



# 4

## Implementation and Required Approvals

The Revised Proposal continues to conform with the Official Plan, the Downtown Secondary Plan and the Regent Park Secondary Plan and is permitted by the applicable land use designations set out therein. On this basis, no official plan amendment is required to facilitate the rezoning and the updated framework. The Revised Proposal requires an amendment to City of Toronto Zoning By-law 438-86, as amended, to revise certain zoning provisions within the permissive exception that applies to Regent Park, including updating the height and tower location mapping as they relate to Phases 4 and 5.

Of importance is the form of the Regent Park permissive exception in the zoning and the form of the Regent Park Urban Design Guidelines. As discussed in more detail below, these documents were prepared to provide area-specific standards for the redevelopment that provide the necessary flexibility for this unique approach to the redevelopment of social housing. The form of the standards and guidelines was addressed the City's report to Council in February 2005 ("Final Report – Application to Amend the Official Plan and Zoning By-law – Regent Park Revitalization – Toronto Community Housing Corporation", dated February 1, 2 and 3, 2005) which states that: "Built form needs to accommodate sufficient density for the redevelopment to work financially, providing development rights that allow the reconstruction of social housing and the construction of additional market housing. The built form regulations also need to accommodate changing market conditions over the 12 or more years of the build-out, while still adhering to strong urban design principles". In this regard, the zoning and guidelines for Regent Park are not as prescriptive with respect to a precise building location like many of the zoning by-law amendments that apply to new developments in the City. The approach proposed to implement the updated framework in the zoning by-law amendment and urban design guidelines for Phases 4 and 5 is consistent with the City's principles outlined in the February 2005 Final Report. The draft instruments maintain the overall structure for the zoning and guidelines that has already been applied to the first three phases of the revitalization.

## 4.1 Approach to the Zoning By-law Amendment

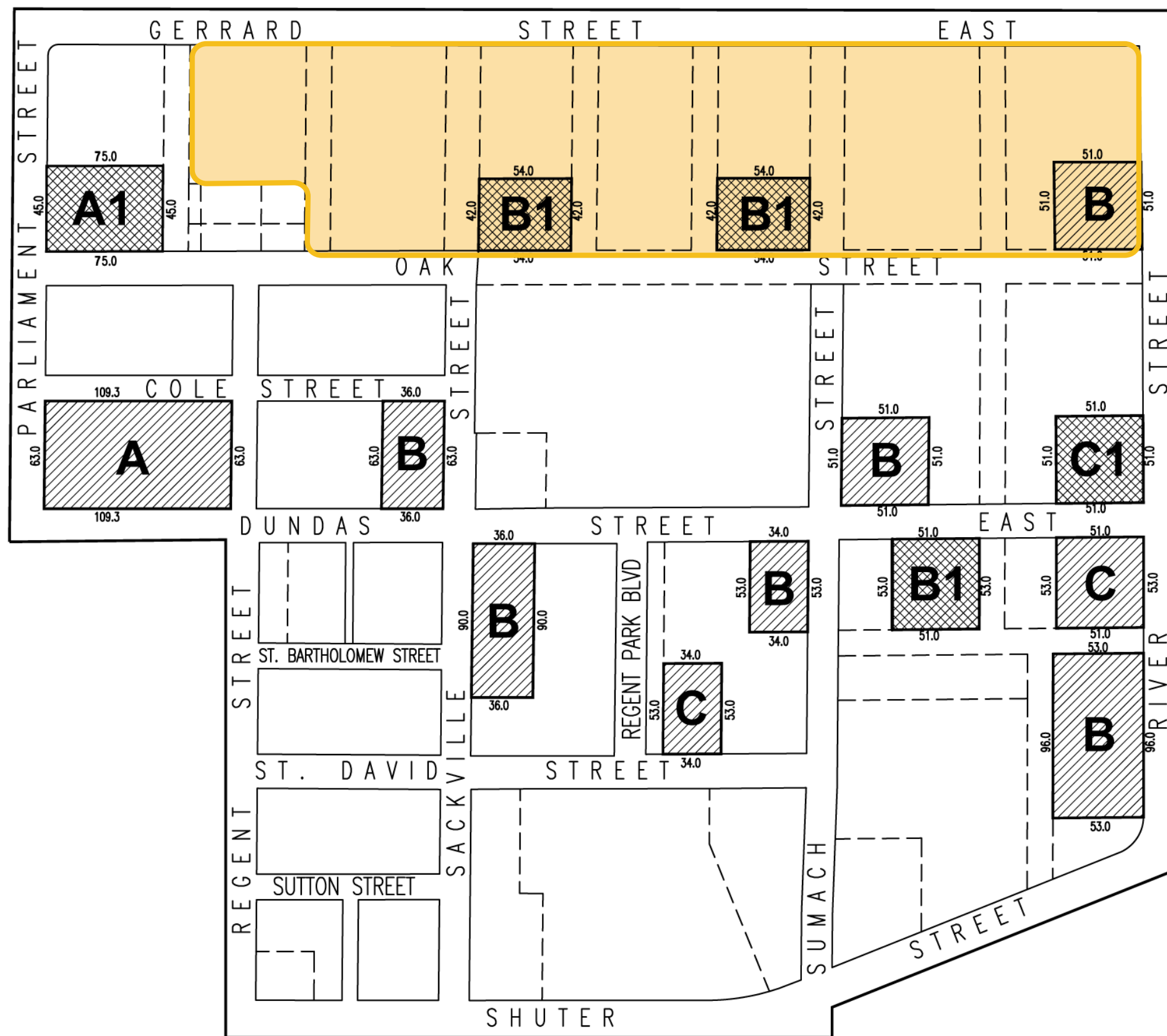
A draft zoning by-law amendment (“draft ZBA”) was included as part of the initial submission. The draft ZBA amends the former City of Toronto Zoning By-law 438-86, as amended, in order to revise certain zoning provisions within the permissive exception that applies to Regent Park, including updating the height and tower location mapping as they relate to Phases 4 and 5.

