

# Phases 4 & 5 Development Context Plan Report and Update to Urban Design Guidelines



**Regent Park**  
Phases 4 & 5

City of Toronto

Prepared For

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

April 10, 2022





# Regent Park

## Phases 4 & 5



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An aerial photograph of a city grid, overlaid with a semi-transparent green filter. The image shows a dense network of streets, buildings, and green spaces. A large white number '1' is positioned on the left side of the image.

# 1

## Introduction & Background

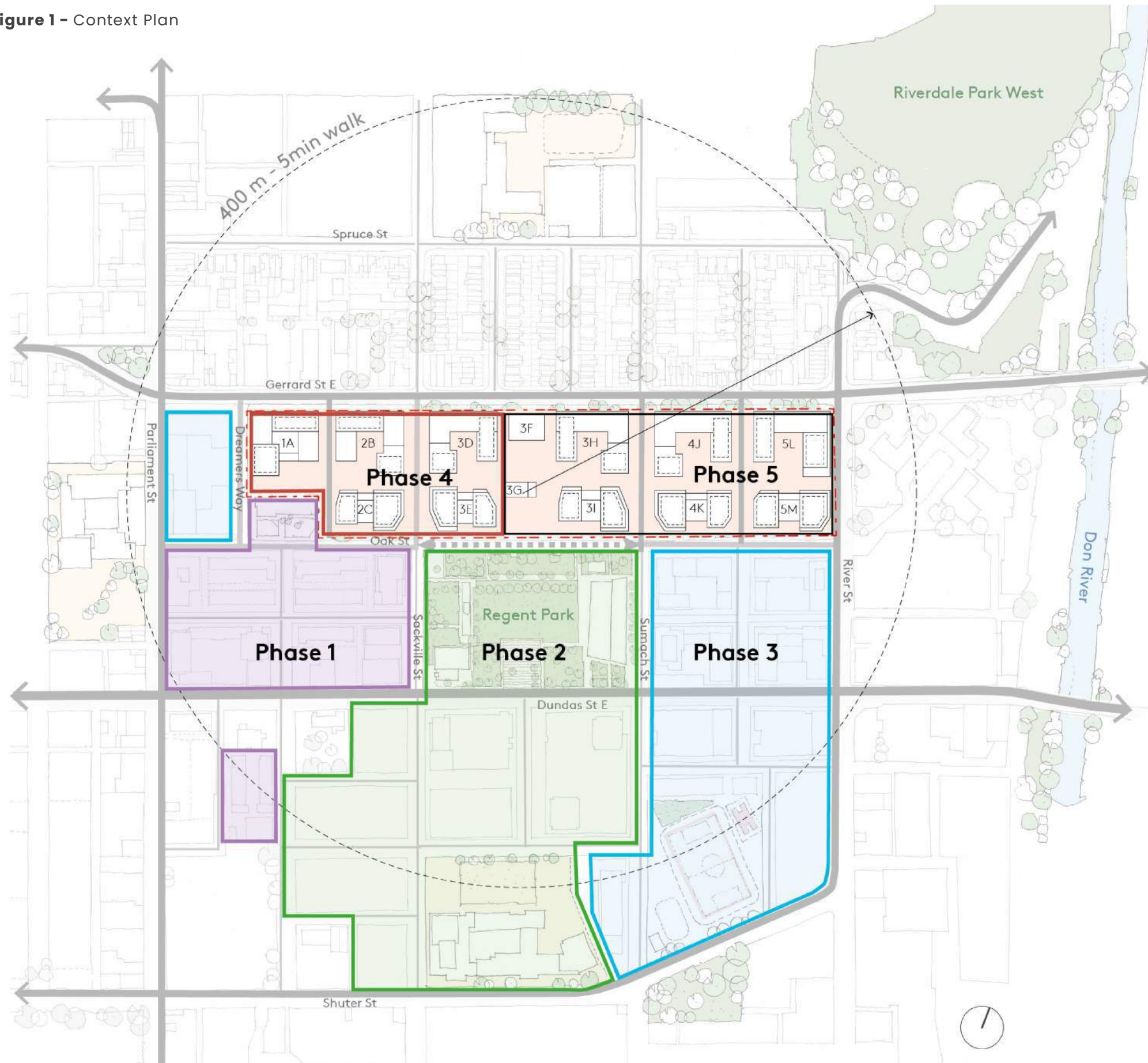




This document has been prepared by Bousfields Inc. with input from Karakusevic Carson Architects, PFS Studio, ERA Architects, BA Group, Parcel, Counterpoint Engineering, SLR Consulting Ltd., Transsolar Kilma Engineering and based on input from the community, stakeholders, the Toronto Community Housing Corporation Design Review Panel and the City. It describes, illustrates and builds on the urban design vision, strategy and rationale for the form and pattern of revitalization contained in the Regent Park Urban Design Guidelines (“Guidelines”) for the development of the northern 6.5 hectare portion of the Regent Park neighbourhood 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 (not including the property located at the northeast corner of Oak Street and Dreamers Way (40 Oak Street) (the “Site”). The Site is commonly referred to as Phases 4 & 5 of the Regent Park revitalization, in reference to the proposed phasing plan for the neighbourhood’s comprehensive revitalization as initiated in the early 2000s.



**Figure 1 - Context Plan**



Although the Guidelines continue to be the main document to describe the general design principles and guidelines for the public realm and built form, this document provides an update and direction for Phases 4 & 5 only. This approach of providing phase-specific urban design guidelines is consistent with the approach applied for the revitalization of the first three phases and is a City of Toronto requirement, as outlined in the Regent Park Secondary Plan, to lift the holding symbol (“H symbol”) for the final phases of the revitalization. Specifically, the Secondary Plan speaks to the requirement for a Development Context Plan (“DCP”) to be provided as an update to the Guidelines for each phase of development. The DCP prepared for earlier phases provided guidance on building setbacks, stepbacks, the design concepts of new streets, cycling routes, public art, streetscape standards and tree planting. Consistent with the approach for the earlier phases, this DCP has been prepared for Phases 4 and 5. This DCP should be read in conjunction with the Regent Park Guidelines, the Zoning Bylaw, including the Zoning Bylaw Amendment prepared in support of the revitalization of Phases 4 and 5 which regulates building heights, uses, parking and loading, and the Regent Park Secondary Plan.

**Legend**

- Regent Park Phase 1
- Regent Park Phase 2
- Regent Park Phase 3
- Regent Park Phase 4
- Regent Park Phase 5
- Site boundary



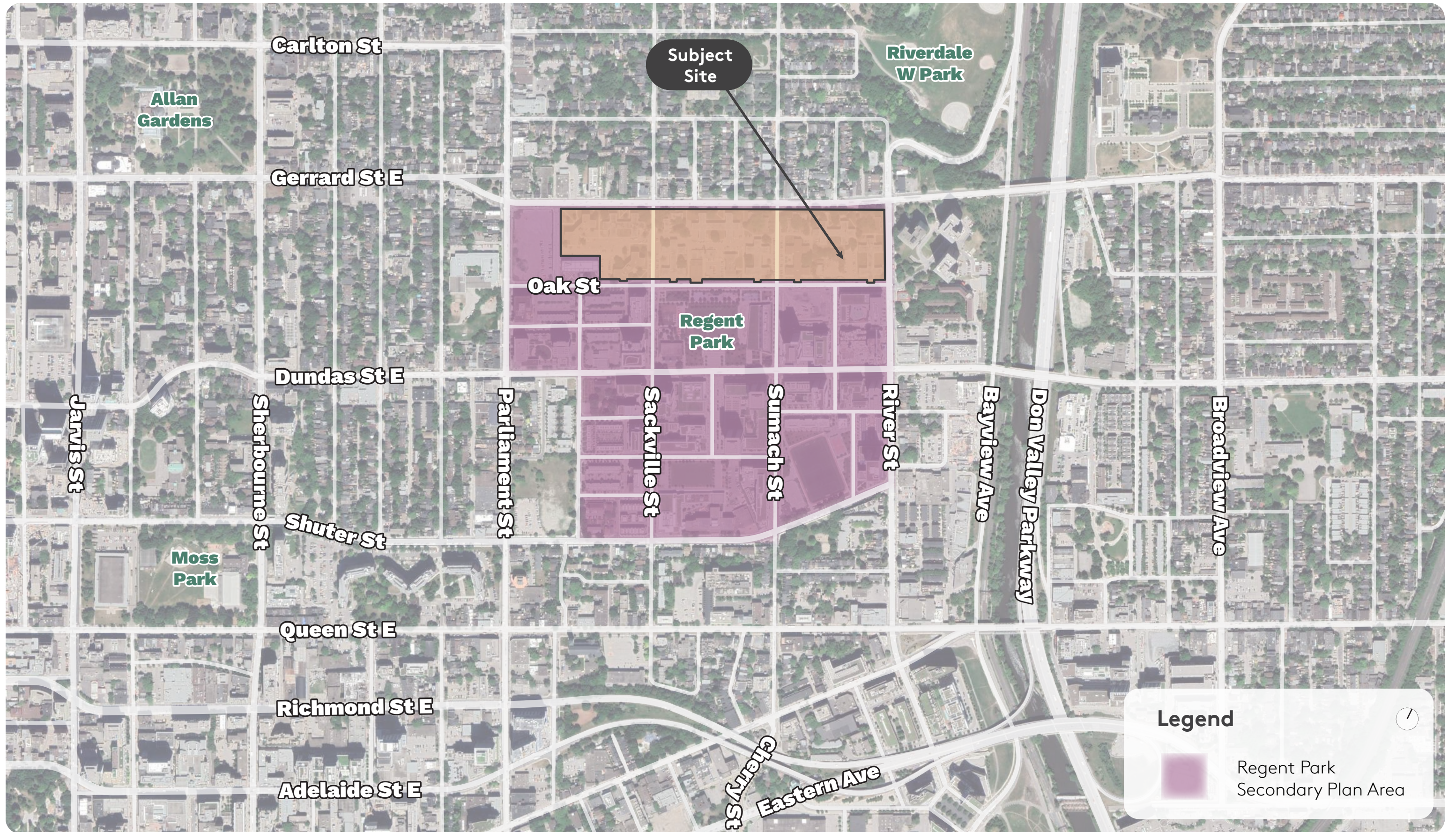


Figure 2 - Aerial Photo - Immediate Context



# 1.1 Vision & Directives for Phases 4 and 5 of Regent Park

Building on the foundation of community-led design through a thoughtful, iterative, and sensitive design process, the vision for the revitalization of Phases 4 and 5 is to create a beautiful, commodious, environmentally responsible, and socially vibrant community that will build on the success of the revitalization to date.

The advancement of Phases 4 & 5 offers the final opportunity in Regent Park to think about how the layout of these blocks will be designed to support neighbourhood-wide improvements such as safer streets and additional areas for community gathering and recreation. Building on the existing positive qualities and sense of community achieved through the earlier phases of the revitalization, Phases 4 & 5 will seek to go beyond the replacement of the existing Rent-Geared-to-Income (“RGI”) homes on the Site to provide a significant number of new homes across a range of tenures while improving local services and amenities.

The DCP for Phases 4 and 5 seeks to improve the experience for existing residents and the wider community. In this regard, the community and stakeholders engagement has informed the DCP to ensure that it captures the community’s vision for the future. For more information on the community engagement for Phases 4 and 5, refer to the Public Consultation Strategy Report (“PCSR”). The PCSR provides a comprehensive outline of the approach to engage with the community in developing the design framework and as the application progresses through the City’s formal development review process. A rigorous approach has been undertaken to consider community feedback; and how Phases 4 & 5 should build on the success of the revitalized Regent Park neighbourhood. Further, the DCP has been prepared based on input and comments from the Toronto Community Housing Corporation (“TCHC”) Design Review Panel (“DRP”) and comments from the City.

The DPC is based on the aim of supporting a healthy and active community, providing new homes and exploring improvements such as new community facilities, the potential for new micro retail and business incubator spaces for local entrepreneurs, new and improved open spaces, and recreation areas where people can play, relax and socialize in a neighbourhood where they feel welcome, safe and proud.

**As part of the implementation of this vision, six directives have been established for the revitalization of Phases 4 and 5. These six interconnected directives are described below.**



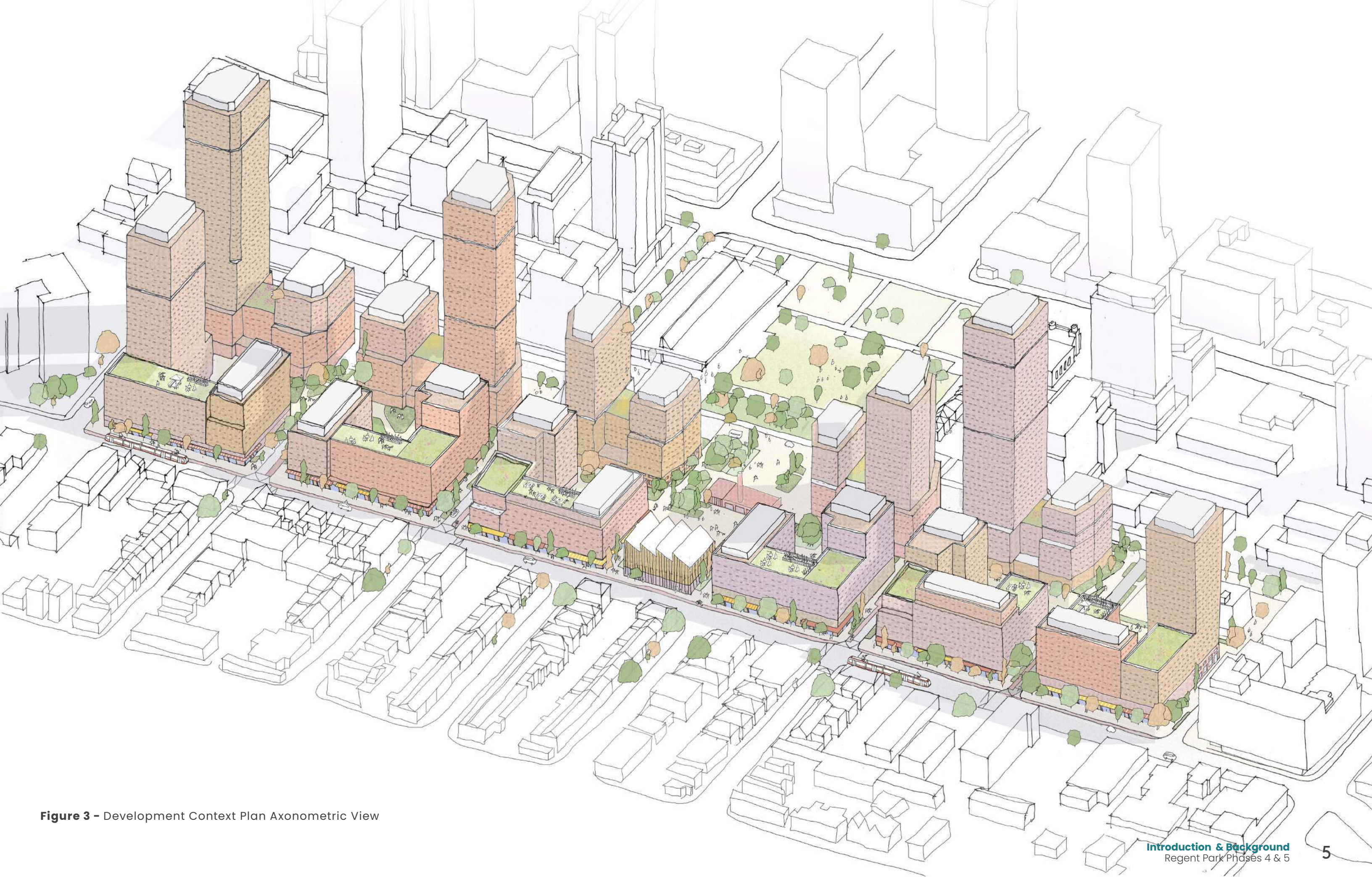


Figure 3 - Development Context Plan Axonometric View

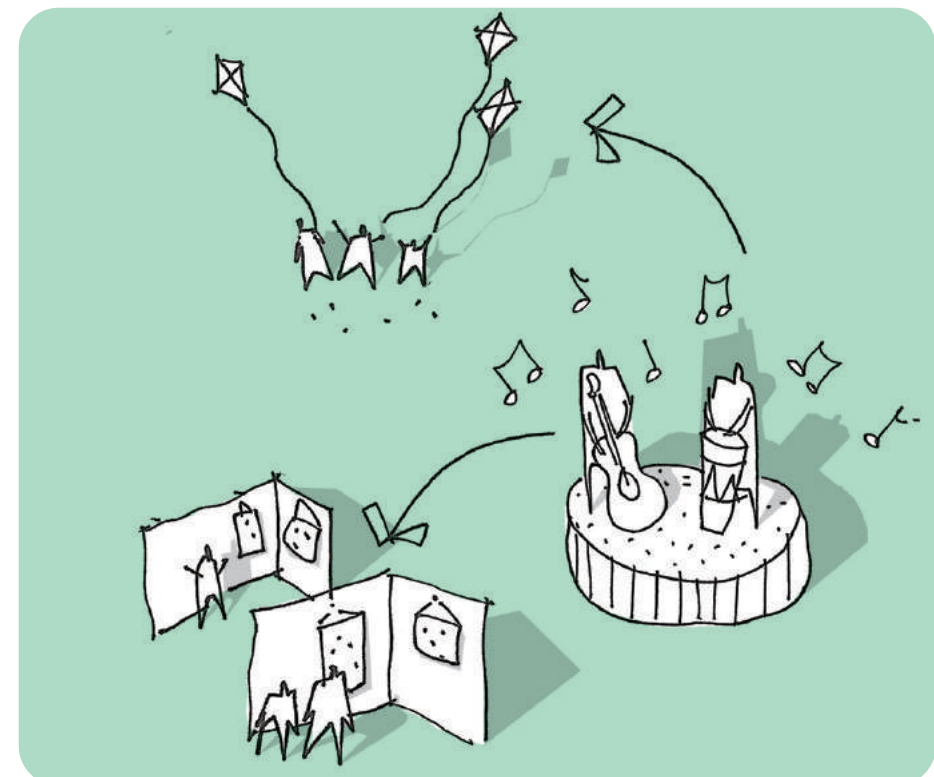


## ① Prioritizing high quality communities



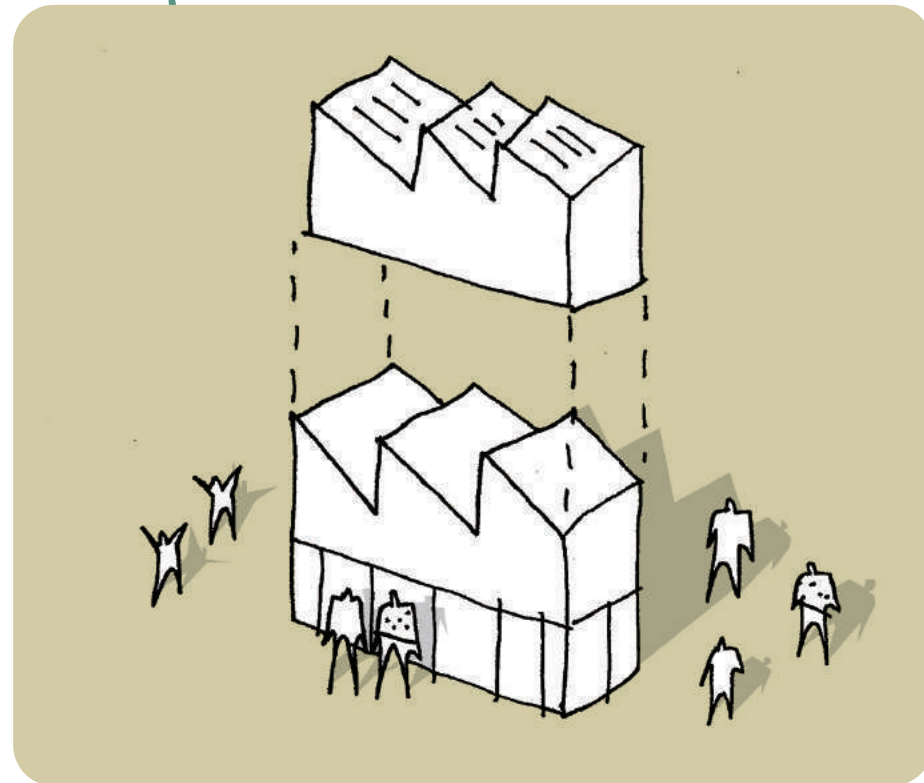
Great housing and neighbourhood planning puts people first. New homes and buildings should strive to ensure residents are able to grow, thrive, have their own private spaces, feel secure and relaxed, and share a sense of community with their neighbours. The DCP should shape high quality, flexible and comfortable homes built in a mixed community. It aims to provide a mix of housing types and tenures, including affordable housing to support a diverse, livable and vibrant neighbourhood that fosters community relationships and creates a strong sense of place.

