

# 4

## Built Form

## Adjacency to Cabbagetown South HCD

The site is adjacent to the Cabbagetown South HCD, sharing Gerrard Street as a boundary and comprising its southern edge between Parliament and River Streets. The site revitalization respects the intent and principles of the HCD for new development and landscape by:

- defining the Gerrard Street East street wall;
- providing a transition in height from the low-scale HCD to the high-rise development to the south; and
- extending the Cabbagetown street pattern into Regent Park.

The revitalization improves the site's relationship to the HCD through the following measures:

- Buildings along Gerrard Street East should form a street wall with articulated bays that respect the fine-grained character of the HCD and setbacks that create space for a street tree canopy and landscaping;
- Lower scale buildings on Gerrard Street East provide a transition to the lower scale of Cabbagetown to the north and towers situated to the south;
- Extension of the long, thin Cabbagetown block pattern into Regent Park;
- Extension of landscape character of Sumach and Sackville Streets south into Regent Park, providing north-south pedestrian links; and
- Integration of a system of pedestrian paths, mews and green connections as an extension of the laneway network of Cabbagetown.



# 4.1 Building Typologies

The vision for the Site should be carefully considered in the context of the surroundings and at the same time optimizing the layout, orientation and organization of buildings and open spaces to maximize development potential of the Site and to provide high quality homes with excellent access to daylight and views.

In this regard, the location of the existing Cabbagetown neighbourhood to the north of the Site, the high-density mixed development in the rest of Regent Park, and the wider city to the south should influence the siting for the buildings and allocation of height on the Site to provide appropriate transition and mitigation of potential impacts. Given the broader context, the overall size of the Site in relation to the level of development proposed and configuration of existing buildings and open space elements, as well as feedback received through the engagement process with residents and stakeholders, the proposed building typologies includes the following guidelines:

- The potential reuse of the Boiler House could potentially be a landmark structure and act as a prominent view terminus. The potential location of the Boiler House in the central plaza and presence could be seen within the streetscape and from the southern extent of the view corridor at St. David Street adjacent to Nelson Mandela Public School, more than 400 metres away. The Boiler House could potentially house community facilities and combined with the spill out from the library, several activities should be for community and civic functions;

- Mid-rise buildings range in height from 6 to 10 storeys,, respectively located along the perimeter of all streets with the exception of Oak Street where the towers are located to create a mid-rise environment along main streets. Non-residential uses such as retail should be located along Gerrard Street East and the mid-rises fronting onto the central plaza with residential uses on upper floors;
- Locating towers at the southern portion of the Site along Oak Street with heights of 18 to 39 storeys,, respectively to adequately limit shadowing into Cabbagetown Neighbourhoods to the north and open spaces; and
- On the north side of the base of the towers, providing a lower height of 2 storeys between the towers to minimize shadowing on the east-west mews.

*Conceptual images showing articulation and high-quality materials.*



**Building Typologies Precedent**  
Hoxton Press, London

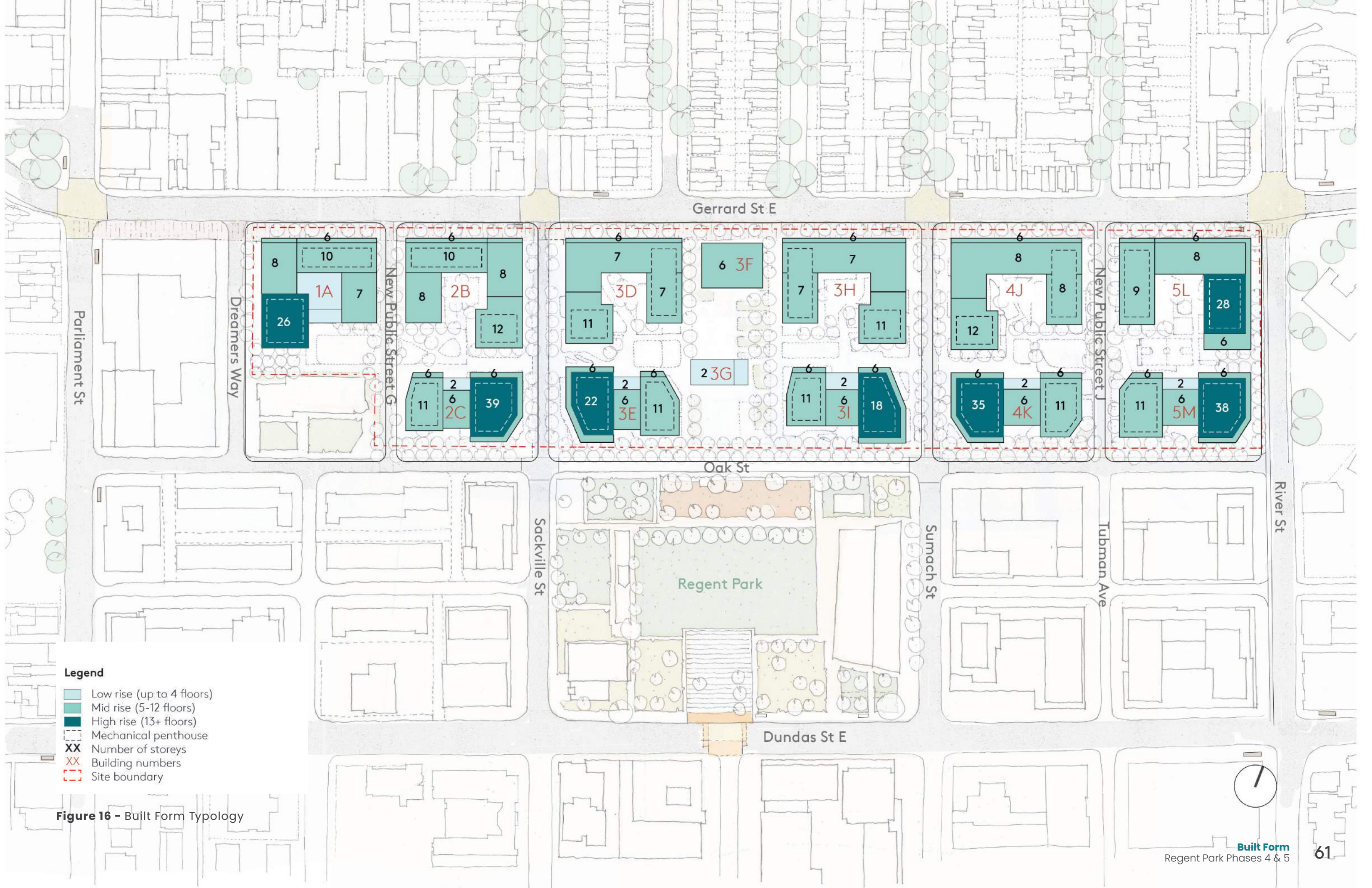


**Building Typologies Precedent**  
Kings Crescent, London



**Building Typologies Precedent**  
Europaallee Bolthausen, Zurich





- Legend**
- Low rise (up to 4 floors)
  - Mid rise (5-12 floors)
  - High rise (13+ floors)
  - Mechanical penthouse
  - XX** Number of storeys
  - XX Building numbers
  - Site boundary

**Figure 16 - Built Form Typology**



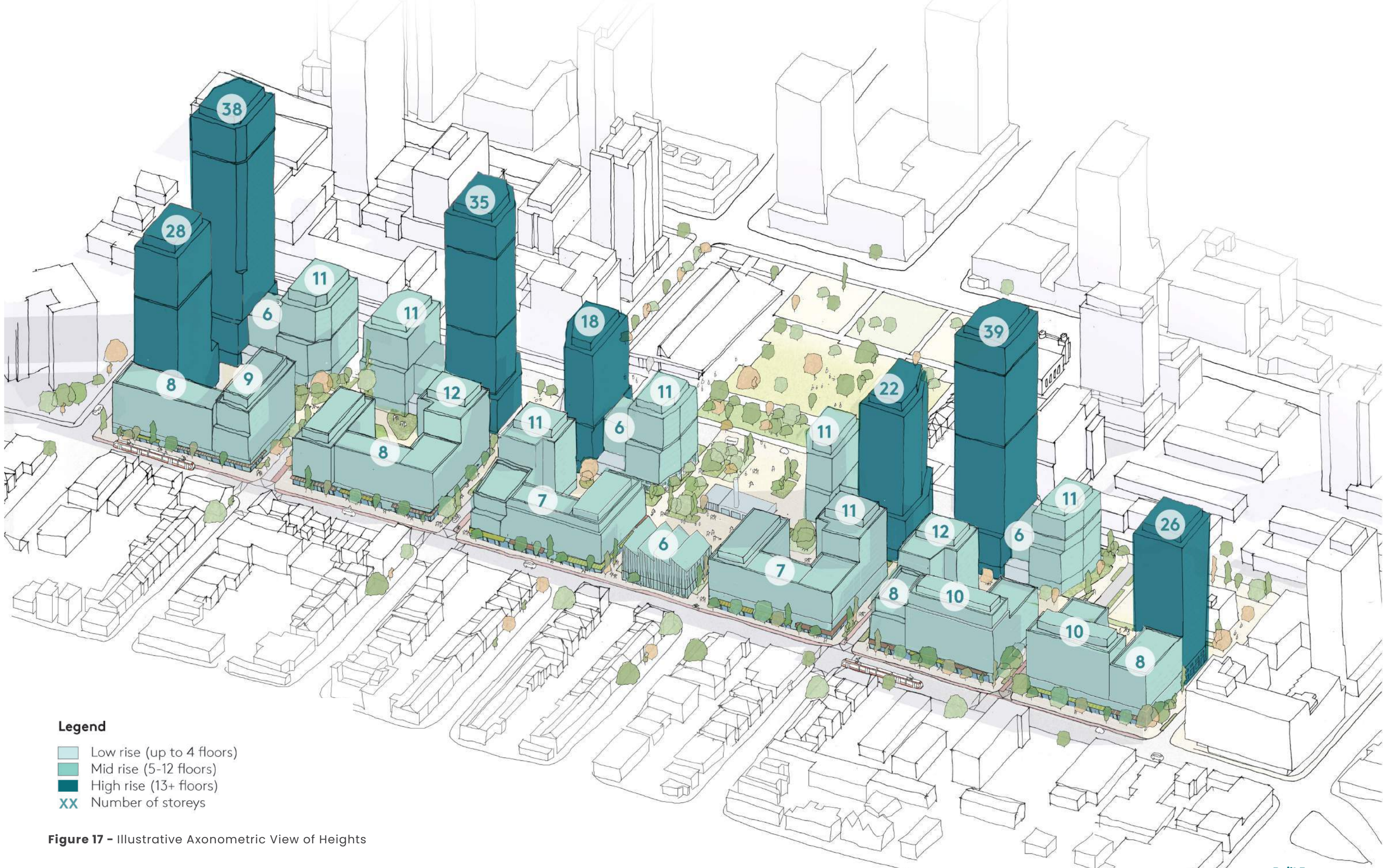
## 4.2 Height and Built Form

The overall height and built form strategy for Phases 4 and 5 is to build upon and enhance the emerging character of Regent Park, ensure compatibility with the surrounding context, and mitigate any potential impacts on other areas. From that perspective, building heights should be arranged to provide for a transition of scale from lowest to highest from north to south and also with the tallest buildings on the east and west edges of the Site. In this regard, the height structure, increases from the Neighbourhoods designation to the north and increases east and west from the middle of the Site from the central plaza. This arrangement not only opens up the Site and the existing Big Park to sky views but also helps to mitigate shadowing on the lower scaled residential areas north of Gerrard Street East. The buildings should pull back from the central plaza to the east and west to open up and connect Regent Park more meaningfully with the City. In this regard, the following guidelines apply to building heights:

- Building heights range between 2 and 39 storeys, from 26 metres to 134 meters;
- The siting, height and orientation of tall buildings should be carefully considered in terms of the surrounding context. In that respect, taller towers should be located at key locations to the west and the east, with heights stepping down towards the central plaza. Building heights should also step down towards the Cabbagetown Neighbourhoods to the north;

- Tall buildings are to be situated along Oak Street to maximize separation distance from Cabbagetown to the north with exception of the 26-storey tower, east of Dreamers Way that is attached to the furthest southern portion of Building 1A that fronts Gerrard Street East and the 28-storey tower, west of River Street that is attached to the furthest southern portion of Building 5L that fronts Gerrard Street East;
- All of the tall buildings should be strategically located identifying the uses within the *Neighbourhoods* to limit shadowing upon the residential homes north of Gerrard Street East;
- All tower floor plates should be shaped and sculpted to ensure adequate sunlight within the lower scaled buildings along Gerrard Street East and *Neighbourhoods* areas further to the north and to ensure that sunlight should reach the POPS within each development Plot and other open space areas;
- The maximum tower floorplate size will be 800 square metres of gross floor area (GFA), in accordance with the zoning bylaw, to reduce any potential visual and physical impacts on the surrounding public realm and properties; and
- In order to assist in transitioning between the tall buildings and the lower scaled areas to the north:
  - All mid-rises buildings along Gerrard Street East located west of Sackville Street will be a maximum of 10 storeys in height; and
  - Within the central plaza (Plot 2) along Gerrard Street East, the proposed Toronto Public Library will have a maximum height of 6 storeys that includes 2 levels of potential community space and the height of the remaining mid-rises along Gerrard Street East will transition to a height of 10 storeys to the west (Dreamers Way) and 9 storeys to the east (River Street).





**Legend**

- Low rise (up to 4 floors)
- Mid rise (5-12 floors)
- High rise (13+ floors)
- XX** Number of storeys

**Figure 17 - Illustrative Axonometric View of Heights**



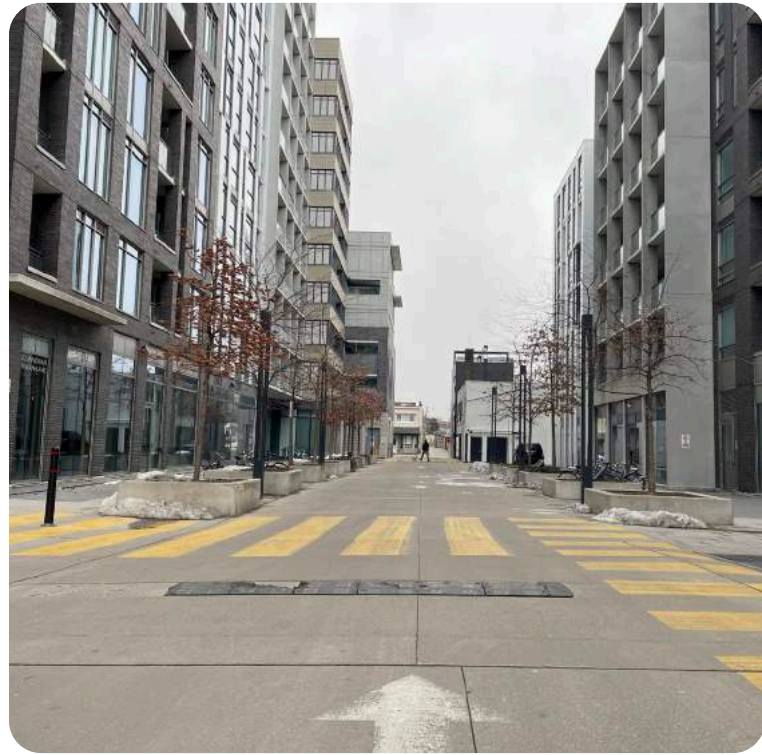
## 4.3 Building Setbacks and Separation Distances

### Building Setbacks

Building setbacks from the property lines are designed to accommodate a range of functions and are organized to frame the streets and the open spaces with an appropriate street wall condition. Furthermore, building setbacks are important for creating openness and transparency to non-residential, commercial units and act as privacy and ownership for residential entrances. The nature of residential setbacks should rely on creating the character of a place and should depend on the character of the street. To that end, the following guidelines apply for building setbacks:

- All base buildings and street walls should be parallel to streets to create well-defined edges and views to prominent destinations;
- Primary entrances to all buildings should be clearly visible and directly accessible;
- Residential setbacks along the north-south streets, with the exception of Street G and J (Tubman Avenue extension), should provide space for planting and street trees, helping connect the character of Cabbagetown and the Don Valley down through Regent Park and provide a buffer between the public sidewalk and the private home to improve sense of privacy whilst retaining an activated ground floor and 'eyes on the street';
- Along Oak Street, the setback should vary in width to take advantage of the south facing orientation to provide additional landscape and provide generosity around the entrances, creating space for seating, bike stands and other street furniture;
- Buildings should front onto arterial streets (Gerrard Street East and River Street) with a minimum setback of 3.0 metres to allow design flexibility for an appropriate transition to the *Neighbourhoods* to the north and for a row of trees and publicly oriented activities such as outdoor cafes, restaurants, and sidewalk shopping;
- Buildings should front onto primary local streets (Sackville Street, Sumach Street, Oak Street, and Dreamers Way) with a minimum setback of 3.0 metres with the exception of the potential reuse of the Boiler House in the central plaza where it will remain in situ which is set back 35 metres to allow design flexibility such as planting and wider walkways;
- Buildings should front onto internal local streets (Street G & J (Tubman Ave extension)) with a minimum setback of 0.75 metres for Street G and 3.0 metres for Street J (Tubman Avenue extension); and
- For building setbacks, refer to *Section 4.4 Base Buildings and Street Walls* of the guidelines.

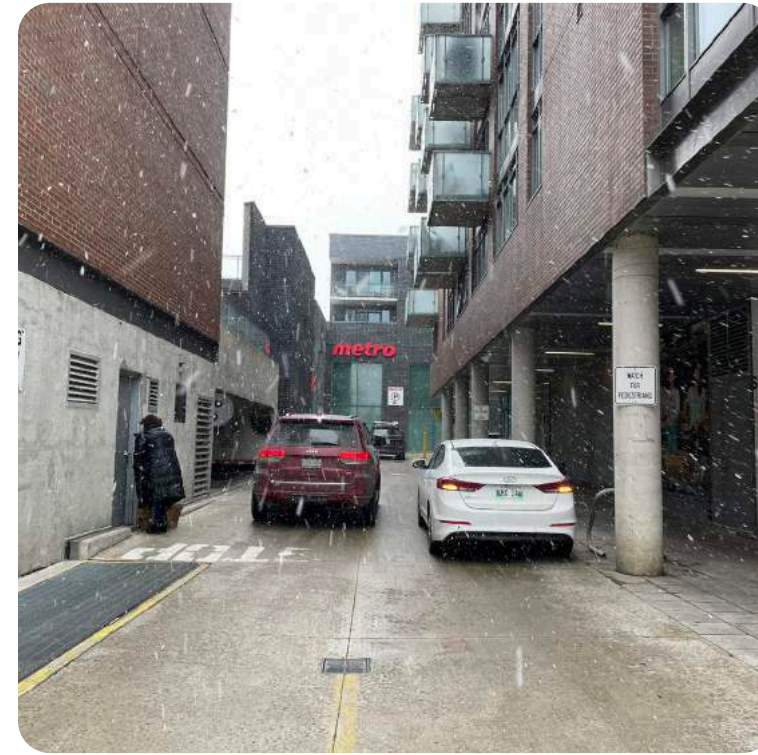




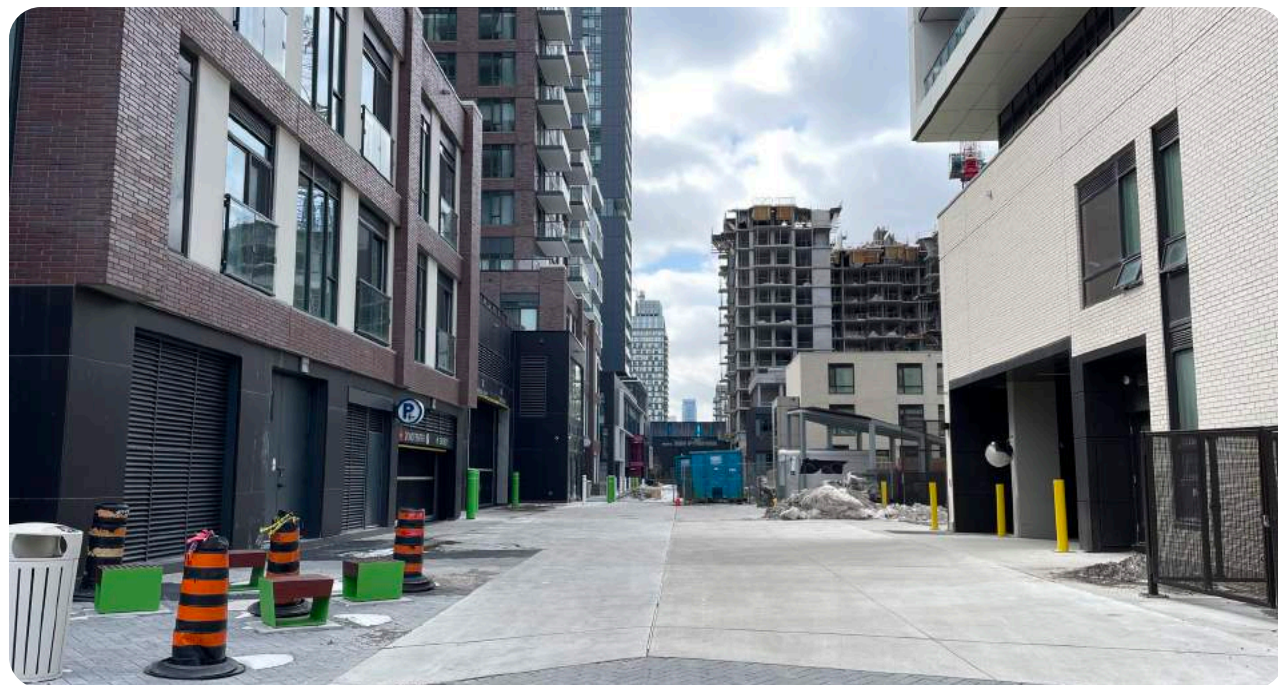
**Setbacks and Separation Distances Precedent**  
Minowan Miikan Lane



**Setbacks and Separation Distances Precedent**  
Minowan Miikan Lane



**Setbacks and Separation Distances Precedent**  
Minowan Miikan Lane



**Setbacks and Separation Distances Precedent**  
Regent Park Living Lane (Ratna Lane)



**Setbacks and Separation Distances Precedent**  
Regent Park Living Lane (Ratna Lane)



## Separation Distances

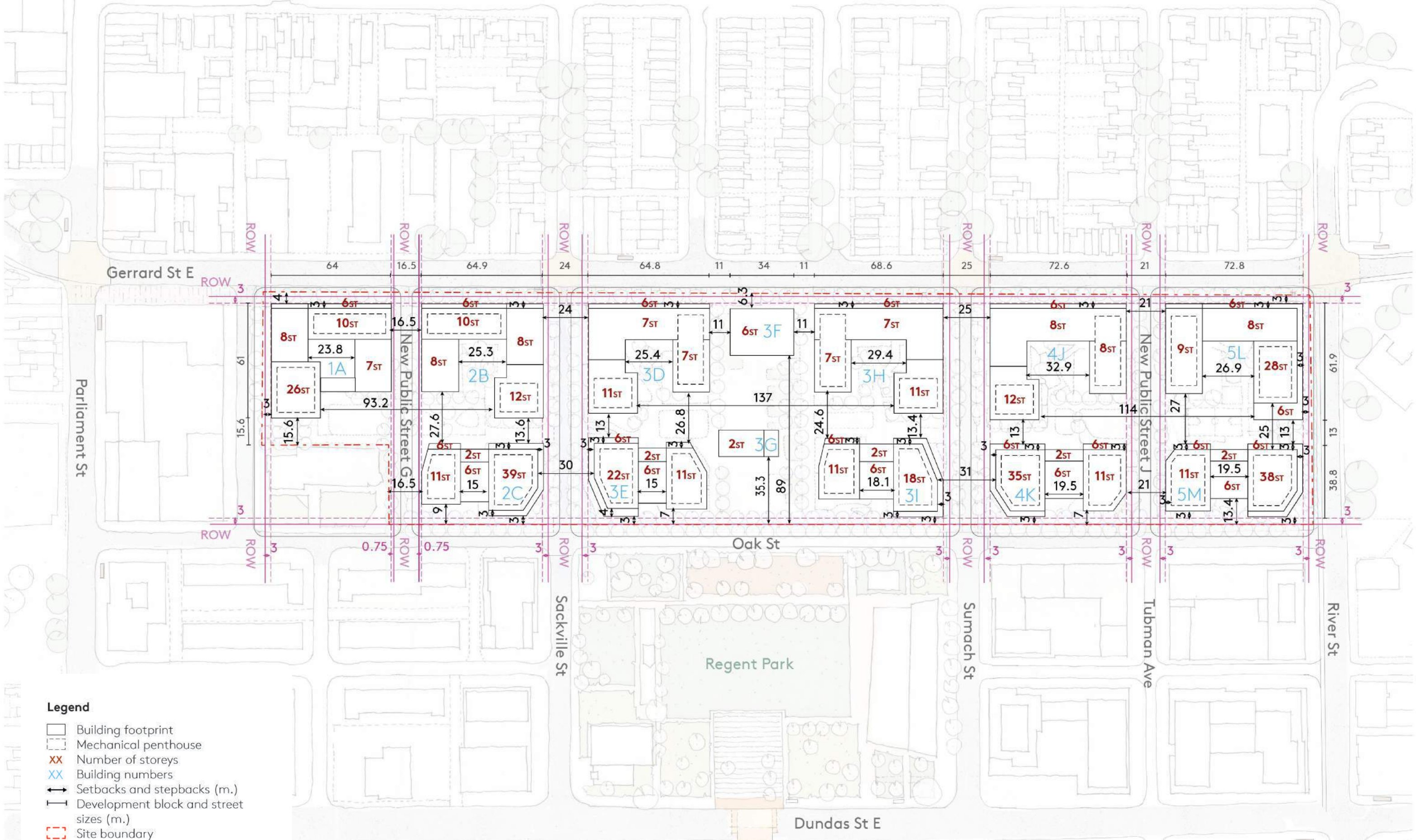
Light, view and privacy (LVP) impacts are generally addressed through a combination of spatial separation, orientation, and mitigation measures between buildings.

While technically only applicable to the portion of the Site along Gerrard Street East, the generally accepted LVP standard based on the former City of Toronto Zoning By-law 438-86 requires a setback of 5.5 metres from principal residential windows to property lines that are not street lines, and a separation distance of 11.0 metres between facing windows of principal residential rooms on the same site. Further, the Tall Building Design Guidelines recommend a separation of at least 25 metres between towers and 12.5 metres to lot lines that do not face a public street.

The design should focus on the residents' quality of life with specific considerations for light and views between buildings and access to sunlight from individual units and rather than comply with the LVP standard, exceed its recommendations with a carefully considered design that looks beyond the numerical requirements. In this regard, the following guidelines apply for building separation distances:

- Mid-rise buildings and podium elements to be situated to ensure compliance with the LVP standard with a minimum separation distance of 11 metres between facing windows;
- All towers should be separated by at least 25 metres; and
- Separation distance between tower and mid-rise buildings will at a minimum meet, and where possible exceed, the recommended Light, View and Privacy Standard of 11 metres between dwelling room windows. As per the LVP Standards a minimum of 13 metres should, where possible be provided between buildings at points of entry to the east-west mews. Additional separation distance is encouraged between buildings along the mews in all other locations.





**Figure 18 - Setbacks and Separation Distances**



## 4.4 Base Buildings and Street Walls

One of the guiding principles for the urban design vision for the Site is street-related built form. The intent of this urban design strategy is to achieve a well-defined street wall condition that will establish a pedestrian-scaled environment. Street wall heights, stepbacks and setbacks will be designed with regard for the creation of a comfortable human scale and public realm, the provision of sunlight on sidewalks, and the mitigation of uncomfortable wind conditions. These elements also provide for an appropriate scale and massing having regard for the surrounding context.

