



# Regent Park

## Phase 3 Development Context Plan Report & Update to Urban Design Guidelines

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## Acknowledgements

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Fig. 1.0.1 Phase 3 Block Locations



## 1.0 Introduction

The Development Context Plan (Plan) for Phase 3 of Regent Park is an application of the general public realm and built form discussions contained in the Regent Park Urban Design Guidelines (Guidelines). This Plan provides detail about site-specific conditions in each of the ten blocks to be developed in Phase 3. Although the Guidelines continue to be the main document that describes the general design principles and guidelines for the public realm and built form, this Plan represents an update for Phase 3 and is a City of Toronto requirement, as outlined in the Regent Park Secondary Plan, to lift the holding symbol for this phase of the revitalization. The Zoning Bylaw regulates building heights, uses, parking, loading, etc. This Plan is to be read in conjunction with the Guidelines, the Zoning Bylaw, and the Regent Park Secondary Plan.

Blocks 1, 16, 17, 26, 27, 28, 30, 31, 32 and 35 are anticipated to be developed in Phase 3. The block numbers used in this document differ from those used in the Draft Plan of Subdivision due to the reconfiguration of the Phase 3 lands. The current configuration of blocks is shown in Fig. 1.0.1. The phasing plan for Regent Park is shown in Fig. 1.0.2. The phasing of the Regent Park redevelopment has evolved substantially over the years. Phase 3 is configured to allow Toronto Community Housing to complete the redevelopment of south Regent Park (the area south of Dundas Street East) and construct new servicing that links to servicing which is currently being completed for Phase 2.

Block 1, at the south-east corner of Parliament and Gerrard Streets, is also included in the Phase 3 lands to allow for the completion of development along the Parliament Street frontage, linking the retail spine along the segment of Parliament Street in Regent Park to the commercial area north of Gerrard Street.

There are a number of important changes to the content of the Urban Design Guidelines that are reflected in this document. Since the Urban Design Guidelines were created, the development plan has changed to take advantage of opportunities to improve the revitalization through the addition of public amenities. As in Phase 2, where the development changed to add the Regent Park Aquatic Centre and Daniels Spectrum Arts and Cultural Centre, in Phase 3, the opportunity to add a major new amenity has caused a rethink of the development of this portion of the Regent Park revitalization. In this case, the added amenity is the Regent Park Athletic Grounds, a large park that will greatly increase the programmed recreational space for Regent Park residents and neighbours. The uses and programming of the athletic grounds will be determined in consultation with the City and the community, and could incorporate a number of features, including a cricket pitch/soccer field, basketball court, children's playground and community gardens, as well as the existing outdoor ice rink.

The addition of the Regent Park Athletic Grounds has resulted in a reconfiguration of parks and streets in the eastern portion of the revitalization area and a shifting of density to other parts of the redevelopment, particularly within Phase 3, but also to subsequent phases. Other changes include the addition of two towers along Dundas Street East, shifting of tower locations and the redevelopment of 14 Blevins Place. Block 1 has also been reconfigured to add a tower at the corner of Oak and Parliament Streets. Many of these changes are the subject of a re-zoning application that has been submitted concurrently with this Development Context Plan. Although these alterations represent a change to the development plan included in the Guidelines, the principles contained in that document are still relevant to Phase 3 and are elaborated upon in this document.



