



Toronto
Community
Housing



April 10, 2023

Alex Teixeira, Acting Director
Community Planning, Toronto & East York District
City of Toronto
Toronto City Hall
18th fl. E., 100 Queen St. W.
Toronto ON M5H 2N2

Attention: Katherine Bailey, Senior Planner

RE: Regent Park Phases 4 & 5, City of Toronto

Zoning By-law Amendment Application, Rental Housing and
Demolition/Conversion Application, and Draft Plan Subdivision Redline
City Application No.: 22 136063 STE 13 OZ & 22 136078 STE 13 RH

On behalf of Toronto Community Housing Corporation (TCHC) and Deltera Inc., we are pleased to submit this 3rd rezoning application submission as it relates the Regent Park Phases 4 & 5 Revitalization, municipally addressed as 325 Gerrard Street East, in the City of Toronto, generally bound by Gerrard Street to the north, River Street to the east, Oak Street to the south, and Dreamers Way to the west (excluding 40 Oak Street –Fred Victor). The enclosed materials have been updated to address City comments received to date and design discussions held with the City and agencies since February 2023.

Furthermore, the enclosed revised masterplan design addresses staff comments pertaining to the overall streets and blocks configuration that will allow planning staff to approve the Draft Plan of Subdivision redline. Planning approval of the Draft Plan is essential for the overall project timeline and delivery of the first TCHC building, slated to commence in 2024. With this, we will require Draft Plan approval by no later than June 2023, in order to avoid further delays to the application.

Revised Proposal – April 2023

The revised proposal enclosed in this submission reflects design changes that have evolved as a response to City comments and based on discussions with urban design and planning staff. The proposal consists of a total GFA of approximately 320,064 sq m comprised of approximately 303,616 sq m of residential GFA and approximately 16,452

sq m of non-residential GFA; representing a mixture of new TPL space, community space, and non-residential spaces. The proposed GFA will be allocated across the proposed 13 buildings divided between 5 development plots representing a mixture of TCHC and market tenure, that will house approximately 3,246 new and replacement residential units comprised of approximately 1,270 TCHC units distributed between 633 Rent-Geared-to-Income units and 637 affordable units, and approximately 1,976 market units. The following represent the key changes to the proposal since the December 2022 submission:

1. Street G as a Public Street

- a. As per Staff's request, Street G is proposed to be a public street to align with the approved Plan of Subdivision, whereas previously it was proposed to be a private street.

2. Increases in Height and GFA

- a. As a response to Staff's comments minor increases and redeployment of building heights are proposed across the site to aid in offsetting lost GFA from providing increased setbacks at-grade, tower setbacks above podiums, and separation distances between towers. These increases resulted in minimal shadow impacts to the adjacent neighbourhood to the north. We believe these changes represent good planning and have been reviewed and accepted by City design and planning Staff during subsequent design meetings. These height increases result in an additional 16,856 sq m of GFA representing 8,379 sq m of additional market GFA, and 8,477 sq m of additional TCHC GFA.

3. Design Revisions

- a. As per Staff's request podium heights on buildings fronting onto Oak Street have been swapped to locate 2 storey building heights along the proposed east-west mews/POPS to promote the pedestrian oriented design, and orient the 6 storey podium heights along Oak Street.
- b. The proposed east-west mews/POPS width is proposed to range between 12.9 m and 15 m between building podiums.

Principles of the Rezoning

The additional density sought as part of this resubmission, facilitated through the building height increases, is in an effort to leverage financial revenues and reduce the financial burden on TCHC. This density increase will provide the needed revenues to offset the costs associated with designing and constructing the new public street (i.e. Street G) and installing new municipal services. The proposed design and associated economics of the project represents a viable project for TCHC and provides livable and

family sized units. Furthermore, the proposal achieves TCHC’s RGI replacement requirements for revitalization but also proposes over 630 much-needed new affordable housing units in the community. As demonstrated in the enclosed materials, the proposed height and density increases maintain good planning, achieves good design principles. In addition, as outlined in the community engagement to date and initial rezoning submission in April 2022, the principles of the rezoning application are to provide:

- Affordable housing
- High quality homes
- Community spaces & amenities (including a new public library)
- New commercial and retail opportunities
- Open space
- Sustainable design

The proposed design reflected in the submission materials exemplifies one possible approach to capturing all of these core principles and planning merits, and was used to inform the fundamental provisions of the proposed draft zoning by law. With this in mind, the proposed draft zoning by-law was crafted to be consistent with the existing zoning by-law that allows for flexibility over the longevity of the project, and does not “shrink-wrap” the zoning permission based on the design contained within the conceptual architectural plans submitted in support of this application. To this end, we believe the revised submission as implemented through the proposed draft by-laws supports these principles and the creation of new community benefits.

Proposed Phasing Plan

The proposed phasing plan enclosed in this submission contains the current approach towards construction sequencing of the overall phases and sub-phases within. This phasing plan demonstrates the Partnerships intention of generally constructing a TCHC and Market building concurrently to leverage economics of scale when procuring goods and services. To this end, the timing and sequencing of phasing and sub-phasing proposed within this enclosed Plan may vary and be updated from time-to-time to adjust for market conditions, TCHC funding allocations, and as more information becomes available.

