

Infrastructure Cost Sharing - Regent Park Phase 4

Date: October 16, 2025

To: Planning & Housing Committee

From: Executive Director, Housing Development Office

Wards: Ward 13 - Toronto Centre

REASON FOR CONFIDENTIAL INFORMATION

Confidential Attachment 1 to this report contains financial information, supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

SUMMARY

This report seeks Council authority for Transportation Services and Toronto Water to include the infrastructure cost estimates for Regent Park Phase 4 in the 2026-2035 Capital Budget and Plan, and for the City to enter into an agreement with Toronto Community Housing Corporation (TCHC) on the terms set out in Attachment 2 to reimburse eligible infrastructure costs incurred by TCHC using funds allocated in Toronto Water and Transportation Service's 2026-2035 Capital Budgets. This agreement will formalize the City's financial commitment to support the delivery of infrastructure components necessary for the advancement of Phase 4 of the Regent Park revitalization including roads, servicing, and other public realm improvements.

Regent Park Revitalization

TCHC is undertaking a five-phased revitalization of Regent Park, transforming the community into a mixed-use, mixed-income neighbourhood. In 2023, City Council approved a Zoning By-law Amendment for Phases 4 and 5 of the Regent Park Revitalization to permit increased density and additional uses. The approved Zoning By-law Amendment identified five new TCHC buildings with 633 RGI units and up to 637 affordable rental units and six market buildings with 1,900 condominiums, along with four future public roads.

The subdivision approval process for Phase 4 is now underway with all relevant consultants hired and the first two development approval submissions to City of Toronto completed. TCHC submitted building permit applications in March 2025 for the first building within Phase 4 that will be developed. Phase 4 started construction in Fall 2025, with substantial completion targeted in Spring 2030.

In 2008, City Council adopted the 2009 Capital Budget which included a 60/40 cost sharing arrangement for the delivery of hard infrastructure within Phases 1-3 of the Regent Park redevelopment area. Council carried this forward in subsequent Capital Plans for 2010-2018 and 2018-2024. These Capital Plans included funding within relevant City divisions' budgets for identified infrastructure and community facilities for the full redevelopment of Phases 1-3 of Regent Park. This report seeks authority for Toronto Water and Transportation Services to include infrastructure costs, inclusive of both soft and hard costs, for Phase 4 in their 2026-2035 Capital Budget and Plans. In addition to this, this report seeks authority for the City and TCHC to enter into an agreement for reimbursement of infrastructure costs for Phase 4 of the Regent Park Revitalization on the terms set out in Attachment 2.

RECOMMENDATIONS

The Executive Director, Housing Development recommends that:

1. City Council direct the General Manager, Transportation Services, and the General Manager Toronto Water to include the infrastructure cost estimates for Regent Park Phase 4, in their respective 2026-2035 Capital Budget and Plans as outlined in Confidential Attachment 1.
2. City Council request the Executive Director, Housing Development Office to report back on significant changes to the infrastructure cost estimates contained in Confidential Attachment 1 for Council approval in advance of budget approval of those items.
3. City Council authorize the Executive Director, Housing Development Office, in consultation with the General Manager of Toronto Water and the General Manager of Transportation Services, to enter into an agreement with Toronto Community Housing Corporation (TCHC) to reimburse eligible infrastructure costs incurred by TCHC for Phase 4 of the Regent Park revitalization project, substantially on the terms identified in Attachment 2 to the report from the Executive Director, Housing Development Office and such other terms and conditions deemed appropriate by the Executive Director, Housing Development Office, and in a form satisfactory to the City Solicitor, using funds to be allocated in the 2026-2035 Capital Budget and Plan for Toronto Water and Transportation Services as per Recommendation 1 of this report.
4. City Council direct that the confidential information contained in Confidential Attachment 1 remain confidential in its entirety, until such time as the infrastructure work contemplated in this report has been completed.

FINANCIAL IMPACT

The estimated infrastructure costs for Regent Park Phase 4 can be found in Confidential Attachment 1 - Financial Impact Section.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

City Council at its meeting of February 11, 2025 - considered and debated the Mayor's Proposed Budget which was deemed adopted as amended by Council, including Toronto Water's 2025 Capital Budget and 2026-2034 Capital Plan, and Transportation Service's 2025 Capital Budget and 2026-2034 Capital Plan. The Council Decision Document can be found at: <https://secure.toronto.ca/council/agenda-item.do?item=2025.MPB27.1>

On December 13, 2023, City Council adopted Item EX10.2 – Advancing Generational Transformation of Toronto's Housing System - Aligning Housing Mandates and Strategic Efforts. The report outlines a number of recommendations to ensure a more consistent and strategic approach in how the City, CreateTO and TCHC plan and deliver housing services. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.EX10.2>

On November 8 and 9, 2023, City Council adopted Item EX9.3 - Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes. The report outlines several recommended actions, and highlights initiatives underway to transform and strengthen Toronto's housing system and expedite delivery of the HousingTO and Housing Action Plan targets. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

At its meeting held on May 14 and 15, 2019, City Council adopted Item - AU2.1, "Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations", and requested staff to report to the July 3, 2019 meeting of the Planning and Housing Committee on any options for city building objectives that may be included in revitalizations that have yet to obtain planning approvals. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.AU2.1>

