

325 Gerrard Street East (Regent Park Phases 4 and 5) – Zoning Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: June 10, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 13 - Toronto Centre

Planning Application Number: 22 136063 STE 13 OZ

Rental Housing Application Number: 22 136078 STE 13 RH

Related Applications: 04 180319 STE 28 SB

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment and Rental Housing Demolition applications submitted for 325 Gerrard Street East for Phases 4 and 5 of the Regent Park revitalization. The site is currently occupied by a mix of apartment buildings and townhouses and contains 527 social housing units. The applications propose to demolish the existing buildings, with the exception of the Boiler House building, and redevelop the site with 12 new buildings with heights ranging from 4 to 38 storeys. The new buildings would contain 2,973 residential units, of which 1,181 will be social housing units, including 633 social housing replacement units, owned and operated by Toronto Community Housing. A total of 13,721 square metres of retail and community space is also proposed for the site.

Staff are currently reviewing the applications, which have been circulated to all appropriate agencies and City divisions for comment. Together with the Ward Councillor, City Planning staff scheduled a Community Consultation Meeting for the applications, which was held on June 9, 2022.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto and East York Community Council endorse the arrangements made between City Planning staff and the applicant to give notice for the June 9, 2022 Community Consultation Meeting to landowners and residents within 120 metres of the site, and to

additional residents, institutions and owners as was determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description: The 6.5 hectare site is generally bounded by Gerrard Street East to the north, River Street to the east, Oak Street to the south, and Dreamers Way to the west, but does not include the property at 40 Oak Street. Two publicly accessible driveways aligned with Sackville Street and Sumach Street divide the site into three sections. The site comprises the final two phases (Phases 4 and 5) of the Regent Park revitalization.

Existing Uses: Nine 3 to 6-storey apartment buildings, four 2-storey townhouse blocks, and three buildings used for Toronto Community Housing ("TCHC") operations and neighbourhood services.

Official Plan Designation: The site is located within the Downtown and Central Waterfront Area on Map 2 of the Official Plan. The site is designated Mixed Use Areas along the Gerrard Street East and River Street frontages and the remainder of the site is designated Apartment Neighbourhoods on Map 18 of the Official Plan.

Toronto Official Plan policies may be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/official-plan/>

Downtown Secondary Plan: Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") identifies the site as Mixed Use Areas 2 along the Gerrard Street East and River Street frontages on Map 41-3.

The Downtown Plan may be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Regent Park Secondary Plan: The site is located within the Regent Park Secondary Plan which provides a framework to guide the phased redevelopment of Regent Park. Map 28-1 shows the location and hierarchy of streets, blocks and parkettes in Regent Park.

Zoning: The site is zoned CR(h) along the Gerrard Street East and River Street frontages and the remainder of the site is zoned R4A(h) under the City of Toronto Zoning By-law 438-86. A variety of height limits apply across the site, ranging from 15-40 metres. Exception 12(1) 465 contains the specific zoning provisions for Regent Park, including locations where towers are permitted beyond the height limits specified above.

The site is not subject to the new City-wide Zoning By-law 569-2013.

Heritage: There are no cultural heritage resources located on the site. The site is adjacent to the Cabbagetown South Heritage Conservation District.

THE APPLICATION

Complete Application Submission Date: Not yet determined.

Description: The application proposes to demolish the existing buildings, with the exception of the Boiler House building, and redevelop the site with 12 new buildings with heights ranging from 4 to 38 storeys. Approximately 1.7 hectares of privately owned publicly accessible open space is proposed throughout Phases 4 and 5, including a new central plaza.

Density/Floor Space Index: The application proposes a density of 4.86 times the area of the site.

Residential Uses: The application proposes 2,973 residential units, of which 1,181 will be owned and operated by Toronto Community Housing as social housing units. These social housing units consist of 633 replacement Rent Geared to Income (RGI) units and 548 additional units which are proposed to be RGI or affordable rental units, depending on available funding. The balance of the residential units, 1,792, will be market units.

Non-Residential Uses: The application proposes 7,919 square metres of retail space and 5,802 square metres of community space, including a new Toronto Public Library branch relocated from Parliament Street.