## ② Recognizing & strengthening community assets



The DCP builds on the strong existing community to ensure that the revitalization continues to support the residents of Regent Park to thrive. In this regard, we have worked closely with the formal and informal networks and relationships within the community to identify opportunities to strengthen the assets, including the creation of a Community Services and Facilities Study prepared in collaboration with the community, the initiation of a process to integrate new community accessible spaces.

### ③ Limiting disruption and retaining sense of place



Through careful consideration for a commemoration strategy, including potential retention of the Boiler House and other elements, the vision for the revitalization of Phases 4 and 5 seeks to retain some of the local history and sense of place. Key to this is ensuring that throughout the revitalization, residents are engaged in the commemoration strategy and future design of these elements.

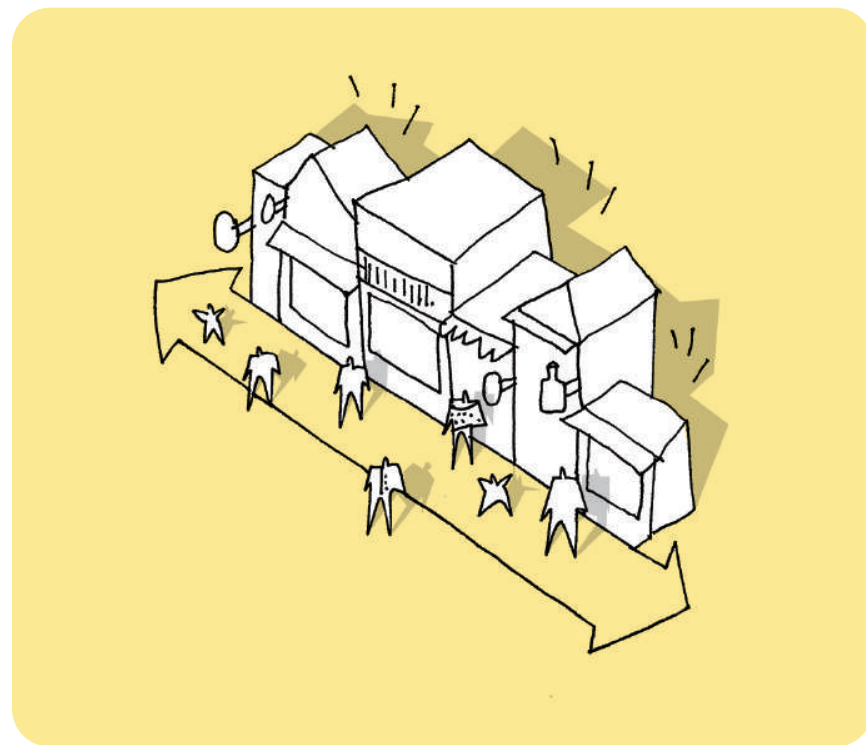
### ④ Designing for community safety & ownership



The design creates an inviting neighbourhood where people of all ages, abilities and backgrounds feel safe and welcome. By creating legible and accessible routes with clear sightlines that stitch the Site into the surrounding area and create connections throughout the neighbourhoods. Active use at the ground floors of buildings will animate the public spaces, providing more 'eyes on the street'. Improving street design and reducing vehicle speeds encouraging people to walk and cycle, increasing movement through spaces and creating more activity and vibrancy in the public realm.



## ⑤ Animating the public realm



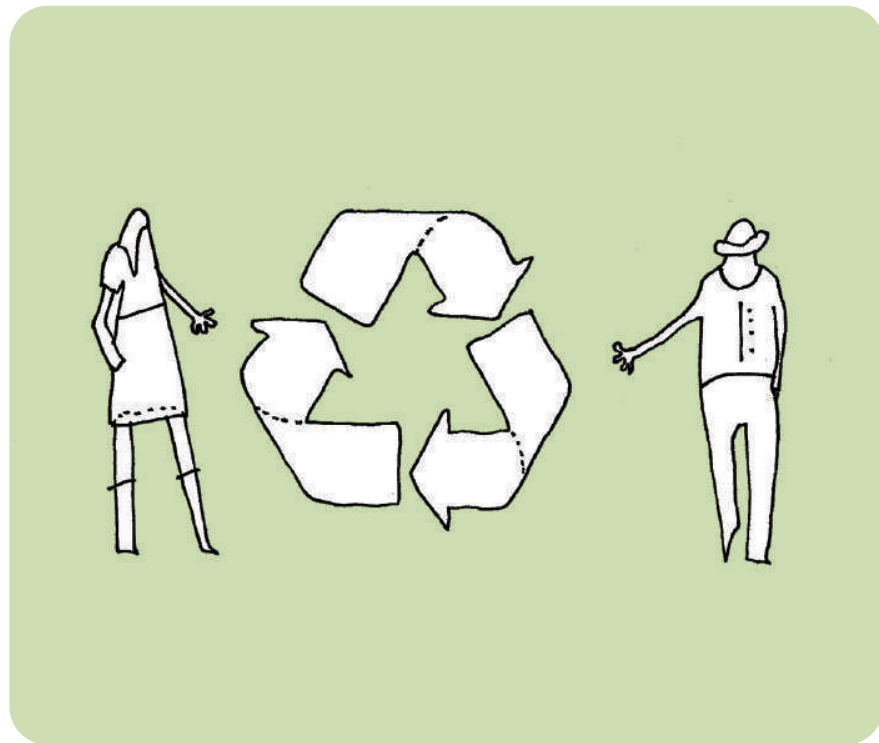
A wide range of non-residential uses should be provided on the ground floors of buildings to create an animated ground floor and public realm experience. The design will include uses to foster business, retail and café spaces, and other non-residential uses that are relevant to the Regent Park community. It will also help shape an active and dynamic environment with 'eyes on the street', with fewer non-active frontages, such as loading, and parking entrances, minimized and located away from key public streets and spaces, where possible.

Retail spaces will be designed to be flexible spaces that should accommodate a range of businesses including local enterprises and be located on frontages that activate the adjacent streets or central plaza. Opportunities for smaller micro-units should be considered at the detailed design stage, where possible, to provide a range of affordability compared to traditional larger retail units. Wide expanses of inactive frontages should be avoided where possible, through the integration of small shop fronts and the opportunities for spill-out space onto streets and open spaces.

Wider sidewalks and space for landscaping will allow for informal 'play on the way', creating opportunities for children to interact with their neighbourhood, while space for seating in quieter pockets should provide space for people of all ages to relax, rest and socialize with neighbours in the public realm.



## ⑥ Embedding de-carbonization and urban resilience



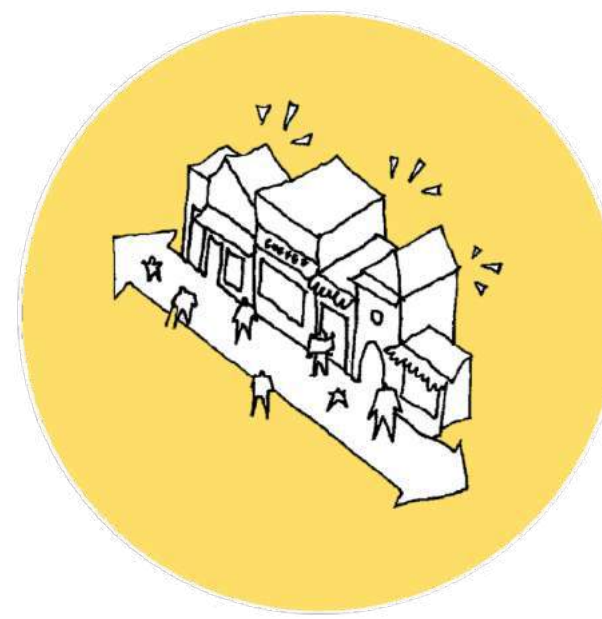
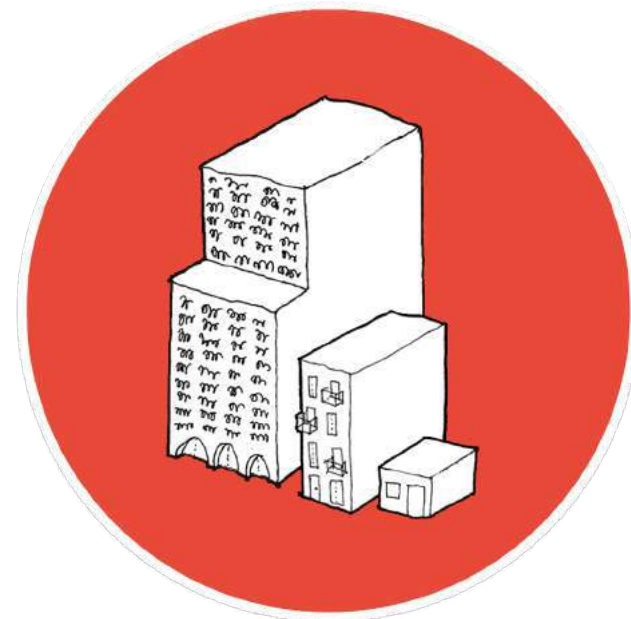
Phases 4 & 5 seeks to demonstrate ultra-low carbon urbanism alongside the highest quality indoor and outdoor living environments. Sustainability at Regent Park will be measured not only through energy and carbon impacts, but also through healthy, comfortable and self-sustaining living environments designed for the long term:

- **Robust climate resilience:** Planning for resilience to extreme climate events, building in ultra-low carbon performance, and tracking embodied carbon should set a new Toronto neighbourhood precedent;
- **Healthy indoor environments:** Minimum daylight requirements, low-toxin materials, indoor air quality standards and rigorous thermal comfort metrics will ensure that homes are places for healthy living; and
- **Holistic neighbourhood design:** Creation of comfortable microclimates, innovative stormwater management, active transportation and community gardens will be combined with best-in-class street design to create sustainable outdoor spaces.

The vision and directives are fundamental to the DCP. From an urban design perspective, the DCP strives to build on the Regent Park Secondary Plan vision to achieve a revitalized public realm with a cohesive landscape surrounding a mix of community spaces, retail and residential uses in a mixed income, mixed use neighbourhood, rooted in sustainable revitalization. The neighbourhood will be integrated with the surrounding area, exhibit high quality design, and accommodate a population that is socially and economically diverse in a healthy and sustainable environment.

# 1.2 Guiding Principles

In alignment with the policies of the Official Plan, Regent Park Secondary Plan, Downtown Plan, and the 2005 Regent Park Urban Design Guidelines, and with the applicable City of Toronto Urban Design Guidelines, the following guiding principles will help support the vision for the revitalization of Phases 4 & 5:



## Reconnection

The DCP creates a plan that physically integrates Regent Park with adjoining neighbourhoods through the introduction of connected, pedestrian-friendly, publicly owned streets, driveways, a centralized plaza, and open spaces.

## Housing Diversity

In addition to the replacement of over 600 rent-geared-to-income social housing units within Phases 4 and 5, the neighbourhood should provide a full range of housing options to accommodate a diverse population with a broad range of household incomes and sizes, with varied forms of tenure and in a variety of building forms. There will also be an increase of social housing in addition to the 600+replacement RGI units.

## Mix of Uses

The DCP encourages a mix of uses that will support a healthy neighbourhood, including contemplated community facilities, a relocated library branch, a range of retail spaces and employment uses.

## Safety and Accessibility

Regent Park Phases 4 and 5 will be a neighbourhood where residents have a high level of security and safety and convenient access to public spaces. Buildings and community spaces will be designed to accommodate the needs of people of different ages and abilities.





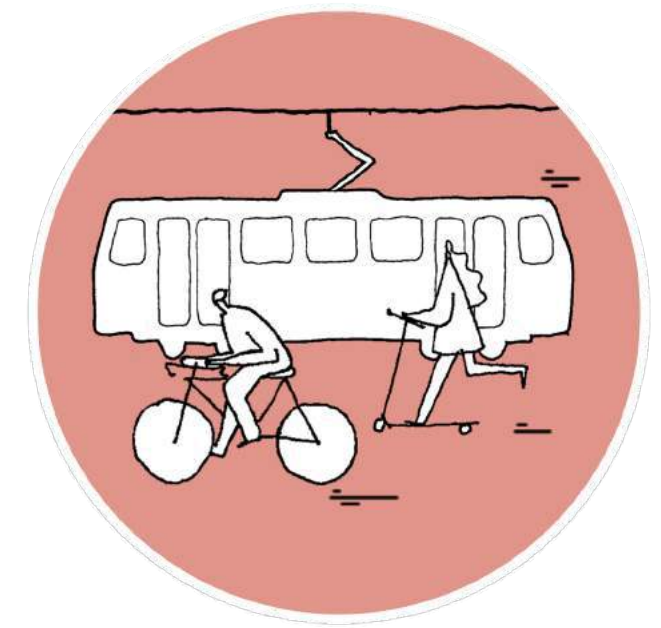
## Environmental Sustainability

Revitalization of these final phases will advance environmental sustainability through the infrastructure, community design, and building design by exploring approaches that reduce impacts on climate change and ensure long term resiliency. The revitalization will meet the in-force Toronto Green Standard (“TGS”) requirements and contribute positively to the City of Toronto’s Climate Change commitments. Sustainability measures will be incorporated in all aspects of the project and grouped into three themes: Resilience, Indoor Quality, and Outdoor Quality. Resilience measures will strive to mitigate greenhouse gas emissions and design for a changing climate, including a low-carbon district energy system. Indoor and outdoor quality measures will enhance occupant health and comfort while achieving broader sustainability goals.



## Economic Health

The revitalization of Phases 4 and 5 of Regent Park will contribute to an economically healthy neighbourhood by incorporating design flexibility to allow adaptation over time to reflect demographic, lifestyle, and technological changes.



## Fewer Automobiles

The DCP encourages walking, cycling, transit uses and low levels of private automobile use to improve safety, promote environmental sustainability, and establish neighbourhood character.



An aerial photograph of a residential neighborhood, showing a grid of streets, houses, and trees. The image is overlaid with a semi-transparent green filter. The text '2 Development Context Plan' is overlaid on the left side of the image.

# 2










## Development Context Plan

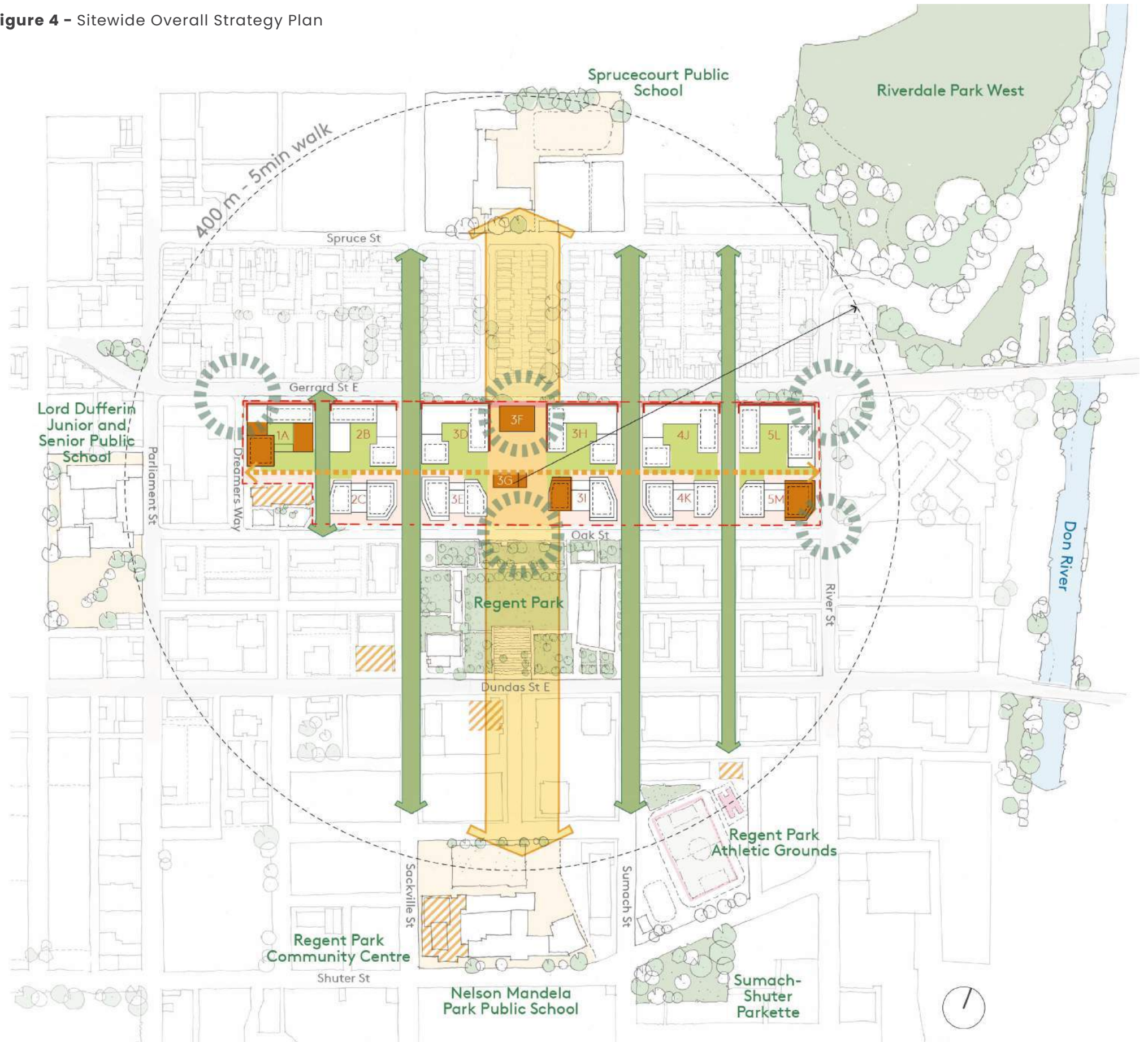


The Development Context Plan organizes the Site around the central plaza, an open space framed by community facilities including the contemplated re-use of the Boiler House, if feasible, and a branch of the Toronto Public Library. The contemplated central plaza will host a variety of large-scale outdoor uses, including informal seasonal community markets. The central plaza will act as the locus that connects Cabbagetown from the north to the Regent Park (Big Park) to the south. The reinstated and proposed new public streets will connect pedestrians, cyclists, and vehicles to the Site, creating north-south permeability and forming the development blocks, along with a contemplated east-west mews that will act as an open space and zone for loading and servicing. Gateways to the Site are located at the north-west, north-east, and south-east corners, with cycling connections from the north, south, east and west.

