

325 Gerrard Street East (Regent Park Phases 4 and 5) – Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report – Approval

Date: June 6, 2023
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 Application: 04 180319 STE 28 SB

SUMMARY

Toronto Community Housing Corporation (TCHC) is undertaking the phased revitalization of Regent Park into a mixed-use, mixed-income neighbourhood. TCHC has made an application to amend the existing development permissions for the final two phases of the revitalization, Phases 4 and 5, which are located between Gerrard Street East to the north, River Street to the east, Oak Street to the south, and Dreamers Way to the west, excluding the property at 40 Oak Street.

This report reviews and recommends approval of the application to amend the Zoning By-law for Phases 4 and 5 of the Regent Park revitalization by amending the permitted uses, building heights and tower locations, and other performance standards. The amended Zoning By-law would permit the proposed development of 12 buildings with heights ranging from 6 to 39 storeys. The application proposes 3,246 residential units, of which 633 will be replacement social housing units and 637 are proposed as new affordable housing units. The application also includes 10,461 square metres of retail and office space, 3,714 square metres of community space, and a new Toronto Public Library branch relocated from Parliament Street.

This site is the subject of an existing Section 37 Agreement registered as Instrument Number AT934744. The application would also require amendments to the existing Section 37 Agreement to adjust certain requirements related to demolition and replacement of the existing social housing and to secure the new community space in Phases 4 and 5.

This report also recommends approval of the Rental Housing Demolition application to demolish the remaining 527 social housing units in Regent Park, which will be replaced

as part of the revitalization. The replacement social housing units constructed in Phases 4 and 5 will fulfill the overall obligation to replace all of the social housing units that existed in Regent Park prior to the revitalization.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 and Zoning By-law 141-2005, as amended and as applicable, for the lands at 325 Gerrard Street East substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council authorizes the City to enter into an Agreement pursuant to Section 37 of the Planning Act to amend the existing Section 37 Agreement for Regent Park (Instrument Number AT934744) as follows:
 - a) The community benefits recommended to be secured in the amending Section 37 Agreement are as follows:
 - i) The owner shall design and construct a minimum of 3,714 square metres of non-residential gross floor area for community space within the Phases 4 and 5 lands, which may be located across multiple buildings and the minimum area may be adjusted to account for gross floor areas exclusions once the community space is designed, subject to the following:
 - A) The ownership and operation of the community space shall be finalized and secured in the amending Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning, and the City Solicitor, in consultation with the Ward Councillor;
 - B) The community space shall be designed and constructed in accordance with the terms and specifications to be secured in the amending Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning, and the City Solicitor;
 - b) The following matters are also recommended to be secured in the amending Section 37 Agreement as a legal convenience to support development:
 - i) The owner shall construct and maintain approximately 14,000 square metres of privately owned publicly-accessible space (POPS) located

within the Phases 4 and 5 lands, consisting of a central plaza with a minimum area of 5,450 square metres located within the block bounded by Gerrard Street East, Oak Street, Sackville Street and Sumach Street, with the balance of the POPS consisting of a series of open spaces comprising the east-west connection, in the locations generally identified in the Regent Park - Phases 4 and 5 - Development Context Plan with specific configuration and design of the POPS to be determined in the context of Site Plan approval, all to the satisfaction of the City Solicitor, and Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor;

ii) The owner shall prepare all documents and convey, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, free and clear of encumbrances and for nominal consideration, a public access easement, including support rights, in perpetuity, in favour of the City over the POPS;

c) Amend Section 2.2.4 to delete the requirement that the Holding designation (H) be removed prior to the issuance of any demolition permits for Phases 4 and 5; and

d) Amend Section 2.3.8(a) to require a minimum of 188 replacement social housing units with direct access to grade.

4. City Council direct that prior to submission of the first Site Plan Control application for lands within Phases 4 and 5 of the Regent Park revitalization, the owner shall submit an Energy Strategy to the Executive Director, Energy and Climate Division, for review and acceptance.

5. City Council direct that Toronto Community Housing Corporation:

a) Construct and maintain a minimum of 637 net new affordable rental housing units in Phases 4 and 5 of the Regent Park revitalization, subject to securing the required funding and financing;

b) Secure funding from the Federal and Provincial government and other service providers, in consultation with the Executive Director, Housing Secretariat, to support the construction and subsidization of rents for the new affordable rental housing units in Phases 4 and 5 of the Regent Park revitalization;

c) Report to City Council with an update on the progress toward achieving the requirements in (a) and (b) above prior to issuance of the first building permit for each building in Phases 4 and 5 containing affordable rental housing units or social housing units, and if the requirement in (a) above will not be met as part of the final block of Phases 4 and 5 of the Regent Park revitalization, Toronto Community Housing Corporation must seek direction from City Council before proceeding with development on the final block;

d) Provide a minimum of 200 square metres of non-residential gross floor area in Phases 4 and 5 of the Regent Park revitalization as affordable or micro-retail space for entrepreneurs and small businesses in Regent Park;

e) Continue to undertake public consultation and community engagement activities, with their development partner, throughout the build-out of Phases 4 and 5 of the Regent Park revitalization with the goal of keeping members of the Regent Park community informed and engaged with the project, including opportunities for the community to provide input into the ongoing development of Phases 4 and 5;

f) Develop and implement the Regent Park Non-Residential Space Strategy for the new retail, community space, and open spaces, which must be informed by comprehensive community engagement to ensure that the needs of the Regent Park community are addressed; and

g) Coordinate with the General Manager, Transportation Services regarding the implementation of the bi-directional cycle track on Gerrard Street East between Dreamers Way and River Street, including during the Site Plan Control application(s) for Phases 4 and 5 of the Regent Park revitalization, and acknowledge that buildings fronting onto Gerrard Street East may require additional setbacks to accommodate the necessary roadway elements.

6. City Council advise Toronto Community Housing Corporation that Service Manager consent is required to transfer Blocks 4, 5, and 8 on the Draft Plan of Subdivision 55T-04202 for market housing.

7. City Council advise Toronto Community Housing Corporation that a final Housing Issues Report is required pursuant to Section 2.7.3 of the existing Section 37 Agreement for Regent Park.

8. City Council endorses in principle the relocation and expansion of the Parliament Street Library to the Phases 4 and 5 area of the Regent Park revitalization and directs the Toronto Public Library, Toronto Community Housing Corporation, and CreateTO to explore partnership opportunities for additional community space within a shared building, in consultation with the Ward Councillor.

9. City Council approve the Rental Housing Demolition Application (File No. 22 136078 STE 13 RH) in accordance with Toronto Municipal Code Chapter 667 and pursuant to Section 111 of the City of Toronto Act, 2006 to allow the demolition of 527 existing social housing units at 325 Gerrard Street East and related addresses, subject to the following conditions:

a) The owner shall provide 633 replacement social housing units to be maintained on the subject site as social housing residential rental units for a period of at least 40 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for

replacement. The 633 replacement social housing units shall be comprised of 58 one-bedroom units, 223 two-bedroom units, 276 three-bedroom units, 50 four-bedroom units, and 26 five-bedroom units as generally illustrated in the Architectural Plans submitted to the City Planning Division dated April 10, 2023. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

b) The owner shall provide tenant relocation assistance to all Eligible Tenants of the 527 existing social housing units proposed to be demolished at 325 Gerrard Street East and related addresses, including the right to return to occupy a replacement social housing unit to the satisfaction of the Chief Planner and Executive Director, City Planning and as further detailed in the Tenant Relocation and Assistance Implementation Plan; and

c) The owner shall enter into, and register on title at 325 Gerrard Street East and related addresses, one or more agreement(s), to secure the conditions outlined in (a) and (b) above, including an agreement pursuant to Section 111 of the City of Toronto Act, 2006, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

10. City Council authorize the Chief Planner and Executive Director, City Planning to issue phased Preliminary Approval for the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of 189 existing social housing units at 274 Sackville Street and 325, 355 Gerrard Street East after all of the following have occurred:

a) the Zoning By-law Amendment has been approved in principle by City Council; and

b) vacant possession of all 189 existing social housing dwelling units has been confirmed, in writing, by the owner.

11. City Council authorize the Chief Planner and Executive Director, City Planning to issue phased Preliminary Approval for the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of any of the 338 existing social housing units at 295, 319, 321, 323, 325 Sackville Street, 361, 363, 365, 367, 407, 417, 427, 429, 431 433, 435, 437,439, 441, 463, 473, 475, 477 Gerrard Street East,184, 200, 202, 204, 206 River Street and 259, 260, 261, 263, 265, 266, 267, 268, 270, 272 Sumach Street after all of the following have occurred:

a) the satisfaction or securing of the conditions in Recommendation 9 above;

b) the site-specific Zoning By-law Amendment has come into full force and effect for each respective phase;

c) the submission of the first Site Plan Control application for lands within each respective phase;

d) the issuance of excavation and shoring permits for the proposed mixed-use and residential buildings on the subject site; and

e) vacant possession of the existing social housing units in a particular phase has been confirmed, in writing, by the owner.

12. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendations 10 and 11 above.

13. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 325 Gerrard Street East and related addresses after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendations 10 and 11 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

a) The owner removes all debris and rubble from the site immediately after demolition;

b) The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

c) The owner erects the proposed residential buildings on site no later than four (4) years from the date that the demolition of such building commences subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and Chief Building Official and Executive Director, Toronto Building; and

d) Should the owner fail to complete the proposed buildings within the time specified in Recommendation 13(c) above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

14. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement, amending Section 37 Agreement, and any other necessary agreement(s).