Buildings should be massed and designed to ensure that the Site is developed in an appropriate manner to frame and support adjacent streets and fit harmoniously with the existing and planned context. To ensure the height and scale of the buildings allows for appropriate enclosure of the street, relative to both the corresponding rights-of way and functions, as well as access to sunlight and sky view from the public realm, the following guidelines apply:

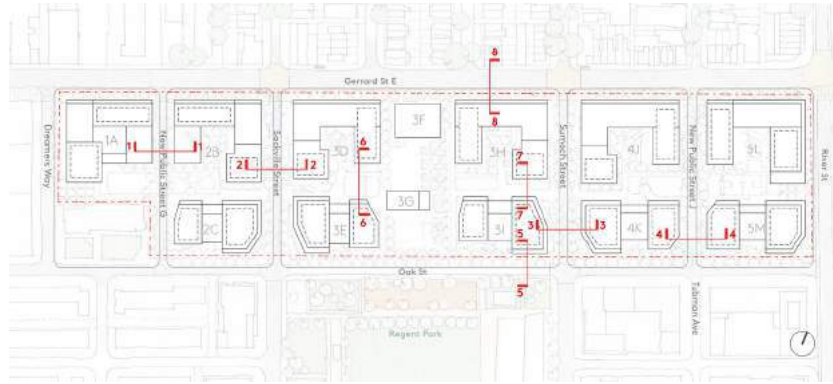
- All base buildings are oriented parallel along the streets which allows for:
  - Well defined edge conditions along streets and open spaces; and
  - Views to prominent destinations such as the library and civic hub within the central plaza and areas with high pedestrian volumes through the provision of open spaces.
- The expression of the base buildings should provide architectural interest from the public realm and frame the street with good proportion. The base buildings should strive to provide a relatively consistent and contiguous street edge that defines and gives a strong identity to the adjacent public and private roads. Refer to *Section 4.5.2 Projections and Articulation* on the treatment of base buildings.

### Stepbacks

- Towers fronting on the east-west mews should provide stepbacks of a minimum of 3 metres above the 6<sup>th</sup> storey of Buildings 2C, 3E, 3I, 4K, and 5M along the east-west mews;
- Within the podiums located between the towers of Buildings 2C, 3E, 3I, 4K, and 5M, the base building should stepback a minimum of 3 metres above the 2<sup>nd</sup> storey.
- Towers fronting on to Sackville Street, Sumach Street, River Street and Oak Street should provide a 3 metre stepback above the podium;
- The west tower of Building 5M should stepback 1.0 metres along Street J (Tubman Avenue extension); and
- The DCP provides a 3 metre stepback above the 6 storeys along Gerrard Street East. However, in recognition of providing design flexibility, there are many ways in achieving street wall conditions that have well-defined edges such as providing a colonnade at the ground floor or setting the building back from the property line further than the minimum of 3.0 metres.



Section 1-1  
New Public Street G



Section 2-2  
New Public Street - Sackville Street extension

Section 3-3  
New Public Street - Sumach Street extension

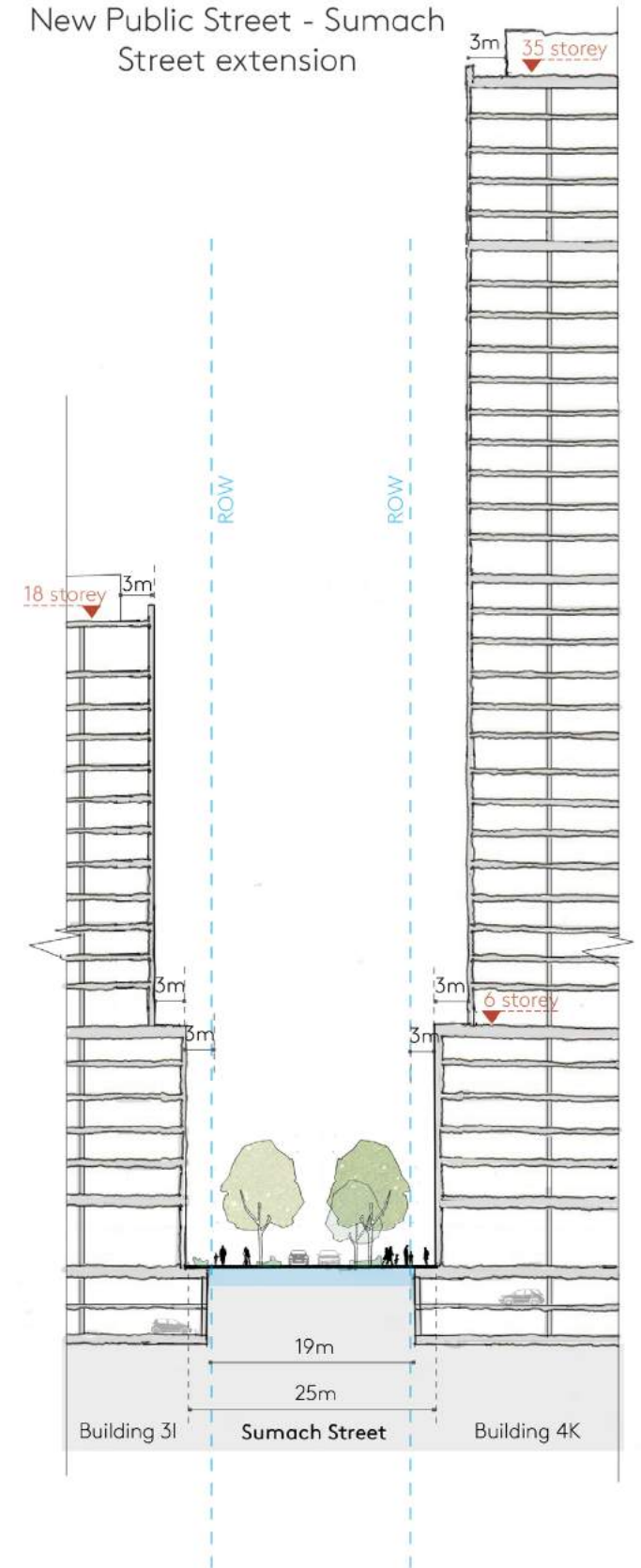
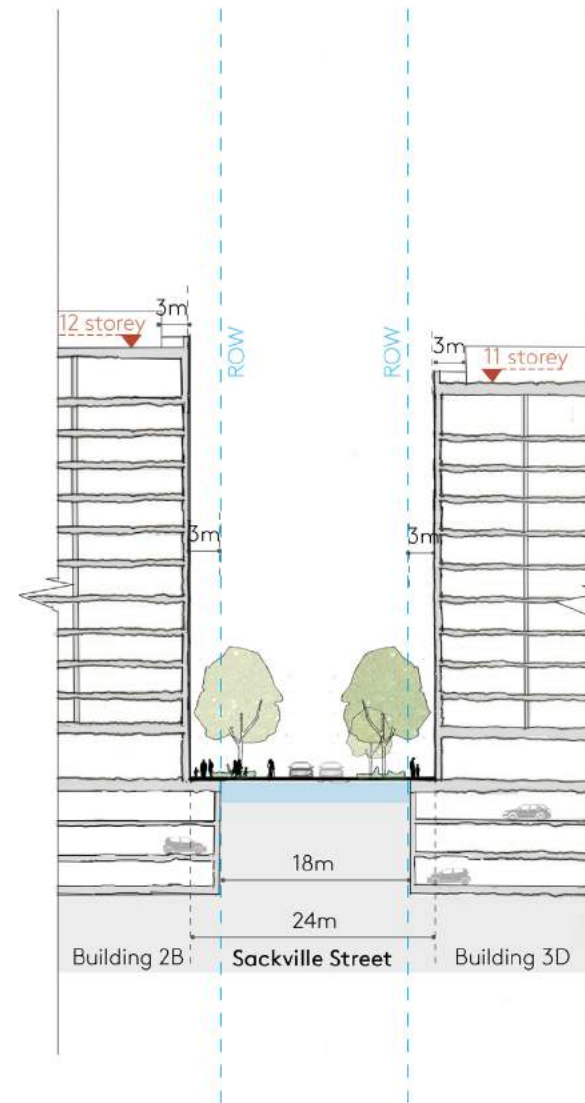
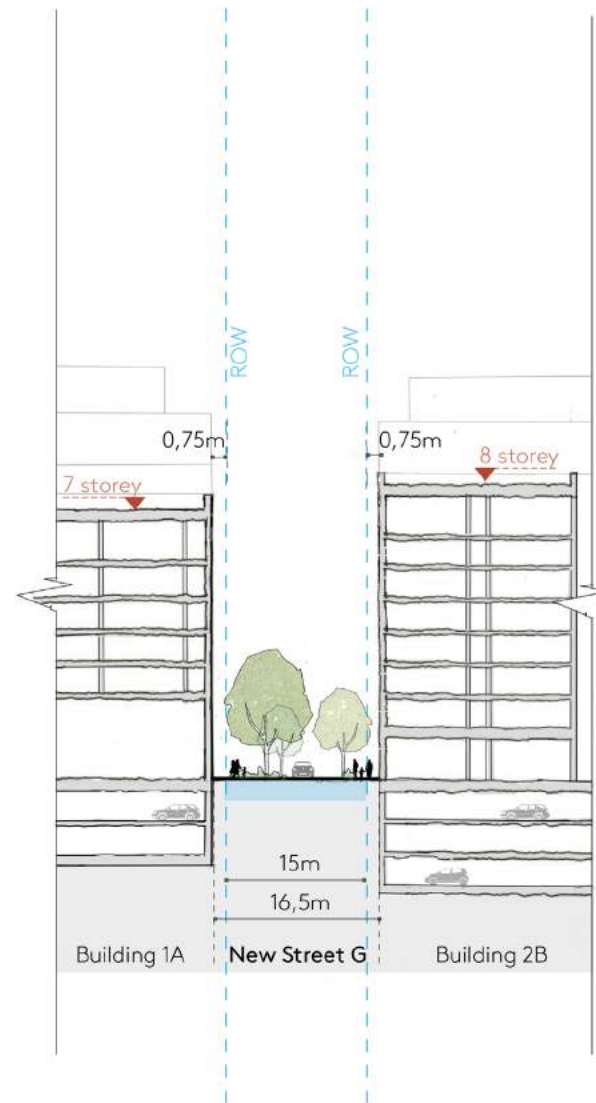
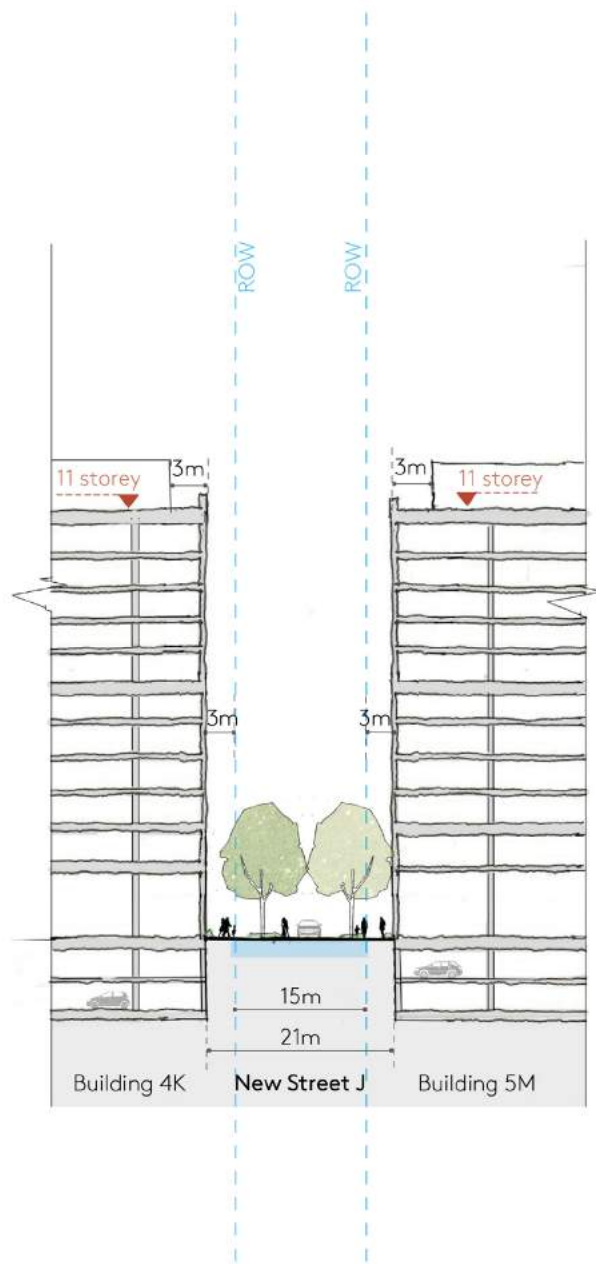


Figure 19 - Base Buildings and Streetwall Sections



Section 4-4

New Public Street J



Section 5-5

North South Connection  
Oak street

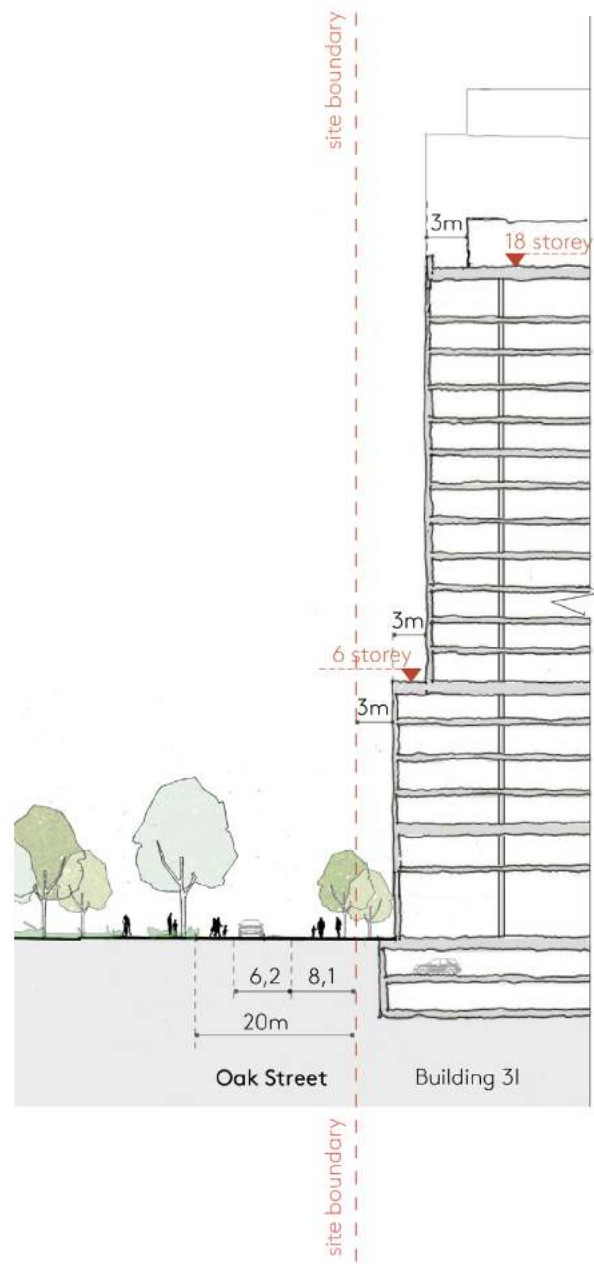
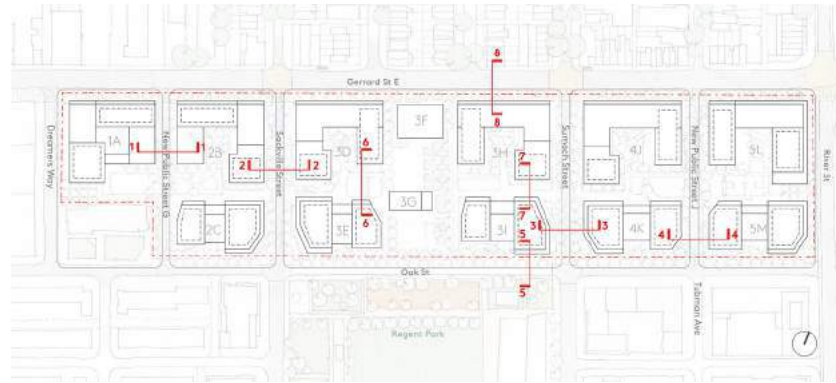


Figure 20 - Base Buildings and Streetwall Sections





Section 6-6

East West Connection  
Privately-owned publicly  
accessible space

Section 7-7

East West Connection  
Shared pedestrian/Service lane

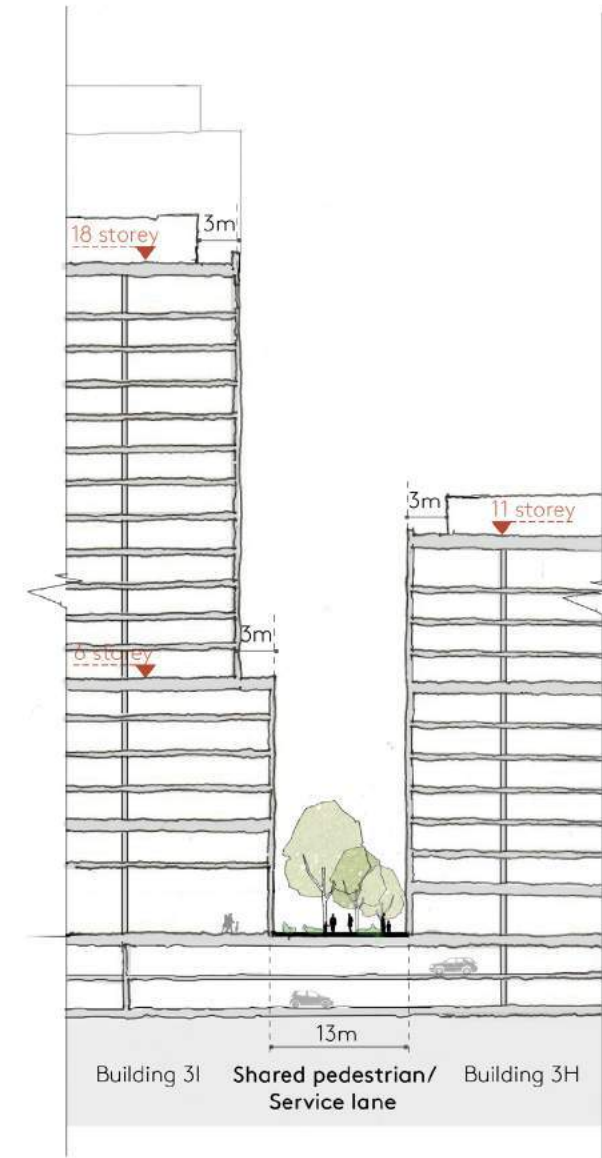
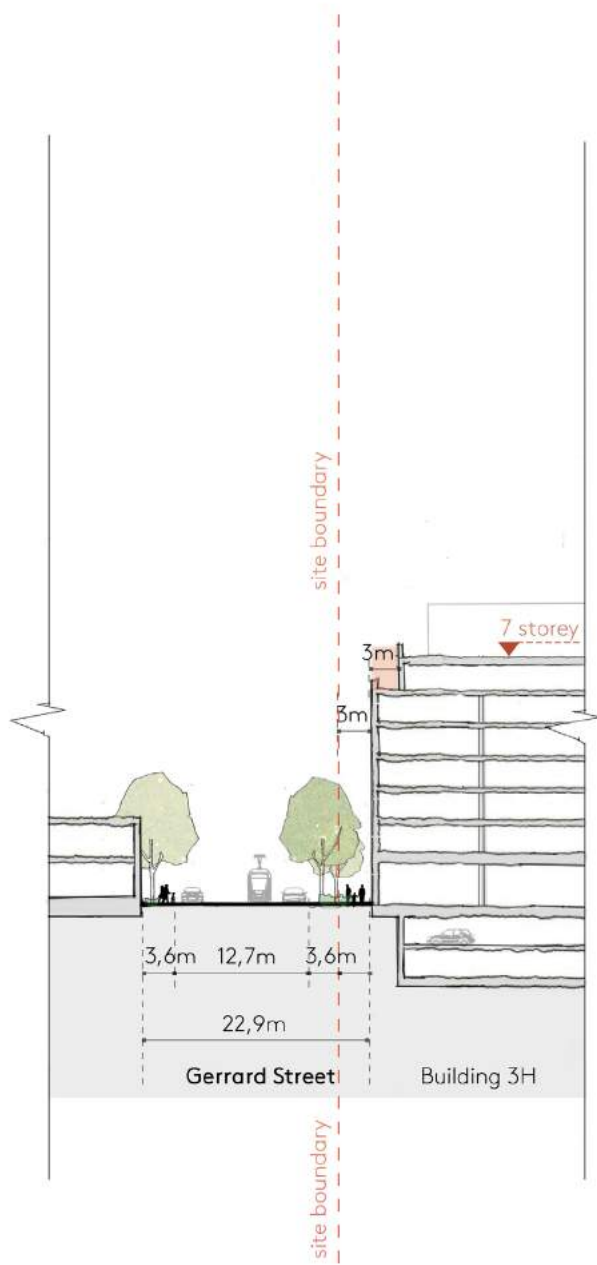