**Figure 4 - Sitewide Overall Strategy Plan**

**Legend**

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





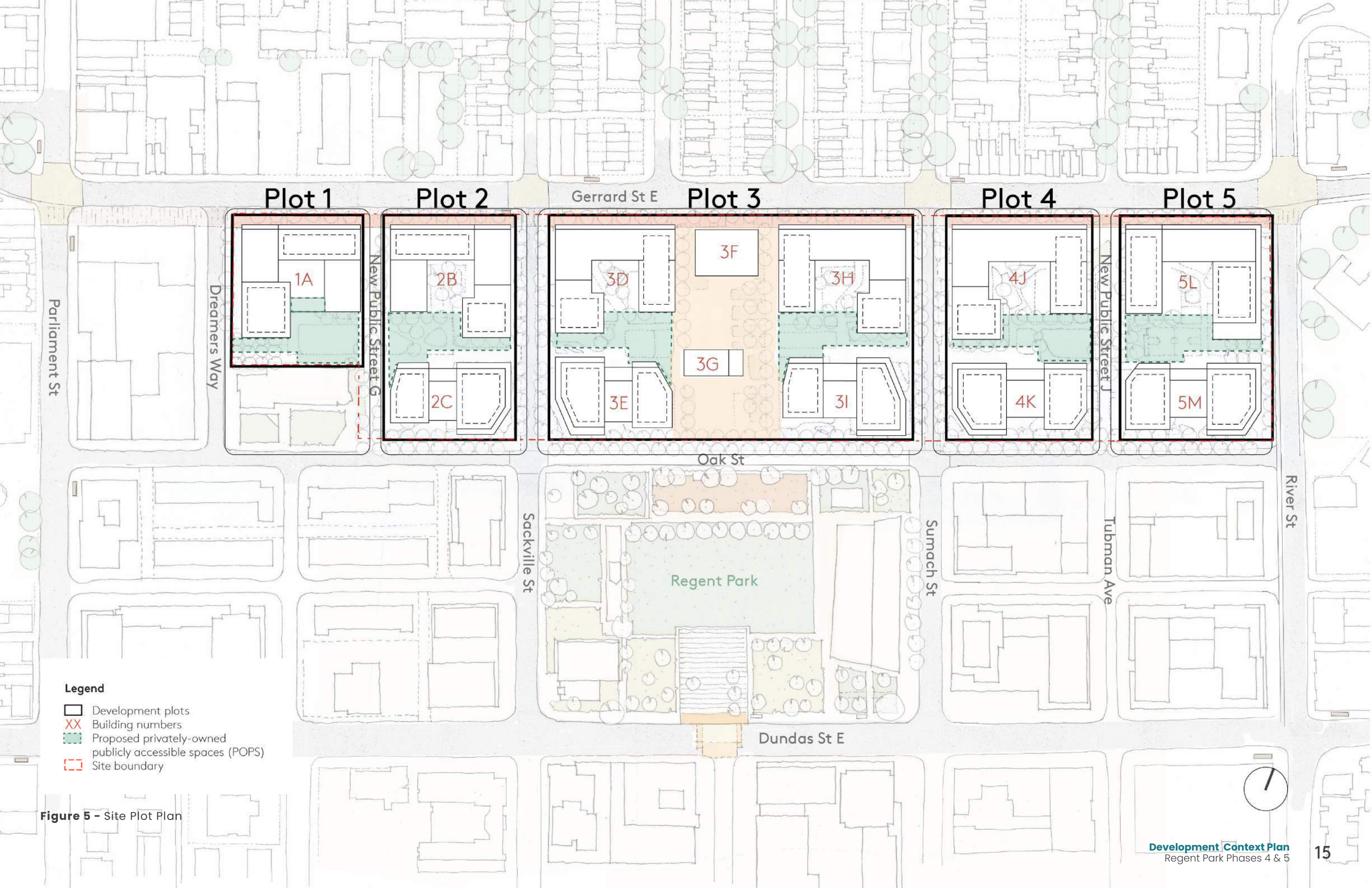
In Phases 4 and 5, the design of the public realm and architectural plans will continue to set high standards already established in Phases 1, 2, and 3. The design of Phases 4 and 5 will provide a seamless transition in the public realm with the already completed Phases 1, 2, and 3 while continuing to push boundaries and explore unique opportunities.

## Plots

The Development Context Plan consists of five development Plots as follows:

- **Plot 1 (formally Block 2):** Is bound by Gerrard Street East to the north, public Street G to the east, Oak Street to the south, and Dreamers Way to the west. This Plot includes 1 mid-rise building (Building 1A) located along Gerrard Street East, Street G, and Dreamers Way, as well as 1 tower (Building 1A) located on Dreamers Way near the middle of the Plot immediately north of the Fred Victor building located.
- **Plot 2 (formally Block 4):** Is bound by Gerrard Street East to the north, Sackville Street to the east, Oak Street to the south and public Street G to the west. This Plot includes 2 mid-rise buildings (Buildings 2B and 2C) located along Gerrard Street East, Sackville Street, Oak Street, as well as 1 tower (Building 2C) located at Oak Street and Sackville Street. Private amenity spaces are contemplated within the courtyard of Building 2B and will connect to a centralized open space accessible to the public that extends east-west to the public streets.
- **Plot 3 (formally Blocks 5, 6, and 7):** Is bound by Gerrard Street East to the north, Sumach Street to the east, Oak Street to the south, Sackville Street to the west, and with a contemplated central plaza that will provide a link from Cabbagetown to the north and Regent Park (the “Big Park”) to the south. This Plot includes 1 low-rise building (Building 3G) located in the central plaza and 5 mid-rise buildings (Buildings 3D, 3E, 3F, 3H, 3I) along Gerrard Street East, Sumach Street, Oak Street and Sackville Street, as well as 2 towers (Buildings 3E and 3I) located along Oak Street, Sackville Street, and Sumach Street. Private amenity spaces are contemplated within the courtyard mid-rise buildings adjacent to Gerrard Street East that can connect to the central plaza and that extends east-west to the public streets. Also included in this Plot within the low-rise and mid-rise buildings mentioned above will be the new 6-storey Toronto Public Library (Building 2F) which could potentially include 2 levels of community space fronting Gerrard Street East, and the Boiler House (Building 3G), if feasible to reuse, that fronts onto Oak Street and within the central plaza.
- **Plot 4 (formally Block 8):** Is bound by Gerrard Street East to the north, public Street J (Tubman Avenue extension) to the east, Oak Street to the south, and Sumach Street to the west. This Plot includes 2 mid-rise buildings (Buildings 4J and 4K) along Gerrard Street East, public Street J (Tubman Avenue extension), Oak Street, and Sumach Street as well as a tower (Building 4K) along Oak Street and Sumach Street. Private amenity spaces are contemplated within the rear courtyard of the mid-rise building adjacent to Gerrard Street East and as residential front gardens to the ground floor units of Building 4J that will connect to a centralized open space that extends east-west to the public streets.
- **Plot 5 (formally Block 10):** Is bound by Gerrard Street East to the north, River Street to the east, Oak Street to the south, and public Street J (Tubman Avenue extension) to the west. This Plot includes 2 mid-rise buildings (Buildings 5L and 5M) along Gerrard Street East, River Street, Oak Street, and public Street J (Tubman Avenue extension) as well as 2 towers (Buildings 5L and 5M) along River Street and Oak Street. Private amenity spaces are contemplated within the rear courtyard of the mid-rise building adjacent to Gerrard Street East and additional private amenity spaces as residential front gardens to the ground floor units that can connect to a centralized open space that extends east-west to the public streets are contemplated.





Plot 1

Plot 2

Gerrard St E

Plot 3

Plot 4

Plot 5

1A

2B

2C

3D

3E

3F

3G

3H

3I

4J

4K

5L

5M

Oak St

Regent Park

Dundas St E

Parliament St

Dreamers Way

New Public Street G

Sackville St

Summach St

New Public Street J

Tubman Ave

River St

**Legend**

- Development plots
- XX Building numbers
- Proposed privately-owned publicly accessible spaces (POPS)
- Site boundary

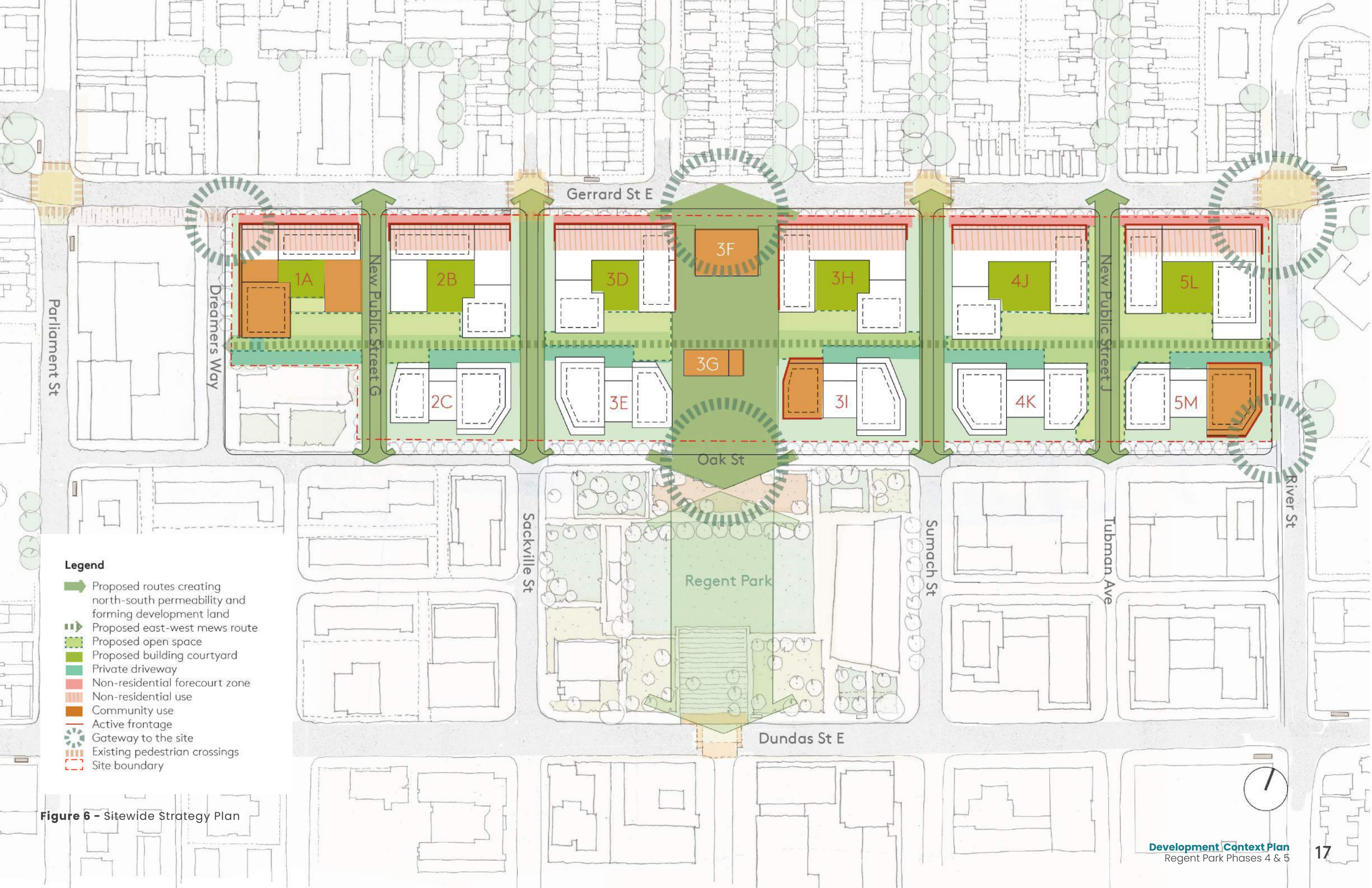
**Figure 5 - Site Plot Plan**



The Development Context Plan provides guidance on the organization of the built form with a fine-grain pattern within the Plots, while permitting flexibility for future development. Each Plot will have buildings located at the four corners with a centralized open space with the option to connect to Gerrard Street to the north and Oak Street to the south through: Dreamers Way in Plot 1; public Street G and Sackville Street in Plot 2; Sackville Street, the central plaza, and Sumach Street in Plot 3; Sumach Street and public Street J (Tubman Avenue extension) in Plot 4; and public Street J (Tubman Avenue extension) and River Street in Plot 5. The centralized open space will also project east and west through each of the Plots to create a continuous spine integrated with driveways that will provide access for servicing and loading and connect to Dreamers Way, public Street G, Sackville Street, Sumach Street, public Street J (Tubman Avenue extension), and River Street. Vehicular access through the Plots is reduced to give priority to pedestrians and cyclists, create more space for landscaping and play, and enhance biodiversity.

Located in Plot 2 is the central plaza which will include a new 6-storey Toronto Public Library which could potentially include 2 levels of community space along Gerrard Street East, and a centre for community facilities through the potential adaptive re-use of the existing Boiler House, if feasible, will also serve as a landmark to the wider area along the southern edge of the Plot. Moving west and east of Plot 3 along Gerrard Street are carefully placed mid-rise buildings that transition in height to the east (Plots 4 and 5) and west (Plots 2 and 1). The mid-rise buildings along Gerrard Street East transition in height up to 10 storeys. The mid-rise buildings along Gerrard Street East extend southward and transition in height up to 12 storeys with the exception of Plots 1 and 5 transitioning to 26 and 28 storeys respectively. South of the mid-Rise buildings along Gerrard Street is a contemplated east-west mews of open spaces and driveways from Dreamers Way to River Street. South of the east-west mews are six point towers ranging in height from 18 to 39 storeys sitting atop a 6 storey podium. Alongside the towers, on the north side of Oak Street, are 11-storey mid-Rise buildings.





- Legend**
- Proposed routes creating north-south permeability and forming development land
  - Proposed east-west mews route
  - Proposed open space
  - Proposed building courtyard
  - Private driveway
  - Non-residential forecourt zone
  - Non-residential use
  - Community use
  - Active frontage
  - Gateway to the site
  - Existing pedestrian crossings
  - Site boundary

**Figure 6 - Sitewide Strategy Plan**





# 3

## Public Realm



## The public realm is made up of the streets and a variety of open spaces which provide structure for the revitalization in Phases 4 and 5.

Revitalization presents an opportunity to create a sympathetic relationship that builds on the existing public realm and character while organizing the area to support a growing community. This approach creates a more compatible and flexible environment for pedestrians and cyclists. Improvements to the public realm build upon the existing network of open spaces that link residential areas with the neighbourhood parks, community facilities, and schools in the area surrounding the Site. They enhance the existing and planned network of connected and landscaped streets and open spaces; create inviting spaces for pedestrians; and encourage walking and cycling as desirable choices to move through Phases 4 and 5 of the Regent Park Revitalization.

The DCP provides a public realm response that supports the creation of a high-quality, flexible environment while ensuring a coherent, attractive, and sustainable public realm. This approach encourages a safe, accessible, and active pedestrian environment that is well connected and integrated with the surrounding neighbourhood. Some of the key elements of the pedestrian environment include:

- Reinstated public streets and pedestrian connections that help integrate the Site with Gerrard Street, River Street, Oak Street, and Dreamers Way, and extend existing sightlines;
- Oak Street, redesigned as a shared street with open space elements such as a double row of trees along its north side, envisioned as a “linear park” to compliment and extend the existing Big Park is contemplated to encourage vibrancy and pedestrian activity;
- Landscape elements in the public realm selected from an appropriate palette of materials and plants which may unify the pedestrian environment by creating consistent character throughout the Site.
- Primary building entrances to new residential lobbies that serve as an extension of the pedestrian environment and be accessible and visible from the sidewalks;
- Primary building entrances that should be marked by forecourts, awnings, canopies or overhangs which also functions as pedestrian weather protection;
- New buildings organized to better define primary routes and residential streets, helping to create a safer environment by providing “eyes on the street”;
- New active uses to create open and animated frontages at ground level as well as provide passive surveillance to improve safety and ensure a sense of security on the journey from the street to front doors; and
- Improved safety by activating the public realm, creating a sense of ownership for residents, creating clear sightlines, and eliminating ‘hidden’ corners.



