



Deputation to City of Toronto Budget Committee on behalf of the Focus Media Arts Centre

Submitted January 25, 2022

Thank you for the opportunity to present before you today. My name is Adonis Huggins and I am the Executive Director of the Focus Media Arts Centre (formerly known as the Regent Park Focus Youth Media Arts Centre). The reason why I am presenting today is to address the City of Toronto's failure to provide an adequate replacement space for the Focus Media Arts Centre (FOCUS) as was committed in the city's approval of the September 2005 Regent Park Revitalization Strategy for the Provision of Community Facilities.

Focus Media Arts Centre (FOCUS) is a charitable not-for-profit organisation that receives operating funding from Toronto Arts Council and has been serving the Regent Park community since its founding in 1989 and incorporation in 1990. FOCUS is one of the oldest community arts organizations in the city.

Prior to phase one of the Regent Park Redevelopment, the Focus Media Arts Centre occupied a 4,000 square foot facility in an old boxing centre housed in a Toronto Community Housing Apartment building at 600 Dundas Street, in Regent Park (now the Big Park).

In preparation for the demolition of Regent Park, City Council at its meetings of July 22-24, 2004 directed staff from three departments to work with TCHC to prepare a community services and facilities strategy for the city to approve.

One of the major purposes of the Community Facilities Strategy was to provide for the replacement of demolished community facilities.

The strategy was approved by City in September of 2005 and under this strategy, the FOCUS Media Arts Centre was in 2010, relocated in phase one of the Regent Park redevelopment, to an out of the way basement in a City of Toronto Day care at 38 Regent Street.

Although Focus was provided with 3,800 square feet of space, as other more accessible and vibrant amenities developed in the community in the years to follow, it became abundantly clear that the 38 Regent Street facility was severely lacking and not appropriate to the needs of the organization. Specifically

- 1) the 38 Regent Street space is away from all other youth and community hubs in Regent Park;
- 2) the space that FOCUS occupies at 38 Regent Street facility space is located in the basement and is virtually invisible from the streetscape;
- 3) the space is challenged by the perception among youth and residents, that the building only caters to infants and early age children;
- 4) afterschool and evening access to the space is impeded by a number of security barriers such as a buzzer, intercom, and the requirement of an elevator access card, all of which prevents the facility from serving as an afterschool, barrier free, youth and community hub as was intended and initially conceived;
- 5) the below market operating costs that the City charges for the space, which in 2019 was in excess of \$50,000 yearly, is almost equivalent of the revenue the organization receives yearly from the Toronto Arts Council, its major funder. The operating costs is considered unreasonable given the inadequacy of space and that Focus Media Arts Centre is a small under resourced arts organization with a yearly budget that hovers between \$250,000 and \$350,000.

Because Regent Park will be redeveloped in multiple phases, the 2005 Community Facilities Strategy set out expectations for future review and monitoring... "Implementation of the Strategy will require on-going engagement between the city, TCHC, community organizations and service agencies, and the community to ensure that facilities are being delivered in a way that is consistent with service planning."

However, the fact is that there has been no monitoring of the impact and challenges of the relocated agencies. On this point, since 2015 the Focus Media Arts Centre has consistently raised concerns to the City's SDFA staff and advocated to Councillor Kristen Wong-Tam's office related to the high operating cost and the inadequacy of the replacement space Focus was given.

Unfortunately, despite Councillor Kristen Wong-Tam's support, none of the city staff to date have acknowledged awareness of the Community Facilities Strategy or its commitments to provide

adequate and affordable replacement space for existing organizations on the Regent Park foot print or sought to address the concerns raised by FOCUS.

In 2019, forced to continue paying full rent in a covid-19 pandemic and threaten with eviction notices by the city, Focus Media Arts Centre abandon the 38 Regent Street and relocated temporarily to small offices in the third floor of the Daniels Spectrum Centre with the hopes of securing a permanent space in Regent Park that will meet the organization's need.

In spite of the barriers and challenges, the Focus Media Arts Centre continues to be a resilient organization that has consistently managed to provide high quality and impactful programming to the young people and community it serves. In moving towards the future, FOCUS is seeking your support.

Focus Media Arts Centre is requesting that City Council take the concerns raised in this presentation seriously and direct City staff to work with TCHC to keep the City's commitment as is outlined in the community facilities strategy and identify a community appropriate and financially viable replacement space in the final phase 4 & 5 of the Regent Park Redevelopment for the organization. To this end Focus Media Arts Centre is requesting a minimal of 3,500 square feet of replacement space to carry out media arts programming including activities related to video production and broadcasting, a 24-hour internet radio broadcast station, a shared radio and music sound booth, a music recording studio and a gaming design program.

One potential space for relocating the Focus Media Arts Centre is in a new library complex that is currently been considered by the city in discussions with TCHC and the Toronto Public Library. While FOCUS could be located in the proposed complex, the organisation would occupy and manage its own separate space. Such an arrangement would fulfill the library's desire to provide digital services to the public and fulfil the Focus Media Arts Centre's need to have a vibrant and impactful home for community media arts programming.

In considering this request the City should plan for the financial implications of relocating Focus Media Arts Centre to the new library complex or some other non-resident space. Whatever space is provided, the City must ensure that the facility is appropriate to advance the activities of the Focus Media Arts Centre along with the youth and the community partners they work with, as well as be financially affordable.

Therefore we encourage the City budget committee to 1) plan for the financial implication of the relocation of the Focus Media Arts Centre as well as other community groups scheduled for

relocation in phrase 3 and 4 of the Regent Park Redevelopment 2) conduct a review of its policies and consider substantially reducing operating costs for Focus Media Arts Centre and all other community organizations located on City property that receives operating funding from the Toronto Arts Council or other City departments 3) ensure that the Regent Park redevelopment and Toronto Arts Council receives the budget and support they need to fund arts organizations across the city and provide community based groups in Regent Park with financially sustainable and viable spaces from which to carry out their work.

Respectfully Submitted By

Adonis Huggins

Executive Director

Focus Media Arts Centre

Email: adonisregentparkfocus@gmail.com

Toronto STAFF REPORT

September 2, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Final Report
Rezoning Application 05 126972 STE 28 OZ and Residential Demolition
Application pursuant to Section 33 of the Planning Act
Toronto Community Housing Corporation
Part of 620 Dundas Street East (470, 508 and 540 Dundas Street East, 248
Sackville Street, 41 Oak Street and 347 Parliament Street) and 41 Oak Street.
(Regent Park redevelopment - Phase 1)
Ward 28 - Toronto Centre-Rosedale

Purpose:

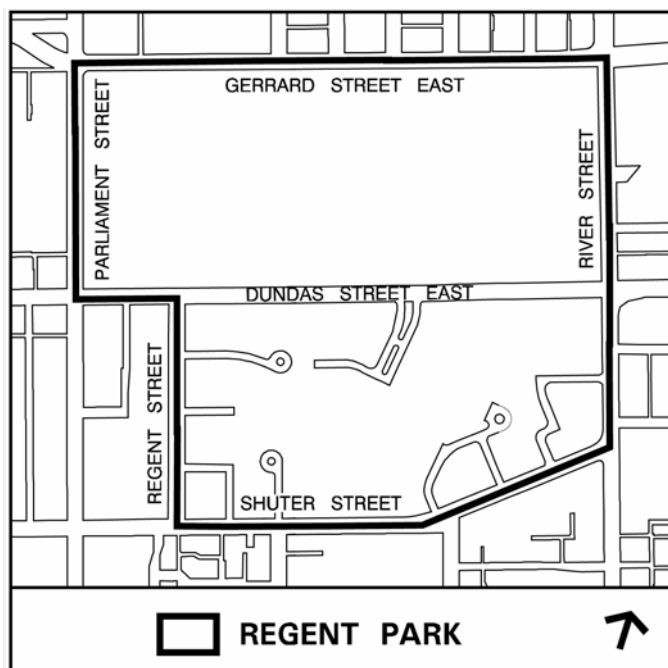
To review and recommend a Community Facilities Strategy for Regent Park.

To review and recommend approval of an application to remove the Holding symbol from the Zoning By-law for Phase 1 of the Regent Park redevelopment.

To report on an application to demolish 418 residential units in six apartment buildings located at 470, 508 and 540 Dundas Street East, 248 Sackville Street, 41 Oak Street, and 347 Parliament Street (Regent Park - Redevelopment Phase 1) pursuant to Section 33 of the Planning Act and the City of Toronto Act, 1984, 1985 and 1991.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report as all costs associated with Phase 1 will be borne by the TCHC from funding sources secured to date. Financial implications of the multi-phase Regent Park Revitalization Plan were previously



reported to Council as part of an overall financial strategy.

Recommendations:

It is recommended that City Council:

- (1) adopt the Regent Park Community Facilities Strategy attached to this report as Attachment No. 2;
- (2) adopt the Regent Park – Phase 1 – Development Context Plan, dated August 2005, that has been distributed to members of Toronto and East York Community Council and is on file with the City Clerk and the Chief Planner and Executive Director, City Planning, as an update to the Regent Park Urban Design Guidelines;
- (3) amend the Zoning By-law to remove the Holding symbol (“H”) from the lands in Phase 1 of the Regent Park redevelopment;
- (4) prior to the registration of the draft Plan of Subdivision for Phase 1 and pursuant to condition 70 of the May 31, 2005 conditions of Draft Plan of Subdivision Approval, require the applicant to enter into an agreement satisfactory to the City Solicitor to secure the following matters:
 - (a) the Owner’s obligations respecting the design, construction and maintenance of the new roads and municipal services, and the portion of existing Sackville Street associated with Phase 1;
 - (b) modifications that may be required to the existing portion of Sackville Street, as determined by the Executive Director, Technical Services, should Sackville Street, between Gerrard and Dundas Streets, be opened and utilized by the general public;
 - (c) a study of estimated trip generation for bicycle and pedestrian travel in Phase 1 and implications for design and construction of roadways;
 - (d) construction of a childcare centre, suitable to meet licensing requirements and City specifications, at the expense of the City on Block 14 of the Draft Plan of Subdivision, should Children's Services confirm the need and availability of capital and operating funds;
 - (e) assessment of feasibility and, if appropriate, consequent implementation of capital improvements to the basketball court located north of Oak Street and west of River Street, in accordance with the Community Facilities Strategy;
- (5) request the Chief Executive Officer of the Toronto Community Housing Corporation to replace the community gardens currently existing at 540 Oak Street on an interim basis elsewhere on lands in Regent Park;

- (6) approve the application to demolish the subject residential buildings with the following conditions, notwithstanding that there is no building permit for a replacement building(s) on the site:
- (a) that a construction fence be erected in accordance with the provisions to the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - (b) that all debris and rubble be removed from the site immediately after demolition;
 - (c) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code 632-5 and 629-10, Paragraph B;
 - (d) that any holes on the property be back-filled with clean fill;
 - (e) that the Owner submit a Designated Substance Report, a Dust Control Plan and any other required information for the review and approval of the Medical Officer of Health, prior to the issuance of the demolition permit;
 - (f) that the Owner not commence demolition related activities in Phase I of the redevelopment if it will impact privately owned trees protected under Municipal Code, Chapter 813, Trees, Article III, unless the trees have been authorized for removal by City Council; or tree protection measures have been put in place in accordance with the City of Toronto's "Tree Protection Policy and Specifications for Construction Near Trees";
 - (g) that the Owner protect the privately owned trees, located in Phase I, inventoried as tree numbers and letters, 3, 7, 27, 90, 92, 93, 94, 95, E, F, G, I and L, on the Proposed Buildings and Surveyed Trees Phase I plan, prepared by Markson Borooah Architects and Envision - The Hough Group, revised March 2, 2005, in accordance with the City of Toronto's "Tree Protection Policy and Specifications for Construction Near Trees";
 - (h) that the Owner contact Urban Forestry Services to inspect the tree protection hoarding once it has been installed;
 - (i) that the Owner has submitted the Tenant Relocation and Assistance Implementation Plan as required by the Section 37 Agreement, and has received approval for it from the General Manager Shelter, Support and Housing Administration, or his or her designate;
 - (j) that the Owner has submitted a Construction Mitigation and Tenant Communication Strategy as required by the Section 37 Agreement, and has

received approval for it from the General Manager Shelter, Support and Housing Administration, or his or her designate;

(7) advise the Owner that:

- (a) Site Plan Approval for Phase 1 should not be granted until such time as registration of the draft Plan of Subdivision of Regent Park for Phase 1 has been completed.
- (b) registration of the Plan of Subdivision of Regent Park for Phase 1 cannot occur until such time as the Owner has satisfied the applicable conditions of draft Plan of Subdivision Approval issued on May 31, 2005;
- (c) the Owner will be required to make applications to the Executive Director, Technical Services for revised municipal numbering prior to filing an application for a building permit associated with Phase 1;
- (d) comments and conditions relating to access, site circulation and layout, configuration of the parking and loading facilities, solid waste management, municipal servicing and grading environmental site assessments, and other technical matters will be provided in conjunction with the review of the site plan application for Phase 1;
- (e) the Owner will be required to make applications to the General Manager, Transportation Services for permits to carry out any proposed works within the Dundas Street, Gerrard Street, and/or Parliament Street rights-of-way, or occupancy within their respective rights-of-way to carry out any other works;
- (f) the Owner should contact Urban Forestry Services to inspect tree inspection hoarding once it has been installed;
- (g) that trees that are currently privately owned and are conveyed to the City through subdivision registration will become protected by Article II of Chapter 813 of the City of Toronto Municipal Code and such trees must be protected at all times in accordance with the Urban Forestry Division's "Tree Protection Policy and Specifications for Construction near Trees" and shall not be injured or destroyed unless approval has been granted; and
- (h) that prior to introduction of Bills to Council, TCHC is required to execute and register against the title of the lands one or more agreements pursuant to Section 37 of the Planning Act to secure facilities, services, and matters in accordance with Report 1, Clause 4 of Toronto and East York Community Council, as adopted by City Council on February 1, 2 and 3, 2005.

