



Toronto
Community
Housing



December 5, 2022

Alex Teixeira, Acting Director
Community Planning, Toronto & East York District
City of Toronto
Toronto City Hall
18th fl. E., 100 Queen St. W.
Toronto ON M5H 2N2

Attention: Katherine Bailey, Senior Planner

Re: **Regent Park Phases 4 & 5, City of Toronto**
Zoning By-law Amendment Application, Rental Housing and
Demolition/Conversion Application, and Draft Plan Subdivision Redline
City Application No.: 22 136063 STE 13 OZ & 22 136078 STE 13 RH

On behalf of Toronto Community Housing Corporation (TCHC) and Deltera Inc., we are pleased to submit this 2nd rezoning application resubmission as it relates the Regent Park Phases 4 & 5 Revitalization, municipally addressed as 325 Gerrard Street East, in the City of Toronto. The enclosed materials have been updated to address City comments received to date and design discussions held with the City on both September 28, 2022 and October 18, 2022.

Furthermore, the enclosed revised masterplan design addresses staff comments pertaining to the overall streets and blocks configuration that will allow planning staff to approve the Draft Plan of Subdivision redline. Planning approval of the Draft Plan is essential for the overall project timeline and delivery of the first TCHC building, slated to commence in 2024. With this, we will require Draft Plan approval by no later than December 22, 2022, in order to avoid further delays to the application.

Original Proposal - April 2022

The Phases 4 and 5 lands are generally bound by Gerrard Street to the north, River Street to the east, Oak Street to the south, and Dreamers Way to the west. The proposal consists of a total GFA of 292,900 m² comprised of approximately 279,178 m² of residential floor area and approximately 13,721 m² of non-residential space across 13 buildings. The proposal includes approximately 2,973 residential units, of which 1,792 will be market units and 1,181 will be TCHC-owned rental units. The development proposal will also include a new 2,277 m² Toronto Public Library branch relocated from Parliament Street. A fulsome overview of the proposal and rationale for the rezoning is provided in the enclosed Planning Justification Report.

Revised Proposal - November 2022

The revised proposal consists of a total GFA of 303,212 sq m of which 287,722 sq m is comprised of residential GFA and 15,490 sq m for non residential GFA. The revised proposal reflects an increase of 10,312 sq m from the April 2022 proposal, inclusive of 97 additional residential units comprised of 13 additional TCHC units and 84 additional market units. While the proposal largely reflects the same vision and design principles as the initial submission in April 2022, the following represents key changes to the proposal:

1. Increasing the Toronto Public Library building height from 4 to 6 storeys
 - a. The additional 2 storeys represents approximately 2,000 sq m of the additional 10,000 sq m of the GFA added. The additional GFA is proposed to be non-residential space, with uses to be determined at a later date.
2. Aligning Private Street G and Phase 1 building reconfiguration
 - a. As per Staff's request, Street G has been aligned to provide a consistent 16.5 m wide north-south connection from Gerrard Street East to Oak Street. The realignment of this street triggered the need for building footprints in Phase 1 to be adjusted; most notably 3 storeys have been added to building 1C. A further analysis of this has been provided in the Urban Design Brief Addendum dated November 28, 2022.
3. Aligning Tubman Avenue Extension and Phase 3 building reconfiguration
 - a. As per Staff's request, Street J or the Tubman Avenue extension provides a consistent 15 m ROW north-south public connection from Gerrard Street East to Oak Street. The realignment of this street triggered the need for adjustments to buildings in Phase 3, with the most notable to building 4M's footprint and tower separation distance to retain the number of TCHC units. A further analysis of this has been provided in the Urban Design Brief Addendum dated November 28, 2022.

4. Minor Height Increases

- a. Minor increases in building height have been proposed across the site to aid in offsetting costs associated with providing a municipal road. These increases result in minimal shadow impacts and are supported from a planning perspective. A further analysis of this has been provided in the Urban Design Brief Addendum dated November 28, 2022.

5. A fulsome revision list has been included in the Urban Design Brief Addendum prepared by Bousfields Inc. submitted in support of this application.

The additional GFA sought as part of this resubmission and through the building height increases is in effort to leverage financial revenues and reduce the financial burden on TCHC. This increase in density will provide the needed revenues to offset the costs associated with designing and constructing the new public street (i.e. Tubman Avenue extension) and installing new municipal services. As demonstrated in the enclosed materials, the proposed height increases maintain good planning, design principles, and are supported by the planning consultant. In addition, as outlined in the community engagement to date and initial rezoning submission in April 2022, the principles of the rezoning application are to provide:

- Affordable housing
- High quality homes
- Community spaces & amenities (including a new library)
- New commercial and retail opportunities
- Open space
- Sustainable design

We believe the revised submission continues to support these principles and the creation of these community benefits.

Submission

In support of the Zoning By-law Amendment Application and Draft Plan redline, please find enclosed the following documents, reports, and drawings for your review and circulation:

- one (1) copy of the cover letter;
- one (1) copy of the Development Approval Application Resubmission Form;
- one (1) copy of the Development Project Data Sheet; and

Please also find enclosed the following reports and letter:

- one (1) copy of the Planning and Urban Design Brief inclusive of the Block Context Plan, and computer generated Massing Model prepared by Bousfields Inc., dated November 2022;

- one (1) copy of the Updated Shadow Study by Bousfields Inc., dated November 2022;
- one (1) copy of the Updated Housing Issues Report by Toronto Community Housing, dated November 30, 2022;
- one (1) copy of Tridel's and TCHC's TGS Letter of Intent as agreed to by City staff in lieu of the Energy Strategy, dated April 14, 2022;
- one (1) copy of the Toronto Green Standards Checklists and Statistics;
- one (1) copy of the Updated Functional Servicing and Stormwater Management Report prepared by Counterpoint Engineering, dated November 30, 2022;
- one (1) copy of the Updated Transportation Impact Study, Traffic Operations, and Loading and Parking Considerations report by BA Group, dated November 29, 2022;
- one (1) copy of the Hydrogeological Review Summary by Sirati Inc., dated July 19, 2022;

Please also find enclosed the following drawings and diagrams:

- one (1) copy of the Architectural Plans prepared by Karakusevic Carson Architects, dated November 29, 2022: Cover Sheet, Site Plan, Ground Floor Plan, Underground Parking Plan, and context plan;
- one (1) copy of the Landscape Drawings prepared by PFS Studio, dated November 29, 2022: Soil Volume Plan, Concept Landscape Plan, and Tree Preservation Plan;
- one (1) copy of the Civil Servicing Drawings prepared by Counterpoint Engineering, dated November 30, 2022: Site Grading Plan and Public Utilities Plan.

Thank you for your consideration of this matter. Should you have any questions or if there is anything we can do to expedite your review please contact Taylor Gascoigne at 437-925-3669 or Bryan Sherwood at 416-649 2311.

Yours truly,



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