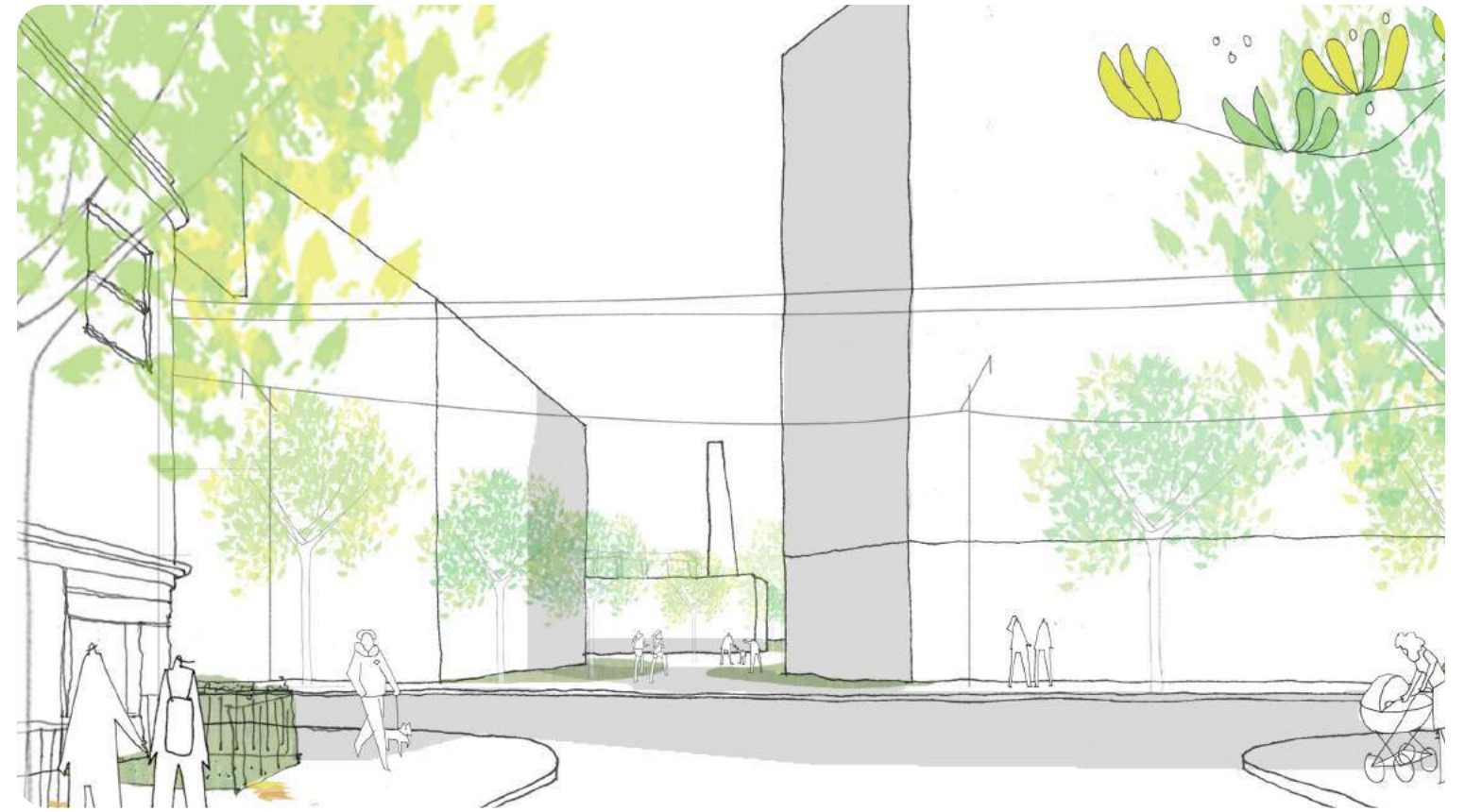


**Figure 7 - Illustrative Development Context Plan**

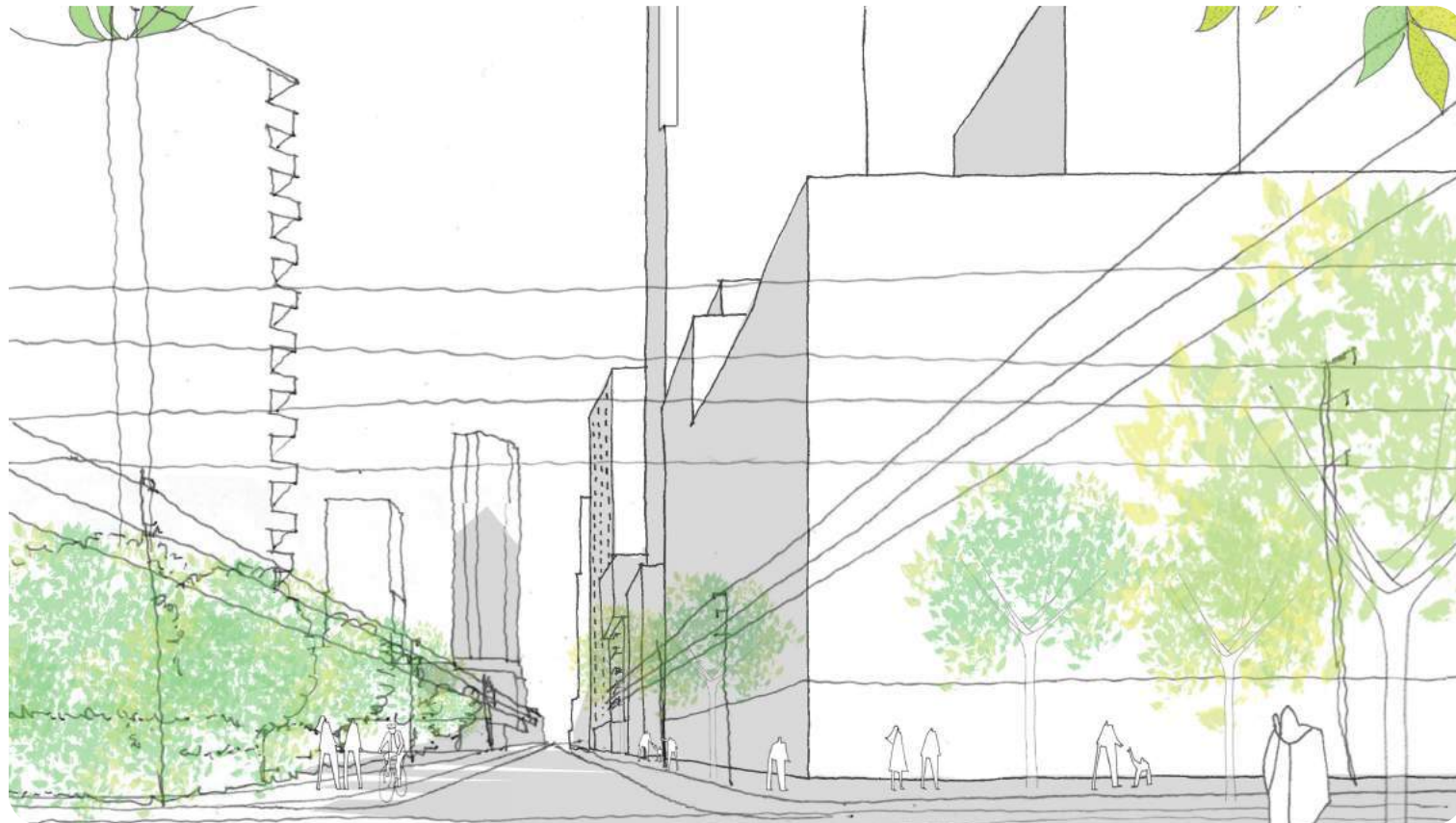




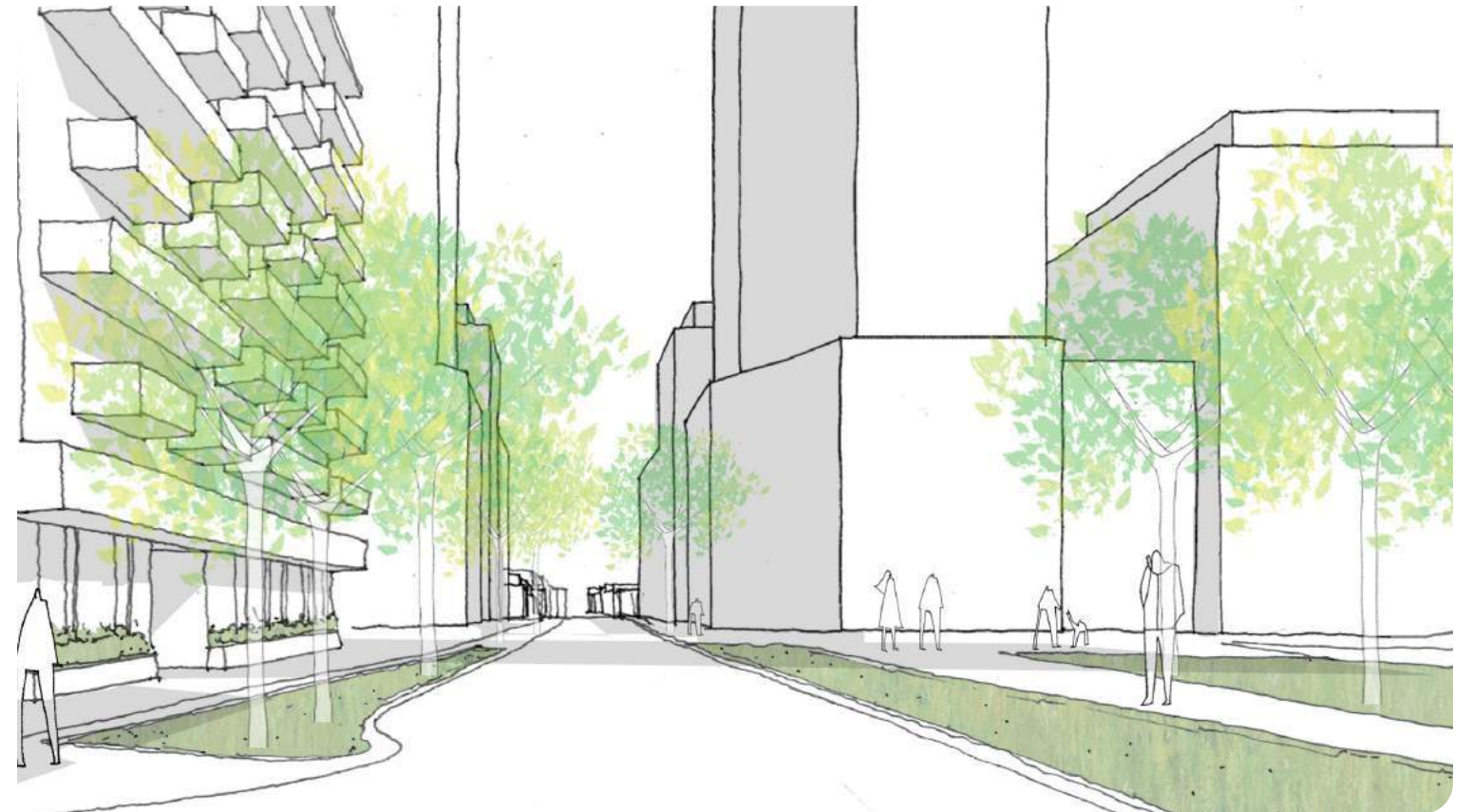
Sword Street looking south



Gifford Street looking south to the Central Plaza



River Street looking south



Sackville Street looking north



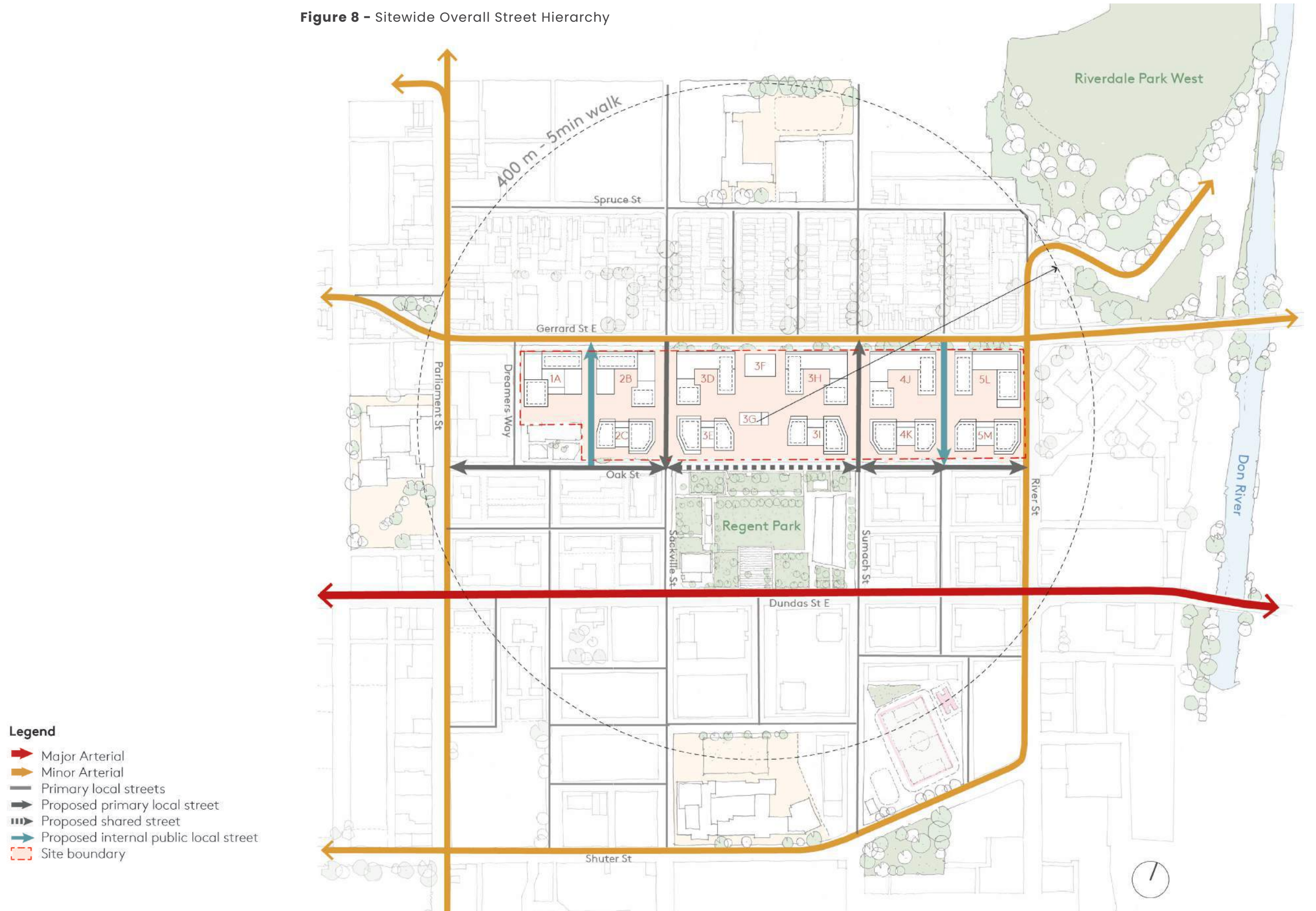
## 3.1 Street Designs

The goal of the streetscape design for Regent Park is to create an inviting neighbourhood where people of all ages, abilities and backgrounds feel safe and welcome. By creating legible and accessible routes with clear sightlines that integrate the Site into the surrounding area, the neighbourhood will be connected and dead ends will be eliminated. Active uses at the ground floor of buildings will animate public spaces and provide more 'eyes on the street'. Improving street design and reducing vehicle speeds will encourage people to walk and cycle, increasing the number of people moving through public spaces and creating more activity and vibrancy in the public realm. Thus, the DCP encourages walking, cycling, transit uses and low levels of private automobile use to improve safety, promote environmental sustainability, and establish neighbourhood character.

Pedestrian lighting, street trees, decorative paving, landscaping, and street furniture will be used (where applicable) as outlined in the City of Toronto Streetscape Manual. Streetscape treatment will vary depending on the street hierarchy.



**Figure 8 - Sitewide Overall Street Hierarchy**



- Legend**
- ➔ Major Arterial
  - ➔ Minor Arterial
  - ▬ Primary local streets
  - ▬ Proposed primary local street
  - ▬ Proposed shared street
  - ▬ Proposed internal public local street
  - ▭ Site boundary



The street network is intended to serve pedestrians and provide connections to well-designed publicly accessible open spaces. These spaces are contemplated to accommodate landscaping and greening of the public realm, while balancing the transportation and infrastructure needs of the neighbourhood and the broader City. In this regard, the following guidelines apply to the network of streets:

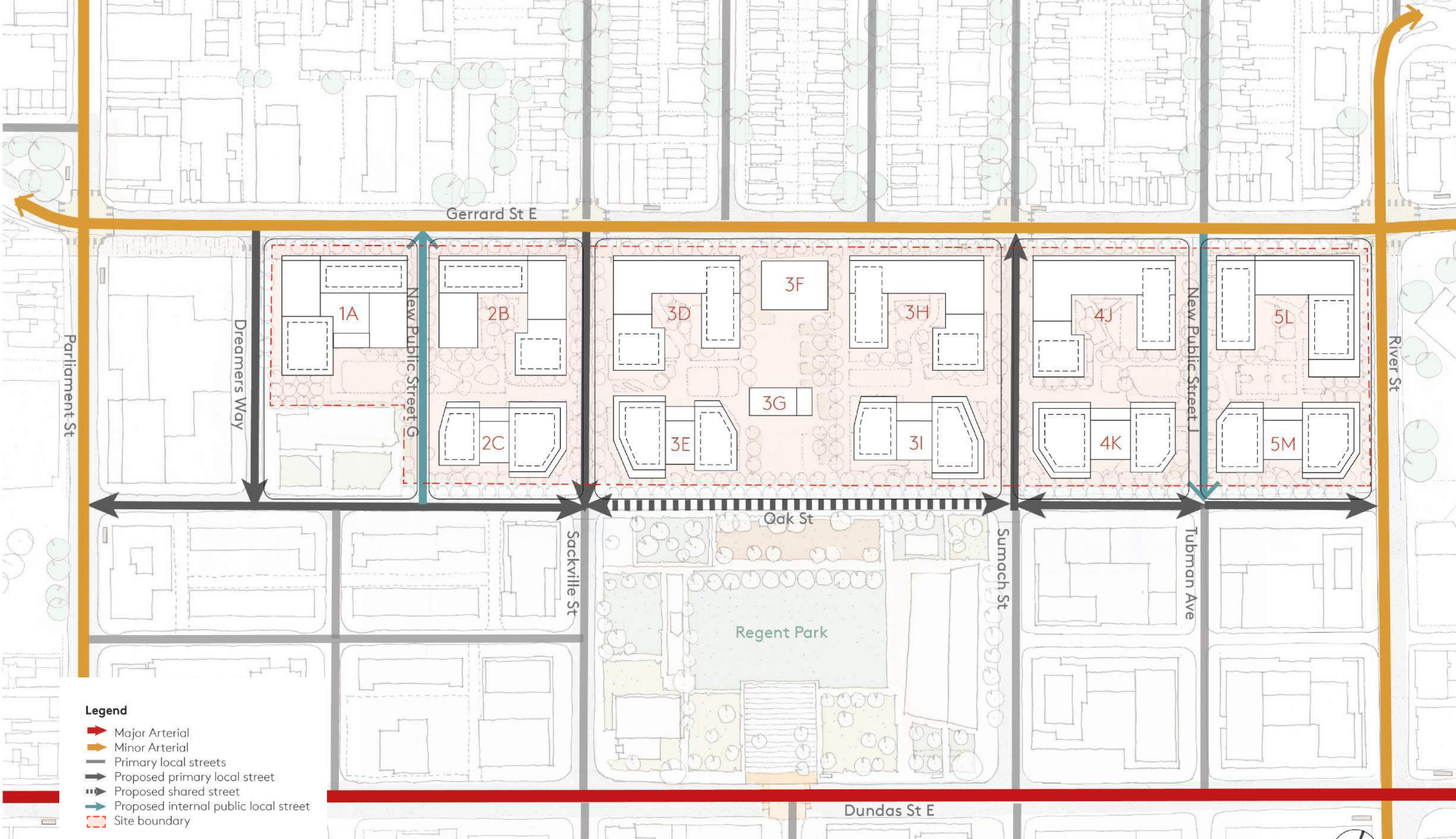
- Gerrard Street and River Street, both identified as arterial streets will include enhanced streetscaping, a minimum sidewalk width of 2.1 metres, and areas for seasonal terraces. For Gerrard Street, special attention will be paid to the interface between the future potential bike lanes, within the Gerrard Street ROW, and the future proposed streetscape design;

- Oak Street, identified as a primary local street, if deemed appropriate will be designed to prioritize pedestrians and cyclists through the use of raised tables and materiality to slow down traffic along the frontage of the central plaza and Big Park;
- Dreamers Way, also identified as a primary local street, will include enhanced streetscaping, a minimum sidewalk 2.1 metres wide, and room for seasonal terraces;
- Sackville Street and Sumach Street are identified as primary local streets in accordance with the City's policy framework; and
- Two local public street dedications, Street G and Street J (Tubman Avenue extension) are identified as internal local streets in accordance with the City's policy framework.

The following guidelines apply to the network of connections and include the following:

- Providing north-south permeability as intended in the Regent Park Secondary Plan by extending Gifford Street and Nasmith Street from Gerrard Street East to Oak Street as pedestrian and cycling connections. Limited vehicular access shall be permitted for service vehicles accessing the Toronto Public Library if deemed necessary through the detailed design process; and
- An interconnected network of driveways and open spaces that allow access for servicing and loading to each contemplated building, with connections to all adjacent streets.





