

**From:** [Clay Janzen](#)  
**To:** [Toronto East York Community Council](#)  
**Cc:** [Donald Schmitt](#)  
**Subject:** [External Sender] RE: Request to appear before July 8, 2026 Toronto and East York Community Council on item 2026.TE34.54  
**Date:** July 8, 2026 9:14:32 AM  
**Attachments:** [image001.png](#)  
[TEYCC Presenation 500 Dundas Street East July 8 and 9, 2026-compressed.pdf](#)

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Hi Ana,

Please find the reduced file attached.

It does not need to be weblinked and viewable for the public, but if it needs to be that is fine.

**Clay Janzen, MCIP, RPP**

Senior Planner

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**From:** Clay Janzen  
**Sent:** July 7, 2026 9:44 PM  
**To:** Toronto East York Community Council <[teycc@toronto.ca](mailto:teycc@toronto.ca)>  
**Cc:** Donald Schmitt  
**Subject:** [External Sender] RE: Request to appear before July 8, 2026 Toronto and East York Community Council on item 2026.TE34.54

To the City Clerk:

Please see the attached presentation for item 2026.TE34.54

Thank you,

**Clay Janzen, MCIP, RPP**

Senior Planner

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**Toronto & East York Community Council**  
**500 Dundas Street East (TE34.54)**  
**July 8, 2026**

