28

REGENT PARK SECONDARY PLAN

28. REGENT PARK SECONDARY PLAN

1. VISION FOR A REVITALIZED NEIGHBOURHOOD

Regent Park is one of the largest and oldest public housing developments in Canada. Approximately 7,500 residents live in the neighbourhood in 2,083 rent-geared-to-income social housing units. Regent Park covers about 28 hectares on the eastern edge of Downtown Toronto. It is well located, served well by transit, transportation infrastructure and is close to the City's Financial District and the natural heritage system of the Don Valley.

The Regent Park area has a history of housing Toronto's low-income residents. Before 1948, it had a reputation of having some of the worst housing conditions in Toronto. The development of Regent Park was part of North America's mid-20th century urban renewal movement, where the historic housing stock and urban fabric were cleared and redeveloped with new social housing.

The urban renewal concept for Regent Park in the mid-20th century envisioned high-quality living conditions for neighbourhood residents.

Regent Park was initially successful in that it provided quality, new housing to many low-income residents. As the neighbourhood evolved, it developed many strengths, including cultural diversity and a strong sense of community among its residents. At the same time, challenges have emerged. The housing stock has deteriorated and no longer provides quality housing. The buildings in Regent Park have a poor relationship to the surrounding open spaces. Public spaces are often poorly designed and many residents have found that the design facilitates criminal activity and undermines public safety. The neighbourhood has become both physically and socially isolated from the surrounding areas and the rest of Toronto.

The Regent Park Secondary Plan establishes a framework to guide the phased redevelopment of Regent Park. The intent of the Plan is to support and build upon the strong community that exists in Regent Park as the neighbourhood undergoes significant physical change. Redevelopment will achieve a revitalized mixed income, mixed use and residential neighbourhood. The neighbourhood will be integrated with the surrounding area, exhibit high quality design, and accommodate a population that is socially and economically diverse in a healthy and sustainable environment.

Redevelopment will involve the phased demolition and reconstruction of all of the social housing in Regent Park. The total number of residential units will increase, as some land will be developed as market housing. The neighbourhood will continue to provide social and rent geared-to-income housing. The Plan will support the construction of up to 5,400 social and market housing units, with a projected population of approximately 12,500 at the completion of all phases. The anticipated population characteristics will be reviewed and assessed on an on going basis in order to support good planning for services and transportation. Regent Park will be revitalized as a vibrant, healthy, and liveable neighbourhood.

The vision of a new and revitalized Regent Park neighbourhood is supported by a number of principles:

Reconnection

The Plan will physically integrate Regent Park with adjoining neighbourhoods through the introduction of connected, pedestrian-friendly, publicly-owned streets, parks, and open spaces.

Housing Diversity

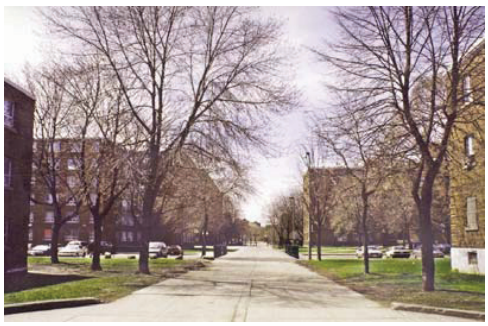
In addition to the replacement or retention of 2,083 existing rent-geared-to-income social housing units through redevelopment, the neighbourhood will provide a full range of housing to accommodate a diverse population with a broad range of household incomes and sizes, under varied forms of tenure and within a range of building forms.

Mix of Uses

The Plan encourages a mix of uses that supports a healthy neighbourhood, including community facilities, parks, retail, and a range of employment uses such as live-work, workshops, office, and institutional.

Safety and Accessibility

Regent Park will be a neighbourhood where residents have a high level of security and safety and convenient access to public space. Buildings and spaces should be designed to accommodate the needs of people with disabilities.



Existing apartment buildings in Regent Park will be replaced.

Environmental Sustainability

Redevelopment will advance environmental sustainability through infrastructure, community design, and building design, by exploring approaches and innovations such as district heating and cooling and green roofs.

Economic Health

Regent Park will be an economically healthy neighbourhood that incorporates sufficient flexibility in design to allow adaptation over time to demographic, lifestyle, and technological changes.

