



Regent Park Revitalization **Housing Issues Report Addendum**

Prepared by: Toronto Community Housing
Original: April 14 2022
Addendum: November 30 2022

Section 1.0 Section 37 Amendment

Prior to the start of each phase of development, by-law 140-2005 requires Toronto Community Housing to provide an update to the 2005 Regent Park Housing Issues Report. This Housing Issues Report is included as part of TCH's application to amend City of Toronto by-laws 140-2005, 141-2005, and lift the Holding Symbol (h) from the Phase 4 and 5 redevelopment area.

This rezoning application will fulfill Toronto Community Housing's obligations to provide Replacement Social Housing Units and Replacement RGI Subsidies (as contained in Section 2 of the Section 37 Agreement between TCH and the City of Toronto). However, TCHC will require amendments to the Section 37 in relation to bedroom types and grade related units and will continue to meet with the City to work through these necessary amendments.

Section 2.0 Summary of Housing in Phases 1-5

2.1 Social Housing Units and Subsidies

By the end of Phase 3, TCHC will have constructed 1,450 RGI Replacement Social Housing units and subsidies, with an additional 427 affordable housing units for a total of 1,877 social housing units across the revitalization. Refer to Table 1 for a summary of units and subsidies throughout Phases 1-5. As part of the rezoning resubmission TCHC has provided all Tables in excel format.

The phases 4 and 5 rezoning application proposes to accommodate a total of 1,194 social housing units. This is comprised of 633 RGI units allocated to meet the outstanding unit and subsidy replacement requirements, and an additional 561 affordable housing units (pending secured funding).

Table 1: Social Housing across Regent Park

PHASE	RGI Units & Subsidies	Affordable Housing	Total
Phase 1 Onsite	368	37	405
Phase 1 Offsite	272	103	375
Phase 2	291	137	428
Phase 3	519	150	669
Phase 1-3 Subtotal	1,450	427	1877
Phase 4-5	633	561*	1,194
Total	2,083	975	3,058

*Funding dependant, 561 units may be a mix of net new RGI units and Affordable units.

2.2 Bedroom Type Replacement Phases 4-5

An additional table is provided below (Table 2) representing the breakdown of unit types and subsidies across the proposed TCHC buildings in Phases 4-5.

Table 2: Phase 4-5 TCHC Unit Type Proposal

Block	Type	1 Bed	2 Bed	3 bed	4 Bed	5 Bed	Total
1A	RGI	19	76	88	14	5	202
2H	RGI	17	54	59	10	4	144
2I	RGI	13	75	86	11	4	189
4L	RGI	7	23	46	16	6	98
RGI SUMMARY		56	228	279	51	19	633
4L	AFF	10	43	30	0	0	83
4M	AFF	103	164	168	31	12	478
Additional AFF SUMMARY		113	207	198	31	12	561
OVERALL TOTAL	RGI/AFF	169	435	477	82	31	1,194

2.3 Bedroom Type Replacement Phases 1-5

Table 3 illustrates the replacement of bedroom types across Regent Park. As per Section 2.3.7 of the Section 37 Agreement, the replacement social housing units will generally be of similar mix of sizes and unit types by bedroom type as the existing social housing units they are replacing.

Table 3: Bedroom Type Replacement

Bedroom Type	Section 37 Bed Type	Current Built Phase 1-3 (RGI)*	Phase 4-5 RGI Units Proposed	Total Phases 1-5	Under/Over Build
1 Bedroom	246	367	56	423	-177
2 Bedroom	710	383	228	611	99
3 Bedroom	809	432	279	711	98
4 Bedroom	214	177	51	228	-14
5 Bedroom	104	91	19	110	-6
Total	2083	1450	633	2083	0

* Includes Phase 3 Block 16N scheduled for completion in spring 2024.

** Negative number indicates an overbuilding of that bedroom type

At the completion of phase 5 TCHC will have over provided 1, 4 and 5 beds shown in the original Section 37 Agreement. This is largely due to the increase in one bedroom units built in Phase 1 to accommodate seniors housing. 252 Sackville Street contains 157 RGI senior housing units, 145 of which are 1 bedroom units. These seniors units were a result of a change in mandate from a mixed tenancy to a senior's tenancy during construction. The change to the senior's mandate created a deficit of 2 and 3 bedroom units across Phases 1-3 and an overbuilding of 1 bedroom units.

Although TCHC has under built 2 and 3 bedroom units across phases 1-3, the rezoning submission for Phases 4-5 proposes the vast majority of RGI units to be 2 and 3 bedrooms. Of the 633 total RGI units to be built, over 500 are proposed as 2 and 3 bedrooms in order to reduce the deficit from the original section 37 agreement.

2.4 Returning Households Bedroom Type Requirements

Notably the bedroom type breakdown across Phases 1-5 do not match the exact original mix of housing units in Regent Park prior to the revitalization. TCHC is dedicated to ensure that all households are able to return to the community in a unit that fits their household size.