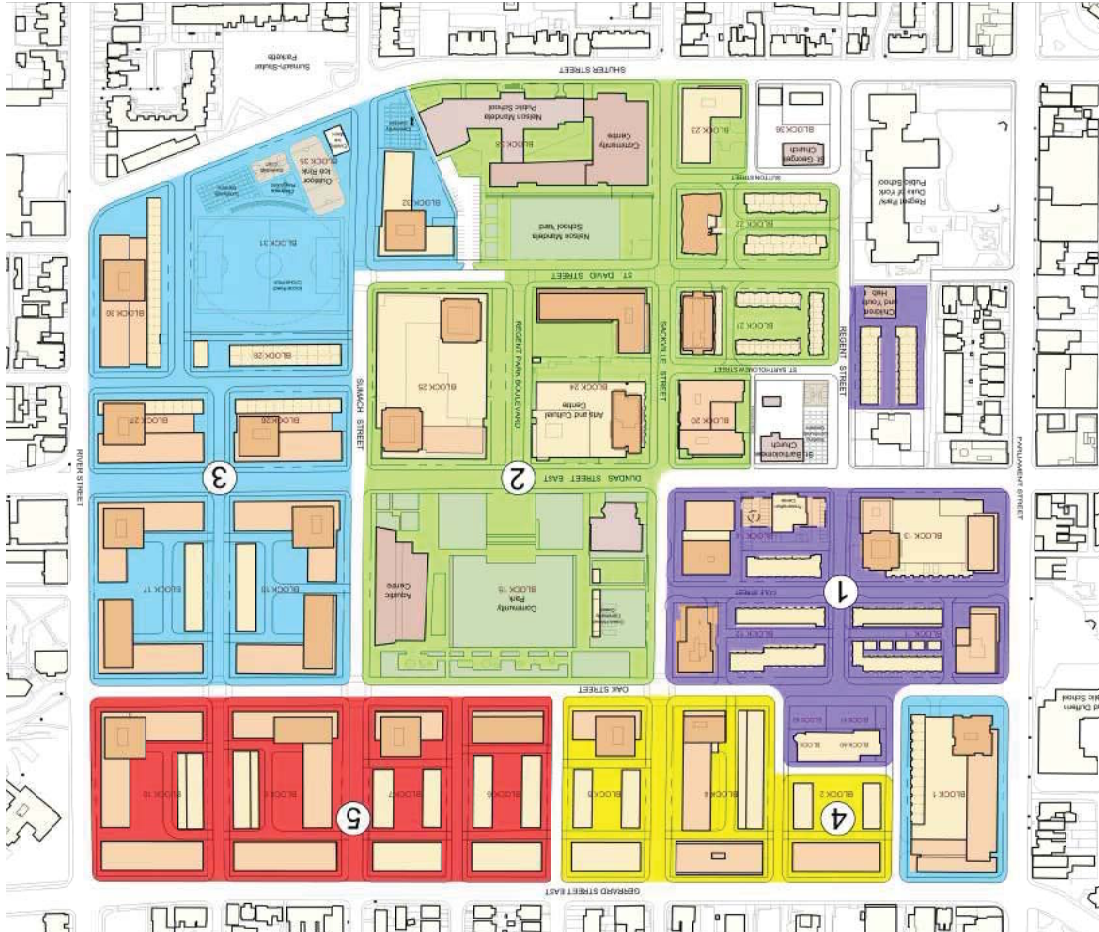


Fig. 1.0.2 Regent Park Phasing Plan

## 2.0 Organization of this Report

The guidelines contained in the Development Context Plan detail the specific site characteristics of Phase 3 and address the public realm and built form conditions.

The Plan provides guidelines for the treatment of the public realm in the three general street types found in Phase 3 (Fig. 2.0.1): Arterial Streets – Dundas Street East, Shuter Street, River Street, Parliament Street and Gerrard Street East; Primary Local Streets – Oak Street, St. David Street and Sumach Street; and Secondary Local Streets – Street J (Sword Street), Street M, Street O and Street E. Guidelines are included for street trees; streetscape elements, including paving, lighting and street furniture; and the treatment of planting, front yards and laneways. A special section describes design considerations for the Regent Park Athletic Grounds.

The built form guidelines address the conditions found on the different street types, and the three different building types. Generally, mid-rise buildings will be found on Arterial Streets and Primary Local Streets, low-rise buildings will be located on Secondary Local Streets, and high-rise towers will be located at strategic locations. A specific discussion is provided regarding the relationship of built form, setbacks and stepbacks, special conditions and building treatment, locations of residential towers, building entrances, and parking and service access.