As discussed above, when drafting the draft ZBA, we took a similar approach to the one taken to establish the Regent Park zoning and for amendments to the Regent Park zoning applied to previous phases of development. Both Phase 2 and Phase 3 of the redevelopment amended the initial zoning by-law amendment (By-law 141-2005) with phase-specific provisions which revised zone categories, height districts, and other provisions to address evolving plans for Regent Park as the revitalization advanced.







The current application for Phase 4 and 5 represent the final phases of development in Regent Park. To maintain the intent, as discussed in the City’s 2005 Final Report, we request that the draft ZBA adopt the same approach as the previous phases by amending the initial by-law with site-specific provisions will provide direction for future more detailed development proposals in Phases 4 and 5.

In this regard, the draft ZBA establishes a set of built form principles and development standards that will need to be met while also allowing for flexibility in design through the Site Plan Control process. For example, rather than appending a detailed zoning schedule with building envelopes, the project can achieve appropriate built form relationships through provisions outlining minimum separation distance and setbacks. This approach is generally consistent with the approach taken with previous Phases of development in Regent Park (see By-laws 243-2009 and 275-2014).

A revised draft ZBA has been included in the resubmission package, and an updated zoning matrix is provided. We look forward to working with the City to finalize this document through the City’s review process.



 **Subject Site**

-  **TOWER A**  
60 METRES  
800 M<sup>2</sup> GFA
-  **TOWER B**  
77 METRES  
800 M<sup>2</sup> GFA
-  **TOWER A1**  
60 METRES  
750 M<sup>2</sup> GFA
-  **TOWER B1**  
77 METRES  
750 M<sup>2</sup> GFA
-  **TOWER C**  
88 METRES  
800 M<sup>2</sup> GFA
-  **TOWER C1**  
88 METRES  
750 M<sup>2</sup> GFA

**Figure 14** - Regent Park Zoning Map: Tower Locations (2014)

## 4.2 Approach to Urban Design Guidelines

Policy 4.1.3 of the Regent Park Secondary Plan requires an update to the Regent Park Urban Design Guidelines (2005) prior to the removal of the Holding Symbol (h) for each phase of the redevelopment.

The Regent Park Urban Design Guidelines were adopted by City Council in April 2005 and have been subject to subsequent amendments for each phase of the revitalization initiated to date. Most recently, this includes an amending guideline document adopted by Council in March 2014 entitled “Phase 3 Development Context Plan Report & Update to Urban Design Guidelines” dated October 3, 2013.

As discussed in Section 4.9 of our Planning and Urban Design Rationale (April 2022), these amendments were an identified component of the design framework for Regent Park from the time of the adoption of the original guidelines, which envision a two-step process: generalized guidelines for the overall neighbourhood vision; and development context plan and guideline updates to be prepared for each phase prior to the start of construction. As each phase of the development has come forward, the phase-specific guidelines are prepared and not a revision to the Regent Park-wide guidelines.

