



Regent Park Revitalization

Strategy for the Provision of Community Facilities

August 2005

1.0 Redevelopment Context

The revitalization of Regent Park will consist not only of the replacement of the existing 2,083 rent-geared-to-income (RGI) units, but also the development of an additional 3,000 units comprising both market based and affordable housing. Whereas the site currently houses Toronto Community Housing Corporation tenants exclusively, the result at buildout will be a new, mixed tenure neighbourhood more closely reflecting patterns in other parts of the city. The plans include achieving a high degree of environmental sustainability, re-introducing the streets and blocks patterns of the surrounding neighbourhood, and developing parks, open space, and community service network in the community.

Within this context, provision of public space and facilities for programs serving the new mixed neighbourhood is of concern to Toronto Community Housing Corporation, the City, community agencies and residents. While Toronto Community Housing Corporation remains committed to providing space and programming for its tenants, this strategy plans for available space for services and programs open to the broader public and those City and community based organizations that will provide them in the redeveloped community.

The programs and services currently operating in Toronto Community Housing Corporation space will be relocated in the development process. The strategy makes provision for the facilities required for the replacement of existing facilities, and space to meet needs expected to result from redevelopment.

1.1 Planning Context

It is important to understand the role of the Community Facilities Strategy within the context of several other initiatives undertaken as part of the planning approval process, including the Secondary Plan and the Social Development Plan.

1.1.2 Secondary Plan

Toronto City Council approved the Secondary Plan in February 2005. The Secondary Plan will guide growth, manage change and set out a vision for the future of Regent Park. The Secondary Plan establishes principles important to achieve a healthy and liveable community in Regent Park as an outcome of redevelopment. There are a number of principles to achieve provision of community facilities and services.

1.1.3 Community Services and Facilities Study

In preparation for this strategy, a study was undertaken of the existing population, needs and services in Regent Park. In addition, projected changes to the population resulting from the redevelopment were developed as a base for determining what facilities will be

required to adequately provide for the needs of the redeveloped neighbourhood. The findings are summarized in Section 2.

1.1.4 Community Facilities Strategy

The Community Facilities Strategy is required to ensure proper implementation of the Secondary Plan policies consistent with the demand anticipated in the Community Services and Facilities Study. The Strategy must be approved by City Council before any redevelopment can proceed.

The Community Facilities Strategy sets out the facilities that must be replaced or constructed through redevelopment and the timing of their delivery. The focus of the Community Facilities Strategy is on the provision of physical space and facilities as opposed to the delivery of services, which will be addressed, in the Social Development Plan.

1.1.5 Social Development Plan

Delivery of community services by both the public and non-profit sectors will be impacted by redevelopment due to the demolition of the facilities they occupy and due to the growing and changing population in the new neighbourhood. The process for determining ongoing community and social service needs, program delivery and the development of community capacity will be guided by a Social Development Plan. Toronto Community Housing Corporation is developing the Social Development Plan, with the support of the City's Social Development and Administration Division, as directed by Council in July 2003.

The Social Development Plan will provide a "change management framework" - for the transformation from what currently exists in Regent Park in terms of services, relationships and structures, to what will exist in the new Regent Park Community. Toronto Community Housing Corporation is committed to a participatory approach, using an inclusive process that brings together key stakeholders to provide input and direction to the Plan.

Since the redevelopment will take place over 12 years, it is recognized that the Social Development Plan will be dynamic and will evolve in response to the changing character and needs of the Regent Park community. The Social Development Plan will be integrated with the Economic Development Plan, in particular as it relates to the labour force, skills development and training component. The Social Development Plan will also link to other initiatives such as the Tenant Relocation Plan, the City's Social Development Strategy and Toronto Community Housing Corporation's Tenant Participation Strategy.

During the redevelopment period, Toronto Community Housing Corporation will provide residents who are relocating outside of Regent Park to another Toronto Community Housing Corporation unit with information on community services in their new

community, as part of the "Interim Tenant Relocation Assistance Plan and Implementation Plan" and the "Tenant Relocation Assistance Implementation Plan".