Figure 21 - Base Buildings and Streetwall Sections



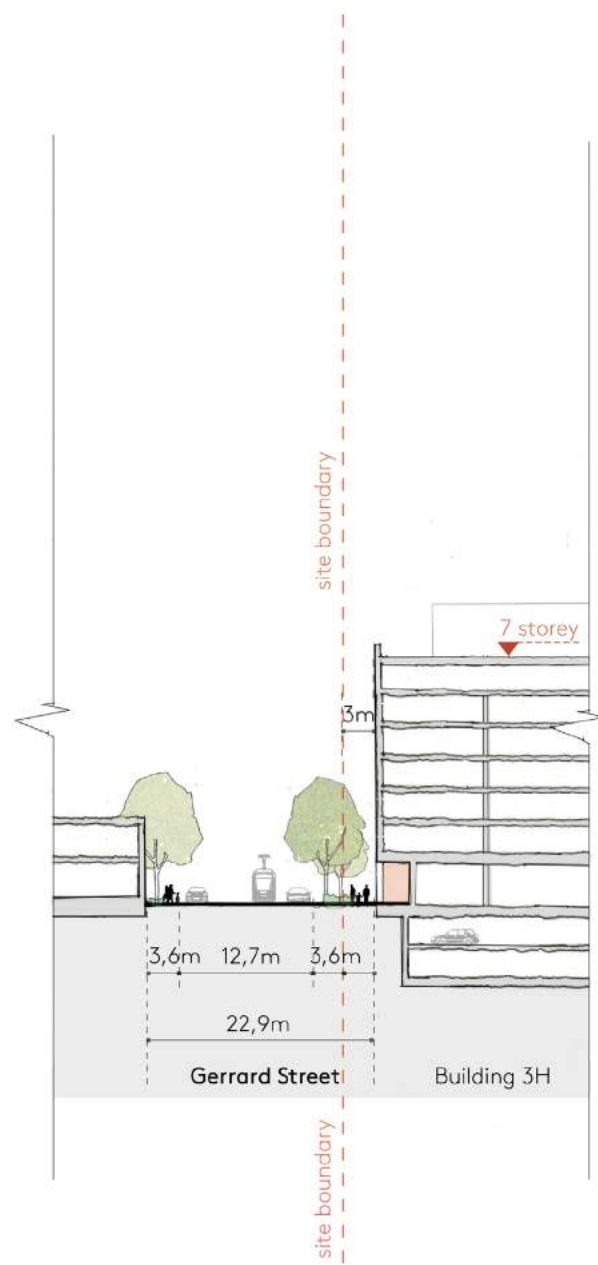
Section 8-8

Gerrard Street 01  
3m setback and 3m stepback



Section 8-8

Gerrard Street 02  
3m setback and colonade along GF



Section 8-8

Gerrard Street 03  
6m setback

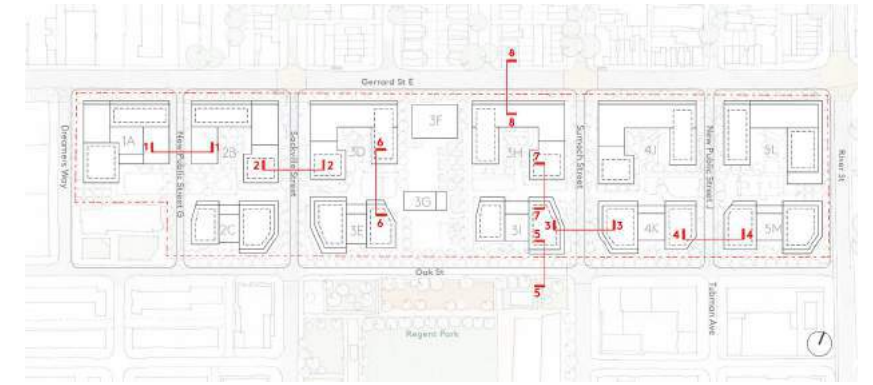
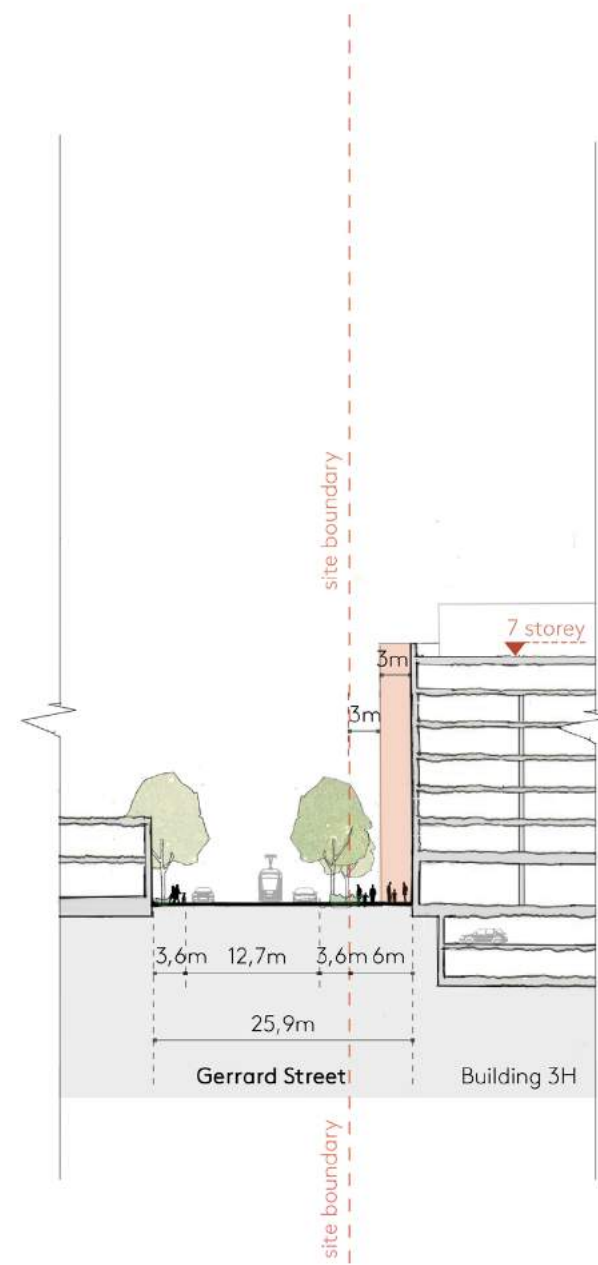
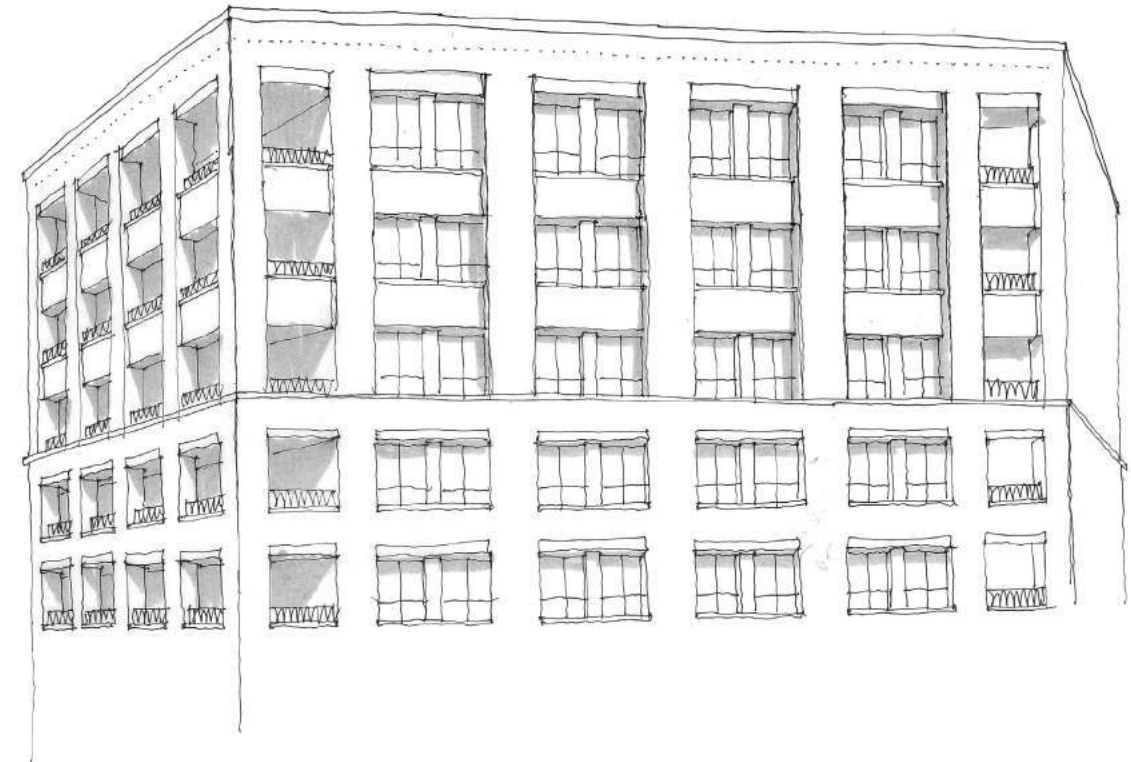
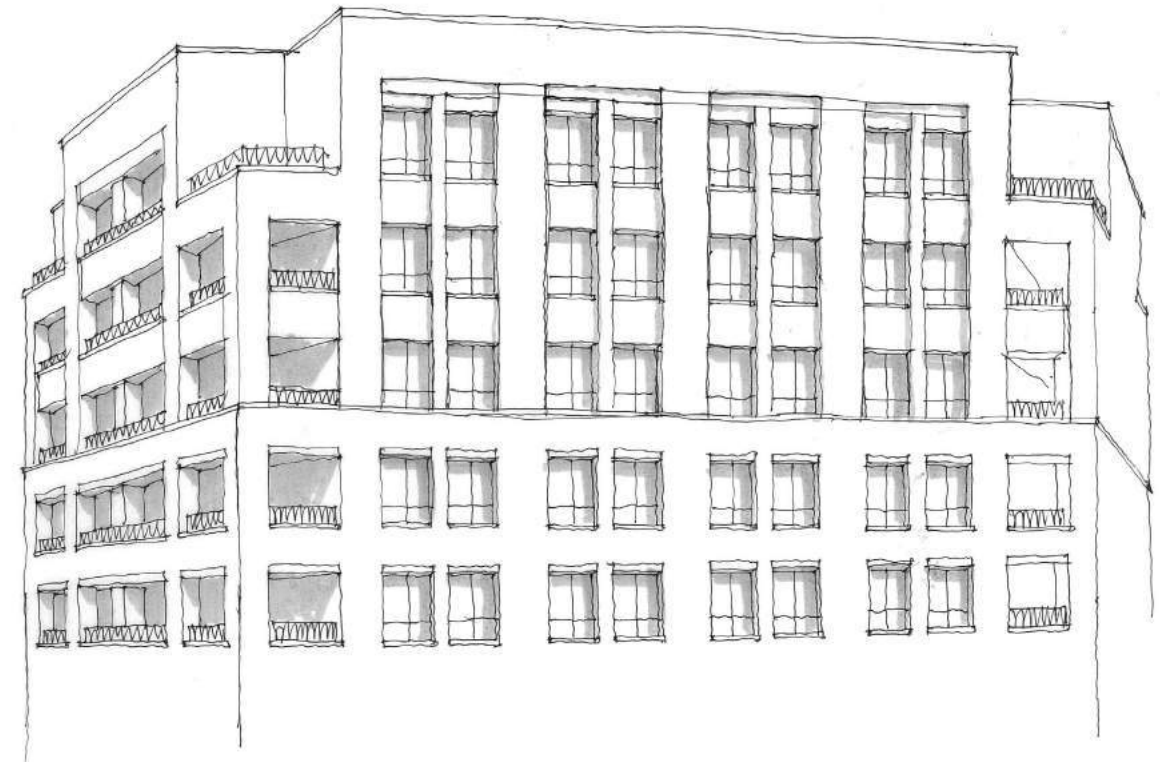


Figure 22 - Base Buildings and Streetwall Sections





Conceptual Sketches



# 4.5 Special Conditions

## 4.5.1 Views and Vistas

The Site is comprised of five rectangular Plots bordered by streets on all sides, resulting in frontages on eight different streets. East-west views to and from the Site are formed along Gerrard Street East and Oak Street. North-south views to and from the Site are formed along Dreamers Way, Street G, Sackville Street, Sumach Street, Street J (Tubman Avenue extension), and River Street.

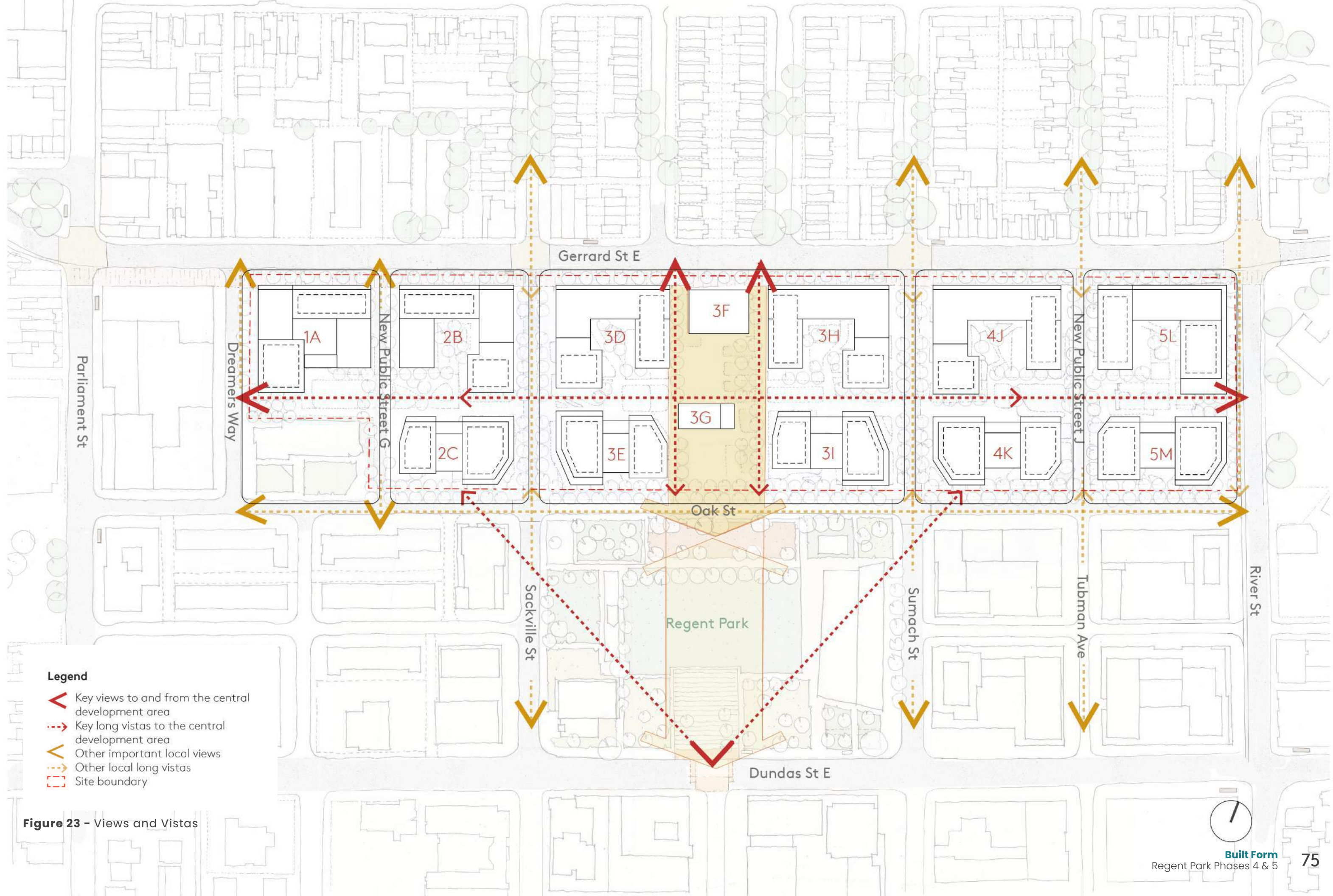
Further, the Site remains highly visible from neighbouring areas as it is predominantly surrounded by low-rise development to the north and open space to the south. A number of north-south streets terminate at the Site, creating view termini. These include Gifford Street, Nasmith Avenue and Sword Street from the north and Tubman Avenue from the south. Additionally, views from the Site to the south along Tubman Avenue terminate at the Regent Park Athletic Grounds, establishing a notable north-south linear view corridor.

The existing view corridors along Sackville Street and Sumach Street to the south frame the Big Park immediately south of the Site. The Regent Park Community Park extends across the block bounded by Oak Street and Dundas Street East. This expansive open space, framed by buildings on either side, provides generous views toward the Site. Within the park, the central plaza along Dundas Street is a prominent public realm feature that highlights northern views toward the Site. Trees, public art installations and seating areas frame the plaza on its east and west sides, reinforcing the significant view corridor. This view continues south through Regent Park Boulevard where a linear plaza flanks the street and serves as a continuation of the plaza space within the park and is accentuated by adjacent podium buildings. To that end, the following guidelines apply for views and vistas:


- Recognize that the Site is highly visible from the public realm and plays a key role in establishing and maintaining view corridor along the street frontages;
- Prominent views to and from the Site can be found at Gerrard Street East and River Street intersection where the Site is visible from the Don Valley and Don Valley Parkway to the east;
- Extend and continue the views from Gifford Street, Nasmith Avenue and Sword Street from the north and Tubman Avenue from the south through the introduction of a pedestrian and cycling priority access through the Site;

- Extend the view from the *Neighbourhoods* to the north and to the Big Park to the south through the introduction of the central plaza and by pulling back the buildings east and west to open up and connect to the Big Park more meaningfully;
- Provide continuous views along the east-west mews from Dreamers Way to River Street to provide an additional east-west pedestrian connection within the Site;
- Provide views to a prominent destination such as the library and Boiler House within the central plaza from the low-rise developments to the north and the Big Park to the south; and
- Provide view corridors when looking north towards the Site and east or west from the east-west mews to align with the contemplated retention of the Boiler House which should act as a view terminus for its presence should be seen within the streetscape and from the southern extent of the view corridor at St. David Street adjacent to Nelson Mandela Public School more than 400 metres away.





**Legend**

-  Key views to and from the central development area
-  Key long vistas to the central development area
-  Other important local views
-  Other local long vistas
-  Site boundary

**Figure 23 - Views and Vistas**





## 4.5.2 Projections and Articulation

The architectural and urban design character of the development should strive to continue and push for a high-quality benchmark for the Regent Park area. To that end, the towers and integrated base buildings should be designed with a high degree of articulation. This assists in breaking up the overall perceived mass and scale of the development. Projections should be avoided apart from balconies in key locations.

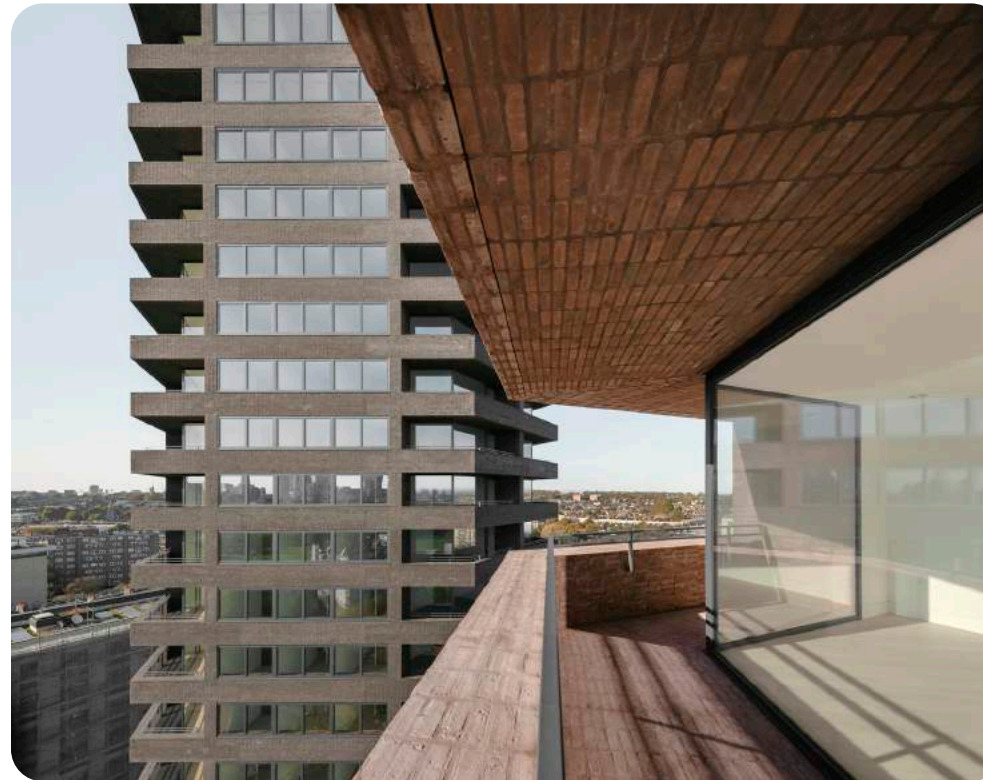
The articulation and modulation of housing is key to creating inviting streetscapes that are legible and appropriate to surrounding urban landscapes.

Stepbacks and articulation at upper levels should be used carefully to help break down the massing and create architectural variation in the façade and roofscape.

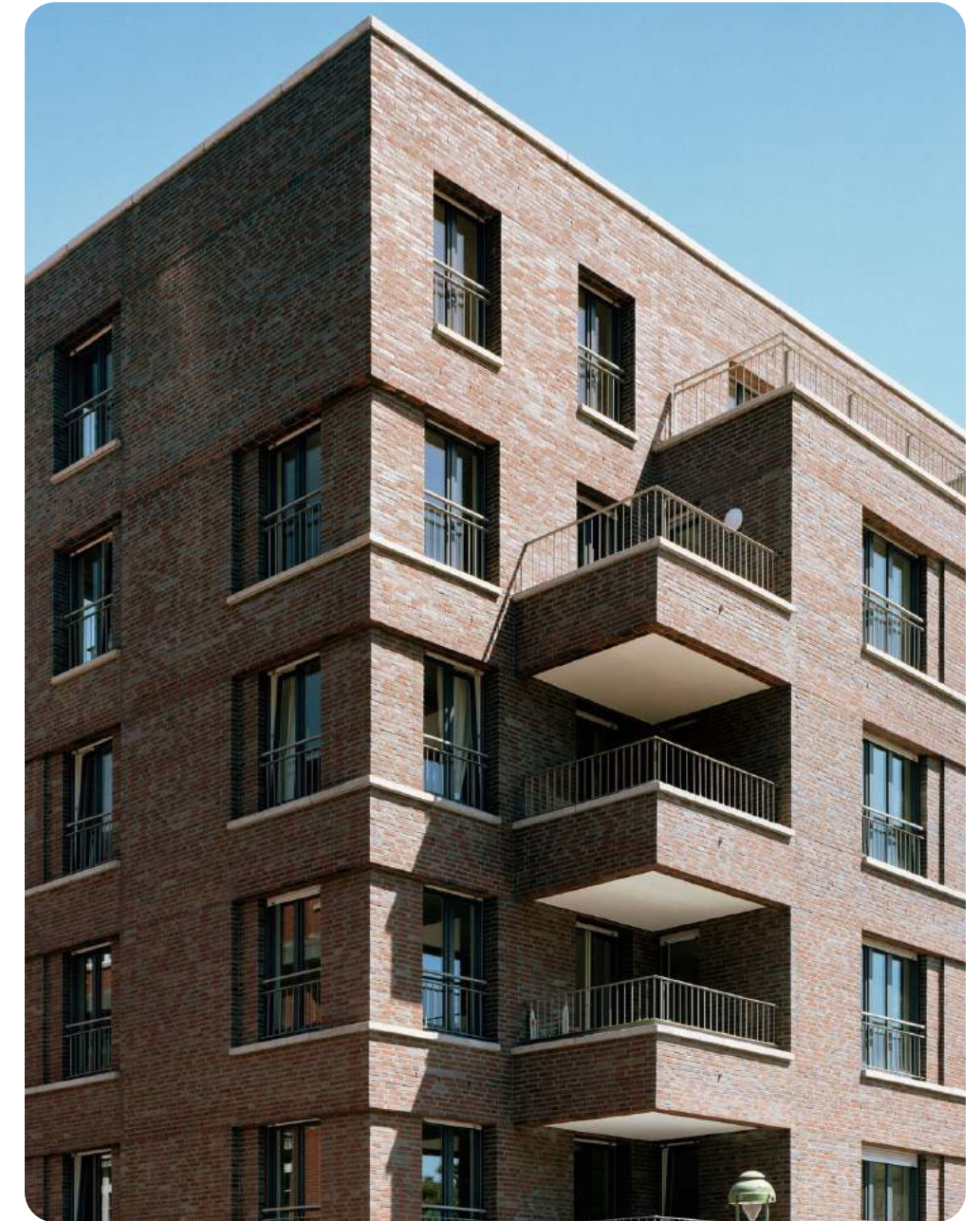
The expression of the base buildings should provide architectural interest from the public realm and frame the streets with good proportion. The base buildings should strive to provide a relatively consistent and contiguous street edge that defines and gives a strong identity to the adjacent public and publicly accessible roads. To that end, the base buildings should be treated with appropriate architectural articulation to break up long building facades that may run adjacent to the roads. Additionally, building projections should have a beneficial impact on the streetscape by enhancing the façade appearance and discouraging monotony.

For mid-rises that do not include a stepback from the street wall, articulation is critical to ensure break up the mass and scale of the building. This can be achieved through architectural detail and use of materiality.

With respect to the tower elements, building facades should be designed to create visual interest through a combination of step-backs, façade articulation including architectural details and use of materiality. Balconies should be located in a way that creates additional horizontal breaks in the façade.



**Projection and Articulation Precedent**  
Hoxton Press, London

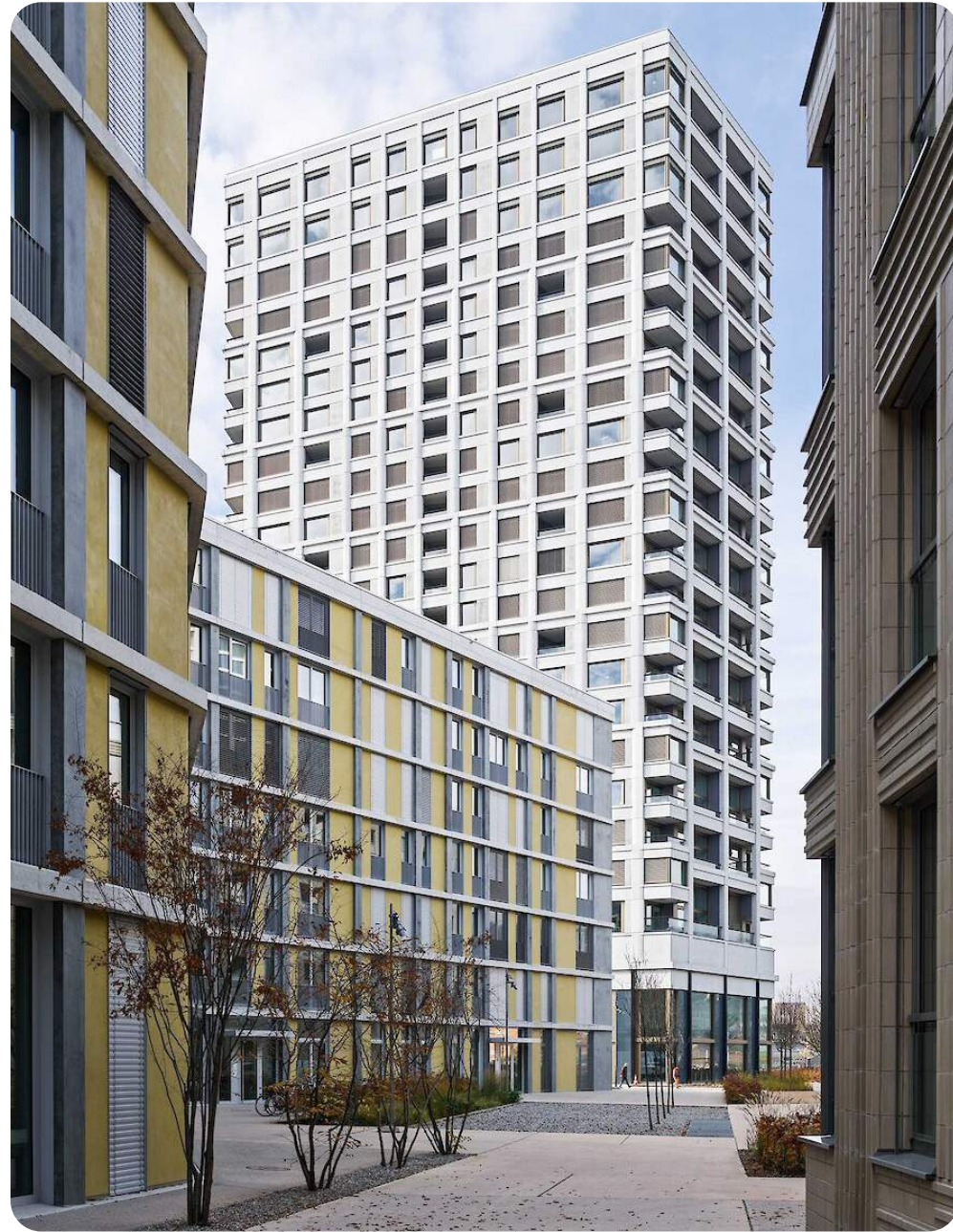


**Projection and Articulation Precedent**  
Voltastrasse, Germany





**Projection and Articulation Precedent**  
Nightengale, London



**Projection and Articulation Precedent**  
Zolly Tower, Peter Meili, Switzerland



### 4.5.3 Chamfers

Consideration of any potential impacts on the area should be made when proposing tall buildings. In that regard, chamfers are encouraged in the design of the towers for they should maximize views and light into the public realm, diffuse wind and avoid a vortex effect within the landscape.

Chamfers at the ground floor should be considered where possible to create more generous public realm at key intersections/corners, providing additional space for planting, trees, and street furniture. Chamfers also improve sightlines around the corners of buildings, removing blind spots and helping to increase the sense of safety, and opening up views into open spaces.

Chamfers in tower floorplates should be considered where possible to increase the proportion of dual aspect units to maximize daylight into dwellings and create oblique views across the Site.



