



# Regent Park Revitalization Housing Issues Report

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Prepared by: Toronto Community Housing  
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## Section 1.0 Overview

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### 1.1 Regent Park Revitalization

The revitalization at Regent Park has been and continues to be about building a complete community. Phases 1 to 3 represent a successful mixed-income, mixed-use redevelopment that has become a model for other communities around the world looking to transform their social housing neighbourhoods.

The physical revitalization includes building quality homes, re-establishing the original street grid, and introducing new public streets throughout to connect Regent Park with the surrounding communities. The revitalization has also introduced substantial new investments in community facilities such as a new City of Toronto park (Regent Park), the Aquatics Centre, the Regent Park Athletic Grounds, the Children and Youth hub, Daniels Spectrum Arts and Cultural Centre, and other community spaces.

Currently, Phase 3 of the revitalization is nearing completion with the last remaining TCHC building (Block 16N) under construction with a targeted occupancy date of spring 2024. In December 2020, TCHC's Board of Directors approved the selection of Tridel Builders Inc. as the successful developer partner for Phases 4 and 5 of Regent Park after a competitive public procurement process. Following the developer selection, TCHC and Tridel agreed to undergo a rezoning process to reimagine the vision for the last remaining phases in Regent Park in order to provide an opportunity for additional Social Housing Units, a Toronto Public Library, and additional community and open spaces.

Each phase of the revitalization has, and will continue to include, a mix of Replacement Social Housing Units, net new Social Housing Units and new market housing, as well as providing new commercial and community space opportunities. Appendix 1 illustrates the phasing of the Regent Park Revitalization.

### 1.2 Section 37 Requirements

Prior to the start of each phase of development, by-law 140-2005 requires Toronto Community Housing to provide an update to the 2005 Regent Park Housing Issues Report. This Housing Issues Report is included as part of TCHC's application to amend City of Toronto by-laws 140-2005, 141-2005, and lift the Holding Symbol (h) from the Phase 4 and 5 redevelopment area.

As per the Section 37 (Appendix 2), a "Replacement Social Housing Unit" means a "Social Housing Unit" which replaces one of the 2,083 Existing Social Housing Units located in Regent Park as of March 2004, and which is located on the Subject Lands or in the East Downtown area, and to which an Eligible Tenant may return.

A "Social Housing Unit" is defined as a Rental Housing unit owned by TCHC or on its behalf by a non-profit corporation, or a non-profit housing co-operative, and operated by or on its behalf to provide accommodation primarily to persons of low and moderate income. To further clarify, the Social Housing Units built to date, and proposed through the rezoning application include RGI and Affordable rental units owned by TCHC or on its behalf by a non-profit corporation.

### Replacement Social Housing Units

TCHC is required to provide a minimum of 1,771 Replacement Social Housing Units within the Regent Park Secondary Plan Area and 30 Regent Street, referred to in this document as “Regent Park”. Toronto Community Housing will replace all of the housing that existed prior to the revitalization, a total of 2,083 units (see Table 1). Refer to section 2.2 for more details on satisfying this requirement of the Section 37.

Table 1: Section 37 Social Housing Units prior to revitalization by bedroom type

TYPE	BACHELOR	1-bed	2-bed	3-bed	4-bed	5-bed	TOTAL
APARTMENT	31	215	710	762	54	6	<b>1,778</b>
TOWNHOUSE	0	0	0	47	160	98	<b>305</b>
<b>TOTAL</b>	<b>31</b>	<b>215</b>	<b>710</b>	<b>809</b>	<b>214</b>	<b>104</b>	<b>2,083</b>

### Replacement Subsidies

Of the 2,083 Rent Geared to Income (RGI) Subsidies, 1,354 are required to be provided within the Regent Park Secondary Plan Area or on the lands known as 30 Regent Street. TCHC is permitted to locate the remaining 729 subsidies in buildings in the East Downtown. While the number of Replacement Social Housing Units and Replacement Subsidies allowed within the Regent Park Secondary Plan outlined in the Section 37 differ, TCHC has provided the same number of units and subsidies in Phases 1-3. Refer to section 2.2 for more details on satisfying this requirement of the Section 37.