The Project Framework has been included for information as an attachment to this Strategy. A process of stakeholder consultation is underway and it is expected that a final Social Development Plan will be approved by Toronto Community Housing Corporation in November 2005 and will be forwarded to Toronto City Council for approval.

1.2 Overview

This strategy is focused on the physical requirements for community services and facilities that must be coordinated with the plans that are approved for the redevelopment. This strategy will support, but does not overlap with, the Social Development Plan being addressed by Toronto Community Housing Corporation, City staff and other stakeholders.

The space requirements addressed in this strategy are grouped into three categories:

- recreation space requirements
- childcare (licensed childcare facilities)
- community service agencies

Recreation and daycare spaces are given particular attention in this strategy as these spaces are generally purpose built. The strategy identifies the anticipated space requirements of community service agencies and the ongoing service planning process required to refine these needs over the course of the redevelopment. It is understood that a portion of the community service agency space may also be purpose built.

The strategy outlined in Sections 2, 3 and 4 provides a general overview on how community services and facilities are to be replaced and provided, and discusses each of the three categories of space in more detail. Maps showing the proposed redevelopment and the current community services and facilities are appended. The specific approaches for each type of space are described in detail beginning with Section 5.0.

The redevelopment of Regent Park is proposed to occur in six phases over approximately 12 years. Construction on the first phase is to start in 2006. Each subsequent phase of redevelopment will take approximately 2 years to complete. Due to the long time-frame of the development and the lack of certainty regarding what community needs will be in the long term, what requirements service plans will identify, and what funding will be available, this strategy is designed to ensure that:

- Space required for replacement of existing community services and facilities is available in suitable locations if and when required; and
- Planning for facilities will be coordinated with services planning, based on an on-going assessment of community needs;

The zoning for Regent Park provides sufficient non-residential space to assist in facilitating the requirements of community services. Toronto Community Housing Corporation will require lifting of the holding symbol from the zoning by-law by the City prior to each phase of development proceeding. The City will delay lifting of the holding symbol for a phase if community facilities and space as described in this strategy have not been adequately provided for at the time of application. In addition, the City will review the Community Services and Facilities Study as described in the Secondary Plan to ensure the accuracy of projections and the resulting space needs projections on which this Strategy is based. This approach ensures that there will be an on-going assessment of facility requirements and how these are met in the overall project as well as within phases of the redevelopment.

This Community Facilities Strategy deals with space requirements for community services. The strategy does not deal specifically with the precise nature of the services to be delivered, or what organizations will be delivering these services. These matters will be dealt with in the Social Development Plan for the Regent Park neighbourhood and will inform the implementation of this strategy.

2.0 Community Services and Facilities Needs

The Strategy for the Provision of Community Facilities was preceded by an analysis of existing and projected community services and facilities needs. Known as the Regent Park Community Services and Facilities Study, it was completed in August, 2004 and examined existing facilities, services and programs, projected demographic changes resulting from the revitalization of the neighbourhood and the impact of those changes on future needs.

The study used a variety of techniques including demographic research, qualitative and quantitative surveys with tenants, discussions with key City Departments and a survey of community service providers. It describes the current population and service framework and projected changes in who will live in the neighbourhood at buildout. It lays the foundations for the strategies to be used with respect to the provision of facilities in the future. Programming and operational matters will be the subject of a Social Development Plan, currently being undertaken.

The following highlights some of the significant findings from The Regent Park Community Facilities Study. More detail can be found in the study itself.

2.1 Demographic Implications

The demographics of Regent Park are already changing. New residents are increasingly recent immigrants, and it is more likely that at least one person in each household is working than in the past. The newest immigrants in the Regent Park area are from mainland China, Bangladesh, Vietnam, Somalia, Jamaica and Sri Lanka. Regent Park

households have high needs either due to the low level of benefits or because family sizes, particularly of immigrant families, are large in relationship to their earned income.

