

Authority: Toronto and East York Community Council Item 30.10,
as adopted by City of Toronto Council on March 20, 2014

CITY OF TORONTO

BY-LAW No. 274-2014

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

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

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

The Council of the City of Toronto enacts:

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

Enacted and passed on March 20, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

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

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

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

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

and replacing it with:

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

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

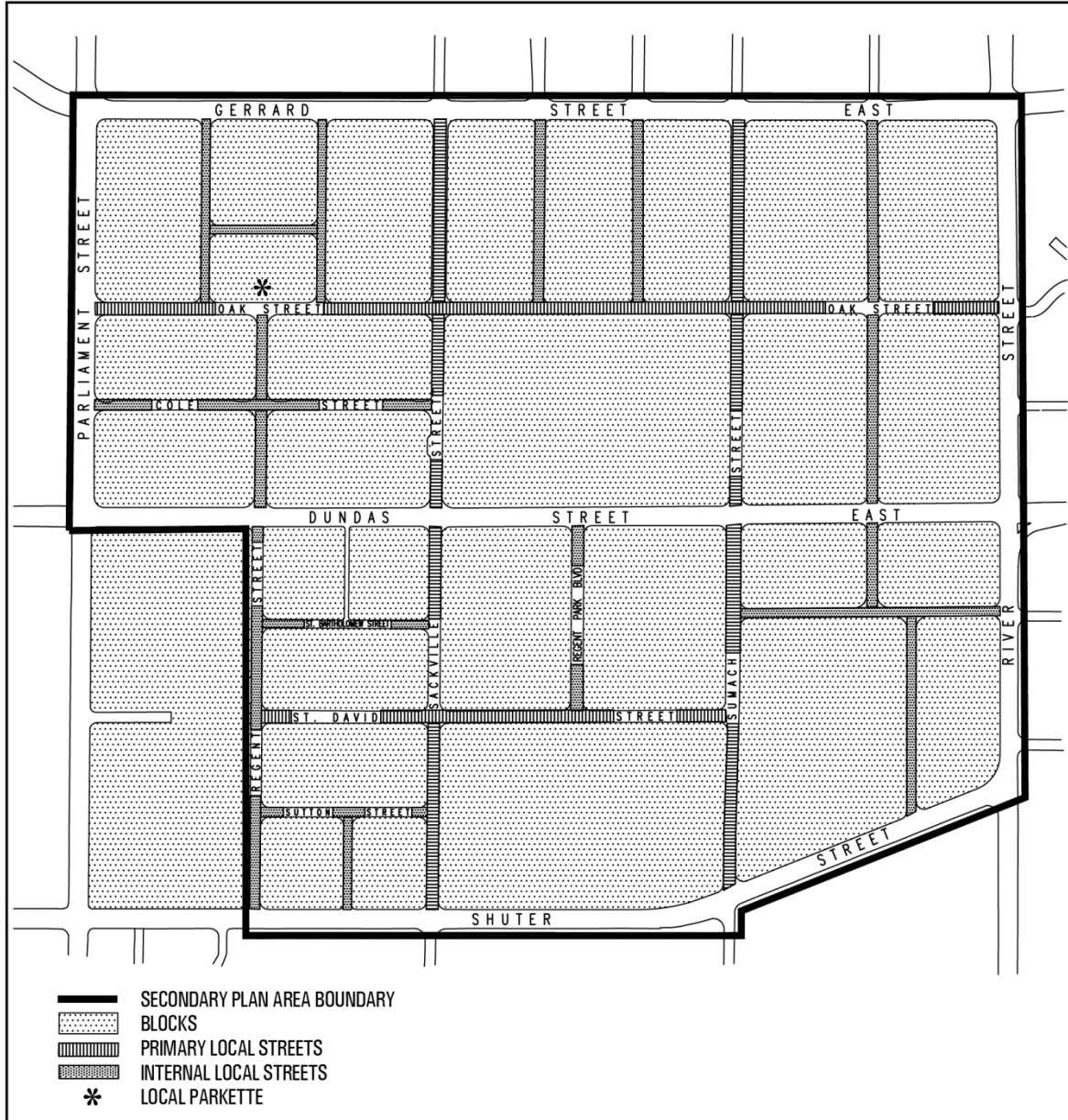
"The nearby land at the northeast corner of Shuter Street and Sackville Street will also be used for parks and recreation purposes or a community centre."
 - (e) Deleting Section 2.1.11(c) in its entirety and replacing it with the following Section 2.1.11(c):

"One local parkette will be developed in the northwest quadrant of the neighbourhood as generally shown on Map 28-1. The local parkette will provide a special and unique public place within this quadrant of the neighbourhood."
 - (f) Inserting the following as Section 2.1.11(e):