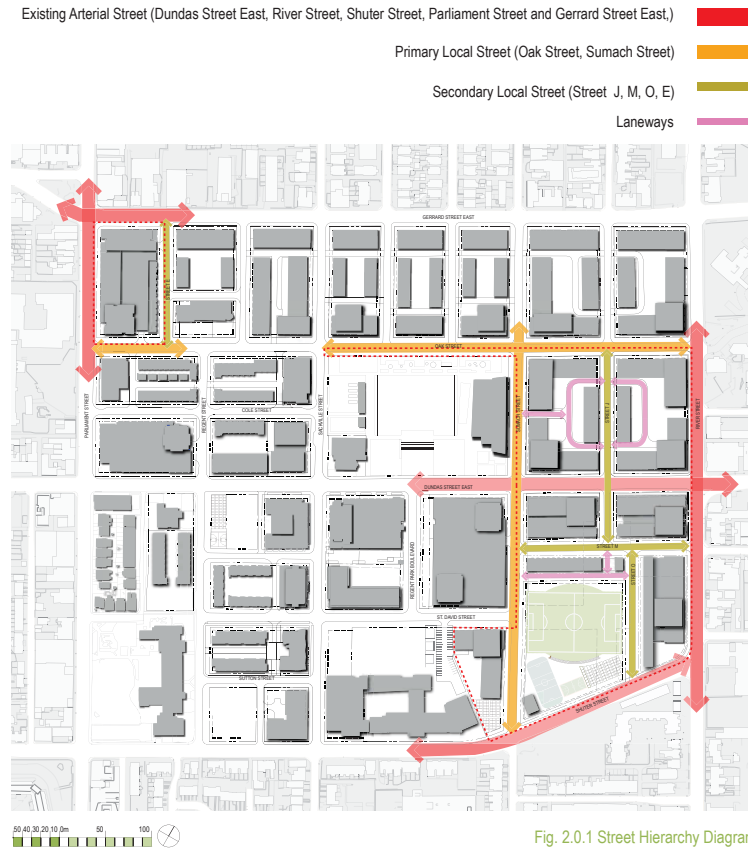




Fig. 3.0.2 Phase 3 S/E Isometric



Fig. 3.0.3 Phase 3 N/E Isometric



Fig. 3.0.1 Regent Park Site Plan - shadows cast at 3pm on September 21st.

## 3.0 Context Plan

Phase 3 of Regent Park consists of two separate areas. The first area is bound by Oak Street to the north (Oak Streetscape development extends to Sackville), River Street to the east, Shuter Street to the south and the mid-block east of Nelson Mandela School terminating at St. David Street and continuing up Sumach Street as the western boundary. Phase 3 also includes the Oak Street streetscape from River Street to Sackville Street. The second area included in Phase 3 is Block 1, bound by Gerrard Street East to the north, Street E to the east, Oak Street to the south and Parliament Street to the west. (Fig. 3.0.1).

In Phase 3 the design for the public realm and architectural framework will continue to set high standards already established in Phases 1 and 2 (Figs 3.0.2 and 3.0.3). The design for Phase 3 will provide a seamless transition in the public realm with the already completed Phases 1 and 2, while continuing to push boundaries, explore unique opportunities and set even higher standards for the final phases of the development.

Phase 3 will consist of the development of Blocks 26, 27, 28, 29, 30, 31, 32, 35, 16, 17 and 1 as shown in the site plan (Fig. 3.0.1).

New streets to be built are:

- + Oak Street - from Sackville Street to River Street, on the south side of the street only.
- + Oak Street - from Parliament Street to Street E, on the north side of the street only.
- + Sumach Street - from Oak Street to Shuter Street, east side of the street only.
- + Street M – from Sumach Street to River Street, both sides
- + Street J – from Oak Street to Street M, both sides
- + Street O – from Shuter Street to Street M, both sides
- + Street E - From Gerrard Street East to Oak Street, on the west side of the street only.
- + All Laneways – in Blocks 16, 17 and between Blocks 28 and 31

Existing streets to remain, streetscape redevelopment only:

- + Dundas Street East - from Sumach Street to River Street, both north and south sides
- + River Street – from Oak Street to Shuter Street, on the west side of the street only
- + Shuter Street – from Sumach Street to River Street, on the north side of the street only.
- + Parliament Street - from Gerrard Street East to Oak street, on the east side of the street only.
- + Gerrard Street East - from Parliament to Street E, on the south side of the street only.