Access, Parking, and Loading: Sackville Street and Sumach Street are proposed to be dedicated as 18 metre and 19 metre wide public right-of-ways, respectively. The application proposes 1,297 parking spaces located underground and 3,890 bicycle parking spaces. Six Type C and six Type G loading spaces are proposed for the site.

Additional Information: See Attachments 1, 2, 3 and 6 of this report for a location map, three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet respectively. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at: www.toronto.ca/RegentPark4and5

Reason for the Applications: The Zoning By-law Amendment application proposes to amend Zoning By-law 438-86 by amending the permitted heights and tower locations for the site and amending various performance standards including permitted uses, parking, bicycle parking, loading, setbacks and height. Additional amendments to the Zoning By-law may be identified as part of the application review.

The Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* is required as the proposal would involve the demolition of 527 rental dwelling units.

Social Housing Demolition and Replacement: Policy 3.2.1.7 of the Official Plan addresses the demolition and replacement of social housing. In addition to requiring the full replacement of social housing units to be demolished, the policy also requires that a Tenant Relocation and Assistance Implementation Plan be prepared. Such a Plan will include at a minimum, but is not limited to:

- a tenant's right to a new replacement social housing unit;
- continued provision of rent-geared-to-income subsidies to tenants being relocated, subject to their on-going eligibility;
- provision of moving assistance, including moving services and other support to assist with moving to a temporary and new replacement unit;
- a minimum of 6 months' notice prior to having to move; and
- equitable and transparent selection of temporary relocation and new replacement units.

Tenant Relocation and Assistance Implementation Plans (TRAIPs) are prepared by TCHC and approved by the Shelter, Support and Housing Administration Division. These detailed plans identify the specific process and issues relating to the relocation of tenants during the redevelopment process.

Site Plan Control: The development is subject to Site Plan Control. A Site Plan Control application has not been submitted at the time of preparing this report.

Draft Plan of Subdivision: Revisions are proposed to the approved draft plan of subdivision for Regent Park (Plan of Subdivision 55T-04202), as amended, in order to implement the proposed development.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to applicable City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement, conformity with the provincial Growth Plan, and conformity to the Toronto Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified:

- whether the proposed building heights, massing, setbacks, and separation distances are appropriate within the existing and planned built form context, including impacts from shadows and wind on the site and surrounding areas;
- whether the proposed pattern of streets, blocks, and privately-owned publicly accessible spaces achieves the objectives of the Regent Park Secondary Plan;
- whether the proposed mix of housing (Toronto Community Housing and market units) and non-residential uses, including retail and community space, is suitable and achieves the objectives of the Official Plan;
- confirming the full replacement of social housing units throughout the Regent Park revitalization and the provision of a tenant relocation and assistance plan;
- review of the proposed development in relation to the adjacent Heritage Conservation District and opportunities for on-site commemoration of Regent Park's history and identity;
- determination of infrastructure capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- review of the proposed parking and loading facilities;
- review of the proposed tree preservation, removal, and planting plans; and,
- review of the proposed sustainability measures and opportunities to pursue Tier 2, 3 or 4 of the Toronto Green Standard.

Additional Issues

Additional issues may be identified through the review of the applications, agency comments and the community consultation process.

NEXT STEPS

City Planning staff hosted a Community Consultation Meeting for the applications on June 9, 2022. A separate tenant consultation meeting will be held to review the impact of the proposal on tenants, including relocation and tenant assistance matters.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the applications.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

