize the two properties for off-site replacement housing, the City would need to acquire another site in the South District for the relocation of the Facilities and Real Estate operations yard. Upon relocation of the yard, Council would then need to declare 133 and 149 River Street surplus to municipal requirements and authorize the Commissioner of Corporate Services to invite an offer to purchase the properties from TCHC. Residential development would require Official Plan and Zoning By-law amendments.

60 Richmond Street East

60 Richmond Street East is owned by the City of Toronto and is under the jurisdiction of the Shelter, Housing, and Support Division of Community and Neighbourhood Services. Let's Build staff within the Shelter, Housing, and Support Division have founded an advisory group of local community members and staff from other City departments in preparation for a possible design competition for the site. Let's Build staff have initiated discussions with TCHC as part of an affordable housing redevelopment planning process for the site. The property currently accommodates a temporary shelter and redevelopment will address the relocation of the shelter services.

The site is located approximately 1.5 kilometres from Regent Park on the north side of Richmond Street East, west of Church Street. The site is approximately 950 square metres. The former City of Toronto Official Plan designates the property High Density Mixed Commercial Residential Area 'A,' which permits a mix of commercial and residential uses up to a density of 6.0 times the area of the lot. The new Official Plan designates the property Mixed Use Area. The Zoning By-law designates the property CR T6.0 C4.5 R6.0, with a 46 metre height limit. This designation would permit a range residential uses up to a density of 6.0, or a mix of residential and commercial uses up to a density of 6.0. Planning staff estimate that between 48 and 80 social housing units could be accommodated on the property under the as-of-right zoning, depending on floorplate efficiency and the sizes of units.

40 Oak Street

40 Oak Street is owned by the Toronto United Church Council and is occupied by a related organization, the Christian Resource Centre (CRC). The site is located within Regent Park. The CRC currently operates a facility which provides community services and includes a worship space, offices, and multi-purpose community rooms. TCHC's subdivision application provides for a land exchange between TCHC and the Toronto United Church Council, to alter the configuration of the CRC's parcel and to consolidate land to be conveyed to the City to establish a local parkette and appropriate Oak Street right-of-way.

CRC intends to redevelop the new property within the planning framework for Regent Park. Their development would consist of a new facility, including supportive housing units. The size of the re-configured CRC property would be 1600 square metres. The proposed Regent Park Zoning By-law would not limit density on the site, but would set a height limit of 15 metres. Planning staff estimate that a purely residential development on the site might achieve between 58 and 96 units, depending upon building footprint, floorplate efficiency, and unit size. This

number would likely be lower in a development by CRC, since the organization has indicated that a significant amount of floor area would be dedicated to worship space, offices, and community rooms. The number of units would also depend on the size of unit appropriate to CRC's supportive housing model.

For CRC's housing units to contribute to TCHC's social housing and RGI housing replacement requirements, CRC would have to agree through a contractual arrangement to operate the units on behalf of TCHC.

Timing

Because of the size and the 12 to 15 year build-out period of the redevelopment, the proposed Official Plan and Zoning By-law Amendments set up a planning framework rather than approve a detailed development proposal. Not all outcomes of the redevelopment can or should be predictable at this time. In order to address some of the uncertainty on the timing and location of replacement housing, the planning approvals incorporate a number of checks on the redevelopment to ensure delivery of replacement housing.

The Regent Park redevelopment consists of 6 phases and the draft Zoning By-law places a holding symbol ("h") on all of Regent Park. One condition of lifting the holding symbol from each phase of zoning is a Housing Issues Update. To satisfy this condition, prior to each phase TCHC would have to submit a report on the number of social housing replacement units that have been completed on- or off-site, and the number of replacement RGIs that have been provided to date. Their report would have to demonstrate acceptable progress on the delivery of housing replacement and a feasible and practical strategy on how they will make up for any shortfalls that have developed. The report will be assessed by City Planning staff. Toronto and East York Community Council recommended at its meeting of January 18, 2005 that the Section 37 Agreement for the Regent Park redevelopment include quantifiable benchmarks. The benchmarks will provide a clear and tangible measure to assess TCHC's Housing Issues Update prior to each phase and will be reported on at the time of the lifting of the "h" from the first phase of redevelopment..

The authority to lift the "h" is held by Council. Demolition and construction of the next phase cannot proceed without lifting of the "h." Therefore, no phase will proceed without Council being satisfied with TCHC's Housing Issues Updates and the timeliness of provision of that the replacement housing.