### Replacement Units by Bedroom Type and Grade Related Units

The Section 37 Agreement requires TCHC to provide at least 1,000 Replacement Social Housing Units which are 3, 4 or 5 bedroom units, of which:

- a) at least 300 will be in town-houses or low-rise buildings or will have direct access to grade, of which
  - i. at least 250 will be provided within the Regent Park Secondary Plan Area or on the lands known as 30 Regent Street
  - ii. at least 200 will be 4 or 5 bedroom units.

Refer to section 2.3 for more details on satisfying this requirement of the Section 37 Agreement.

This rezoning application will fulfill TCHC’s obligations to provide Replacement Social Housing Units and Replacement RGI Subsidies (as contained in Section 2 of the Section 37 Agreement between TCH and the City of Toronto). Section 2 of this report further details TCHC’s Section 37 requirements and highlights potential amendments related to grade related units.

## Section 2.0 Summary of Housing in Phases 1-5

### 2.1 Demolition

To date TCHC has demolished a total of 1,571 units across Phases 1-3. The remaining 527 existing Social Housing Units will be demolished as part of the Phases 4-5 revitalization targeted to begin in 2023. Table 2 shows the number of Social Housing Units demolished or scheduled to be demolished throughout the revitalization.

Table 2: Social Housing Units Demolished

	APARTMENT						TOWNHOUSE			TOTAL
	BACHELOR	1-bed	2-bed	3-bed	4-bed	5-bed	3-bed	4-bed	5-bed	
PHASE 1	31	114	138	129	3	3	0	0	0	<b>418</b>
PHASE 2	0	18	136	156	23	0	27	81	58	<b>499</b>
PHASE 3	0	33	230	282	1	1	20	62	25	<b>654</b>
PHASE 4	0	22	108	102	2	2	0	4	4	<b>244</b>
PHASE 5	0	28	98	93	25	0	0	13	11	<b>268</b>
<b>TOTAL</b>	<b>31</b>	<b>215</b>	<b>710</b>	<b>762</b>	<b>54</b>	<b>6</b>	<b>47</b>	<b>160</b>	<b>98</b>	<b>2,083</b>

### 2.2 Social Housing Units and Subsidies

By the end of Phase 3, TCHC will have constructed 1,450 Units containing RGI Subsidies, with an additional 427 affordable housing units for a total of 1,877 Replacement Social Housing Units across the revitalization. Refer to Table 3 for a summary of units and subsidies throughout Phases 1-5.

The Phase 4 and 5 rezoning application proposes to accommodate up to 1,283 Replacement Social Housing Units. This is comprised of 633 Units with RGI Subsidies allocated to meet the outstanding subsidy replacement requirement, and the ability to provide an additional 637 Social Housing Units if funding is secured.

Table 3: Social Housing and Subsidies across Regent Park

PHASE	RGI Units & Subsidies	New Social Housing (Affordable)	Total
Phase 1 Onsite	368	37	<b>405</b>
Phase 1 Offsite	272	103	<b>375</b>
Phase 2	291	137	<b>428</b>
Phase 3	519	150	<b>669</b>
<i>Phase 1-3 Subtotal</i>	<b>1,450</b>	<b>427</b>	<b>1,877</b>
Phase 4-5	633	637*	<b>1,283</b>
<b>Total</b>	<b>2,083</b>	<b>1,077</b>	<b>3,160</b>

\*Funding dependant

With the approval of the proposed rezoning application, TCHC is on target to be able to achieve a total of 3,160 Social Housing Units, a net increase of 1,077 Social Housing Units from the pre-revitalization figures.

## 2.3 Bedroom Type Replacement Phases 1-5

Table 4 illustrates the replacement of bedroom types across Regent Park including RGI and Affordable units built to date throughout Phases 1-3 and the proposed 633 units with RGI Subsidies in Phases 4-5.