As stated, the Guidelines provide a “generalized set of guidelines that guides the vision for the overall neighbourhood of Regent Park.” The Guidelines are to be “augmented by a Development Context Plan, which will be prepared on a phase-by-phase basis. The Framework Plan for Phases 4 and 5, included with this Revised Proposal, addresses this requirement in part but additional detail will be provided in the phase-specific Urban Design Guidelines. To address the modifications in the Revised Proposal, this submission includes an updated draft of the Table of Contents for the Phase 4 and 5 Urban Design Guidelines, attached as **Appendix A**. These guidelines with the Development Context Plan will provide more detailed guidance on specific site characteristics in each phase and including a framework for the public realm and built form conditions, as set out in the Regent Park Urban Design Guidelines, March 2005, page 5.

As part of a future submission we will be updating the guidelines with a Development Context Plan that will apply to the Phase 4 and 5 lands only.

## 4.3 Parkland Dedication

From the beginning of the Regent Park revitalization, the provision of high-quality public parkland was one of the key elements in the design.

The City approved a Draft Plan of Subdivision for the Regent Park redevelopment in May 2005 with conditions (Subdivision 55T-04202, the “DPOS”). As phased development proceeds, the Subdivision Agreement is registered on a phase-by-phase basis. It is our understanding that the final parkland dedication requirements for Regent Park were satisfied in Phase 3, in other words, the total amount of parkland required for all of Regent Park was provided through that Phase.

The initial approval of the Regent Park Secondary Plan required the provision of approximately 3.5 hectares of parkland. The provision of this parkland was secured through conditions in the DPOS, with the majority of the parkland to be conveyed in the earlier phases. With respect to the Phase 4 and 5 lands, the initial DPOS included a condition which required the conveyance of a parkette on Block 9 (see **Appendix B, Phase 3 Draft Plan of Subdivision Redline and Amended Conditions**).

However, in response to input from the community and City staff, the Phase 3 application eliminated the Block 9 parkette and a second parkette further south on Sword Street (Block 29 as shown in **Appendix B** to consolidate the remaining required parkland and provide a large, programmed park in the southeast part of Regent Park (the Regent Park Athletic Grounds, 480 Shuter Street). Additional land for parkland above the required area was also conveyed at this Phase, resulting in an overall increase in the total amount of parkland to 4.63 hectares. At the end of the Phase 3 approval, based on a net development site area which excludes over 6 hectares for public roads, the total amount of parkland provided to the City to date exceeds the cap of 20% of the development site for sites greater than 5 hectares in size, as outlined in Chapter 415 of the Toronto Municipal Code.

Further, the attached letter from City Planning dated February 9, 2016 (**Appendix B**) confirms that the Phase 3 Plan of Subdivision changed the location of the parkland conveyance from Block 9 and Block 29 of the DPOS to Blocks 7 and 9 of the Phase 3 Plan of Subdivision. On Page 3 of this letter you will see that Condition 45 of the Draft Plan of Subdivision was deleted and replaced with wording that removes the requirement to convey Block 9 as a Park block; instead Blocks 7 and 9 of the Phase 3 Plan of Subdivision will be conveyed as parkland to the City.

This indicates that the parkland requirements for Regent Park have been satisfied in previous phases, therefore additional parkland is not required.

### City Comment and Response:

In response to the first submission of materials for Phase 4 and 5, the City of Toronto Parks Department provided the following comment:

*City Council approve that in accordance with Section 42 of the Planning Act as a component of the Registration of Plan of Subdivision, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 1,200 square metres located directly south of Building 2G with frontage on Oak Street as well as Block 2 on Plan 66M-2491, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;*

Given the analysis we provided above, the basis for this comment is unclear. It is our understanding that Plan 66M-2491 is the Phase 2 Plan of Subdivision. As noted above, further changes to the DPOS we made through the Phase 3 Plan of Subdivision, amending Condition 45 and removing the requirement to convey Block 9 as a park.

As noted above, there are no further parkland dedication requirements in the subdivision agreement for the Phase 4 and 5 lands. Further, it is our opinion that the additional density proposed on Phase 4 and Phase 5 do not require additional parkland dedication as the Regent Park redevelopment has already provided in excess of the 20 percent cap outlined in Chapter 415 of the Municipal Code.