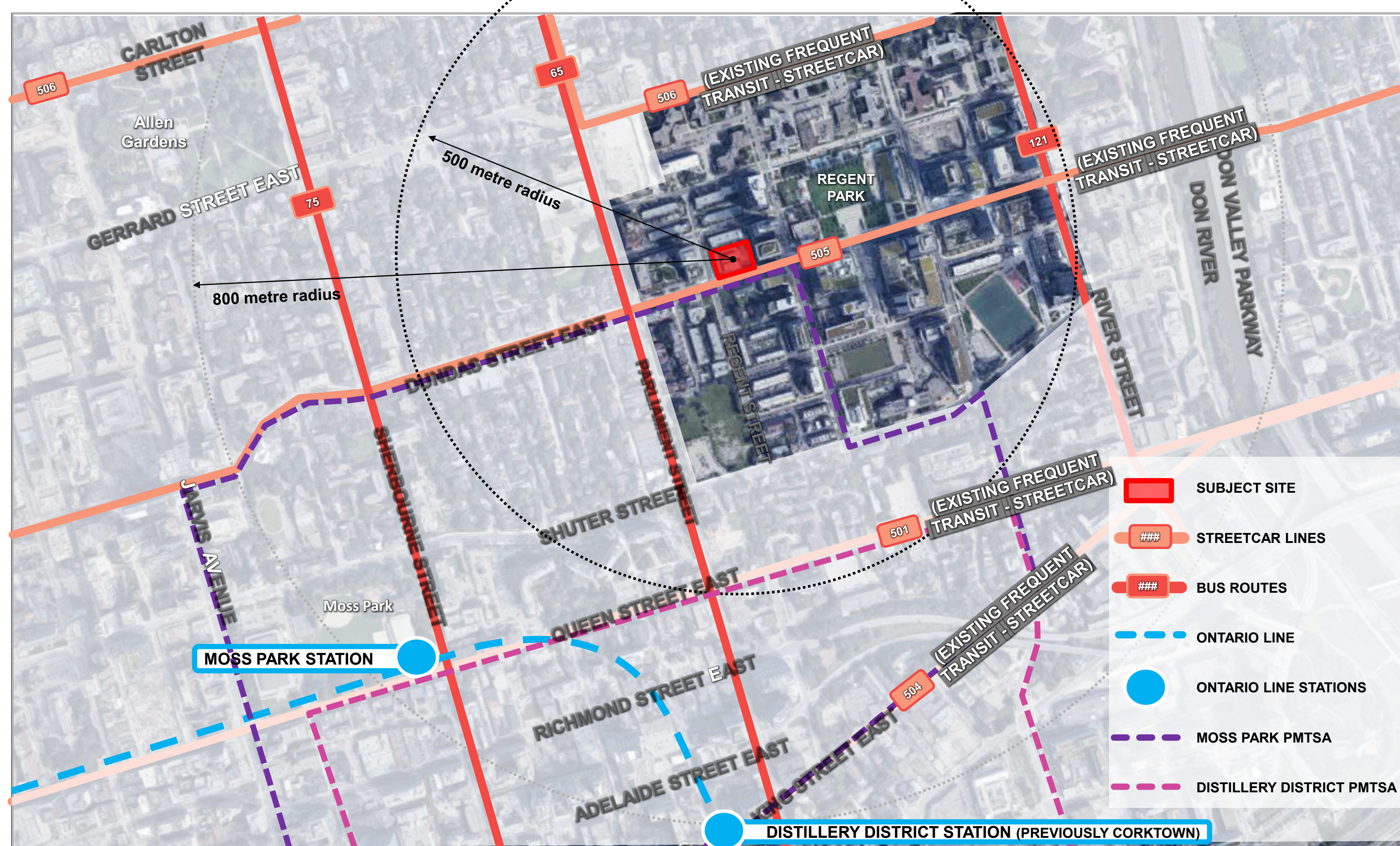


Toronto Community Housing

**Daniels**  
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**diamond  
schmitt**





## AREA CONTEXT & TRANSIT PLAN





3D Massing of Regent Park Looking Northeast



Regent Park Revitalization Phases 1-5

# EVOLUTION OF REGENT PARK REVITALIZATION

**1995** – Residents advocate for the redevelopment of Regent Park.

**2003** –City Council approves the Regent Park Revitalization Project

**2005** – Establish the revitalization framework for Phases 1-5, including permitted uses, height and parking permissions, and replacement of rent-geared-to-income (RGI) housing.

**2009** –Amendments to re-configure the phasing in order to include the aquatic centre and central park lands within Phase 2 and enable the creation of an arts and cultural centre (Daniels Spectrum) through the redistribution and increased height and density.

**2014** –Amendments to Phase 3, 4 & 5 approvals redistributed density in order to create space for the athletic grounds.

**2023** – Amendments to Phases 3, 4 & 5 permitted new heights, increased density, secure replacement RGI units, new affordable rental units, infrastructure upgrades, and public realm improvements.

**2026** – Current Application completes the build out of Phase 1. Brings the site into alignment with contemporary planning framework. Delivers additional housing and opportunities for net new affordable housing in Regent Park. Responds to the current provincial and municipal housing policy framework, including:

- PPS 2024
- Bill 185, Cutting Red Tape to Build More Homes Act, 2024
- Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025
- Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026
- The City of Toronto's 2023 Housing Pledge to support 285,000 new homes by 2031.