As per Section 2.3.7 of the Section 37 Agreement, the Replacement Social Housing Units will generally be of similar mix of sizes and unit types by bedroom type as the existing Social Housing Units they are replacing. For a detailed breakdown refer to Appendix 3.

*Table 4: Social Housing Bedroom Type Replacement Phases 1-3 RGI & Affordable units + Phases 4-5 RGI Subsidy Units*

Bedroom Type	Original RP Unit Types (Section 37)	Social Housing Built to Date Phases 1-3 (RGI+AFF)*	Phase 4-5 Units with RGI Subsidies	Surplus of Units Compared to Original RP Unit Types
1 Bedroom	246	425	58	<b>237</b>
2 Bedroom	710	604	223	<b>117</b>
3 Bedroom	809	533	276	<b>0</b>
4 Bedroom	214	222	50	<b>58</b>
5 Bedroom	104	93	26	<b>15</b>
<b>Total</b>	<b>2,083</b>	<b>1,877</b>	<b>633</b>	<b>427</b>

\* Includes Phase 3 Block 16N scheduled for completion in spring 2024.

Table 4 illustrates the accomplishment of achieving the Social Housing Bedroom type replacement obligation without the assistance of the additional 637 net new Social Housing Units proposed within this submission.

As mentioned, TCHC is proposing an additional 637 Social Housing Units across Phases 4-5. Securing additional funding to support the construction and operation of the net new Social Housing Units will be required and TCHC will look to continue conversations with the Housing Secretariat and various levels of government to advance this initiative. Table 5 provides a summary of Social Housing Units across Phases 1-5 of Regent Park inclusive of the net new Social Housing Units.

Table 5: Total Social Housing Units Phases 1-5

Bedroom Type	Original RP Unit Types (Section 37)	Phase 1-5 RGI Subsidies	Phase 1-5 Net New Social Housing	Surplus of Units Compared to Pre-Revitalization
1 Bedroom	246	425	168	347
2 Bedroom	710	606	473	369
3 Bedroom	809	708	338	237
4 Bedroom	214	227	75	88
5 Bedroom	104	117	10	23
<b>Total</b>	<b>2,083</b>	<b>2,083</b>	<b>1,064</b>	<b>1,064</b>

## 2.4 Returning Households

TCHC has an obligation to return all original households relocated as part of the revitalization process. Table 6 indicates the number of bedroom types remaining to be built and occupied in Phase 3 (Block 16N) and the proposed Phase 4-5 RGI Unit mix which will accommodate the remaining households waiting to return as part of the revitalization. Upon completion of the revitalization, Regent Park will have successfully relocated all tenants back into their required household size, while providing a surplus of units for newcomers to the Regent Park community.

Table 6: Returning RGI Households Block 16N + Phases 4-5

Bedroom Type	Block 16N RGI Units* (A)	Phase 4-5 Proposed RGI Units (B)	Households Waiting on Return Required Bed Type (C)	Surplus of Bedroom Types for Newcomers (A+B)-C
1 Bedroom	29	58	44	43
2 Bedroom	75	223	37	261
3 Bedroom	42	276	58	260
4 Bedroom	34	50	57	27
5 Bedroom	9	26	22	13
<b>Total</b>	<b>189</b>	<b>633</b>	<b>218</b>	<b>604</b>

\* Block 16N has 213 total units, 189 RGI and 24 Affordable units

## 2.5 Number of Grade-Related Units

Section 1.2 of this report outlines the Section 37 Requirements pertaining to Social Housing grade related units and bedroom types required throughout the revitalization. Table 7 identifies the progress to date for the delivery of unit types specified in Section 37 Agreement and the proposed counts for Phases 4 and 5.