Fewer Automobiles

The Plan encourages walking, cycling and transit use and low levels of private automobile use in order to improve safety, promote environmental sustainability, and establish neighbourhood character.

2. BUILDING A GOOD PLACE

Redevelopment will transform the physical character of Regent Park. When Regent Park was first built, the elimination of through streets and automobiles was intended to create a park-like character. These good intentions had drawbacks, and left the neighbourhood distinctly different and disconnected from surrounding areas.

Redevelopment of Regent Park creates opportunities to integrate the neighbourhood with the surrounding city, and create a continuous network of public streets and park spaces that is integrated into the existing context. The neighbourhood will be structured around the public realm, which includes streets, parks and open spaces. Public through streets will break down the invisible boundary around the community. The built-form will be organized with a fine-grained pattern of blocks, while permitting flexibility for future development.

Regent Park is planned as a medium-density, primarily residential neighbourhood, with a wide range of building types. These include stacked townhouses and mid-rise buildings along the street edges, in addition to carefully placed and well designed point towers.

Streetscapes in Regent Park will be designed to accommodate landscaping, including mature street trees.

Regent Park Context

2.1 Structure, Form, and Physical Amenity

The physical structure of Regent Park is planned around a hierarchy of streets and open spaces. The structure guides the relationship of different parts of the neighbourhood to each other. It also guides the physical relationship of the neighbourhood to the surrounding city, and to new development.

General Policies

2.1.1 Neighbourhood structure, form and physical amenity are planned to support a pedestrian friendly grid of small blocks, with active and accessible public spaces, and a mix of uses located to support a healthy neighbourhood.

2.1.2 Streets and blocks will be located to physically integrate the Secondary Plan Area with adjoining neighbourhoods and the rest of the City. Streets in Regent Park will be public streets. As public space, streets fall within a hierarchy of arterial streets, Primary Local Streets, and Internal Local Streets. Map 28-1 shows the hierarchy of proposed streets.

2.1.3 The location of Primary Local Streets within the Secondary Plan Area will be generally as shown on Map 28-1. The extensions of Gifford Street, Nasmith Street and Sword Street from Gerrard Street East south to Oak Street will be located as generally shown on Map 28-1. Other Internal Local Streets shown on Map 28-1 illustrate the intent of the streets and blocks plan. Their location may change or they may be removed without amendment, if the subdivision review process determines such revisions to be appropriate and within the intent of the Plan.

2.1.4 Public streets in Regent Park will: serve pedestrians; provide well-designed public space; be designed to accommodate landscaping and greening of the public realm; and accommodate the transportation and infrastructure needs of the neighbourhood and the broader City.

2.1.5 Internal local streets will contain a high proportion of ground-related units and be designed with particular regard for pedestrian comfort and safety.

2.1.6 Parliament Street north of Gerrard Street East serves as a shopping district for neighbourhoods in Toronto's east Downtown. Parliament Street adjacent to Regent Park will extend the commercial character of the street southward from Gerrard Street East to provide a mix of grade-related retail uses and small scale commercial uses in mixed-use buildings.

Internal local streets will contain a high proportion of ground-related units and be designed with particular regard for pedestrian comfort and safety.

Mid-rise buildings will define the character of built-form along the arterial streets and Primary Local Streets in the neighbourhood.

Redevelopment of Regent Park will create opportunities for the streetrelated retail activity of Parliament Street to extend southward into the new neighbourhood.

2.1.7 The predominant character of built-form in Regent Park will be low-rise and mid-rise buildings fronting onto public streets, interspersed in appropriate locations with tall buildings.

2.1.8 Parliament, Gerrard, Dundas, Shuter, and River Streets, and Primary Local Streets are generally appropriate for mid-rise buildings. Development sites across from major parks and the two large blocks located between Dundas, Sumach, Sackville, and St. David Streets are also appropriate for mid-rise buildings.