Lifting of the Holding Symbol

To permit construction on the Phase 4 and 5 lands, we are also applying for the lifting of the Holding Symbol (“H”). As per the requirements of the Regent Park Secondary Plan, the following documents and studies have been submitted in support of the request to lift the H:

- Housing Issues Report Addendum (Resubmission #3, April 10, 2023);

- Draft Urban Design Guidelines (Resubmission #3, April 10, 2023);
- Community Facilities Strategy and Update (Resubmission #2, April 14, 2022)
- Archaeology Assessment and Heritage Impact Statement (City Staff have indicated this is not required);
- Arborist/Tree Preservation Report (Resubmission #2, December 6, 2022);
- Transportation Impact Study and Update (Resubmission #3, April 10, 2023);
- Servicing and Stormwater Management Report Update (Resubmission #3, April 10, 2023);
- Tenant Relocation and Assistance Plan (Approved by Housing Stability Services and the Housing Secretariat on January 23, 2023);

Gerrard Street Cycle Path

We understand the City is exploring bi-directional bike lanes (hereinafter “the bikeway”) along the south side of Gerrard Street East, within the existing public ROW. As per discussions with Transportation Services and the Capital Program Department, the City will be responsible for studying, designing, and funding the continuation of the Gerrard bikeway across the Regent Park frontage. Furthermore, it is our understanding that the requested Traffic Sensitivity Assessment will be for conceptual purposes only. As agreed upon the Gerrard Street bikeway will be uncoupled from the rezoning design and application, and as such, the requested assessment will be provided under separate cover. Nonetheless, to ensure coordination at the detailed design stage, the proposed draft Urban Design Guidelines submitted in support of this resubmission contain guidelines speaking to the importance of this interface.

Briefing Memo on Engagement Activity

We have provided a briefing memo which outlines the extensive engagement with the Regent Park community both throughout the rezoning process and following City Council approval. Specifically, we have detailed the over 40 public consultation events and activities leading up to the rezoning submissions, the work that we are currently undertaking such as maintaining a project-specific website, as well as the plan for future engagement to ensure that community members continue to shape the revitalization of Phases 4 and 5.

Block 1A Funding

Block 1A will be the first TCHC building to be constructed in Phase 4. The zoning by-law will permit a 26 storey building with a total of 274 units. TCHC is exploring potential capital funding opportunities in order to ensure that up to 72 units can be built and rented as affordable rental units (80% of average market rent). It will be important to hold conversations with the Councillor’s office as well as other levels of government on funding the construction of those units.

Submission

In support of the Zoning By-law Amendment Application, Rental Housing and Demolition/Conversion Application, and Draft Plan Subdivision Redline, please find enclosed the following documents, reports, and drawings for your review and circulation:

- One (1) copy of the cover letter;
- One (1) copy of the Development Approval Application Form; and,
- One (1) copy of the Development Project Data Sheet.

Please also find enclosed the following reports and letters:

- One (1) copy of the draft Development Context Plan Report and Update to Urban Design Guidelines prepared by Bousfields Inc., dated April 10th, 2023;
- One (1) copy of the updated Housing Issues Report prepared by Toronto Community Housing, dated April 10th, 2023;
- One (1) copy of the Construction Mitigation and Tenant Communication Strategy prepared by TCHC, dated April 2023;
- One (1) copy of the Non-Residential Space Engagement Strategy prepared by TCHC, dated April 2023;
- One (1) copy of the Public Consultation Strategy Report Addendum prepared by TCHC, dated April 2023;
- One (1) copy of TCHC's Energy Strategy Letter as agreed to by City staff in lieu of the Energy Strategy, dated April 2023;
- One (1) copy of the completed comment matrix dated April 2023;
- One (1) copy of the draft Zoning By-Law and schedules (PDF and word) prepared by Bousfields Inc.;
- One (1) copy of the Zoning matrix prepared by Bousfields Inc.;
- One (1) copy of the Toronto Green Standards V4 Checklist and Statistics;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by Counterpoint Engineering, dated April 10, 2023;
- One (1) copy of the Transportation Impact Study, Traffic Operations, and Loading and Parking Considerations report prepared by BA Group, dated April 14, 2022;

Please also find enclosed the following drawings and diagrams:

- One (1) copy of the Architectural Plans prepared by Karakusevic Carson Architects, dated April 10, 2023: Cover Sheet, Site Plan, Ground Floor Plan, Underground Parking Plan, and context plan;
- One (1) copy of the 3D Massing Model prepared by Bousfields Inc.;
- One (1) copy of the updated Shadow Study prepared by Bousfields Inc., dated April 2023;

- One (1) copy of the Landscape Drawings prepared by PFS Studio, dated April 10, 2023: Soil Volume Plan, Concept Landscape Plan, and Tree Preservation Plan;
- One (1) copy of the Simplified Report Graphics (Site Plan, Elevations, and 3D Views) prepared by Karakusevic Carson Architects, dated April 10, 2023;
- One (1) copy of the updated Draft Plan of Subdivision prepared by JD Barnes, dated April 2023; and
- One (1) copy of the Civil Servicing Drawings prepared by Counterpoint Engineering, dated April 10, 2023: Site Grading Plan and Public Utilities Plan.

Thank you for your consideration of this matter. Should you have any questions or if there is anything we can do to expedite your review please contact Taylor Gascoigne at 437-925-3669 or Bryan Sherwood at 416-649 2311.

Yours truly,

DELTERA INC.



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TORONTO COMMUNITY HOUSING



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