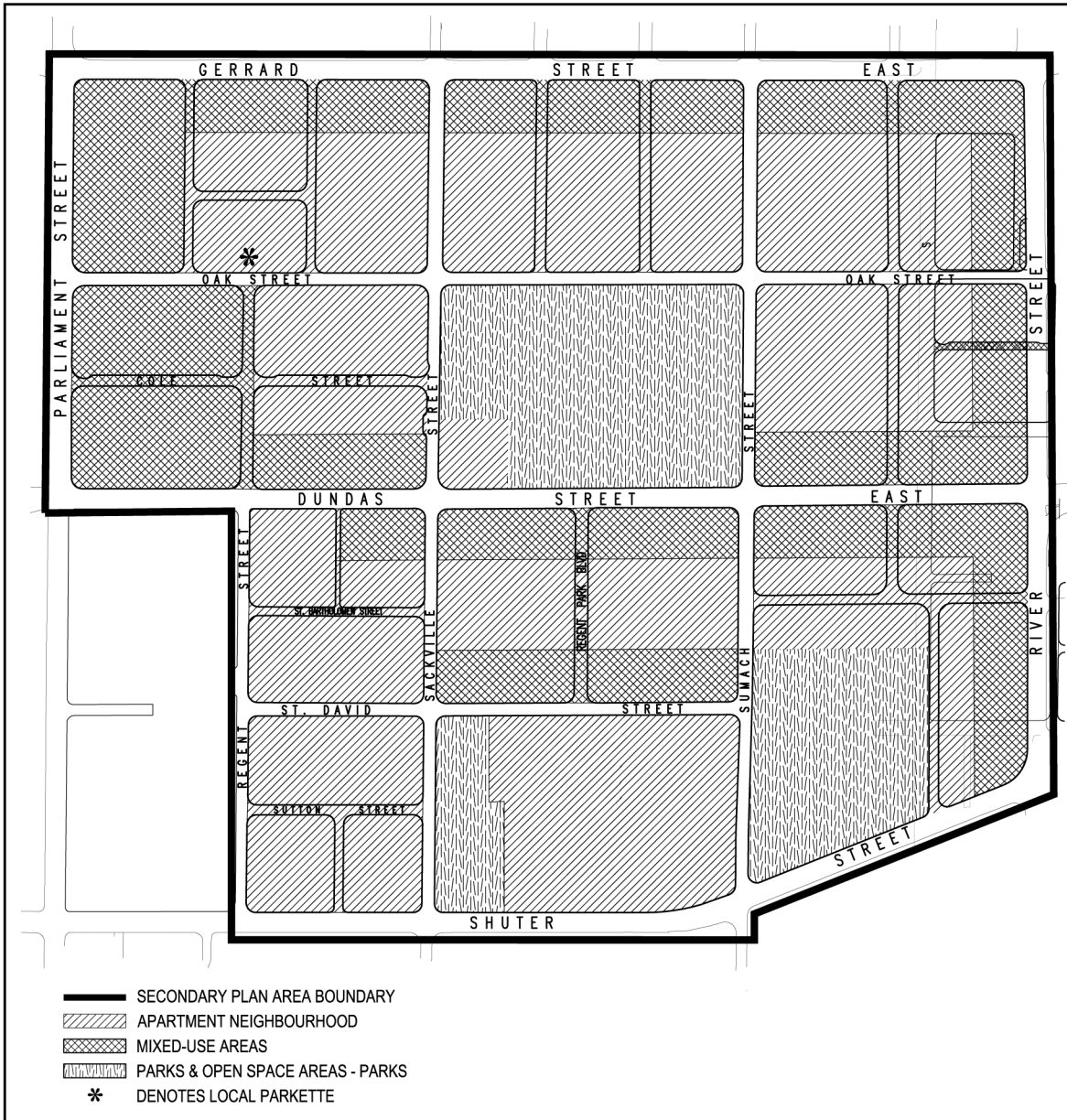
"A major park will be developed on the block to the northeast of the intersection of Shuter Street and Sumach Street. The park will include a sports field and other recreational amenities."

- (g) Insert the following as Section 3.2.9:
- "Market condominium buildings, with the exclusion of any seniors or student residences, shall contain 10 percent 3-bedroom or larger units. To facilitate further options towards this achievement, the 10% requirement will apply across all remaining phases and not on a phase by phase basis. This requirement shall be demonstrated and evaluated prior to lifting of the holding symbol for any subsequent phase as part of the Housing Issue Report."
- (h) Designating the lands within the Secondary Plan area as either Mixed Use Areas, Apartment Neighbourhood, or Parks and Open Space Areas - Parks, all as shown on Map 2 attached hereto.

Map 1



Map 2



Official Plan - Land Use
Map 2

Regent Park

File # 13_127808 STE 28 0Z



Not to Scale
12/31/2013