- Legend**
- Major Arterial
  - Minor Arterial
  - Primary local streets
  - - - Proposed primary local street
  - - - Proposed shared street
  - Proposed internal public local street
  - - - Site boundary

Figure 9 - Street Hierarchy

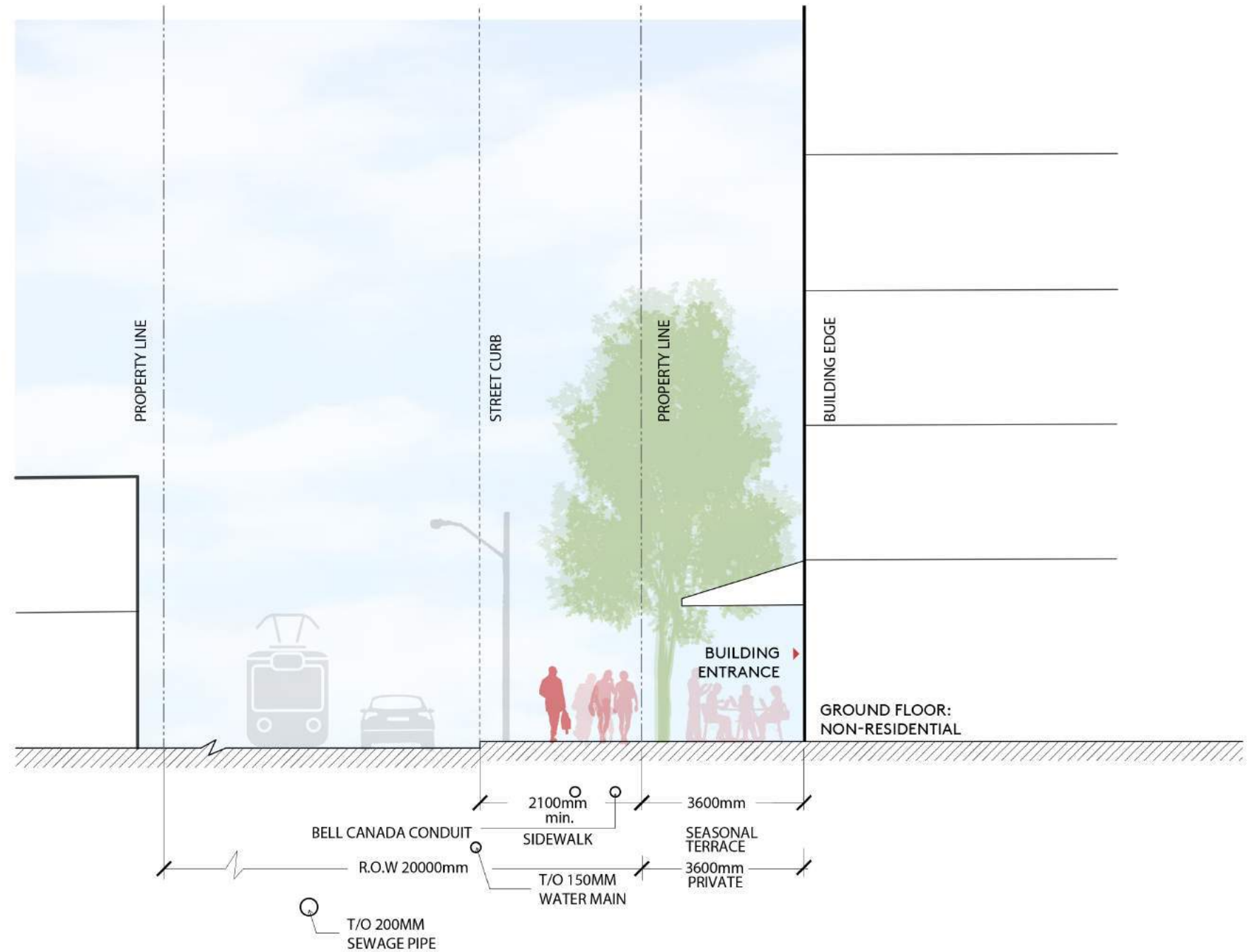
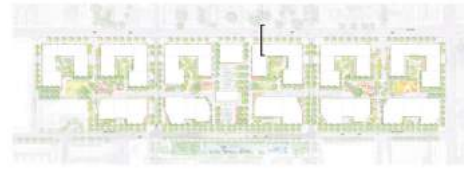


### 3.1.1 Arterial Streets

The downtown has a fine grain, walkable grid of streets and relatively narrow roads with low vehicle speeds that benefit from well-connected and integrated networks for pedestrians, cyclists, transit users and drivers. Gerrard Street East and River Street are classified as Minor Arterial Roads, with right-of-way widths of 20 metres.

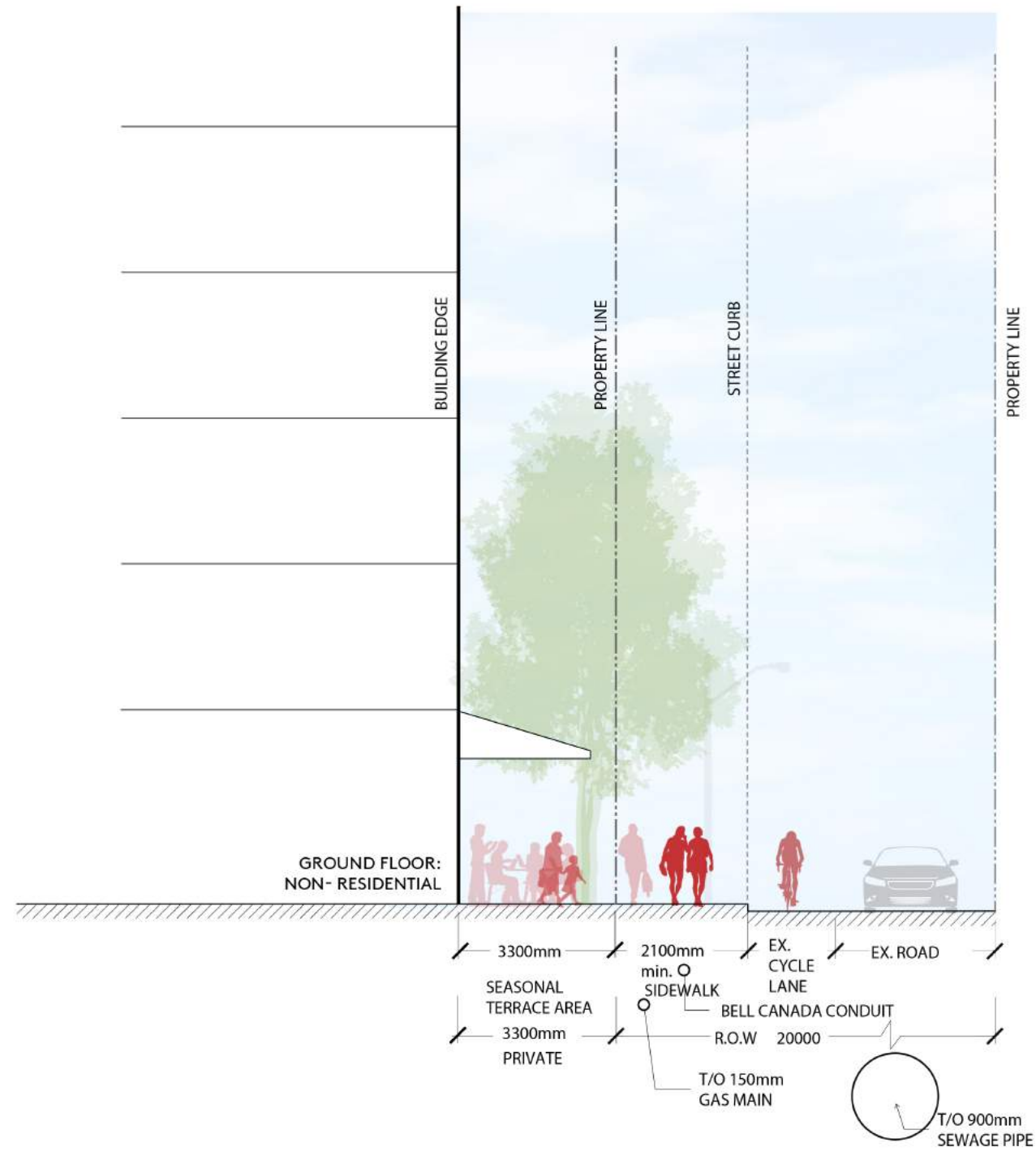
River Street and Gerrard Street East will include a minimum of 2.1 metres wide sidewalks within the right-of-way. Adjacent to the right-of-way, an enhanced public realm from the property line to the building face will be provided, where possible, for seasonal terraces and walkways. It should be noted that an area of Gerrard Street will be reserved for future potential bike lanes within the right-of-way and the sidewalk could be relocated south of the proposed trees.

#### Gerrard Street East





# River Street





### 3.1.2 Primary Local Streets

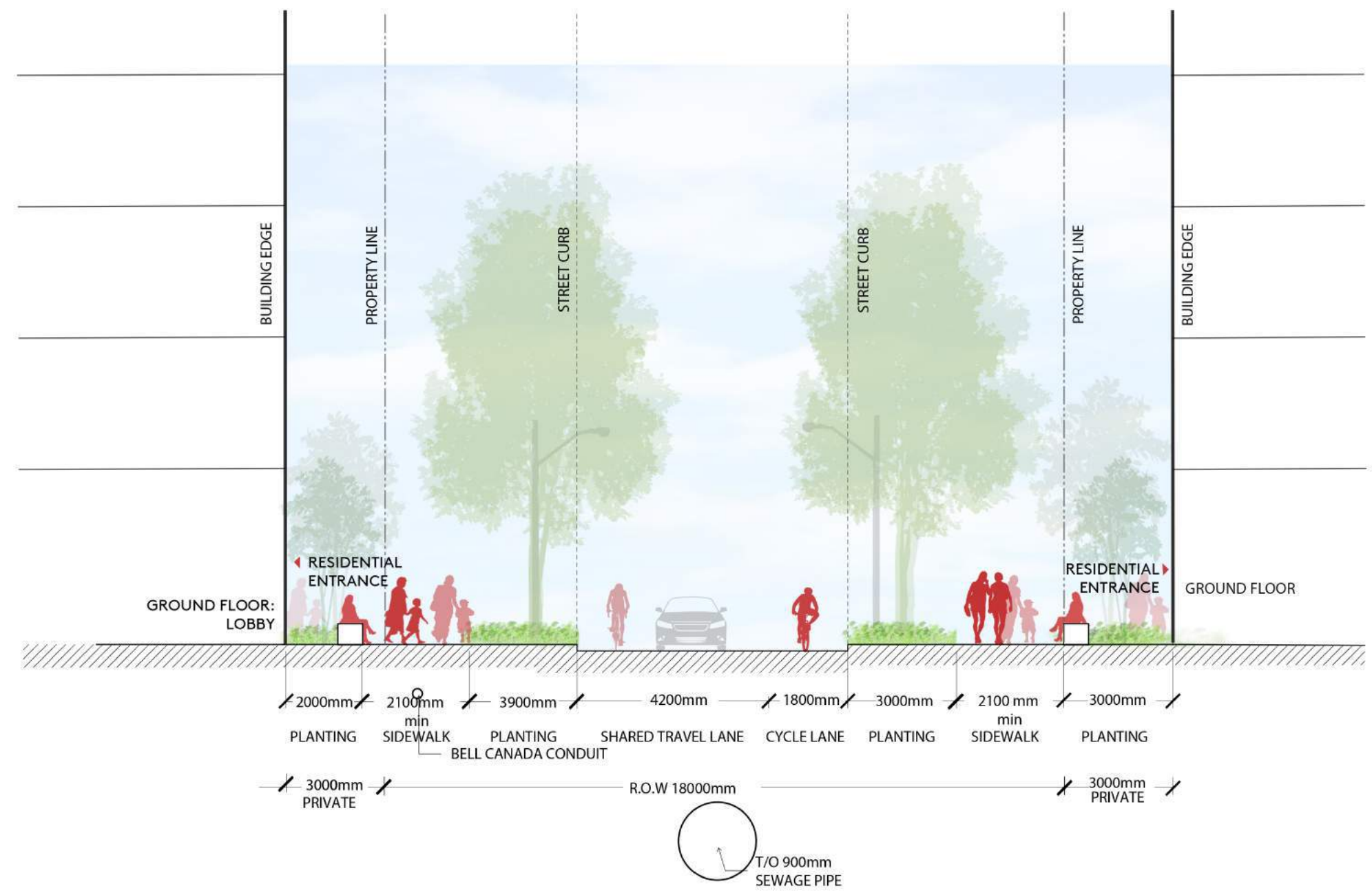
The four primary local streets within the DCP will be Sackville Street, Sumach Street, Dreamers Way, and Oak Street. Sackville Street and Sumach Street will complete the public road connections to align with the streets to the north of Gerrard Street and south of Oak Street. Oak Street will remain between Parliament Street to River Street and Dreamers Way will remain between Gerrard Street and Oak Street. Streetscape elements such as raised tables, planters, seating, seasonal terraces, bicycle parking and decorative paving will be considered when designing the overall look and feel of prioritizing pedestrians and cyclists along Sackville Street, Sumach Street, and along the portion of Oak Street that fronts the Big Park.

#### Sackville Street

The Sackville Street right-of-way will be 18.0 metres wide and generally be comprised of (from west to east) subject to future detailed design stages:

- beyond the property line, a 2.0 metres wide planting zone and 1.0 metre wide sidewalk;
- 2.1 metres wide sidewalk;
- 3.9 metres wide planting;
- 4.2 metres wide shared travel lane, one-way southbound, shared by vehicles and cyclists;
- 1.8 metres wide dedicated northbound cycle lane;
- 3.0 metres wide planting zone;
- a minimum of 2.1 metres wide sidewalk; and
- beyond the property line, a 3.0 metres wide planting zone.





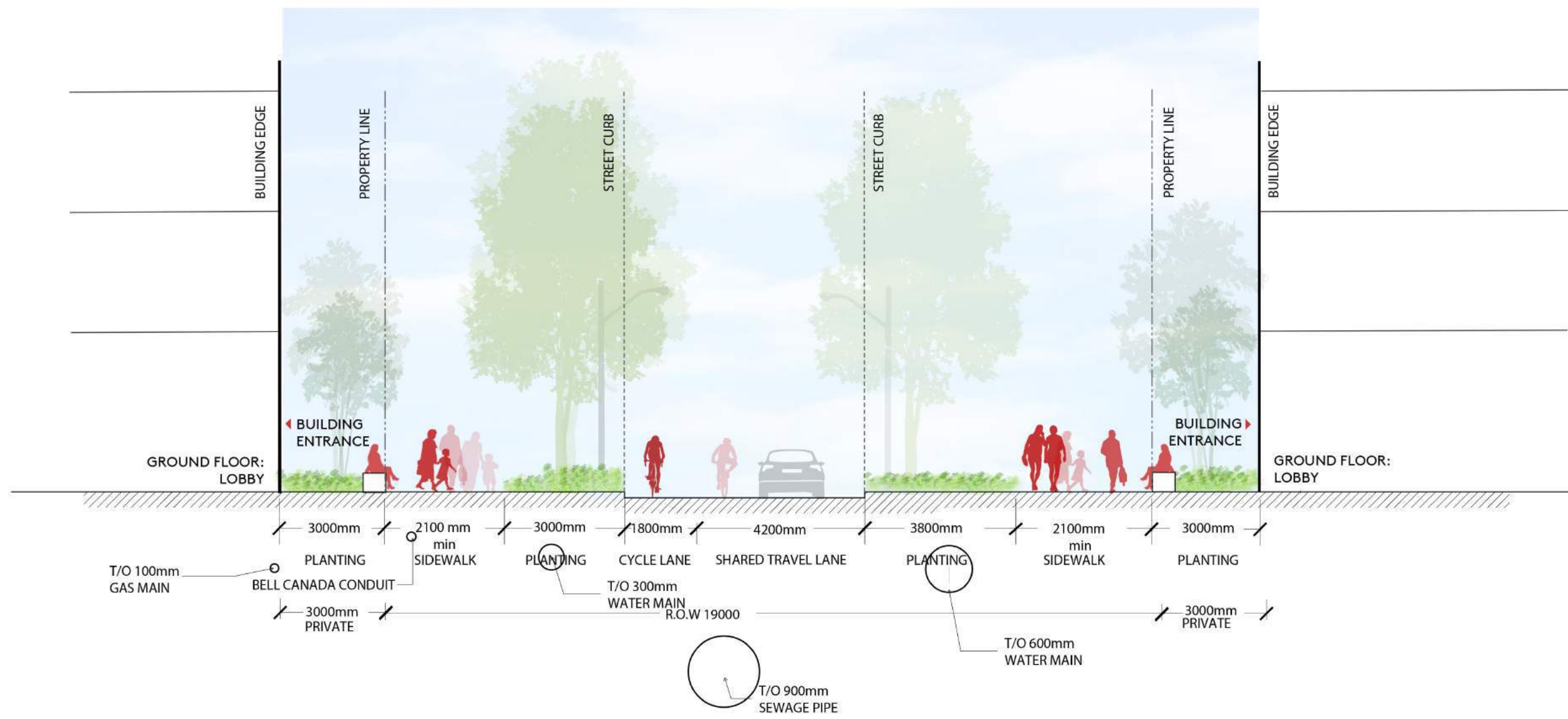
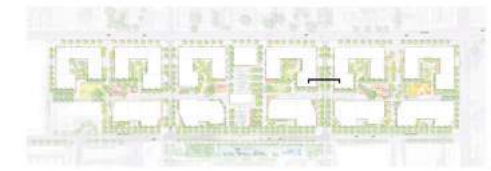


## Sumach Street

The Sumach Street right-of-way will be 19.0 metres wide and generally be comprised of (from west to east) subject to future detailed design stages:

- beyond the property line, a 3.0 metres wide planting zone;
- a minimum of 2.1 metres wide sidewalk;
- 3.0 metres wide planting;
- 1.8 metres wide dedicated southbound cycle lane;
- 4.2 metres wide shared travel lane, one-way northbound shared by vehicles and cyclists;
- 3.8 metres wide planting;
- a minimum of 2.1 metres wide sidewalk; and
- beyond the property line, the sidewalk extends 3.0 metres of planting and walkway to the building face.





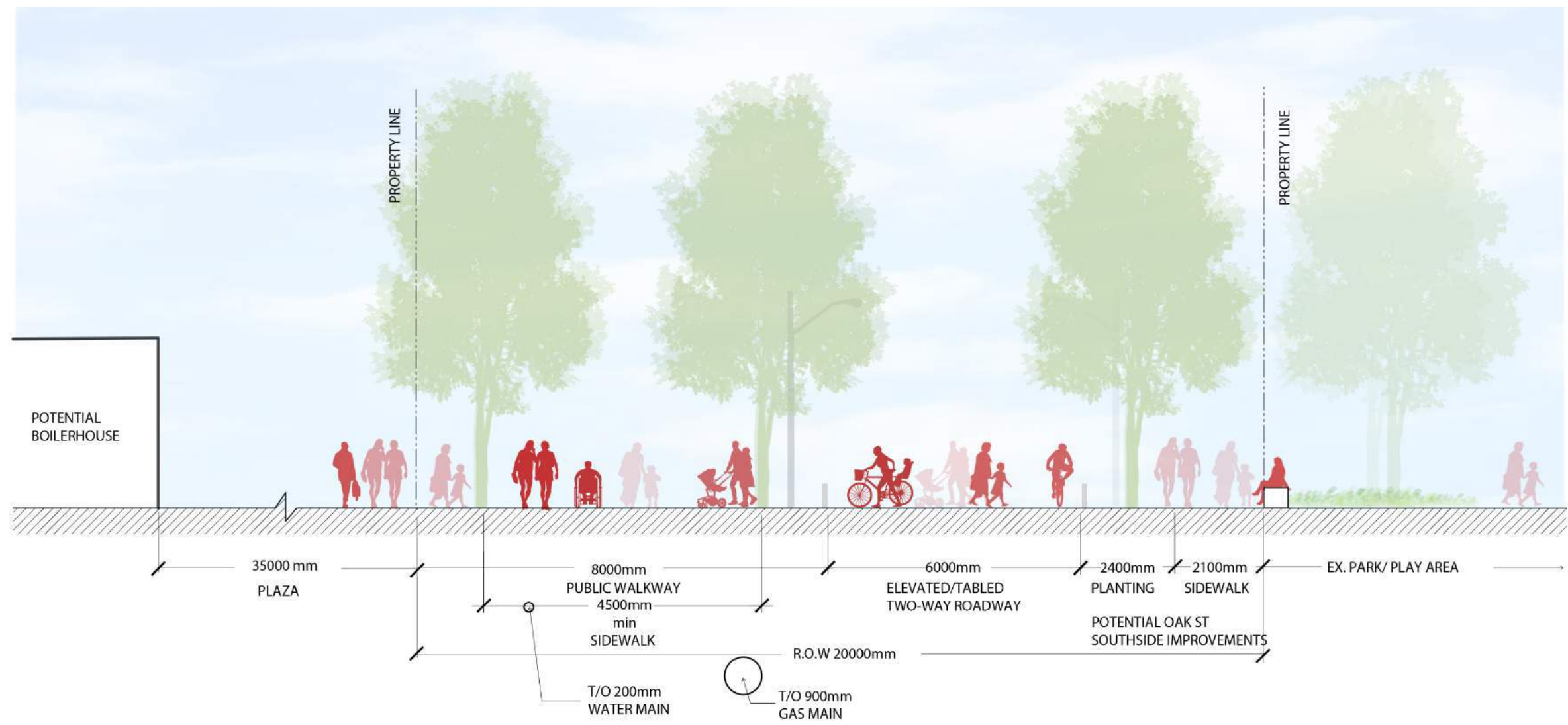
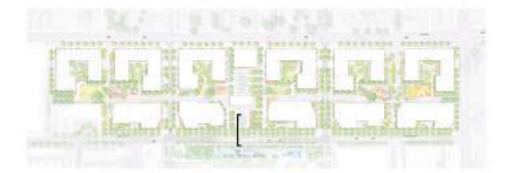


## **Oak Street (Abutting the Big Park)**

The Oak Street right-of-way will be 20.0 metres wide and integrated seamlessly with the central plaza to the north and the Big Park to the south by creating a focus on pedestrians and cyclists through the use of raised tables and materiality that will complement the design quality of open space elements. At the central plaza it will include the following elements (from north to south) subject to future detailed design stages:

- beyond the property line, 35.0 metres wide plaza;
- a minimum of 4.5 metres wide sidewalk;
- 6.0 metres wide elevated/tailed two-way roadway; and
- potential 4.5 metres wide improvements along the edge of the Big Park.