**Chamfers Precedent**  
Block 5B RAUM, France



**Chamfers Precedent**  
Block 5B RAUM, France



**Chamfers Precedent**  
Hoxton Press, London

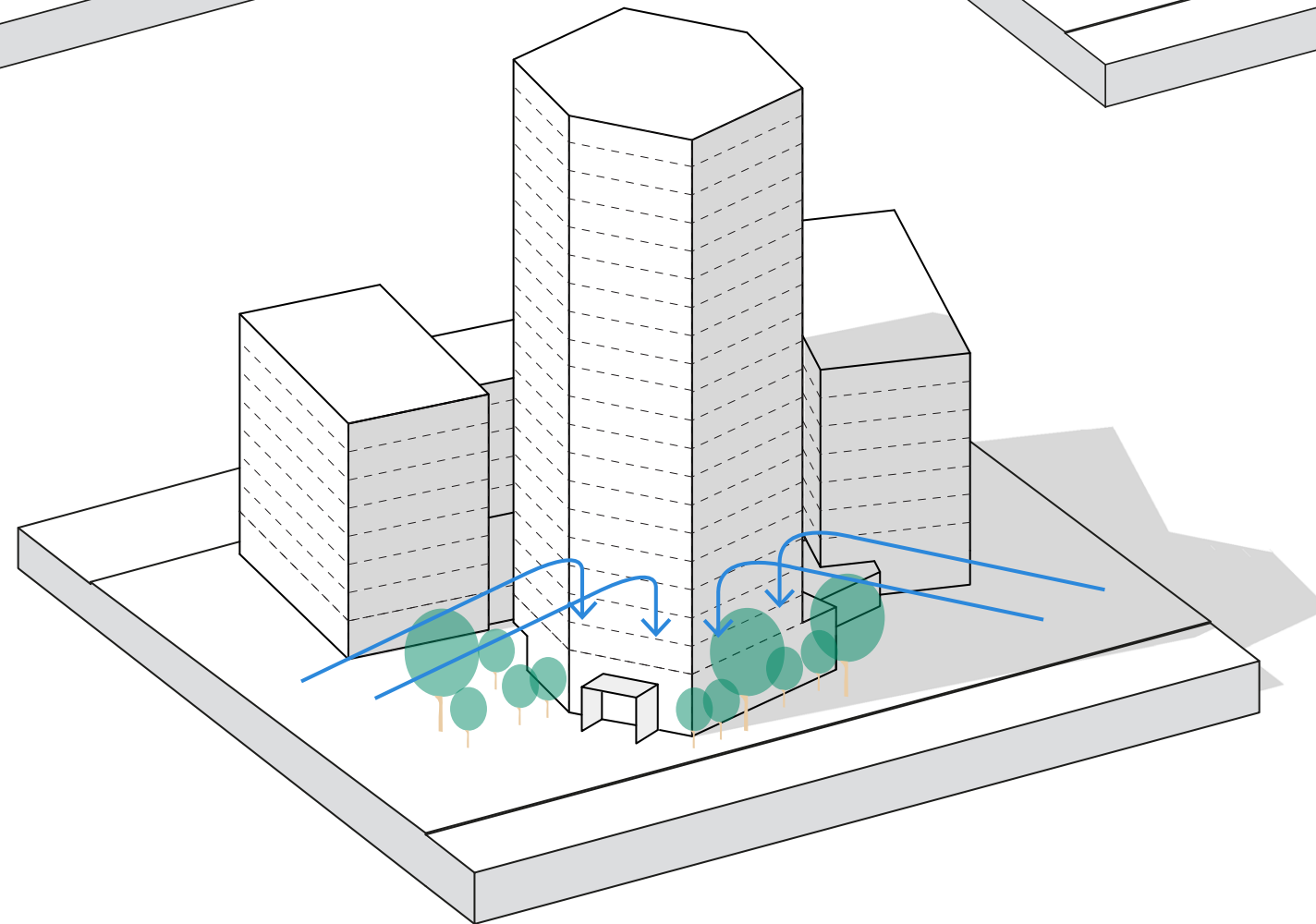
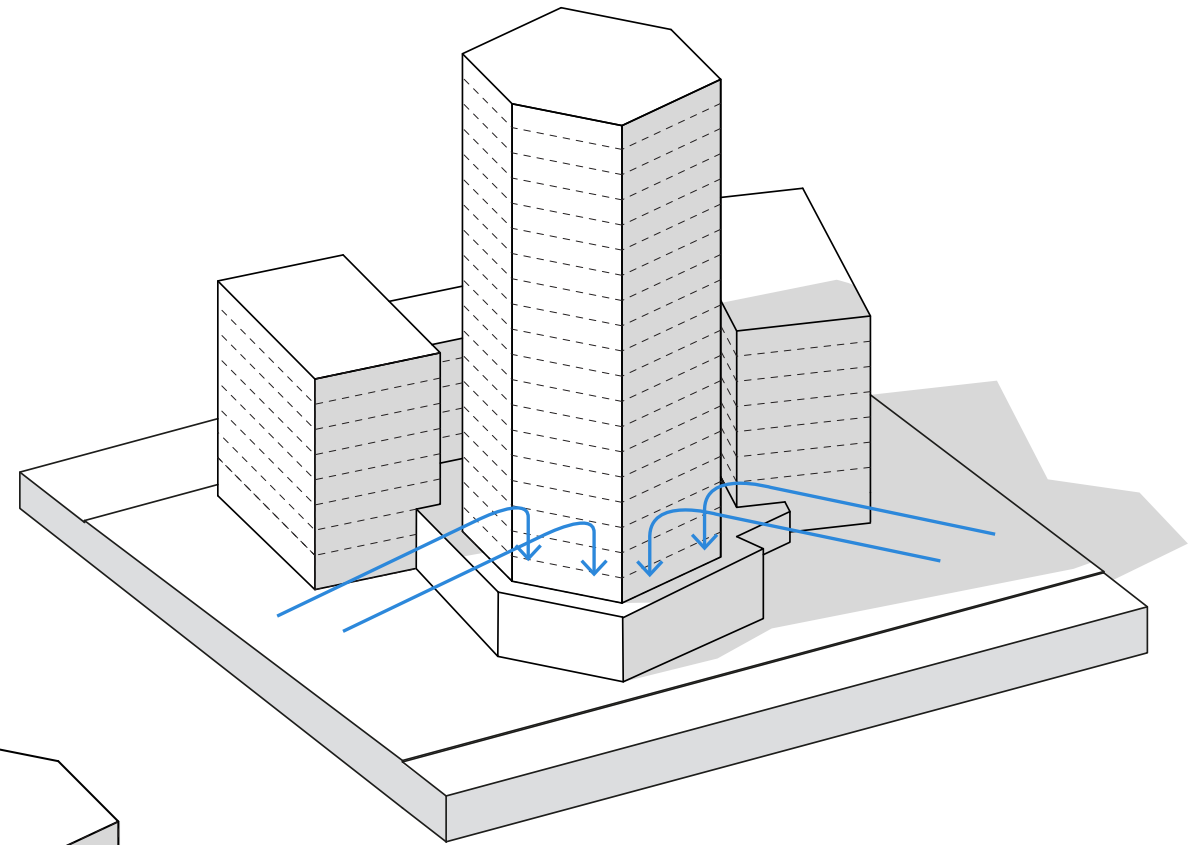
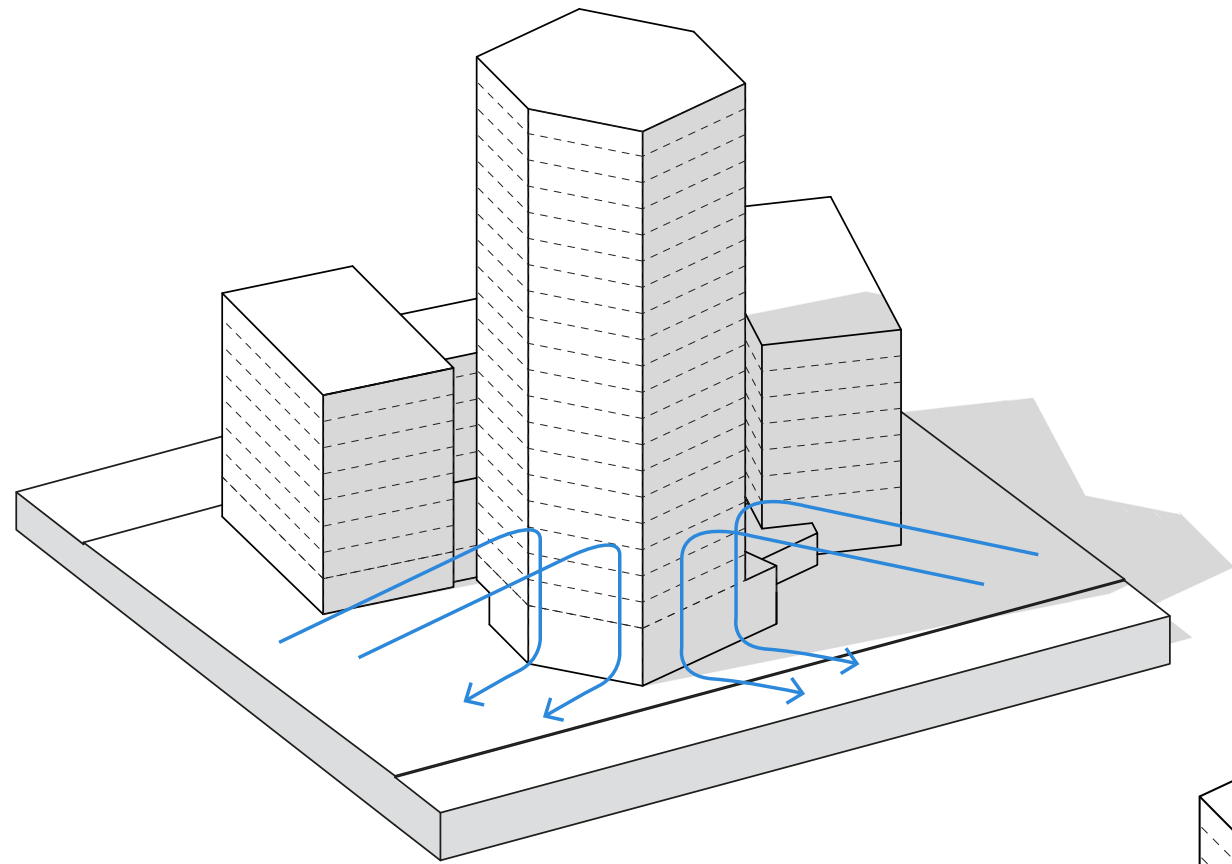


**Chamfers Precedent**  
Zolly Tower, Switzerland



**Chamfers Precedent**  
Zolly Tower, Switzerland







## 4.5.4 Balconies and Terraces

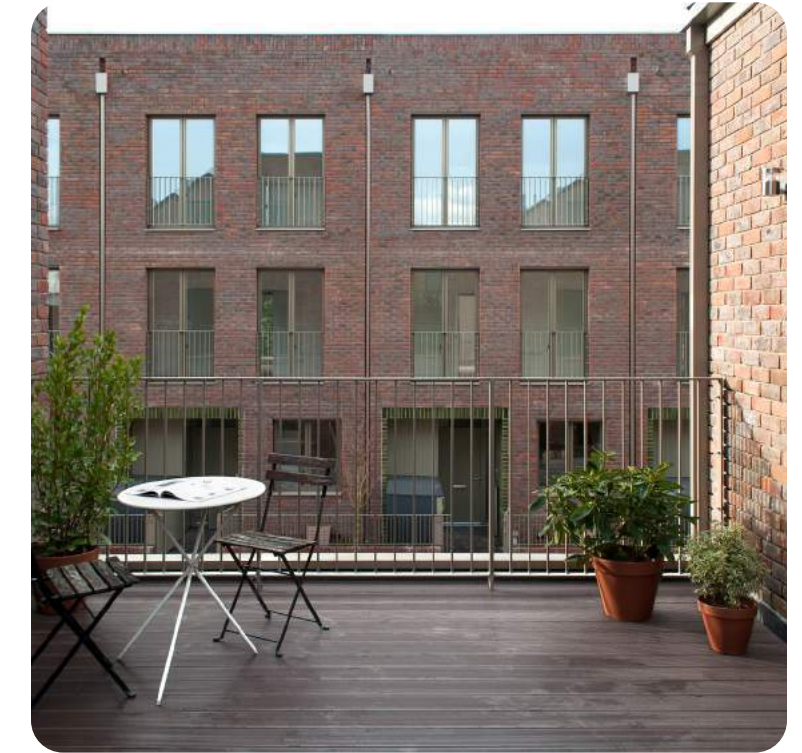
Balconies and terraces should be designed to be integral with the building façade, and form part of the articulation of the façade, rather than “add-ons”. They should be designed and articulated differently to express the varying architectural conditions of street walls and of point tower buildings along main streets and the potential east-west mews.



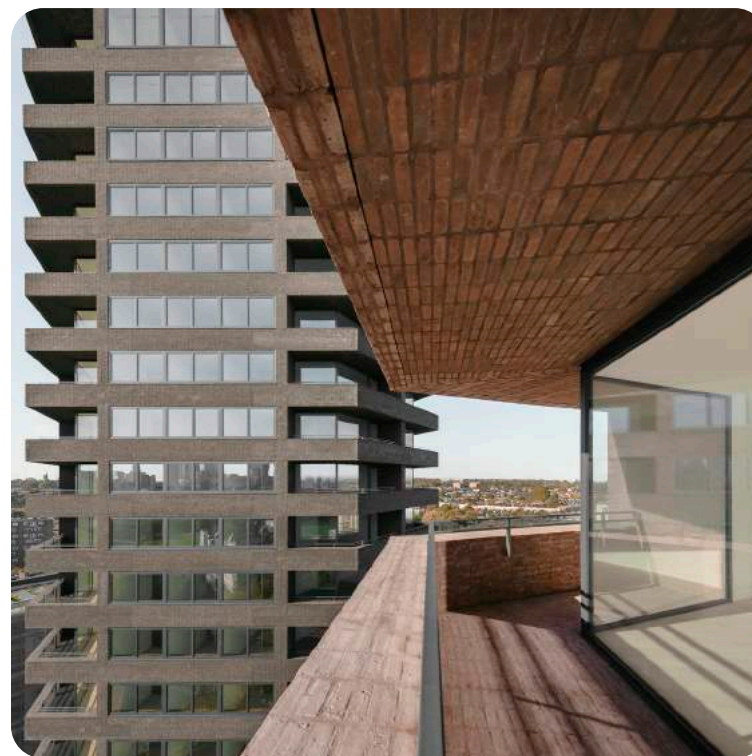
**Balcony and Terrace Precedent**  
Branch Place, London



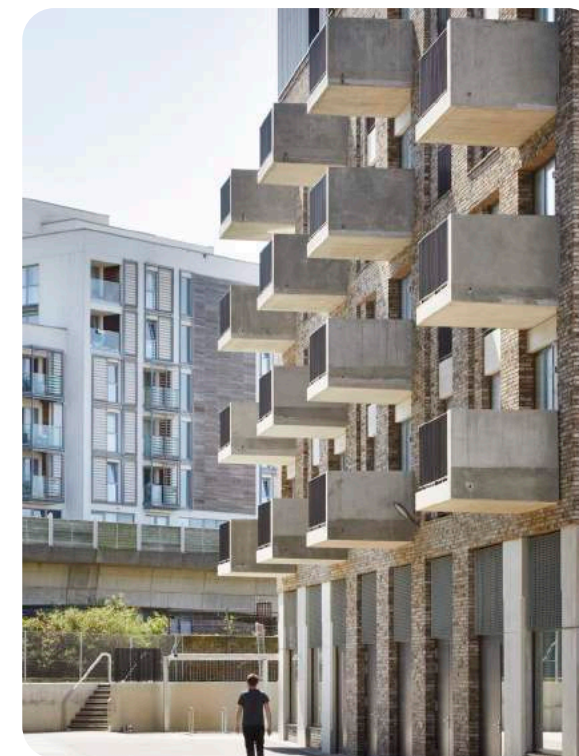
**Balcony and Terrace Precedent**  
Branch Place, London



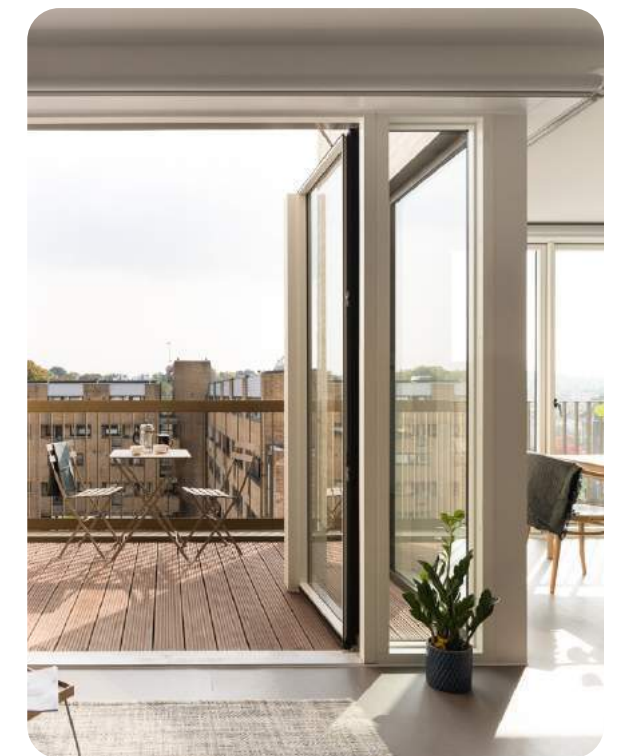
**Balcony and Terrace Precedent**  
Dujardin Mews, London



**Balcony and Terrace Precedent**  
Hoxton Press, London



**Balcony and Terrace Precedent**  
Faircharm Creative Quarter, London



**Balcony and Terrace Precedent**  
Kings Crescent, London





**Balcony Protruding**  
Concept Sketch



**Balcony Recessed**  
Concept Sketch



**Balcony Semi Protruding**  
Concept Sketch



# 4.6 Design Excellence

## 4.6.1 Architecture

Building design should play an important role in the overall look and feel of any development and contribute to creating a sense of place. This is particularly important where tall buildings are part of the overall vision. The Official Plan states that when the quality of architecture and site design is emphasized, tall buildings can become important city landmarks, help to make the city's structure visible, and contribute positively to the skyline. The DCP for Phases 4 and 5 intends to provide high quality design with considerations to floor-plate shape, orientation, separation distance, siting and layout. In Regent Park the design of buildings should also be closely tied to the quality of open space and its interface at grade.

The proposal is focused on designing high quality homes and spaces based on the following guidelines:

### Optimizing Density and the Quality of Homes

- Building typologies maximize multi-aspect homes that are well lit and where rooms receive direct sunlight and allow for natural cross-ventilation. Height and views out from homes should be carefully analyzed to ensure access to light on the lower floors.

### Diverse and Flexible Homes

- New housing should provide a mix of high-quality homes with flexible floor plans adaptable to diverse family sizes and lifestyles. Meetings have taken place with TCHC's Responsible Personal Accessibility in Toronto Housing (R-PATH) committee on these aspects and inclusivity has been embedded in the DCP.

### Internal Communal Spaces

- Residential communal spaces should prioritize the experiential aspects by understanding the sequence of arrival from the street through communal spaces and to a private entrance, ensuring safety, views, natural light and the social aspects of sharing space. Privacy and security are key considerations with respect to clear sightlines and well-lit spaces. Spacious and inviting residential entrances, lobbies and circulation spaces should foster a community built on trust, respect and a shared sense of pride and ownership. Robust and beautiful materials, clear wayfinding and appropriate amenities simplifying everyday life.

### Enjoyable Private and Communal Outdoor Spaces

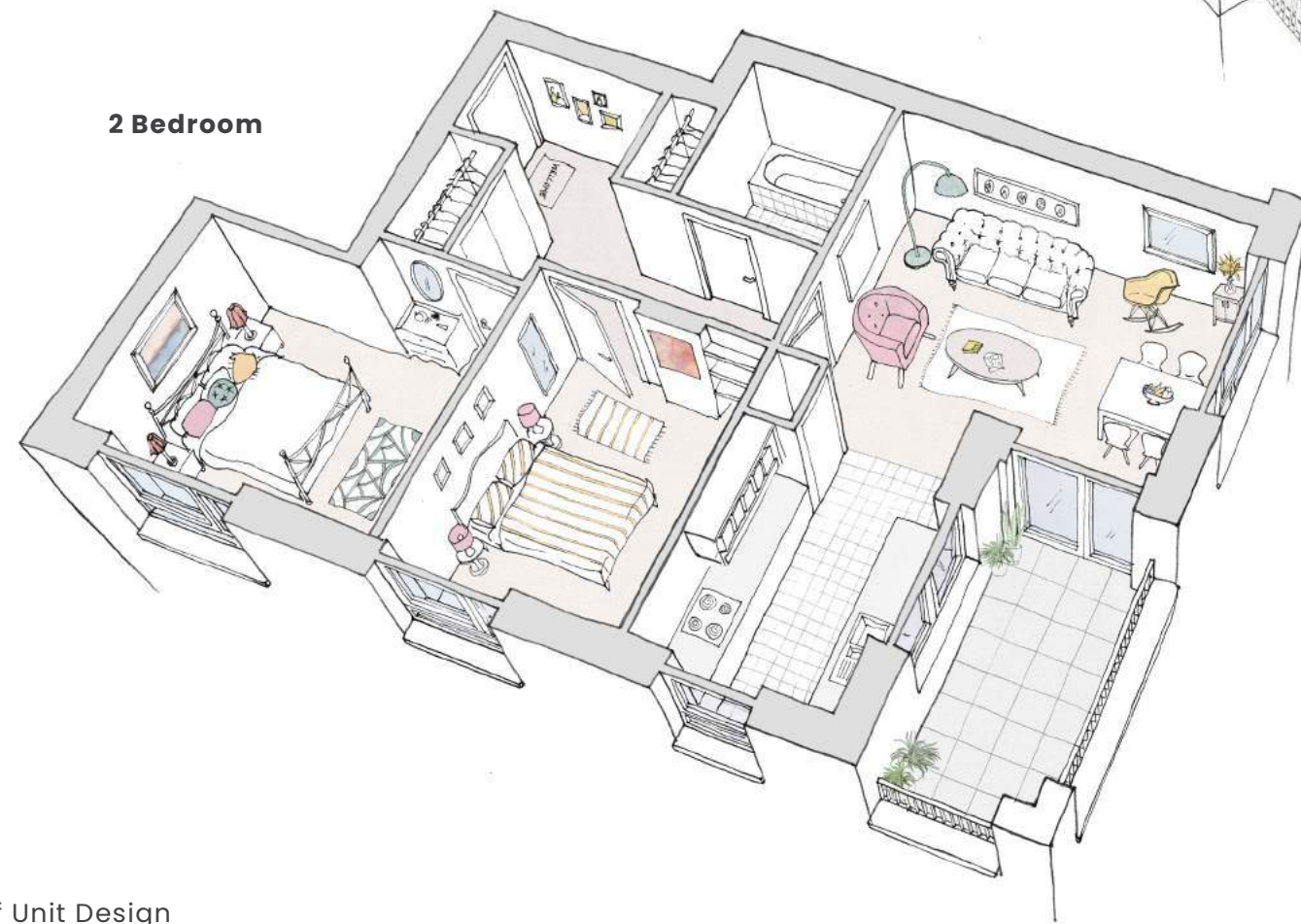
- All outdoor spaces, both shared and private, are essential to the success of the home, extending the space for living, working and play. Balconies, winter gardens, and terraces should be considered help to buffer the relationship between private and communal or public areas and improve the visual privacy of the household. Roof terraces should be explored to provide communal amenity spaces such as fitness spaces, relaxation and urban gardening, where feasible.



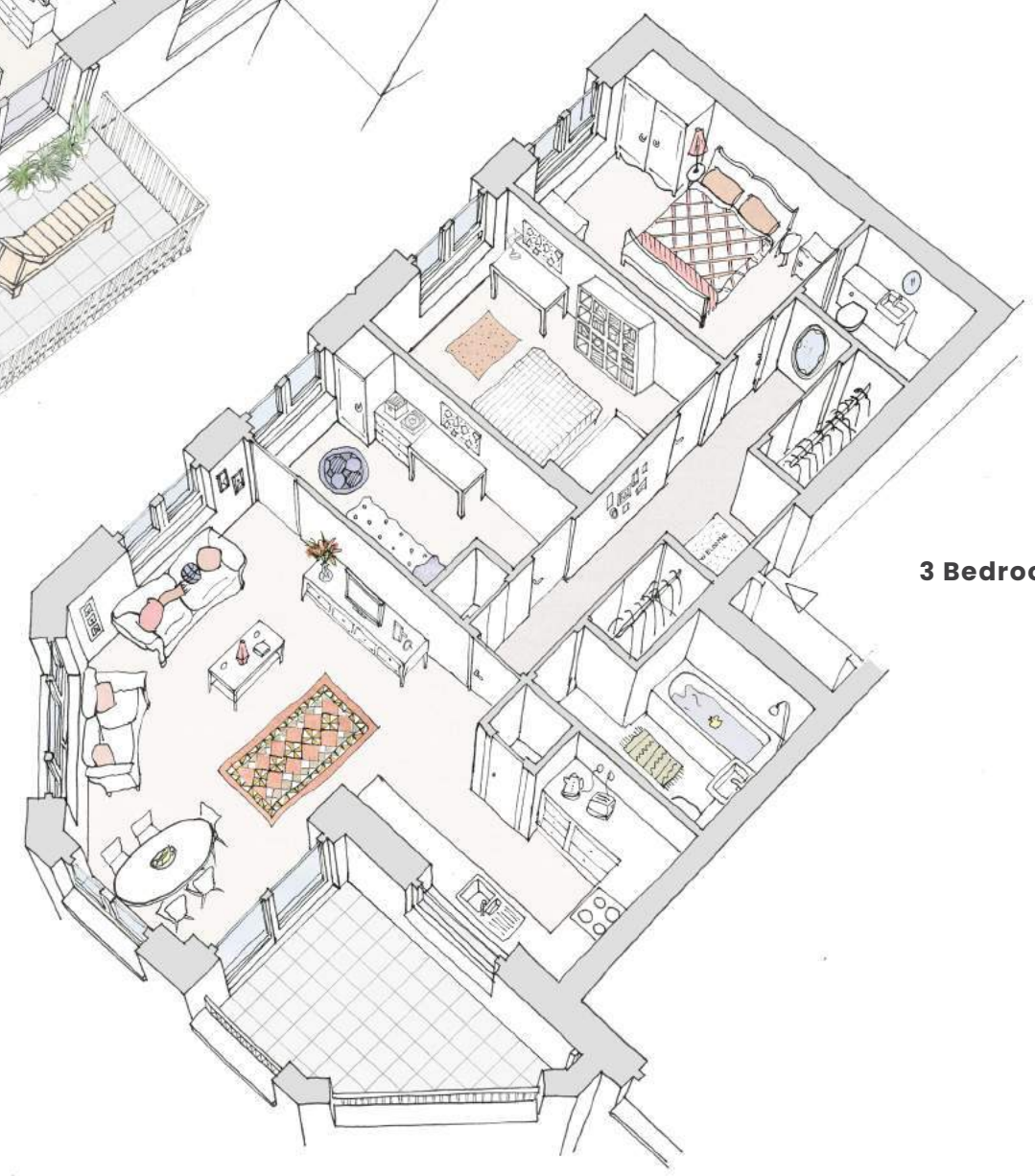
1 Bedroom



2 Bedroom



3 Bedroom





## Architectural Character

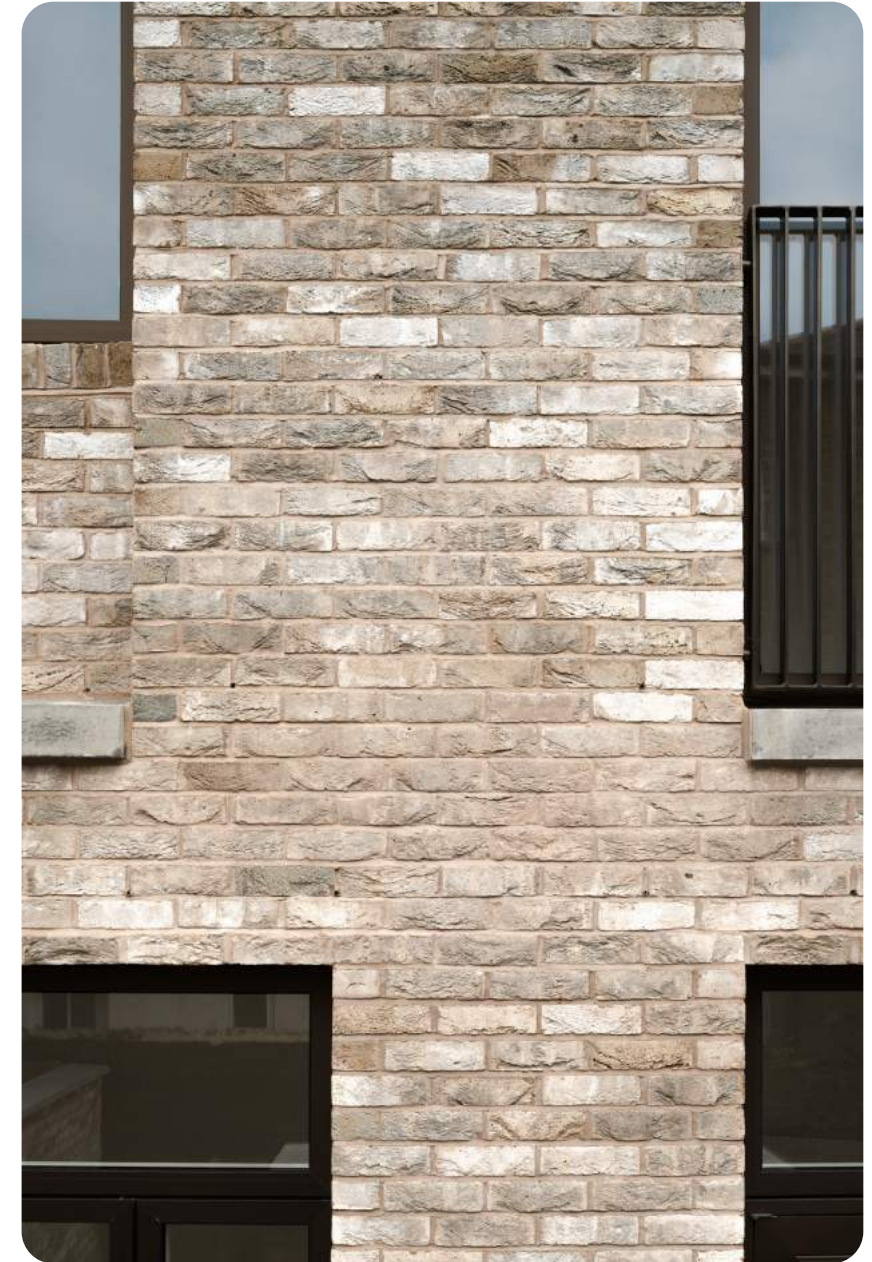
The design of buildings should propose high quality facing materials that create a positive dialogue with the existing buildings in the area. All tall buildings form part of a wider block that responds to the scale of surrounding buildings and public spaces, creating a strong relationship with the public realm at ground floor.

High quality materials and facade articulation should ensure that the new buildings age well for generations to come. A crafted approach to detailing and sensitivity to order, scale, and proximity should be made. Special consideration should be provided to the ground floor design to add character and individuality creating welcoming spaces for residents and visitors.