2.1.9 Internal local streets are generally appropriate for development of low-rise, predominantly residential buildings.

2.1.10 Tall buildings with small floor-plates may be constructed on top of base buildings in locations determined through the zoning by-law. The zoning by-law will define and limit locations and floorplate sizes for tall buildings. Locations will be primarily along River Street, Dundas Street East, and on the two large blocks between Dundas, Sumach, Sackville, and St. David Streets. Tall buildings will only be considered on sites which:

a) can accommodate a tall building while addressing impacts on the surrounding neighbourhood and the adjacent public realm, including streets, parks, and open spaces;

b) do not concentrate tall buildings in a localized area; and

c) are located on large blocks and front onto wide streets or large open spaces.

2.1.11 The open-space system in Regent Park is comprised of four components.

a) A major park will be developed on the north side of Dundas Street East between Sumach and Sackville Streets. The park will provide a significant physical feature of the neighbourhood and provide recreation opportunities and open space.

b) The City will seek the cooperation of the Toronto District School Board to consolidate the playfield at Nelson Mandela Park Primary School with adjacent land on the south side of St. David Street east of Sackville Street to establish a new expanded park space and recreation area. The nearby land at the northeast corner of Shuter Street and Sumach Street will also be used for parks and recreation purposes.

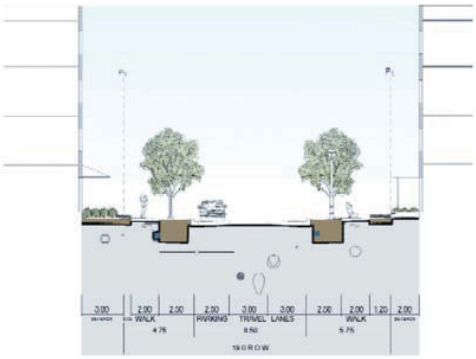
Parkettes will add a fine grain to Regent Park's open space system.

The open space system in Regent Park will include a major new park developed on the north side of Dundas Street East in the centre of the neighbourhood.

c) Three local parkettes will be developed in the northeast, southeast, and northwest quadrants of the neighbourhood generally as shown on Map 28-1. Local parkettes will provide special and unique public places within the quadrants of the neighbourhood.

d) A landscaped walkway system will be developed adjacent to St. David, Oak, Sumach and Sackville Streets. These walkways will form linear greenways and will function as major tree-lined, pedestrian pathways within the neighbourhood and provide connections to the three main schools in the area and to new parks in Regent Park.

2.1.12 Approximately 3.5 hectares or more of land in the Secondary Plan Area will be dedicated as parkland through redevelopment.



Proposed Street cross-section – Sumach Street

2.2 Urban Design

The design of the public realm and relationships between new buildings and the surrounding space will be key to establishing a positive character and identity for the Regent Park neighbourhood. New buildings should have a positive impact on the neighbourhood on the surrounding area and the public realm. They should provide a positive place where residents can work, live, play, and interact with each other. This Secondary Plan establishes a strong foundation for the implementation of urban design principles through redevelopment. As the neighbourhood develops and evolves, urban design guidelines will be an essential tool to implement good urban design.

POLICIES

2.2.1 The public realm in the Secondary Plan Area will be designed to physically integrate the neighbourhood with the surrounding area, to integrate public streets and open spaces together, to create a pedestrian-focused neighbourhood, to contribute to the greening of Regent Park, to incorporate high-quality streetscape features, and to be environmentally sustainable.

2.2.2 Urban design guidelines will be adopted by City Council prior to redevelopment in the Regent Park Secondary Plan Area. The urban design guidelines will support and implement the objectives and policies of the City's Official Plan and this Secondary Plan. They will set out the design framework for the public realm and the relationship of buildings and private spaces to the public realm. The guidelines

will provide a context for coordinated incremental development of individual sites and blocks and provide guidance for the site plan control process.

2.2.3 Building setbacks and stepbacks will be used to mitigate the impact of building height and massing and to maintain appropriate relationships of buildings to streets and public spaces. Development will be planned to create clear distinctions between private and public spaces.

2.2.4 A diversity of building types that incorporate good quality architecture and environmental design will be encouraged. Existing buildings may be rehabilitated where appropriate and feasible to contribute to the preservation of the area's heritage.

2.2.5 Redevelopment of Regent Park will provide for the retention and relocation of existing trees where possible for the planting of new public trees on all public street rights-of-way, and for the planting and growth of mature trees on private property.

2.2.6 The redevelopment of Regent Park will incorporate elements representing the heritage and history of the area into the neighbourhood's public realm.

