

City Council

Motion without Notice

MM20.40	ACTION			Ward: 13
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City-Initiated Zoning By-law Amendment for Phases 4 and 5 of the Regent Park Revitalization - by Councillor Chris Moise, seconded by Councillor Paula Fletcher

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Chris Moise, seconded by Councillor Paula Fletcher, recommends that:

1. City Council request the Executive Director, Development Review, in consultation with appropriate City Divisions, to determine the appropriate amendment to the Zoning By-law for Phases 4 and 5 of the Regent Park revitalization to avoid conflicts with critical City infrastructure, and increase the opportunity to provide a range of housing options including rent-geared-to income, affordable, and market housing, and to bring forward any required reports on the Zoning By-law Amendment to a statutory public meeting under the Planning Act after holding a community meeting, no later than the fourth quarter of 2024.

Summary

Toronto Community Housing Corporation is undertaking the phased revitalization of Regent Park into a mixed-use, mixed-income neighbourhood, including full replacement of the existing rent-geared-to-income social housing units and new affordable and market housing as well as community space, retail, office, and publicly accessible open spaces. On July 19, 2023, City Council approved a Zoning By-law Amendment application for Phases 4 and 5 of the Regent Park revitalization to permit 12 buildings with heights ranging from 6 to 39 storeys.

In March 2024, two conflicts were identified between the building footprints proposed for Phases 4 and 5 and existing critical City infrastructure located within the future public right-of-ways for Sackville Street and Sumach Street. The infrastructure requires clearances to ensure protection and access for operations and maintenance, which extend into the planned building footprints for Blocks 4B and 5C (previously referred to as Buildings 2B and 3H in the Decision Report dated June 6, 2023 from the Acting Director, Community Planning, Toronto and East York District).

The Amendment is necessary to accommodate a redesign of Blocks 4B and 5C to provide the required clearances, while achieving the affordable and market housing planned for these Blocks, and offsetting any impacts. Development Review in consultation with relevant staff are also requested to consider opportunities to increase the housing options in Phases 4 and 5 as part of the redesign initiative.

This motion is urgent because it will enable Toronto Community Housing Corporation and their development partner to continue advancing the revitalization of Phases 4 and 5 of Regent Park, which includes the construction of replacement rent-geared-to-income social housing units and new affordable and market housing.

Background Information (City Council)

Member Motion MM20.40