The new buildings should have a clear bottom, middle, and top, giving a strong Toronto character and legibility to the elevations. Layering of elevations to allow for depth and play of light and shadows across façades should be made where possible. The new buildings may have depth and detail in the façades and human scale to break down the massing of the taller buildings.



**Material Palette Precedent**  
Kings Crescent, London



**Material Palette Precedent**  
Kings Crescent, London





**Material Palette Precedent**  
Kings Crescent, London



**Material Palette Precedent**  
Kings Crescent, London



Material Palettes



## 4.6.2 Landscape Design

The DCP illustrates the various landscape elements and demonstrates the extensive greening of the Site and the integration of landscaping within the design of each Plot of development. In addition to the open space elements such as POPS, the streetscape will be transformed through the introduction of a variety of hard and soft landscaping treatments, street trees, furnishings, lighting and cycling infrastructure. These will include strategically located decorative paving, sodded areas, curbed planters, planter urns, coniferous and deciduous trees plantings, bicycle rings, light bollards and standards, integrated seat walls, bench seating, masonry feature walls, and pergola and pavilion structures, among other things. The landscape treatment of the public streets is intended to create a defined street edge that responds to the uses lining the streetscape, fostering a sense of place within the public realm. To that end, the streetscape and landscape concept plan should provide a coherent, complementary palette of materials, furnishing types and plantings that correspond to the various open spaces within the Site. The following guidelines apply to the design excellence of landscapes:

- All development Plots should include landscaped open spaces with a mix of soft and hard landscaping elements. For guidance on the interface between the driveways and east-west mews, see *Section 3.2.5 Other Open Spaces*;
- Visual and physical connections between open spaces and the public realm should be considered in the design of the Site. Visibility and direct connectivity are encouraged to support an interconnected open space system across the Site;
- Open spaces should be designed for the comfort, safety, and enjoyment of users year-round;
- Universal accessibility should be pursued in the design of all open spaces;
- Where possible, opportunities for a range of active and passive uses should be supported for various demographics, including formal, organized community events to informal gatherings;
- Adverse impacts from inclement weather should be considered in the landscape design of open spaces. To that end, landscaping and architectural features such as canopies and overhangs should ensure comfortable pedestrian conditions for year-round use;
- Landscape design should respond to the scale and significance of an open space and its surrounding buildings and context and should be supportive of a pedestrian-oriented public realm;
- Active uses are encouraged to be located within ground floor areas facing open spaces to provide animation and interest from within the public realm;
- Consistency in design, plantings, paving materials, lighting, and furnishings should be employed across an open space and should be varied from but complementary to other open spaces within the Site;
- Best practice in low-impact, sustainable and resilient landscape design should inform the enhancement of open spaces throughout the Landscape Concept Plan. Low-maintenance, drought-tolerant native perennial pollinator supportive plantings are encouraged; and
- Landscape design within the Site should consider innovative stormwater management practices and should support biodiversity within the area more broadly.

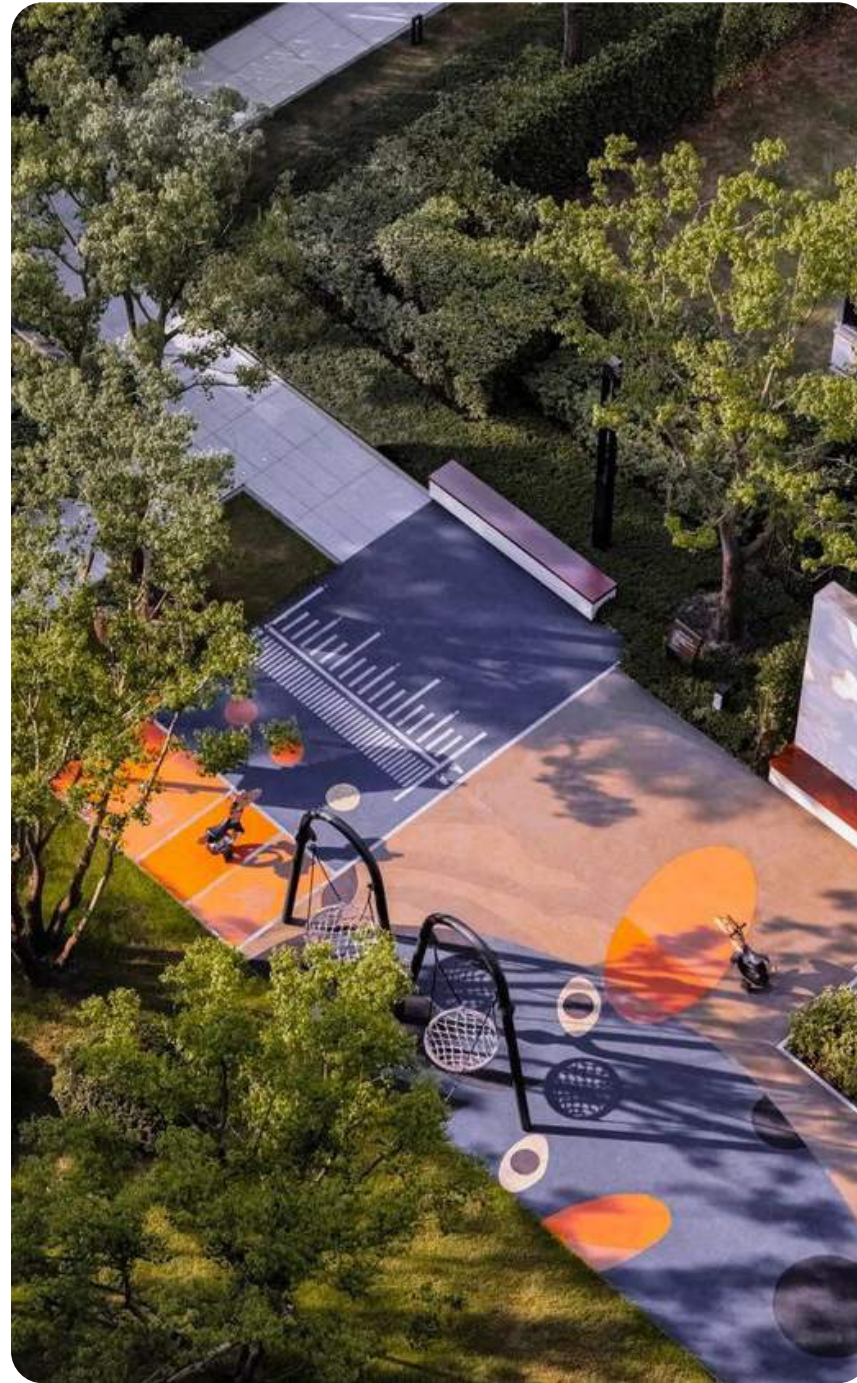




**Landscape Precedent**  
Allentown Artwalk, Pennsylvania



**Landscape Precedent**  
Jaktgatan and Lovangsgatan, Stockholm



**Landscape Precedent**  
Industry City, NYC



**Landscape Precedent**  
Industry City, NYC



**Landscape Precedent**  
Grange Park, Toronto





# 5

## Access, Entrances, & Parking



While the public realm should prioritize pedestrian and non-vehicular movements and the creation of active open spaces that define the organization of the Site, it is recognized that vehicles will need to travel through the Site and enter the Plots.

Furthermore, the mobility strategy for the Site is to develop a fine-grained infrastructure network that connects all of the Site's amenities, facilitating flexible and efficient movement for pedestrians, cyclists, and motorists. This should be achieved by creating new connections and modes of mobility including:

**Pedestrian Connections:** A minimum of a 2.1 metres wide sidewalk is proposed on the south side of Gerrard Street, west side of River Street, north side of Oak Street, east side of Dreamers Way, and on both sides of Street G, Sackville Street, Sumach Street, and Street J (Tubman Avenue extension) in the public right of way sections. In addition, generous pedestrian clearways and new linkages along the north-south and east-west mews should be provided, where feasible. Pedestrian connections will be designed to be attractive and safe within a grid-like pattern of streets and blocks to connect with the streets in the surrounding neighbourhoods. They may also be designed to integrate seamlessly with and complement the design quality of open space elements through the use of materiality;

**Cycling Network and Infrastructure:** Streets should be designed to encourage cyclist use through the reintroduction of a grid system connecting all blocks to existing bicycle routes as directed by the 2005 Regent Park Urban Design Guidelines. Additional links to the cycling network for future potential two-way bike lanes will be reserved along the south side of Gerrard Street. Contra-flow bicycle lanes should be located on Sackville Street and Sumach Street, where Sackville Street is proposed to be a one-way street southbound and Sumach Street is proposed to be a one-way street northbound. The dedicated cycling lanes should connect to and from the on-street shared cycling route along Oak Street and the on-street shared cycling connections should connect to the existing cycling routes within shared travel lanes and to the priority cycling routes in the Downtown Plan. Informal cycling routes within publicly accessible open spaces which include links through mid-blocks, gardens, plaza, and parks should be integrated within the design and

**Vehicular Access:** Vehicular access for parking and servicing should be provided off the north-south primary local streets via driveways in order to minimize conflict with the pedestrians, cyclists, and open space areas and to help mitigate vehicles from backing onto public streets.





## 5.1 Pedestrian Entrances

Communal lobbies are not just access points but shared spaces that are social as well as functional. They should be generous, high quality and enjoyable. Lobbies and entrances should be located on the streets, providing a clear address making the street legible and clearly communal rather than individual. Lobbies should be visually permeable with a direct visual link between the lobby and the public realm and should accommodate additional amenity functions where possible.

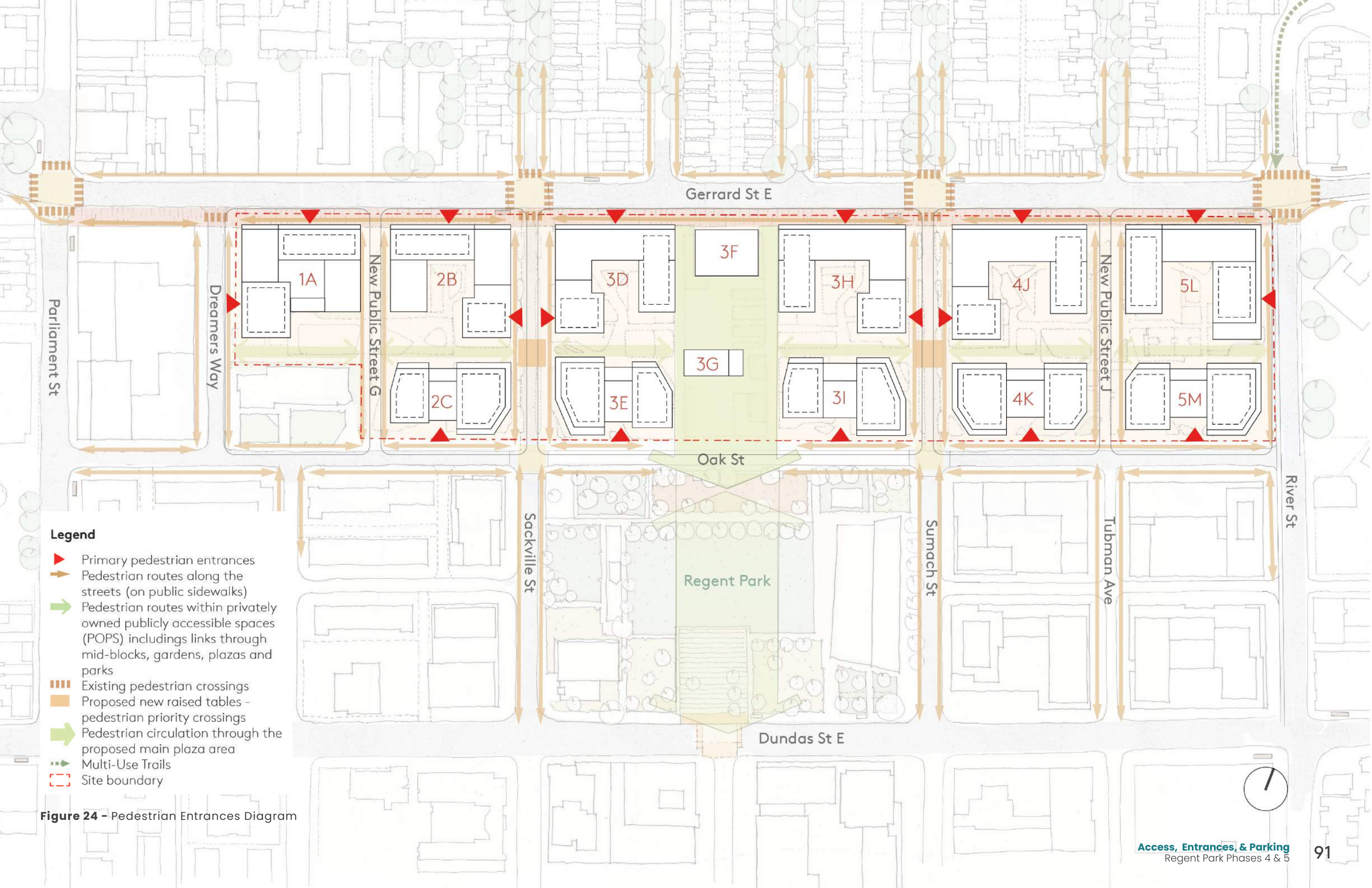
A well-designed lobby should become a beautiful architectural manifestation of living together. Spacious entrance lobbies should be finished in warm and durable materials and include seating and noticeboards to allow for spontaneous chats and engagement with others.

The following guidelines apply for pedestrian entrances:

- Primary entrances to all buildings should be clearly visible and directly accessible from the public street;
- The placement of other core facilities such as bike storage, mailrooms, garbage and servicing, as well as street front building infrastructure such as fire hydrant assemblies and substations, should be visually and physically separated from entrances so that the entrance is pleasant and as activated where possible;
- Generally, concrete paving is suitable for sidewalk zones throughout the Site. Where building entrances or notable areas of pedestrian focus are located, enhanced paving treatment should be applied; and
- Where retail entrances front public streets, ample space shall be allotted for a wide retail entrance area, with features such as open planters and seating areas. Retail entrances should include awnings or canopies for weather protection.

Lobby  
Concept Sketch



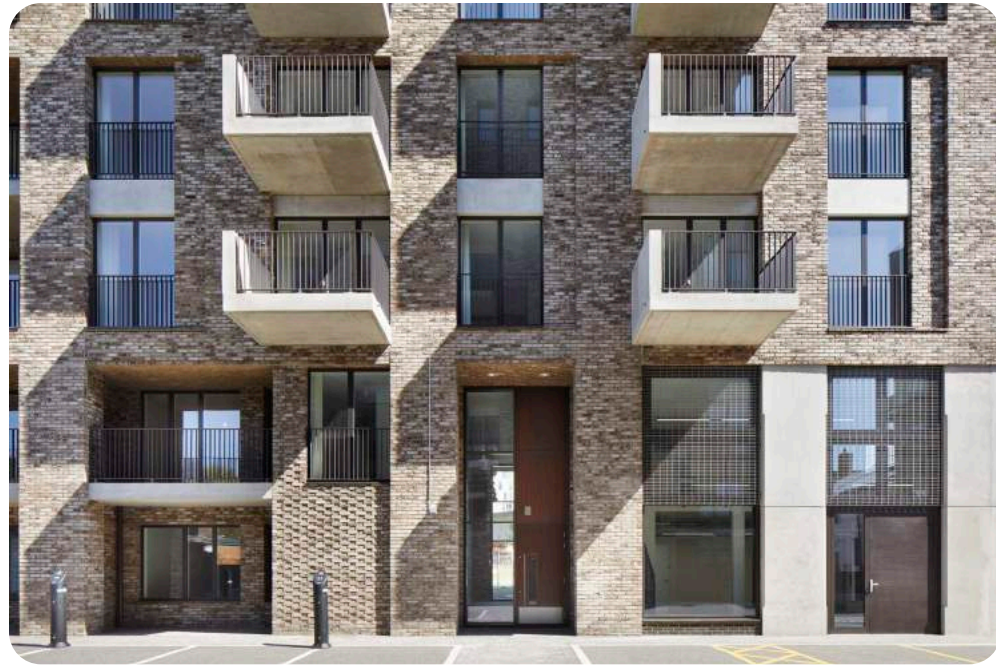


**Legend**

- ▶ Primary pedestrian entrances
- Pedestrian routes along the streets (on public sidewalks)
- Pedestrian routes within privately owned publicly accessible spaces (POPS) including links through mid-blocks, gardens, plazas and parks
- Existing pedestrian crossings
- Proposed new raised tables - pedestrian priority crossings
- Pedestrian circulation through the proposed main plaza area
- Multi-Use Trails
- Site boundary

**Figure 24 - Pedestrian Entrances Diagram**





**Pedestrian Entrances**  
Precedent of Faircharm Creative Quarter



**Pedestrian Entrances**  
Precedent of Hudson Street Park



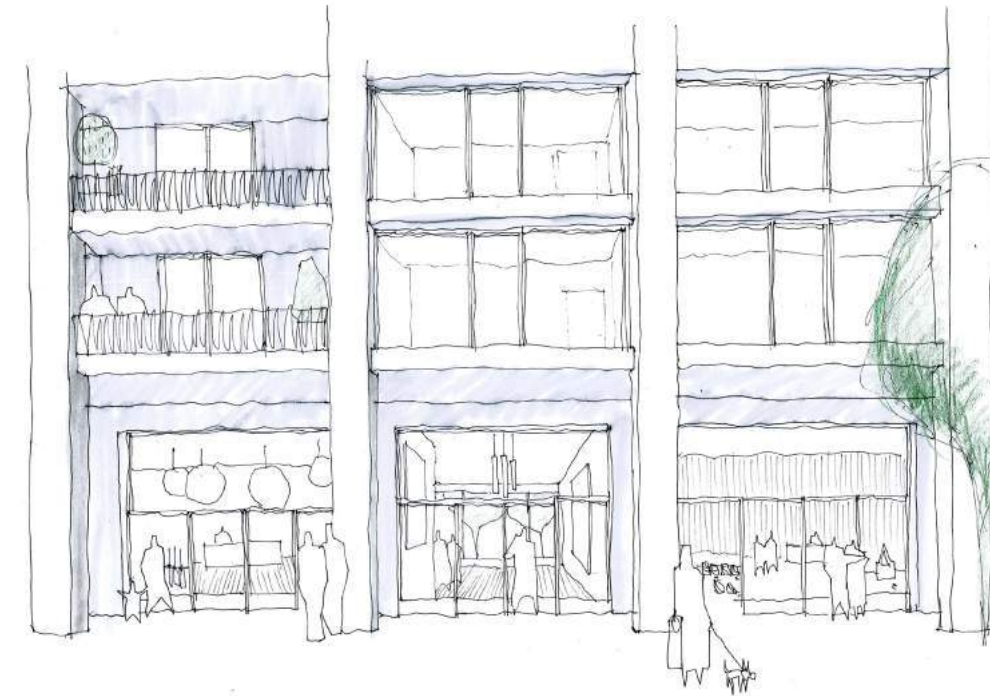
**Pedestrian Entrances**  
Precedent of Kings Crescent



**Pedestrian Entrances**  
Precedent of Branch Place

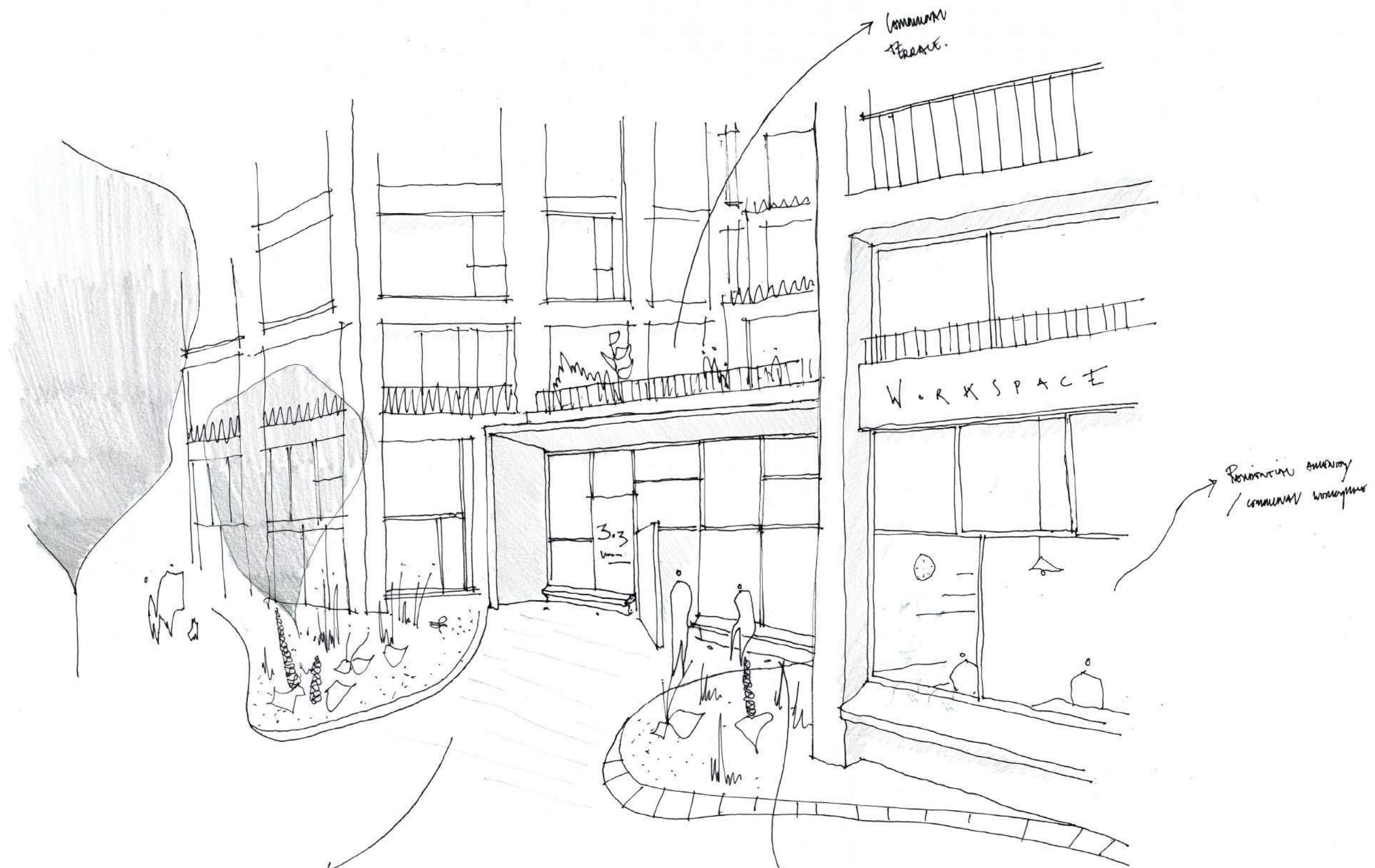


**Pedestrian Entrances**  
Precedent of Kings Crescent



**Mixed Frontage**  
Concept Sketch





COMMUNITY TERRACE.

WORKSPACE

3.3

Prominent amenity / COMMUNITY WORKSPACE

Lower COMMUNITY  
ENTRANCE facing  
TOWNHOMES BY PARK.

Entry Terrace located  
CENTRALLY FROM  
COMMUNITY ENTRANCE.

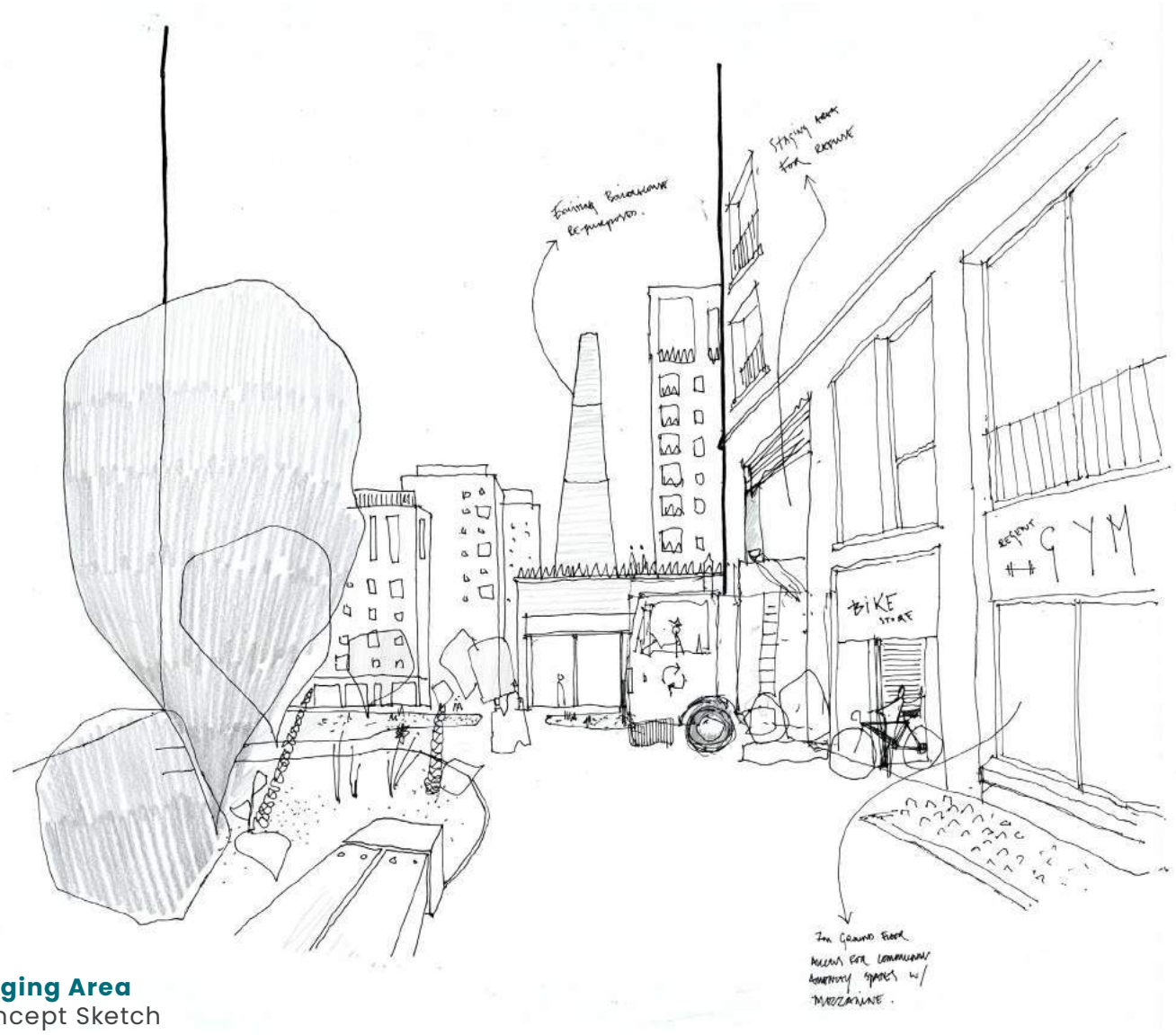
**Tower Communal Entrance**  
Concept Sketch



# 5.2 Parking and Service Entrances

The following guidelines apply for parking and service entrances:

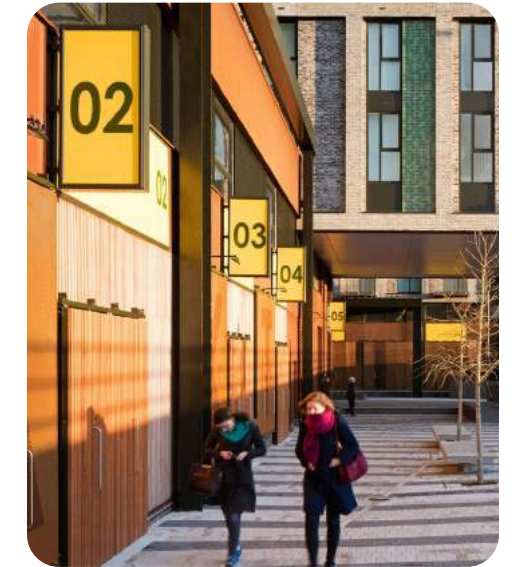
- All parking entrances should be located off the north-south streets of Dreamers Way, Sackville Street, Sumach Street, and Street J (Tubman Avenue extension);
- Parking spaces will be located within the underground garages of the respective revitalization Plots; and
- Servicing and loading access points should be designed and located within the driveways connecting to Dreamers Way, Sackville Street, Sumach Street, and River Street. The driveways may also be integrated into the local network of pedestrian and cycling movement with direct access from the public sidewalk and clear wayfinding within.