2.2.7 Within the public realm there will be a range of public art opportunities to reflect Regent Park's and the City's cultural diversity and history.

2.2.8 In *Mixed Use Areas* and *Apartment Neighbourhoods* development will:

a) locate and mass new buildings to minimize shadow impacts on adjacent residential areas during the spring and fall equinoxes; and

b) provide appropriate recreation space for building residents.

3. SUPPORTING A HEALTHY NEIGHBOURHOOD

The redevelopment of Regent Park is not only about streets, blocks, and buildings. Any neighbourhood requires supports to achieve and maintain its social, economic and environmental health. The redevelopment also presents the challenge of transforming a neighbourhood with over 7,500 residents to one that may accommodate over 12,500. Reconstruction of the existing housing must be managed in a way that minimizes the impact on the lives of the residents and ensures that community supports are developed to appropriately house and provide services to returning and to new residents.

Once redevelopment is complete, sustainable environmental and transportation approaches will continue to support the health of the neighbourhood and the City. New development in Regent Park should anticipate these approaches and contribute to their implementation.

3.1 Housing

The redevelopment of Regent Park is about creating a strong and vibrant community, the foundation of which is a diverse and affordable housing stock. The neighbourhood has a long history of providing affordable housing and will continue to fulfill that role. Redevelopment of Regent Park needs to ensure that the City's supply of social housing is replenished and maintained. Social housing will continue to form an integral part of the neighbourhood.

Replenishing the stock of social housing is not the only housing goal of this Secondary Plan. Redevelopment is an opportunity to achieve a full range of housing for Regent Park, in terms of tenure, form, and affordability. The housing stock in Regent Park will reflect the diversity of the City's residents and their housing needs, with a wide range of housing types, sizes and affordability, encompassing social housing, ownership and rental housing (see Table 1). With a full range of housing, Regent Park will become a diverse, mixed income community.

Redevelopment of the St. Lawrence neighbourhood is a model in that it achieved a mix of housing at different levels of affordability

A challenge of redevelopment is the smooth relocation of the existing tenants of Regent Park, while minimizing disruption to their lives. Toronto Community Housing Corporation (TCHC) will have to relocate residents to appropriate housing. Some will be temporarily relocated away from the community. Residents of the neighbourhood feel a strong bond with their neighbours and their community, and all residents who wish to return to Regent Park after redevelopment will have the right to do so.

Regent Park covers a large area of downtown Toronto and redevelopment may create opportunities to make gains in the supply of affordable housing. New affordable housing, in addition to the replacement of the existing social housing, could further broaden the range of affordable housing available in the neighbourhood. In light of the challenges of redeveloping the complete Regent Park neighbourhood, the development of additional affordable housing units

will not be possible without the contribution of land and/or funding from senior levels of government.

POLICIES

3.1.1 Development in Regent Park will secure full replacement of social housing units that are demolished or converted to uses other than social housing as a result of the redevelopment of the lands. At least 85 % of the replacement social housing units will be provided either within the Regent Park Secondary Plan area or within that area together with the lands known in the year 2004 as 30 Regent Street.

3.1.2 Each replacement social housing unit will be maintained as a social housing unit for not less than 25 years from the date on which it was first occupied.

3.1.3 The replacement social housing units will generally be of a similar mix of sizes and unit types by bedroom type as the social housing units they are replacing.

3.1.4 Social housing units existing in Regent Park in 2004 that are not redeveloped or converted to other uses will be maintained as social housing for not less than 25 years from February 6, 2005.

3.1.5 Replacement rent-geared-to-income subsidies will be provided in conjunction with the redevelopment of Regent Park equal to the number of rent-geared-to-income subsidies that were provided in the Regent Park Secondary Plan Area in March 2004. At least 65% of the replacement rent-geared-to-income subsidies will be provided solely within the Secondary Plan Area or within that area together with the lands known in the year 2004 as 30 Regent Street.

3.1.6 The replacement rent-geared-to-income subsidies will be provided for a period of not less than 25 years, subject to the continued provision of funding from federal, provincial and/or municipal government programs providing such subsidies.

3.1.7 Replacement social housing units that do not have rent-geared-to-income subsidies will be affordable rental housing.