Background:

Toronto Community Housing Corporation (TCHC), the City-owned, non-profit housing corporation, proposes the phased redevelopment of Regent Park. 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-geared-to-income (RGI) social housing units. Redevelopment will involve the demolition of the majority of existing housing. It will 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 will be replaced on-site or on other sites in the eastern Downtown area and additional market housing will 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.

Council has taken a number of actions with respect to planning approvals for the redevelopment of Regent Park. At its meeting of July 22-24, 2003, Council directed that the interdepartmental review of the redevelopment proposal be undertaken as a priority. At its meeting of February 1-3, 2005, Council adopted a report (dated January 4, 2005) from the Director of Community Planning, South District, recommending approval of the Regent Park Secondary Plan and an area-specific zoning by-law, subject to Holding provisions. The Secondary Plan and zoning were appealed to the Ontario Municipal Board (OMB). The OMB issued an Order on June 30, 2005 approving the Secondary Plan and a slightly revised zoning by-law, endorsing a settlement agreed upon between the appellant, the City and the TCHC. At its meeting of April 12-14, 2005, Council considered a City Planning report (dated March 16, 2005) regarding a Draft Plan of Subdivision for Regent Park. The City approved a Draft Plan of Subdivision for the Regent Park redevelopment on May 31, 2005. At its meeting of July 19-21, 2005, Council has also adopted a report respecting a financial strategy for redevelopment, and a report approving a package of federal, provincial and municipal contributions of approximately \$15 million for 220 units of new affordable rental housing on Block 14 of Phase 1 of the redevelopment.

This report reviews and recommends adoption of a Community Facilities Strategy for the Regent Park neighbourhood. The purpose of the strategy is to ensure the delivery of facilities in the redeveloped neighbourhood necessary for the provision of community services, such as recreation, child-care, and social services.

This report also makes recommendations necessary for the first phase of the redevelopment to proceed. Phase 1 of the redevelopment is illustrated on the phasing map attached to this report as Attachment No. 1, and includes the lands bounded by Parliament Street and Dundas Street East and the future Oak and Sackville Streets. Phase 1 also includes lands located at 40 Oak Street owned by the Toronto United Church Council. TCHC's development plans

for Phase 1 include approximately 830 units of housing (460 private market units and 370 units replacement social housing and new affordable housing). This report recommends that the holding symbol ("H") be lifted from the zoning by-law for the Phase 1 lands of the redevelopment, so that redevelopment can proceed in accordance with the approved zoning. This report also addresses TCHC's application to demolish the existing residential buildings in Phase 1.

Comments:

1. Community Facilities Strategy

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 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 purpose of the Community Facilities Strategy is to provide for the replacement of demolished community facilities, as well as the provision of new facilities to meet the needs of the increased population. Unmet needs that currently exist in the neighbourhood should also be considered. The Strategy has been prepared to meet policies in Section 3.2 of the Regent Park Secondary Plan intended to achieve timely and efficient development of community facilities.

The draft Community Facilities Strategy is attached to this report as Attachment 2. The Strategy has been prepared based upon the results of the Community Services and Facilities Study and community consultation. The Strategy sets out its purpose and its relationship to other community development efforts in Regent Park, including the Social Development Plan. A summary of the findings of the Community Services and Facilities Study is provided, as well as a discussion of TCHC's future role in the delivery of community services in a new neighbourhood where TCHC tenants are not the sole residents. The Strategy addresses the provision of recreational facilities, daycare centres, and space needed for the delivery of community and social services by community service agencies. Each of these topics considers, a) the need to replace existing facilities, b) the need for additional facilities to serve the new population of Regent Park, and c) unmet needs that currently exist in the neighbourhood independent of the redevelopment proposal. Lastly, the Strategy sets out commitments of TCHC and the City for its implementation.

The Community Facilities Strategy addresses the provision of physical space and facilities, as opposed to 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 the growing and changing population in the neighbourhood. Planning for these

impacts will be addressed in a Social Development Plan for Regent Park, which is underway and which has been discussed in previous reports. The relationship of the Social Development Plan to the Community Facilities Strategy is described in Section 1 of the Strategy.

Because Regent Park will be redeveloped in multiple phases, the Strategy sets expectations for future review and monitoring. Review and monitoring will be particularly important to ensure coordination between the Strategy and the Social Development Plan. Implementation of the Strategy will require on-going engagement between the City, TCHC, community organizations and service agencies, and the community to ensure that facilities are being delivered in a way that is consistent with service planning.

Both TCHC and the City have engaged in substantial community consultation with respect to the Regent Park redevelopment. Much of the consultation was described in the January 4, 2005 City Planning report, including a number of issues that have been raised with respect to community facilities. The consultation process has continued since the adoption of that report to Council. With specific regard to the Community Facilities Strategy, staff met further with representatives of a number of community service agencies on May 30, 2005 and with the Revitalization Committee of the Regent Park Residents Council on June 13, 2005.

A number of specific issues related to community facilities have been raised in the preparation of the strategy and the consultation.

Outdoor Swimming Pool

An outdoor swimming pool exists in North Regent Park in what will be the sixth phase of redevelopment. The community has generally expressed a strong interest in the replacement of the pool. The strategy plans for the replacement of this neighbourhood amenity either in conjunction with the planned indoor pool at Lord Dufferin School or by reserving space for a new outdoor pool in the large central park. A final decision will need to be made in conjunction with the planning for the Lord Dufferin Pool and the design and development of the new park.

Community Gardens

Section 5.6.6 of the Strategy addresses community gardens. There are approximately 200 community garden plots currently located in seven sites in Regent Park. Six of the sites are owned by TCHC and administered by the Regent Park Community Health Centre. One site is on land owned by the Toronto United Church Council and administered by the Christian Resource Centre, and is also planned for redevelopment. The gardens are a source of fresh produce for the households in the neighbourhood and provide recreation.

The Strategy proposes two means of replacing the existing community garden plots. Some plots may be replaced on parkland to be conveyed to the City through the redevelopment and programmed by the Parks, Forestry and Recreation Division. In this case, responsibility for

the gardens will shift from TCHC to the City. While current gardens are available primarily to TCHC tenants, future garden programs operated by the City would open to both TCHC tenants and other residents. Final decisions on incorporating community garden plots would be made at the time that the parks are designed and programmed, in consultation with the community.

The other means to replace garden plots may be on the rooftops of new TCHC buildings. TCHC has objectives to include green roofs in building designs as part of the environmental sustainability initiative for the redevelopment. Green roofs can be constructed to accommodate community garden plots, although TCHC has advised that it is premature to firmly commit to roof gardens due to questions about construction specifications, operating costs, and security and liability issues. TCHC operated gardens would most likely be restricted to TCHC tenants.

Many residents and other stakeholders have requested a more strongly worded commitment in the Strategy to the replacement of community gardens. Parks, Forestry and Recreation staff generally feel that a stronger commitment is premature at this time and that planning for replacement gardens can best be addressed in the design and programming of parks, when need for the gardens can be evaluated against other possible programs. Nonetheless, they are confident that the planned parks can accommodate garden plots.

Childcare Facilities

The March 16, 2005 City Planning report noted the need for further discussion with TCHC to determine the appropriate process to achieve suitable space for new and existing daycare centres. The recommended Strategy identifies potential locations adjacent to adequate outdoor space for new and replacement daycare centres. The Strategy also establishes a protocol for notification and discussion between TCHC and Children's Services regarding the development of the daycare centres prior to the development of each affected phase.

Children's Services have begun discussions with TCHC regarding development of a childcare centre in the first phase of development at the corner of Dundas Street East and the future extension of Regent Street.

Community Service Agency Space

The March 16, 2005 City Planning report also noted outstanding matters with respect to the expansion of community service agencies and the relocation process. In addition, a number of agencies have commented on the operational funding implications for renting replacement space in the new buildings.

Three issues in particular remain of concern to representatives of community service agencies which operate in Regent Park: operating funding; future expansion; and provisions for informal or grassroots organizations.

Presently, a number of community agencies occupy space owned by TCHC for nominal rent. In the redeveloped neighbourhood, TCHC will continue to be involved in community development efforts which affect its tenants, but will not necessarily provide space for below-market rent for community service agencies. Existing agencies may face increased rents for their office space. A number of agencies have sought commitment from the City for increased operational grant funding to cover future rent increases. Agencies will need to plan for future increases to their operating budgets and pursue appropriate funding from all sources.

Existing community agencies are also concerned that space be available in the neighbourhood to expand community services. The Regent Park zoning by-law provides permission for large amounts of non-residential space, which could be occupied by community service providers. In future, service providers would need to contact TCHC or other landlords in the neighbourhood to make arrangements to lease or occupy space. New programs may be eligible for grant funding from the City or other funders. Requests to the City will be considered in the context of funding and policy priorities at that time.

Regent Park is served by a range of community service agencies. Some agencies are small, informal or grassroots organizations. As in any neighbourhood, new organizations may also emerge over time to address the needs of the community. Non-residential space will be available in Regent Park, although new organizations will need to make arrangements for any space and secure funding. The City will consider ways to support such initiatives.

All three of these issues represent matters that need to be addressed and provided for in the long-term service planning for the neighbourhood. Each of them also represents an element of funding challenge. The most effective way to address these matters is through the Community Service component of the Social Development Plan.

2. Removal of Holding Symbol

The January 4, 2005 City Planning report summarizes the planning framework for the Regent Park redevelopment. Regent Park's area-specific zoning by-law 141-2005 is subject to holding provisions, pursuant to Section 36 of the Planning Act. In essence, the holding symbol means that the lands have been pre-zoned, but the zoning rights cannot be used until certain technical issues have been resolved. In the case of Regent Park, 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.

In staff's opinion, the conditions for removing the holding symbol ("H") have been satisfactorily met. Policy 4.1.4 of the Regent Park Secondary Plan sets out the conditions that must be met prior to the removal of the holding symbol:

"4.1.4 The holding symbol may be removed incrementally or in phases, upon application by the owner to the City and only as the following plans and studies have been provided and appropriate conditions secured through an agreement or agreements

binding on the owner entered into pursuant to Section 37, 41, 51 or 53 of the Planning Act:

- (a) Housing Issues Update;
- (b) Urban Design Guidelines Update;
- (c) Community Facilities Strategy and Update;
- (d) 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; and
- (i) Consideration of financial implications and the timing of the provision of municipal infrastructure and services set out above.”

Each of the conditions identified in Policy 4.1.4 is discussed below.

In addition to the conditions required by the Secondary Plan, Council directed at its meeting of February 1-3, 2005 that prior to the lifting of the holding symbol from the first phase of Regent Park development, TCHC execute and register against the title of the lands a Section 37 Agreement satisfactory to the Commissioner of Urban Development Services and the City Solicitor, to secure a number of matters related to social housing replacement, tenant relocation and assistance, and construction mitigation and tenant communication. TCHC and staff are concluding their discussions on the Section 37 Agreement and anticipate that it will be executed and registered shortly.

(a) Housing Issues Update

The Housing Issues Update is a report required prior to each phase of redevelopment to report on the housing proposed, and in particular to monitor and ensure the replacement of social housing units and rent-geared-to-income (RGI) subsidies in accordance with Official Plan policies and the Section 37 agreement. While the updates for future phases will need to evaluate the success which TCHC has had in delivering replacement housing in previous phases, the primary purpose of the report prior to phase one is to identify the number of existing social housing units to be demolished and the number of replacement social housing units and RGI subsidies expected to be replaced in Phase 1, and to establish reasonable confidence that progress will be made in the replacement.

The 2,083 replacement social housing units are intended to be constructed through the revenues achieved by the redevelopment, TCHC’s own financial resources, and property tax exemptions provided by the City. In addition to requiring replacement social housing, the Regent Park Secondary Plan encourages production of new affordable housing and TCHC has set a goal of providing about 1,000 additional new affordable rental and ownership units in or near Regent Park. Affordable rental housing units, if constructed with government

funding intended to achieve new affordable housing, may not qualify as replacement social housing units with respect to the intent of Secondary Plan policy requirements.

In Phase 1, 418 social housing units will be demolished. TCHC has reported that 358 social housing units will be constructed on-site in Phase 1. A package of municipal, provincial, and federal funds and support has been recommended for 220 of these units by City Council. As a result, at least 138 units of the 358 are expected to qualify as replacement social housing units. Based on TCHC's Housing Issues Report update, staff anticipate the following breakdown of housing to be produced in Phase 1.

Housing Type	Number of Units
Replacement Social Housing	138
New Affordable Rental Housing	220
Affordable Ownership	14
Market Housing	460
Total on Phase 1 lands (including 30 Regent St.)	832

TCHC has also reported that 318 replacement RGI subsidies will be provided on site in Phase 1.

Staff are satisfied that the plans for Phase 1 represent steady progress to full replacement of social housing units and RGI subsidies. Though the number of replacement social housing units in Phase 1 is expected to be somewhat lower than the achievement benchmarks set out in the Section 37 agreement, TCHC is getting a solid start in meeting its goal of also constructing new affordable rental units by taking advantage of funds in the federal/provincial pilot program for new affordable rental housing. The addition of new affordable rental units will also add to the mix of housing provided and the range of incomes to be served in Phase 1. Staff will fully assess the number of replacement social housing units once Phase 1 is complete, along with proposed housing for later phases, in order to inform decisions to remove the holding symbol from future phases.

(b) Urban Design Guidelines

Council adopted the Regent Park Urban Design Guidelines at its meeting of April 12-14, 2005. The January 4, 2005 and March 16, 2005 City Planning reports set out the role of the Urban Design Guidelines as a fundamentally important tool to implement an exemplary public realm and built form in Regent Park.