There is a very high proportion of children 14 years of age and under in Regent Park (37%) compared to the City average of 17.5%. This proportion is likely to remain similar in the RGI units, but new units will probably produce very few children.

A survey of agencies in Regent Park found that services for newcomers, a more diverse staff, youth programs, employment and skills training, and long-term support for special needs children and their families are required.

Regent Park residents felt that the major service gaps and lack of capacity lie in the area of licensed and unlicensed child care places, recreation programs for youth, employment programs for youth and adults and health services. Many residents expressed concern about access to culturally appropriate services and lack of programs in specific languages. Places of worship and space and resources to provide cultural activities were also felt to be absent.

Regarding the future, the new market housing is projected to add approximately 5,150 residents, of which approximately 455 would be children under 15, 262 would be youth between 15 and 24 years, and 430 are expected to be seniors. The population of RGI units is greatly influenced by occupancy rules and the number of bedrooms rather than market conditions and is therefore not expected to change significantly.

The redevelopment will create new service demands that may require expanded or new facilities. The services that are most likely to see increased demand are recreation opportunities and childcare.

2.2 Existing Facilities

Due to the development history of the area, the City of Toronto does not own public spaces or facilities that are provided within Regent Park. Most parks and community facilities are owned by Toronto Community Housing Corporation. The City of Toronto Parks and Recreation Department manages the programming in two community centres, which are owned by Toronto Community Housing Corporation, and has agreed to continue its responsibility for those facilities in the future.

Regent Park currently has unmet service needs, while not resulting from the revitalization effort, these needs may have some implications for the redevelopment and the location of services. Given the planned increase in the population of Regent Park and the change in demographics due to both the social housing replacement and the new market housing, substantial expansion in capacity for the community service infrastructure and changes in the delivery mechanisms and available range of programs and services will be required.

2.2.1 Parkland

The City does not own any parkland within Regent Park although it operates facilities on Toronto Community Housing Corporation owned land. Several open spaces have been designed and used for parks and recreation purposes. Approximately 2.4 hectares of usable parks and recreation space is owned by Toronto Community Housing Corporation.

2.2.2 Recreation

Regent Park is currently well served in terms of recreational space, but the space is heavily used. It has two recreation centres, an outdoor swimming pool, two outdoor ice hockey rinks and three school gyms within or directly adjacent to the neighbourhood and two more school gyms and another recreation centre close by. However, only one of the schools has any significant recreation programming after school hours.

The redevelopment will require Toronto Community Housing Corporation to provide new locations for existing services and facilities that will be demolished, including the North Regent Park Recreation Centre, the swimming pool, and the two childcare centres. Details on replacement strategies are provided in Sections 5, 6 and 7.

2.2.3 Libraries

The nearest library is the Parliament Library, just across Parliament Street from Regent Park. It is currently one of the busiest neighbourhood libraries in Toronto. However, a new library in St. James Town opened in the fall of 2004.

2.2.4 Schools

Both the Toronto District School Board and the Toronto Catholic District School Board are projected to have enough space for the additional elementary children in schools currently serving Regent Park. Some renovations to existing schools may be required in order to meet projected demand.

Due to funding changes at the Provincial level and policy changes at the school boards, the schools are generally offering fewer programs after school both for school children and the community. The high cost of permits for school facilities and the introduction of user fees for programs has greatly reduced access to school facilities by outside groups after the regular school day.

2.2.5 Community Agencies

Currently, Regent Park residents are served by a number of free or low cost services specifically geared to the needs of the tenant population. These agencies have not significantly expanded services or adjusted them to the changing population or service demand. This is in part due to funding restrictions and in part due to lack of facilities in which to operate programs.

There is a wide range of multi-purpose and single purpose organizations located in or serving Regent Park. There are also a number of informal and semi-formal community self help groups that provide limited and irregular services in Regent Park without the benefit of dedicated space, or sources of funding.