Table 7: Social Housing Grade Related Units and of 3, 4 and 5 Bedroom Units

RP Phase	Number of 3, 4, 5 Bedroom Types	Number of Grade Related Units	Number of Grade Related within RP Secondary Plan Area	Number of Grade Related (4 and 5 Bedroom Types)
<b>Sec.37 Requirement</b>	<b>1,000</b>	<b>300</b>	<b>250</b>	<b>200</b>
PHASE 1	276	61	61	59
PHASE 2	200	59	59	49
PHASE 3	372	68	68	62
PHASE 4-5	641	0	0	0
<b>Total Achievement</b>	<b>1,489</b>	<b>188</b>	<b>188</b>	<b>170</b>
<b>Shortfall / Surplus</b>	<b>489</b>	<b>-112</b>	<b>-62</b>	<b>-30</b>

A number of social, economic, and market factors have emerged since the original Section 37 Agreement that support a built form which deviates from the ability or desire to construct grade related units in Phases 4 and 5. The challenge with at grade units experienced by TCHC include the following:

- safety risks to tenants and community members
- operational challenges
- accessibility and design limitations

- competing urban design and retail objectives

Each of these factors are described in more detail below. The commitment to the at grade units made through the original section 37 Agreement in 2005 was done so during a particular historical and urban context. The Regent Park neighbourhood has seen tremendous change over the course of 15 plus years which makes building this particular built form no longer justifiable in today's context.

#### *Safety*

- At-grade townhouses on Cole-Oak-Regent, Arnold-Regent and Wyatt, have more anti-social incidents individually, than all mid-and-high rise buildings in Regent Park
- The design makes it hard for TCHC's Community Safety Unit to distinguish between semi-private and private space. This allows for loitering (good cover for illegal activity), without identifying an individual unit.
- Blending larger units into buildings allows for better CCTV coverage, and staff management of anti-social behaviour.
- Pre-revitalization, the highest incidents of anti-social areas, were the at-grade townhouses

#### *Operations, Accessibility, & Design*

- Ontario Building Code requirements for access to exits results in further inefficiencies and design problems.
- Multi-storey townhome units are inherently inefficient because of the significant percentage of floor area given over to stairs.
- Townhomes typically require a second access door from an internal corridor, resulting in duplication, building inefficiencies, and internal inefficiencies.
- The units also require access to building amenities such as mail, garbage, laundry, common rooms, etc. In the past, TCHC Operations staff have not permitted these units to have access to those amenities (for security reasons), so townhouses typically have in-unit laundry, dedicated garbage drop-off, etc., all at added cost and with maintenance issues.
- Challenges to the layout of mechanical and plumbing services.
- Multi-storey grade-related units are not fully accessible.

#### *Residential, Commercial / Retail Objectives*

- Standalone grade-related units take up valuable real estate and detract from TCHC's ability to maximize the number of Social Housing Units.
- Giving valuable street frontage over to residential uses has major impacts including the loss of potential revenue-generating retail spaces, or other community spaces, and reduced street animation (lack of retail foot traffic, etc.).
- Additional commercial, agency, and community space is required at grade to support the social goals of the revitalization and meet community needs.

TCHC intends to work with the City on the misalignment related to providing a certain number of Grade Related units and will look to amend the Section 37 Agreement to align with the change in the urban climate and priorities of the revitalization.



## **Section 3.0 Relocation and Demolition**

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### **3.1 Relocation**

TCHC began its relocation engagement with Phase 4 and 5 tenants in the spring of 2022. A total of 30 Regent Park households resided to the west of Sackville Street and occupied three buildings slated for demolition in order to begin the reconstruction of the first TCHC rental block. N13s were issued to these households on February 1<sup>st</sup> 2023 with an end date of June 30<sup>th</sup> 2023. TCHC's relocation and engagement staff have been working with and supporting tenants throughout the relocation process. TCHC is looking to limit displacement of households undergoing relocation and is making every effort to offer available revitalization units in Phases 1-3, vacated Phase 5 units, or if desired, in an offsite unit that fits their household composition.