The Regent Park Secondary Plan requires an update to the Guidelines prior to the removal of the holding symbol from each phase of the redevelopment. The purpose of the update is provide to guide resolution of urban design issues presented by unique circumstances of each phase. The Guidelines suggest that the requirement for an update will be satisfied through a Development Context Plan prepared for each phase.

TCHC, in consultation with City staff, has prepared and submitted a Development Context Plan for Phase 1. The Development Context Plan addresses matters such as building

setbacks and stepbacks, the design of the local parkette adjacent to the future Christian Resource Centre development, streetscape standards, a tree preservation and planting plan, the precise location of two tall buildings permitted in the phase by the zoning by-law, and access to parking and service areas for the blocks in the phase.

The January 4, 2005 City Planning report noted the need to review the Urban Design Guidelines with regard to the location of the tall building permitted on the block at the corner of Parliament and Dundas (Block 13 of the Draft Plan of Subdivision). The zoning by-law adopted by Council allowed flexibility in the location of this tower. The location of this tall building was a particular issue in the OMB appeal of the Regent Park Secondary Plan and zoning by-law. The settlement of the appeal placed greater limits on the location of the tall building. The Development Context Plan reflects the resolution of this issue, showing the building located at the corner of Dundas Street East and Sackville Street.

This report recommends that Council adopt the Regent Park – Phase 1 – Development Context Plan as an update to the Regent Park Urban Design Guidelines.

(c) Community Facilities Strategy and Update

This report has earlier discussed and recommended adoption of the draft Community Facilities Strategy. Adoption of the Strategy by Council will fulfill the requirements for removing the holding symbol from Phase 1 of the redevelopment. Requirements respecting construction of a childcare centre and capital improvements to an existing basketball court have been recommended in order to implement the Strategy for Phase 1.

A condition of removing the holding symbol from future phases will be to monitor and update the Strategy. The City may also require further conditions in order to implement the Strategy.

(d) Archaeology Assessment and Heritage Impact Statement

In 2004, Heritage Preservation staff completed an archaeological potential study of Regent Park as part of a larger city-wide archaeological resource master planning exercise. The study determined that there was potential for archaeological deposits from both the pre-contact period and the 19th and 20th centuries.

TCHC submitted a Stage 1 and Stage 2 archaeological assessment for Phase 1 of the redevelopment. The Stage 2 assessment found that historical construction disturbances within the study area have most likely negated any potential for the identification of archaeological deposits. Heritage Preservation Services staff have reviewed the assessment and have advised that no further archaeological work is required prior to the development of Phase 1. Additional archaeological assessment will be required prior to Phase 2, as stipulated by the conditions of Draft Plan of Subdivision Approval issued on May 31, 2005.

Staff from Heritage Preservation Services have advised that no Heritage Impact Statement is necessary for Phase 1. A Heritage Impact Statement may be required prior to future phases,

particularly with respect to the apartment building located at 14 Blevins Place, which is listed on the City of Toronto Inventory of Heritage Properties and is located in Phase 4 of the redevelopment.

(e) Arborist/Tree Preservation Report

Issues related to tree preservation, tree replacement, and planting of new trees have been addressed throughout the planning process for Regent Park. The Urban Design Guidelines include a tree preservation and replacement strategy and standards for planting of new trees in and adjacent to the public realm.

The Phase 1 Development Context Plan discussed earlier in this report further addresses tree planting in Phase 1, including species selection and planting conditions to facilitate mature tree growth. Approximately 160 trees are to be planted in the streetscapes of Phase 1. Requirements for tree planting plans have been previously secured through conditions of Draft Plan of Subdivision approval. Tree planting plans will be evaluated against the Urban Design Guidelines and the Development Context Plan.

Urban Forestry staff have emphasized the importance of planning the development below grade in a way to provide for the best possible natural planting environment for trees, including sufficient soil volume to allow each tree to grow to a useful and functional size. The Phase 1 Development Context Plan accordingly provides for design of utilities and underground plant to allow for the construction of turf boulevards and continuous tree pits within the road allowance.

An application requesting permission to remove privately owned trees has been received by Urban Forestry Services. A report on the application to Toronto and East York Community Council is pending. Urban Forestry Services supports the development proposed for Regent Park in principle understanding that a large number of trees will require removal to accommodate the proposal. As discussed later in this report, conditions of demolition have been recommended to provide for protection of existing trees that are to be preserved in the redevelopment.

(f) Transportation Impact Study and Update

TCHC submitted a Transportation Impact Study (TIS) for Phase 1 of the redevelopment. The study concludes that no significant impacts to area traffic operations will result from the additional traffic generated by the development of the phase and that area intersections are expected to operate at good levels of service. Transportation Services staff concurs with the overall conclusions of the study.

Transportation Services staff also note that TIS update studies for future phases will need to examine a broader geographic scope and provide updated traffic information, background traffic growth and trip generation rates. Studies for future phases will be able to take into account changes in traffic patterns resulting from built-out phases, as well as other changes in the area.

The TIS has not provided trip generation estimates for bicycle and pedestrian travel, which may be significant due to high non-auto modal split objectives envisaged for the redevelopment. It is recommended that these estimates be prepared prior to the registration of the Plan of Subdivision, so that any implications can be considered in the design and construction of new roadways.

(g) Servicing and Stormwater Management Report

Because detailed development plans were not available at the time Council approved the Regent Park zoning by-law, and because in this case detailed servicing matters can be most efficiently addressed when such plans are prepared prior to each phase of redevelopment, the holding provisions for Regent Park permit the City to require satisfactory servicing and stormwater management reports.

TCHC has submitted a Functional Servicing Report (FSR) that reviews the adequacy of the existing municipal infrastructure and the need to install new infrastructure to support the redevelopment of Regent Park. The FSR also provides recommendations respecting the municipal servicing and stormwater management strategy for the overall redevelopment. In this respect, Technical Services staff have advised that the FSR is acceptable in principle, however, it may need to be updated in the event that changes to recommendations are required to suit actual field conditions. Technical Services staff have also indicated that prior to site plan approval of each development phase, TCHC will need to submit a detailed stormwater management report, a design brief, and the necessary detailed design engineering drawings for the new municipal roads and services to be constructed to service the subject development phase.

(h) Tenant Relocation and Assistance Plan

Regent Park's area-specific zoning by-law 141-2005 requires an agreement pursuant to Section 37 of the Planning Act, which secures, among other matters, a Tenant Relocation and Assistance Plan for TCHC's Regent Park tenants. Council identified the basic requirements for such a plan at its meeting of February 1-3, 2005.

TCHC and City staff agreed to an interim Tenant Relocation and Assistance Plan in April, in order to allow TCHC to commence the tenant relocation process, and specifically, the selection of relocation units by TCHC tenants who live in Phase 1 of the redevelopment, notwithstanding that the Section 37 agreement had not been finalized.

TCHC and City staff have now agreed to all substantive components of a final Tenant Relocation and Assistance Plan, incorporated into the draft Section 37 Agreement. The Plan includes all elements directed by Council at its meeting of February 1-3, 2005 and will supersede the Interim Plan.

Implementation of the Tenant Relocation and Assistance Plan will be managed and monitored by staff in Shelter, Support and Housing Administration through a Tenant Relocation and Assistance Implementation Plan.

(i) Financial Implications and timing of provision of infrastructure

At its meeting of July 19-21, 2005, Council adopted a report from the City Manager and the Deputy City Manager and Chief Financial Officer regarding the financial strategy for the Regent Park Revitalization. It was reported that all six phases of the Revitalization Plan are estimated to cost \$561 million over an eleven-year time frame. The TCHC had identified internal funding sources for the redevelopment totaling \$417 million and was seeking government contributions to offset the remaining funding gap of \$144 million.

With adoption of that report by Council, total City financial commitments toward the revitalization plan are anticipated to total approximately \$44 million, reducing the funding shortfall to approximately \$100 million. The report recommended that the remaining project shortfall be presented for consideration in upcoming discussions of the proposed Canada-Ontario-Toronto Framework Agreement and other provincial and federal initiatives.

Also at its July meeting, Council adopted a report from the General Manager, Shelter, Support and Housing Administration, approving 220 units of housing on Block 14 of Phase 1 of the redevelopment as a project to be recommended to the Ministry of Municipal Affairs and Housing for funding under the Pilot Project component of the Affordable Housing Program – Community Rental Housing Funding. The allocation would include up to \$6,380,000 in federal and provincial funds.

In addition to development of new affordable housing and replacement social housing, Phase 1 includes construction of four new streets within and adjacent to the phase. There are relatively few community facilities to be constructed in Phase 1 in comparison with later phases.

The subdivision agreement sets out the required infrastructure associated with the development of Phase 1. The infrastructure is to be provided at no cost to the City, unless other funding arrangements are approved by Council. Finance staff have noted that to date other orders of government have not committed to funding as contemplated in the financial strategy report, with the anticipated exception of affordable housing funding for Phase 1 as discussed above.

Furthermore, Finance staff note that the Council adopted financial strategy noted above, includes City funding in the form of grants to offset infrastructure and community facility costs in an amount equivalent to the net development charges collected from the market oriented development in the Regent Park plan. However, these grants would be timed to lag one-year after the collection of such development charges. As such, it is likely that City grants would not become available until after Phase 1 construction is underway or completed.

Consequently, since Phase 1 is the first construction to occur under the Revitalization Plan it is understood that any infrastructure and servicing costs associated with this initial phase will be borne and/or front-ended by TCHC.

3. Demolition Application

TCHC has requested permission under Section 33 of the Planning Act to demolish 6 buildings containing 418 residential units located within the first phase of the Regent Park redevelopment. TCHC has not yet made technical submissions respecting Building Code requirements for a demolition permit. TCHC has also not applied for building permits for new buildings in the phase.

TCHC is requesting permission to demolish the buildings in advance of a building permit for replacement buildings in order to achieve a timeline that permits construction of Phase 1 to commence in the third quarter of 2006. While a number of planning approvals for the phase have been completed, TCHC and/or their development partner(s) will have to register the draft approved Plan of Subdivision for Phase 1 and complete site plan approval prior to construction. Demolition of the existing buildings is expected to require six months in order to meet ambitious waste diversion objectives. Issuance of the demolition permit in advance of the building permit will allow subdivision registration and site plan review to proceed concurrently with the demolition.

Section 33 of the Planning Act provides that Council may refuse an application for demolition of a residential building where no building permit has been issued. In accordance with the City of Toronto Act, 1984, 1985 and 1991, for residential buildings containing six or more units, City Council may refuse the demolition permit for one year after the demolition permit application date or after issuance of the building permit, with exceptions. City Council can revoke the demolition permit under certain circumstances or it may approve a permit and impose conditions that are deemed reasonable in relation to the nature of the site.

It is reasonable to apply conditions for this large site, should Council approve the demolition permit under Section 33 of the Planning Act. These conditions include fencing of the site, removal of debris and maintenance of the site to the Property Standards by-law. TCHC will also be required to satisfy provisions of the Ontario Building Code prior to issuance of a demolition permit. Additional issues of the demolition and recommended conditions of the permit are discussed below.

Provincial Consent

The Social Housing Reform Act requires Provincial consent for the sale or lease and the redevelopment of social housing properties. At its meeting of February 1-3, 2004, Council directed that 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.

The City received Ministerial Consent from the Minister of Municipal Affairs and Housing for the Regent Park redevelopment, subject to certain conditions, on May 27, 2005. As the condition directed by Council has been satisfied, this report does not include it in the recommended conditions of demolition.

Rental Housing Replacement

The City has a clear interest in ensuring that the existing social housing units in Phase 1 of Regent Park are replaced through the redevelopment. As noted above, TCHC has not yet applied for a building permit for new buildings. The City has a number of tools to ensure the replacement of rental housing. The Section 37 agreement required by earlier planning approvals secures the replacement of Regent Park's social housing units, monitored through Housing Issues Updates as discussed earlier in this report. TCHC must also operate in accordance with the Shareholder Direction adopted by Council in October 2001. Given these circumstances, staff have not recommended further conditions of the demolition permit related to replacement of social housing.

Tenant Relocation and Assistance

Tenant relocation and assistance is a legitimate issue with respect to residential demolition and has been discussed earlier in this report with respect to the lifting of the holding symbol.

The Tenant Relocation and Assistance Implementation Plan is the instrument through which staff of Shelter, Support and Housing Administration will manage and monitor the implementation of the City's requirements for tenant relocation and assistance. It is secured through the Section 37 Agreement and approval by the City of the Implementation Plan is required prior to issuance of the demolition permit.

A Construction Mitigation and Tenant Communication Strategy is also required prior to demolition, in order to anticipate and mitigate the negative impacts, inconveniences, and nuisance of construction and development for tenants who remain in Regent Park in future redevelopment phases. The requirement for the Strategy has been secured through the Section 37 agreement and approval by the City is required prior to the issuance of the demolition permit.

Environmental Considerations

TCHC has submitted environmental reports to the Medical Officer of Health, including a Designated Substance Report, and Phase 1 and Phase 2 Environmental Site Assessments. The Medical Officer of Health may require additional information to complete their review. A Dust Control Plan will also be required.

Tree Preservation

Tree preservation and the planting of new trees has been addressed in the Regent Park planning framework through the Regent Park Urban Design Guidelines and the Development

Context Plan for Phase 1. As noted in previous reports, redevelopment will necessitate the removal of the large majority of existing trees while planning for additional tree planting and a public realm designed to promote mature tree growth.

A report from Urban Forestry Services is pending and recommends approval of TCHC's application to remove privately owned trees within Phase 1, conditional upon issuance of a building permit. For those trees that are to be preserved, this report recommends conditions of the demolition permit to ensure their protection during demolition and construction.

Conclusions:

City Council and the Toronto Community Housing Corporation have undertaken a number of actions to proceed with the redevelopment of Regent Park. This report recommends adoption of a Community Facilities Strategy for Regent Park to provide for the replacement of demolished community facilities, as well as the provision of new facilities to meet the needs of the increased population. The report also recommends two actions necessary to proceed with the first phase of redevelopment. Conditions of removing the holding symbol ("H") from the zoning by-law for Phase 1 have been satisfied and staff recommend lifting the "H". Staff also recommend approving the demolition of residential buildings in Phase 1, pursuant to Section 33 of the Planning Act.