Access to space is currently an issue in Regent Park. All agencies identified lack of space as an issue, and virtually all services are fully enrolled. Agencies and community groups seeking to establish new programs are continually hampered by the lack of available space and the ability to pay for the use of space. Given the growing and changing needs in Regent Park over the last 20 years and into the future, all agencies are seeking to expand, but few have the space and money to allow it. Some have secured funding and are in the process of expansion; others are looking for resources, partnerships and space.

About 36 per cent of the spaces used are borrowed, mostly without charge, from the City of Toronto and Toronto Community Housing Corporation. The majority of agencies cite lack of space among the most important barriers to meeting local needs.

Regent Park agencies are mostly dependent on the City of Toronto as the number one or number two source of funds. The Province of Ontario is the second major funder. Federal dollars play only a small role. Charitable sources are the third most significant source of funding and many major charities and foundations have made investments in Regent Park.

Almost all agencies are currently engaged in partnerships with other service providers.

2.3 Future Requirements

The community facilities requirements for Regent Park are grouped into three types for the purposes of planning:

- Replacement of services and facilities that will lose their current space in Toronto Community Housing Corporation buildings in Regent Park due to the redevelopment;
- Facilities to address current unmet needs not resulting from the redevelopment; and
- Services and facilities required as a result of the additional population in Regent Park in the new market housing.

2.3.1 Replacement of Existing Services and Facilities

Toronto Community Housing Corporation has been a progressive landlord in providing space where feasible for services and actively promoting community development. The redevelopment of Regent Park will require the demolition of existing community services

and facilities space in Toronto Community Housing Corporation buildings, which will have an impact on these programs. There are three types of tenants

- City operated recreation centres and facilities
- Two City-run childcare centres, and
- Community based agencies

Each of these tenancies and plans for their continuation are discussed separately in Sections 5,6 and 7.

2.3.2 Facilities to Meet Current Unmet Demand

There are service needs for the existing population in Regent Park that are currently unmet. These needs have been identified through the Community Services and Facilities Study and through the work for the Regent Park Revitalization Study. They are seen to be daycare spaces, recreation programs for youth, employment programs for youth and adults, health services, access to culturally appropriate services and programs in specific languages as well as places of worship and space and resources for cultural activities.

The service demand is not directly related to the redevelopment initiative, as it exists independently of whether the redevelopment proceeds or not. Additional unmet needs may be identified through the work on the Social Development Plan or other community initiatives.

Toronto Community Housing Corporation will continue to work with the community on how unmet needs can be addressed and will advocate for improved services for tenants. As the redevelopment is to be implemented over a long time horizon, there will be many opportunities to respond to such requirements in terms of space and facilities. These responses will be based on further analysis undertaken in the context of the Social Development Plan process.

2.3.3 Facilities to meet demand of additional population

The community services and facilities needs that result from the new market housing that will be built in Regent Park will be monitored as the redevelopment takes place. These may include an additional childcare centre and more recreational facilities (see below). In addition, the new residents will need health care and some will want to use the Regent Park Community Health Centre. Ongoing monitoring will provide the information required to make decisions on future needs as phases of the redevelopment are implemented.

2.4 Toronto Community Housing Corporation's Future Role

Toronto Community Housing Corporation is committed to secure funding to replace the community services and facilities space that will be demolished or will be required for the expanded population as a result of the redevelopment. An estimated \$17 million is

required for the capital costs of community facilities including recreation facilities, childcare centres, and space for community agencies. Toronto Community Housing Corporation and the City Managers Office are investigating funding support from the federal and provincial orders of government. Funding will be sought from Toronto Community Housing Corporation, the City of Toronto, the Province of Ontario, the Federal Government and from charitable organizations.

Toronto Community Housing Corporation in its role of social housing provider will continue to work to ensure that tenants have the services they need. However, once the redevelopment is completed it is expected that both space and operational funding for community services and facilities to serve the new mixed-income, mixed-tenure Regent Park neighbourhood will be provided in a similar manner to that in other neighbourhoods. Toronto Community Housing Corporation, along with other property owners, including the City of Toronto, will make space available for rent to community organizations. These organizations will be expected to pay a rent that covers the operating costs. Property owners will not be required to provide space at subsidized costs, subject to City of Toronto policies governing the costs of its space.