### **3.2 Demolition**

TCHC and its developer partner are working towards a demolition start in Q3 of 2023 following the relocation of households living to the west of Sackville Street. Three TCHC buildings with a total of 189 units, will be demolished and replaced with one TCHC building proposed to house 274 families, and two market condominiums totaling 730 units.

TCHC is aiming to submit a demolition application to the City in April 2023. TCHC will continue to work with the City to ensure all necessary approvals are provided prior to the start of demolition including a report to Council for the approval of the demolition of social housing units.

## Section 4.0 Contribution Agreements

In review of the Contribution Agreements secured to date through Phase 1-5 of the revitalization TCHC has found some inconsistencies with the number of affordable rental units in some of their Phase 1 buildings. Since the execution of the contribution agreements the number of affordable units in these buildings have changed and have been operating in this manner for the long term. TCHC hopes to work with the City to amend these agreements to correctly identify the number of affordable units operating in each of its Regent Park buildings.

Table 8 shows the misalignment of units reported in the contribution agreements compared to the actual affordable units. Refer to Appendix X for the contribution agreements.

*Table 8: Contribution Agreement Figures*

	TCHC Actual RGI	TCHC Actual AFF	Contribution Agreement AFF	Over/Under Contribution Agreement
<b>Phase 1</b>				
246 Sackville **	50	15	<b>224*</b>	<b>0</b>
252 Sackville **	157	2		
Blk 14: Towns	12	0	n/a	n/a
1 Oak **	64	20	<b>84</b>	<b>0</b>
Blk 12: Towns	17	0	n/a	n/a
30 Regent St Towns	28	0	n/a	n/a
40 Oaks (CRC)	40	0	n/a	n/a
92 Carlton St. ***	70	40	<b>82</b>	<b>42</b>
60 Richmond St. E ***	47	38	<b>26</b>	<b>-12</b>
501 Adelaide St. E/288 King St. E ***	155	25	<b>140</b>	<b>115</b>
<b>Phase 2</b>				
230 Sackville	105	50	50	0
180 Sackville	78	40	40	0
Block 24S (50 Regent)	108	47	47	0
<b>Phase 3</b>				
Block 28 (25 Wyatt)	22	0	n/a	n/a
Block 27 (110 River)	183	93	93	0
Block 16 (175 Oak)	189	24	n/a	n/a
Block 17 (150 River)	125	33	33	0

\*246 and 252 Sackville's Contribution Agreement is combined.

\*\*The Contribution Agreement for 246/252 Sackville and 1 Oak Street report the total number of RGI and Affordable units instead of reporting on solely the Affordable units.

\*\*\*The offsite Phase 1 building Contribution Agreements at 92 Carlton, 50 Richmond, and 501 Adelaide are inconsistent with the number of Affordable units in the building.

## **Section 5.0 Funding for Additional Social Housing Units**

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The need for new affordable housing has emerged as a key municipal, provincial, and federal priority. The Phase 4 and 5 rezoning application allows for the addition of 637 net new Social Housing Units. Over the coming years, TCHC will look to secure sources of funds to support the construction and subsidization of rents for these new units through different levels of government and service providers.