3.1.8 As redevelopment proceeds, progress toward full replacement of the replacement social housing units and the replacement rent-geared-to-income subsidies will be monitored. Replacement social housing units will be constructed and replacement

rent geared to income subsidies will be provided consistent with the pace of housing development in the Secondary Plan Area.

3.1.9 Replacement social housing units and replacement rent-geared-to-income subsidies that are not within the Secondary Plan Area or on the lands known as 30 Regent Street will be located within the area generally bounded by the Don Valley, Bloor Street, Yonge Street, and the lakeshore.

3.1.10 All tenant households that are displaced from Regent Park as a result of the redevelopment process will have the right to return to a replacement social housing unit within Regent Park within a reasonable time period.

3.1.11 Tenants in the social housing units to be demolished will receive assistance, including the provision of alternative accommodation at similar rents, the right to return to a replacement social housing unit, and financial or other assistance to mitigate hardship caused by relocation.

3.1.12 Development within the Secondary Plan Area will not be subject to the requirements to provide new affordable housing in accordance with Policy 3.2.1.9b) of the Official Plan.

3.1.13 Development of new affordable ownership housing and affordable rental housing in the Secondary Plan Area, over and above the replacement social housing units, is strongly encouraged in order to contribute to a full range of housing affordability in the area. The City will work with its housing corporation, other affordable housing providers, and the federal and provincial governments to assemble land and funding for development of affordable housing.

3.1.14 Housing Definitions

"social housing" means rental housing units owned by the TCHC, or on their behalf by a non-profit corporation, or a non-profit housing co operative, and operated by or on their behalf to provide accommodation primarily to persons of low and moderate income.

"replacement social housing" means social housing units which replace the social housing units located in the Regent Park Secondary Plan Area as of March, 2004.

"rental housing" is a building or related group of buildings containing one or more rented residential units, including vacant units that have been used

for rented residential purposes, but does not include condominium-registered, life lease or other ownership forms except that any condominium units purchased and owned by TCHC in the Secondary Plan Area for the purpose of meeting the replacement social housing requirement during the 25 year period will be deemed to be rental.

"replacement rent-geared-to-income subsidies" means funding provided to the TCHC, or on their behalf to a non-profit corporation or a non profit housing co-operative based on the income of the tenant households such that the rents to be paid by the tenant households are geared to their income.

"affordable rental housing" means housing where the total monthly shelter costs (gross monthly rent including utilities – heat, hydro and hot water – but excluding parking and cable television charges) is at or below one times the average City of Toronto rent, by unit type (number of bedrooms), as reported annually by the Canada Mortgage and Housing Corporation.

"affordable ownership housing" is housing which is priced at or below an amount where the total monthly shelter cost (mortgage principle and interest – based on a 25-year amortization, 10% down payment and the chartered bank administered mortgage rate for a conventional 5-year mortgage as reported by the Bank of Canada at the time of application – plus property taxes calculated on a monthly basis) equals the average City of Toronto rent, by unit type, as reported annually by the Canada Mortgage and Housing Corporation. Affordable ownership price includes GST and any other mandatory costs associated with purchasing the unit.

The Regent Park Community Centre has been a vital piece of the neighbourhood's community infrastructure.

3.2 Community Services and Facilities

Recreation, daycare, and social services are an important part of every neighbourhood, accommodated in community centres, schools, and other spaces. A strong community infrastructure supports community capacity and growth. Redevelopment of Regent Park offers an opportunity to ensure that the neighbourhood has the facilities needed to provide services to the community. At the same time, the make-up of the community and its members' relationships to the surrounding City will rapidly evolve. The hard boundaries of Regent Park will dissolve in favour of interaction with nearby areas. Social planning responsive to the needs of the changing community will accompany redevelopment.

Pubic spaces and community facilities can create opportunities to strengthen social cohesion.

POLICIES

3.2.1 Social infrastructure in Regent Park will be supported through and include a strong network of community services and facilities designed to meet the evolving needs of the community.

3.2.2 The types and levels of community services and facilities will be informed through periodic reviews of existing and projected:

a) demographic profiles of area residents;

b) inventories of area services and facilities; and

c) gaps in services and facilities.