The Regent Park Athletic Grounds will be designed and fully integrated into the surrounding neighbourhood. This facility is located in Blocks 31 and 35, which are bounded by Sumach Street to the west, a private laneway to the north, Shuter Street to the south and Street O to the east.



Fig. 3.1.1 Existing context around new Regent Park Development

## 3.1 Analysis

The Development Context Plan for Phase 3 of Regent Park continues to build upon standards that were developed in Phases 1 and 2 of the redevelopment. It takes into consideration precedents and design solutions that were developed and further elaborates on site specific options for each of the ten blocks included within Phase 3.

Phase 3 has four distinct parts:

- Blocks 26, 27, 28, 29, 30, 31 and 35 - south of Dundas Street East.
- Block 32 - west of Sumach Street.
- Blocks 16 and 17, north of Dundas Street East, along the eastern edge of Regent Park.
- Block 1, at the north west corner of Regent Park.














Blocks 16, 17 and 30 will have multiple outdoor amenity areas and significant green spaces. These areas will allow for a variety of activities and will accommodate residents of different age groups and mobilities.

Block 32 will also have large green spaces that will allow for flexible programming. Opportunities for community gardens shall be explored as part of detailed design and site plan process. Developing potential community gardens within the adjacent outdoor amenity areas would provide opportunities for students to interact with residents and the community and to learn about urban agriculture.

The Regent Park Athletic Grounds (RPAG) are located in block 31 and 35 and are unique to Phase 3 Development. This area will become a destination spot for many residents as well as visitors to the Regent Park neighbourhood. Sports enthusiasts, residents with children, community gardeners and passersby will come together to enjoy various activities and celebrate Regent Park's heritage. St. David Street will act as a direct pedestrian and visual connector from the Linear Park (Regent Park Boulevard) and Nelson Mandela Park Public School to the RPAG.

The RPAG will be fully integrated into the surrounding residential area. The north and east edges of the RPAG will have wider buffer zones, planted with large canopy trees to minimize noise and recreational lights. The south and west sides of the sports facility will be more transparent with specially designed fencing, with opportunities for public art or to allow spectators to simply enjoy the current game.

Together, the landscaped streets, outdoor amenity spaces, flexible green areas and Regent Park Athletic Grounds will become a part of the on-going Regent Park transformation and continue to grow and thrive as a unique and diverse community.

- Arterial Street (Dundas Street East, River Street, Shuter Street, Parliament Street, Gerrard Street East) 
- Primary Local Street (Oak Street, Sumach Street) 
- Secondary Local Street (Street J, Street M, Street O, Street E) 
- Laneways 
- Signalized Intersection 
- All way Stop Intersection 
- Visual Intersection 
- Views/Visual Connections 
- Direct Physical Connection to the Regent Park Athletic Grounds 
- Pedestrian Only Connections 
- Spatial Framework 
- Existing Bike Lanes 
- Proposed Contra-Flow Bike Lanes 