**Staging Area**  
Concept Sketch



**Staging Area**  
Precedent of Caxton Works



**Staging Area**  
Precedent of Caxton Works

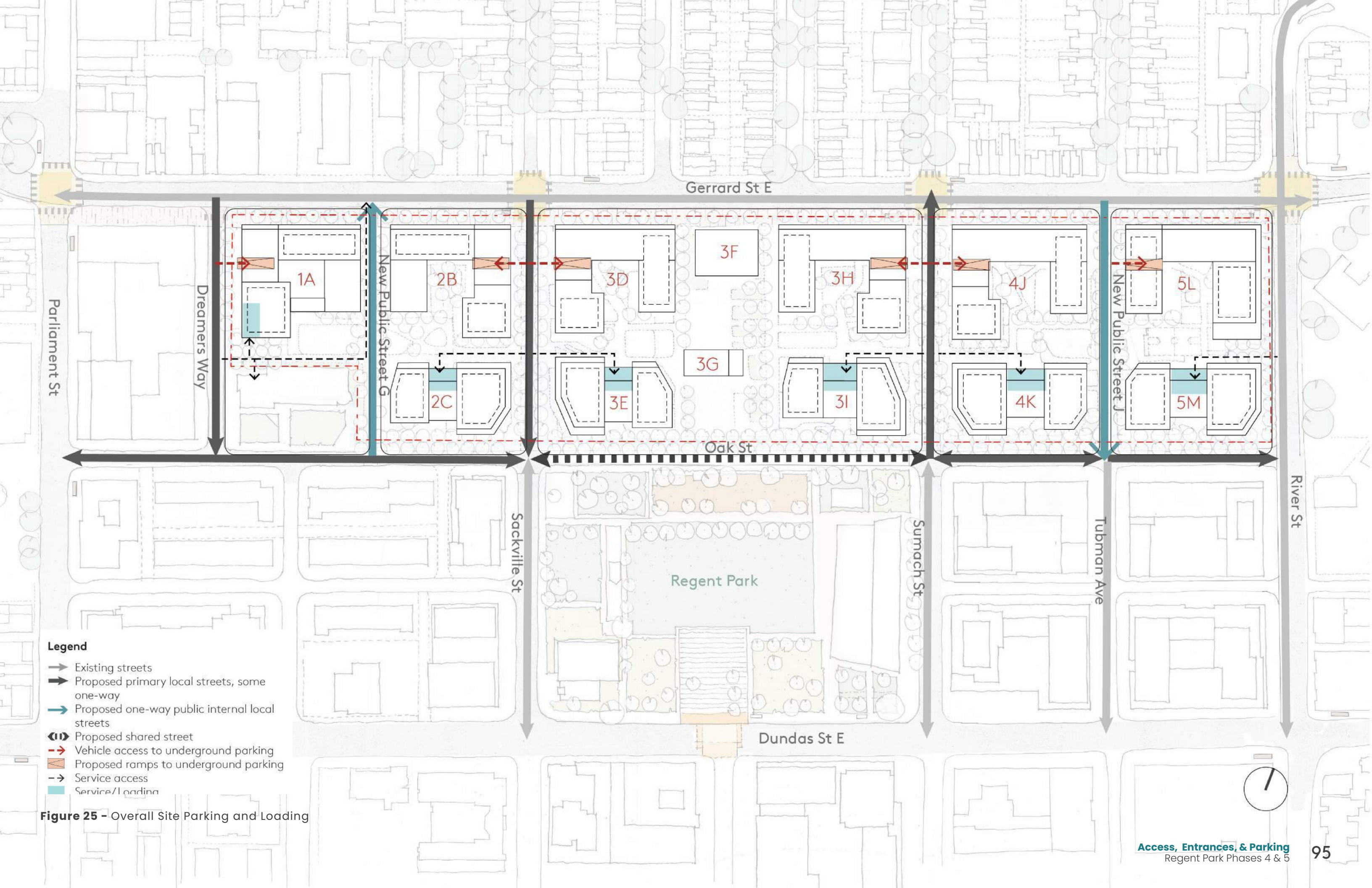


**Staging Area**  
Precedent of Elephant Park



**Staging Area**  
Precedent of Elephant Park





**Legend**

- Existing streets
- ➡ Proposed primary local streets, some one-way
- ➡ Proposed one-way public internal local streets
- ↔ Proposed shared street
- ➡ Vehicle access to underground parking
- ➡ Proposed ramps to underground parking
- ➡ Service access
- ➡ Service/Loading

**Figure 25 - Overall Site Parking and Loading**



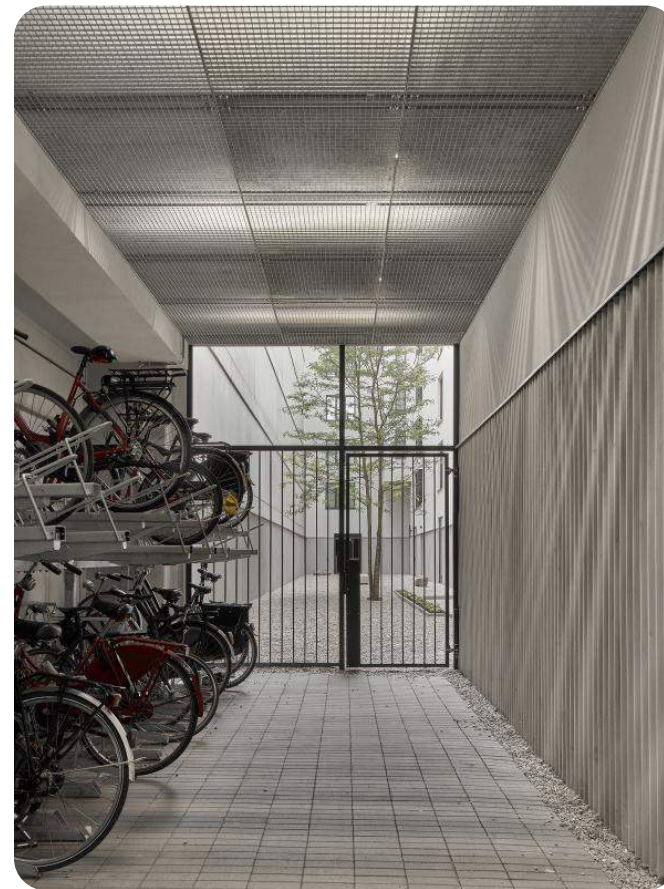
## 5.3 Location of Bicycle Parking and Facilities

The following guidelines apply for location of bicycle parking and facilities:

- Locate bicycle parking in highly visible areas, near to building entrances or open space areas;
- Bicycle racks should be selected to be consistent with and complementary to other site furnishings; and
- All bicycle parking spaces are located at grade, on the ground floor or within the first underground level of their respective buildings.



**Bicycle Storage**  
Precedent of Basement Cycle Store

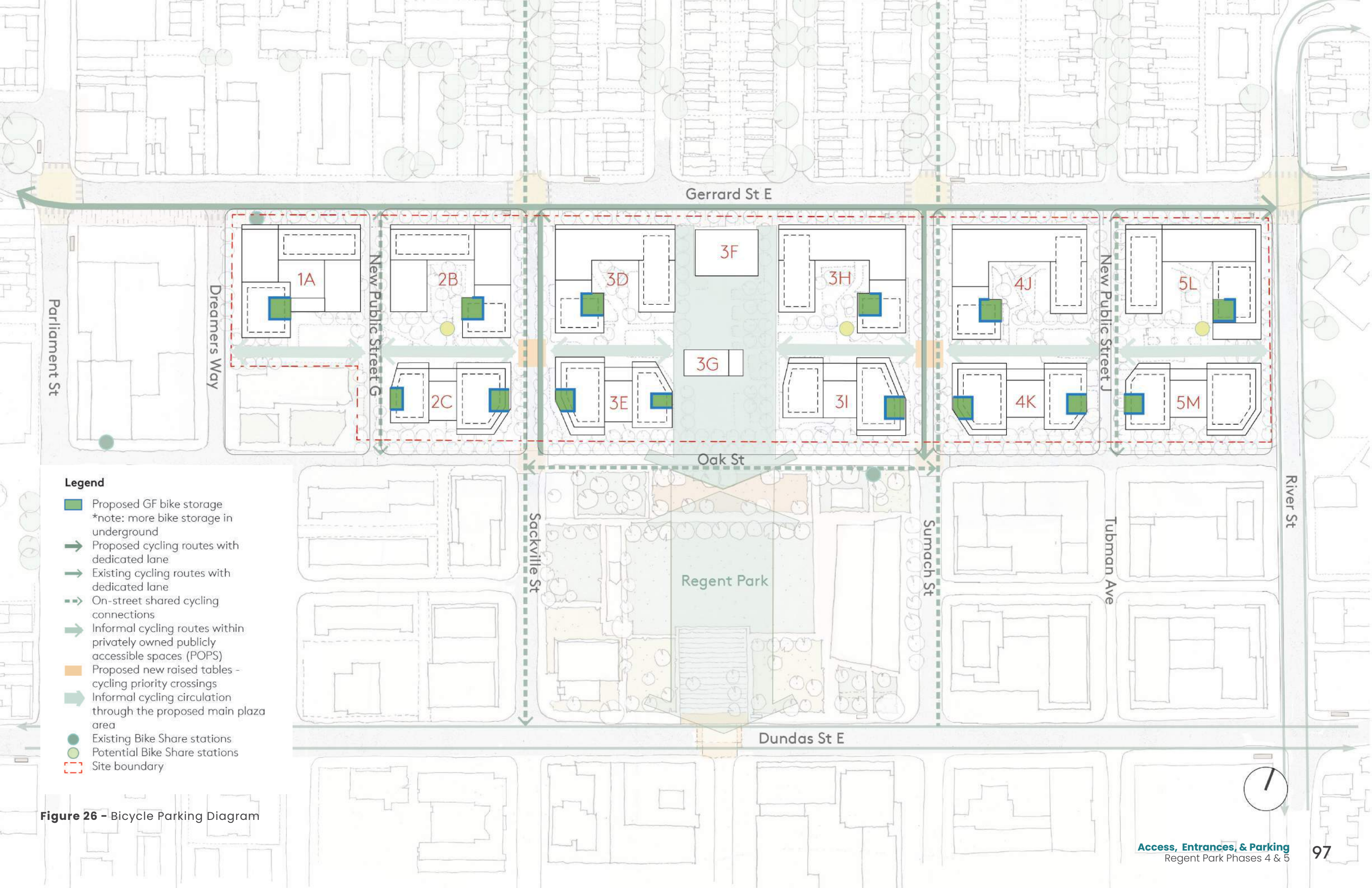


**Bicycle Storage**  
Precedent of Common Practice



**Bicycle Storage**  
Precedent of Common Practice





**Legend**

- Proposed GF bike storage  
\*note: more bike storage in underground
- Proposed cycling routes with dedicated lane
- Existing cycling routes with dedicated lane
- On-street shared cycling connections
- Informal cycling routes within privately owned publicly accessible spaces (POPS)
- Proposed new raised tables - cycling priority crossings
- Informal cycling circulation through the proposed main plaza area
- Existing Bike Share stations
- Potential Bike Share stations
- Site boundary

**Figure 26 - Bicycle Parking Diagram**





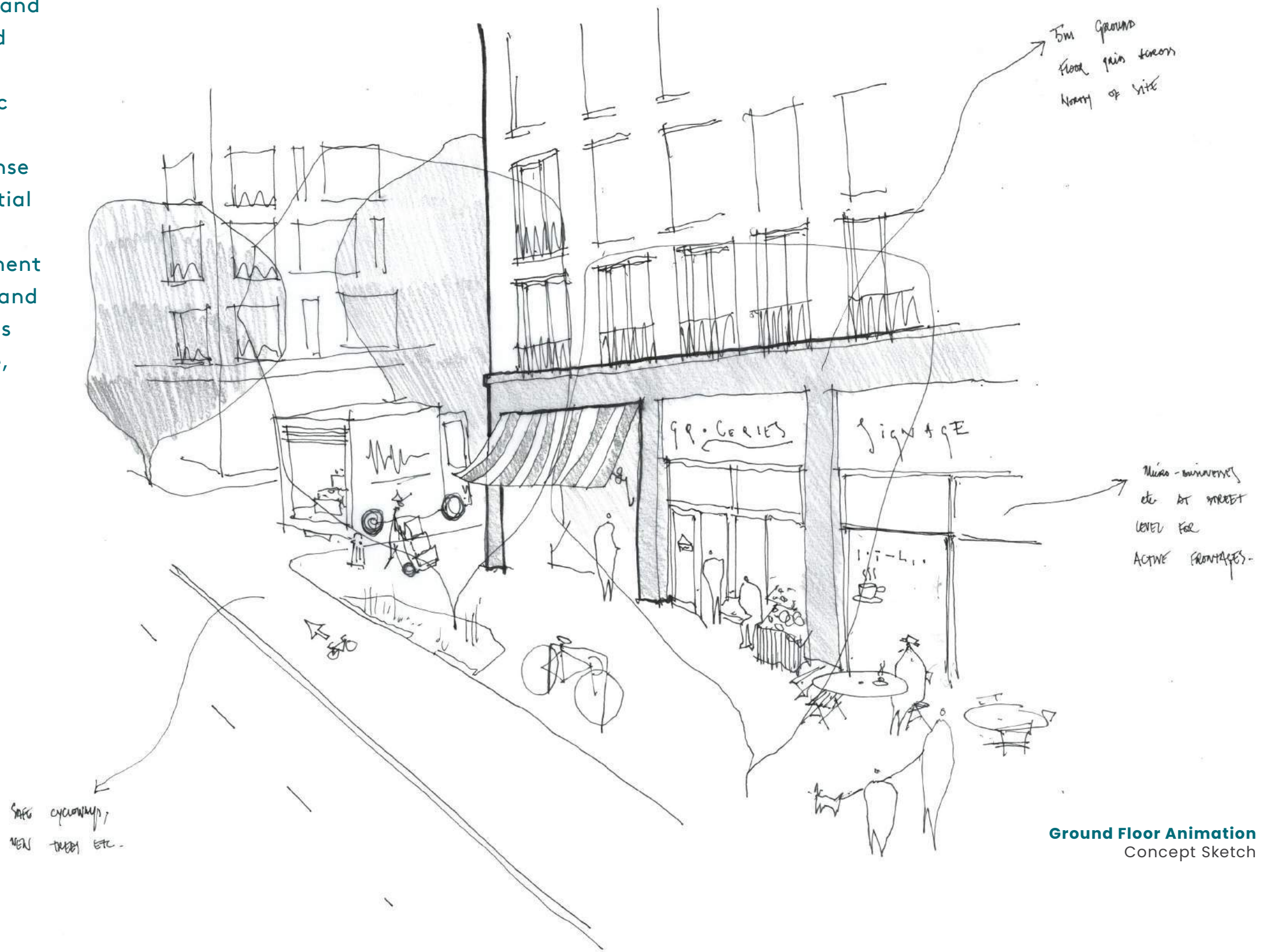
Central Plaza

# 6

## Ground Floor Animation



A wide range of amenities, community facilities and retail/non-residential opportunities are proposed in reach of the neighbourhood. Boundaries and thresholds of the Site are transformed into public spaces that celebrate a sense of arrival and a connection with the surrounding areas. In response to local needs, new community and non-residential uses are proposed to create activity along main streets, ensuring activities support and complement existing community anchors such as Fred Victor and the Daniels Spectrum, sports and leisure facilities such as the Athletic Grounds and Aquatic Centre, and local retail.



**Ground Floor Animation**  
Concept Sketch

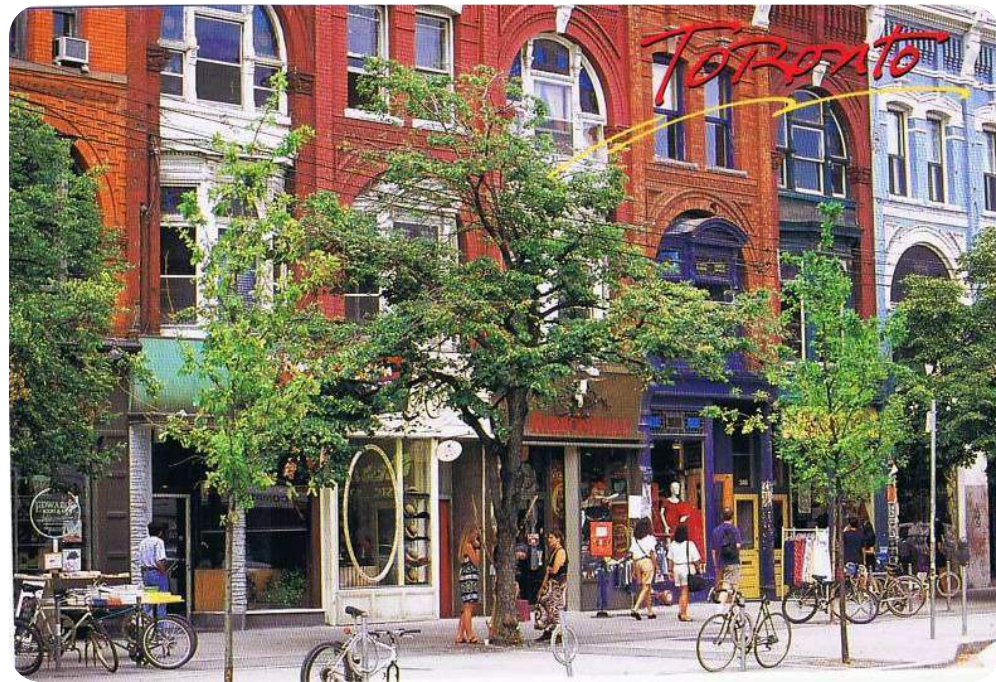




**Ground Floor Animation**  
Precedent of Great Eastern Buildings



**Ground Floor Animation**  
Precedent of Kings Crescent



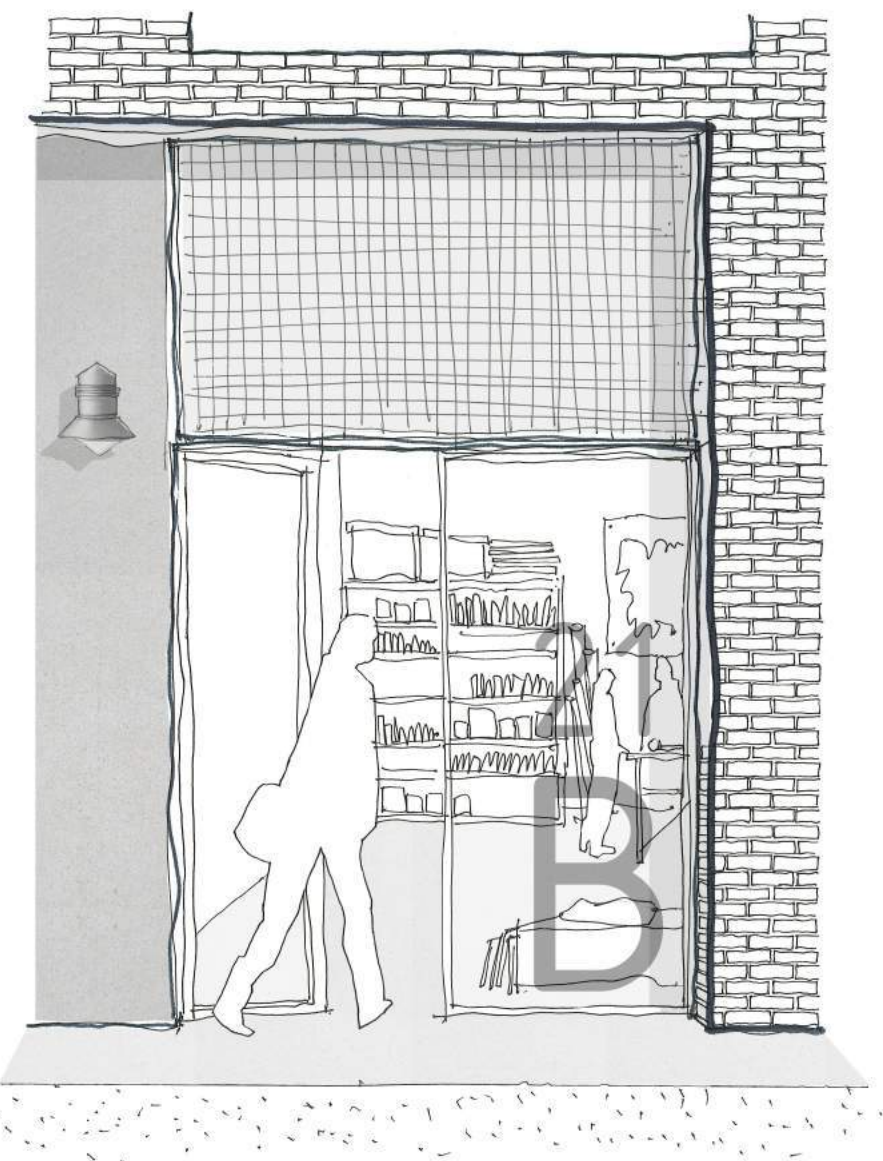
**Ground Floor Animation**  
Precedent of Queen Street West



**Ground Floor Animation**  
Precedent of Kings Cross

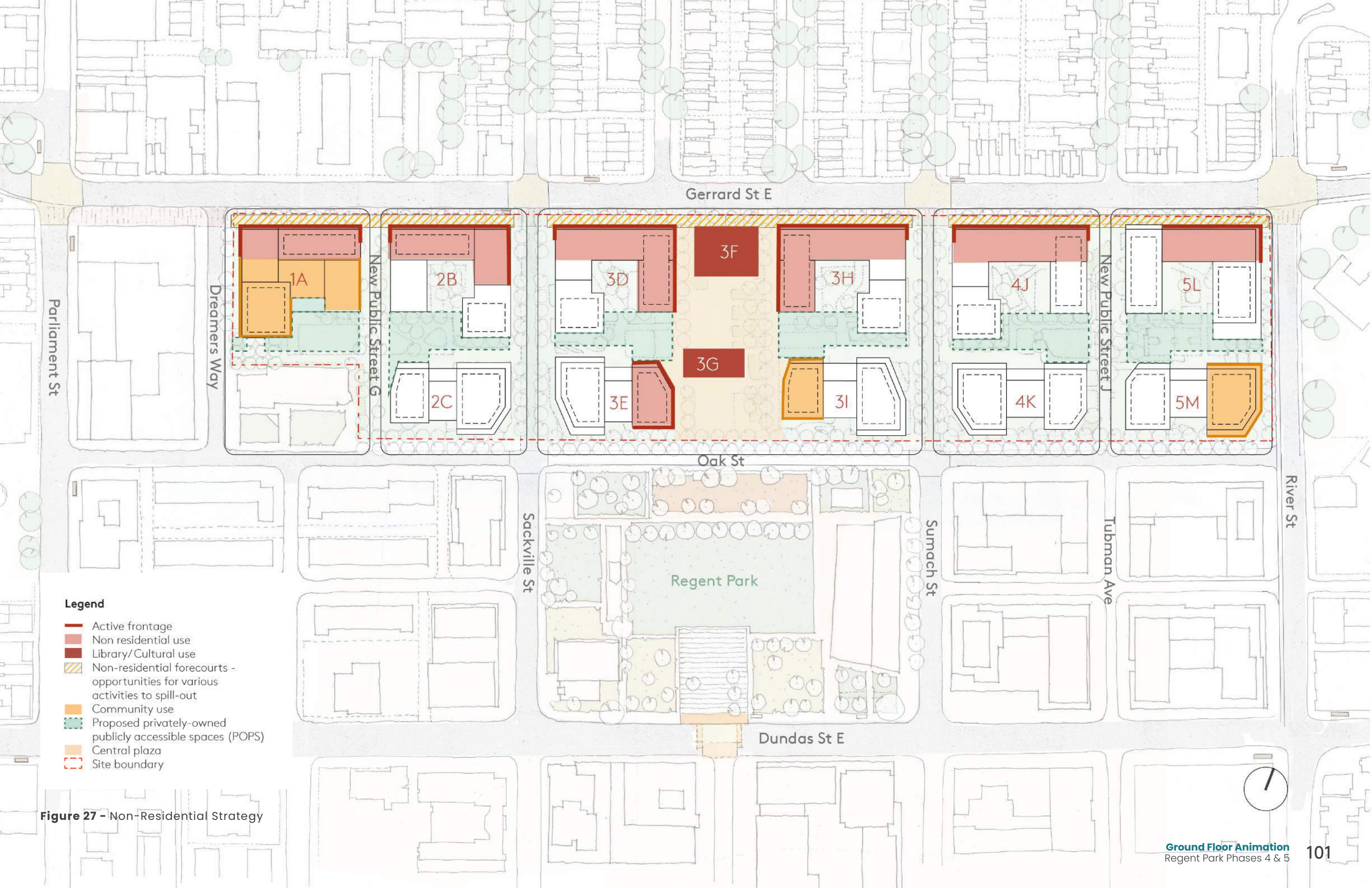
## Conceptual Program at Ground Level

The preliminary program for ground level uses that is illustrated in the proposed DCP is described below. The approach maximizes the integration of indoor and outdoor spaces with consideration for the public realm, building location and layout and integration with ground floor uses. Ground floor uses are clustered in distinct areas of activity with their own character and focus. The following describes the key elements of each of these clusters. The proposed indoor and outdoor community spaces such as the potential Boiler House, central plaza, POPS, and other community areas are considered to be community benefits as part of the rezoning application. These spaces have the potential to be used for a variety of community uses that are subject to refinement through the rezoning and future detailed design stages and future engagement.