# 5

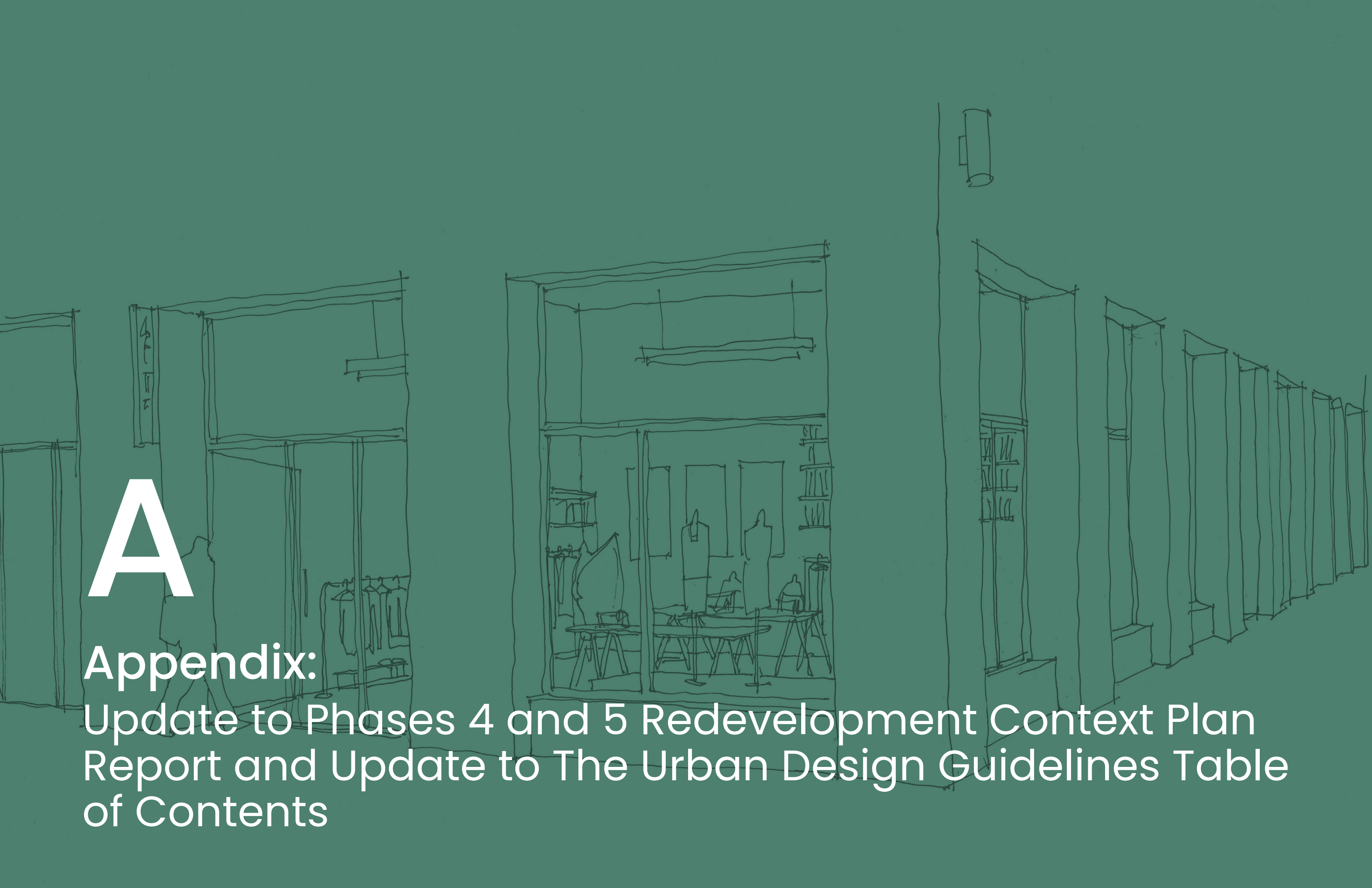
## Conclusions

The findings in our Planning Rationale and Urban Design Brief are still relevant and applicable to the Revised Proposal. Further, the Revised Proposal continues to be consistent with numerous policy directions supporting mixed-use intensification of an under-utilized site within an urban growth centre and a neighbourhood that has been planned for redevelopment and revitalization, with a range of housing types, tenure and affordability. The Revised Proposal includes retail uses and significant public benefits in the form of public realm expansions and the provision of community spaces. The Revised Proposal is in keeping with the planning and urban design framework set out in the Provincial Policy Statement, the Growth Plan, the City of Toronto Official Plan, the Downtown Plan and the Regent Park Secondary Plan, as well as the applicable urban design guidelines.