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report. Full financial implications will be outlined in the Financial Impact section of future reports.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

City Council previously endorsed the redevelopment of Regent Park by Toronto Community Housing Corporation ("TCHC") and has taken a number of actions with respect to planning approvals for the redevelopment, outlined below:

- July 22-24, 2003, City Council approved the revitalization of the Regent Park community.
<https://www.toronto.ca/legdocs/2003/agendas/council/cc030722/pof8rpt/cl002.pdf>
- February 1-3, 2005, City Council adopted a report (dated January 4, 2005) from City Planning recommending approval of the Regent Park Secondary Plan and an area-specific zoning by-law, subject to Holding provisions.
<http://www.toronto.ca/legdocs/2005/agendas/council/cc050201/te1rpt/cl004.pdf>

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 revised zoning by-law, endorsing a settlement agreed upon between the appellant, the City and the TCHC.

- April 12-14, 2005, City 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.
<https://www.toronto.ca/legdocs/2005/agendas/council/cc050412/te3rpt/cl003.pdf>
- September 28-30, 2005, City Council removed the Holding Symbol from the Zoning By-law for Phase 1 of the redevelopment, adopted a Community Facilities Strategy for Regent Park, and approved the demolition of 418 social housing units located in the Phase 1 area.
<https://www.toronto.ca/legdocs/2005/agendas/council/cc050928/te7rpt/cl005.pdf>
- October 23, 2007, City Council removed the Holding Symbol for a parcel of land in Regent Park for the construction of an indoor swimming pool (Pam McConnell Aquatic Centre) and approved the demolition of 55 social housing units located on the lands.
<https://secure.toronto.ca/council/agenda-item.do?item=2007.TE9.31>
- October 1, 2009, City Council approved amendments to the area-specific zoning by-law, including amendments to the tower heights and locations in Phase 2.
<https://secure.toronto.ca/council/agenda-item.do?item=2009.TE27.17>
- February 22-23, 2010, City Council approved the demolition of 71 social housing units located in a part of the Phase 2 area in order to facilitate the preparation of lands for parkland and an arts and cultural centre (Daniels Spectrum).

<https://secure.toronto.ca/council/agenda-item.do?item=2010.TE31.7>

- August 25-27, 2010, City Council removed the Holding Symbol from the Zoning By-law for Phase 2 of the redevelopment and approved the demolition of 347 social housing units located in the Phase 2 area.

<https://secure.toronto.ca/council/agenda-item.do?item=2010.TE36.18>

- March 20, 2014, City Council approved amendments to the Official Plan and Zoning By-law for Phases 3-5, removed the Holding Symbol from the Zoning By-law for Phase 3 of the redevelopment, and approved the demolition of 654 social housing units located in the Phase 3 area.

<https://secure.toronto.ca/council/agenda-item.do?item=2014.TE30.10>

- June 29, 2022, Toronto and East York Community Council adopted a Preliminary Report (dated June 10, 2022) on the Zoning By-law Amendment and Rental Housing Demolition applications submitted for Phases 4 and 5 of the redevelopment and endorsed the arrangements made to conduct a community consultation meeting.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.99>

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 TCHC operations and neighbourhood services.

Regent Park Revitalization: TCHC is undertaking the phased redevelopment of Regent Park to revitalize approximately 28 hectares into a mixed-use, mixed-income neighbourhood. The redevelopment involves the phased demolition and reconstruction of all 2,083 Rent Geared to Income ("RGI") social housing units in Regent Park. In addition to replacing the RGI units, new affordable and market housing is being developed to provide a full range of housing in Regent Park. The vision for the revitalization also includes physically integrating Regent Park with the surrounding neighbourhoods through the introduction of a continuous network of pedestrian-friendly public streets, parks and open spaces; providing a mix of community facilities, retail, and employment opportunities; and developing the neighbourhood as a model of environmental sustainability.

Phases 1 to 3 of the revitalization are now completed or under construction, including the replacement of 1,450 social housing units and the creation of 427 new affordable units and 4,668 market housing units. The revitalization has also included the creation of several significant parks and community facilities, including Regent Park (known as "the Big Park"), Regent Park Athletic Grounds, Regent Park Community Centre, Pam

McConnell Aquatic Centre (formerly known as Regent Park Aquatic Centre), Daniels Spectrum (formerly known as Regent Park Arts and Cultural Centre), child care facilities, many community agencies, and new retail, restaurants, banks and a grocery store.

Phases 4 and 5 are the final two phases of the revitalization. Over the course of the revitalization the physical, social, and economic context of the City and the local area has changed, which prompted TCHC to review their plans for Phases 4 and 5 to adapt to the needs of the City and Regent Park today.

THE APPLICATION

Description: The application proposes to demolish the existing buildings, with the exception of the Boiler House building (if feasible to retain), and redevelop the site with 12 new buildings with heights ranging from 6 to 39 storeys. Approximately 1.4 hectares of privately owned publicly-accessible open space is proposed throughout Phases 4 and 5, including a new central plaza and an east-west mews.

Density/Floor Space Index: The application proposes a density of 5.68 times the net area of the site (excluding new public streets).

Residential Uses: The application proposes 3,246 residential units, of which 633 will be replacement social housing units owned and operated by TCHC and 637 are proposed as new affordable housing units that could be operated by TCHC or other non-profit housing organizations. The balance of the residential units, 1,976, will be market units.

Non-Residential Uses: The application proposes 10,461 square metres of retail and office space, 3,714 square metres of community space, and 2,277 square metres for 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. Two new public streets, identified as Streets G and J on the draft plan of subdivision, will each have 15-metre wide right-of-ways. The application proposes 1,417 parking spaces located underground and 3,890 bicycle parking spaces. Five Type B and six Type G loading spaces are proposed for the site.

Additional Information: See Attachments 1, 2, 6, 7 and 8 of this report for the Application Data Sheet, a location map, a site plan of the proposal, site elevations, and a three-dimensional representation of the project in context, 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, amenity space, parking, bicycle parking, loading, and setbacks.

Since the development site contains six or more residential units, of which at least one unit is a rental unit, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant obtain approval from the City to permit the demolition of the existing rental housing units. The City may impose conditions on the approval that must be satisfied before a demolition permit is issued. A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code was submitted to demolish the 527 existing social housing units.

Tenant Relocation and Assistance Implementation Plan: A Tenant Relocation and Assistance Implementation Plan (TRAIP) was prepared by TCHC which identifies the specific process and issues relating to the relocation of tenants during the redevelopment process, specifically:

- 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 5 months' notice prior to having to move; and
- equitable and transparent selection of temporary relocation and new replacement units.

Residential Demolition Control: This application involves the demolition of rental housing. In addition to approval under Chapter 667 of the Municipal Code, an application is required under Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of any demolition of a residential property that contains six or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the *Building Code Act, 1992*.

Service Manager Consent: TCHC is required to seek Service Manager consents to develop or transfer property as per the requirements of the *Housing Services Act*. It is anticipated that TCHC will request consents for Phases 4 and 5 as the revitalization proceeds.

Site Plan Control: The development is subject to Site Plan Control. A Site Plan Control application has not been submitted. It is anticipated that multiple Site Plan Control applications will be submitted to facilitate the incremental development of individual sites and blocks within Phases 4 and 5.

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

POLICY CONSIDERATIONS

Provincial Land-Use Policies: All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement and shall conform to provincial plans.

Official Plan: 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. See Attachment 3 of this report for the Official Plan Land Use Map.

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.

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. See Attachment 4 of this report for the existing Zoning By-law Map

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.

Design Guidelines: The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Performance Standards for Mid-Rise Buildings; and
- Regent Park Urban Design Guidelines.

Toronto Green Standard: The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on June 9, 2022. Approximately 165 people participated, as well as the Ward Councillor at that time. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- Support for affordable housing (including deeply affordable, affordable ownership, supportive housing, co-operative housing), building heights, new library location, mix of uses, diverse and affordable retail for small businesses, bike lanes, high quality and environmentally friendly buildings;
- Too many buildings in a small area, overcrowding, too much density in Regent Park, concerns about safety and well-being of families in dense/tall communities, gentrification, need for family-size units;
- Changes from original plan for revitalization, no longer a mix of building forms, new tall buildings too close to other Regent Park buildings, whether the proposal conforms to the Official Plan and Secondary Plan;
- Building heights too tall (along Gerrard Street East and the proposed towers), wall of buildings on Gerrard Street and Oak Street and River Street, impact on sky view/feeling hemmed in, shadows and lack of light in Regent Park buildings and green spaces;
- Impacts on Cabbagetown, shadowing (north side of Gerrard Street East, trees and gardens), transition from proposed midrise buildings to low-rise heritage buildings;
- Current and future traffic congestion, parking issues, public transit capacity/delays/impacts;
- Capacity of schools, daycares, transit, community centres, parks, grocery stores;
- Opportunities for community gardens, a small dog park, community spaces governed by the community;
- Loss of mature trees and creation of an urban heat island;
- Construction timeline, noise, congestion;
- Loss of neighbourhood and community feel, quality of life; and
- The proposal does not include input from non-TCHC residents.

A second Virtual Community Consultation Meeting was hosted by City staff on April 25, 2023 to provide an update on the status of the applications. Approximately 115 people participated, as well as the Ward Councillor. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- Need for more affordable housing, concerns about displacement and lack of secured funding for new affordable housing;
- Significant need for community spaces;
- Issues with traffic congestion and access to parking spaces for TCHC tenants;
- Overall revitalization timeline and delays, residents waiting to return;
- Need for affordable retail opportunities;
- Questions about who will govern the open spaces;
- Increased density, noise, pollution, and crowding; and

- Scale of the proposed buildings, especially on Gerrard Street East, and shadow impacts.