As shown below in Table 4, although TCHC has over built 1 bedroom units in Phases 1-3 there remains a need to build additional 1 bedrooms in Phases 4-5 to accommodate returning tenants.

Furthermore, as household compositions continue to change it is important that TCHC proposes a housing mix that can accommodate shifting household needs into the future. Table 4 highlights the importance of proposing additional 1, 4 and 5 bedroom units in Phases 4-5; although above the section 37 requirement, they will remain in limited supply once all tenants waiting to return are housed. TCHC will have an abundance of 2 and 3 bedroom units after the return of all original Regent Park families have been relocated back into the community.

Table 4: Returning Household Requirements and surplus of unit types

Bedroom Type	Block 16N RGI Units (A)	Phase 4-5 Proposed RGI Units (B)	Households Waiting on Return Required Bed Type (C)	Surplus of RGI Bedroom Types After Returning Households ((A+B)-C)
1 Bedroom	29	56	50	35
2 Bedroom	75	228	38	265
3 Bedroom	42	279	58	263
4 Bedroom	34	51	57	28
5 Bedroom	9	19	21	7
Total	189	633	224	598

2.5 Number of Grade-Related Units

TCHC is looking to minimize grade related units across their portfolio including units proposed for Phases 4-5. A number of social, economic, and market factors have emerged since the original Section 37 Agreement that support a built form that does not include grade related units. The challenges with at grade units experienced by TCHC include:

- safety risks to tenants and community members,
- operational challenges,
- accessibility and design limitations, and
- competing urban design and
- retail mandates and objectives

Each of these factors are described in more detail below. The commitment to the at grade units made through the original section 37 Agreement in 2005 was done so during a particular historical and urban context. The Regent Park neighbourhood has seen tremendous change over the course of 17 years which makes building this particular built form no longer justifiable in today’s context.

Safety

- “at-grade Townhouses”, on Cole-Oak-Regent, Arnold-Regent and Wyatt), have more anti-social incidents individually, than all mid-and-high rise buildings
- The design where it is hard to distinguish between semi-private and private space allows for loitering (good cover for illegal activity), without identifying an individual unit.
- Blending larger units into buildings allows for better CCTV coverage, and staff management of anti-social behaviour.
- Pre-revitalization, the highest incidents of anti-social areas, were the at-grade townhouses

Operations, Accessibility, & Design

- OBC requirements for access to exits results in further inefficiencies and design problems.
- Multi-storey townhome units are inherently inefficient because of the significant percentage of floor area given over to stairs;

- Town homes typically require a second access door from an internal corridor, resulting in duplication, building inefficiencies, and internal inefficiencies.
- The units require access to building amenities such as mail, garbage, laundry, common rooms, etc. However, in the past Operations have not permitted these units to have access to those amenities (for security reasons), so townhouses typically have in-unit laundry, dedicated garbage drop-off, etc., all at added cost and maintenance issues;
- Challenges to the layout of mechanical and plumbing services.
- It's impossible to make multi-storey grade-related units fully accessible;

Residential, Commercial / Retail Objectives

- Standalone towns take up valuable real estate and detract from our ability to maximize the number of affordable rental units.
- Giving extremely valuable street frontage over to residential uses has important deleterious impacts, including the loss of potential revenue-generating retail spaces, or other community spaces, and reduced street animation (lack of retail foot traffic, etc.).
- Additional commercial, agency, community, etc. space is required at grade to support the social goals of the revitalization and meet community needs.

TCHC will continue to meet with the City on the misalignment of Grade Related units and the current Section 37 agreement to come to an agreement around this proposed shift in unit type.

Section 3.0 Relocation and Demolition

3.1 Relocation

TCHC began its engagement around relocation of Phase 4 and 5 tenants in spring 2022 with a community meeting. 30 households currently live in the three TCHC buildings to the West of Sackville Street. These tenants have been informed that they will be the first cohort to be relocated starting in early 2023. Engagement staff will continue to meet with the 30 households to inform and support tenants leading up to the N13 issuance and through to their temporary relocation unit. TCHC will look to limit the displacement that takes place through a relocation process, in which every effort will be made to find housing in vacant units in Phase 5 of Regent Park or if desired by the tenant, an offsite unit that fits their household composition.

TCHC has provided the housing secretariats office a draft of the revised TRAIP agreement and will continue to work with the City to receive approval of the TRAIP prior to the issuance of N13 notices.

3.2 Demolition

TCHC and its developer partner are working towards a demolition start in Q3 of 2023 following the relocation of households living to the West of Sackville Street. Three TCHC buildings with a total of 189 units (30 of which are occupied), will be demolished and replaced with 1 TCHC building proposed to house 202 families, and two market condominiums totaling 713 units.

TCHC is aiming to submit a demolition application to the City in early 2023. TCHC will continue to work with the City to ensure all necessary approvals are provided prior to the start of demolition including a report to council for the approval of the demolition of social housing units.

If you have any questions or concerns please contact the Senior Development Director at TCHC, Peter Zimmerman at Peter.Zimmerman@torontohousing.ca or 437-855-4117.