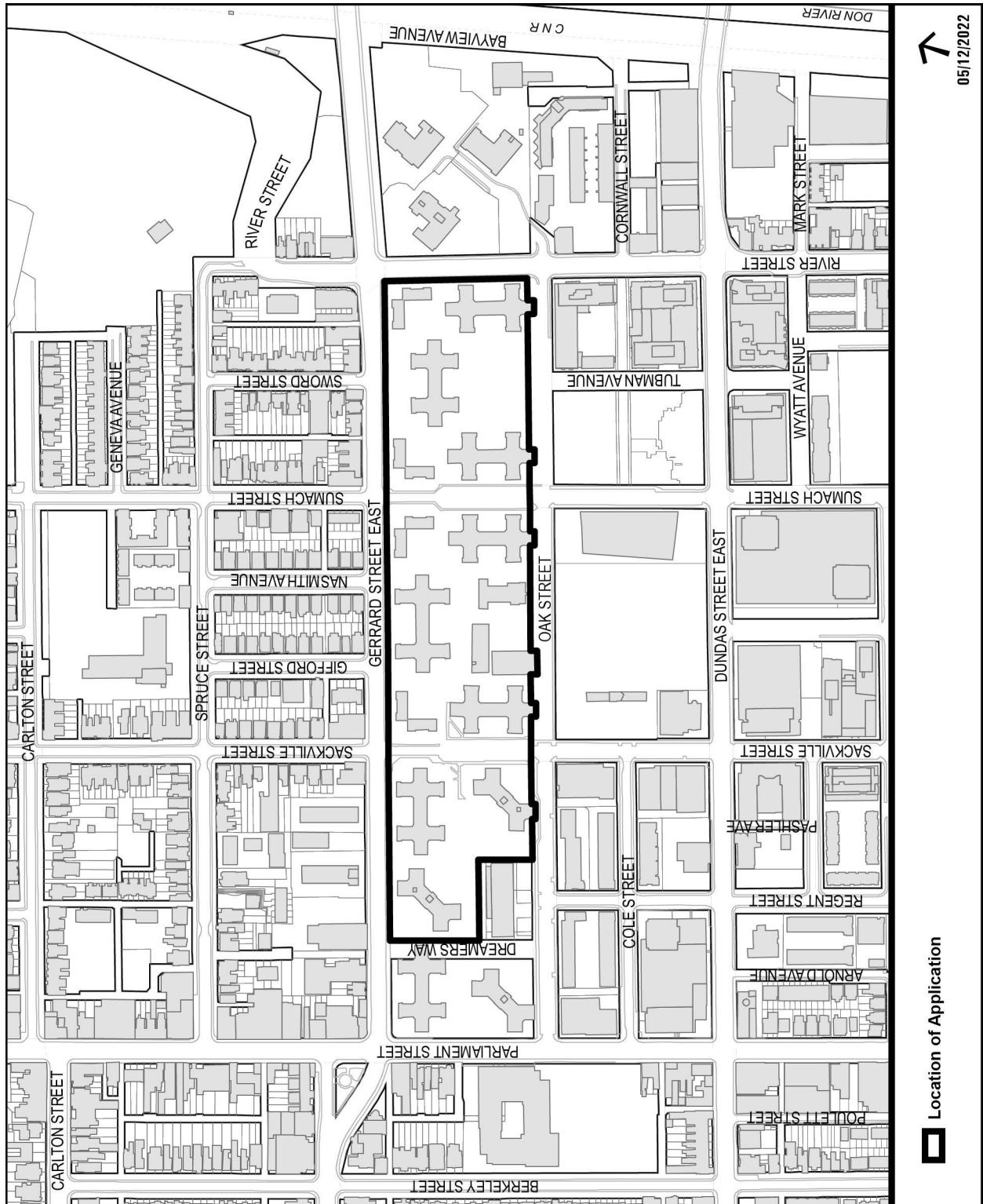
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning, Toronto and East York District