City staff also received numerous emails and phone calls about the application with questions and comments.

On March 31, 2022, a resident consultation meeting was hosted by TCHC for tenant households living in Phases 4 and 5 to review the impact of the demolition on residents and the proposed tenant relocation and assistance plans. Individual meetings were also held with tenant households in the Phase 4a lands throughout 2022 and 2023.

A Public Consultation Strategy Report and subsequent Addendum were submitted in support of the application which describes the community consultation undertaken by the applicant before and after the application was submitted and notes that there will be additional opportunities for Regent Park residents to stay informed and provide input as the redevelopment progresses.

The issues raised through community consultation have been considered through the review of the application.

COMMENTS

Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (PPS), and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Regent Park Development Framework

The Regent Park Secondary Plan establishes a framework to guide the phased redevelopment of Regent Park through the policies of the Secondary Plan, the Zoning By-law, use of the Holding Symbol (h), Plans of Subdivision, Site Plan Control, and implementation tools including urban design guidelines, and community services and facilities strategies. The use of these tools, many of which include regulatory requirements under the *Planning Act*, create checks and balances to ensure the orderly sequencing of development and the evolution of a healthy neighbourhood.

Over the course of the revitalization, the development framework has undergone a number of modifications to adapt to changes over time and take advantage of opportunities for a greater diversity of uses, new community facilities, and more housing.

Overall, the application is in keeping with the principles set out in the Regent Park Secondary Plan and continues to reflect the vision for a revitalized Regent Park. The proposed changes to the framework build on the achievements of Phases 1 to 3 and

allow for a redevelopment that responds to the needs of the City and Regent Park today.

The details of the proposal described in this application; such as unit counts, floor areas, building design, and parking supply; are expected to be refined and evolve over the timeframe of the build out of Phases 4 and 5, within the framework and requirements set out in the Zoning By-law and other planning instruments and tools.

Urban Design Guidelines - Phases 4 and 5 Development Context Plan Update

As part of the development framework for Regent Park established in the Secondary Plan, urban design guidelines support and implement the objectives and policies of the Official Plan and Secondary Plan, and set out the design framework for the public realm and the relationship of buildings and private spaces to the public realm. The guidelines provide a context for coordinated incremental development of individual sites and blocks across Regent Park and provide guidance for future Site Plan Control applications. Council adopted the Regent Park Urban Design Guidelines at its meeting of April 12-14, 2005. The Guidelines indicate that a Development Context Plan ("DCP") will be prepared for each phase, containing more detailed guidelines related to the specific site characteristics in each phase and the particular responses required to address public realm and built form conditions.

A DCP for Phases 4 and 5 was submitted in support of the application, which addresses matters such as the open space network; design concept for the new public streets; building setbacks, stepbacks and separation distances; parking and service entrances; tree planting; historical commemoration; and sustainability. These are discussed further in the following sections of this report. The DCP also includes plans showing the proposal described in this application; however, within the development framework for Regent Park the plans for each of the buildings are expected to change while remaining within the parameters set out in the Zoning By-law and the guidelines contained in the DCP.

City Planning staff have reviewed and provided comments on the DCP to the applicant. A final revised DCP will be required prior to removing the Holding Symbol (h) from Phases 4 and 5 of the redevelopment.

Public Realm and Open Space

The public realm in Regent Park is designed to create a continuous network of public streets and open spaces that integrate the neighbourhood with the surrounding areas and form a pedestrian-friendly grid of small blocks.

Phases 4 and 5 are bounded by Gerrard Street East, River Street, Oak Street, and Dreamers Way. New buildings will be set back a minimum of 4 metres from Gerrard Street East and River Street to provide adequate space for pedestrians, tree planting, and other public realm elements, including space for commercial displays or seating in front of the commercial uses proposed along Gerrard Street East. Oak Street and Dreamers Way are being constructed as part of Phase 3, with the exception of a portion

of Oak Street that was part of Phase 1. The DCP contains guidelines for future development located in Phases 4 and 5 abutting these new streets.

As contemplated in the Regent Park Secondary Plan and the approved draft plan of subdivision, Sackville Street and Sumach Street are proposed to be dedicated as 18-metre and 19-metre wide public right-of-ways, respectively. Two new public streets, identified as Streets G and J on the draft plan of subdivision, will each have 15-metre wide right-of-ways. With the completion of Sackville Street and Sumach Street, these public streets will provide a continuous connection through Regent Park from the north end of Cabbagetown to Corktown. Street J will complete the connection between Tubman Avenue to the south within Regent Park and Sword Street in Cabbagetown. Detailed design of the new public streets will be completed through the subdivision application process.

Two additional internal local streets were originally included in the development framework for Regent Park that would have extended Gifford Street and Nasmith Avenue in Cabbagetown south through Phases 4 and 5 to terminate at Oak Street, north of the Big Park. The application instead proposes a central plaza extending north-south in the middle of the development block. The central plaza would provide approximately 5,450 square metres of open space for recreation and potential community programming, as well as opportunities for civic and community uses in a new Toronto Public Library building and the retention and conversion of the existing TCHC Boiler House building, if feasible. City Planning staff are satisfied that the proposed removal of Streets H and I on the draft plan of subdivision is acceptable and within the intent of the Secondary Plan as the central plaza will continue to provide connections for pedestrians and cyclists from Cabbagetown and Gerrard Street East to the Big Park while also contributing to the provision of new open space within Phases 4 and 5.

The public realm network in Phases 4 and 5 also includes a continuous east-west connection through the middle of the site, bisecting each of the blocks and creating mid-block connections for pedestrians and cyclists across the length of the site from Dreamers Way to River Street. Within each block, areas are identified for various recreation or landscaped areas along the east-west connection. Detailed design for each of these spaces will take place as part of the Site Plan applications, with design guidance provided within the DCP.

City Planning staff recommend that the construction and maintenance of the central plaza and the east-west connection as privately owned publicly-accessible spaces (POPS) be secured as a legal convenience in an amended Section 37 Agreement, including a requirement for a public access easement.

Built Form

Height

The application proposes 11 new mixed-use and residential buildings with heights ranging from 6 to 39 storeys, plus the library and Boiler House buildings within the central plaza. The new buildings are proposed as midrise buildings with heights up to 11

or 12 storeys depending on the building, with taller tower elements located on seven of the buildings.

Building heights across the site are organized so that lower heights are generally located along Gerrard Street East and surrounding the central plaza. Along Gerrard Street East, the permitted heights in the draft zoning by-law are 10 storeys (37 metres) between Dreamers Way and Sackville Street, 7 storeys (28 metres) between Sackville Street and Sumach Street, and 8 to 9 storeys (31 to 34 metres) between Sumach Street and River Street. Taller midrise elements up to 11 to 12 storeys (40 to 45 metres) are located at least 36 metres away from the Gerrard Street East frontage. At each end of the site, tower elements with heights of 26 and 28 storeys (90 and 97 metres) are proposed, and would be set back approximately 30 and 20 metres from the Gerrard Street East frontage, respectively.

Along Oak Street, the permitted height in the draft zoning by-law is 11 storeys (44 metres), with a tower element permitted on each block. Tower heights are lowest immediately north of the Big Park, with heights of 18 and 22 storeys (70 and 83 metres) proposed. Taller towers are located on the blocks west of Sackville Street and east of Sumach Street, up to 39 storeys (138 metres).

Within the central plaza, the draft zoning by-law permits a maximum height of 6 storeys (30 metres) for the new library building, to provide the opportunity for additional levels of community uses to be located in floors above the library, subject to future funding.

The Regent Park Secondary Plan anticipates a wide range of building types, including low-rise and midrise buildings interspersed in appropriate locations with tall buildings. The Secondary Plan also contains criteria for locations where tall buildings may be permitted through the zoning by-law. City Planning staff are satisfied that the proposed maximum building heights are consistent with the intent of the Secondary Plan, subject to implementation of the refined building massing discussed further in this report.

Setbacks and Separation Distances

Minimum building setbacks are contained in the in-force zoning by-law and require a setback of 4 metres from the property line for buildings fronting onto Gerrard Street East and River Street, and 3 metres for buildings fronting onto all other public streets. A reduced setback of 0.75 metres is proposed for buildings fronting onto Street G in recognition of its unique conditions. The design of Street G through the subdivision application will require special consideration to ensure the elements of a complete street are met, with guidelines provided in the DCP.

The draft zoning by-law includes a minimum separation distance of 25 metres between towers and the standard separation distances contained in the parent zoning by-law. The DCP provides site-specific guidance with respect to appropriate separation distances in Phases 4 and 5, including separation distances between tower and midrise elements (minimum 15 metres, with greater separation distances shown in the development concept in most cases), along the east-west corridor (minimum 13 metres), and at entry points to the central plaza (minimum 11 metres). City Planning staff are satisfied with the proposed setbacks and separation distances, and expect that they will be refined through future Site Plan applications to achieve a high level of

openness, privacy, light penetration, and sightlines from the public realm and for building occupants.

Building Massing

The draft zoning by-law permits a maximum tower floor plate of 800 square metres gross floor area. Additional guidelines with respect to building massing are included in the DCP, consistent with the development framework for Regent Park to date. This framework provides for variation in building styles and architectural expression across Phases 4 and 5 and a degree of flexibility over the timeframe of the build-out.

