

# Planning & Urban Design Addendum



**Regent Park**  
Phases 4 & 5

City of Toronto

Prepared For

Toronto Community Housing Corporation ("TCHC")  
and 2747199 Ontario Limited ("Deltera Inc.")

November 2022





# Regent Park

## Phases 4 & 5



**Bousfields Inc.**

[www.bousfields.ca](http://www.bousfields.ca)

Urban Planning  
Urban Design  
Community Engagement

KARAKUSEVIC CARSON ARCHITECTS



**Karakusevic Carson Architects**

[www.karakusevic-carson.com](http://www.karakusevic-carson.com)

Design Lead

**PFS Studio**

[www.pfsstudio.com](http://www.pfsstudio.com)

Public Realm + Open Space Design



**ERA Architects Inc**

[www.eraarch.ca](http://www.eraarch.ca)

Local Architect  
Sustainability  
Heritage and Culture



**BA Group**

[www.bagroup.com](http://www.bagroup.com)

Transportation

**Parcel**

**Parcel Economics Inc.**

[parceleconomics.com](http://parceleconomics.com)

Retail Market Advisor



**SLR Consulting (Canada) Ltd.**

[www.slrconsulting.com](http://www.slrconsulting.com)

Pedestrian Wind Comfort

**Transsolar  
KlimaEngineering**

**Transsolar**

[www.transsolar.com](http://www.transsolar.com)

Sustainability and Energy

## Table of Contents

<b>1</b>	<b>Introduction</b>	<b>1</b>
<b>2</b>	<b>Community and Stakeholder Engagement</b>	<b>6</b>
<b>3</b>	<b>Description and Analysis of Revised Proposal</b>	<b>8</b>
3.1	Site Organization – Updated Street Network and Revised Development Blocks	12
	3.1.1 Revised Private Street G	
	3.1.2 Revised Public Street (Tubman Avenue extension)	
3.2	Intensification	20
3.3	Revisions to Built Form	20
	3.3.1 Massing and Siting	
	3.3.2 Height and Built Form	
3.4	Open Space	27
3.5	Parking, Access and Loading	30
<b>4</b>	<b>Implementation</b>	<b>32</b>
4.1	Approach to the Zoning By-law Amendment	34
4.2	Approach to Urban Design Guidelines	36
4.3	Parkland Dedication	37
<b>5</b>	<b>Conclusions</b>	<b>38</b>

## Appendix A

Update to Phases 4 and 5 Redevelopment Context Plan Report and Update to the Urban Design Guidelines Table of Contents	A1
--	----

## Appendix B

Phase 3 Draft Plan of Subdivision Redline and Amended Conditions	B1
--	----

## Appendix C

Update to Block Context Plan	C1
------------------------------	----



This report has been prepared as an addendum (the “Addendum”) to the Urban Design Brief (April 2022, the “April 2022 Urban Design Brief”) and Planning Rationale (April 2022, the “April 2022 Planning Rationale”) prepared by Bousfields Inc. (“Bousfields”) with respect to the property generally bounded by Gerrard Street East to the north, River Street to the east, Oak Street to the south and Dreamers Way to the west (the “subject site”) which represent Phase 4 and 5 of the Regent Park revitalization. We are pleased to submit this information on behalf of our clients, Toronto Community Housing Corporation (“TCHC”) and 2747199 Ontario Limited (“Deltera Inc.”), with respect to Zoning By-law Amendment Application No. 22 136063 STE 13 OZ (the “rezoning application”) and a Draft Plan of Subdivision Redline and Amended Conditions.





# 1

## Introduction







# 1.1 Application History

TCHC and Deltera Inc. are seeking to partially update the previously established zoning framework for the last two phases of the redevelopment of Regent Park. The subject site represents the final opportunity to maximize the use of this public land to provide much needed market and affordable housing, as well as significant community benefits.

Over 17 years have passed since the initial approval of the rezoning for the Regent Park revitalization. Since then there have been multiple revisions to the zoning. The current rezoning application is based upon strong design principles rooted in the original approval while also responding to evolving development and changing design trends across the city and in the immediate neighbourhood. Further, the current rezoning application also responds to housing supply demand in the downtown and the city as a whole, with a particular emphasis on providing additional social housing and public amenities.

The rezoning application will facilitate the implementation of an updated urban design vision and strategy for the form and pattern of development that is firmly based on the same principles that guided the entire revitalization, including the approach to zoning implementation used for the first three phases.