At its meeting held on January 30 and 31, 2019, City Council adopted Item EX1.1, Implementing the "Housing Now" Initiative, directing the Deputy City Manager, Community and Social Services to report to Planning and Housing Committee on a framework that provides that TCHC include net new affordable rental units as part of all new development projects on its lands. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

Regent Park

On February 5, 2025 City Council adopted Item PH18.8 Regent Park Phases 4 and 5 – Building 4A Update which provided an update on the status of Building 4A. The decision document can be found here: [Agenda Item History - 2025.PH18.8](#)

On December 17, 2024, City Council adopted Item TE18.7 - 325 Gerrard Street East (Regent Park Phases 4 and 5) - City-Initiated Zoning By-law Amendment - Decision Report - Approval, which approved a city-led Zoning By-law Amendment for Phases 4 and 5 of the Regent Park revitalization to permit modified massing necessary to avoid conflicts with critical City infrastructure and to increase the opportunity to provide additional housing on future blocks. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE18.7>.

On July 24, 2024, through Item MM20.40 "City-Initiated Zoning By-law Amendment for Phases 4 and 5 of the Regent Park Revitalization", City Council requested the Executive Director, Development Review, 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, and requested staff bring forward any required reports on the Zoning By-law Amendment. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.MM20.40>

On July 19, 2023, City Council adopted Item TE6.21 - 325 Gerrard Street East (Regent Park Phases 4 and 5) - Zoning By-law Amendment and Rental Housing Demolition Applications - Decision Report - Approval. The report approved a Zoning By-law Amendment application for Phases 4 and 5 of the Regent Park revitalization to permit the development of 12 buildings with heights ranging from 6 to 39 storeys. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.21>.

At its meeting held on December 10, 2008, City Council considered and debated the Mayor's Proposed Budget which was deemed adopted as amended by Council, including Toronto Water's 2009 Capital Budget and 2010-2018 Capital Plan, and Transportation Service's 2009 Capital Budget and 2010-2018 Capital Plan. The decision document can be found at: [Agenda Item History - 2008.EX27.1](#)

On July 22, 2003, City Council adopted Policy and Finance Committee Report 8 - Regent Park Revitalization - City Action which approved the revitalization of the Regent Park community. The decision document can be found here: [200308-002.pfc.doc](#)

COMMENTS

Regent Park Municipal Roads and Site Servicing Work

Regent Park Phase 4 will require the construction of new municipal services infrastructure (sewers, water mains, etc.), four new roadways and street extensions (see Attachment 3), and temporary utility relocations during construction. Phase 4 work

will include: the construction of Street G and an extension of Sackville Street, site services for the first five buildings and signalization upgrades at the intersection of Oak Street and Parliament Street. The cost of this municipal infrastructure is to be incurred over the next ten years.

The anticipated start of construction for Phase 4 civil infrastructures is winter 2025. Construction of underground services and roads base is anticipated to take six to eight months, with road top works and boulevard landscaping being completed in tandem with completion of the first TCHC building in Phase 4 (Building 4A). Construction of roads and services of Phases 5a and 5b are anticipated to start in 2027/28 and 2030/31, respectively.

This report seeks approval for Toronto Water and Transportation Services to include 60% of costs associated with all public streets, lanes, pavement markings, regulatory signs, sidewalks and sodded boulevards as well as all municipal sewer and water distribution systems, including the estimated portion of associated soft costs, for Regent Park Phases 4 in their 2026-2035 Capital Budget and Plans. This is in keeping with cost sharing arrangements for Phases 1 - 3 for Regent Park.

TCHC will continue to work with City staff to refine the accuracy of cost estimates and the cost sharing mechanisms once the subdivision drawings have been approved and detailed cost estimates worked out. These details will be finalized as part of the Subdivision Agreement and cost reimbursement agreement and will be completed to the satisfaction of the General Managers of Toronto Water and Transportation Services in consultation with appropriate City staff. Currently TCHC has submitted the fifth submission for Engineering drawings in May 2025.

Cost Sharing and Reimbursement Agreement

In previous phases of Regent Park revitalizations, the cost-sharing arrangement for infrastructure costs was included in the Subdivision Agreements. This report seeks approval for the City and TCHC to enter into a standalone agreement for the reimbursement of costs to be included in the Toronto Water and Transportation Service's Capital Budget and Plan.

The Housing Development Office is working with Legal Services, Toronto Community Housing, Toronto Water, and Transportation Services to draft agreements that will set out the cost-sharing arrangements for the municipal roads and site servicing works for Phase 4 of Regent Park and are satisfactory to all parties. The term sheet for Regent Park is based on the reimbursement terms in the Subdivision Agreements for earlier phases of the project. The term sheets outline the purpose, scope, reimbursement process, reporting and oversight, as well as other items for each project individually. More detailed information on the terms and structure of the agreements are included in Attachment 2.

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SIGNATURE

Hugh Clark
Executive Director, Housing Development Office

ATTACHMENTS

Confidential Attachment 1 - Financial Impact Section
Attachment 2 - Regent Park Phases 4 - Infrastructure Cost Sharing Term Sheet
Attachment 3 - Regent Phases 4 and 5 - Site Plan