ATTACHMENTS

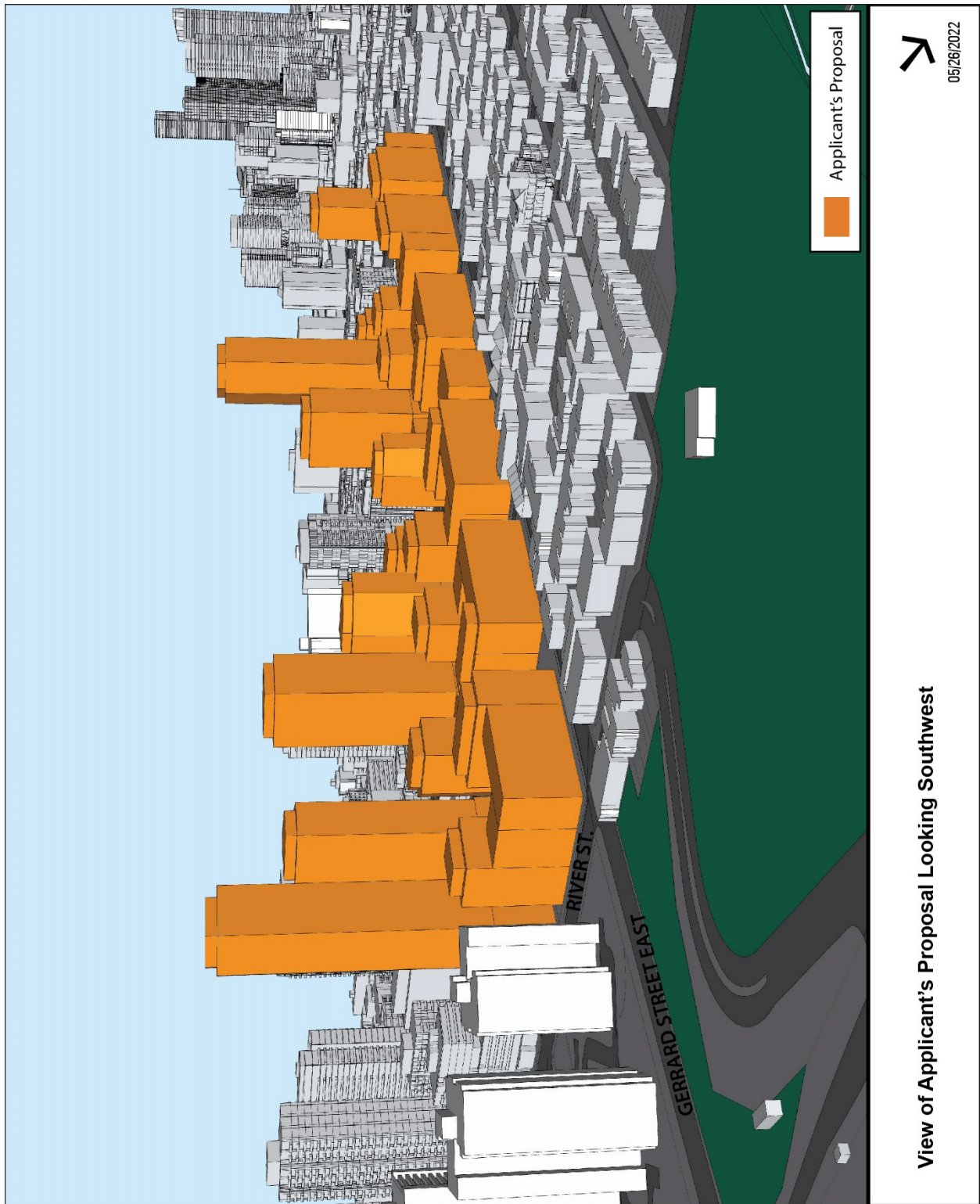
City of Toronto Drawings

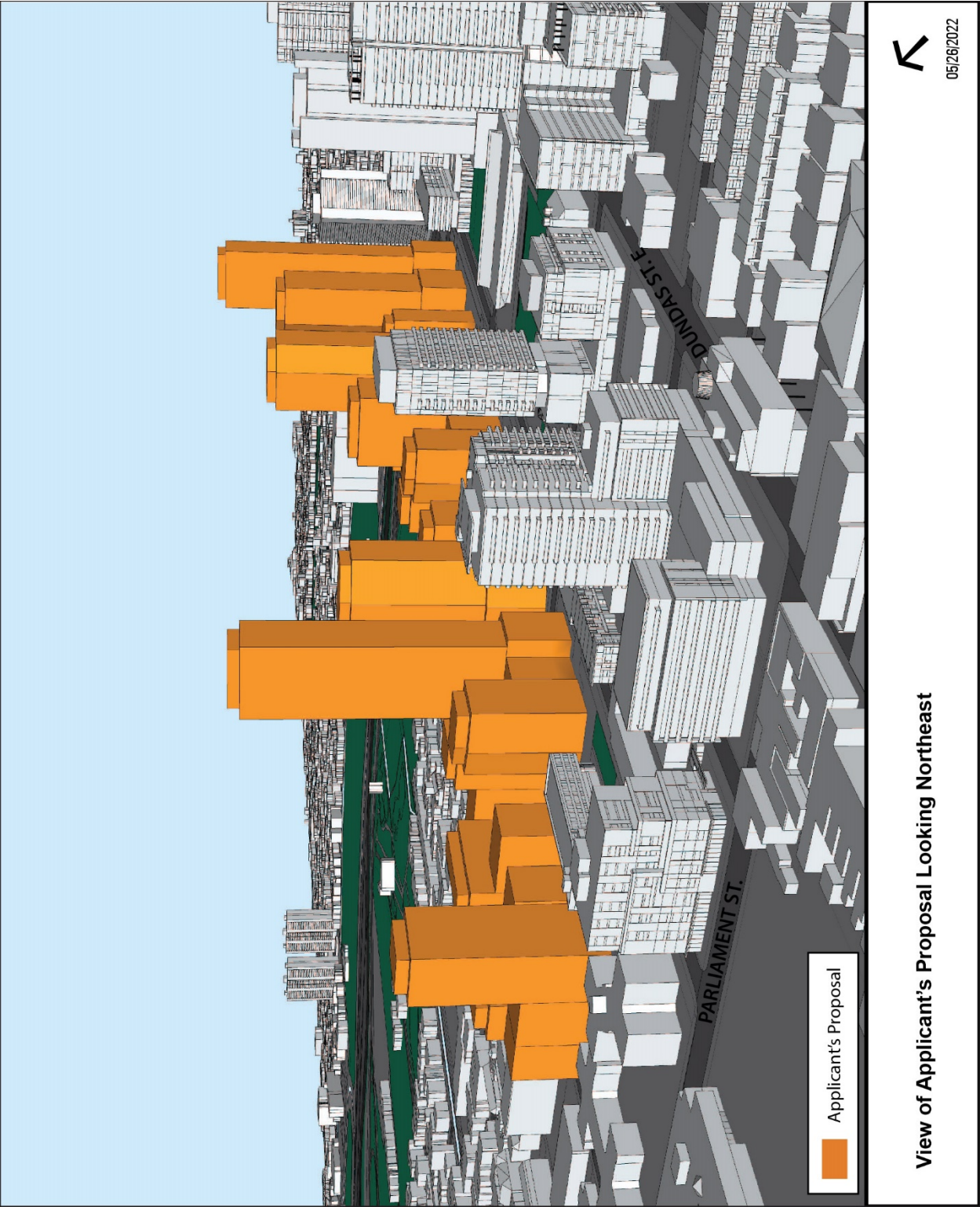
- Attachment 1: Location Map
- Attachment 2: 3D Model of Proposal in Context
- Attachment 3: Site Plan
- Attachment 4: Official Plan Map
- Attachment 5: Zoning By-law Map
- Attachment 6: Application Data Sheet