3.2.3 Strategies will be prepared to implement the timely and efficient development of community facilities to serve Regent Park. Strategies will be informed by consultation with residents and service providers and the findings of investigations conducted to implement Policy 3.2.2. Opportunities for co-location of services will be considered as part of any strategy.

3.2.4 Updates of the strategies will consider:

a) Regent Park and it's effect on the emerging demographic composition;

b) the status of funding, scheduling and delivery of planned facilities; and

c) any implications for service planning and delivery.

3.2.5 Notwithstanding the demolition and redevelopment of buildings and facilities in Regent Park, existing community services, programs and facilities will not be displaced without space for relocation being provided at reasonable cost that is suitable to carry out the functions at these locations.

3.2.6 The provision of new and/or replaced community facility space will be provided in a manner that is consistent with the pace of redevelopment occurring in Regent Park to ensure that community facilities are available when the need for them evolves in the community.

3.2.7 Social development in Regent Park will focus on achieving greater levels of equity, equality, access, participation, social cohesion and community capacity. To achieve this, comprehensive plans and programs will be developed to assist in the optimization of the delivery of community services and provide for the integration of initiatives to support local employment, community economic development and resident participation.

Neighbourhood redevelopment and social development efforts will require on-going community engagement.

Green roofs are one building feature that can contribute to the environmental sustainability of the neighbourhood.

3.2.8 Social development efforts in Regent Park will:

a) be inclusive processes designed to bring together area residents and key stakeholders in the design and delivery of community services;

b) be dynamic and responsive to the changing character and needs of Regent Park residents over the course of redevelopment; and

c) inform strategies designed to implement the development of new community facilities to serve Regent Park.

3.3 Environment and Sustainability

Redevelopment of Regent Park offers the opportunity to develop the neighbourhood as a model of environmental sustainability. Environmental sustainability brings many advantages. Clean air, soil and water and abundant trees, parks and open spaces, underlie the health and well-being of all Toronto residents. With efficient use of energy and resources in Regent Park, housing services will be delivered more efficiently and cost-effectively. Sustainable development also reduces stress on the City's infrastructure and can complement the environmental policies of senior levels of government.

POLICIES

3.3.1 A wide range of environmentally sustainable approaches and technologies for the design and construction of development and infrastructure are encouraged in the Secondary Plan Area. Environmentally sustainable approaches and technologies should reduce automobile use, achieve energy efficiency, preserve and enhance the urban forest, make efficient use of stormwater and wastewater, and reduce the urban heat island.

3.3.2 The City will support actions and innovations to make the secondary plan area a model environmentally sustainable community while meeting the other objectives of this Plan. The City will seek opportunities to implement pilot projects for innovations in environmentally sustainable infrastructure and design.

3.4 Transportation

A significant part of achieving a healthy neighbourhood lies in effective transportation. Transportation and transit will connect Regent Park to other areas of the City. Revitalization of Regent Park can be coupled with encouraging alternatives

to the use of automobiles. Low automobile use will bring a number of benefits to the neighbourhood, including improved pedestrian safety and environmental sustainability. Low automobile usage also fits into broader, City-wide goals for transportation and the environment.

POLICIES

3.4.1 Public streets, lanes and other linkages in the Secondary Plan Area will be designed to create an attractive, safe, grid-like pattern of streets and blocks to connect with the streets in the surrounding neighbourhoods.

3.4.2 The Secondary Plan Area will be planned and designed to encourage walking, cycling, transit-use, and car-sharing as means to reduce the use of private automobiles.

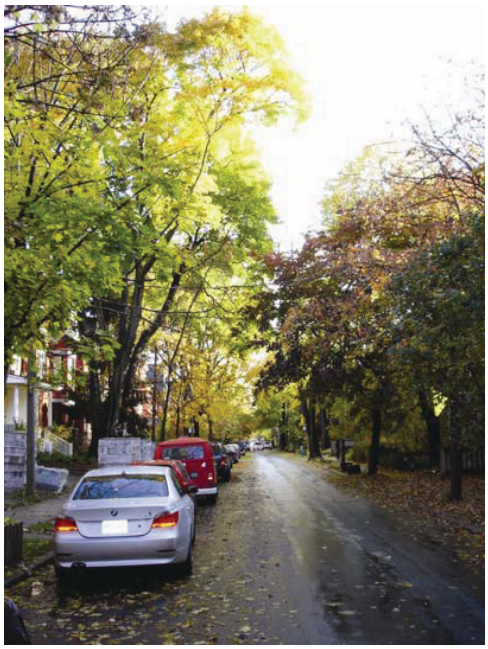
3.4.3 On-street parking will be permitted wherever appropriate to enhance street activity, provide a buffer between vehicular traffic and sidewalks, create a desirable pedestrian environment, and contribute to the neighbourhood's parking supply.