From a land use planning perspective, the Revised Proposal continues to be supportive of numerous policy directions promoting intensification, particularly in areas well served by municipal infrastructure, including transit. The updated framework looks to optimize the use of these final phases of the Regent Park revitalization to provide as many homes, both affordable and market, as possible and to support the ongoing creation of a complete community in Regent Park. From a built form and urban design perspective, the updated framework has been planned to accommodate an intensified form of development that will fit harmoniously within the existing and planned context. The appropriately scaled massing strategy will bring significant investment to the site that is designed to ensure transition is achieved within the site and to the broader neighbourhood, limiting shadow impacts on the public realm and lower-scale neighbourhoods. The updated framework continues to establish an enhanced public realm with new public streets and open spaces including an east-west mid-block connection, a central plaza and other publicly accessible open spaces.

Accordingly, it is our opinion that the Revised Proposal is appropriate and desirable, and the requested Zoning By-law Amendment and redline revisions to the Plan of Subdivision should be approved.





# A

## Appendix:

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

*This is a preliminary table of contents and will be updated once the Re-Zoning application is completed or near completion.*

## **1.0 Introduction**

- 1.1 Vision for Phases 4 and 5 of Regent Park
- 1.2 The Relationship to the Urban Design Guidelines

## **2.0 Urban Setting**

- 2.1 Structuring Elements

## **3.0 Public Realm**

- 3.1 Street Designs
  - 3.1.1 Arterial Streets
  - 3.1.2 Primary Local Streets
  - 3.1.3 Private Driveways
- 3.2 Open Space Network
  - 3.2.1 East-West Mid-Block Connection
  - 3.2.2 Central Plaza
  - 3.2.3 North-South Connections
  - 3.2.4 Private Amenities
  - 3.2.5 Other Open Spaces
  - 3.2.6 Ground Floor Animation
- 3.3 Tree Number and Species
  - 3.3.1 Trees in Planters
  - 3.3.2 Trees in Turf

## **4.0 Built Form**

- 4.1 Built Form
  - 4.1.1 Building Setbacks
  - 4.1.2 Street Building, Heights and Stepbacks
  - 4.1.3 Building Heights and Storeys
  - 4.1.4 Location and Design of Residential Towers
- 4.2 Building Typologies
  - 4.2.1 Primary Local Streets
  - 4.2.2 Private Driveway

## **5.0 Access, Entrances, Parking**

- 5.1 Pedestrian Entrances
- 5.2 Parking and Service Entrances
- 5.3 Location of Underground Parking Garages and Entrances