The construction of space will be addressed in the context of the redevelopment project, and funding will be sought for this purpose as described above. Ongoing operating expenses for the space will be the responsibility of users, as is the norm in other neighbourhoods. The redevelopment may require the City to increase the capital and programming resources provided either directly or by advocating for increased involvement by other funders.

The proposed design of the redeveloped neighbourhood includes sufficient space and suitable potential locations for all services and facilities that will be needed. Since funding commitments are not generally made in advance of the approvals to proceed with each phase, the replacement strategy for community spaces, and specifically the funding strategy for specific services and facilities, will not be confirmed until applications for approvals for redevelopment of the phase before a service or facility will require a space are processed.

3.0 Community Facility Demolition Schedule

Much of the community services and facilities space in Regent Park will be demolished to permit the redevelopment. See Map A: “Regent Park Community Services and Facilities “ and Table A: “Community Facilities Displacement – Regent Park Phasing Plan 2B” at the end of this strategy paper.

Table A shows that indoor public community space (not reserved and used by Toronto Community Housing Corporation tenants exclusively) consists of two childcare centres in Regent Park currently occupying approximately 800 m² (8,650 sq. ft) of space, two recreation centres -one 650 m² (7,000 sq. ft) and the other 1,950 m² (20,000 sq. ft), and agency space occupying approximately another 1,020 m² (11,000 sq. ft.).

In Phase 1 of the redevelopment there is no significant removal of community services and facilities. A basketball court, some community gardens and a local playground will be demolished. These facilities mainly serve the residents currently living in this phase.

In Phase 2 of the redevelopment the north ice rink is slated for demolition.

In Phase 3 of the redevelopment program space for Dixon Hall is removed.

In Phase 4 of the redevelopment smaller community spaces used by service agencies will be removed and possibly the Blevins Childcare Centre.

Further significant demolitions of community space occur in Phases 5 and 6 of the redevelopment including the Regent Park childcare and the north community centre.

The south recreation centre and the south ice rink are incorporated into the redevelopment plan, and the Blevins Childcare Centre may also be retained.

4.0 Monitoring and Approvals

Over the fifteen-year period proposed for the revitalization and redevelopment of the Regent Park neighbourhood, the built form and population will change significantly. It is also intended that both the physical and social relationships and connections between Regent Park and surrounding neighbourhoods will change in response to the redesign of the community. It can be expected that those surrounding neighbourhoods will also change in nature, both as part of their own evolution and in response to the revitalization program. Such changes may have an impact over the longer term on requirements for community services and facilities.

This combination of both planned change and market response to that change will impact on the current social service and neighbourhood amenity infrastructure. These changes will be monitored in order to ensure the adequacy and suitability of those services and amenities and to inform the Community Facilities and Social Development strategies. Because of the phased nature of the redevelopment, the changes will be monitored both during and at the end of the build-out period.

The monitoring process will consist of periodic reviews by the City linked to the redevelopment approvals process and a summary review at build-out. These reviews will take into account matters such as:

- the validity of the original assumptions in general;
- whether assumptions about market response are valid and any anticipated market response in the surrounding neighbourhoods;
- an updated community demographic profile and population projections;
- the status of funding and scheduling for planned facilities;
- the success to date in delivering planned facilities, and
- any implications for service planning.

A more focused review may be considered if a significant facility has been lost either within the Regent Park redevelopment area or in the surrounding neighbourhoods. Examples of significant facility loss would be events such as a school closure or shutdown of a major agency or facility.