Notwithstanding the overall building heights permitted in the draft zoning by-law, buildings must be massed to provide an appropriate relationship to the public realm and the surrounding area through means such as varied heights, stepbacks and articulation. Areas where this will be particularly important include:

- An appropriately scaled streetwall on Gerrard Street East that provides suitable transition to the Cabbagetown South Heritage Conservation District, a comfortable scale for pedestrians, and sunlight on the sidewalks;
- Well-defined base buildings for towers, including stepbacks along street frontages and adjacent open spaces to mitigate wind impacts and provide a comfortable scale for users of the public realm; and
- Building designs that break up the massing of midrise buildings where they have long frontages along public streets and open spaces, to ensure a comfortable scale in relation to the adjacent public realm.

The building plans contained in the DCP show a 6-storey streetwall along Gerrard Street East, at the base of towers, and between the towers and 11-storey midrise elements fronting onto Oak Street. Through the detailed design for each block, the heights of the streetwall and base buildings should vary to respond to the specific context of each building.

Land Use

The site is currently designated and zoned for a wide range of uses including residential, live/work, community services, parks, and a wide range of non-residential uses along Gerrard Street East and River Street.

The proposed amendment would rezone the portion of the site proposed as the central plaza to Park District "G," with additional permissions for the library, cultural and arts facilities, and other community service uses that could be located in the central plaza. The proposed amendment would also add land use permissions for non-residential uses where buildings face onto the central plaza, as well as office uses.

To promote diverse retail uses in Phases 4 and 5, City Planning staff recommend that a minimum of 200 square metres of the non-residential gross floor area in Phases 4 and 5 be provided as affordable or micro-retail spaces for entrepreneurs and small businesses in Regent Park.

The proposed land uses are acceptable to City Planning staff and will facilitate the creation of a mixed-use neighbourhood.

Shadow Impact

A Shadow Study was submitted in support of the application, which illustrates the shadows cast by the proposed buildings. Shadows cast by the proposed towers extend north of Gerrard Street East into Cabbagetown in the mornings during the spring and fall equinox, but do not shadow north of Gerrard Street East during the summer solstice. Due to the positioning of the proposed towers, City Planning staff are satisfied that the proposal adequately limits shadow impacts on the adjacent Neighbourhood.

Shadows are cast by the proposed development along the north side of Gerrard Street East until mid-afternoon during the spring and fall, which should be reduced by sculpting the midrise buildings along the south side of the street at the detailed design stage to increase the amount of sunlight on the sidewalk throughout the day.

The positioning of the proposed tower and midrise elements allows for sunlight on the streets and open spaces in Phases 4 and 5 at various points throughout the day. Access to sunlight on sidewalks, the central plaza, and the east-west connection should also be considered and prioritized at the detailed design stage.

Updated shadow studies will be required as part of the future Site Plan applications to assess the detailed massing of the proposed buildings and to ensure that the impacts are consistent with these principles.

Wind Impact

A Pedestrian Wind Assessment was submitted in support of the application, which concluded that wind conditions on the site and surrounding areas are expected to be suitable for the intended use year-round and the wind safety criterion is met. City Planning staff are satisfied with the results of the analysis. Further wind assessments will be required as part of the future Site Plan applications to assess the detailed massing of the proposed buildings and to ensure that the building designs will result in appropriate environmental conditions, particularly within the public realm.

Residential Demolition

TCHC has made an application under Chapter 363 of the Municipal Code, pursuant to Section 33 of the *Planning Act* to demolish 527 existing rental housing units. While the application would permit demolition of all the units on the Phases 4 and 5 lands, there is an associated phasing plan for the demolition of the units to align with the phased construction plan.

Table 1: Social Housing Units to be Demolished in Phases 4 and 5

Phase	Units to be Demolished	Addresses
Phase 4a	189	274 Sackville Street 325 & 355 Gerrard Street East
Phase 4b	55	295, 319, 321, 323, 325 Sackville Street 361, 363, 365, 367 Gerrard Street East
Phase 5	283	184, 200, 202, 204, 206 River Street 259, 260, 261, 263, 265, 266, 267, 268, 270, 272 Sumach Street 407, 417, 427, 429, 431 433, 435, 437,439, 441, 463, 473, 475, 477, 479 Gerrard Street East

Typically for phased residential demolitions, City Council will not authorize the Chief Building Official to issue demolition permits before the issuance of the related building permits for the replacement buildings in a particular phase. This prevents premature demolition of residential buildings, relative to the construction of the new replacement buildings and related site development. This report recommends that the demolition permits for Phase 4a be issued when the zoning by-law amendment is approved in principle and the existing units are vacant. For the Phase 4b and Phase 5 lands, it is recommended that the demolition permits be issued when the Site Plan application for the first building in that respective phase is submitted. City Planning staff have worked with TCHC to ensure construction timelines are met and that existing residential buildings will not be vacant for an extended period of time.

The demolition of the buildings in Phase 4a is scheduled to begin in summer 2023. TCHC anticipates that demolition will begin for Phase 4b in the fall of 2024.

Tenant Relocation and Assistance Plan

A TRAIIP was prepared by TCHC and reviewed by the City Planning and Housing Secretariat divisions. The Housing Secretariat conducted a final review of the TRAIIP on January 23, 2023.

The TRAIIP for Phases 4 and 5 is consistent with the TRAIIPs for previous phases of the revitalization, except for the introduction of a maximum number of times a household can defer an offer of a replacement social housing unit, which was not limited in the TRAIIPs for previous phases. This change is required for the final phases of the revitalization as no further replacement social housing units will be available after Phases 4 and 5 are completed.

Relocation of Phase 4a tenants is currently ongoing and will be complete by the end of June. Relocation of tenant households in Phase 4b and 5 is scheduled for Q3 or Q4 of 2024.

Housing

As part of the development framework for Regent Park, the requirement for the full replacement of the 2,083 social housing units and RGI subsidies was secured in a Section 37 Agreement. The Secondary Plan requires a housing issues update for each phase of the development. The housing issues update monitors the progress toward full replacement of the social housing units and RGI subsidies, tenant relocation and assistance, and the development of new affordable housing. A Housing Issues Report for Phases 4 and 5 was submitted in support of the application and reviewed by City Planning staff.

Table 2: Phases 4 and 5 Replacement Social Housing, New Affordable and Market Residential Units

Bedroom Type	Replacement Social Housing	New Affordable Housing	Market Housing	Phases 4 and 5 Total Housing
1 Bedroom	58	110	1,371	1,539
2 Bedroom	223	252	477	952
3 Bedroom	276	237	128	641
4 Bedroom	50	30	0	80
5 Bedroom	26	8	0	34
Total	633	637	1,976	3,246

Social Housing Replacement

The Housing Issues Report summarizes the overall achievement of replacement social housing units over the entirety of the Regent Park revitalization. As affordable housing funding opportunities arose in earlier phases, the unit mix and affordability level of the replacement social housing units changed (e.g. more affordable units were created, and more one-bedroom units were built than originally planned). At the completion of all phases of the revitalization, all 2,083 social housing units approved to be demolished will have been replaced with 3,147 replacement social housing and new affordable housing units.

Table 3: Regent Park Replacement and New Affordable Units (Phase 1-5 Total)

Bedroom Type	Demolished	Replacement Social Housing Units	New Affordable Housing Units	Total Social/ Affordable Housing Units	After-Revitalization Compared to Pre-Revitalization
1 Bedroom	246 (12%)	425 (20%)	168 (16%)	593 (19%)	+ 347
2 Bedroom	710 (34%)	606 (29%)	473 (44%)	1,079 (34%)	+ 369
3 Bedroom	809 (39%)	708 (34%)	338 (32%)	1,046 (33%)	+ 237
4 Bedroom	214 (10%)	227(11%)	75 (7%)	302 (10%)	+ 88
5 Bedroom	104 (5%)	117 (6%)	10 (1%)	127 (4%)	+ 23
Total	2,083 (including 272 off-site) (100%)	2,083 (100%)	1,064 (including 375 off-site) (100%)	3,147 (100%)	+ 1,064

Unit sizes for the replacement social housing units and new affordable housing units will be similar to other phases of the revitalization and on average will be:

- One-bedroom: 48 square metres
- Two-bedroom: 71 square metres
- Three-bedroom: 89 square metres
- Four-bedroom: 111 square metres
- Five-bedroom: 134 square metres

City Planning staff are satisfied that the proposal fulfills the replacement social housing unit mix and social housing subsidy requirements of the Section 37 Agreement. The replacement social housing obligations for Phases 4 and 5 will be secured in a Section 111 Agreement.

Upon completion of the revitalization, TCHC will be able to relocate all tenants back into replacement social housing units matching their existing unit size. A total of 218 households still require relocation to replacement social housing units in Regent Park, including the households currently living in existing social housing units within the Phases 4 and 5 lands.

New Affordable Housing

The application proposes 637 new affordable rental housing units to be constructed in Phases 4 and 5 beyond the replacement social housing obligations. These units are proposed to be scattered among the replacement social housing units in the new TCHC buildings, with the bulk of new units planned to be delivered in the final two buildings of Phase 5.

The funding for the 637 new affordable rental housing units is currently undetermined and therefore the level of affordability has not yet been determined. TCHC will need to secure funding to support the construction and subsidization of rents for the new units through different levels of government and other service providers.