**Ground Floor Animation**  
Concept Sketch





Gerrard St E

Parliament St

Dreamers Way

New Public Street G

New Public Street J

River St

Oak St

Sackville St

Regent Park

Sumach St

Tubman Ave

Dundas St E

- Legend**
- Active frontage
  - Non residential use
  - Library/Cultural use
  - Non-residential forecourts - opportunities for various activities to spill-out
  - Community use
  - Proposed privately-owned publicly accessible spaces (POPS)
  - Central plaza
  - Site boundary

**Figure 27 - Non-Residential Strategy**

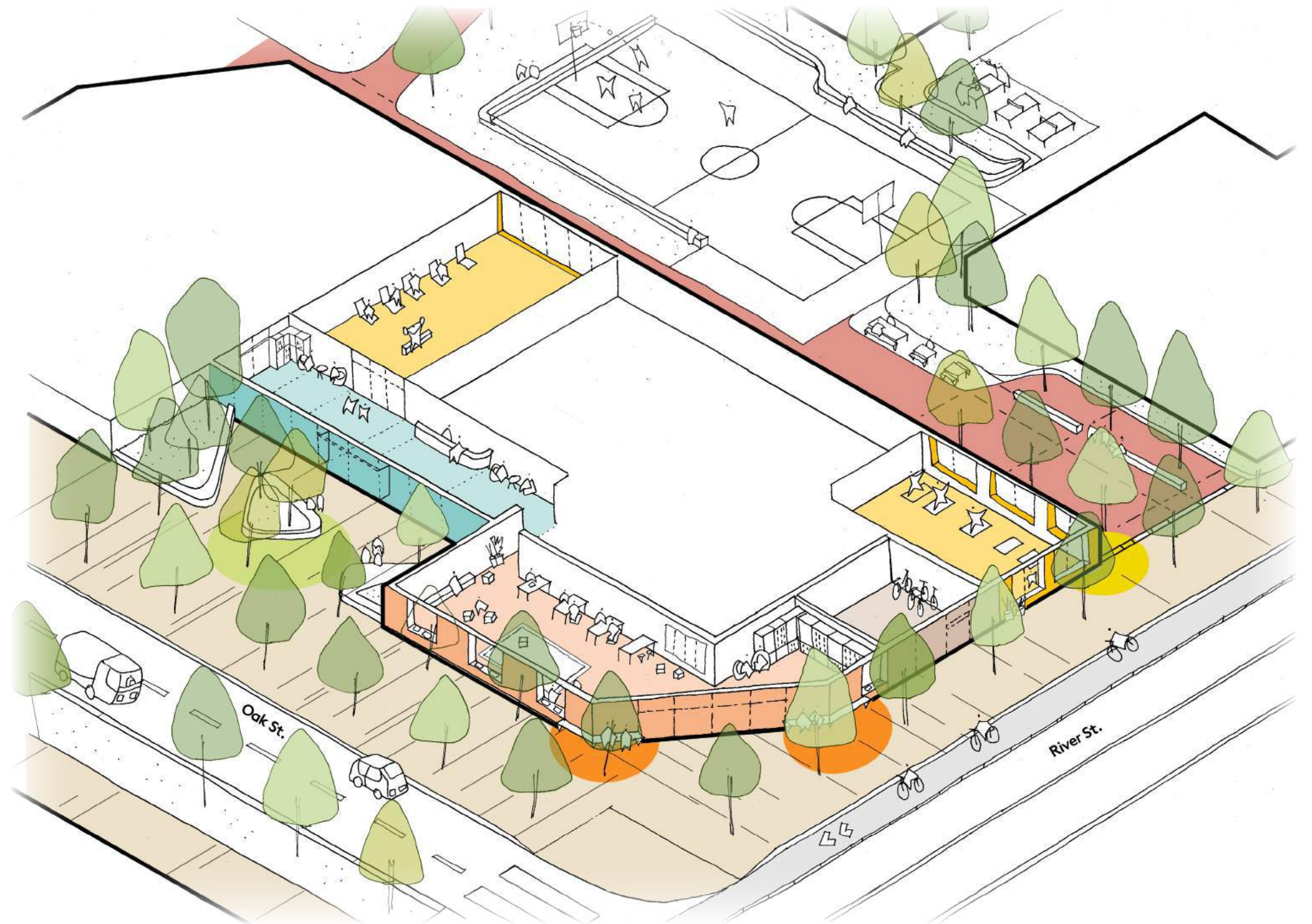
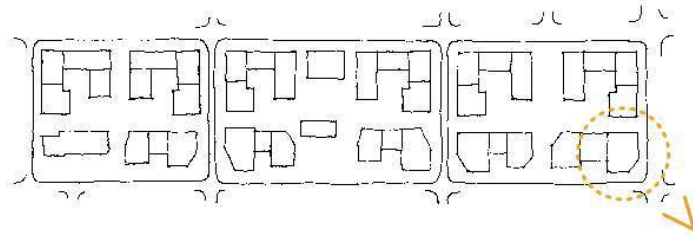




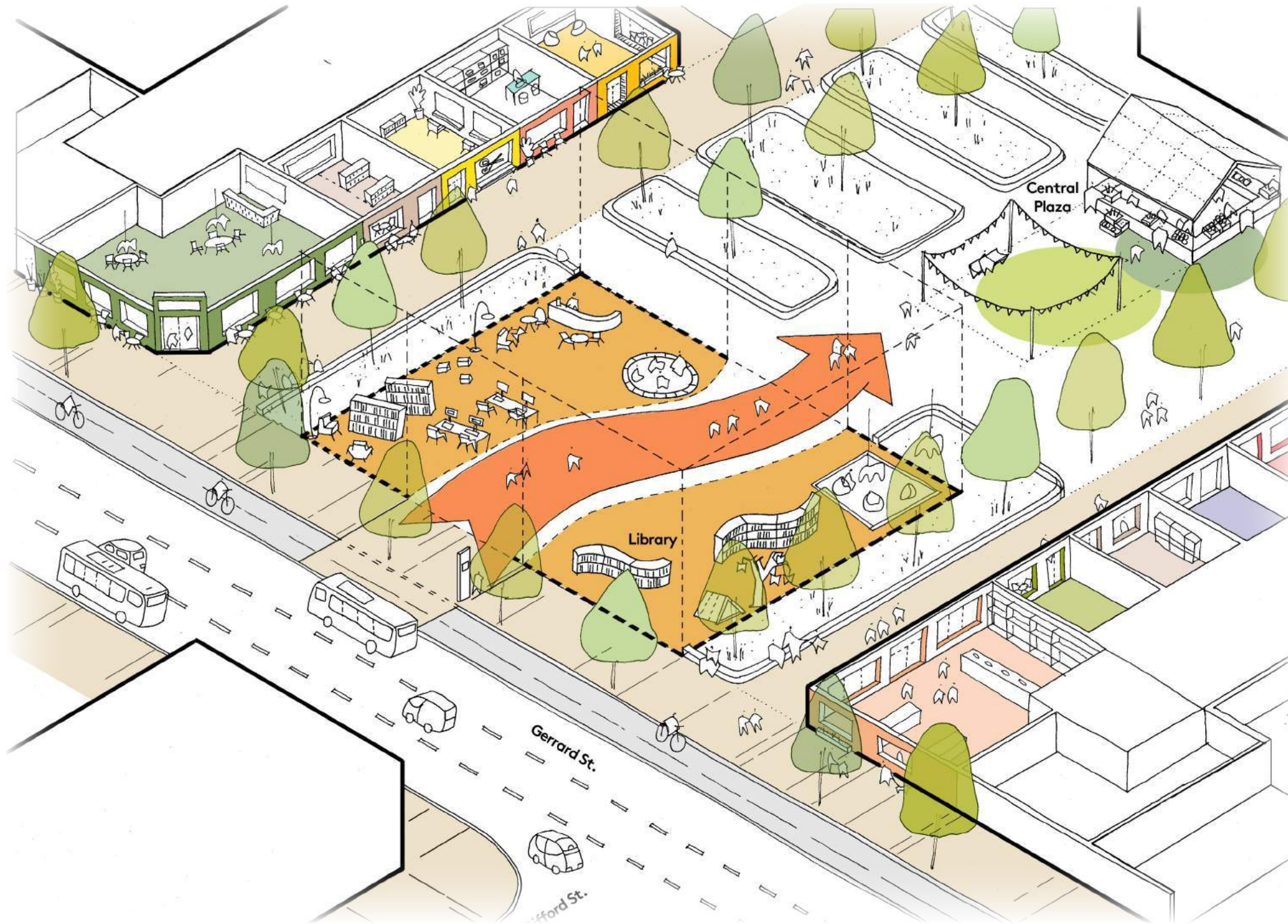


## Community Hubs

- The community space in this hub is located on the ground floor and should integrate with adjacent outdoor spaces, with programs at ground level opening onto the public realm;
- There is potential to accommodate local resources such as multifaith space in Plot 1, community facilities, and open spaces as destinations to promote social interaction and integration. The active uses and open spaces are at the termination of the east-west mews that will bring life and animation to the west side end of the Site;
- The community uses at ground floor at the corner of River Street and Oak Street create a destination;
- Well-designed shared amenity spaces integrate with the community spaces; and
- The community uses should if possible be located at the termination of the east-west mews and provide linkages to adjacent areas to encourage social interaction.



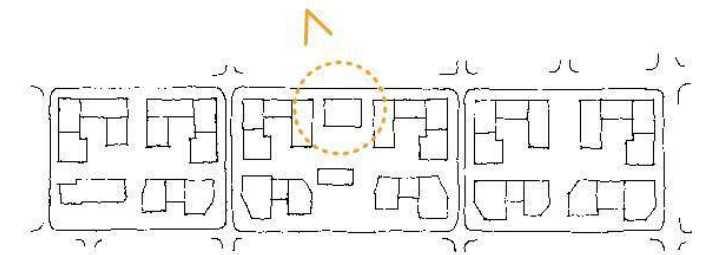




## Plot 3 – Central Plaza

### Gerrard Street

- The introduction of the relocated library branch with 2 levels of potential community space within the building should create a positive street interface along Gerrard Street East with an emphasis on place-making. The welcoming ground floor of a new library will create a high-quality, accessible space for residents, employees, and visitors;
- The Boiler House is located on the ground floor at the south side of the library building where the at-grade uses should spill out onto the central plaza; and
- The new library, the potential adaptive reuse of the Boiler House, and emerging retail and/or micro-retail in the other buildings, together create a sense of place, promoting inclusion and cohesion. In this regard, the central plaza will promote a sense of place and gathering opportunities for the community.

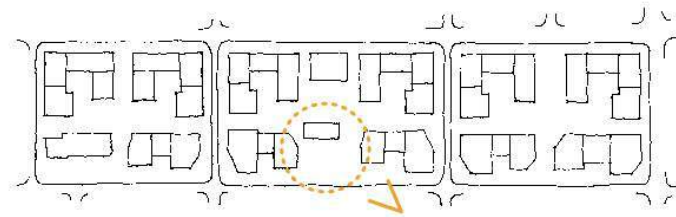
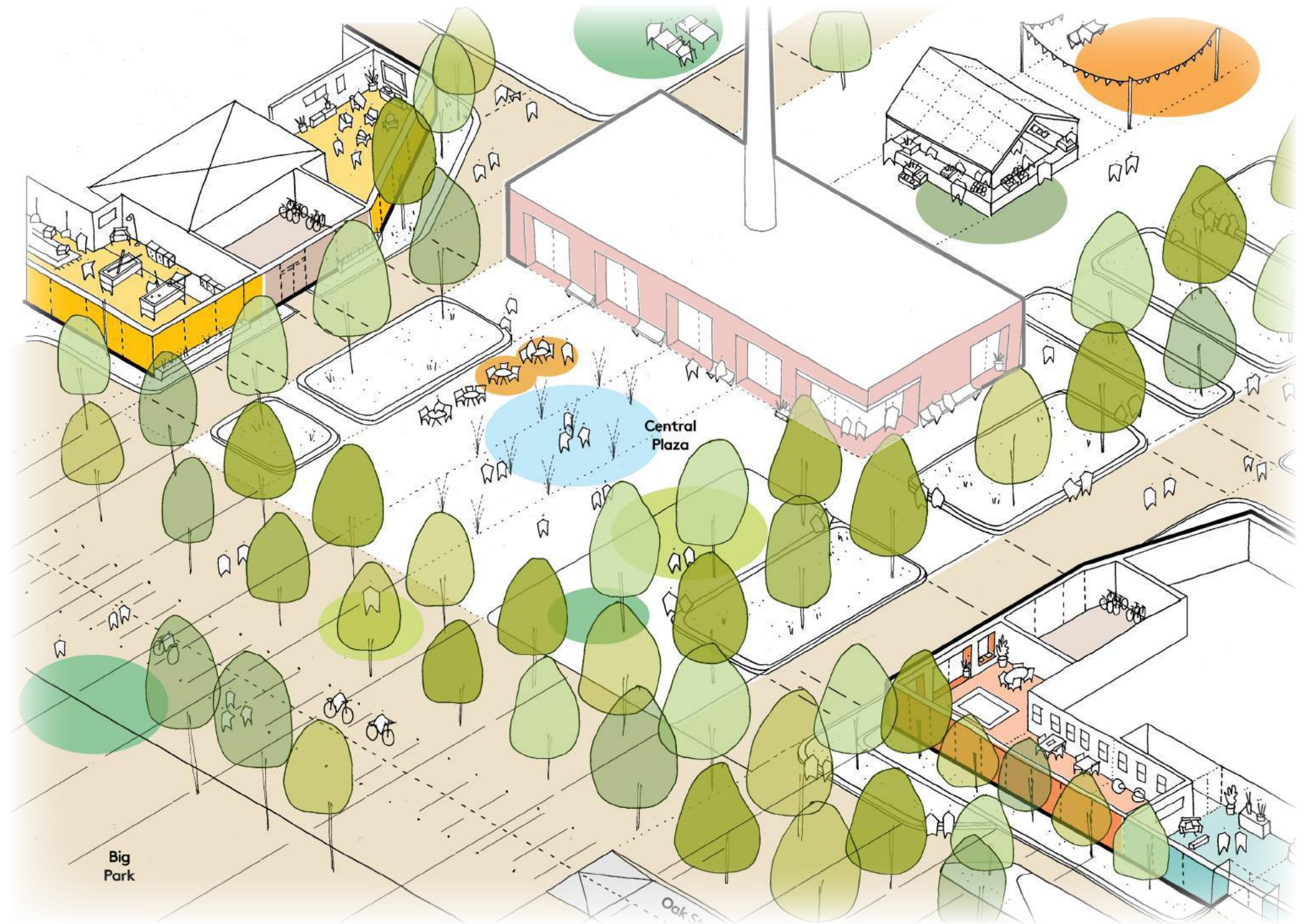




## Plot 3 – Central Plaza

### Oak Street

- On the south side of the Boiler House, the integration of the community space at-grade with the surrounding public realm takes on a different character, emphasizing a connection with the Big Park; and
- The animation of the central plaza should be supported by the activity from this diverse array of ground floor uses.





## 6.1 Guidelines for Retail

For a collection of best practices and guidance on developing successful ground floor retail spaces, refer to the *Retail Design Manual, City of Toronto* adopted by City Council on October 27, 2020. For retail market assessment and other parallel strategic advice on exploring existing gaps in the market in terms of ideal commercial service levels, as well as establishing the potential implications of changing demand/supply imbalances into the future, refer to the *Retail Market Assessment by Parcel* submitted on April 14, 2022 to the City of Toronto.









# 7

## Commemoration Guidelines



# Regent Park Historical Context

Regent Park has experienced extensive transformation through several clear eras of development. Initially settled as the southern portion of the Victorian Cabbagetown neighbourhood, it was reimagined in the 1940s and 1950s as Canada's first social housing development. The City adopted a plan by architect Henry Hoare that reflected new planning principles such as the concept of the superblock. The original rowhouses were replaced by mid-rise, double cruciform buildings within open space in Regent Park North and high rises in Regent Park South. Regent Park is currently undergoing a five-phase revitalization that began in 2005. This city-building effort will produce a mixed-income, mixed-use neighbourhood.

Regent Park is also notable for the dynamic population housed within the neighbourhood, notably waves of newcomers who have helped shaped the character of urban Canada. Through the decades, a strong community identity emerged within the neighbourhood, marked by community activism, cultural expression, and resilience.

Regent Park holds architectural, historical, and contextual value, both as a public housing development of national significance, and as an evolving, living neighbourhood.



Victorian rowhouses that composed the neighbourhood until the 1940s and 1950s. Source: City of Toronto Archive (Fonds 200, Series 372, Subseries 33, Item 1501)



Double cruciform apartment building in Regent Park North in 1965. Source: The Globe and Mail, photo by John McNeill



Peter Dickinson's Maisonette Towers in Regent Park South. Source: <http://spacing.ca/toronto/2013/01/23/3akilling-the-projects-and-the-newregent-park/>



As part of the revitalization process, a series of community consultation events were held to engage the community on commemoration themes and strategies. The following are the themes that were developed as part of this consultation:

### Neighbourhood Evolution and Geography

Regent Park has been transformed through several clear eras of development. It has evolved from part of the Victorian neighbourhood of Cabbagetown, to Canada’s largest social housing development in the 1940s, to a mixed-income, mixed-use neighbourhood produced by the ongoing revitalization plan. Through their daily interaction with Regent Park’s built fabric, residents have naturally developed their own understanding of the neighbourhood’s geographies—for instance, their sense of its boundaries and the North-South divide. The commemoration should address how Regent Park relates to the architectural and planning history of social housing, as well as how residents have conceptualized and mentally organized Regent Park’s space based on their experience.

### Community Organizations and Landmarks

Regent Park houses an active, engaged community with a rich history of organizing and advocating, which has yielded valued services and programs. The community has gathered through organizations and through physical spaces, both in planned events and daily interactions. The commemoration should address this history, including associated community landmarks such as the Community Centre, St. Cyril’s Church, and the Root & Burger.

### Migration

Since the 1960s, Regent Park has been a home to waves of immigrants, many of whom have newly arrived in Canada. The area’s ethnic and cultural diversity have been reflective of migration trends at a larger scale. Interaction among neighbouring groups has influenced the social character of Regent Park. The commemoration should address the role of migration and multiculturalism in Regent Park’s identity.



Root & Burger Restaurant, a community landmark.  
Source: <https://edwards13.wordpress.com/2022/02/21/georges-mni-market/>



English as a Second Language class in Regent Park.  
Source: <http://www.regent-parkchc.org/>



Portrait of a Regent Park resident by Dan Bergeron, during demolition as part of an earlier revitalization phase.  
Source: <http://fauxreel.ca/projects/regent-park-portraits-2008/>



## Upheaval and Resilience

Throughout its ongoing evolution, Regent Park has experienced both physical and social upheavals. In terms of architecture and planning, it is currently undergoing a major revitalization that is similar in scale to the revitalization that produced the social housing project in the 1940s. These physical changes have also had significant social consequences; one upheaval has been the relocation of residents during the revitalization process. Violence, drug activity, and problems with building conditions have also caused challenges. The commemoration should address the full spectrum of Regent Park stories, including upheavals as well as the resilience and persisting identity of the community.

## Indigenous Place-Keeping

Like other areas of the city, the Site has a long history of stewardship by indigenous communities. The commemoration should activate places for cultural exchange and dialogue, and interpret existing indigenous place-keeping elements where possible.





Row housing with high rise in the background, c. 1955.  
Source: Michael Burns, City of Toronto Archive,  
Series 35, File 23, Item 13



A Regent Park resident photographed in the area of Regent Park where she played as a child once stood. Source: Lucas Oleniuk / Toronto Star, <https://www.thestar.com/news/gta/2015/11/18/preserving-regent-parks-history-amid-revitalization.html>

## Commemoration Best Practices

The following are guiding principles based on best practices and contemporary discourse about commemoration methods and strategies. Notably, current best practices recognizes that community members are experts on their own heritage and therefore emphasize the central role of consultation in the commemoration process.

More than a physical product, commemoration is a process; it is the act of exploring, responding to, asserting and expressing associations with these lands, which includes community identity.

Commemoration efforts should assert local identity in a way that is grounded in Regent Park's history, while also reflecting the contemporary context and looking to the future. They should address the community's evolution and provide a forum for discussing individual and collective experiences of the neighbourhood.

- Commemoration should be transparent in terms of what is chosen for inclusion and why.
- Commemoration should promote a sense of connection among the visitors/viewers, the object/place, and the storytellers.
- Commemoration provides opportunities for collaboration, co-learning, and community building; it has the potential to contribute to public education, civic literacy, reconciliation and to address community needs.
- The inclusion of multiple voices allows commemoration to convey a range of perspectives, which may complement, contradict, or coexist with one another.

- With the understanding that memory evolves, a commemoration strategy should retain flexibility to reflect future perspectives. It should not be didactic or present fixed, comprehensive or authoritative histories.
- Commemoration should promote a sense of connection between people and place, within and across different communities, and with the storytellers who informed the commemoration strategies.
- With respect to indigenous commemoration: Indigenous Peoples have a right to maintain, control, protect, and develop their cultural heritage, and Indigenous cultural heritage - the interrelation of land, objects, stories and laws - is understood by each Indigenous community according to their perspectives, traditions, protocols, and languages.
- Commemoration strategies should be informed by charters, reports, and policy statements with indigenous policies including the United Nations Declaration on the Rights of Indigenous People (UNDRIP) (2007), the International Council on Monuments and Sites (ICOMOS) Charter for the Interpretation and Presentation of Cultural Heritage Sites (2008), the Canadian Institute of Planners (CIP) Policy on Planning Practice and Reconciliation (2019), and the Report on the First Peoples' Cultural Council (FPCC) Indigenous Cultural Heritage Forum (2020).



# Commemoration Guidelines

## General Guidelines

The commemoration methods in the following guidelines are examples of design concepts inspired by the Themes. They are not intended to be comprehensive, but instead link the project outreach and themes to specific commemorative opportunities in open and generative ways. Commemorative methods are overlapping and may apply to multiple themes.

- 7.1 Commemoration should be collaborative and arise from engagement with the community whose stories it includes.
- 7.2 Commemoration initiatives should relate to the identified themes: Neighbourhood Evolution & Geography; Community Organizations and Landmarks; Migration; Upheaval and Resilience; and Indigenous Placekeeping; as well as others deemed significant by community members.



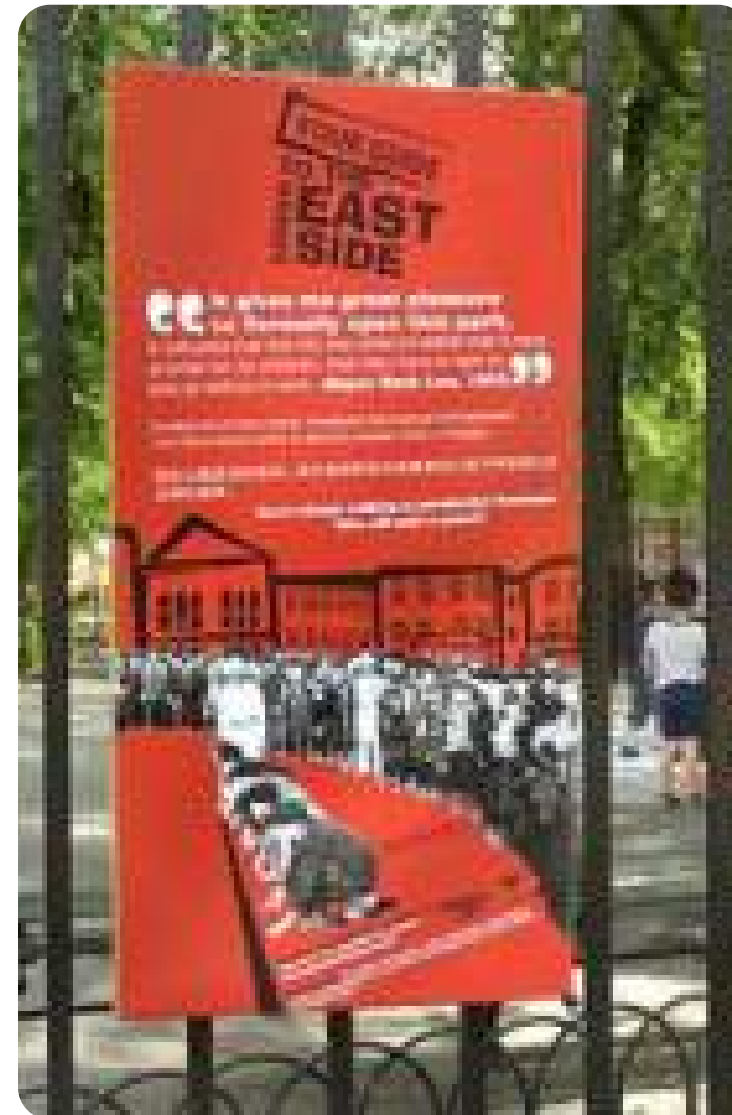
# Signage

As a traditional method of commemoration, signage uses images, maps and/or text to convey stories and information. Signs may feature summaries of broad contextual and historical information, or more specific information to enhance the experience of a particular location. Working at a range of scales, content types, and tones, signage is an effective way to communicate and enhance a sense of place. Effective signage provides opportunities for reflection and engagement.

## Community Reference Panel

The Community Reference Panel was created as an advisory group to help direct the creation of a Commemoration Strategy for Regent Park. It comprises long-time former and current Regent Park residents, local historians, storytellers and members of the Cabbagetown Regent Park Museum and the Friends of Regent Park.

- 7.3 Integrate commemoration with wayfinding throughout the Site using a range of signage types including: large freestanding outdoor signage; series of small signs; Heritage Toronto Plaques and Markers; etc.
  - 7.3.1 Large freestanding outdoor signage could be located near the entrances to the neighbourhood within each quadrant of the Site in order to support a sense of arrival, as well as in the central plaza. Large signage can also be located within interiors of public and/or community buildings.
  - 7.3.2 Series of small signs should mark individual places related to Regent Park stories and/or display historic photographs. Small signage should be located throughout the public realm keyed to significant sites relevant to the community's history.
  - 7.3.3 Significant buildings or sites should be nominated for Heritage Toronto's Plaques and Markers Program.
  - 7.3.4 Signage content and locations should be determined in consultation with Community Reference Panel and local stakeholders (i.e. Cabbagetown Regent Park Museum; Friends of Regent Park; etc.)



Signage for the Lower East Side by Place Matters NYC. Source: <https://www.nycgovparks.org/art/f1998-01-30/t2012-04-24/page14>



Panels with text and archival photos at Maple Leaf Gardens, Toronto. Source: ERA Architects



Map of Victoria Terrace, Edinburgh illustrating area's evolution. Source: ERA Architects



## Scale Models

Scale models allow residents and visitors to gain a new perspective on Regent Park's design and planning value and better understand the evolution of the Site. The scale models can also act as a prompt for past and current residents to share stories of Regent Park's heritage.

7.4 A series of scale models could visually express the neighbourhood's physical evolution to illustrate iterations of its built form at different periods i.e. 1920s Victorian Neighbourhood; 1950s Regent Park housing development; 2000s Regent Park Master Plan.

7.4.1 Scale models should be accessible to tactile learners and the visually impaired.

7.4.2 Scale models should be accompanied by interpretative signage that provides information on the context of each iteration.

7.4.3 Scale models should be placed in a location with a high degree of visibility and access in either exterior or interior locations.

7.4.4 Scale models should be fabricated in a variety of durable materials, including bronze, aluminum and wood, that consider either interior or exterior locations.



Bronze scale model illustrating the built form of a neighbourhood in Cambridge, UK at a given period. Source: <http://flickrhivemind.net/Tags/3d.braille/>



Closer view, bronze scale model of a neighbourhood in Cambridge, UK. Source: [https://thevaluepack.wordpress.com/2010/09/12/visual\\_update/](https://thevaluepack.wordpress.com/2010/09/12/visual_update/)

## Building Markers

This urban design approach could integrate a sense of Regent Park's transformation into the existing physical fabric. This commemoration method uses ground-plane markers to outline footprints of select buildings that have been demolished and mark different eras of the neighbourhood's historical evolution. The building outlines could be fabricated in a variety of materials, depending on location and budget. Building outlines can give residents and visitors a sense of the scale, form, and configuration of past Regent Park buildings. They could help people imagine and remember Regent Park's built heritage and orient them to the newly revitalized neighbourhood.

7.5 Building markers should outline at least three demolished buildings that represent the different eras and forms of Regent Park's architectural and planning heritage.

Examples of potential building types include Victorian row houses that characterized the neighbourhood until the 1940s and 1950s; the double cruciform apartment buildings in Regent Park North; and such apartment towers as Peter Dickinson's Maisonette Towers in Regent Park South.

7.5.1 Building markers can be located within the public realm including sidewalks, green spaces, 'POPS' (privately-owned publicly accessible spaces), etc.



Southbeach shoreline marker in San Francisco. Source: <http://www.artandarchitecture-sf.com/the-1852-shoreline.html>



Southbeach shoreline marker in San Francisco. Source: <http://readtheplaque.com/tag/san%20francisco>



## Material And Artefact Salvage

Displayed artefacts provide audiences with an evocative, concrete medium through which to connect to history. Whether accompanied by explanatory signage or reinterpreted as an art installation, artefacts can represent a valued place, inform the public about Regent Park's history, and emphasize connection between the past and present. Materials including but not limited to bricks and other building materials can be salvaged during demolition and reused as part of the revitalization.