## Development Partners



Toronto Community Housing

## Affordable Housing Partner



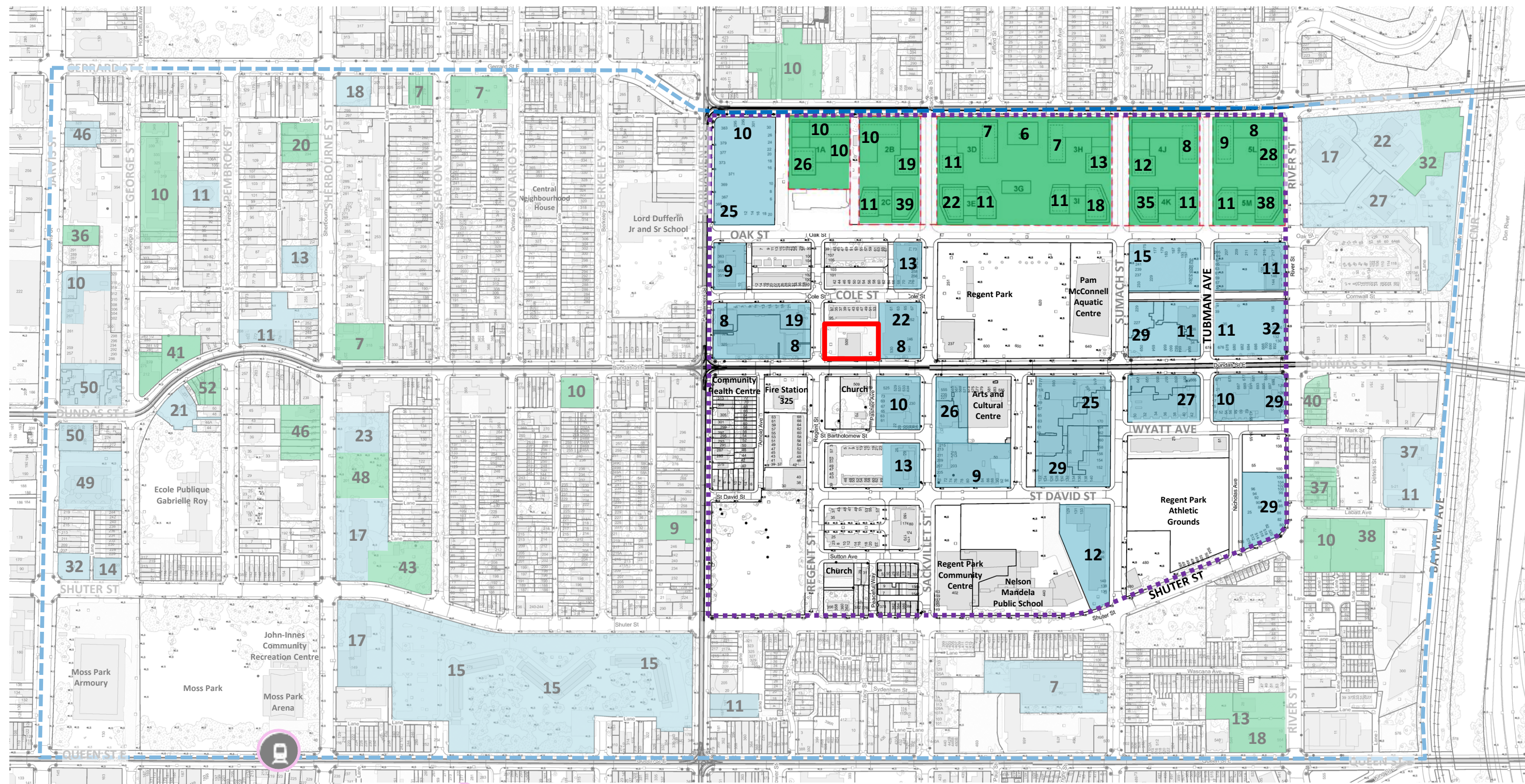
Rendering of the Proposal Looking North