3.4.4 All streets will facilitate pedestrian and cyclist movement and provide links where appropriate to the City's cycling system along adjacent streets.

3.4.5 Reduced off-street parking requirements for the Secondary Plan Area may be considered and implemented through the Zoning By-law, to contribute to achieving objectives for environmental sustainability and other objectives of this Plan.

3.4.6 Development will be encouraged to pursue measures aimed at reducing automobile dependence by including facilities for car-sharing, bike-sharing, secure bicycle parking in convenient locations, and transit-pass incentives to residents and visitors.

3.4.7 Land subdivision and redevelopment in the Secondary Plan Area will protect for the operation of transit corridors on Dundas Street East, Gerrard Street East and Parliament Street.



On-street parking is a typical amenity of most Toronto neighbourhoods. New public streets will permit on-street parking wherever appropriate.

4. IMPLEMENTATION

4.1 Regulatory Tools

Sections 2 and 3 of this Plan provide policies pertaining to the use of plans and strategies respecting community facilities, social development, the public realm and urban design, and tenant relocation. These plans and strategies will be important tools to achieve the vision for Regent Park. The vision for Regent Park will also be implemented using a variety of instruments under the Planning Act, including a zoning by-law, plan of subdivision, site plan control, part lot control, and community improvement plans. Regulatory tools under the Planning Act will be used to establish a legal framework for redevelopment and to create checks and balances for future planning approvals. Coupled with clearly defined phasing, the checks and balances will be used to ensure the evolution of a healthy neighbourhood.

POLICIES

Zoning

4.1.1 Upon completion of redevelopment in one or more phases, Council may adopt a new zoning by-law for that phase or other completed phases of the Secondary Plan Area to protect the stability and character of the area and to restrict future redevelopment options for that phase or other completed phases. If adopted, this zoning by-law will reflect the development existing at the time.

Holding

4.1.2 To provide for the orderly sequencing of development and appropriate infrastructure and services, the Holding (H) Symbol provisions of Section 36 of the Planning Act, as amended, may be utilized. Where a Holding (H) Symbol is in place, development may not take place before the Holding Symbol is removed through a by-law amendment. The Zoning By-law may specify certain existing uses, interim uses and minor alterations that are permitted without requiring the removal of the Holding (H) Symbol.

4.1.3 The Holding (H) Symbol may be removed in phases, upon application by the owner to the City and only as the following plans and studies have been provided and appropriate conditions secured through an agreement or agreements entered into pursuant, to Section 37, 41, 51 or 53 of the Planning Act:

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.

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

Plan of Subdivision

4.1.5 All division of land in the Secondary Plan Area will be in conformity with this Plan. Division of land will create land parcels that facilitate development consistent with the intent and objectives of this Plan and which can be feasibly developed in accordance with urban design guidelines adopted by Council.

Site Plan Control

4.1.6 Applications for Site Plan Approval will be reviewed to ensure consistency with the objectives and policies of this Plan. The site plan approval process will be used to implement urban design guidelines adopted for the Secondary Plan Area. Site plan review will consider the context of a proposal within the larger block on which the site is located to ensure coordinated development.

4.2 **Interpretation**

POLICIES

4.2.1 The numbered policies (shaded text) and maps of this Secondary Plan are the Plan's policies. Other non-policy text (unshaded text) under each section heading is provided to give context and background and assist in understanding the intent of Policies.