This report has been prepared in consultation with the following Divisions: Finance; Shelter, Support and Housing Administration; Social Development and Administration; Technical Services; Parks, Forestry and Recreation; Building; and Children's Services.

Contact:

Kyle Knoeck, Senior Planner, Downtown Section

Ph: (416) 392-7215

Fax: (416) 392-1330

Email: kknoeck@toronto.ca

Gary Wright

Director, Community Planning, Toronto and East York District

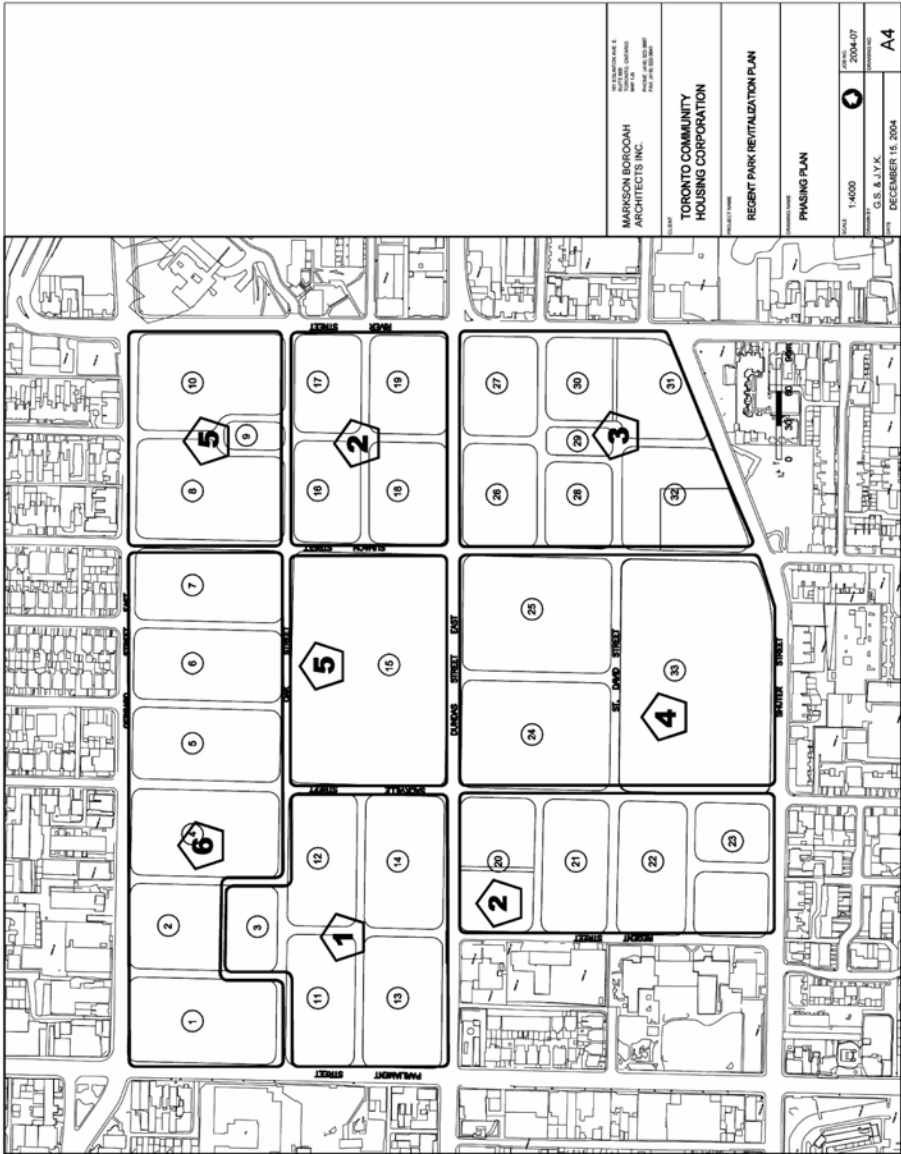
File: 19747164056 (fm)

List of Attachments:

Attachment 1: Phasing Plan

Attachment 2: Draft Community Facilities Strategy

Attachment 1



Regent Park Redevelopment

Phasing Plan
Applicant's Submitted Drawing
Not to Scale
12/21/04

File # 04_117482

Attachment 2:



Regent Park Revitalization

Strategy for the Provision of Community Facilities

August 2005

1.0 Redevelopment Context

The revitalization of Regent Park will consist not only of the replacement of the existing 2,083 rent-geared-to-income (RGI) units, but also the development of an additional 3,000 units comprising both market based and affordable housing. Whereas the site currently houses Toronto Community Housing Corporation tenants exclusively, the result at buildout will be a new, mixed tenure neighbourhood more closely reflecting patterns in other parts of the city. The plans include achieving a high degree of environmental sustainability, re-introducing the streets and blocks patterns of the surrounding neighbourhood, and developing parks, open space, and community service network in the community.

Within this context, provision of public space and facilities for programs serving the new mixed neighbourhood is of concern to Toronto Community Housing Corporation, the City, community agencies and residents. While Toronto Community Housing Corporation remains committed to providing space and programming for its tenants, this strategy plans for available space for services and programs open to the broader public and those City and community based organizations that will provide them in the redeveloped community.

The programs and services currently operating in Toronto Community Housing Corporation space will be relocated in the development process. The strategy makes provision for the facilities required for the replacement of existing facilities, and space to meet needs expected to result from redevelopment.

1.1 Planning Context

It is important to understand the role of the Community Facilities Strategy within the context of several other initiatives undertaken as part of the planning approval process, including the Secondary Plan and the Social Development Plan.

1.1.2 Secondary Plan

Toronto City Council approved the Secondary Plan in February 2005. The Secondary Plan will guide growth, manage change and set out a vision for the future of Regent Park. The Secondary Plan establishes principles important to achieve a healthy and liveable community in Regent Park as an outcome of redevelopment. There are a number of principles to achieve provision of community facilities and services.

1.1.3 Community Services and Facilities Study

In preparation for this strategy, a study was undertaken of the existing population, needs and services in Regent Park. In addition, projected changes to the population resulting from the redevelopment were developed as a base for determining what facilities will be

required to adequately provide for the needs of the redeveloped neighbourhood. The findings are summarized in Section 2.

1.1.4 Community Facilities Strategy

The Community Facilities Strategy is required to ensure proper implementation of the Secondary Plan policies consistent with the demand anticipated in the Community Services and Facilities Study. The Strategy must be approved by City Council before any redevelopment can proceed.

The Community Facilities Strategy sets out the facilities that must be replaced or constructed through redevelopment and the timing of their delivery. The focus of the Community Facilities Strategy is on the provision of physical space and facilities as opposed to the delivery of services, which will be addressed, in the Social Development Plan.

1.1.5 Social Development Plan

Delivery of community services by both the public and non-profit sectors will be impacted by redevelopment due to the demolition of the facilities they occupy and due to the growing and changing population in the new neighbourhood. 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. Toronto Community Housing Corporation 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. Toronto Community Housing Corporation 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 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, in particular 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 Toronto Community Housing Corporation's Tenant Participation Strategy.

During the redevelopment period, Toronto Community Housing Corporation will provide residents who are relocating outside of Regent Park to another Toronto Community Housing Corporation unit with information on community services in their new

community, as part of the "Interim Tenant Relocation Assistance Plan and Implementation Plan" and the "Tenant Relocation Assistance Implementation Plan".

The Project Framework has been included for information as an attachment to this Strategy. A process of stakeholder consultation is underway and it is expected that a final Social Development Plan will be approved by Toronto Community Housing Corporation in November 2005 and will be forwarded to Toronto City Council for approval.

1.2 Overview

This strategy is focused on the physical requirements for community services and facilities that must be coordinated with the plans that are approved for the redevelopment. This strategy will support, but does not overlap with, the Social Development Plan being addressed by Toronto Community Housing Corporation, City staff and other stakeholders.

The space requirements addressed in this strategy are grouped into three categories:

- recreation space requirements
- childcare (licensed childcare facilities)
- community service agencies

Recreation and daycare spaces are given particular attention in this strategy as these spaces are generally purpose built. The strategy identifies the anticipated space requirements of community service agencies and the ongoing service planning process required to refine these needs over the course of the redevelopment. It is understood that a portion of the community service agency space may also be purpose built.

The strategy outlined in Sections 2, 3 and 4 provides a general overview on how community services and facilities are to be replaced and provided, and discusses each of the three categories of space in more detail. Maps showing the proposed redevelopment and the current community services and facilities are appended. The specific approaches for each type of space are described in detail beginning with Section 5.0.

The redevelopment of Regent Park is proposed to occur in six phases over approximately 12 years. Construction on the first phase is to start in 2006. Each subsequent phase of redevelopment will take approximately 2 years to complete. Due to the long time-frame of the development and the lack of certainty regarding what community needs will be in the long term, what requirements service plans will identify, and what funding will be available, this strategy is designed to ensure that:

- Space required for replacement of existing community services and facilities is available in suitable locations if and when required; and
- Planning for facilities will be coordinated with services planning, based on an on-going assessment of community needs;

The zoning for Regent Park provides sufficient non-residential space to assist in facilitating the requirements of community services. Toronto Community Housing Corporation will require lifting of the holding symbol from the zoning by-law by the City prior to each phase of development proceeding. The City will delay lifting of the holding symbol for a phase if community facilities and space as described in this strategy have not been adequately provided for at the time of application. In addition, the City will review the Community Services and Facilities Study as described in the Secondary Plan to ensure the accuracy of projections and the resulting space needs projections on which this Strategy is based. This approach ensures that there will be an on-going assessment of facility requirements and how these are met in the overall project as well as within phases of the redevelopment.

This Community Facilities Strategy deals with space requirements for community services. The strategy does not deal specifically with the precise nature of the services to be delivered, or what organizations will be delivering these services. These matters will be dealt with in the Social Development Plan for the Regent Park neighbourhood and will inform the implementation of this strategy.

2.0 Community Services and Facilities Needs

The Strategy for the Provision of Community Facilities was preceded by an analysis of existing and projected community services and facilities needs. Known as the Regent Park Community Services and Facilities Study, it was completed in August, 2004 and examined existing facilities, services and programs, projected demographic changes resulting from the revitalization of the neighbourhood and the impact of those changes on future needs.

The study used a variety of techniques including demographic research, qualitative and quantitative surveys with tenants, discussions with key City Departments and a survey of community service providers. It describes the current population and service framework and projected changes in who will live in the neighbourhood at buildout. It lays the foundations for the strategies to be used with respect to the provision of facilities in the future. Programming and operational matters will be the subject of a Social Development Plan, currently being undertaken.

The following highlights some of the significant findings from The Regent Park Community Facilities Study. More detail can be found in the study itself.

2.1 Demographic Implications

The demographics of Regent Park are already changing. New residents are increasingly recent immigrants, and it is more likely that at least one person in each household is working than in the past. The newest immigrants in the Regent Park area are from mainland China, Bangladesh, Vietnam, Somalia, Jamaica and Sri Lanka. Regent Park

households have high needs either due to the low level of benefits or because family sizes, particularly of immigrant families, are large in relationship to their earned income.

There is a very high proportion of children 14 years of age and under in Regent Park (37%) compared to the City average of 17.5%. This proportion is likely to remain similar in the RGI units, but new units will probably produce very few children.

A survey of agencies in Regent Park found that services for newcomers, a more diverse staff, youth programs, employment and skills training, and long-term support for special needs children and their families are required.

Regent Park residents felt that the major service gaps and lack of capacity lie in the area of licensed and unlicensed child care places, recreation programs for youth, employment programs for youth and adults and health services. Many residents expressed concern about access to culturally appropriate services and lack of programs in specific languages. Places of worship and space and resources to provide cultural activities were also felt to be absent.

Regarding the future, the new market housing is projected to add approximately 5,150 residents, of which approximately 455 would be children under 15, 262 would be youth between 15 and 24 years, and 430 are expected to be seniors. The population of RGI units is greatly influenced by occupancy rules and the number of bedrooms rather than market conditions and is therefore not expected to change significantly.

The redevelopment will create new service demands that may require expanded or new facilities. The services that are most likely to see increased demand are recreation opportunities and childcare.

2.2 Existing Facilities

Due to the development history of the area, the City of Toronto does not own public spaces or facilities that are provided within Regent Park. Most parks and community facilities are owned by Toronto Community Housing Corporation. The City of Toronto Parks and Recreation Department manages the programming in two community centres, which are owned by Toronto Community Housing Corporation, and has agreed to continue its responsibility for those facilities in the future.

Regent Park currently has unmet service needs, while not resulting from the revitalization effort, these needs may have some implications for the redevelopment and the location of services. Given the planned increase in the population of Regent Park and the change in demographics due to both the social housing replacement and the new market housing, substantial expansion in capacity for the community service infrastructure and changes in the delivery mechanisms and available range of programs and services will be required.

2.2.1 Parkland

The City does not own any parkland within Regent Park although it operates facilities on Toronto Community Housing Corporation owned land. Several open spaces have been designed and used for parks and recreation purposes. Approximately 2.4 hectares of usable parks and recreation space is owned by Toronto Community Housing Corporation.

2.2.2 Recreation

Regent Park is currently well served in terms of recreational space, but the space is heavily used. It has two recreation centres, an outdoor swimming pool, two outdoor ice hockey rinks and three school gyms within or directly adjacent to the neighbourhood and two more school gyms and another recreation centre close by. However, only one of the schools has any significant recreation programming after school hours.

The redevelopment will require Toronto Community Housing Corporation to provide new locations for existing services and facilities that will be demolished, including the North Regent Park Recreation Centre, the swimming pool, and the two childcare centres. Details on replacement strategies are provided in Sections 5, 6 and 7.