The previously approved zoning and development concept for the subject site, which was an amendment to the original zoning by-law amendment, envisioned several mid- and low-rise apartment buildings and townhouse blocks with numerous public road connections. No additional parkland, community space, amenities or other public realm components were contemplated.

The Revised Proposal would increase the amount of market and affordable housing units, reduce the amount of the site dedicated to streets and increase and enhance the public realm and open space network, prioritizing non-vehicular movements throughout the subject site. Maintaining a

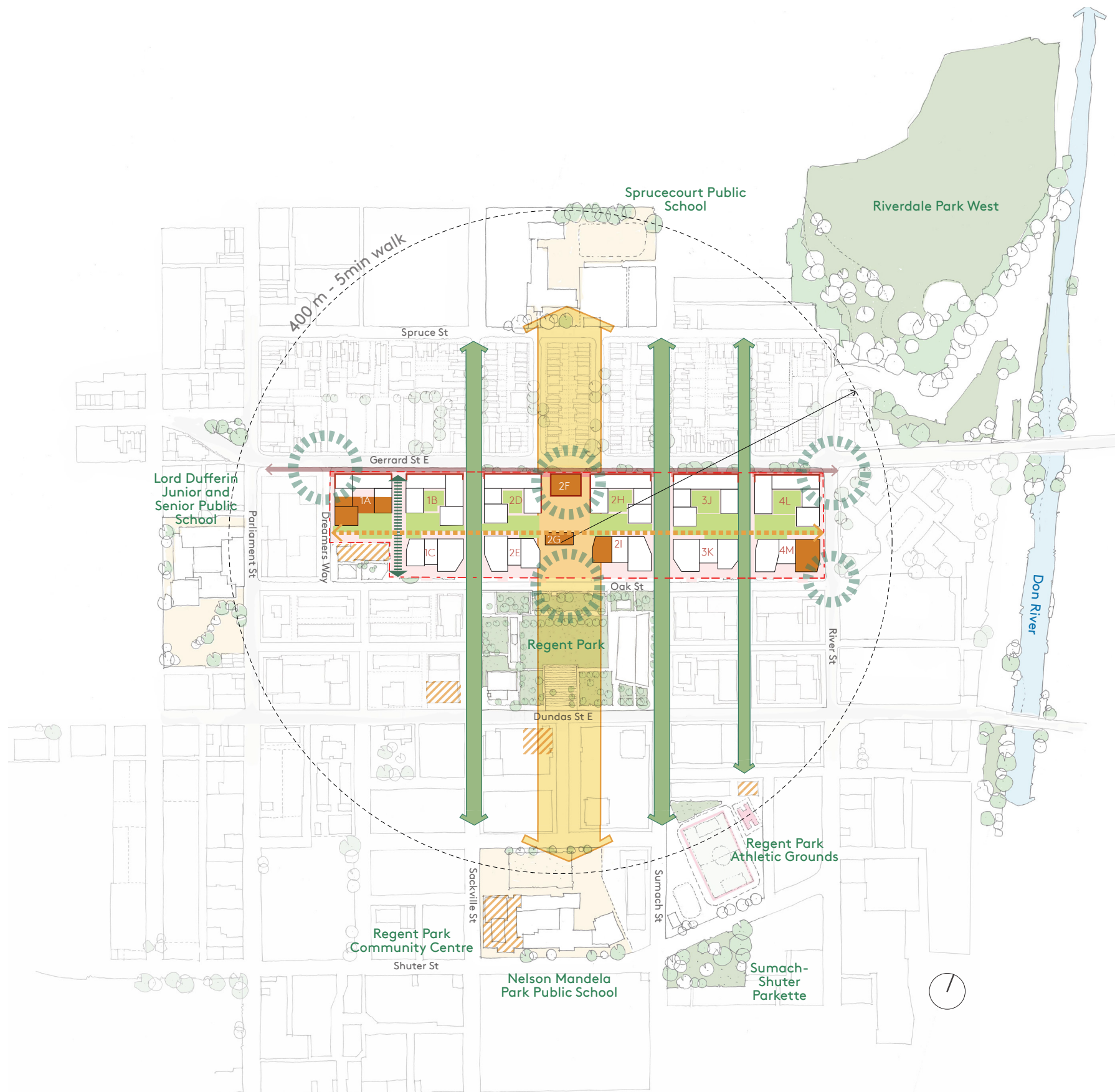
balance between market and affordable gross floor area has been a key element of the Regent Park revitalization. TCHC and Deltera Inc. intend to accommodate an approximate 50:50 allocation ratio for the additional GFA secured through the rezoning application above the as-of-right zoning permissions, with the final ratio to be determined through the approvals process. Due to changes to the site organization and the resulting built form revisions, the commitment to maintaining an even split of GFA has been a consideration in the redesign of the Revised Proposal. To implement the updated vision for Phases 4 and 5, applications for a zoning by-law amendment and draft plan of subdivision redline were filed with the City on April 14, 2022. An urban design framework (the “framework”) was prepared in support of the applications to demonstrate how the subject site could be developed. The framework demonstrated that a total of 292,900 square metres of gross floor area could be accommodated across the subject site, comprised of approximately 7,919 square metres of commercial, retail and non-residential uses, approximately 5,802 square metres of community uses, and 2,973 residential dwelling units – nearly half of which would be owned and operated by TCHC as rental residential units at varying levels of affordability (“TCHC residential units”).