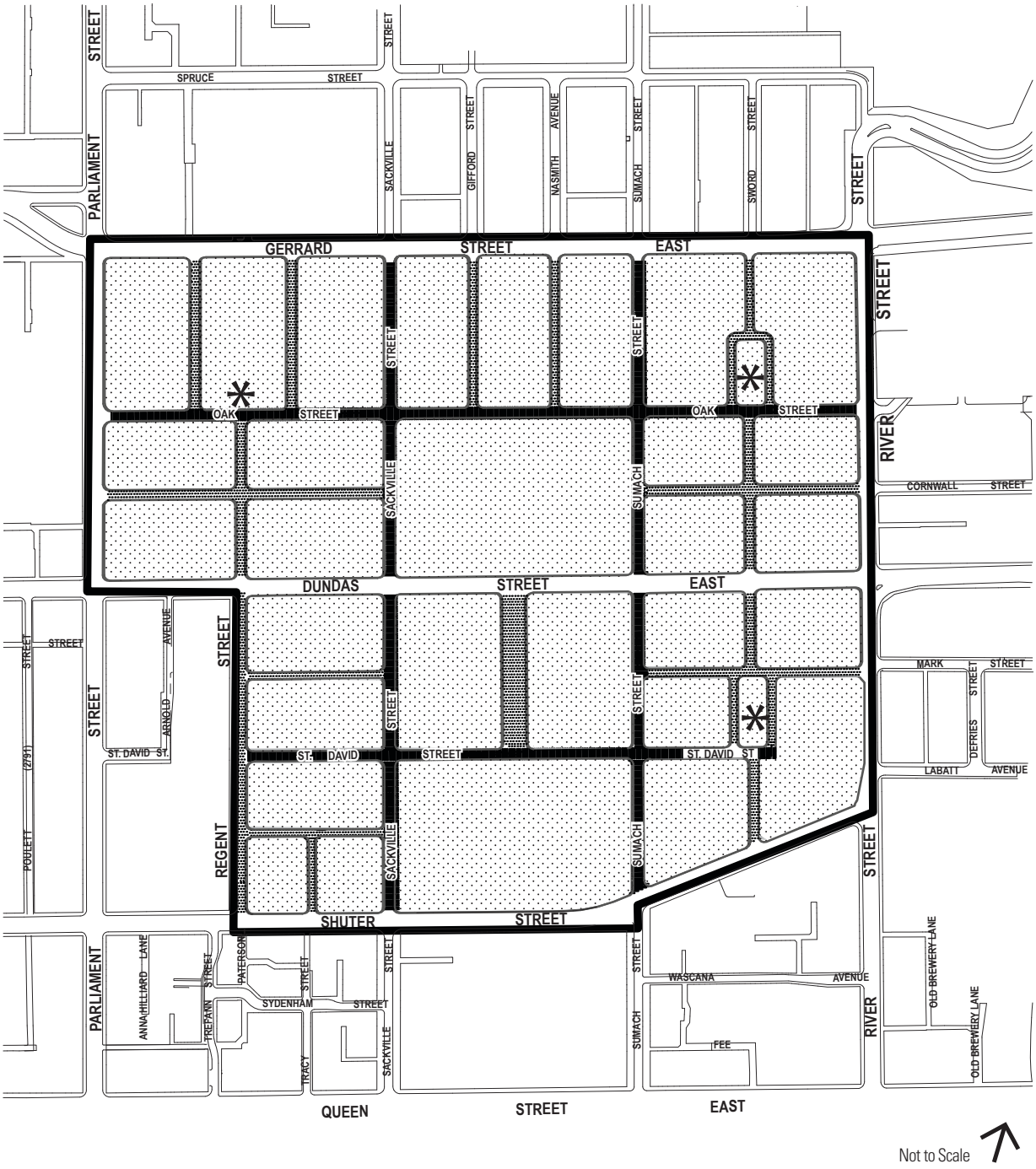
	BACHELOR	1-BED	2-BED	3-BED	4-BED	5-BED	TOTALS
Apartments	31	215	710	762	54	6	1778
Townhouses	0	0	0	47	160	98	305
Totals	31	215	710	809	214	104	2083

Table 1 - Housing Units existing in Regent Park in March 2004, by building type and number of bedrooms

List of Maps

For the electronic version, please note some of these files may take some time to download.

Map 28-1 Street and Blocks Plan



TORONTO
City Planning

Regent Park Secondary Plan

MAP 28 - 1 Streets and Blocks Plan

- Secondary Plan Area Boundary
- Blocks
- Primary Local Streets
- Internal Local Streets
- Local Parkette

August 2007