2.2.3 Libraries

The nearest library is the Parliament Library, just across Parliament Street from Regent Park. It is currently one of the busiest neighbourhood libraries in Toronto. However, a new library in St. James Town opened in the fall of 2004.

2.2.4 Schools

Both the Toronto District School Board and the Toronto Catholic District School Board are projected to have enough space for the additional elementary children in schools currently serving Regent Park. Some renovations to existing schools may be required in order to meet projected demand.

Due to funding changes at the Provincial level and policy changes at the school boards, the schools are generally offering fewer programs after school both for school children and the community. The high cost of permits for school facilities and the introduction of user fees for programs has greatly reduced access to school facilities by outside groups after the regular school day.

2.2.5 Community Agencies

Currently, Regent Park residents are served by a number of free or low cost services specifically geared to the needs of the tenant population. These agencies have not significantly expanded services or adjusted them to the changing population or service demand. This is in part due to funding restrictions and in part due to lack of facilities in which to operate programs.

There is a wide range of multi-purpose and single purpose organizations located in or serving Regent Park. There are also a number of informal and semi-formal community self help groups that provide limited and irregular services in Regent Park without the benefit of dedicated space, or sources of funding.

Access to space is currently an issue in Regent Park. All agencies identified lack of space as an issue, and virtually all services are fully enrolled. Agencies and community groups seeking to establish new programs are continually hampered by the lack of available space and the ability to pay for the use of space. Given the growing and changing needs in Regent Park over the last 20 years and into the future, all agencies are seeking to expand, but few have the space and money to allow it. Some have secured funding and are in the process of expansion; others are looking for resources, partnerships and space.

About 36 per cent of the spaces used are borrowed, mostly without charge, from the City of Toronto and Toronto Community Housing Corporation. The majority of agencies cite lack of space among the most important barriers to meeting local needs.

Regent Park agencies are mostly dependent on the City of Toronto as the number one or number two source of funds. The Province of Ontario is the second major funder. Federal dollars play only a small role. Charitable sources are the third most significant source of funding and many major charities and foundations have made investments in Regent Park.

Almost all agencies are currently engaged in partnerships with other service providers.

2.3 Future Requirements

The community facilities requirements for Regent Park are grouped into three types for the purposes of planning:

- Replacement of services and facilities that will lose their current space in Toronto Community Housing Corporation buildings in Regent Park due to the redevelopment;
- Facilities to address current unmet needs not resulting from the redevelopment; and
- Services and facilities required as a result of the additional population in Regent Park in the new market housing.

2.3.1 Replacement of Existing Services and Facilities

Toronto Community Housing Corporation has been a progressive landlord in providing space where feasible for services and actively promoting community development. The redevelopment of Regent Park will require the demolition of existing community services

and facilities space in Toronto Community Housing Corporation buildings, which will have an impact on these programs. There are three types of tenants

- City operated recreation centres and facilities
- Two City-run childcare centres, and
- Community based agencies

Each of these tenancies and plans for their continuation are discussed separately in Sections 5,6 and 7.

2.3.2 Facilities to Meet Current Unmet Demand

There are service needs for the existing population in Regent Park that are currently unmet. These needs have been identified through the Community Services and Facilities Study and through the work for the Regent Park Revitalization Study. They are seen to be daycare spaces, recreation programs for youth, employment programs for youth and adults, health services, access to culturally appropriate services and programs in specific languages as well as places of worship and space and resources for cultural activities.

The service demand is not directly related to the redevelopment initiative, as it exists independently of whether the redevelopment proceeds or not. Additional unmet needs may be identified through the work on the Social Development Plan or other community initiatives.

Toronto Community Housing Corporation will continue to work with the community on how unmet needs can be addressed and will advocate for improved services for tenants. As the redevelopment is to be implemented over a long time horizon, there will be many opportunities to respond to such requirements in terms of space and facilities. These responses will be based on further analysis undertaken in the context of the Social Development Plan process.

2.3.3 Facilities to meet demand of additional population

The community services and facilities needs that result from the new market housing that will be built in Regent Park will be monitored as the redevelopment takes place. These may include an additional childcare centre and more recreational facilities (see below). In addition, the new residents will need health care and some will want to use the Regent Park Community Health Centre. Ongoing monitoring will provide the information required to make decisions on future needs as phases of the redevelopment are implemented.

2.4 Toronto Community Housing Corporation's Future Role

Toronto Community Housing Corporation is committed to secure funding to replace the community services and facilities space that will be demolished or will be required for the expanded population as a result of the redevelopment. An estimated \$17 million is

required for the capital costs of community facilities including recreation facilities, childcare centres, and space for community agencies. Toronto Community Housing Corporation and the City Managers Office are investigating funding support from the federal and provincial orders of government. Funding will be sought from Toronto Community Housing Corporation, the City of Toronto, the Province of Ontario, the Federal Government and from charitable organizations.

Toronto Community Housing Corporation in its role of social housing provider will continue to work to ensure that tenants have the services they need. However, once the redevelopment is completed it is expected that both space and operational funding for community services and facilities to serve the new mixed-income, mixed-tenure Regent Park neighbourhood will be provided in a similar manner to that in other neighbourhoods. Toronto Community Housing Corporation, along with other property owners, including the City of Toronto, will make space available for rent to community organizations. These organizations will be expected to pay a rent that covers the operating costs. Property owners will not be required to provide space at subsidized costs, subject to City of Toronto policies governing the costs of its space.

The construction of space will be addressed in the context of the redevelopment project, and funding will be sought for this purpose as described above. Ongoing operating expenses for the space will be the responsibility of users, as is the norm in other neighbourhoods. The redevelopment may require the City to increase the capital and programming resources provided either directly or by advocating for increased involvement by other funders.

The proposed design of the redeveloped neighbourhood includes sufficient space and suitable potential locations for all services and facilities that will be needed. Since funding commitments are not generally made in advance of the approvals to proceed with each phase, the replacement strategy for community spaces, and specifically the funding strategy for specific services and facilities, will not be confirmed until applications for approvals for redevelopment of the phase before a service or facility will require a space are processed.

3.0 Community Facility Demolition Schedule

Much of the community services and facilities space in Regent Park will be demolished to permit the redevelopment. See Map A: “Regent Park Community Services and Facilities “ and Table A: “Community Facilities Displacement – Regent Park Phasing Plan 2B” at the end of this strategy paper.

Table A shows that indoor public community space (not reserved and used by Toronto Community Housing Corporation tenants exclusively) consists of two childcare centres in Regent Park currently occupying approximately 800 m² (8,650 sq. ft) of space, two recreation centres -one 650 m² (7,000 sq. ft) and the other 1,950 m² (20,000 sq. ft), and agency space occupying approximately another 1,020 m² (11,000 sq. ft.).

In Phase 1 of the redevelopment there is no significant removal of community services and facilities. A basketball court, some community gardens and a local playground will be demolished. These facilities mainly serve the residents currently living in this phase.

In Phase 2 of the redevelopment the north ice rink is slated for demolition.

In Phase 3 of the redevelopment program space for Dixon Hall is removed.

In Phase 4 of the redevelopment smaller community spaces used by service agencies will be removed and possibly the Blevins Childcare Centre.

Further significant demolitions of community space occur in Phases 5 and 6 of the redevelopment including the Regent Park childcare and the north community centre.

The south recreation centre and the south ice rink are incorporated into the redevelopment plan, and the Blevins Childcare Centre may also be retained.

4.0 Monitoring and Approvals

Over the fifteen-year period proposed for the revitalization and redevelopment of the Regent Park neighbourhood, the built form and population will change significantly. It is also intended that both the physical and social relationships and connections between Regent Park and surrounding neighbourhoods will change in response to the redesign of the community. It can be expected that those surrounding neighbourhoods will also change in nature, both as part of their own evolution and in response to the revitalization program. Such changes may have an impact over the longer term on requirements for community services and facilities.

This combination of both planned change and market response to that change will impact on the current social service and neighbourhood amenity infrastructure. These changes will be monitored in order to ensure the adequacy and suitability of those services and amenities and to inform the Community Facilities and Social Development strategies. Because of the phased nature of the redevelopment, the changes will be monitored both during and at the end of the build-out period.

The monitoring process will consist of periodic reviews by the City linked to the redevelopment approvals process and a summary review at build-out. These reviews will take into account matters such as:

- the validity of the original assumptions in general;
- whether assumptions about market response are valid and any anticipated market response in the surrounding neighbourhoods;
- an updated community demographic profile and population projections;
- the status of funding and scheduling for planned facilities;
- the success to date in delivering planned facilities, and
- any implications for service planning.

A more focused review may be considered if a significant facility has been lost either within the Regent Park redevelopment area or in the surrounding neighbourhoods. Examples of significant facility loss would be events such as a school closure or shutdown of a major agency or facility.

It is intended that before the approval for each phase of development is obtained, the Community Facilities Strategy will be reviewed to ensure that there have not been any major changes in the assumptions upon which this strategy is based. Specific reports that monitor how the development is proceeding and that provide assurance that the strategy is working will be provided before the approval of Phase 3 and Phase 5. This timing was selected because the reports will come at 4-year intervals, considered to be a reasonable time period for review of service planning based on changing community needs. The timing also allows for incorporation of new or changed needs in the redevelopment plans. Key issues at the monitoring phases are likely to be the number of childcare centres to be built, and how the spaces used by community service agencies should be located and physically configured.

The timed review of the strategy at the intervals proposed will allow the City of Toronto to obtain assurance that the community needs are being responded to in the redevelopment plans, and that spaces will be available for community services prior to the demolition of any of the existing spaces.

The planning approvals process will be used to ensure that community services and facilities to replace existing facilities and provide facilities for the additional population will be in place when needed. Specifically the City may withhold approvals:

for the Phase before the Phase in which a facility is to be demolished if the funding for the necessary replacement community service or facility has not been secured to enable the replacement space to be constructed before its demolition; and
for the Phase in which space is required for the needs of new (additional) residents if the funding for the necessary community service or facility has not been secured to enable the space to be constructed.

The City will not be in a position to withhold approvals if funding is not available for community services and facilities space to meet currently unmet needs of the Regent Park community. Toronto Community Housing Corporation recognizes the need for such space, but this need is independent of any redevelopment plans, and continues to exist whether redevelopment takes place or not.

5.0 Replacing Parks and Recreation Facilities

5.1 Park Redevelopment

The plan for the redeveloped Regent Park shows about 3.8 hectares or 18.5% of the site net of streets for public parks to serve the neighbourhood. In addition, the community

has access to school playgrounds and fields and parks within the service area of Regent Park including Riverdale Park.

Two main parks, three minor parks and a linear park will be created. Each park will be created in the phase in which it is shown in the Phasing plan. Toronto Community Housing Corporation will ensure that funding is in place to both:

- complete the parks to a pre-development condition known as base park condition which includes environmental remediation (if necessary), grading, sodding, fencing (where deemed necessary), all necessary drainage systems, electrical and water connections to the street line, and street trees along all public road allowances which about City owned parkland.
- provide an attractive developed park and recreational facilities within the park in consultation with and with direction from the Parks, Forestry & Recreation Division.

The funding to complete the parks will come from a combination of sources such as the parks and recreation component of the development charges derived from the market housing component of the redevelopment project, City capital budget, Provincial or Federal grants, foundations and other fundraising. Efforts will be made to secure private funding for a portion of the park facilities. In the past such funding has been provided to Regent Park.

5.2 Recreation Facility Redevelopment

5.2.1 Currently Unmet Needs

The Community Services and Facilities Study identified a current need for more youth recreational programs. Part of the issue may be a lack of adequate space to accommodate programs since the school facilities are currently underused due to the school boards' high charges and lack of funds to pay the fees. Staff at the community centre has identified the need for an additional City- owned gym but recognize their capacity problems would be solved if they once again had access after school hours to the Nelson Mandela Park PS gym. Similarly the Nelson Mandela Park PS schoolyard would be very useful in providing needed community programming space for sports.

There are changing and emerging recreation needs – for example, demand for more soccer and cricket pitches and fewer baseball diamonds, and for skateboard parks. These changes and how to accommodate them is an issue being faced throughout the City. In the case of Regent Park it is appropriate that the City's Parks and Recreation Division assist in identifying these unmet recreational needs in conjunction with the agencies preparing the Social Development Plan, and in ensuring that Toronto Community Housing Corporation and the parks and facilities planning sections of the City are aware of them- at least in so far as new programming will require space for particular facilities.

5.2.1.1 Strategy for space to meet existing unmet needs

The strategy for providing space for current unmet needs is:

- for the City to continue to work with the school boards and the Province to find ways to make the local schools available to the community for recreational programming after school hours
- Toronto Community Housing Corporation will reserve in its plans 1,000m² overall of additional space that could be used for recreational uses on the first floor of buildings that will be built if the capital funds are available when a given Phase is approved. (This is in addition to the 1000m² planned to meet the needs of the expanded population.)

Toronto Community Housing Corporation will make all reasonable efforts to accommodate the full 1,000m² even if none or little has been used in early phases, but cannot be required to provide more than a pro-rated amount in proportion to the total non-residential space still to be built after Phase 3 is approved unless Toronto Community Housing Corporation and the City have entered into an alternative agreement.

5.2.2 Future needs due to increased population

The population of Regent Park is expected to grow by 5,000 people, from the current 7,500 to approximately 12,500. The new population that will occupy market housing is expected to have relatively very few children under 15, approximately 450 or 9%, compared with 17% average for the City of Toronto, and far below the current Regent Park level of 37% (approximately 2,800 children).

The redevelopment is expected to add about 250 youth. This is set against a recent and projected declining youth population in the Regent Park area so it is unlikely that even by completion of the redevelopment there will be any significant net increase in the youth population.