Overall Housing Mix

The development framework originally contemplated that the 2,083 replacement social housing units would represent 40% of the total number of housing units in Regent Park. After Phase 5 is complete, the 2,083 replacement social housing units (located both in Regent Park and off-site) would represent approximately 21% of all housing units built in Regent Park (9,791 units). Taken together, the 3,147 replacement social housing and new affordable housing units would represent approximately 32% of all housing units built in Regent Park across all phases. As additional density to accommodate new housing was proposed beyond what was contemplated in the original Section 37 Agreement, the proposed housing mix is acceptable to City Planning staff.

Social Housing Unit Mix

The Section 37 Agreement established minimum benchmarks for three, four and five-bedroom unit categories, including a certain percentage that must be replaced on-site in Regent Park, and a minimum number that must be grade-related. At least 300 replacement social housing units were required to be in townhouses or low-rise buildings that have direct access to grade, with at least 200 units required to be four or five-bedroom units. A total of 188 grade-related units were constructed in Phases 1 to 3, of which 170 are four and five-bedroom units. The current proposal does not include any grade-related social housing units in Phases 4 and 5, due to a shifting economic context and other priorities for ground floor uses. Accordingly, while TCHC will meet the replacement requirements for 3, 4 and 5 bedroom units, they will fall short of providing 300 grade-related units. The reduction in the number of grade-related units is acceptable to City Planning staff given the inclusion of other ground floor uses.

Market Housing Unit Mix

The Regent Park Secondary Plan requires that market condominium buildings contain 10% three-bedroom or larger units. As proposed, market three-bedroom units in Phases 4 and 5 account for 6% of the total market units. Despite the current unit mix proposal, TCHC and their development partner have confirmed that all market buildings being constructed in Phases 4 and 5 will contain a minimum of 10% three-bedroom units, which will be confirmed and secured through future Site Plan applications.

Amenity Space

In Regent Park, a minimum of 2 square metres of indoor amenity space per unit is required for all unit types. No outdoor amenity space is required; however some outdoor amenity space is shown in the development concept for each of the buildings. Specific details related to the amenity space and its delivery will be addressed through future Site Plan applications.

Parkland

Throughout Phases 1 to 3 of the Regent Park revitalization the following parks and community recreation facilities were secured and delivered to the City:

- A large central park, formally known as Regent Park;
- An indoor aquatic centre, formally known as the Pam McConnell Aquatic Centre;
- The Regent Park Athletic Grounds containing a multipurpose field, outdoor running track, basketball court, outdoor ice pad and public washrooms, at the northeast corner of Shuter Street and Sumach Street;
- The Oak Street Parkette, including a healing garden;
- A linear park along the east side of Regent Park Boulevard between Dundas Street East and St. David Street; and
- The Regent Park Community Centre at the corner of Shuter Street and Sackville Street, featuring a number of recreation facilities, an employment centre and a child care centre.

In total, these parks and community recreation facilities occupy a land area of 4.54 hectares or approximately 21% of the net site area of Regent Park. This represents a parkland dedication beyond what was required by the alternative parkland rate in-force at the time the development framework for Regent Park was approved by City Council.

While no on-site parkland is required as part of Phases 4 and 5, there is additional parkland within the larger Regent Park revitalization area that is still to be conveyed to the City. Parks, Forestry and Recreation staff will continue to work with TCHC to finalize the conveyance of these lands.

Tree Preservation

An Arborist Report and Tree Protection Plan were submitted in support of the application. Approximately 131 trees were identified as privately-owned trees that qualify for regulation under the City's Private Tree By-law (City of Toronto Municipal Code, Chapter 813 Article III). Approximately 35 other privately-owned trees were identified as undersized, dead, or in hazardous condition. All of the trees are proposed for removal to facilitate the proposed development. New large-growing shade trees will be required to replace the removed trees, subject to the City's compensation planting requirements. Detailed landscape plans, sections and details will be required as part of the future Site Plan applications to demonstrate that the required tree planting, including associated soil volumes and soil infrastructure, is feasible and that it meets City standards.

Community Services and Facilities

As part of the development framework for Regent Park established in the Secondary Plan, community services and facilities strategies will be prepared to implement the timely and efficient development of community facilities to serve Regent Park. These strategies are to be informed by consultation with residents and service providers, as well as a review of the demographic profile of Regent Park, inventories of area services and facilities, and identified gaps in services and facilities. Council adopted the Regent Park Community Facilities Strategy at its meeting of September 28-30, 2005.

A Community Services and Facilities Inventory Study was submitted in support of the application, which includes a demographic profile of the community based on 2016 and available 2021 census data, an inventory of local community facilities, and a description of the community spaces proposed as part of the development. The document also includes a section prepared by community organizations in Regent Park that outlines their requests for new community space and uses.

Community Spaces

The application proposes 3,714 square metres of community space in Phases 4 and 5, which is shown located across several TCHC-owned buildings on the plans contained in the DCP. The community space is intended for use by non-profit community organizations or agencies providing services such as community health, arts and culture, youth programs, career and employment supports, community food programs, or other program areas relevant to the community. Through community consultation, a need has been identified for community spaces that are accessible to Regent Park residents and allow for the community to have a say in how they are used. These priorities should be considered as the operating model for the new community space is developed in greater detail. Details related to the ownership and operation of the community space will be finalized and secured in the amended Section 37 Agreement.

The zoning by-law does not limit the amount of community space that can be built in Phases 4 and 5. Where opportunities exist to provide additional community space, TCHC and their development partner are encouraged to pursue these opportunities and seek new partnership opportunities to serve the needs of the Regent Park community as they change over time.

Toronto Public Library

A new Toronto Public Library branch is proposed in Phases 4 and 5, which would replace the Parliament Street branch currently located at 269 Gerrard Street East once completed. The library is expected to include a minimum of 23,000 square feet over two floors in a new building fronting onto Gerrard Street East. The rear of the building would face onto the central plaza and provide opportunities to animate the surrounding open space. The library is expected to include collections for children, teens and adults; lounge spaces and reading areas; small group and individual study spaces; and program rooms that may be booked for use by external groups. Funding for the library is included in the Toronto Public Library 2021-2032 Capital Budget and Plan. Toronto Public Library will be undertaking further community consultation related to the design and service offerings to be included in the new library, which may include specialized services such as a Digital Innovation Hub, business incubation spaces, a KidsStop Early Literacy Centre, or Youth Hub.

The zoning by-law permits a height of 30 metres for the library building, to provide the opportunity for additional community services to be located in floors above the library, subject to future funding.

Street Network, Traffic Impact, Access, Parking and Loading

In Phases 4 and 5, Sackville Street and Sumach Street are proposed to be dedicated as 18-metre and 19-metre wide public right-of-ways, respectively. Two new public streets, identified as Streets G and J on the draft plan of subdivision, will each have 15-metre wide right-of-ways. The detailed design of Sackville Street, Sumach Street, and Streets G and J will be completed as part of the plan of subdivision. The DCP includes guidelines for each of these streets with the goal of facilitating pedestrian and cyclist movement.

In July 2022, City Council authorized the installation of the Gerrard Street Complete Street project from Sherbourne Street to Parliament Street and provided Council endorsement in principle of a bi-directional cycle track on the south side of Gerrard Street East between Parliament Street and Blackburn Street in coordination with the Regent Park development. Transportation Services requested authority at the June 2023 meeting of the Infrastructure and Environment Committee to implement the bi-directional cycle track on the south side of Gerrard Street East in the existing curb lane between Parliament Street and Sackville Street. To connect the surrounding cycling network along Gerrard Street East, Transportation Services will continue to work with City Planning through the Regent Park redevelopment on opportunities to extend the bi-directional cycle track from Sumach Street to River Street. Approaching River Street, Transportation Services expects that the cycle track will be located within the boulevard, requiring pedestrian clearway easements outside the right-of-way. As the design of Gerrard Street East and future Site Plan applications for Phases 4 and 5 are developed, the new buildings fronting onto Gerrard Street East may need to be set back further than the minimum zoning requirement to accommodate the necessary cycling and pedestrian infrastructure as well as other complete street elements such as tree planting and marketing zones.

An Urban Transportation Considerations Report was submitted in support of the application and has been reviewed by Transportation Services staff who accept the conclusion that the traffic impacts related to the development proposal can be managed by the future road network. The proposed installation of traffic signal controls at River Street/Oak Street and Parliament Street/Oak Street to replace the existing pedestrian crossing lights at these locations is acceptable to Transportation Services. All the new buildings will have frontage on at least one public street for vehicular access and the proposed configuration shown in the DCP is generally acceptable, subject to the review of more detailed plans provided with future Site Plan applications.

The application proposes a total of 1,417 parking spaces, allocated as 1,298 parking spaces for residents (0.4 spaces per unit) and 119 parking spaces for visitors (0.06 spaces per market unit). However, the zoning by-law will implement the parking requirements outlined in By-law No. 89-2022 for Parking Zone A, which eliminates minimum parking requirements for residential and many non-residential uses for new developments in the City, applying maximums instead.

The proposed loading supply of five Type B and six Type G loading spaces is acceptable for the overall site, given the proposed phasing plan and the scale and type of uses within each building. The loading requirements for Phases 4 and 5 will be included in the amended zoning by-law.

The application proposes a total of 3,890 bicycle parking spaces. As a requirement of the Toronto Green Standard, bicycle parking spaces are to be provided in accordance with the requirements outlined in By-law No. 569-2013. The amended zoning by-law for Phases 4 and 5 will reflect these requirements.