## **6.0 Commemoration Strategy & Public Art**

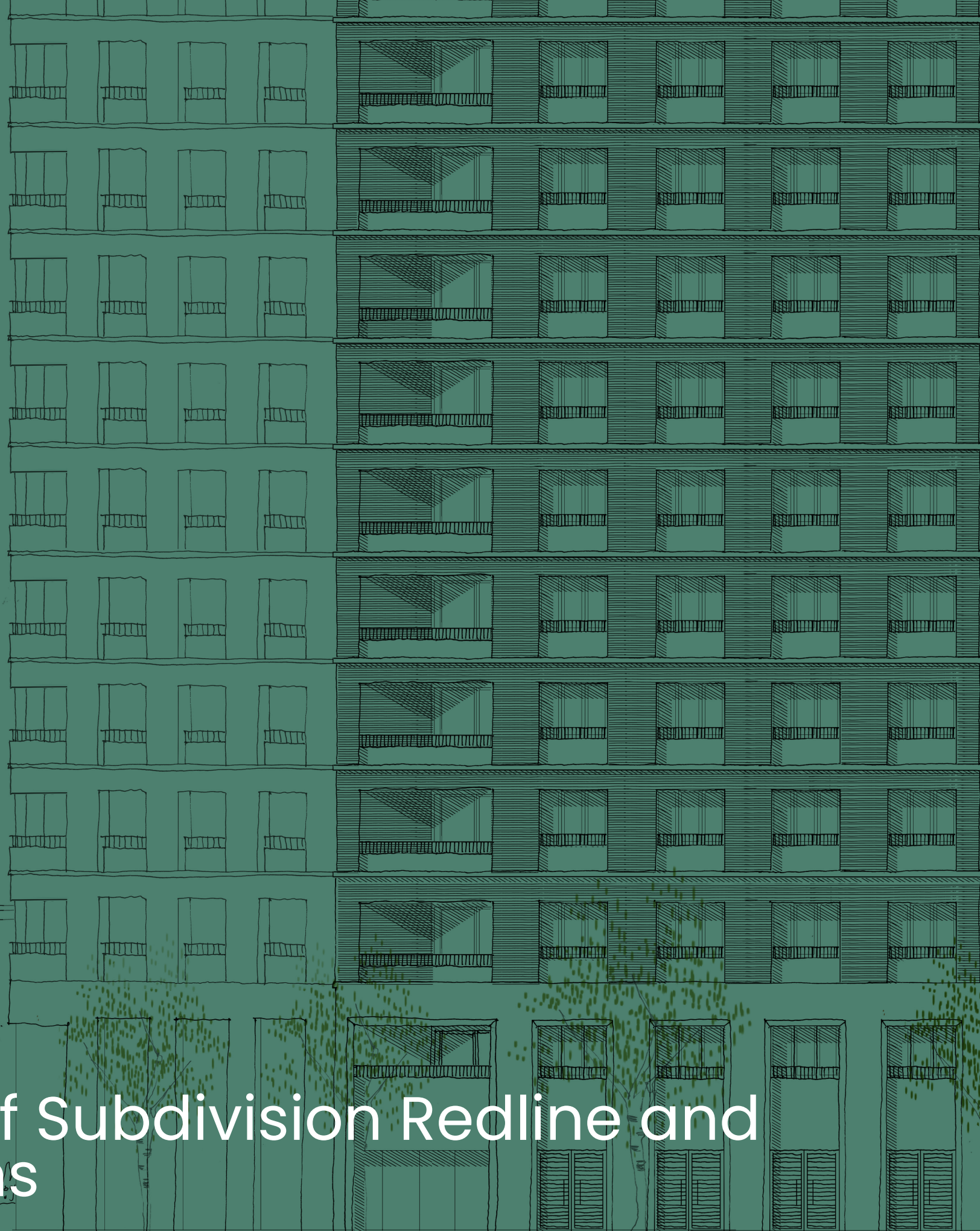
- 6.1 Commemoration Themes
- 6.2 Storytelling Themes

## **7.0 A Sustainable Design**

- 7.1 Toronto Green Standards
- 7.3 Resilience
- 7.4 Indoor Quality
- 7.5 Outdoor Quality
- 7.6 Landscaping

# B

## Appendix: Phase 3 Draft Plan of Subdivision Redline and Amended Conditions





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Toronto Community Housing Corporation  
931 Yonge Street, 2<sup>nd</sup> Floor  
Toronto, ON M4W 2H2  
Attention: Kelly Skeith, Senior Development Manager

February 9, 2016

**Subject: Draft Plan of Subdivision 55T-04202**  
Subdivision Approval Application No.: 04 180319 STE 28 SB  
Regent Park – Phase 3  
Ward 28 - Toronto Centre-Rosedale

We hereby amend the draft approval by accepting the redline revision dated January 19, 2016, to the approved Draft Plan of Subdivision that was last revised on April 19, 2011. The redlines amend Block 32 on the Draft Plan of Subdivision (Block 10 on the Phase 3 Plan of Subdivision) by permitting its redevelopment for residential purposes, amend Blocks 9 and 29 on the Draft Plan of Subdivision by changing the location of the parkland conveyance from those blocks to Blocks 7 and 9 as delineated on the Phase 3 Plan of Subdivision, and amend the layout of blocks and streets throughout the Phase 3 lands.

We also hereby amend conditions 44 and 45 of the Conditions of Draft Plan Approval as originally provided in the letter dated May 31, 2005.

Please find attached and enclosed the following:

1. Redlines to Conditions of Draft Plan Approval for Plan of Subdivision 55T-04202 as originally referenced in the letter dated May 31, 2005.
2. One (1) copy of the redlined Draft Plan of Subdivision dated January 19, 2016.