The remainder of the increase is expected to mainly be younger adult singles and couples as well as some empty nesters. These adults may be quite active and will likely make use of recreational facilities, but it is unclear the extent to which they will use City facilities compared to private facilities. This decision will be affected by the quality of the facilities, how close they are, relative pricing, programs offered and other factors. However, the addition of 4,500 adults to the community will create additional demand on the City of Toronto recreational facilities in and adjacent to Regent Park.

5.2.2.1 Strategy for meeting increased needs due to increased population

The strategy for meeting increased needs due to the expanding population has two components:

- improve access to neighbourhood school facilities outside school hours, and
- provide new facilities where warranted as described in Section 5.3.

5.3 Facility Redevelopment

5.3.1 Existing Facilities

Currently, all recreation facilities in Regent Park are owned by Toronto Community Housing Corporation. There are no publicly owned parks or recreation facilities. This situation is unusual for such a large development, and a product of the historic ownership patterns for the housing in the neighbourhood.

In general, recreation facilities in Regent Park -- including recreation centres, ice rinks, wading pools, and playing fields --, are operated or programmed by the City Parks and Recreation Division out of the Regent Park South Community Centre. Many of these facilities are leased from Toronto Community Housing Corporation at nominal rents. Maintenance of the facilities is not clearly outlined in the lease agreements. This has contributed to issues related to use of facilities due to maintenance requirements. The exception is that the City is responsible for capital improvements and maintenance of the South Regent Park Community Centre. It is planned that in the future all community recreation facilities in Regent Park will be owned, operated and maintained by the City. In addition to these facilities, there may be facilities owned by agencies serving Regent Park or by for-profit businesses.

The list of outdoor facilities in Regent Park that will be demolished and the Phase that demolition occurs is shown in Table A. The only outdoor facilities that will be retained after the redevelopment are, the Raptors Basketball court located on draft plan block 39, draft plan of subdivision, as prepared by Dillon Consulting, dated February 7, 2005, St. Bartholomew's basketball court and the Regent Park south ice rink.

There are two community centres – the North and South Regent Park community centres. The intention is to retain the existing south community centre which has 1,860m² (20,000sq.ft.) of space including a full sized-gym located on Block 43 and consider expansion of that facility southwards onto Block 44. The north community centre, which has 650 m² (7000 sq.ft) of usable space mainly in the basement of a residential building, will be demolished in the last phase of the redevelopment.

5.3.2 Replacement Strategy

5.3.2.1 Swimming Pool

There is currently one outdoor swimming pool within Regent Park. That pool is going to be demolished in Phase 6 of the redevelopment plan. This is the only outdoor pool facility that serves this community. Until such time as the City provides additional pools, the removal of the Regent Park outdoor pool will place additional demand on the one

existing indoor pool at John Innes Community Centre, located at Queen and Sherbourne Streets, which currently serves the Regent Park community.

Currently, there are two indoor swimming pools that are proposed for this area of the City. These pools would be built and operated by the City of Toronto. The one, which would immediately service the Regent Park community, is adjacent to Lord Dufferin Public School. This indoor pool facility is planned and funding has been secured for its development.

An important issue raised through community consultation is that the design and programming of this indoor pool facility take into account the cultural requirements of the Regent Park community, so that all residents will have the opportunity to access and use the pool facility.

The community has also made it clear they would like to see the outdoor pool replaced, as there are no other outdoor pool facilities nearby which serve the Regent Park community. Recent City practice in the provision of pool facilities is to provide indoor as opposed to outdoor pool facilities due to the short season of outdoor pool facilities.

Taking these factors into account, options will be explored by the City to design and construct a combined indoor/outdoor pool facility at Lord Dufferin. If the combined indoor/outdoor pool option is not feasible, then a replacement outdoor pool facility will still be taken into consideration and would be located within the new central park block that is associated with the redevelopment of Regent Park.

5.3.2.2 Wading Pools/Waterplay Areas

There are three wading pools and one waterplay area in Regent Park. One wading pool and one waterplay area are in South Regent Park, and two wading pools are in North Regent Park. One of the North Regent Park wading pools which is currently not in operation, will be demolished in Phase 2, the other one north of Dundas Street will be demolished in Phase 6. Waterplay in All Saints Square, south of Dundas Street, will likely be demolished in Phase 3 to allow the reopening of Sumach Street. City Parks and Recreation staff feel that one centrally located waterplay feature north and south of Dundas Street would be adequate. Although following the proposed strategy means there will be a two-year period when there is no waterplay in south Regent Park, there will still be two wading pools close by in Regent Park /Duke of York playground and in the Sumach Shuter parkette.

The strategy is to:

- Consider the provision of one waterplay area in each of the parks north and south of Dundas Street East when the parks are constructed,
- Clarify whether the City or Toronto Community Housing Corporation would assume responsibility for maintaining the existing facilities until they are demolished.

Estimated cost to replace two waterplay areas: \$500,000 to \$600,000

5.3.2.3 North Ice Rink

The outdoor ice rink in North Regent Park is scheduled to be demolished in Phase 2, while the south rink is to be retained. Both rinks are heavily used for about 8 to 10 weeks a year. City policy is against building new or replacement outdoor ice-rinks because of their short season, the high capital, operating and maintenance costs and the amount of land required.

The proposed strategy is not to replace the north ice rink but to investigate the possibility of installing a bubble over the south ice rink so that it can be used for 6-8 months a year for skating and can provide a large indoor space during July and August. The approximate cost of an insulated air supported bubble which remains in place all year is \$675,000. There is potential for some corporate sponsorship to undertake this work. If funding is secured, the bubble would be constructed before demolition of the north rink or before the next skating season if that were later.

If a bubble is successfully installed over one rink (south ice rink), the amount of ice time in the Community will be considerably more than it currently is with the two existing outdoor rinks.

5.3.2.4 Expanded South Community Centre

This Strategy anticipates that an expansion of the south Regent Park community centre space will be required to meet the needs of the expanded population and to replace the loss of existing community centre space. This space could be an expansion to the south community centre or in another location such as a new joint use school/community centre facility.

Some of the current pressure on the community centres in Regent Park particularly for meeting rooms is likely to be reduced as the new buildings are occupied. This is because unlike current Regent Park buildings, the new apartment buildings will have a requirement for amenity space. This space is for the use of the residents of the buildings and will almost always mean that at least one general purpose room is provided in the building in which local groups can meet.

In addition, some of the recreation demand from the adults in market buildings is likely to be met by private facilities either near work or within or close to the new Regent Park community.

However, there will still probably be a need for additional community centre space for such things as exercise rooms, weight rooms, art room etc. The strategy is that Toronto Community Housing Corporation will ensure the construction of a minimum of 650 m² to replace the north Regent Park CC and an additional 1,000 m² to meet the needs of the

expanded population. The expansion would not include another gym or a swimming pool, to meet the needs due to the increased population in the community. The City prior to approvals will determine the specific additional space requirement for Phase 4 and if it is to be in an expansion to the south community centre it will be constructed in Phase 4 when the community centre can be expanded.

Estimated cost for additional community centre space expansion totaling 1,650m² (no gym or pool): \$4.5 million.

5.3.2.5 Regent Park North Community Centre

The 650 m² North Community Centre will be demolished in Phase 6, the last phase of construction. It is located mainly in the basement of a low-rise apartment building and consists of a small gym, a games room and offices. There is also a portion of the basement space that is not usable due to water penetration problems. The gym is heavily programmed by the staff of the South Community Centre who feel that it is meeting a significant need for the under 14's who are reluctant to cross Dundas Street.

There are various options for replacement of the North Community Centre, including incorporating the requirement into a potential expansion of the south community centre, replacement of the facility in the north portion of the community, or a new joint use school/community centre facility arrangement with the Toronto District School Board.(changed from essentially programming in school space) Each of these strategies has a capital and operating cost implication that will form part of the basis for a decision on the replacement of this space. As there is time (four years or more) prior to making a final decision on expansion of the south community centre (Phase 4 of the redevelopment), there is sufficient opportunity to identify the preferred option for the north community space at this time. However, if an expansion of the South Regent Park Community Centre is to be undertaken, an appropriate area around the Centre would need to be identified on the draft plan of subdivision to accommodate the expansion. Block 44 on the draft plan of subdivision has been identified as an area of expansion for the existing community centre facility.

The proposed strategy is to:

- keep the option of what to do with the north community centre open until City approval of Phase 4 at which time the City in conjunction with Toronto Community Housing Corporation and the community should be clear about the desired approach;
- ensure that the plans allow for an expansion of the south community centre or a replacement centre in Phase 6 until a decision on the desired option is made by Phase 4; and
- the replacement space will either be built as part of Phase 4 when the community centre can be added to or as part of Phase 6.

The estimated cost to replace 650m² (7,000sq ft) of community centre space exclusive of an indoor pool or gym, is estimated to be \$1.8 million depending on the specific facilities to be incorporated.

5.3.2.6 Community Gardens

There are seven locations currently for community gardens in Regent Park in the program run by the Regent Park Community Health Centre. The gardens are important for both providing food and for community building. The residents have been clear that they would like community gardens in the redeveloped Regent Park. The community gardens adjacent to St Bartholomew's Church are not necessarily affected by the redevelopment, but the other six sites are going to be redeveloped including the site at the Christian Resource Centre (not within the scope of the Toronto Community Housing Corporation proposals).

The strategy is that community gardens will be replaced in three ways:

- consideration be given to providing space in the parks for community gardens as the parks are developed;
- by creating green roofs on new Toronto Community Housing Corporation buildings with community gardening built into the design. It is likely that the green roofs will provide the opportunity to expand the number of community gardens in Regent Park. The current proposal is to have at least one green roof on an apartment building in Phase 1 and additional roofs in future phases; and
- by replacing, if possible, the community gardens lost in Phase 1 elsewhere in Regent Park

5.3.2.7 Basketball courts

There are currently four basketball courts, two 3 Toronto Community Housing Corporation of which will be demolished and two 1 Toronto Community Housing Corporation of which will remain, one adjacent to St Bartholomew's Church, and the Raptors Basketball Court located on draft plan block 39. One court, which is relatively well used, will be demolished in Phase 1 and would not be replaced until Phase 5.

The Parks and Recreation staff has commented that that it may be best to have two good courts that are well maintained located together in both north and south Regent Park.

The strategy is to

- replace courts that will be demolished in the proposed parks. The City will decide as parks are conveyed to them if the demand for a basketball court is appropriate;

- address the interim reduction in basketball court facilities by:
- addressing with the City responsibility for maintenance of exiting courts;
- reviewing the constraints on the use of the basketball court near the north ice rink (smell from the adjacent garbage storage facility and the relatively poor state of the surface). Moving the court about 10 m (30 ft) east and resurfacing it on an interim basis would be possible for about \$15,000; and
- work to gain better access to, and maintenance of, school basketball courts.

City estimated cost to replace four basketball courts: \$240,000

5.3.2.8 Playing Fields

The north Regent Park playing field will be demolished in Phase 5 to make way for the central park.

The strategy is to replace it with a multi-purpose playing field in the newly designed north central park when it is constructed. The final choice of playing field size, type, and location within the park will be left until the park is created to maximize programming flexibility.

5.4. School Facilities

Regent Park currently has five elementary schools in the area, all of which with the exception of Lord Dufferin P.S. see little or no use of their facilities and grounds after school. The first approach to meeting the increasing needs of the community should be to use these existing community facilities to the greatest extent possible, and if necessary to upgrade these facilities to make them better for both the school population and the surrounding community. Only some of the facilities are suitable for adult recreation e.g. Nelson Mandela Park PS gym, but even the use of the other gyms and playing fields for younger age groups will take the pressure off the adult facilities. Use of existing facilities is recommended prior to spending public funds for additional new facilities. City Council should be aware that additional operating funds may be required for the Parks and Recreation division to pay for the rental of such space.

The City should explore opportunities with the Toronto District School Board to utilize existing facilities. Discussions should also take place with the City and TDSB regarding the potential redevelopment of an existing school site into a new joint use school/community centre facility within Regent Park.

5.5 Toronto Community Housing Corporation Commitments

Toronto Community Housing Corporation in conjunction with the City, the Province, the Federal government and other funders will ensure that financing will be in place to provide the parks as shown in its plans to a graded pre-development condition known as base park condition (environmental remediation (if necessary) graded, sodded, fencing (where deemed necessary), all necessary drainage systems, electrical and water connections to the street line; and street trees along all public road allowances, which abut City owned parkland and for landscaping improvement to the parks to bring them into a desirable condition.

Toronto Community Housing Corporation will incorporate into its plans all the space required for such facilities discussed above.

Toronto Community Housing Corporation in conjunction with the City, the Province, the Federal government and other funders will ensure that financing will be in place to provide replacement recreation facilities and spaces and to meet the needs of the additional population in the timing and locations discussed above.

Toronto Community Housing Corporation will allow for the expansion of the south recreation centre south toward St David Street in its plans, if so desired by the City, and will incorporate into the expansion, 650 m² required to replace the north recreation centre space and may also include up to an additional 1,000 m² to meet the needs of the expanded population, if such space is not provided elsewhere in specific phases by Toronto Community Housing Corporation. Toronto Community Housing Corporation shall be responsible for a potential expansion of the south Regent Park community centre that shall not exceed 1,650m².

The Zoning By-law for the redevelopment of Regent Park can accommodate at least 1,650 m² of space that could be used by the City for expanded recreational services to meet currently unmet needs in the Regent Park community.

Toronto Community Housing Corporation will provide space for identified requirements to meet unmet needs that have been assessed in light of needs assessment studies comparable to those used by typical funders, including the City of Toronto, and subject to confirmation of financing up to a cumulative total of 1,000m².

Toronto Community Housing Corporation will work with the City to resolve outstanding issues about maintenance of existing recreation facilities.

5.6 City of Toronto Commitments

To maximize the use of existing resources, the City will work with the school boards, the province, the community and others to secure the use of school facilities for use by the community after school hours for free or at affordable fees.