Since the time of the application, the applicant team has received comments through the application circulation process and worked closely with City of Toronto Staff to review and resolve issues. The applicant team has also undertaken public consultations, as detailed in Section 2 of this Addendum. Based on the feedback received, TCHC and Deltera Inc. have revised the proposal to address concerns and comments (“the Revised Proposal”), resulting in an updated urban design framework (the “updated framework”). As discussed in more detail in Section 3 of this Addendum, key changes include:

- Formalizing two north-south connections by introducing a private street (Street G) and a public street (Tubman Avenue extension) as shown on **Figure 1** and **2**;
- Creation of Plot 4 due to the introduction of a public street (Street J);
- Modifying to the built form standards in the framework plan, including the reducing of the setback along Oak Street to match the as-of-right zoning approved from Phase 3 (By-law No. 275-2014:
  - providing the public street (Tubman Avenue extension);
  - amending tower setbacks along the east-west mid-block connection;
  - increasing the separation distances on Blocks 1A, 3J, 3K, and 4L and;
  - reducing the separation distances in Blocks 1C and 4M;
- Increasing the height of the library building to 6 storeys to include additional non-residential floor area;
- reshaping tower forms in Building 4M;
- reshaping midrise form in Building 1C;
- adding height and gross floor area for certain buildings;
- revising access, circulation and loading; and
- revising the landscape plan (including tree preservation).

The Addendum concludes that the design of the Revised Proposal continues to be appropriate from a planning policy and urban design perspective, including the direction to intensify lands within strategic growth areas, provide for a range and mix of housing and non-residential uses on an underutilized site to optimize the land to provide as many homes, both affordable and market rate, as possible and to support the ongoing creation of a complete community in Regent Park. The updated framework demonstrates that the Revised Proposal is planned to accommodate an intensified form of development that will fit harmoniously within the existing and planned context.















The updated framework demonstrates that transition is achieved within the site to the surroundings, limiting shadow impacts on the public realm and lower-scale *Neighbourhoods*. An attractive public realm will be created, supported by active uses at grade. Subject to the comments outlined below, the findings and analysis in our April 2022 Planning Rationale report and April 2022 Urban Design Brief continue to be relevant and accurate..