Of the sites that are identified in this report, three appear to have the most potential to provide replacement housing for early phases of the Regent Park redevelopment, with a range of a total of 164 to 270 units. 30 Regent Street has been declared surplus; however, redevelopment as proposed by TCHC requires planning approvals. 405 Sherbourne Street has significant planning approvals in place, but there has not been substantive discussion among City staff to identify issues with transferring the property to TCHC. 60 Richmond Street is under the jurisdiction of Shelter, Housing and Support and is in the initial stages of an affordable housing redevelopment process. These sites appear to have potential for enough residential units to provide reasonable off-site replacement to coincide with the first phase of Regent Park's redevelopment. In addition, TCHC may choose to enter into discussions with CRC regarding

plans for 40 Oak Street. Staff will explore these and other sites in greater detail in a report to the Administration Committee.

There will be periods during the redevelopment process where the total number of RGI subsidies has temporarily decreased. At its meeting of July 22-24, 2003, Council adopted the Chief Administrative Officer's June 26, 2003 report recommending that the City, in its role as sole shareholder of the Toronto Community Housing Corporation, approve the temporary reduction in the number of rent-geared-to-income units in each phase of redevelopment of Regent Park, pursuant to section 6.3.1(c) of the Shareholder Direction, as proposed by TCHC in reports submitted to the City at that time. However, off-site replacement during Phase 1 may mitigate the temporary reduction.

Funding

The proposed Secondary Plan housing policies would establish a framework to allow TCHC to relocate RGI subsidies and social housing units outside of Regent Park, provided they remain in the eastern part of downtown Toronto. Construction of replacement social housing units, whether within Regent Park or off-site, would be funded by TCHC in part through the revenue that is generated by the redevelopment. Funding of replacement RGI subsidies, regardless of location, would be funded through Council's annual budget allocation to TCHC for rent-geared-to-income subsidies. Both the Shareholder Agreement with TCHC, and the Social Housing Reform Act, require that the total number of RGI subsidies in TCHC's portfolio be maintained.

TCHC prefers to construct buildings which mix RGI housing with non-RGI affordable social housing units. Achieving mixed buildings would require TCHC to increase the number of non-RGI social housing units in its portfolio, and distribute them on sites to be mixed with replacement RGI subsidies, both in Regent Park and on other sites in the eastern part of the downtown. Therefore, the financial ability for TCHC to achieve off-site replacement and mixing within buildings is dependent on receiving government funding for new affordable housing units over and above the replacement of existing RGI subsidies and social housing.

The federal and provincial governments are in the final stages of negotiating a new affordable housing agreement that would provide new funding to development of new affordable housing units in Toronto. This initiative is a potential source of funding for the creation of new social housing units and affordable home ownership housing. The Chief Administrative Officer and the Chief Financial Officer have advised that they intend to report through the Policy and Finance Committee during the second quarter of 2005 regarding the financial strategy for the Regent Park redevelopment, including funding for new affordable housing.

Funding availability may affect the location of RGI and social housing replacement, but will not determine whether replacement happens. As noted above, if TCHC is not able to arrange construction of off-site replacement units due to absence of funding for new affordable housing, lack of suitable sites, or any other reason, then 100% of the existing 2,083 RGI subsidies and 2,083 social housing units would be required to be replaced within the boundaries of Regent Park (including 30 Regent Street for this purpose).

Conclusions:

The proposed planning approvals for the redevelopment of Regent Park secure replacement or retention of the existing social housing and the RGI subsidies for a period not less than 25 years. The planning approvals are one of three mechanisms for the City to secure replacement and retention of social housing and RGI subsidies.

The proposed planning approvals for the redevelopment of Regent Park permit no loss of RGI subsidies or social housing units. Off-site replacement of RGI and social housing has certain advantages of creating economically viable options for TCHC to establish mixed RGI and non-RGI buildings. To achieve off-site replacement, TCHC will require appropriate sites and funding to construct new affordable housing. An initial review has identified three sites which may be appropriate. Toronto and East York Community Council have recommended a further report from City staff through the Administration Committee regarding identification of sites and how to make them available for construction of housing.

City Planning staff have prepared this report in consultation with Community and Neighbourhood Services – Shelter, Housing, and Support, Corporate Services – Facilities and Real Estate, Legal Services, and the Toronto Parking Authority.

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A map entitled “Potential Development Sites” submitted by Councillor McConnell.