Servicing and Stormwater Management

A Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report, and Hydrogeological Investigation Report were submitted in support of the application. Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review. A revised Functional Servicing and Stormwater Management Report must be submitted to Engineering and Construction Services for review and acceptance prior to removing the Holding Symbol (h) from the Zoning By-law. The owner must make satisfactory arrangements and enter into the appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure should it be determined that upgrades are required to the infrastructure to support this development. Engineering and Construction Services staff note that the extension of the sanitary sewer, storm sewer and watermain on Streets G and J, and extension of the storm sewer on Sackville Street and Sumach Street have been identified as necessary to support the proposed development.

Toronto Green Standard

Council has adopted the three-tier Toronto Green Standard (TGS) Version 4. The TGS is a set of sustainable design performance requirements for new development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2 and 3 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

TCHC is required to meet at least Tier 2 of the TGS as a reflection of Council's direction for City leadership and demonstration to achieve high performance sustainability and Transform TO climate change objectives. The market component is required to meet Tier 1 of the TGS; however it is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

TCHC is currently developing a new long-term zero-emissions strategy for Regent Park and all new buildings to be constructed as part of Phases 4 and 5 will be connected to the Regent Park district energy system. TCHC will report back to Environment and Climate Division staff once the strategy is completed.

Holding Symbol

The Holding Symbol (h) was placed on the zoning for Regent Park to ensure that the necessary infrastructure and facilities are in place prior to redevelopment of each phase. The Regent Park Secondary Plan sets out the conditions that must be met prior

to the removal of the Holding Symbol, which includes the provision of the following plans and studies and appropriate conditions secured through agreements:

- a) Housing Issues Update;
- b) Urban Design Guidelines Update;
- c) Community Facilities Strategy and Update;
- d) Archeology Assessment and Heritage Impact Statement;
- e) Arborist/Tree Preservation Report;
- f) Transportation Impact Study and Update, including appropriate consideration of parking, loading, traffic operations and transit improvements;
- g) Servicing and Stormwater Management Report;
- h) Tenant Relocation and Assistance Plan;
- i) Consideration of financial implications and the timing of the provision of municipal infrastructure and services set out above.

The requirements for removal of the Holding Symbol may be reduced upon consideration of circumstances unique to the phase of development and the achievement to date of municipal infrastructure and services.

Many of the above noted plans and studies were required as part of the Zoning By-law Amendment and Rental Housing Demolition applications. An Archeological Assessment and Heritage Impact Statement were not required for these phases. Where required, conditions have been secured through the appropriate agreements, including the Section 37 Agreement. However, the Servicing and Stormwater Management Report requirement has not been satisfied at this time and must be addressed before the Holding Symbol is removed from the Zoning By-law for Phases 4 and 5. The final revised DCP will also be required prior to removal of the Holding Symbol.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

This application amends Zoning By-law 141-2005, which contains provisions implementing Section 37 of the *Planning Act* and provides the opportunity to amend the existing Section 37 Agreement in relation to the current proposal. The community benefits recommended to be secured in the Section 37 Agreement are identified in the recommendations in this report.

CONTACT

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SIGNATURE

Oren Tamir
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Map
- Attachment 4: Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Site Elevations
- Attachment 8: 3D Model of Proposal in Context

Attachment 1: Application Data Sheet

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

Application Number: 22 136063 STE 13 OZ

Application Type: Zoning By-law Amendment

Project Description: Zoning By-law Amendment application for Phases 4 and 5 of the Regent Park revitalization. The proposal would permit the development of 12 buildings with heights up to 39 storeys containing approximately 3,246 residential units, of which 633 will be replacement social housing units, 637 are proposed as new affordable housing units, and 1,976 will be market units. The proposal also includes new retail, office, and community space, and includes space for a Toronto Public Library branch to be relocated from Parliament Street. A new central plaza is proposed as well as other open spaces throughout Phases 4 and 5.

Applicant

2747199 Ontario Limited (Deltera Inc.)

Architect

E.R.A. Architects Inc. and Karakusevic Carson Architects

Owner

Toronto Community Housing Corporation

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Regent Park Secondary Plan
Zoning:	CR(h); R4A(h); exception 12(1) 465	Heritage Designation:	N
Height Limit (m):	40	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	64,405	Frontage (m):	556	Depth (m):	120
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	17,191	405	29,780	30,185
Residential GFA (sq m):	39,810		303,616	303,616
Non-Residential GFA (sq m):	405	405	16,047	16,452
Total GFA (sq m):	40,215	405	319,663	320,068
Height - Storeys:	6	1	39	39

Height - Metres: 19 3 134 **134**

Lot Coverage Ratio (%) 46.87 Floor Space Index: 4.97

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

Residential GFA: 303,616

Retail GFA: 10,461

Office GFA:

Industrial GFA:

Institutional/Other GFA: 5,991

Residential Units by Tenure Existing Retained Proposed Total

Rental: 527 1,270 1,270

Freehold:

Condominium: 1,976 1,976

Other:

Total Units: 527 3,246 3,246

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			1,539	952	755
Total Units:			1,539	952	755

Parking and Loading

Parking Spaces:	1,417	Bicycle Parking Spaces:	3,890	Loading Docks:	12
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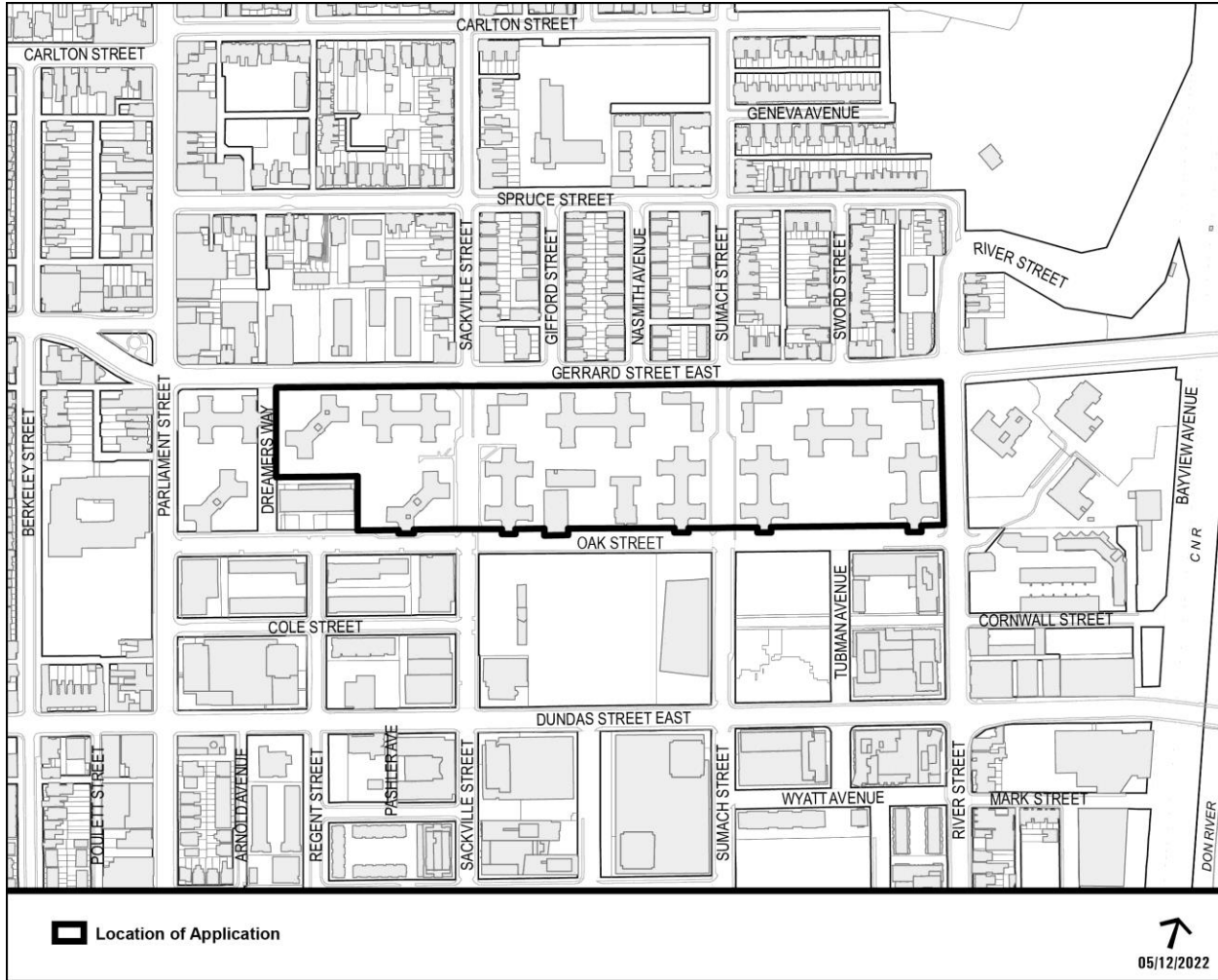
CONTACT:

Katherine Bailey, Senior Planner

(416) 397-1761

Katherine.Bailey@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Regent Park Phases 4 & 5