## Section 6.0 Revitalization Summary

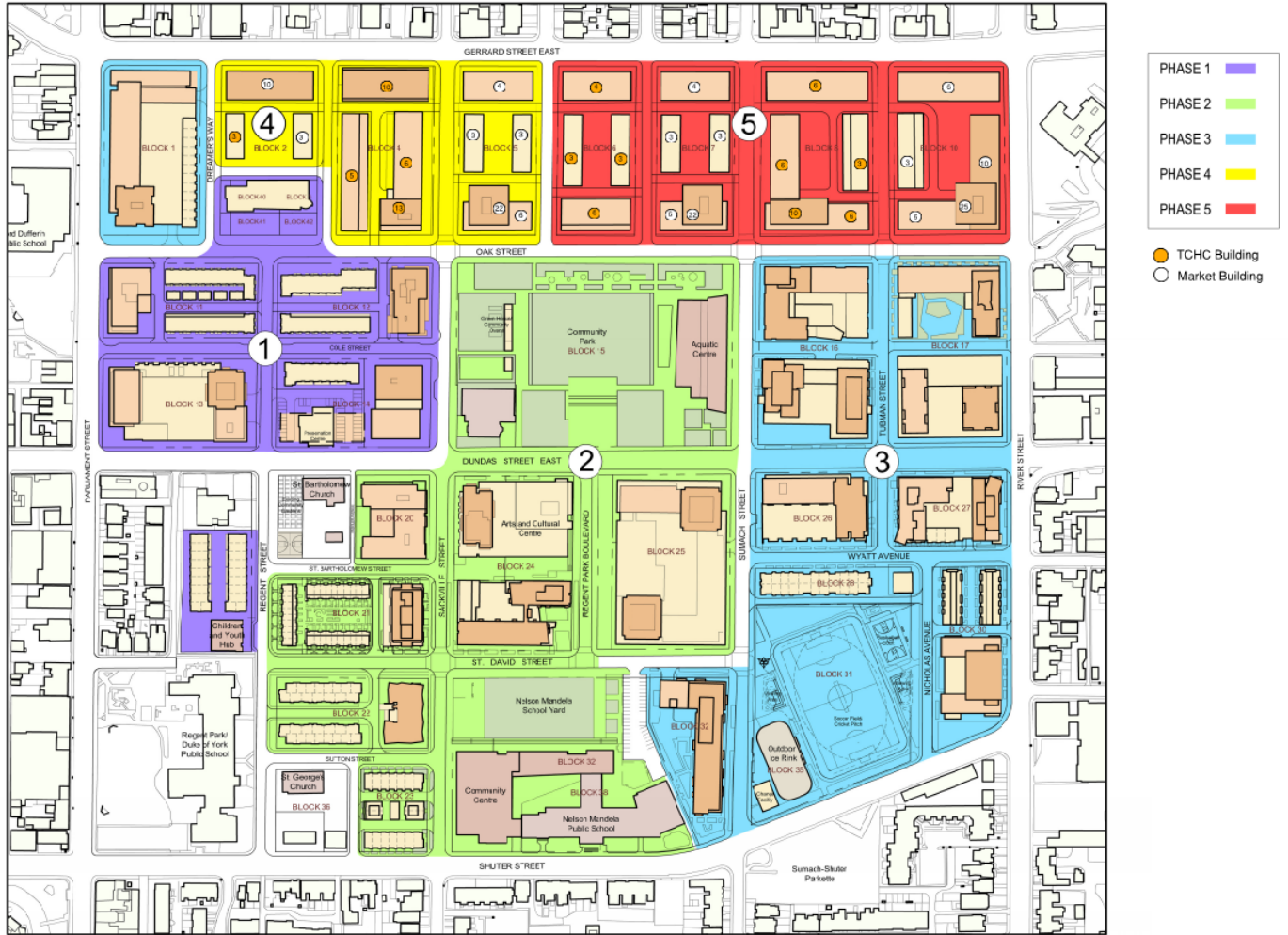
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With the completion of Phases 4 and 5, Toronto Community Housing will have completed the Regent Park revitalization. Toronto Community Housing with its developer partners are providing a full range of housing tenures and affordability throughout Regent Park along with new community facilities, commercial opportunities, agency space, and park space.

With the approval of the rezoning application, Toronto Community Housing will be on target to meet all of its requirements with respect to the provision of Replacement Social Housing Units and Replacement RGI Subsidies (as contained in Section 2 of the Section 37 Agreement between TCH and the City of Toronto). By the completion of the Revitalization, Regent Park will provide 2,083 Replacement RGI Subsidies and a total Social Housing Unit count upwards of 3,160 units.