It is intended that before the approval for each phase of development is obtained, the Community Facilities Strategy will be reviewed to ensure that there have not been any major changes in the assumptions upon which this strategy is based. Specific reports that monitor how the development is proceeding and that provide assurance that the strategy is working will be provided before the approval of Phase 3 and Phase 5. This timing was selected because the reports will come at 4-year intervals, considered to be a reasonable time period for review of service planning based on changing community needs. The timing also allows for incorporation of new or changed needs in the redevelopment plans. Key issues at the monitoring phases are likely to be the number of childcare centres to be built, and how the spaces used by community service agencies should be located and physically configured.

The timed review of the strategy at the intervals proposed will allow the City of Toronto to obtain assurance that the community needs are being responded to in the redevelopment plans, and that spaces will be available for community services prior to the demolition of any of the existing spaces.

The planning approvals process will be used to ensure that community services and facilities to replace existing facilities and provide facilities for the additional population will be in place when needed. Specifically the City may withhold approvals:

for the Phase before the Phase in which a facility is to be demolished if the funding for the necessary replacement community service or facility has not been secured to enable the replacement space to be constructed before its demolition; and
for the Phase in which space is required for the needs of new (additional) residents if the funding for the necessary community service or facility has not been secured to enable the space to be constructed.

The City will not be in a position to withhold approvals if funding is not available for community services and facilities space to meet currently unmet needs of the Regent Park community. Toronto Community Housing Corporation recognizes the need for such space, but this need is independent of any redevelopment plans, and continues to exist whether redevelopment takes place or not.

5.0 Replacing Parks and Recreation Facilities

5.1 Park Redevelopment

The plan for the redeveloped Regent Park shows about 3.8 hectares or 18.5% of the site net of streets for public parks to serve the neighbourhood. In addition, the community

has access to school playgrounds and fields and parks within the service area of Regent Park including Riverdale Park.

Two main parks, three minor parks and a linear park will be created. Each park will be created in the phase in which it is shown in the Phasing plan. Toronto Community Housing Corporation will ensure that funding is in place to both:

- complete the parks to a pre-development condition known as base park condition which includes environmental remediation (if necessary), grading, sodding, fencing (where deemed necessary), all necessary drainage systems, electrical and water connections to the street line, and street trees along all public road allowances which abut City owned parkland.
- provide an attractive developed park and recreational facilities within the park in consultation with and with direction from the Parks, Forestry & Recreation Division.

The funding to complete the parks will come from a combination of sources such as the parks and recreation component of the development charges derived from the market housing component of the redevelopment project, City capital budget, Provincial or Federal grants, foundations and other fundraising. Efforts will be made to secure private funding for a portion of the park facilities. In the past such funding has been provided to Regent Park.

5.2 Recreation Facility Redevelopment

5.2.1 Currently Unmet Needs

The Community Services and Facilities Study identified a current need for more youth recreational programs. Part of the issue may be a lack of adequate space to accommodate programs since the school facilities are currently underused due to the school boards' high charges and lack of funds to pay the fees. Staff at the community centre has identified the need for an additional City- owned gym but recognize their capacity problems would be solved if they once again had access after school hours to the Nelson Mandela Park PS gym. Similarly the Nelson Mandela Park PS schoolyard would be very useful in providing needed community programming space for sports.

There are changing and emerging recreation needs – for example, demand for more soccer and cricket pitches and fewer baseball diamonds, and for skateboard parks. These changes and how to accommodate them is an issue being faced throughout the City. In the case of Regent Park it is appropriate that the City's Parks and Recreation Division assist in identifying these unmet recreational needs in conjunction with the agencies preparing the Social Development Plan, and in ensuring that Toronto Community Housing Corporation and the parks and facilities planning sections of the City are aware of them- at least in so far as new programming will require space for particular facilities.

5.2.1.1 Strategy for space to meet existing unmet needs

The strategy for providing space for current unmet needs is:

- for the City to continue to work with the school boards and the Province to find ways to make the local schools available to the community for recreational programming after school hours
- Toronto Community Housing Corporation will reserve in its plans 1,000m² overall of additional space that could be used for recreational uses on the first floor of buildings that will be built if the capital funds are available when a given Phase is approved. (This is in addition to the 1000m² planned to meet the needs of the expanded population.)