- 7.6 Local materials and artefacts should be salvaged and redisplayed throughout the site, including but not limited to: select brickwork from original buildings; the original Regent Park 1948 cornerstone; and representative artefacts from the Regent Park office.



Display of artefacts and photographs from Cabbagetown Regent Park Museum in Cabbagetown, Toronto. Source: KJ Mullins, available at <http://www.digitaljournal.com/article/309226>



Regent Park cornerstone. Source: ERA Architects

## Boiler House Commemoration

The Boiler House is a significant building within the Site. If retained, it would represent the only remaining in-situ physical remnant of the 1950s housing development. As a landmark structure, it could anchor the sense of place and history of Regent Park. The Boiler House is also a prominent view terminus. It can be seen within the streetscape and from the view corridor at St. David Street adjacent to Nelson Mandela Public School, more than 400 metres away. Potential retention of the Boiler House would incorporate some of the character of "old" Regent Park and provide wayfinding for existing and new residents.

- 7.7 The Boiler House should be commemorated within the Central Plaza and integrated into its programming.
- 7.7.1 The Boiler House should be retained and re-purposed as a community space.
- 7.7.2 Select interior artefacts should be salvaged and displayed within the public realm or community buildings
- 7.7.3 The landmark chimney structure should be retained and restored.
- 7.7.4 If retention of the Boiler House is not feasible, it can be commemorated using signage; scale models; building markers; material and artefact salvage, within and around its building footprint.

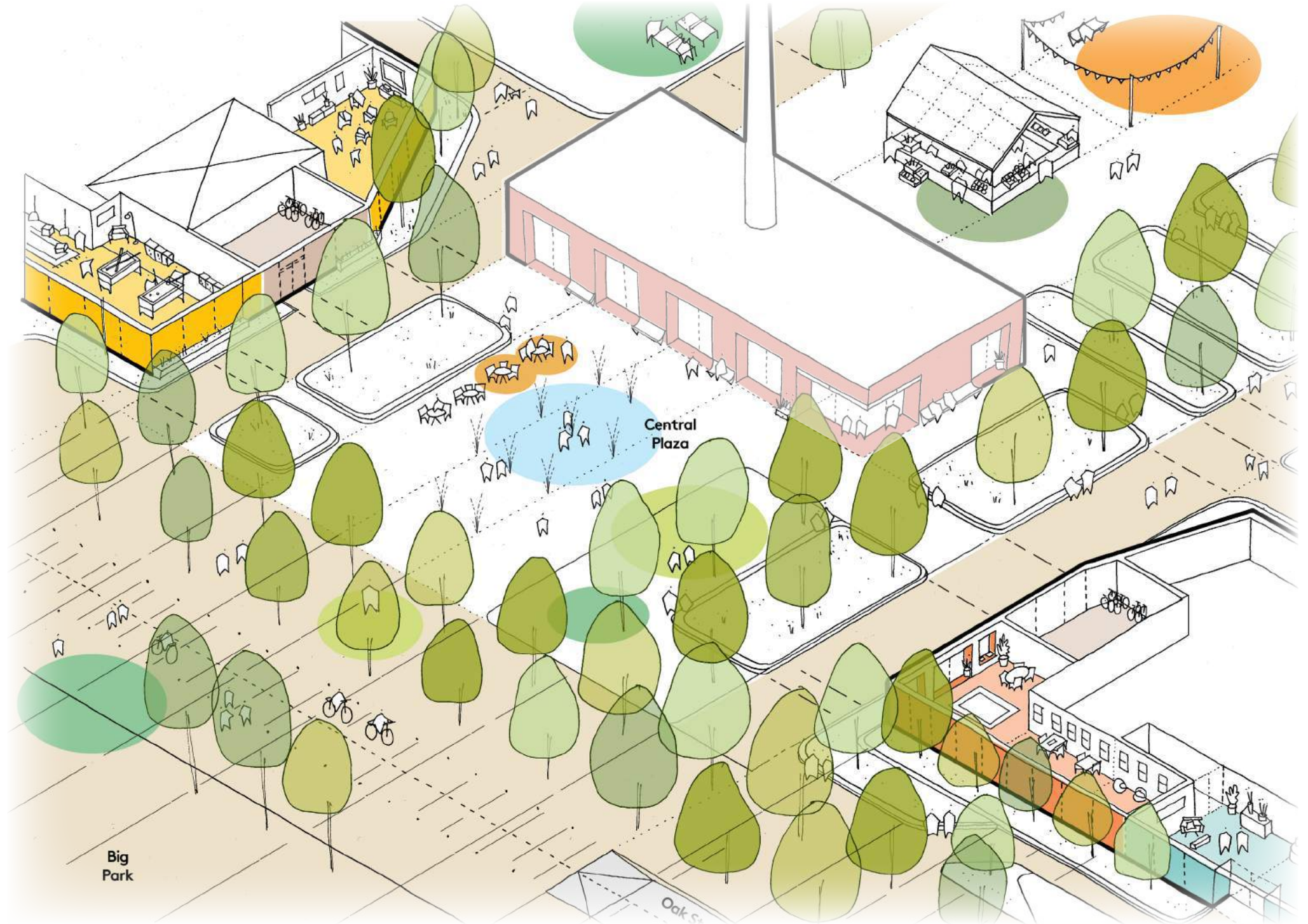




Boiler House, Regent Park



Boiler House, Regent Park

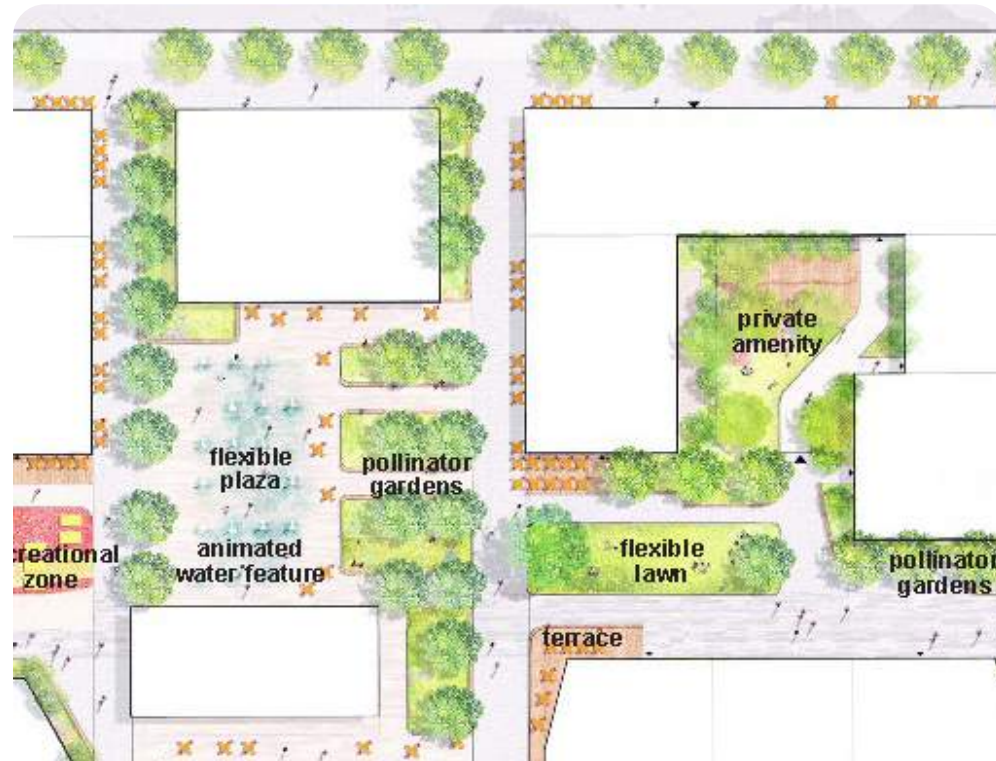


Conceptual plan for Central Plaza and potentially retained Boiler House



## Landscape Integration

Landscape offers a multitude of approaches to commemorating the site's transformation and can serve different purposes within communities, particularly when implemented in shared public realm. Commemoration strategies at Regent Park should vary and could include park design, street naming, plantings, interpretive signage, public art, ephemeral installations and supporting community program.



Portion of Landscape Plan prepared for Regent Park Phases 4 & 5



Existing mature trees in Regent Park

- 7.8 The revitalization's Landscape Plan and features should integrate commemoration themes and methods.
  - 7.8.1 Conserve and interpret the site's mid-century landscape design intent, where possible. Consideration should be made towards design principles that promote an integrated pedestrian focused public realm with a network of shared outdoor passive and active programming zones.
  - 7.8.2 Incorporate commemorative naming of streets, public plazas, parks, and facilities as a way to commemorate and acknowledge the memory of people, places, events and ideas associated with Regent Park.
  - 7.8.3 Shared open spaces should be flexible and reflect multiple communities and perspectives to support community gathering, grassroots programming, actions, and events to foster storytelling and the creation of new stories.
  - 7.8.4 Provide opportunities for Indigenous communities to be involved with crafting the approach to commemoration and place-keeping within the landscape.
  - 7.8.5 Conserve mature trees to foster an ecological connection and continuity in the sense of place, as possible.
  - 7.8.6 Incorporate references to the site's natural history and ecology allowing for interaction points between people and the natural world, as possible (eg. native plantings in the public realm, Low Impact Development stormwater management infrastructure, public art, etc.).
  - 7.8.7 Incorporate salvaged materials from the existing site and buildings, such as wood from felled trees, bricks, and other materials into new landscape elements within the public realm, as possible (eg. paving, site furnishings, public art, etc.).



# Intangible Storytelling

Intangible methods of commemoration such as those using digital media allow for flexibility and ease of updates. This would facilitate the collection of stories on an ongoing basis and provide wide access to them. Digital media could also introduce an audio and/or video component, helping people connect to the stories. Other forms of intangible storytelling such as events are also a highly engaging method of honouring the heritage of Regent Park.

7.9 Commemoration should include intangible storeytelling methods such as digital storytelling, continuity of community institutions, and community events.



Walking tour associated with London High Street 2012 initiatives to improve, interpret and celebrate high streets through cultural programming. Source: <http://www.highstreet2012.com>



Website with a user-friendly example of an online story collection. Based on a map of New York City, it marks the locations of stories that have occurred across the boroughs. Some stories are selected by the initiating organization, and others are user-submitted online, ensuring that the collection can grow. Source: <http://www.cityofmemory.org>



# 8

## Sustainability Guidelines

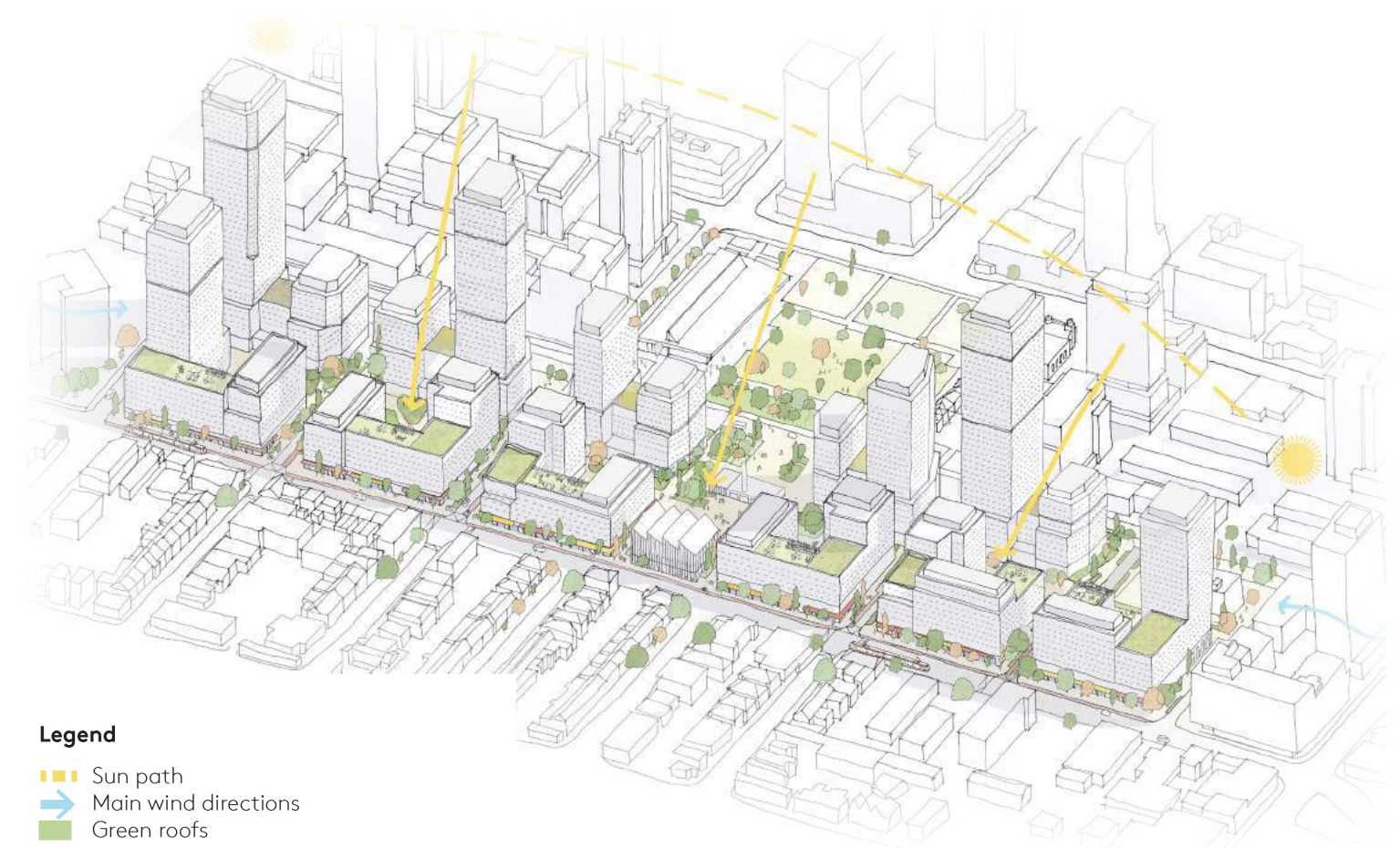


Phases 4 and 5 of the Regent Park revitalization will strive to implement high standards of sustainable development and contribute positively to the City of Toronto's climate change commitments. Many of the guidelines will not only decrease emissions and improve building performance, they will also ensure the comfort and safety of the residents of Regent Park.

## Toronto Green Standard

The Toronto Green Standard (TGS) comprises Toronto's sustainable design and performance requirements for new private and city-owned developments. The intention for Phases 4 and 5 of the Regent Park revitalization is that City-owned and private buildings will meet future TGS standards as may be required, and that all buildings within Regent Park will be connected to the district energy system or equivalent.

- 8.1 All buildings (City-owned and private) will meet or exceed Tier 1 of the TGS Mid-High-Rise Residential and Non-residential New Developments.
- 8.2 Toronto Community Housing Corporation buildings will meet or exceed the requirements for Agency, Corporation and Division-Owned Facilities as defined by the Net Zero 2040 Strategy (TransformTO) and the Toronto Green Standard.
- 8.3 The master plan should incorporate a low-carbon district energy system or equivalent providing energy to all buildings.
- 8.4 All buildings should incorporate passive sustainability measures including enhanced daylighting, natural cross-ventilation, on-site stormwater management and measures to combat urban heat island effects.



Sustainability Master Plan





Solar Radiation Diagram

## Resilience

Resilience measures lessen energy demand, reduce carbon and other greenhouse gas emissions and anticipate impacts due to future climate change. These measures include energy performance guidelines which reduce energy demand on the grid and district energy systems and reduce overall operating and capital costs.

- 8.5 Thermal Energy Demand Intensity and Total Energy Use Intensity targets should be applied to each building in order to reduce energy demand on the grid and district energy, and reduce operating and capital costs.
- 8.6 Targets for Greenhouse Gas Emission Intensity for building operation should be applied to each building, focusing on the energy source, to reduce carbon emissions.
- 8.7 Targets for greenhouse gas emissions related to the construction and building materials during the whole life cycle should be applied in order to reduce emissions over this span of time.
- 8.8 A low carbon District Energy System or equivalent which may provide energy, heating and cooling to the buildings within the revitalization should be included in the Energy Plan to provide flexibility of energy sources over time.
- 8.9 Revitalization should consider future climate models to ensure buildings constructed today will be comfortable and perform well in future years with new climate conditions.
- 8.10 Thermal bridge modelling should be conducted, and there should be a reduction of thermal bridging for mold-free and long-lasting buildings.



## Indoor Quality

Indoor quality measures improve occupant health outcomes, thermal comfort, access to sun, and acoustic satisfaction while achieving other resiliency measures such as improving air quality and contributing to the long-term durability of the building.

- 8.11 Minimum standards for thermal comfort should be applied to achieve high thermal comfort for residents and reduce heat/cold stress.
- 8.12 Minimum standards for improved air quality should be applied to improve indoor air quality and the health of residents.
- 8.13 Minimum standards for reduction of sound transmission between units should be applied to improve acoustic satisfaction for occupants.
- 8.14 Low-VOC and/or no-VOC materials should be selected during construction to improve air quality and improve health outcomes of residents.
- 8.15 Standards to ensure residential units have access to direct sunlight and quality daylighting should be applied to improve health outcomes of residents.
- 8.16 Building envelopes should be airtight to the fullest extent to contribute to the long term durability of the building, improve air quality and reduce energy consumption.

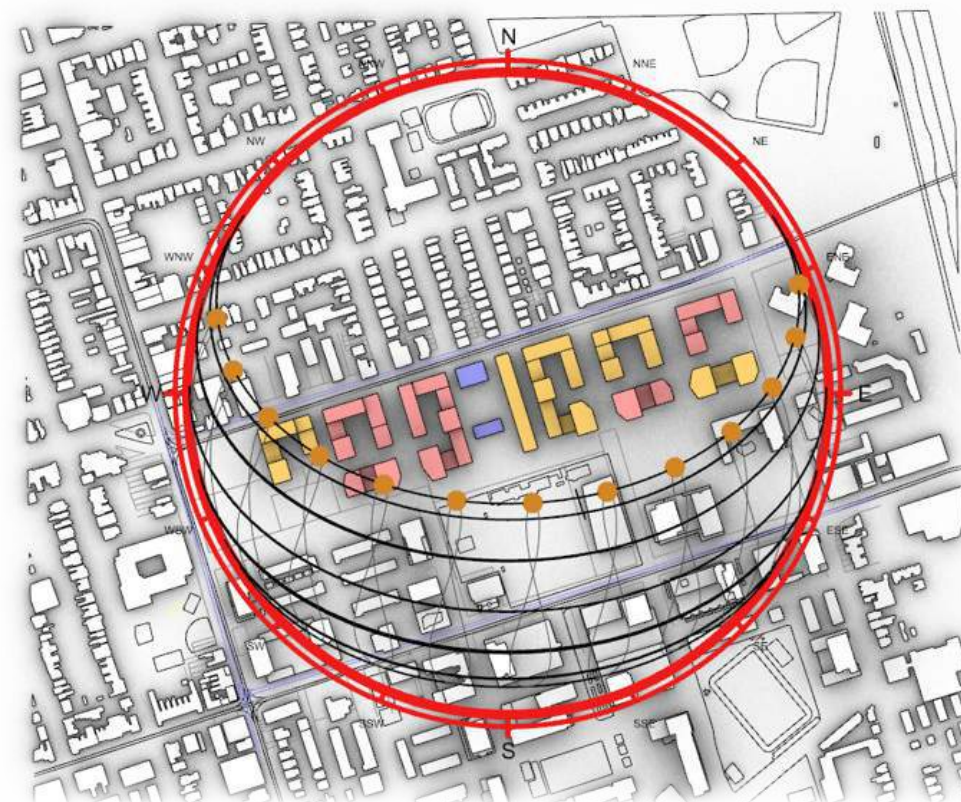


**Sustainable Housing Integrating Indoor Quality Measures**  
Precedent of Bacton Estate





A green roof in Toronto. Source: <https://skyspacegreenroofs.com/green-roofs-as-wildlife-habitats-in-urban-landscapes/>



Solar Radiation Diagram

## Outdoor Quality

Outdoor quality measures contribute to the creation of outdoor spaces that people want to use and that are comfortable as defined by the Universal Thermal Climate index, while supporting other sustainability measures. Outdoor spaces can be considered those at grade, as well as those on building roofs.

- 8.17 Microclimate design should be considered to provide outdoor spaces that are comfortable and well-used as a result.
- 8.18 Requirements for wind management should be considered for all outdoor spaces in order to reduce strong winter winds and venturis and allow summer winds to flow.
- 8.19 Requirements for a certain number of hours of sunlight to hit key outdoor spaces such as parks and courtyards should be considered to ensure public spaces continue to receive sunlight after the addition of new massing.
- 8.20 A net gain in biodiversity should be considered for improving resilience, strengthening local ecology, and contributing to a healthy community.
- 8.21 Native plants that are drought tolerant should be selected to reduce irrigation needs and conserve water resources.
- 8.22 Stormwater should be managed at source where it falls to reduce the overloading of municipal storm systems, reduce contamination of the end-of-pipe watershed, and achieve all necessary stormwater balance, quality and quantity control targets.
- 8.23 Permeable and green roof areas and landscaping should be incorporated where feasible to provide habitat, reduce stormwater runoff, and help mitigate Urban Heat Island Effect.
- 8.24 Measures to reduce Urban Heat Island Effect including roofing type and material selections should be investigated to make Regent Park a 'cool island.'
- 8.25 Outdoor lighting controls should be implemented in order to reduce light pollution, where possible.





Central Plaza

Library

Gerrard St.

rd St.

# 9

## Streetscape Enhancements and Amenities



# 9.1 Lighting and Accessibility

Phases 4 and 5 of Regent Park continue to implement cohesive lighting based on the three types of streets established in the Regent Park Secondary Plan and in the 2005 Urban Design Guidelines and are described in *Section 3.1* of the guidelines.

The proposed type of lighting design will vary based on the different types of streets. The three established streets include: the existing boundary streets, primary local streets and internal local streets. Existing arterial streets include Gerrard Street East and River Street. Primary local streets that are existing and reinstated include Sackville Street, Sumach Street, Oak Street, and Dreamers Way. The remaining streets in the neighbourhood constitute the internal local streets which are proposed as Street G and Street J (i.e. Tubman Avenue extension).

The existing “arterial” streets (Gerrard Street East and River Street) and “primary local streets” (Sackville Street, Sumach Street, and Dreamers Way) will maintain their current streetlights and fixtures to allow for continuity of treatment and streetscape identity, as they connect this neighbourhood with other areas in east downtown Toronto. The street and sidewalk enhancements will be guided by the *City of Toronto Streetscape Manual* and lighting design will conform to the City of Toronto standards.

Oak Street is unique in street typology as it has a much wider public realm, similar to a linear park. As such, the lighting approach shall be intimately scaled to provide pedestrian comfort and safety. The lighting should be complimentary to the proposed double allee of trees and entrance forecourts to the proposed building.

The internal local streets should have a more intimate, low-rise building scale and a local residential character. Street lighting should reflect this character through the use of more pedestrian lighting. These pedestrian lights should also be used throughout the east-west mews and the public Street G and J (Tubman Avenue extension) to improve safety and a more intimate setting.

With regards to ensuring more ‘eyes on the street’ to increase passive surveillance and a sense of safety, the following guidelines apply:

- More active frontages and animating the public realm throughout the day new buildings should be organized to better define the primary routes and residential street;
- New active uses creating open and animated frontages at the ground level;
- Ensuring safety and a sense of security on the journey from the street to the front door is critical and this should be achieved through creating clear sightlines and eliminating ‘hidden’ corners;

- Recognizing that residential communal spaces should ensure safety, views, natural light, and the social aspect of sharing space; and
- Privacy and security are key considerations with respect to clear sightlines and well-lit spaces. Spacious and inviting residential entrances, lobbies and circulation spaces should foster a community built on trust, respect and a shared sense of pride and ownership. Robust and beautiful materials, clear wayfinding and appropriate amenities simplifying everyday life – cycle/stroller and bin storage, seating areas and call systems – to ensure lobbies are well used and cared for.





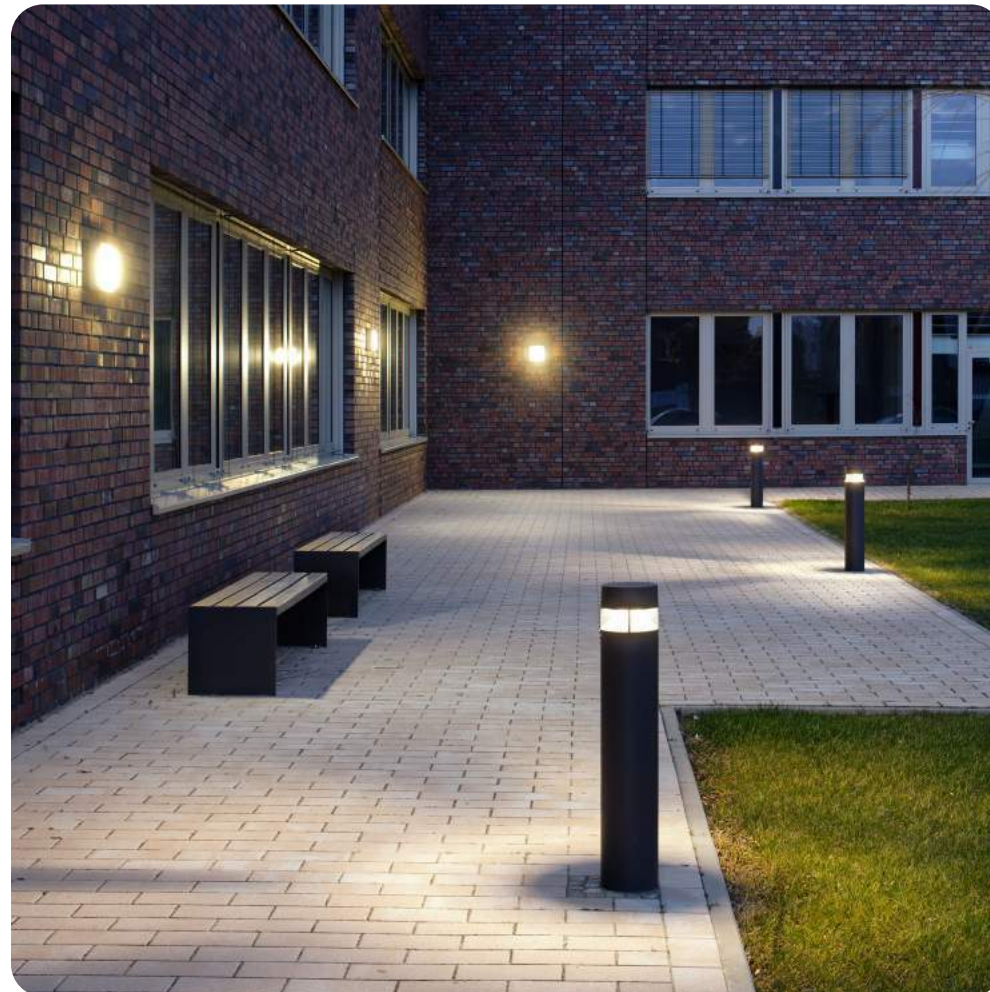
**Lighting and Accessibility**  
Precedent of Qinlongshan Cultural Plaza



**Lighting and Accessibility**  
Precedent of Daniels Spectrum



**Lighting and Accessibility**  
Precedent of World Trade Centre Memorial



**Lighting and Accessibility**  
Precedent of Geldern Vocational College Geldern