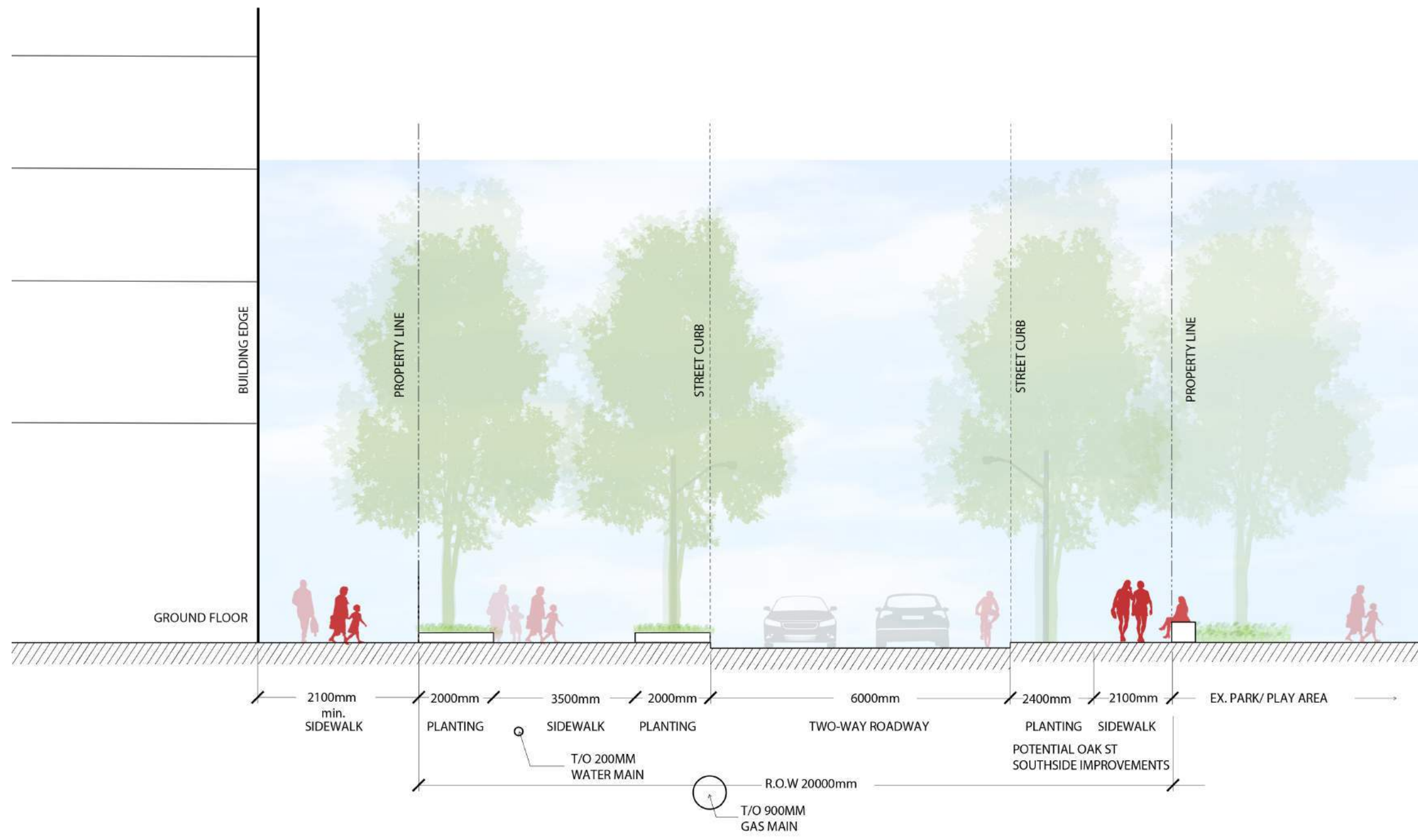
## **Oak Street**

### **(East of Sumach Street, west of Sackville Street)**

East and west of the central plaza, the Oak Street right-of-way will continue to be 20.0 metres wide and comprise of the following elements (from north to south) subject to future detailed design stages:

- beyond the property line, a minimum of 2.1metres wide walkway;
- 2.0 metres wide planting;
- a minimum of 3.5 metres wide sidewalk;
- 2.0 metres wide planting;
- 6.0 metres wide two-way roadway from River Street to Street J, and 6.0 metres wide one-way roadway from Street J (Tubman Avenue extension) to River Street; and
- potential 4.5 metres wide improvements the edge of the Big Park.







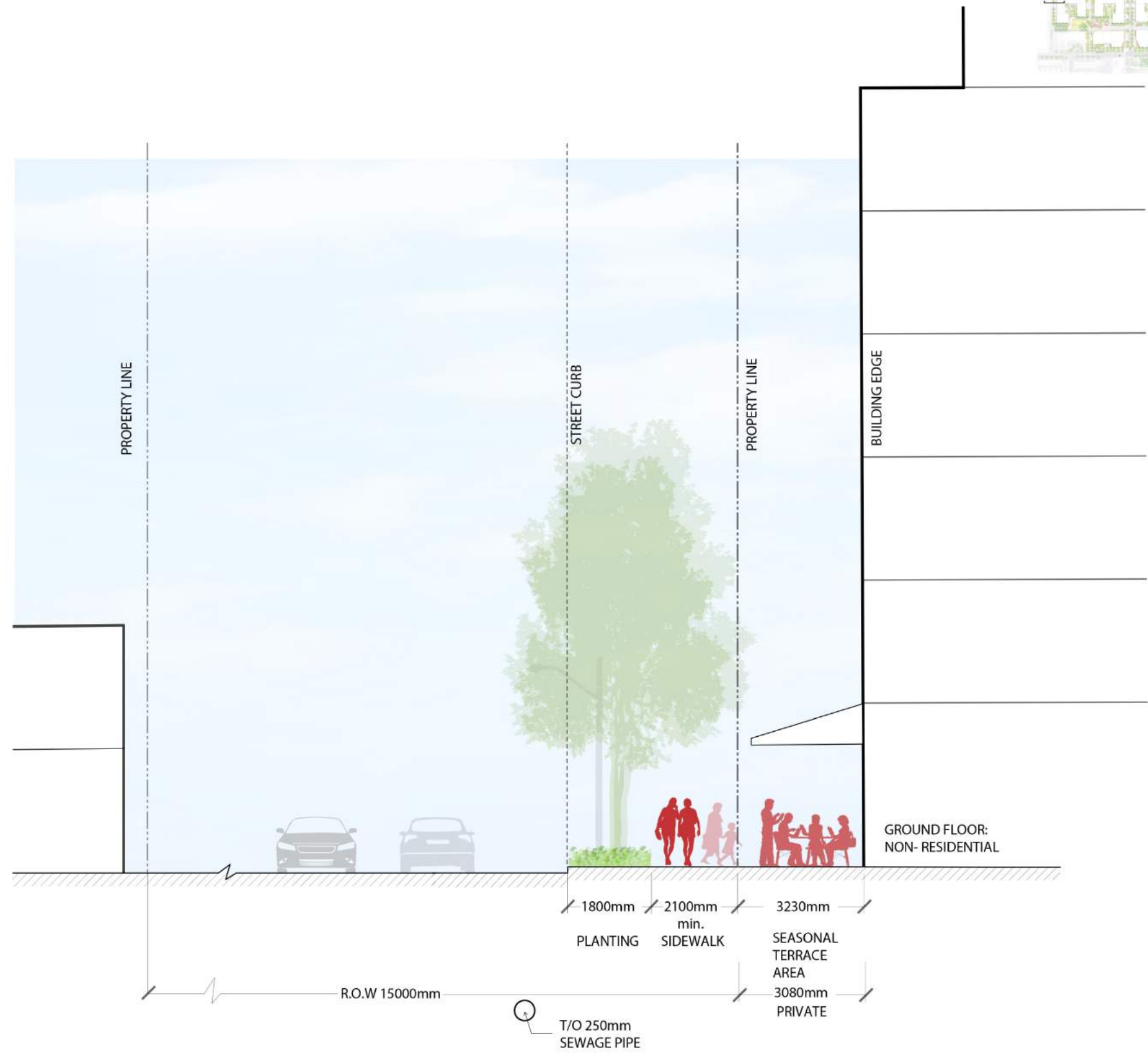
## **Dreamers Way**

Dreamers Way will continue as a street envisioned in the Regent Park Secondary Plan and include the following elements along the eastern portion of the street where it abuts the Site (from east to west):

- beyond the property line, 3.08 metres wide room for seasonal terraces;
- a minimum of 2.1 metre wide sidewalk; and
- 2.0 metre wide planting.

The above provides a general overview of the proposed design and configuration of the primary local streets, refinements and adjustments may occur through the detailed design process.





### 3.1.3 Internal Local Streets

The two internal local streets within the DCP will be **Street G and Street J (Tubman Avenue extension)** to provide permeability through north-south connections from Cabbagetown to and through Regent Park. The Secondary Plan states that all streets in Regent Park will be public streets and to that end, Street G and Street J (Tubman Avenue extension) will be public streets but with priority given to pedestrians and cyclists through the use of a consistent pattern of decorative paving across the roadway and sidewalk and with flexible bollards to delineate the spaces.

The proposed internal local Street G will be designed to complement and provide an additional north-south connection similar to Sackville Street, Sumach Street, and Street J (Tubman Avenue extension) by providing access points for loading and servicing of each Plot in a safe, accessible, and comfortable manner for pedestrian and cyclist movements.

The Street G right-of-way will be 15.0 metres wide and comprise of (from west to east):

- beyond the property line, the sidewalk extends 0.75 metres to the building face of Building 1A;
- a minimum of 2.1 metre wide sidewalk;
- 2.4 metre wide planting;
- 6.0 metre wide drivable area, one-way northbound;
- 2.4 metre wide planting;
- a minimum of 2.1 metre wide sidewalk; and
- beyond the property line, the sidewalk extends 0.75 metres to the building face of Building 2B.

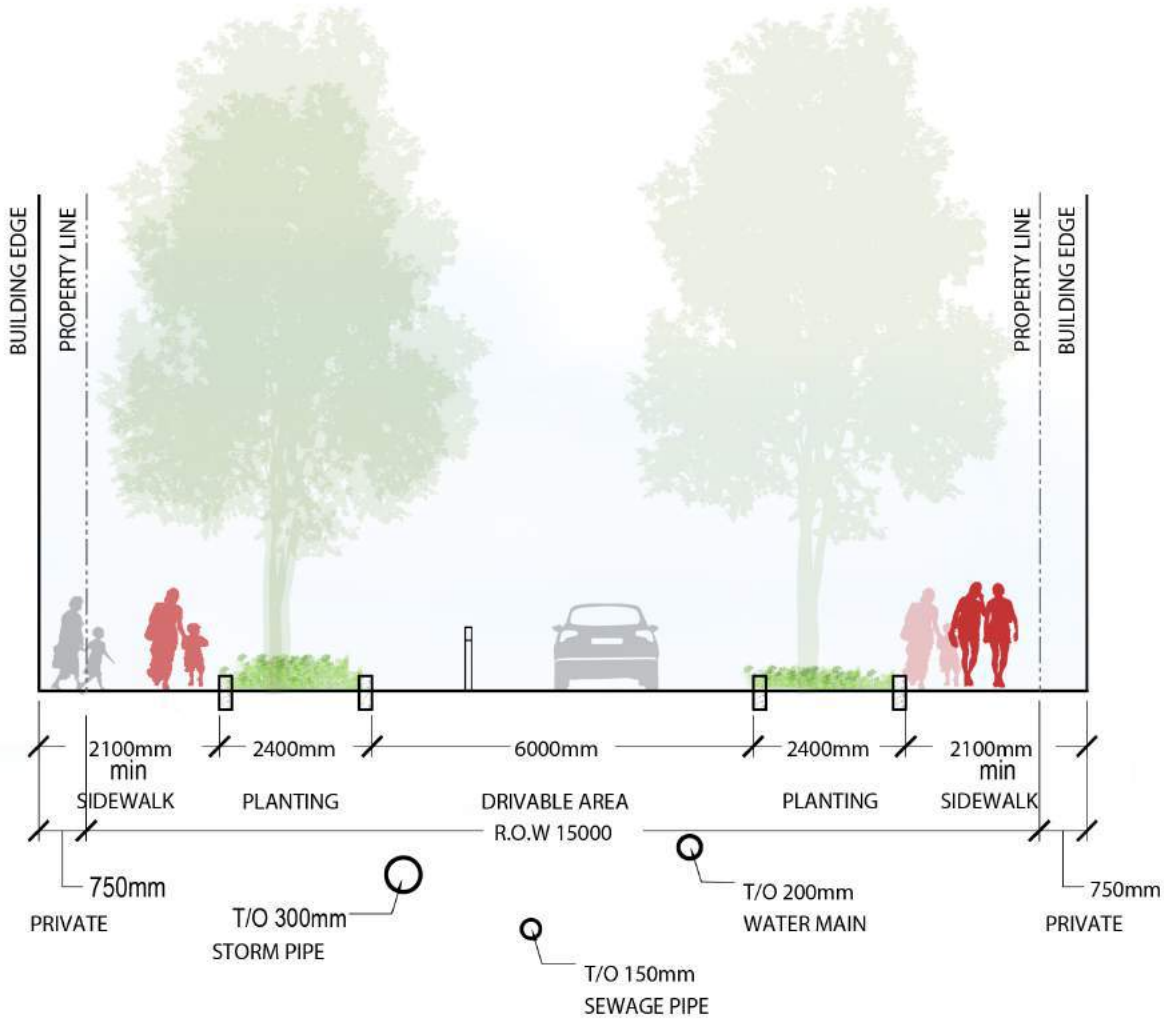
Similar to Street G, Street J (Tubman Avenue extension) will be designed to complement and provide an additional north-south connection. It is important to note that the existing Sword Street and Tubman Avenue do not directly align with each other, and this new Street J should be located to align most closely with Tubman Avenue (rather than Sword Street), resulting in a more continuous route.

The Street J (Tubman Avenue extension) right-of-way will be 15.0 metres and include (from west to east):

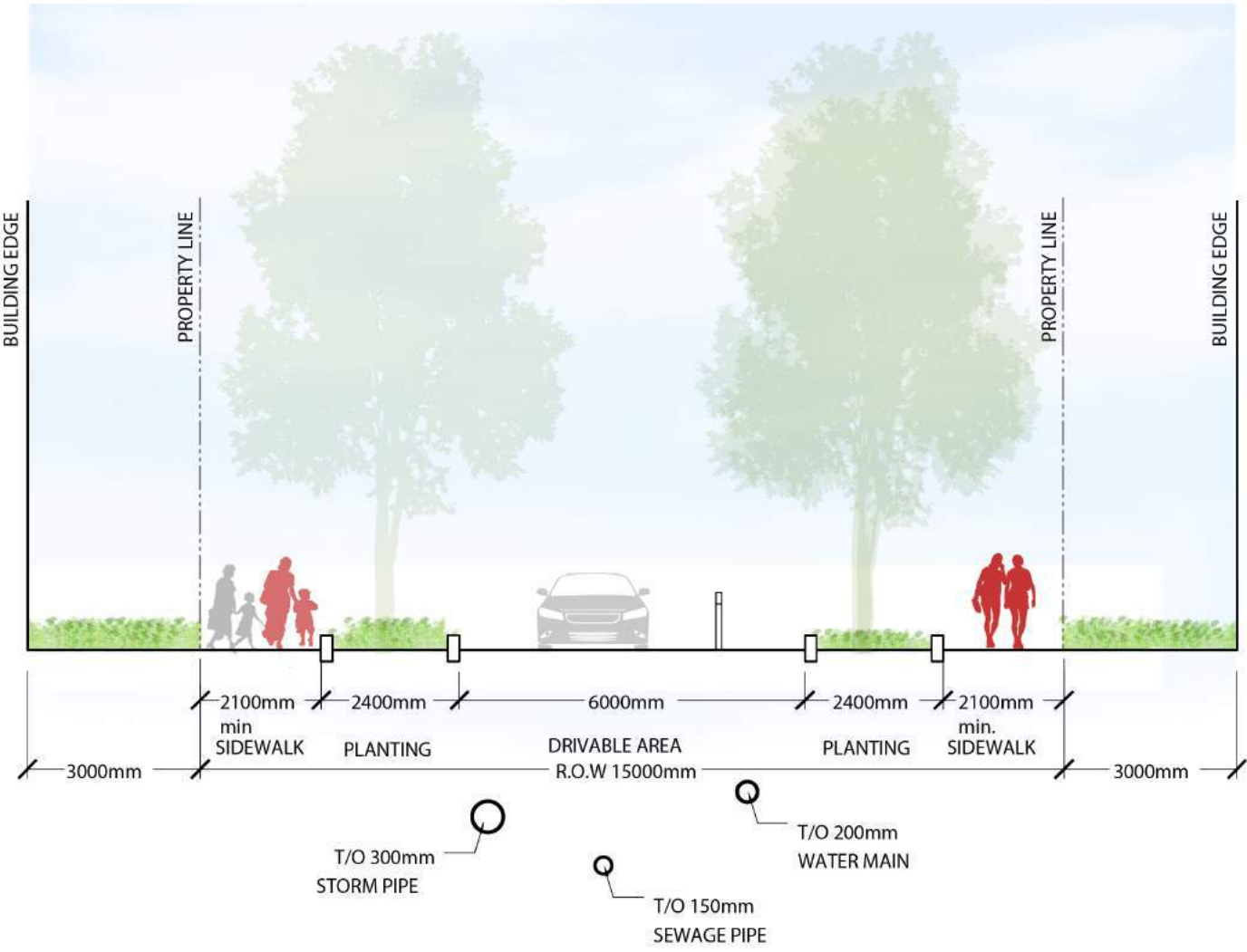
- beyond the property line, the sidewalk extends 3.0 metres to the building face of Building 4J;
- a minimum of 2.1 metre wide sidewalk;
- 2.4 metre wide planting;
- 6.0 metre wide drivable area, one-way southbound;
- 2.4 metre wide planting;
- a minimum of 2.1 metre wide sidewalk; and
- beyond the property line, the sidewalk extends 3.0 metres to the building face of Building 5L.



