

April 10, 2023

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** Non-Residential Space
Engagement Strategy

Intent:

Provide City Planning with background on the community engagement strategy for non-residential space in Phases 4 and 5 of Regent Park to support the review of the third rezoning submission.

Background:

In Phases 4 and 5 of the Regent Park Revitalization, Toronto Community Housing Corporation (“TCHC”) and their development partner, Deltera Inc., will be delivering approximately 16,000 square metres of multi-use non-residential space to the Regent Park community, subject to zoning approval.

The project team is developing a comprehensive community engagement strategy for the non-residential space that will:

- Intentionally engage Regent Park residents and stakeholders
- Utilize the extensive community engagement feedback around community benefits and community priorities, anticipated to commence in 2023
- Leverage internal/external partnerships to support the delivery of these spaces
- Take into consideration recommendations from the City

The purpose of this strategy is to confirm:

- Space typologies;
- Ownership and governance;
- Community leadership and stakeholders.

The space will be delivered in conjunction with the following values and guiding principles:

Tenant Focused	Equitable	Inclusive
TCHC’s Confronting Anti-Black Racism Strategy & Action Plan	Community wealth building	Innovative and animated open space

Critical infrastructure for sustainable economic development and business incubation	Collaboration & co-creation	Effective community services and facilities
--	-----------------------------	---

Engagement Strategy

The TCHC indoor non-residential space in Phases 4 and 5 will be categorized/classified into **retail space, community services and facilities/community space**. The TCHC and Deltera outdoor open space in Phases 4 and 5 will be categorized into various **open spaces** including the east-west POPS and central plaza. Each category of space will have its own engagement strategy to determine how to tenant and activate this space, which will then feed into the overarching Regent Park Non-Residential Space Strategy.

Retail Strategy

TCHC and Deltera have commissioned Parcel Economics to provide a retail assessment and recommendations for Phases 4 and 5. In addition to this assessment, Parcel Economics completed a series of research interviews with:

- Local residents
- Small business owners
- Community agencies
- Community engagement consultants
- Community representatives

The assessment and context from these interviews helped to identify spaces that can be leveraged to support relevant mixed-use micro-retail executed through Regent Park tenant business incubation. This is a need heard through many engagement events and has been highlighted in the Regent Park Refreshed Social Development Plan (SDP) as well as the Regent Park SDP's Employment & Economic Development Table.

TCHC aims to tenant these spaces by achieving a commercial property portfolio that maximizes social and economic benefits accompanied by sound business practices and sustainable operations.

TCHC's Regent Park Development team has been actively engaging with internal and external stakeholders, such as TCHC's Commercial Business Unit and The Canadian Black Chamber of Commerce, to develop this strategy and fulfill sustainable community wealth-building and the aforementioned core values.

Community Services and Facilities/Community Space

Through our presence and engagement in the community, a need has been heard about developing community-space embedded with critical infrastructure to facilitate sustainable community wealth building and places for gathering and/or worship. This need is also highlighted within several foundational documents, such as the Regent

Park Community Priorities Report, Regent Park Community Wealth Building Report, and the Regent Park Refreshed SDP.

To fulfill this need, a consultant from the Department of Words & Deeds has been retained to support the development of a sustainable model for community space as well as policies for their governance.

The comprehensive community engagement to inform the Regent Park Community Benefits Agreement anticipated to culminate in October 2023 will also feed into an additional or subsequent community engagement process that will be developed. This additional process will determine the priorities and critical infrastructure that will activate these spaces and give direction on which stakeholders should be engaged to ensure effective delivery to the community.

Open Space

We have heard from the community that outdoor spaces play an important part in bringing people together. Spaces need to be built with intention and be highly flexible and accessible.

As aforementioned, the consultant from the Department of Words & Deeds will also provide the project team with innovative and feasible open space activation concepts. These concepts will be used to engage stakeholders, the community and residents in a collaborative process to refine and implement a high quality open space. The concepts will focus on the proposed outdoor spaces including the east-west POPS and central plaza, in Phases 4 and 5. This engagement is anticipated to commence after the community benefits engagement is completed. Further details will be provided closer to engagement.

Summary of Recommendation:

Non-residential space will play a critical piece in fostering social cohesion in Regent Park Phases 4 and 5. Because of this, TCHC and Deltera will employ a robust engagement strategy to ensure that the non-residential spaces best meet tenant and future resident's needs and priorities both today and in the future.

The development of Phases 4 and 5 is the final chance to effectively respond to community needs and deliver on core community priorities for the physical and socio-economic transformation. TCHC and Deltera are committed to delivering on a revitalization vision that enhances and promotes an inclusive community. Further refinements to the strategy will be provided as information becomes available.