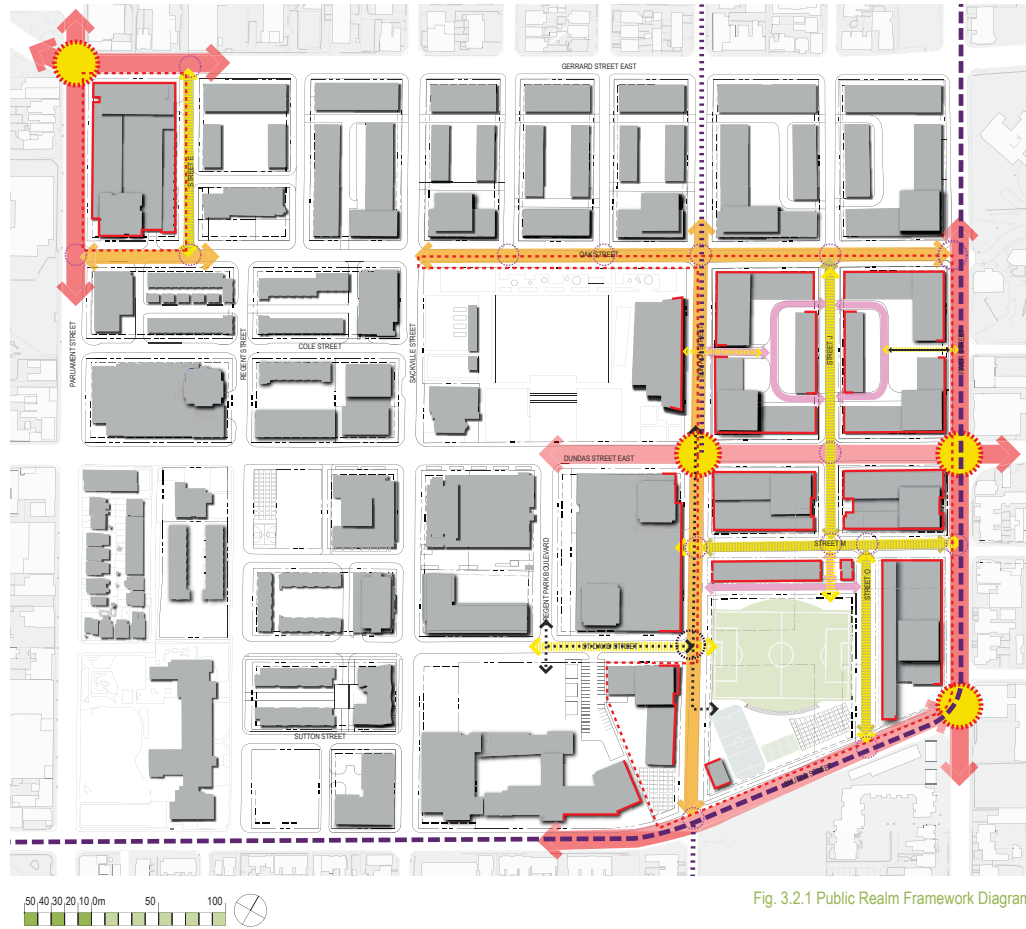


Fig. 3.2.1 Public Realm Framework Diagram



## 3.2 Public Realm Framework

The public realm in Phase 3 continues to follow the established design parameters of Phases 1 and 2. The new Regent Park Athletic Grounds, located at Sumach Street and Shuter Street, will become a focal point of the Phase 3 development and will provide unique conditions adjacent to the public realm. Street type hierarchy, types of intersections, visual and pedestrian connections, and spatial architectural framework were taken into consideration while developing the public realm.

Safe pedestrian connections to the Regent Park Athletic Grounds and to the residential streets guided the design of the streets. Seamless transitions between sports fields, flexible green open space and the public realm as well as integration of the Regent Park Athletic Grounds into the adjacent residential neighbourhood created opportunities for streetscape design that is unique to Phase 3. These special conditions will provide diverse pedestrian experiences for residents as well as visitors to Regent Park.



Public Art/Heritage  
Streets with Opportunities for Integrated  
Public Art



3.3.1 Public Art Location Diagram

### 3.3 Public Art

The Urban Design Guidelines identified numerous locations for Public Art opportunities in the Phase 3 areas. Direct physical and visual connections established potential sites where Public Art can be celebrated and noted. The precise location and type of public art will be developed during the Site Plan Application and design development phases.

Because it abuts the Regent Park Big Park, Oak Street presents an excellent opportunity to incorporate Public Art into the streetscape.

The Intersection of River Street and Dundas Streets, and the Intersection of Gerrard Street East and Parliament Street both offer opportunities for gateway Public Art pieces that can be integrated with the public realm to create clear entrances to the Regent Park Community.

Areas that are directly adjacent to the Regent Park Athletic Grounds should be considered as potential public art sites. The St. David Street and Sumach Street intersection is a strong visual and physical terminus that offers a focal point for pedestrians, cyclists and vehicles travelling from Nelson Mandela Park Public School and Regent Park Boulevard. Public art integrated into Regent Park (Fig. 3.3.2) is suggested for these locations (Fig. 3.3.1).



3.3.2 Examples of Public Art



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master plan