# Street G



# Street J



## 3.2 Open Space System

Open space is critical to the success of Regent Park. Historically, the area not only lacked well defined outdoor amenities, but its open space system was fragmented. Furthermore, the neighbourhood lacked ground-related uses to help animate these spaces and create a sense of safety or ownership. Phases 1 through 3 changed that with a set of highly formalized open spaces organized in a grid-like pattern of public streets to create a vibrant, active and safe environment. Many of the pre-existing open spaces were amalgamated into a set of formal outdoor amenity areas, most notably the Big Park and the Regent Park Athletic Grounds (RPAG). Phases 4 and 5 seek to further enhance the quality of open spaces with a vision to create a more continuous system of publicly accessible areas that are well defined in terms of their programming as well as ground floor animation.

The proposed open space system is organized along a new east-west mews that is largely focused on pedestrian movement and areas to gather. It will run parallel to Oak Street from Dreamers Way to the west to River Street to the east between buildings that front onto Oak Street and Gerrard Street. Many of the contemplated open space features along this mews should include public and private amenity areas, recreational zones and multi-purposed lawns. Although the mews is situated in a mid-block location it will be well connected and integrated with the public realm as it intersects public roads. This open space system can also extend to the north and south at Plot 2, creating a more centralized open space within Phases 4 and 5.

The east-west mews also intersects with one of the principal open space elements of Phase 4 and 5 at the central plaza. The plaza is located within the central Plot between Sackville and Sumach Streets. The focus for the central plaza will be to connect the Cabbagetown neighbourhood to the north with the Big Park at Oak Street. North-south connections will provide the permeability conceived by the Regent Park Secondary Plan through the extensions of Gifford Street, Nasmith Street, and Sword Street.

The DCP will consolidate and reconnect open spaces to create a continuous network that is integrated into the existing context. In order to achieve this, the following open space elements as community benefits are included in the DCP:

- Central plaza: activities that will spill out from the Toronto Public Library and the Boiler House (repurposed, if feasible, for community and civic functions). The central plaza is a multi-use space that accommodates a range of programs, from day to day activities to larger intermittent and seasonal functions such as special events and community markets;
- East-West Mews: a spine that generally extends and provides a visual connection from Dreamers Way to River Street. This zone should function as a place of celebration and active recreation;
- Driveways: serve a more utilitarian function of providing access to loading and servicing while integrating with the east-west mews in a visual manner;
- Residential Courtyards: there are one to two spaces per Plot located at grade in the inner courtyards of the buildings fronting Gerrard Street framed by the buildings' podiums and directly connected to the east-west mews immediately south; and
- Landscape Frontages and Forecourts: setbacks will provide additional high-quality landscaped open spaces that help to connect the revitalization with the surrounding context by widening views along north-south public streets.



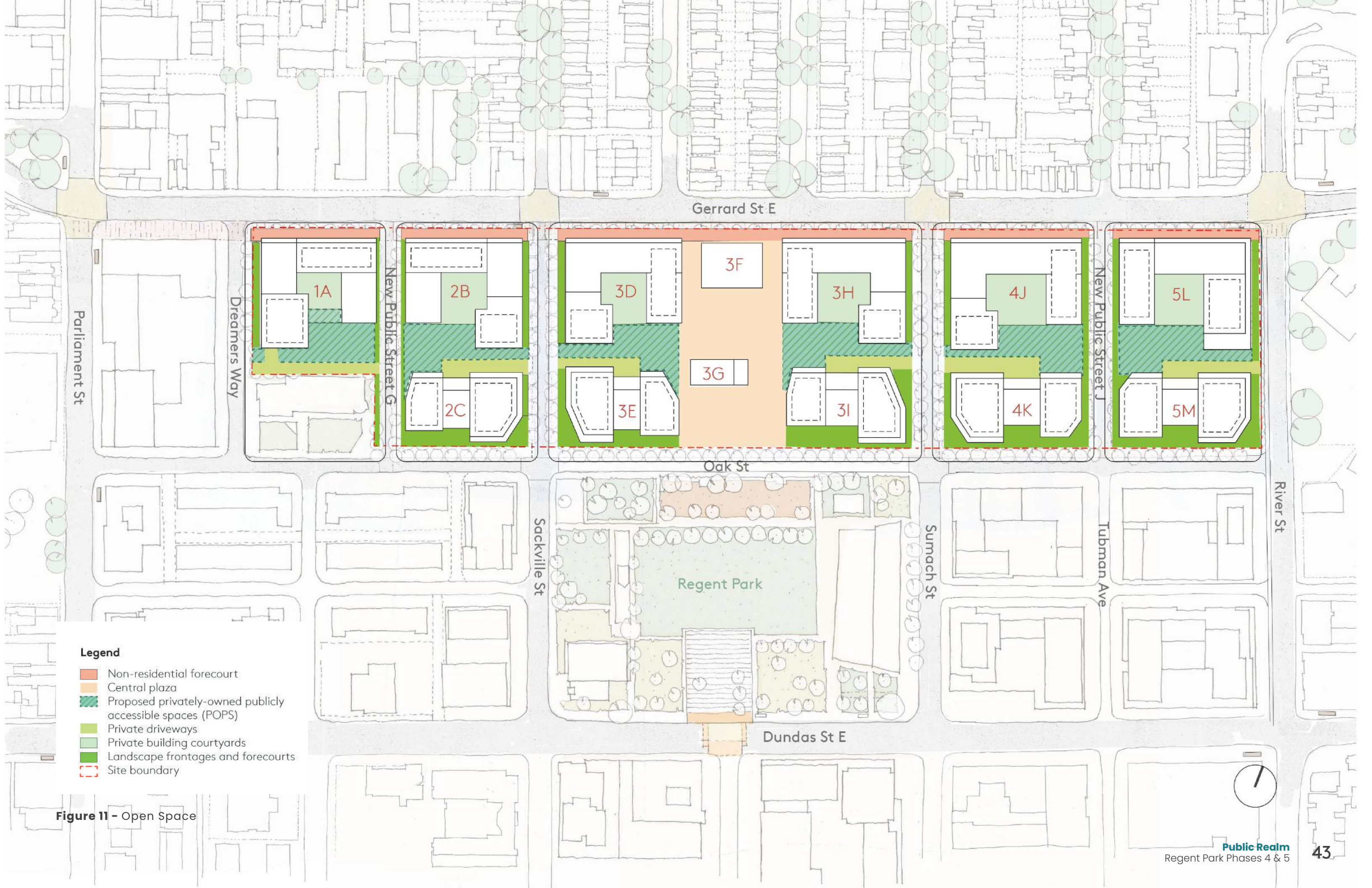
All of the outdoor elements described above are intended to create a generally continuous north-south and east-west flow of open space across the entire Site. From that perspective, the open spaces function as place-making devices. They give structure, provide direction for movement of pedestrians, cyclists and vehicles, maintain and enhance views, and influence the siting of buildings. It should be noted that the central plaza and East-West mews will be formalized as Privately-Owned Publicly Accessible Spaces (“POPS”) that form part of the community benefits.

The public and private spaces will be designed to be seamless and well-coordinated. The east-west mews will be defined as POPS with 24-hour public access with no physical barriers and seamlessly integrated within the public realm. Private but not publicly accessible open spaces will be the residential courtyards, urban gardens, and terraces which will have controlled access and be physically separated from the POPS spaces.

**Figure 10 - Sitewide Open Space**







Gerrard St E

Oak St

Dundas St E

Regent Park

Parliament St

Dreamers Way

New Public Street G

Sackville St

Sumach St

Tubman Ave

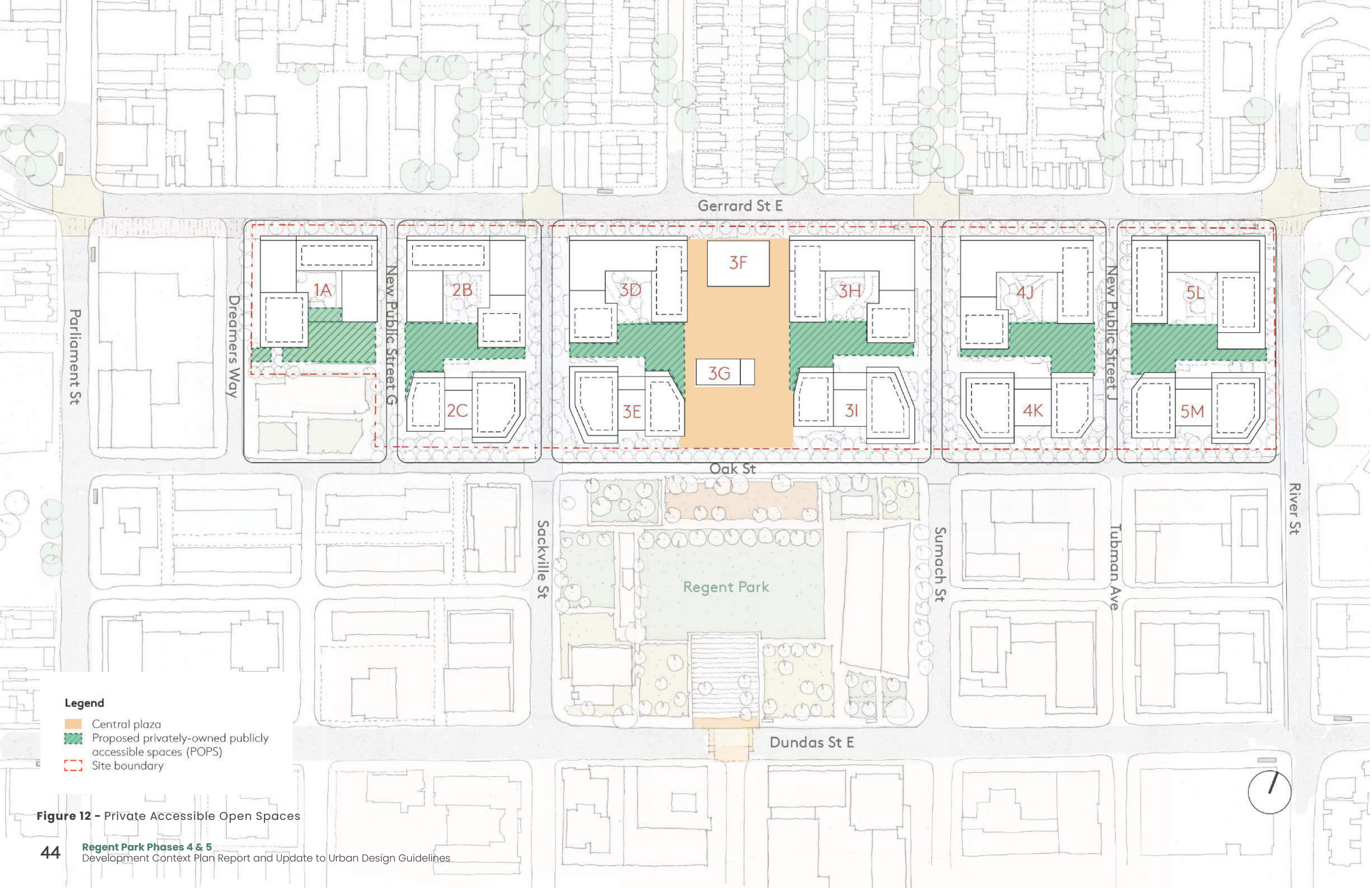
River St

New Public Street J

- Legend**
- Non-residential forecourt
  - Central plaza
  - Proposed privately-owned publicly accessible spaces (POPS)
  - Private driveways
  - Private building courtyards
  - Landscape frontages and forecourts
  - Site boundary

Figure 11 - Open Space



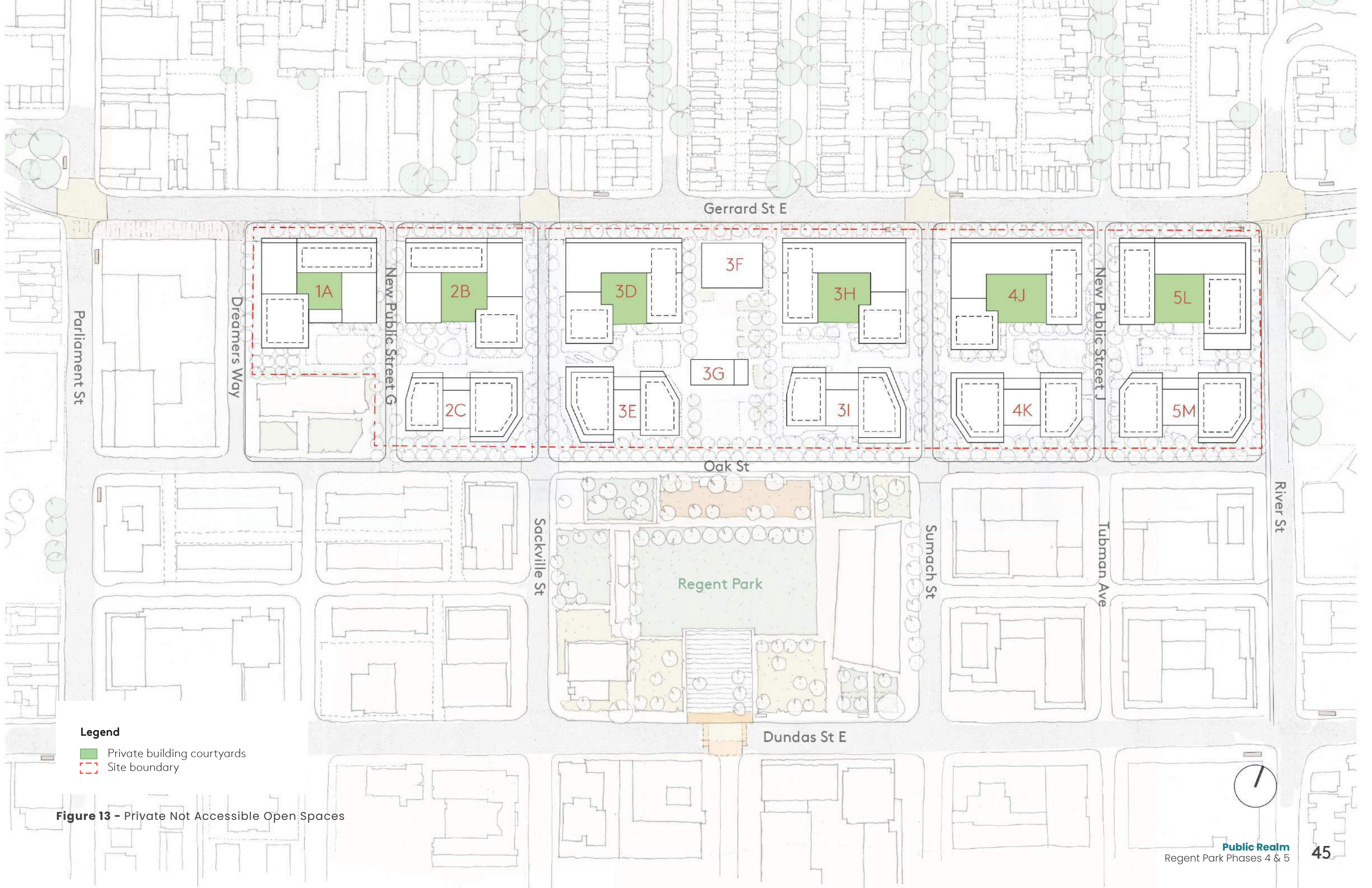


**Legend**

- Central plaza
- Proposed privately-owned publicly accessible spaces (POPS)
- Site boundary

**Figure 12 - Private Accessible Open Spaces**





**Legend**  
■ Private building courtyards  
 Site boundary

**Figure 13 - Private Not Accessible Open Spaces**

### 3.2.1 East-West Mews

In the DCP, the POPS will supplement and connect to the city's public realm network and be located and designed to be accessible and visible while servicing the local population as part of a larger network. This is achieved by:

- Well-defined activity zones that ensure that the open spaces are well utilized;
- Providing tactile pavers or equivalent to ensure safe pedestrian movement;
- Connecting the private amenity spaces with the POPS, but distinguishing the use of these spaces as being accessible for residents only (at the Site Plan Approval stage);
- Allocating central spaces within each Plot situated to create a continuity of open spaces between the public streets; and
- Locating lobby entrances along the east-west and north-south corridors to ensure active zones.





Figure 14 - Illustrative Development Context Plan



### 3.2.2 Central Plaza

The Site is organized around the central plaza which is envisioned to be an open space framed by community facilities hosting a variety of outdoor uses, including informal and seasonal community markets. The allocation of height and density has been created with consideration of the central plaza, with height generally increasing away from the plaza. The central plaza will act as a focal zone that connects Cabbagetown to the Big Park. The primary design objectives for the central plaza are:

- Connecting Cabbagetown to the Big Park;
- Creating highly animated gathering spaces that allow for year-round programming and use by visitors and neighbourhood residents;
- Maximizing flexibility to allow for a wide range of potential uses and programming options; and
- Providing key civic uses such as a new Toronto Public Library branch and the reuse of the Boiler House, if feasible, to further attract visitors and neighbouring residents;
- Providing potential micro-retail at the ground floor on both sides of the plaza to draw in people from Cabbagetown, Gerrard Street East, and the rest of Regent Park; and
- Commemorating the historic river that runs under the Site by possibly locating water features in the landscape.



Central Plaza View





Central Plaza View



### 3.2.3 North-South Connections

North-south connections provide the permeability directed by the Regent Park Secondary Plan by:

- Ensuring walkability and accessibility throughout the entire site in a way that prioritizes pedestrians, cyclists and persons using mobility devices;
- Continuing the reinstatement of Sackville Street and Sumach Street from the 1940s and 1950s to provide the finer-grained pattern of public streets;
- Proposing north-south connections from Gifford Street and Nasmith Street to the north as pedestrian and cycling connections; and
- Proposing north-south connections from Cabbagetown and Sword Street to the north as new proposed public streets with pedestrian and vehicular connections.

North-south pedestrian connections should be provided along the east and west sides of the central plaza and the new Toronto Public Library to create permeability between Gerrard Street East and Oak Street. The priority will be given to pedestrians and cyclists, with the exception of emergency vehicles and servicing vehicles for the Toronto Public Library. These connections include:

- Wider pedestrian connections that should include canopy trees and soft landscaping.
- High-quality hard surfaces such as pavers.
- Full accessibility for people with mobility difficulties and visual impairments.
- Spill-out space for adjacent retailers.