The City will work with Toronto Community Housing Corporation to secure the additional funding, both capital and operating, required to replace and expand recreational facilities available in Regent Park.

Prior to the approval of Phase 4, the City will determine whether it would like the replacement space for the north recreation centre as an expansion to the south recreation centre or on the first floor (and possibly other floors near grade) of an apartment building in Phase 6.

The City will work with Toronto Community Housing Corporation to determine, prior to the approval of Phase 4, the appropriate sized expansion of the south community centre to replace the north Regent Park community centre and to meet the needs of the expanded population, not to exceed 1,650 m². Where an expansion greater than 1,650 m² is proposed, the City will be the source of financing. The City will await the outcome of the pool strategy report to make a decision on the aquatic requirements for the Regent Park service area prior to Phase 5.

The City will take into consideration the location of basketball courts and community gardens as part of the park design process, subject to the identified need for this type of facility at that time.

The City will work with Toronto Community Housing Corporation to resolve outstanding issues related to maintenance of existing recreation facilities.

5.7 Monitoring and Revisions

The strategy will be reviewed before each phase to ensure that the necessary actions are taken to implement the strategy and to revise the strategy, if required, to meet changing circumstances.

Specifically the strategy will be reviewed to ensure that:

- City pool policies and location decisions are taken into account as they affect Regent Park;
- City decisions on a location for replacement space for the north community centre before an application for Phase 4;
- City decisions on the expansion of the South community centre prior to an planning application for Phase 4;
- Prior to undertaking an expansion of the existing South Regent Park Community Centre or the construction of a new community centre facility, the needs of the additional population will be assessed and the City will give consideration to the ability to partner with the TDSB in redeveloping an existing school site with a new joint use school/community centre facility. Community gardens and

basketball courts are considered in all parks design decisions, subject to identified needs at that time for these facilities;

- The two main park areas are designed to incorporate the facilities listed above;
- The City will work with the TDSB and TCDSB to make greater use of school facilities; and
- City makes decisions in a timely manner if in a given phase Toronto Community Housing Corporation is to construct recreational space to meet existing unmet needs.

6.0 Strategy for Childcare Facilities

6.1 Existing Facilities

There are two existing City-run childcare centres located in Toronto Community Housing Corporation buildings. Blevins Childcare Centre (56 children) may remain in its existing location but will require extensive renovation or require relocation due to other uses for the building (Phase 3). The second is slated for demolition in Phase 5 (Regent Park Childcare Centre - 50 children) and should be relocated within Regent Park. In order to ensure there is no interruption of services, the new facility must be constructed before the phase in which development starts.

With the redevelopment of the Regent Park Childcare Centre (and possibly Blevins Childcare Centre) the City should consider providing programs for infants, toddlers and pre-schoolers in both Regent Park Childcare Centre and the Blevins Childcare Centre to better serve families.

6.2 Current Unmet Needs

Only 14% of children in Census tracts 31 and 32 currently receive subsidized care in Regent Park. With Children's Services moving up to a standard of 50% of eligible children within any ward in the city served, at least 360 additional spaces would be required in Regent Park. This works out to an additional five childcare centres for 62-72 children (under the age of 6) each to serve existing Regent Park residents. This desire is independent of the impact of the proposed redevelopment of Regent Park.

Children's Services does not intend to fund or require new buildings or spaces for school-age child care as there is an understanding between the City and the school boards that schools will provide the necessary space for this service.

6.3 Future Needs Due To Increased Population

This strategy projects that the new development will create a need for an additional childcare centre servicing children under the age of 6.

6.4 Strategy for the Replacement and Provision of Childcare Centres

Due to the high needs of this population, subsidized childcare is a critical service to this community. As noted in 6.1, there are 360 additional child care spaces required in this community. Therefore, all potential child care locations must be pre-planned and appropriate sites identified, (i.e. ground floor related space with adjacent playground that meets Day Nurseries Act criteria.) The attached Map B: Potential Childcare Locations shows a number of potential locations for childcare centres. These locations are on the ground floor of apartment buildings where there is the potential for a playground adjacent. Regent Park childcare centre will be demolished in Phase 5 and therefore a new location must be built in or before Phase 4 so that the centre can move into its new space without closing. Blevins Childcare Centre may remain in its current location as long as it is renovated to meet new Provincial Quality standards since the City wants this building retained as a heritage building. But if it is demolished, a replacement location must be built before demolition.

The Toronto District School Board has indicated an interest in examining the potential to locate a childcare centre in Nelson Mandela Park public school. Children's Services has indicated an interest in locating a Best Start program in or attached to a school in this community.

The typical size of a new childcare centre is 62 to 72 spaces. Each new childcare centre for 62 children will require about 510 m² (5,500 sq. ft) of indoor space and a playground of 5.6 m² (60 sq. ft) per child who is outside at the same time. For most centres a playground of 290 m² (3120 sq. ft) would be sufficient allowing up to 52 children to be outside together. Ideally, the childcare is located on the ground floor otherwise special arrangements in terms of elevators and stairways have to be constructed at significant additional cost to meet fire code requirements. The outdoor space has to be adjacent to the centre.

The most significant other requirement for childcare space is that water and toilet facilities have to be in or adjacent to most rooms, the heating, ventilation and cooling system (HVAC) has to be easily regulated in each room and energy and water use should be metered separately for the centre. If space is to be built with the idea that in the future it might be used for a childcare centre, the plumbing, HVAC, and metering should have been installed with this potential use in mind. Otherwise the retrofitting costs will be high.

Based on recent childcare developments, the cost to develop a child care centre for 62-72 children, excluding land costs, is approximately \$2.0 million.

6.4.1 Potential Sources of Funding

The following potential sources of funding could be used to build and equip childcare centres in Regent Park:

- Potential new capital funding for childcare from proposed new Provincial and Federal Government childcare programs. Although some program is likely to appear within the next year or two that will include capital funds for new childcare centres there is no information available at this time;
- Toronto Community Housing Corporation could construct the space using money borrowed from a bank or other source and rent the space back to the City for childcare at a rate that covers the full cost of amortized capital with an agreement that the City will be able to use the space in perpetuity at a reasonable renewable rental rate;
- Toronto Community Housing Corporation could construct the space for a childcare operator, the City would guarantee the bank financing to cover the construction costs for the operator and the financing costs would be included in the space costs that are covered by the fee subsidy or full fees. There may be variations on this type of arrangement that could work but none are advantageous to the City unless the Province removes its cap on funding for childcare, which is likely to happen over the next few years;
- City Council could allocate money to build new childcare centres in Regent Park through its regular capital planning process; and
- Toronto Community Housing Corporation could require as part of the RFP process for an apartment building that the developer must include a childcare centre that will be provided for use by agreement by the City or this could be secured through the transfer of ownership. This child care centre can be located either within the building or ideally within space convenient to families with children. Where Toronto Community Housing Corporation has a reduction in the value of land due to such an agreement Toronto Community Housing Corporation will require financial compensation from other sources.

6.5 Toronto Community Housing Corporation Commitments

- Toronto Community Housing Corporation will maintain the general locations shown on Map B, (or an equivalent number of revised locations compatible with the overall plan) as locations suitable for future childcare centres within proposed buildings. These centres must meet the minimum requirements under the Day Nurseries Act and City of Toronto Operating Criteria for Childcare Centres Providing Subsidized Care. Toronto Community Housing Corporation will, in the context of planning each phase of the redevelopment, request of City of Toronto Children's Services confirmation that there is a need, capital and operating funding available for each childcare centre planned in that particular phase. Should Children's Services indicate that the childcare facility in the particular phase being planned is not required, or there is no funding available, Toronto Community Housing Corporation will remove this childcare centre from the plan;

- Toronto Community Housing Corporation will ensure in conjunction with the City, the Province, the Federal government and other funders that financing will be in place to rebuild the Regent Park Childcare Centre (and if required the Blevins Childcare Centre) and outfit it and its playground space in time for the childcare to move prior to the demolition of its existing location; and
- The relocation of existing childcare centres will be undertaken in keeping with the terms of the current lease agreements with the City of Toronto for the childcare centres.

6.6 City of Toronto Commitments

To work to secure provincial and/or federal capital funding and as necessary other funding required:

- For the creation of three new childcares beyond those mentioned in the bullet below;
- If necessary, for the replacement of the Regent Park Childcare Centre and, if required, the renovation or replacement of Blevins Childcare Centre, as well as to provide a new childcare centre due to children generated by the new market housing; and
- If Site B shown on Map B is required to maintain the number of potential childcare sites due to the removal of the Blevins site, the City acknowledges that some or most of the outdoor play space to serve the childcare may have to be provided in the adjacent park.

6.7 Monitoring and Revisions

The strategy needs to be considered each time a new phase is approved to ensure that:

- Provision is made in or before Phase 4 for the Regent Park childcare centre and that a suitable site and funding is in place for its construction, furnishing and playground; and
- If Blevins Childcare Centre is to be demolished that a suitable site and funding is in place for its construction, furnishing and playground and the new facility is constructed before demolition of the existing facility; and
- The City will ensure that funding is available for the construction of Regent Park Childcare Centre and a new childcare centre due to children generated by the new market housing and the construction or renovation of Blevins. Other government funding will be directed to the construction of the five additional childcare centres.

The number of pre-school children produced by the market housing should be monitored to see when and if a new childcare centre will be warranted due to the increased demand for service.

7.0 Strategy for Other Community Space

7.1 Existing Facilities

The strategy deals with the replacement of community agency space in Toronto Community Housing Corporation buildings and the provision of new space identified as required to meet the presently unmet needs of existing residents and of new residents. There will be an ongoing monitoring process that will review and update the comprehensive needs assessment originally undertaken for the Regent Park Community Services and Facilities Study.

In Regent Park there are currently seven different non-government programs, run by four agencies, in approximately 1,000m² (10,600 sq. ft.) of space (four programs are run by Dixon Hall, and one each by SEAS, Sole Support Mums, and Regent Park Focus) located in Toronto Community Housing Corporation buildings. These spaces were originally apartments, some of them basement units, that were converted to agency use for which Toronto Community Housing Corporation receives token to low rents (See Table A). In addition, Parents for Better Beginnings rents another 385m² (4140 sq. ft) of commercial space (from a private company that runs the small shopping area in south Regent Park) that has leased the space from Toronto Community Housing Corporation. Parents for Better Beginnings is part of the Regent Park Community Health Centre and receives its funding from the province.

These agencies and programs require space in order to continue their operations. Since the number of agencies involved is small and their circumstances different, a discussion is required with each agency to better understand their situation, including long term program plans and funding opportunities. Regent Park Focus and Parents for Better Beginnings have both stated that they will require purpose built space.

7.2 Current Unmet Needs

Agencies in Regent Park, as well as others serving Regent Park, have stated that lack of space is a factor in preventing expansion of programs to meet the needs of the residents – in particular culturally appropriate programming for newer residents. The Social Development Plan process is now underway to determine what the service needs are for Regent Park, both now and in the future. This process will assist in clarifying community agency space needs. The City of Toronto views this as an important piece of work because community agencies are a key partner in meeting the goals of the City's Social Development Strategy such as strengthening neighbourhoods, planning and co-ordinating services, and increasing civic engagement and participation. Opportunities to support

increased access to community space will be explored as part of the Social Development Plan for Regent Park.

Meeting the unmet needs in Regent Park is not a function of redevelopment, but meeting these needs may have implications for the redevelopment and the location of both replacement space for services and new services.

7.3 Future Needs Due to Increased Population

The preliminary review of service needs for new residents suggested that during the build out of the redeveloped Regent Park, new residents are not expected to create much demand on services other than on recreation and child care (see specific strategies above) and potentially on health services.

7.4 Strategy for the Replacement and Provision of Other Community Space

Toronto Community Housing Corporation is committed to securing funding to replace all of the community services and facilities space that is being demolished, and to ensuring that the space required for these programs is adequate and is replaced in a timely fashion, including space occupied by Parents for Better Beginnings.

Toronto Community Housing Corporation has also indicated that there are adequate amounts of non-residential space available in the plan to accommodate community service agencies. In the medium term there will be space in the new buildings that would be appropriate for new services – in unused storefronts before the commercial demand is there and in office type space. There is also the potential to buy or rent underused commercial space adjacent to Regent Park. In the longer-term, space for these uses might best be provided in one place, such as a multi-service model with the relocated existing services. These are issues for the Social Development Plan process to deal with and make recommendations on over the course of redevelopment.

7.5 Toronto Community Housing Corporation Commitments

- Toronto Community Housing Corporation will continue to rent the existing space occupied by the non-government agencies until redevelopment, and if required will continue to subsidize the rental;
- The proposed Secondary Plan and Zoning By-law can accommodate at least 2800 m² (30,000 square feet) of space - some of which could be used by community agencies, including community agencies relocated due to the redevelopment, for the provision of services in the Regent Park community;
- The plans currently expect this space to be located in the ground floor of proposed residential buildings (currently the location of such space) or areas to be zoned for retail and commercial use. However, there is sufficient flexibility in the plans to allow Toronto Community Housing Corporation to consider other physical

configurations as redevelopment proceeds and as more precise community service needs and associated space requirements are demonstrated through the Social Development Plan;

- Toronto Community Housing Corporation, in its capacity as landowner and Master Developer and from its shared interest in the development of a system of supportive neighbourhood and community services, will take the lead in facilitating the social development planning process that emerges in the Regent Park community over the course of redevelopment. The City of Toronto will assist Toronto Community Housing Corporation in this initiative;
- A communication strategy, to keep community stakeholders informed and engaged over the course of redevelopment, will be developed as part of the Social Development Plan;
- Toronto Community Housing Corporation in conjunction with agencies, the City, the Province, the Federal government and other funders will ensure that financing will be in place to provide replacement agency space in time for the agencies to move prior to the demolition of their existing locations;
- Toronto Community Housing Corporation will finalize specific plans for the relocation of existing agencies when planning approvals are sought to proceed with redevelopment of a phase involving demolition of space currently used by existing agencies. These specific plans will include appropriateness of replacement space, transition costs and mutually satisfactory financial arrangements for the replacement space. Toronto Community Housing Corporation will review on a case-by-case basis, situations in which full cost recovery for space from an agency is not feasible; and
- Toronto Community Housing Corporation will pay reasonable moving expenses, including utility disconnection and hook up fees, for all existing community services agencies being relocated to replacement space.