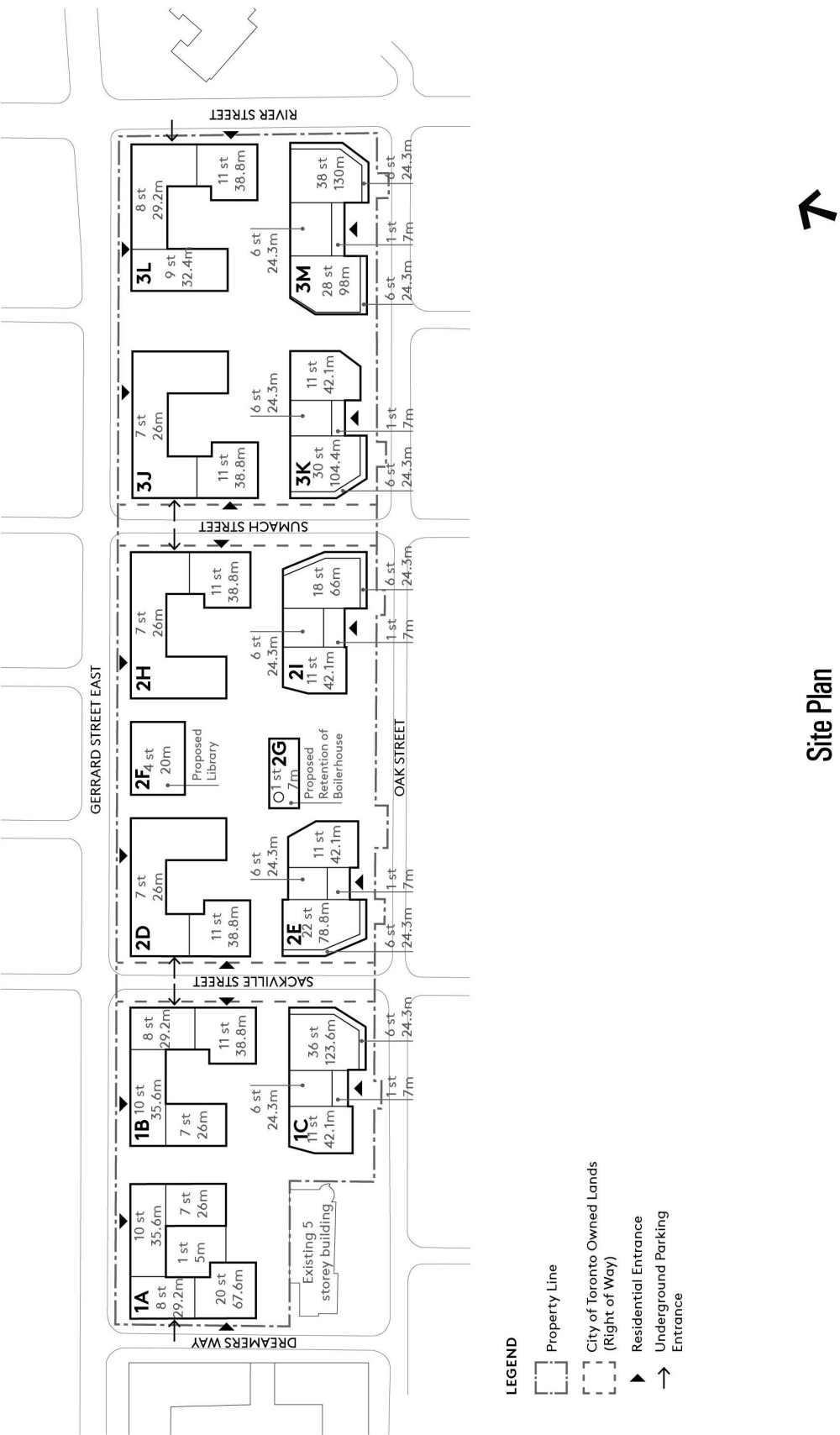
Attachment 1: Location Map

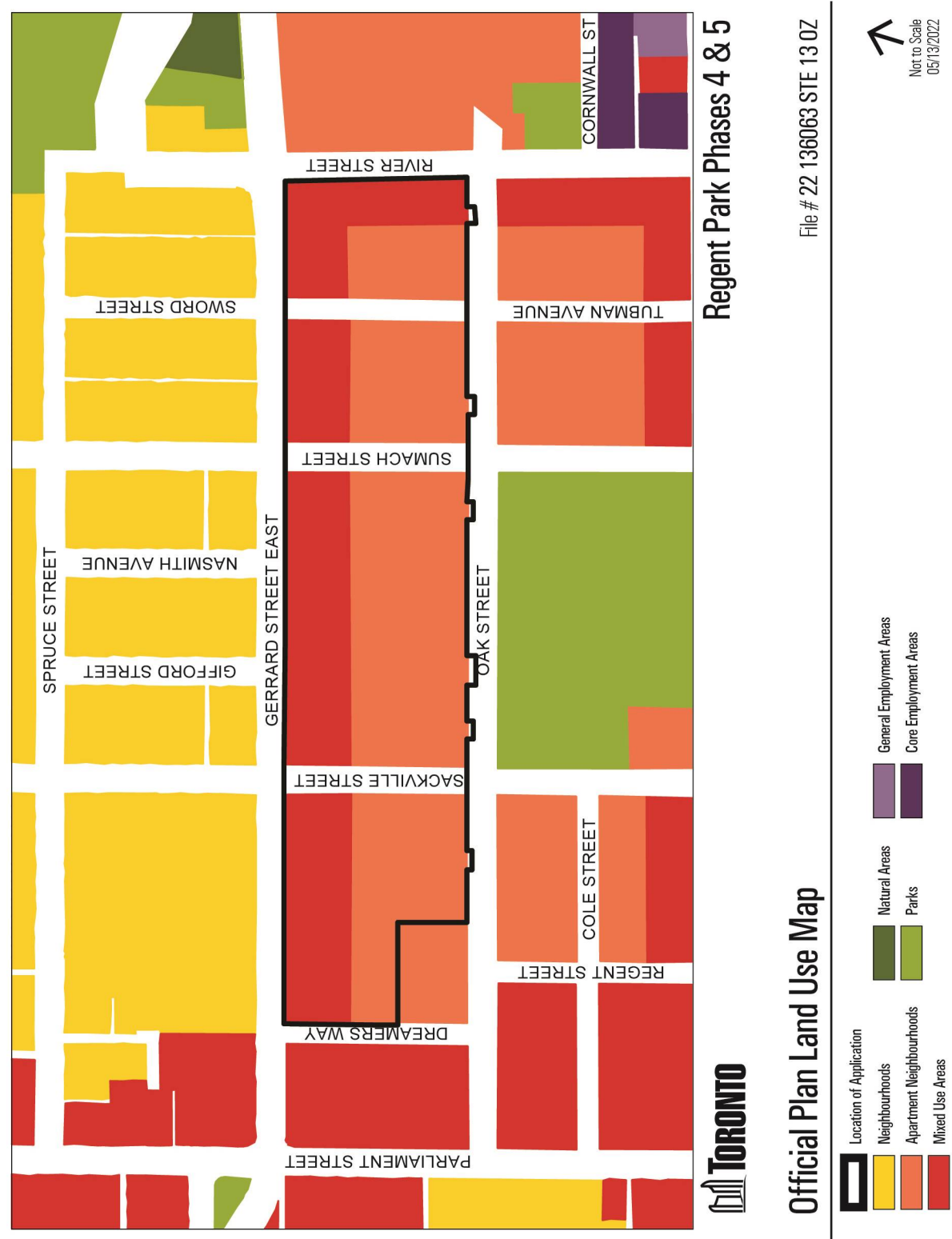


Attachment 2: 3D Model of Proposal in Context











Regent Park Phases 4 & 5
File # 22 136063 STE 13 0Z

Zoning By-law 569-2013

File # 22 136063 STE 13 OZ

Location of Application

Area affected by
former City of
Toronto By-law No.

See Former City of Toronto By-law No. 438-86

R Residential
CR Commercial Residential
E Employment Industrial

O Open Space
ON Open Space Natural
OR Open Space Recreation

R3	Residential District
R4A	Residential District
CR	Mixed-Use District
MCR	Mixed-Use District
I2	Industrial District
G	Parks District

Not to Scale
Extracted: 05/13/2022

APPLICATION DATA SHEET

Municipal Address: 325 Gerrard Street East **Date Received:** April 20, 2022

Application Number: 22 136063 STE 13 OZ, 22 136078 STE 13 RH

Application Type: Rezoning, Rental Housing Demolition

Project Description: Zoning By-law Amendment and Rental Housing Demolition applications to redevelop the site with 13 buildings with heights ranging from 4 to 38 storeys containing 2,973 residential units, of which 1,181 will be owned and operated by Toronto Community Housing, and 13,721 square metres of retail and community space.

Applicant	Agent	Architect	Owner
2747199 Ontario Limited		Karakusevic Carson Architects & E.R.A. Architects Inc.	Toronto Community Housing Corporation (TCHC)

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas & Apartment Neighbourhoods	Site Specific Provision:	N
Zoning:	CR(h) & R4A(h)	Heritage Designation:	N
Height Limit (m):	15-40	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 64,788 Frontage (m): 556 Depth (m): 120

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	17,191	405	27,968	28,373
Residential GFA (sq m):			279,178	279,178
Non-Residential GFA (sq m):		405	13,316	13,721
Total GFA (sq m):			292,494	292,900
Height - Storeys:	6		38	38
Height - Metres:			130	130

Lot Coverage Ratio (%) 47 Floor Space Index: 4.86

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 279,178
Retail GFA: 7,919
Office GFA:
Industrial GFA:
Institutional/Other GFA: 5,802

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	527		1,181	1,181
Freehold:				
Condominium:			1,792	1,792
Other:				
Total Units:			2,973	2,973

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			1,408	868	697
Total Units:			1,408	868	697

Parking and Loading

Parking Spaces: 1,297 Bicycle Parking Spaces: 3,890 Loading Docks: 12

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