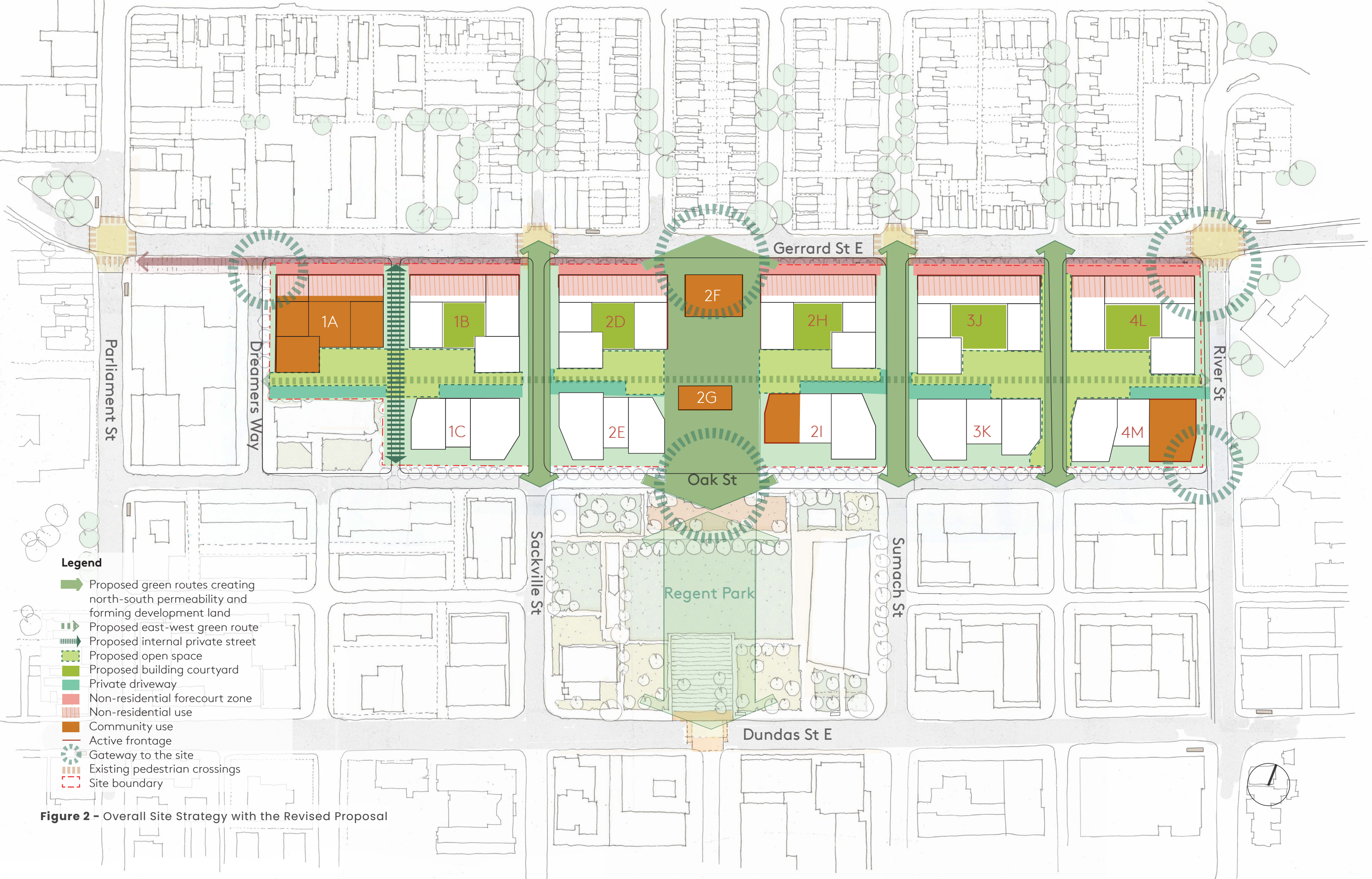
This Addendum concludes that, with the revisions, the proposed zoning by-law amendment continues to be appropriate from the perspectives of land use policy, built form and urban design. Subject to the additional comments set out herein, the findings and analysis set out in our April 2022 Planning Rationale report and April 2022 Urban Design Brief continue to be relevant and accurate.

**Legend**

-  Enhanced north south desire link connecting key other uses and open spaces
-  Proposed enhancements to the key north south links
-  Proposed new east west link connecting proposed other uses
-  Existing community/other uses
-  Proposed community/other uses
-  Proposed open space
-  Proposed internal private street
-  Proposed active frontage
-  Gateway to the site
-  Site area

**Figure 1 - Overall Sitewide Strategy with the Revised Proposal**









# 2

## Community and Stakeholder Engagement



**As part of the April 2022 rezoning application submission, Bousfields prepared a Public Consultation Strategy Report (“PCSR”) detailing the pre-application community engagement that was conducted as part of the development of the design concepts, as well as the overall approach to engaging with the community as the application progresses through the City’s formal development review process. As summarized in the PCSR, numerous engagement sessions were conducted from August 2021 to March 2022 with a broad range of audiences.**

Since the application was submitted in April 2022 and the City’s formal review process began, the project team has been pleased to support City Staff in the implementation of ongoing engagement efforts. These engagement and communications efforts have included:

- The installation of Development Application Notice Signs on the property, which have been translated into multiple languages and provide information to the public about the rezoning application as well as the contact details of the City Planner assigned to the file
- Attending and presenting at a second TCHC Design Review Panel meeting in May 2022
- Hosting and presenting at an additional Community Organizations Engagement Session (COES E) in June 2022
- Attending and presenting at the City-hosted Community Consultation Meeting in June 2022
- Ongoing updates to the project website

The project team will continue to review and evaluate all community feedback as the Revised Proposal progresses through the City’s formal review process and, where appropriate and possible, incorporate this feedback into the evolving design.