**Connections Precedent**  
Leeuwarden, Netherlands



**Connections Precedent**  
RMIT New Academic Street, Australia





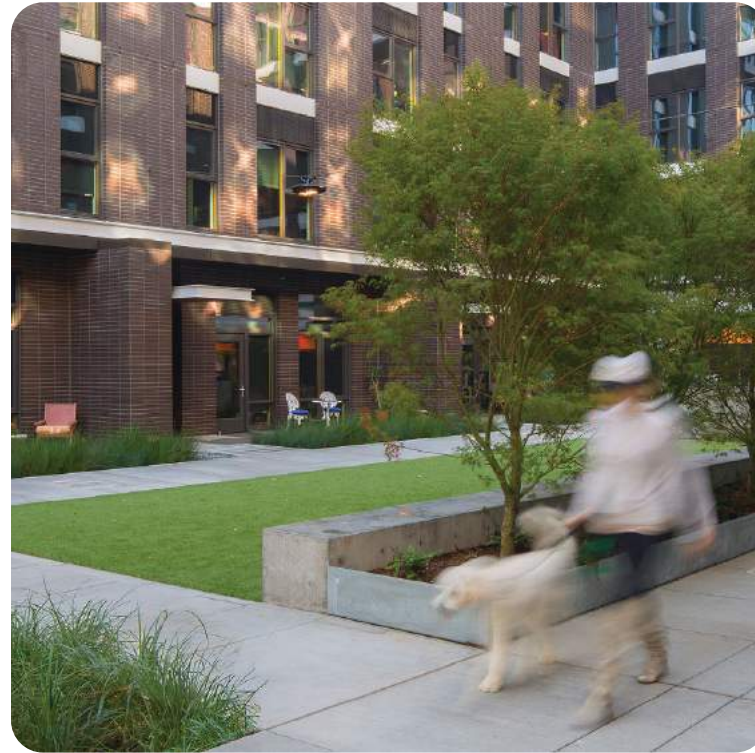
Figure 15 - Illustrative Development Context Plan (zoomed in)



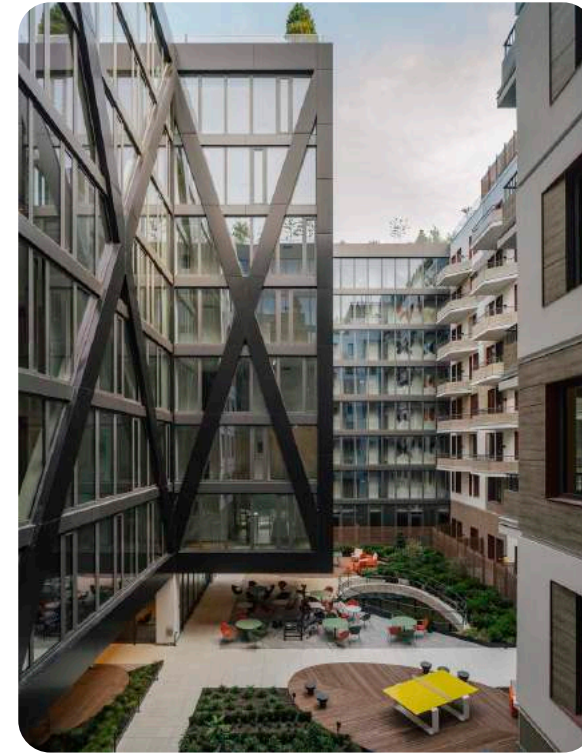
### 3.2.4 Private Amenity Areas

The DCP provides indoor and outdoor amenity areas for residents of the proposed affordable and market buildings. To the extent possible, outdoor amenity areas are contemplated to be located at grade within the residential courtyards, adjacent to new buildings, and co-located next to indoor amenity spaces, and on rooftops. Private outdoor amenity areas should include urban gardens, community gardens, and terraces. At grade, the boundaries between the east-west mews and the private amenity areas, which include courtyards, can be dealt with in numerous ways but visual connections will be maintained. The following guidelines apply to private outdoor amenities at-grade:

- Planting, bollards and visually permeable fencing should be incorporated where possible to help create a sense of privacy while still create a visual connection onto the east-west mews;
- Varied programming of the open spaces such as urban gardening, play spaces, dog parks and outdoor gyms should be utilized where feasible to enrich and activate the public realm;
- Special attention should be paid to key corners of the buildings to promote animation through locating lobbies and/or amenity spaces; and
- Private amenity areas should be clearly distinguished from public areas through the use of elements such as low walls, hedges, landscape planters, etc.



**Private Amenity Area Precedent**  
Hassalo on Eight, Portland



**Private Amenity Area Precedent**  
Hassalo on Eight, Portland



**Private Amenity Area Precedent**  
Golden Cube Harmonic + Masson



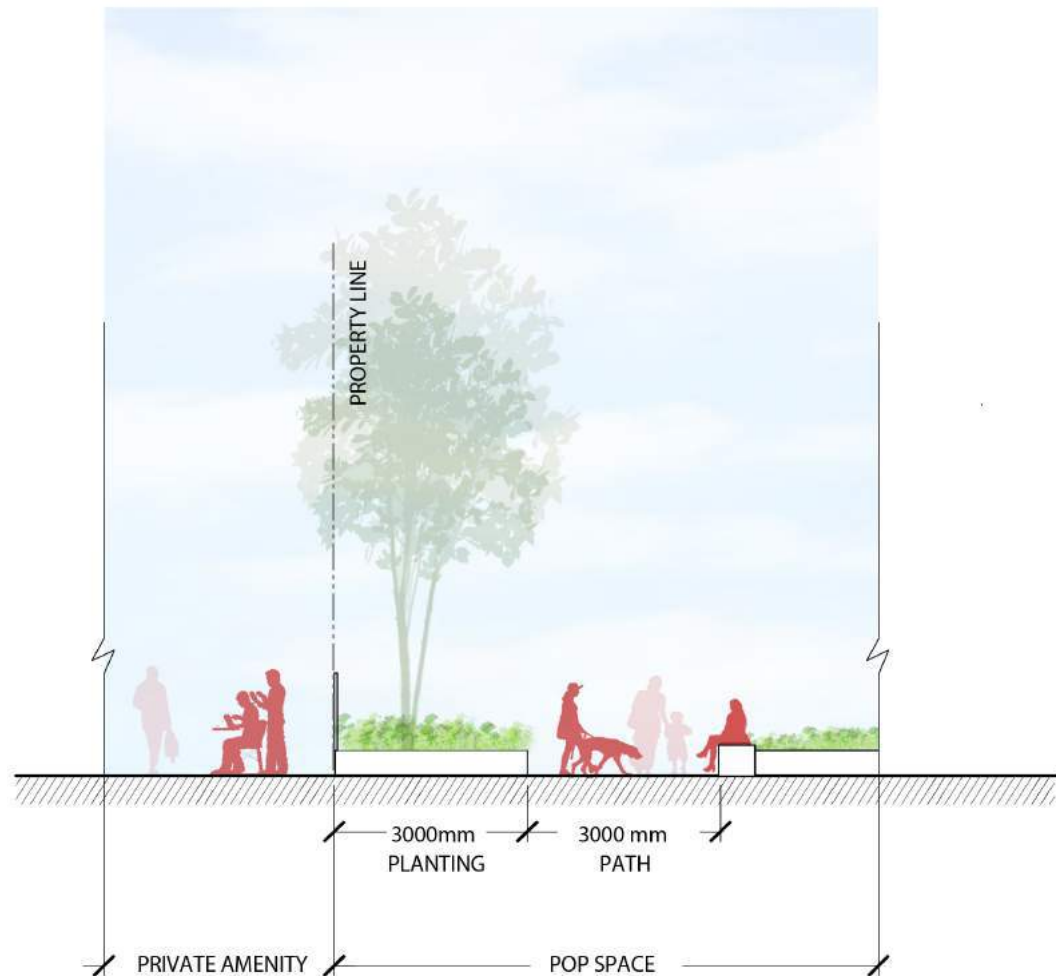
**Private Amenity Area Precedent**  
Adrian Streich Architekten, Zurich



**Private Amenity Area Precedent**  
Kings Crescent, London



Section through private amenity and POPS space (east-west mews)



Residential Courtyards View



### 3.2.5 Other Open Spaces

Other open spaces in the DCP include community spaces, residential forecourts, and driveways. For community spaces, generous open spaces adjacent to Street J and Street G create locations central to each neighbourhood that are suitable for community uses such as gardening, play, dog walking, exercise and gathering space. They are located adjacent to ground floor community spaces to allow spill-out and activation of these spaces with community-focused programming.

The primary design objectives related to the design of other open spaces are:

- Connecting the revitalization with the surrounding context through widening views along the north-south public streets with the provision of setbacks that provide additional high-quality landscaped open spaces; and
- Providing opportunities for people to gather at various scales, from intimate to large events.

Driveways serve the utilitarian function of providing vehicular access to loading and servicing while integrating with the east-west mews in a physical and visual manner. In this regard, the following guidelines apply to driveways located in the east-west mews:

- Ensuring that the interfaces between the driveways and the mews are safe, attractive, and seamless through the provision of delineated paving or an equivalent material, landscape elements such as bollards, and high-quality decorative paving.
- Providing generous planting zones adjacent to the driveway, where feasible; and
- Providing a minimum of 12.9 metres wide shared pedestrian/service lanes that distinguish the driveway from the pedestrian lane through the use of various design features such as flexible bollards and distinguished pavers through the selection of different colour, type, and/or pattern from the pavers used throughout the POPS space.



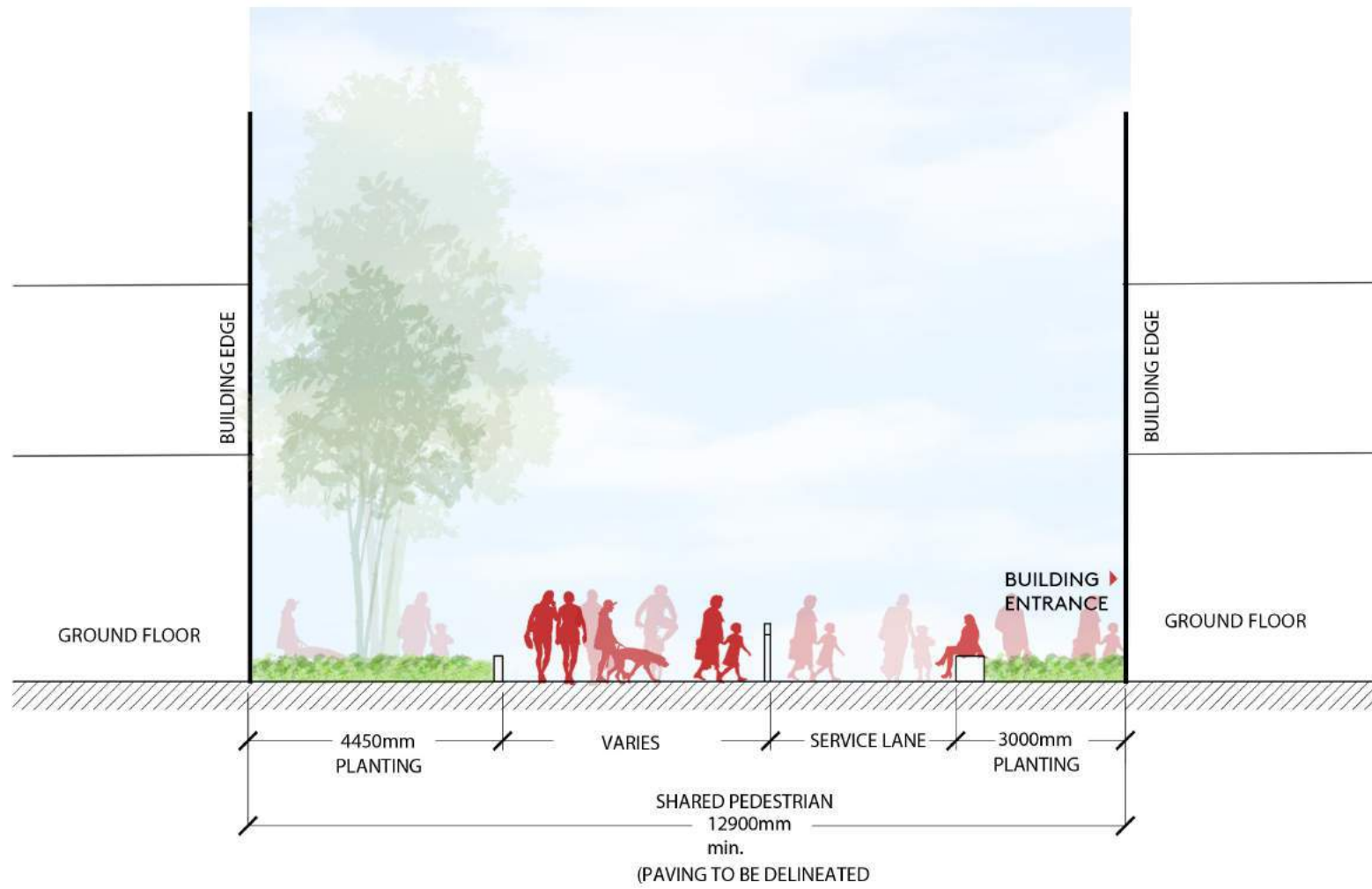
**Open Space Precedent**  
Arbor Blocks Shared Street



**Open Space Precedent**  
Arbor Blocks Shared Street



## Section through POPS (east-west mews) and driveway



Landscape Frontages and Forecourts View

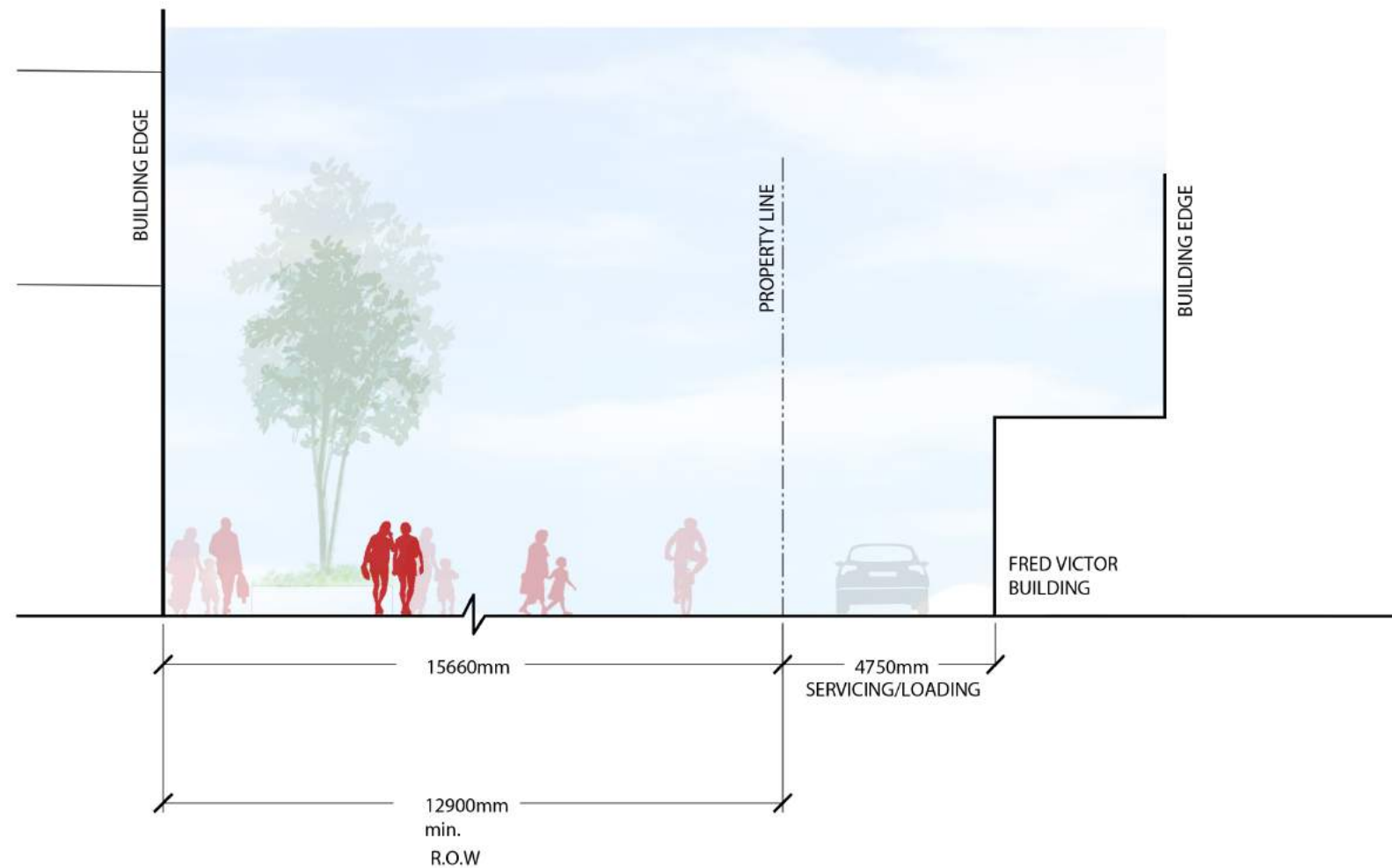


### 3.2.6 Interface with Fred Victor

Located at 40 Oak Street, Fred Victor is a social charitable organization that provides housing, community meal programs, community advocacy, food skills, community gardens, culinary training, drop-in, community worship, showers, and laundry to those in need. The Fred Victor building is not included in Phases 4 and 5 but abuts the southwest corner of the Site.

Servicing and loading for Fred Victor is located at the northwest corner of the building and is accessed via a temporary parking lot with an entrance from Oak Street. The DCP recognizes that although the existing loading for Fred Victor is outside the scope of work for Phases 4 and 5, the existing loading and servicing access needs to be maintained. The DCP provides access to the loading from Dreamers Way for a more direct connection; exiting from loading should run eastward to public Street G. Furthermore, the access and exit should be directly adjacent to the east-west mews so a landscape buffer such as planting will be located along this edge along with delineated paving or an equivalent material. For more guidance on the interface between the east-west mews and driveways, see *Section 3.2.5 Other Open Spaces* above.

#### Fred Victor





# 3.3 Tree Preservation & Replacement Strategy

## 3.3.1 Existing Tree Inventory & Overall Strategy

In 2022 an Arborist Report was prepared by PFS Studio for Toronto Community Housing Corporation (“TCHC”) and 2747199 Ontario Limited (“Deltea Inc.”). This report outlined the size and condition of the majority of trees within the Site and road easements of Phases 4 and 5 of Regent Park.

The existing tree locations were obtained from the survey plan: Part of Block A Registered Plan 768E Part of Block A and C Registered plan 781E Part of Block A and B, Registered Plan 784E City of Toronto, by J.D. Barnes (OLS), reference number 21-15-128-00, dated August 18, 2021.

A total of 150 private trees, including 7 dead trees, were documented which includes predominantly Austrian Pines and a mixture of Norway Maple, Honeylocust, White Fir, Tree of Heaven, Silver Maple, Crabapple, White Spruce, Red Oak, Japanese Yew, Little Leaf Linden, and Crimean Linden.

Eight trees, including 1 dead tree, (6 Domestic Apple and 2 Black Locust) at and under 10 cm. in Diameter at Breast Height (DBH) were documented on the adjacent property at 40 Oak Street towards the southwest site plan limit.

The report recommends that all trees be removed with the exception of the 8 trees located on the adjacent property of 40 Oak Street to make way for revitalization due to many of these trees being in conflict with the future new streets, under 30 cm. in DBH; dead, undesirable invasive species, or in fair to poor condition.

Specific measures have been developed in conjunction with the revitalization plan to promote the sustainability of new street trees in Phases 4 and 5 of Regent Park. These include:

- Employing various approaches to tree planting throughout the Site with a preference for trees in planters that include landscaping within it in order to create a rich and diverse streetscape;
- Planting trees per City of Toronto standards; and
- Typically spacing new trees 8 metres apart, depending on the species and context spacing will be consistent with City standards, where feasible.

## 3.3.2 Trees in Planters

The following guidelines apply for all street trees in planters:

Breaks within the trees in planters have been accommodated to allow pedestrian movement;

Trees in planters at street wall height have been accommodated over parking slabs to allow adequate soil volume for the trees; and

Trees in planters shall utilize local, non-invasive, salt tolerant and drought tolerant trees species to support understory planting.

## 3.3.3 Trees in Turf

Should trees in turf be necessary, further detailed streetscaping design will be in coordination with City staff.



**Tree Precedent**

Stockholm Sweden Jaktgatan and Lovangsgatan



**Tree Precedent**

Regent Park Boulevard Toronto