THANK  
YOU



# APPENDIX

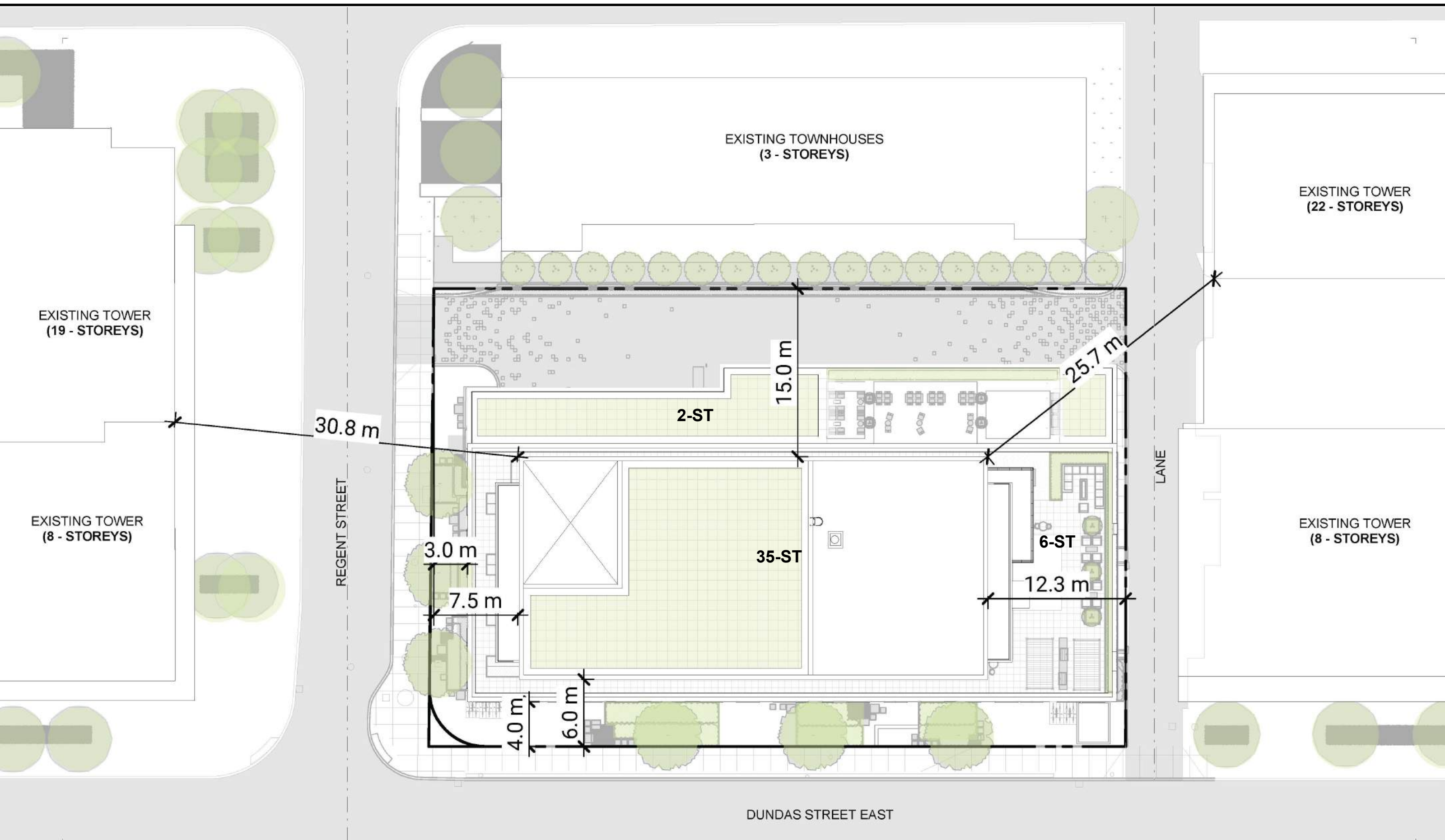


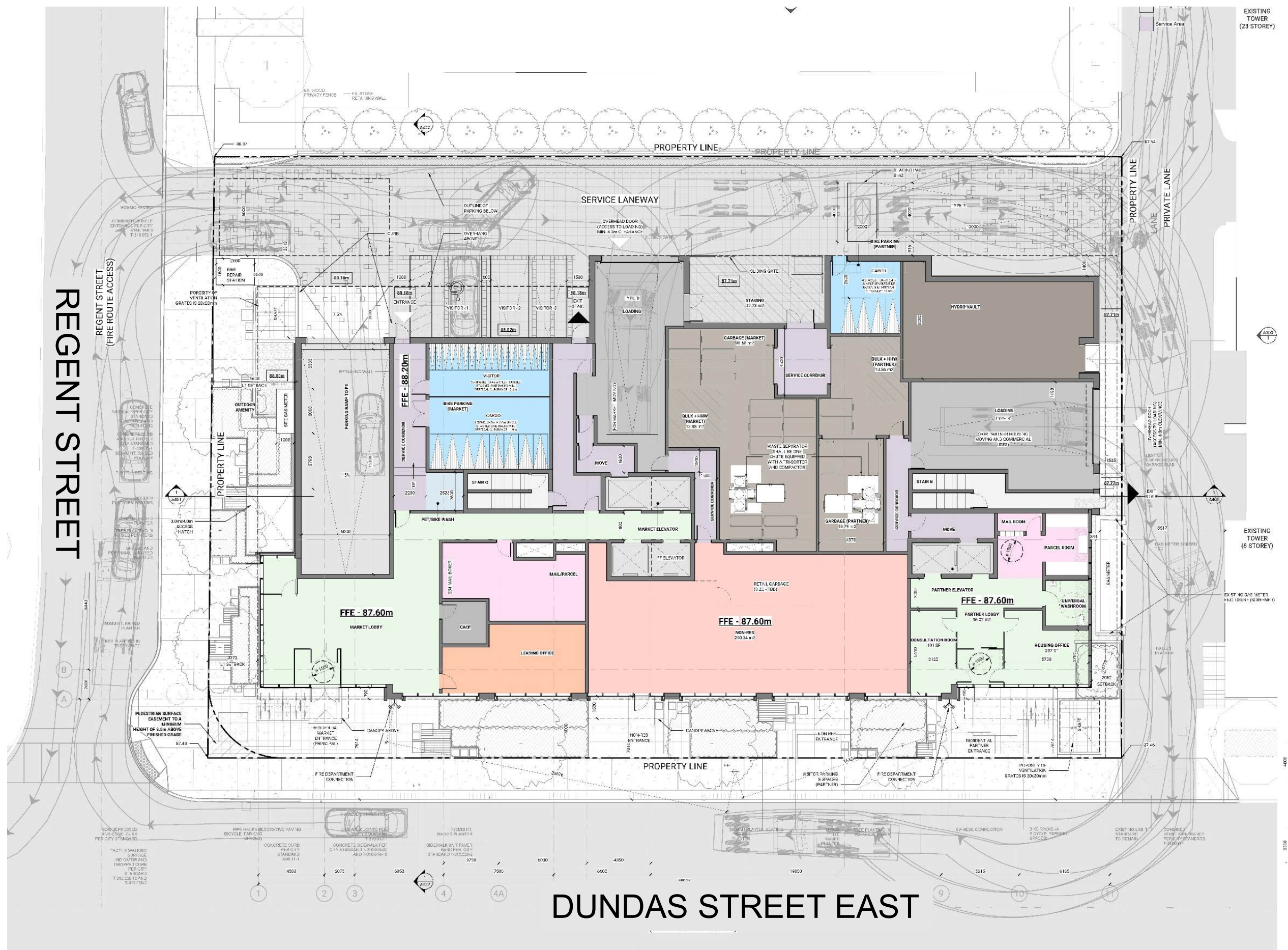


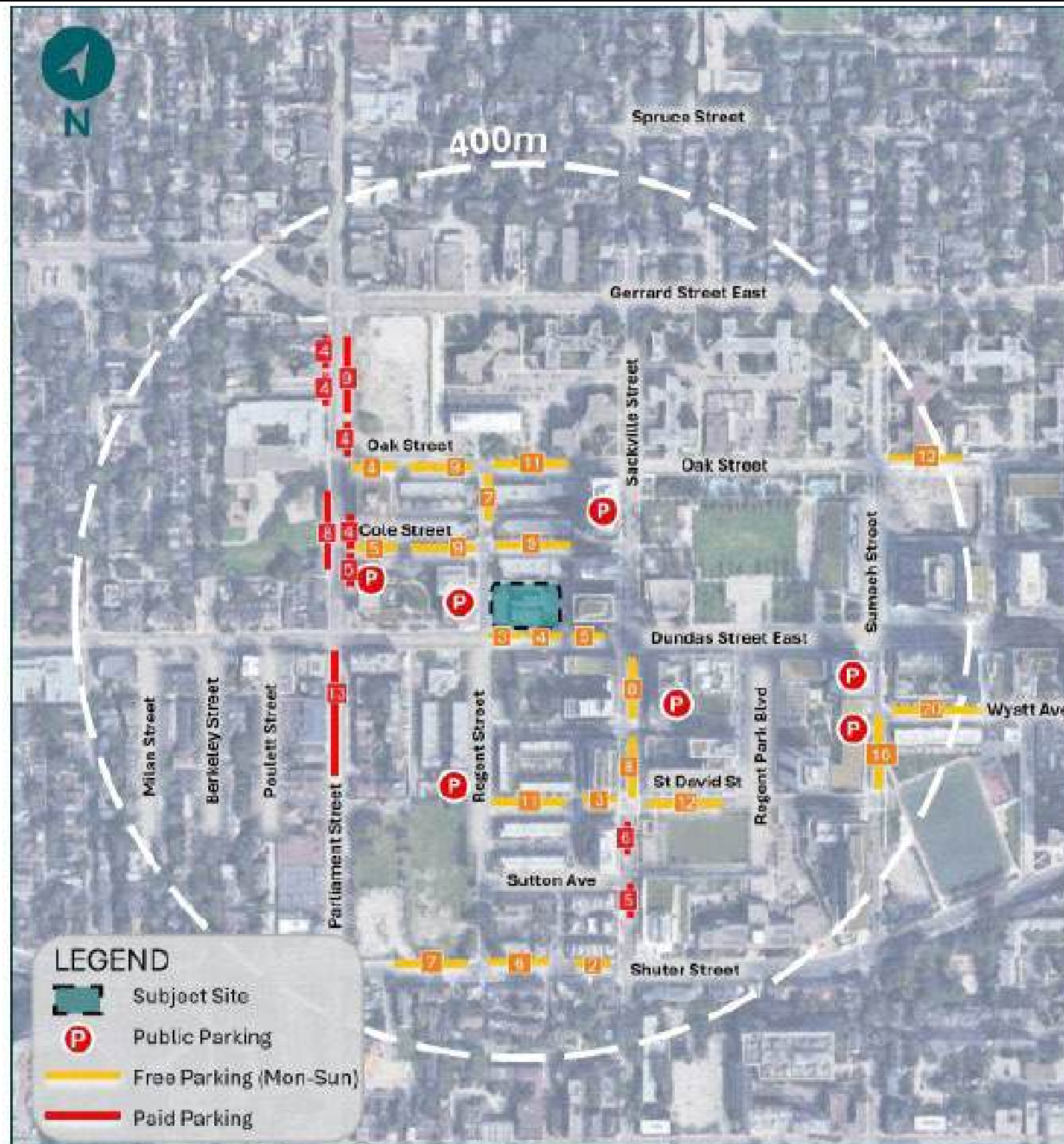
- EXISTING OR UNDER CONSTRUCTION
- APPROVED
- PROPOSED
- # NUMBER OF STOREYS
- SUBJECT SITE
- STUDY AREA
- REGENT PARK
- FUTURE ONTARIO LINE
- ONTARIO LINE STATION – MOSS PARK