Yours truly,

Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto & East York District

cc: City Clerk (no enclosures)  
Robert Robinson, Legal Services Division  
Manager, Development Engineering, Toronto and East York District (no enclosures)  
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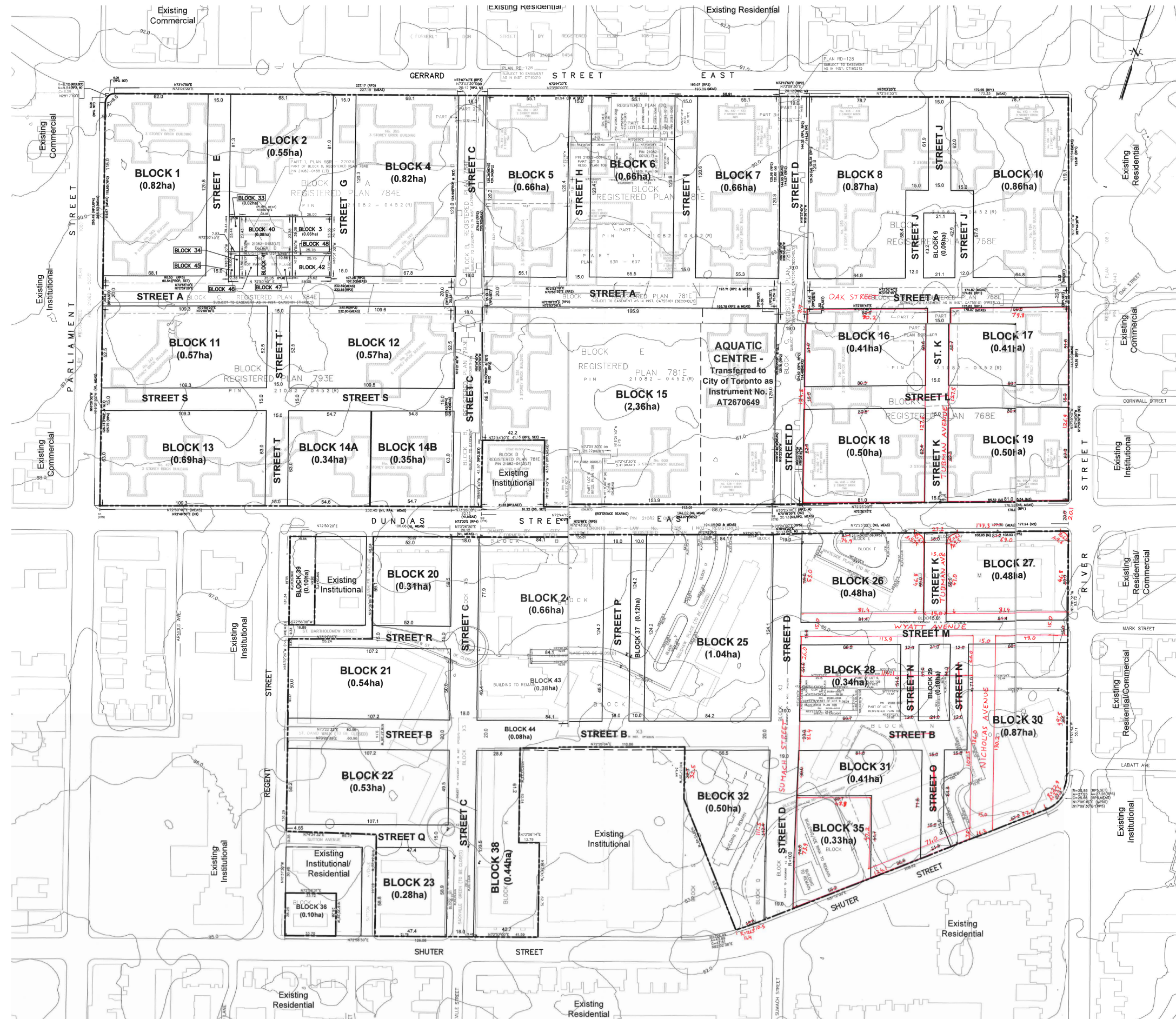
**Redlines to Conditions of Draft Plan Approval  
Plan of Subdivision 55T-04202**

Condition 44: deleted and replaced with:

"Block 32, former site of a heritage structure known as 14 Blevins Place that will be demolished (approved by City Council as per item TE30.10 adopted on March 20, 2014), will be developed for residential purposes.

Condition 45: deleted and replaced with:

"Blocks 9 and 29 are no longer required to be conveyed as Park blocks; instead, Blocks 7 and 9 as shown on the Phase 3 Plan of Subdivision will be conveyed as parkland to the City.



Phase 3 Draft Plan of Subdivision Redline