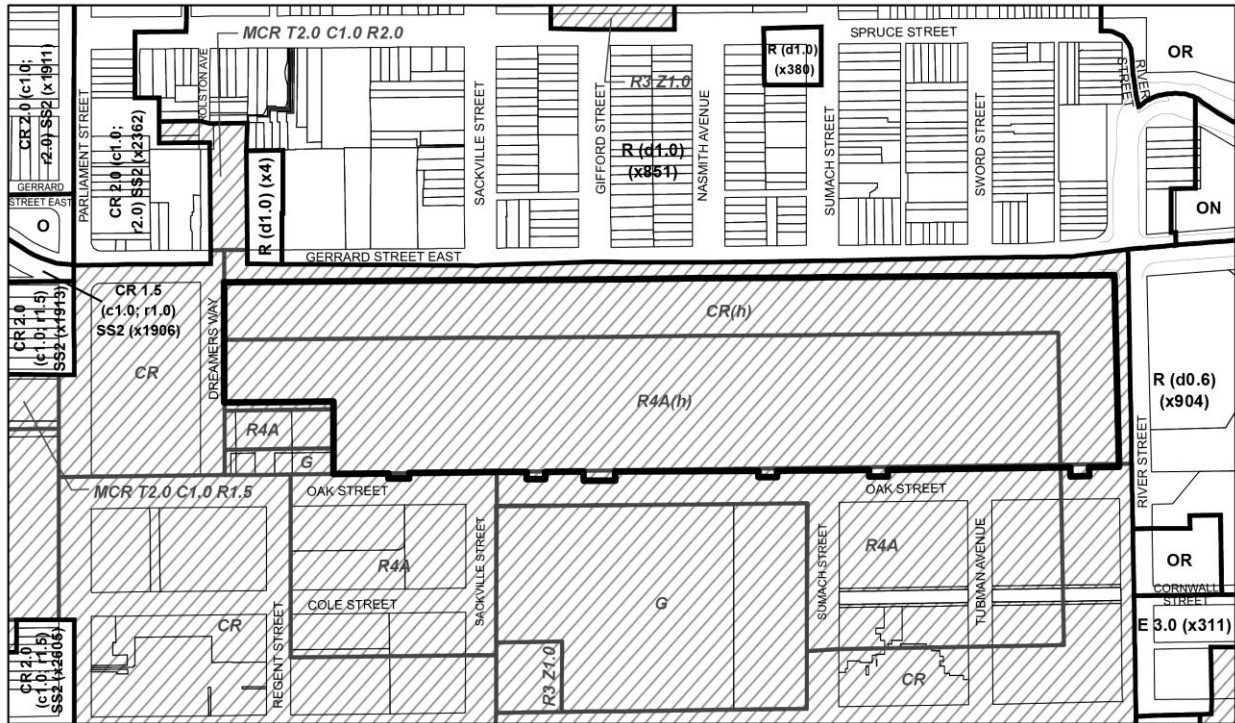
Official Plan Land Use Map

File # 22 136063 STE 13 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- General Employment Areas
- Core Employment Areas

↑
Not to Scale
05/13/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

Regent Park Phases 4 & 5

File # 22 136063 STE 13 OZ

	Location of Application		Area affected by former City of Toronto By-law No. 438-86
R	Residential	O	Open Space
CR	Commercial Residential	ON	Open Space Natural
E	Employment Industrial	OR	Open Space Recreation

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

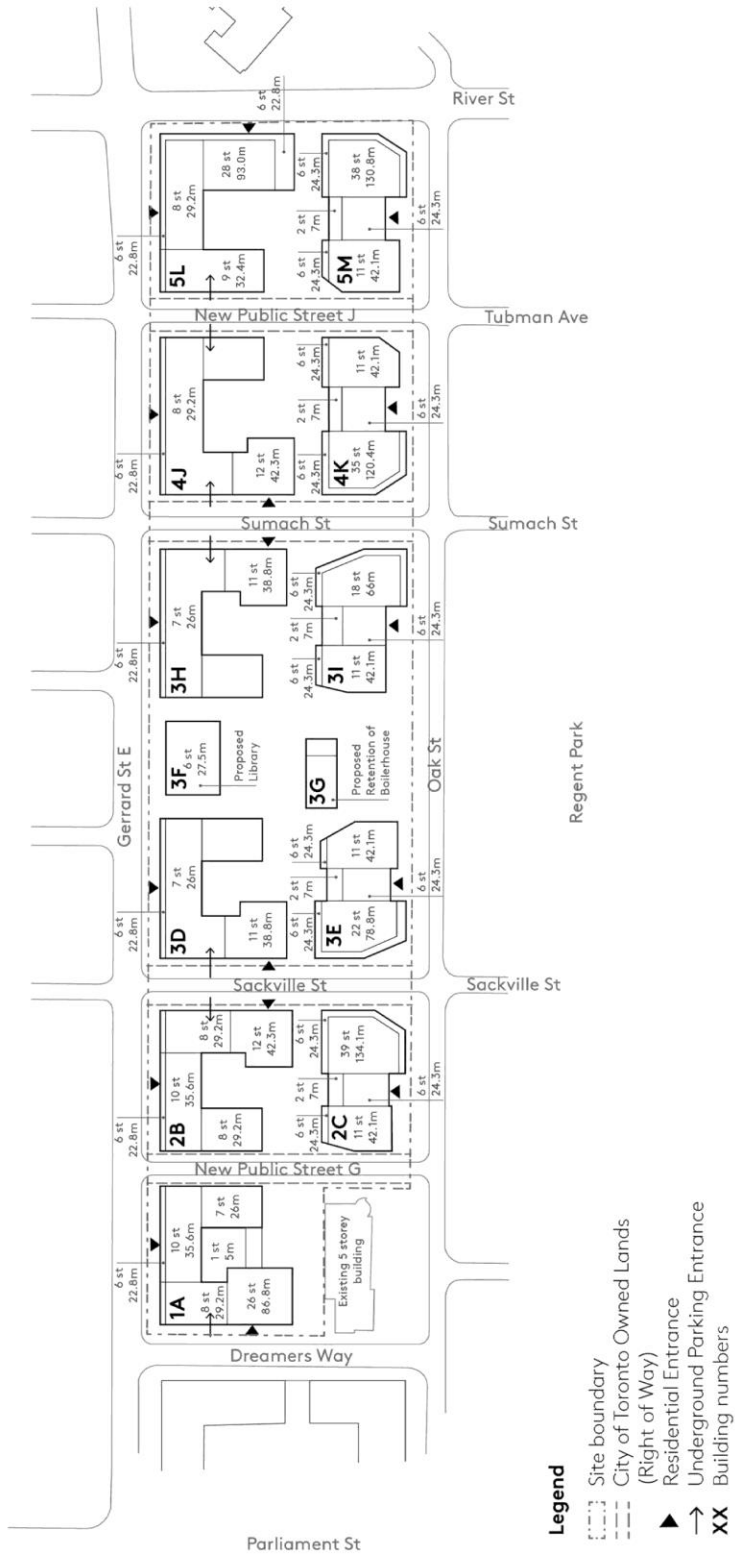
R3	Residential District
R4A	Residential District
CR	Mixed-Use District
MCR	Mixed-Use District
I2	Industrial District
G	Parks District

Not to Scale
Extracted: 05/13/2022

Attachment 5: Draft Zoning By-law Amendment

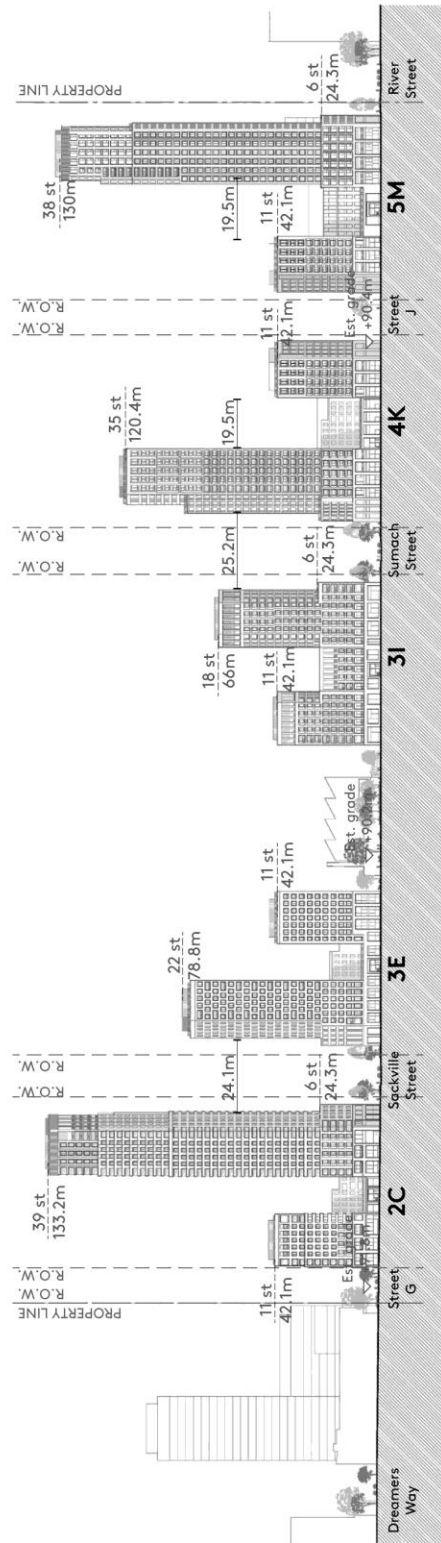
To be available prior to the June 22, 2023 Toronto and East York Community Council Meeting.