# Section 7.0 Appendix

## Appendix 1: Regent Park Revitalization Map



### Appendix 3: Detailed Unit Reporting

Replacement Social Housing Units in Phases 1-5 for Regent Park and the East Downtown

TENURE	RGI						AFFORDABLE						Total
	1-bed	2-bed	3-bed	4-bed	5-bed	SubTotal	Bach/1-bed	2-bed	3-bed	4-bed	5-bed	SubTotal	
Phase 1													
246 Sackville	7	12	26	3	2	50	3	12	0	0	0	15	65
252 Sackville	145	12	0	0	0	157	2	0	0	0	0	2	159
Blk 14: Towns	0	0	0	4	8	12	0	0	0	0	0	0	12
1 Oak	0	14	34	16	0	64	0	20	0	0	0	20	84
Blk 12: Towns	0	0	0	4	13	17	0	0	0	0	0	0	17
30 Regent St Towns	0	0	0	6	22	28	0	0	0	0	0	0	28
40 Oaks (CRC)	35	5	0	0	0	40	0	0	0	0	0	0	40
<b>TOTAL</b>	<b>187</b>	<b>43</b>	<b>60</b>	<b>33</b>	<b>45</b>	<b>368</b>	<b>5</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>37</b>	<b>405</b>
EAST DOWNTOWN													
92 Carlton St.	31	32	6	1	0	70	28	11	1	0	0	40	110
60 Richmond St. E	19	12	12	4	0	47	14	12	12	0	0	38	85
501 Adelaide St. E/288 King St. E	29	26	64	35	1	155	8	15	2	0	0	25	180
<b>TOTAL</b>	<b>79</b>	<b>70</b>	<b>82</b>	<b>40</b>	<b>1</b>	<b>272</b>	<b>50</b>	<b>38</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>103</b>	<b>375</b>
<b>PHASE 1 TOTAL</b>	<b>266</b>	<b>113</b>	<b>142</b>	<b>73</b>	<b>46</b>	<b>640</b>	<b>55</b>	<b>70</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>140</b>	<b>780</b>
Phase 2													
230 Sackville	6	63	36	0	0	105	1	48	1	0	0	50	155
180 Sackville	6	1	39	20	12	78	0	34	6	0	0	40	118
Block 24S (50 Regent)	13	38	39	12	6	108	0	18	29	0	0	47	155
<b>PHASE 2 TOTAL</b>	<b>25</b>	<b>102</b>	<b>114</b>	<b>32</b>	<b>18</b>	<b>291</b>	<b>1</b>	<b>100</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>137</b>	<b>428</b>
Phase 3													
Block 28 (25 Wyatt)	0	0	0	14	8	22	0	0	0	0	0	0	22
Block 27 (110 River)	10	49	114	8	2	183	0	31	21	41	0	93	276
Block 16 (175 Oak)	29	75	42	34	9	189	2	12	4	4	2	24	213
Block 17 (150 River)	37	44	310	16	8	125	0	8	25	0	0	33	158
<b>PHASE 3 TOTAL</b>	<b>76</b>	<b>168</b>	<b>176</b>	<b>72</b>	<b>27</b>	<b>519</b>	<b>2</b>	<b>51</b>	<b>50</b>	<b>45</b>	<b>2</b>	<b>150</b>	<b>669</b>
Phase 4-5													
Rezoning Proposal	58	223	276	50	26	633	110	252	237	30	8	637	1270
<b>PHASE 4-5 TOTAL</b>	<b>58</b>	<b>223</b>	<b>276</b>	<b>50</b>	<b>26</b>	<b>633</b>	<b>110</b>	<b>252</b>	<b>237</b>	<b>30</b>	<b>8</b>	<b>637</b>	<b>1270</b>
<b>TOTAL REGENT PARK UNITS</b>	<b>425</b>	<b>606</b>	<b>708</b>	<b>227</b>	<b>117</b>	<b>2,083</b>	<b>168</b>	<b>473</b>	<b>338</b>	<b>75</b>	<b>10</b>	<b>1064</b>	<b>3,147</b>