NOTE: (\*) Proposed Height (New Application)

# HEIGHT AND AREA DEVELOPMENTS







## PUBLIC PARKING ANALYSIS



MARCH 9.18 AM



MARCH 10.18 AM



MARCH 11.18 AM



MARCH 12.18 PM



MARCH 1.18 PM



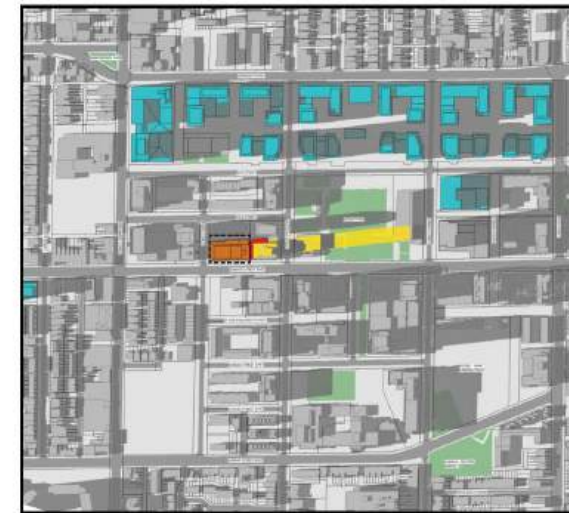
MARCH 2.18 PM



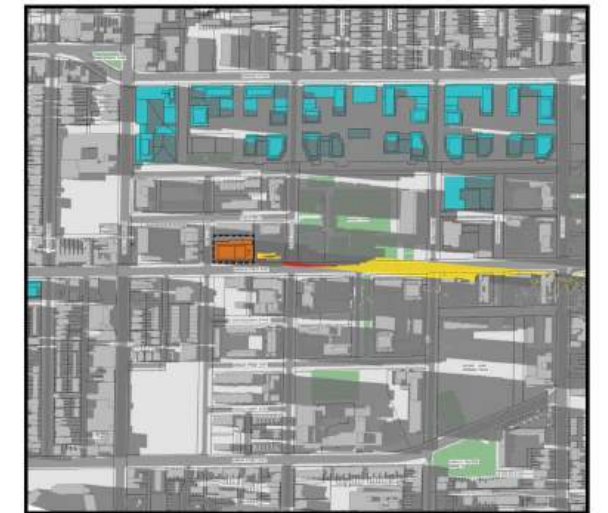
MARCH 3.18 PM



MARCH 4.18 PM



MARCH 5.18 PM



MARCH 6.18 PM

-  **SUBJECT SITE**
-  **EXISTING BUILDINGS**
-  **EXISTING AND APPROVED SHADOW**
-  **APPROVED BUILDINGS**
-  **AS-OF-RIGHT SHADOW**
-  **PROPOSED SHADOW**
-  **PARKS**



JUNE 9.18 AM



JUNE 10.18 AM



JUNE 11.18 AM



JUNE 12.18 PM



JUNE 1.18 PM



JUNE 2.18 PM



JUNE 3.18 PM



JUNE 4.18 PM



JUNE 5.18 PM



JUNE 6.18 PM

-  SUBJECT SITE
-  EXISTING BUILDINGS
-  EXISTING AND APPROVED SHADOW
-  APPROVED BUILDINGS
-  AS-OF-RIGHT SHADOW
-  PROPOSED SHADOW
-  PARKS