Attachment 6: Site Plan

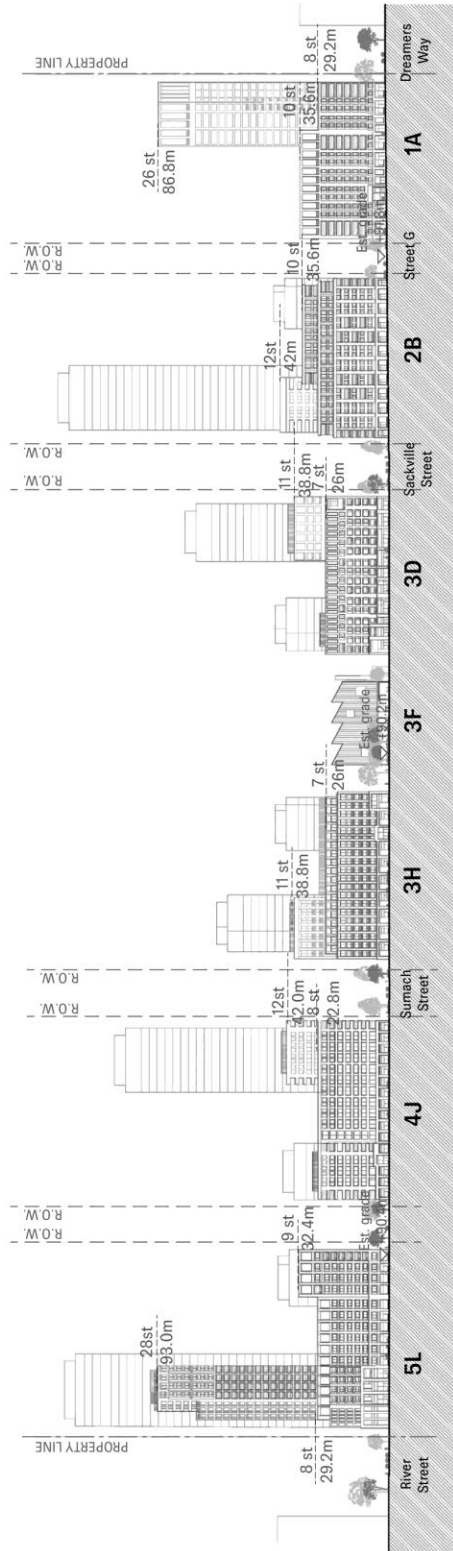


Site Plan

Attachment 7: Site Elevations

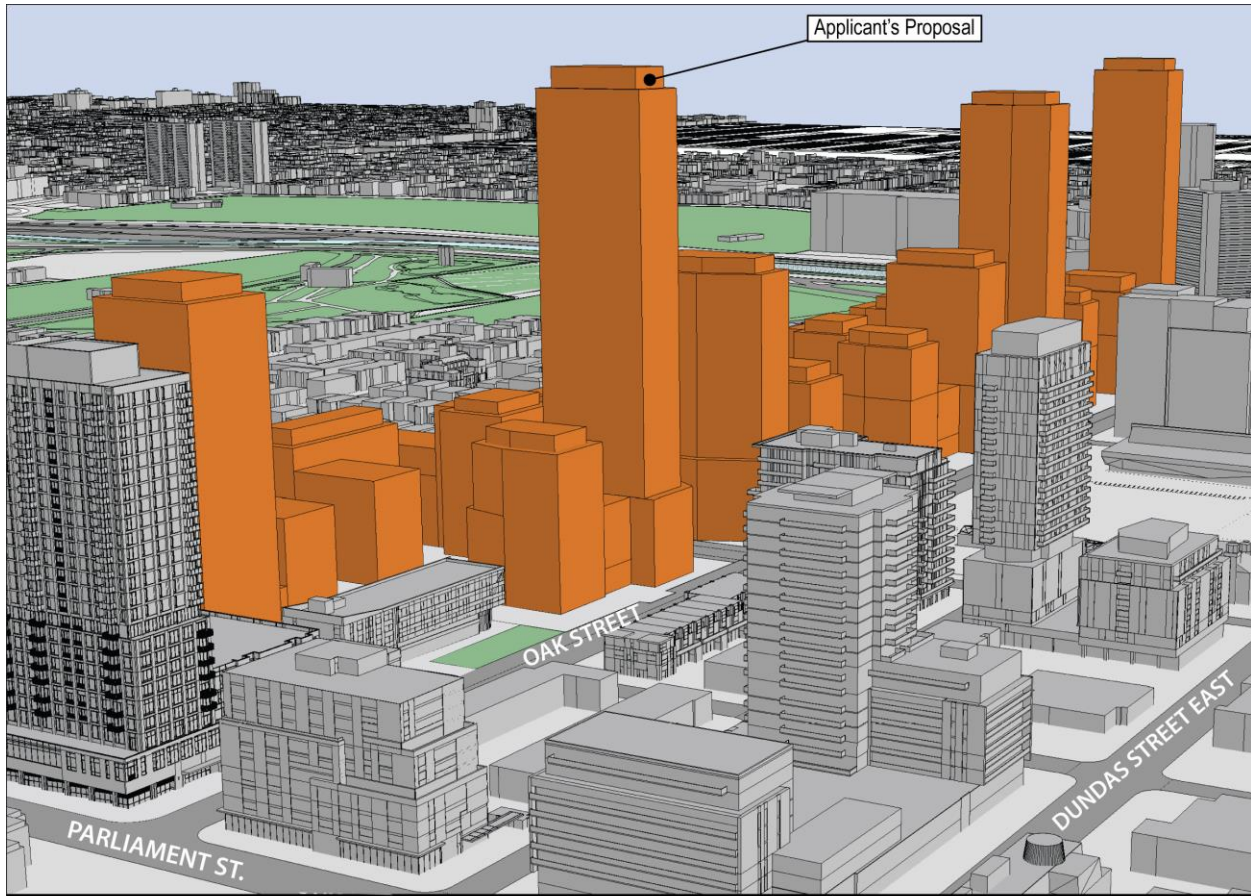


Site Elevation 1 - Oak Street



Site Elevation 2 - Gerrard Street East

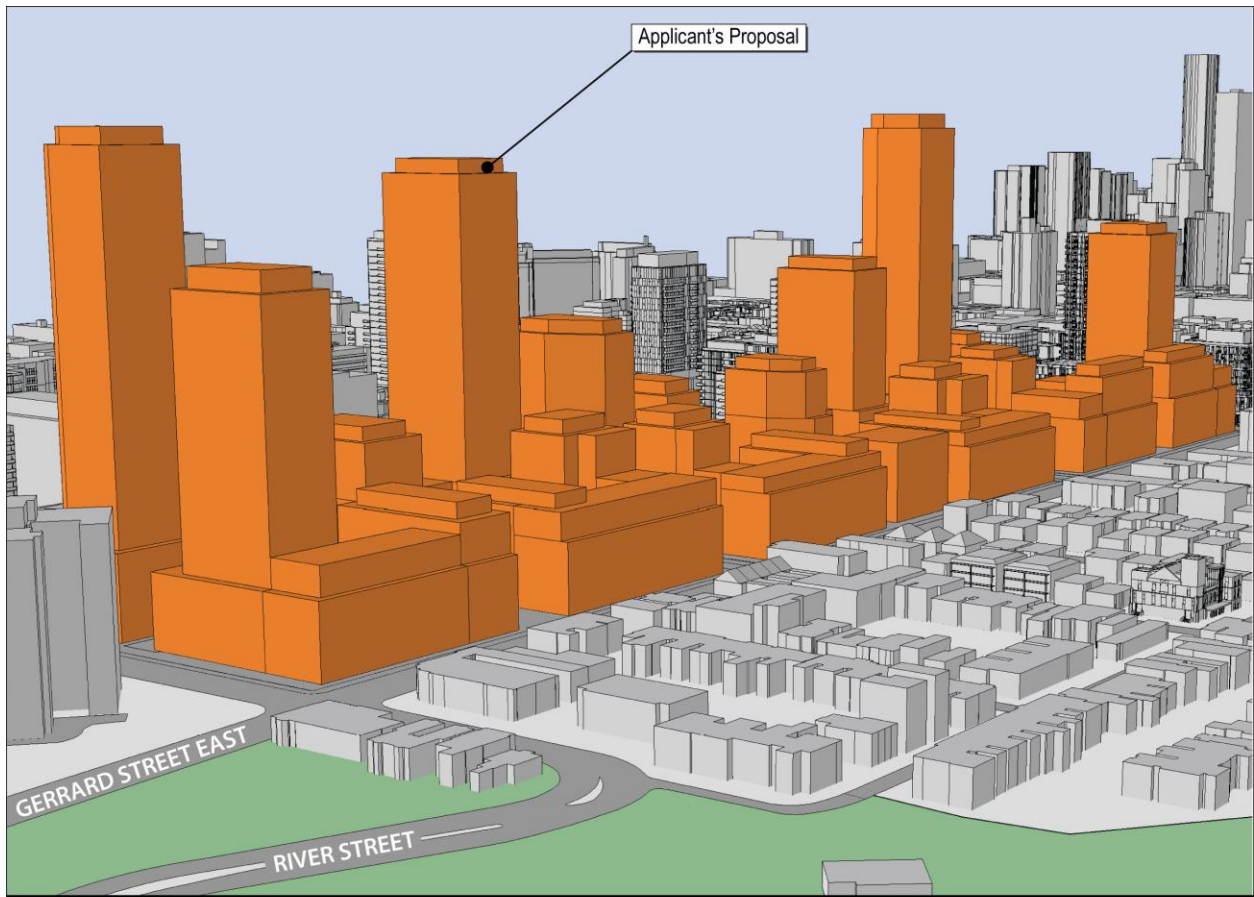
Attachment 8: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast



05/04/2023



View of Applicant's Proposal Looking Southwest


05/04/2023