7.6 City of Toronto Commitments

- To assist Toronto Community Housing Corporation in its efforts to facilitate the social development planning process. To work with the Regent Park residents, agencies and other stakeholders to continue this process over the course of the redevelopment;
- To work with Toronto Community Housing Corporation and the agencies in their efforts to secure the additional funding, both capital and operating, required to replace and expand space available in Regent Park for non-government agencies; and

- To facilitate a strategic planning process with community agencies for service provision needs of the new Regent Park community.

7.7 Expectations of Agencies

- All agencies will eventually be expected to pay operating costs for space;
- All agencies will be expected to seek such funding from their current and other appropriate funding sources prior to the redevelopment phase in which such space will be constructed;
- Agencies will be engaged in the preparation of the Social Development Plan, including the strategic planning for service provision needs in the new Regent Park community.

7.8 Monitoring and Revisions

The strategy will be reviewed before each phase of redevelopment to ensure that the necessary actions are taken to implement the strategy or to revise the strategy, if required, to meet changing circumstances. Specifically the strategy will be reviewed to ensure that:

- The additional space needs and configurations identified through the Social Development Plan process have been considered in the physical planning process and will be constructed in appropriate phases, financing permitting; and
- That replacement space for agencies is constructed prior to the Phase in which demolition occurs.

Toronto Community Housing Corporation has met with, and taken into account the particular circumstances of the affected agencies.

Appendix 1

REGENT PARK SOCIAL DEVELOPMENT PLAN Project Framework

Goal and Vision

To create a diverse community/neighbourhood process where the community is engaged in the development of the plan.

As a starting point, TCHC will consult with current TCHC tenants on key directions in building a healthy community with their input and with the input of all other relevant stakeholders. TCHC will meet with the Regent Park Neighbourhood Initiative (RPNI) to lead this part of the process.

Principles

The City of Toronto's Social Development Plan states that social development "encompasses principles of social equity, social well-being and citizen engagement, and is an important determinant of healthy communities and quality of life."

Equity - the fair distribution of resources, free from discrimination on the basis of age, disability, gender, socioeconomic background, race, ethnicity, religion or sexual orientation

Equality - equal, effective and comprehensive rights for all

Access - fair and equitable access to all services, so that no one falls below minimum standards that include adequate income, sufficient nutritious food, adequate and affordable housing, and sufficient clothing

Participation - the opportunity to participate fully in the life of the city and the decision making that will determine our collective future

Cohesion - the fostering of social trust, mutual care, and respect for diversity as the foundation for supportive communities.

The Social Development Plan for Regent Park will be based on these same principles.

Approach

TCHC is committed to a participatory approach, using an inclusive process that brings together key stakeholders to provide input and direction to the plan. The approach includes:

Building community capacity by fostering the development of existing strengths; identify and address gaps and barriers that limit community growth.

Ensuring that the voices of residents are heard and represented through decisions that affect and impact the community.

Facilitating change in negative attitudes that affect the productivity and growth of individuals, groups and the community as a whole.

Supporting a commitment to serve the community it represents comprehensively and with integrity.

Accountability: Developing a process to maintain and ensure that institutions and agencies that service the community are being held accountable to those they serve.

TCHC will involve the City's Social Development and Administration Division (SDAD) to assist in this process.

Scope

The 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.

The plan will cover a 12-year period, with 6 two-year phases. It is recognized that it will be an evolutionary process and that revisions will have to be made as the plan moves forward.

Stakeholders

Primary and secondary stakeholders will be involved.

Primary stakeholders include current residents and neighbours (with a special consideration for youth and children, as well as people with special needs); City of Toronto; local businesses; TCHC; local health and education institutions; community based sector; faith groups and cultural groups.

Secondary stakeholders include businesses outside community; agencies broader than community; external institutions; other levels of government; and other funders.

Key components of the Social Development Plan

Community Services Plan

Using the Community Facilities Strategy as a starting point, the plan will be based on an integrated service plan model bringing together city services, community based services, and non-City institutions (education, health).

Community Development Plan

The plan needs to focus on tools, opportunities and supports geared to develop a shared sense of community among existing residents, new residents and neighbours. It needs to involve a broad range of stakeholders and include initiatives aimed at capacity building, civic engagement, resident interaction and diversity/equity. It also needs to take into account power dynamics as well as the range of tenant input and decision making options (including consultation, input, participatory and delegated decision-making.) Regent Park Neighbourhood Initiative (RPNI) will take the lead on this with the support of TCHC.

Integration with the Economic Development Plan

The City of Toronto will take the lead role in the Economic Development Plan with support from TCHC. It will tie into the work on the Economic Labour Force and Skills Development Study. Regent Park Neighbourhood Initiative (RPNI) has identified this as an important community need through their Employment Committee.

Linkages to Other Plans

The plan will link with existing TCHC and City of Toronto plans and strategies. These include: TCHC's Community Management Plan and the CHU's Business Plan; the Tenant Participation Strategy; the Regent Park Secondary Plan, City's Social Development Plan, and Community Safety Plan (if applicable).

Monitoring of the Plan and Process

There will be ongoing review and evaluation of the plan as outlined in the Community Facilities Strategy. An advisory committee will be responsible for overseeing the ongoing evaluation.

Time Lines

Community Meeting (School Community Action Alliance Regent Park – SCAARP)	September 2004
Project Framework Revised and Approved	October 2004
Consultation Process Begins (Open Space Forum)	December 2004
Secondary Plan Approved (City Council)	February 2005
Final Social Development Plan Approved (TCHC Board, City Council)	June 2006

Next Steps

- Determine roles and responsibilities of TCHC and City
- Start consultation process with community stakeholders

Regent Park Social Development Plan Core Committee
Terms of Reference

1. Purpose

The purpose of the Core Committee (CC) is to support the development of a Social Development Plan (SDP) for Regent Park. The CC will:

- Act as an advisory group for the development of the SDP and all of its components;
- Act as a clearinghouse for processes and strategies related to the Regent Park SDP;
- Ensure that the Regent Park Community and stakeholders are kept informed on the Regent Park SDP;
- Review and adapt the SDP as Redevelopment advances and ensure a linkage to the review and monitoring process of the Community Facilities Strategy for Regent Park; and
- Act as a linkage to other initiatives such as the Urban Development Plan, Strong Neighbourhoods, Community Safety Plan, etc.

2. Membership

The CC is composed of representatives from the following organizations:

City of Toronto, Social Development and Administration Division
City of Toronto, Social Development and Administration Division (Policy)

Educational Institution:
Toronto District School Board

Health Care Institution:
Regent Park Community Health Centre/Regent Park Focus

Multi Service Agency:
Dixon Hall

Faith based sector:
Christian Resource Centre

Regent Park Neighbourhood Initiative:

Tenant Representative
Toronto Community Housing Corporation

In addition to the CC members, relevant people with knowledge in various fields or sectors (e.g.: the homeless sector) will be invited to join the CC in the development of the SDP.

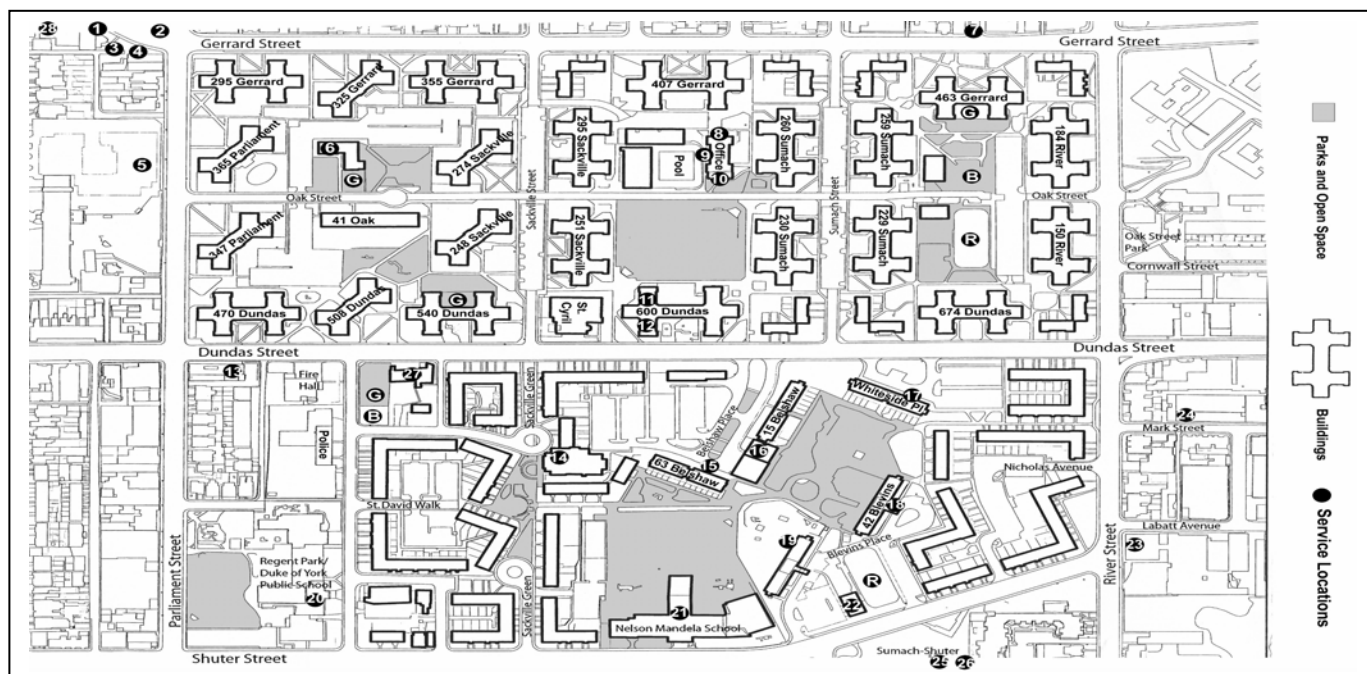
3. Accountability

The SDP will be approved by City Council and the Board of Directors of Toronto Community Housing Corporation (TCHC).

4. Meetings

The CC will meet on an as-needed basis until the end of June 2006.

Map A: Regent Park Community Services and Facilities



- 1 East End Literacy
- 2 Yonge Street Mission
- 3 Neighbourhood Information Post
- 4 Parliament St Library
- 5 Lord Dufferin School
- 6 Christian Resource Centre
- 7 Gerrard K Club (Spruce St)
- 8 Dixon Hall Learning Centre
- 9 North Regent Park Rec Centre
- 10 Revitalization Office
- 11 Regent park Focus
- 12 Dundas Child Care
- 13 Community Health Centre
- 14 Regent Park Community Centre
- 15 Sole Support Moms/Food Bank
- 16 Parents for Better Beginnings

- 17 SEAS Centre
- 18 Dixon Hall SEED Program
- 19 Blevins Child Care
- 20 Duke of York School
- 21 Nelson Mandela Park School
- 22 Club House (Rec Centre Facility)
- 23 Salvation Army
- 24 Dixon Hall Labour Link
- 25 St Paul's School (Sackville St)
- 26 Dixon Hall (Sumach St)
- 27 St Bartholomew's Day Care
- 28 Central Neighbourhood House (345 Ontario St)
- G Community Garden (4)
- B Basketball Court (2)
- R Skating Rink (2)

Table A: Community Facilities displacement – Regent Park Phasing Plan 2B

	OUTDOOR FACILITIES	LOCATION	OPTION 2B PHASE
1.	Small playgrounds		1
2.	Oak St. Playground and wading pool		6
3.	Wading Pool	Sackville Green	2
4.	North Rink		2
5.	Splashpad and All Saints Square		3/4
6.	North playing field		5
7.	North basketball court		5
8.	Pool		6
9.	Basketball Court	248 Sackville Green	1
10.	Basketball Court		2
11.	Community gardens	a) 463 Gerrard b) 540 Dundas c) 295 Gerrard d) 600 Dundas	a) 5 b) 1 c) 6 d) 5

	AGENCY	LOCATION	RENT	2B PHASE	FLOOR AREA m2 (sq.ft.)
12.	SEAS	605 Whiteside	\$588.50 a month	3	148 (1600)
13.	Sole Support Moms (food bank)	63 Belshaw	\$1 annual	4	71 (770)
14.	Regent Park Community Centre	203 Sackville Green	\$2 annual	4	1860 (20,000)
15.	Parents for Better Beginnings (RPCHC)	33 Belshaw Place	\$25,500 annually to commercial landlord	4	385 (4140)
16.	Blevins Childcare Centre (includes playground)	26 Blevins Place	\$47,340 a year	4	366 (3945)
17.	Regent Park Focus (sub-basement space)	600 Dundas	\$4,200 a year	5	285 (3070)
18.	Regent Park Child Care Centre (includes playground)	600 Dundas	\$52,296 a year.	5	405 (4358)
19.	North Regent Recreation Centre	415 Gerrard		6	650 (7,000)
20.	Dixon Hall – Regent Park Learning Centre	417 Gerrard Street	\$1 plus \$7,639 shared costs a year	6	165 (1800)
21.	Dixon Hall – Bridges to Success Program (girls)	16 Blevins Place	\$1 plus shared costs	3	85 (900)
22.	Dixon Hall – Youth Office (boys)	14 Blevins Place #101	\$1plus \$3,474 shared costs a year	3	75 (800)
23.	Dixon Hall – SEED Program	44 Blevins/42 Blevins Unit 101	\$1plus \$7,871 shared costs a year	3	153 (1650)

Map B: Potential Childcare Locations