Toronto Community Housing Corporation will make all reasonable efforts to accommodate the full 1,000m² even if none or little has been used in early phases, but cannot be required to provide more than a pro-rated amount in proportion to the total non-residential space still to be built after Phase 3 is approved unless Toronto Community Housing Corporation and the City have entered into an alternative agreement.

5.2.2 Future needs due to increased population

The population of Regent Park is expected to grow by 5,000 people, from the current 7,500 to approximately 12,500. The new population that will occupy market housing is expected to have relatively very few children under 15, approximately 450 or 9%, compared with 17% average for the City of Toronto, and far below the current Regent Park level of 37% (approximately 2,800 children).

The redevelopment is expected to add about 250 youth. This is set against a recent and projected declining youth population in the Regent Park area so it is unlikely that even by completion of the redevelopment there will be any significant net increase in the youth population.

The remainder of the increase is expected to mainly be younger adult singles and couples as well as some empty nesters. These adults may be quite active and will likely make use of recreational facilities, but it is unclear the extent to which they will use City facilities compared to private facilities. This decision will be affected by the quality of the facilities, how close they are, relative pricing, programs offered and other factors. However, the addition of 4,500 adults to the community will create additional demand on the City of Toronto recreational facilities in and adjacent to Regent Park.

5.2.2.1 Strategy for meeting increased needs due to increased population

The strategy for meeting increased needs due to the expanding population has two components:

- improve access to neighbourhood school facilities outside school hours, and
- provide new facilities where warranted as described in Section 5.3.

5.3 Facility Redevelopment

5.3.1 Existing Facilities

Currently, all recreation facilities in Regent Park are owned by Toronto Community Housing Corporation. There are no publicly owned parks or recreation facilities. This situation is unusual for such a large development, and a product of the historic ownership patterns for the housing in the neighbourhood.

In general, recreation facilities in Regent Park -- including recreation centres, ice rinks, wading pools, and playing fields --, are operated or programmed by the City Parks and Recreation Division out of the Regent Park South Community Centre. Many of these facilities are leased from Toronto Community Housing Corporation at nominal rents. Maintenance of the facilities is not clearly outlined in the lease agreements. This has contributed to issues related to use of facilities due to maintenance requirements. The exception is that the City is responsible for capital improvements and maintenance of the South Regent Park Community Centre. It is planned that in the future all community recreation facilities in Regent Park will be owned, operated and maintained by the City. In addition to these facilities, there may be facilities owned by agencies serving Regent Park or by for-profit businesses.

The list of outdoor facilities in Regent Park that will be demolished and the Phase that demolition occurs is shown in Table A. The only outdoor facilities that will be retained after the redevelopment are, the Raptors Basketball court located on draft plan block 39, draft plan of subdivision, as prepared by Dillon Consulting, dated February 7, 2005, St. Bartholomew's basketball court and the Regent Park south ice rink.

There are two community centres – the North and South Regent Park community centres. The intention is to retain the existing south community centre which has 1,860m² (20,000sq.ft.) of space including a full sized-gym located on Block 43 and consider expansion of that facility southwards onto Block 44. The north community centre, which has 650 m² (7000 sq.ft) of usable space mainly in the basement of a residential building, will be demolished in the last phase of the redevelopment.

5.3.2 Replacement Strategy

5.3.2.1 Swimming Pool

There is currently one outdoor swimming pool within Regent Park. That pool is going to be demolished in Phase 6 of the redevelopment plan. This is the only outdoor pool facility that serves this community. Until such time as the City provides additional pools, the removal of the Regent Park outdoor pool will place additional demand on the one

existing indoor pool at John Innes Community Centre, located at Queen and Sherbourne Streets, which currently serves the Regent Park community.

Currently, there are two indoor swimming pools that are proposed for this area of the City. These pools would be built and operated by the City of Toronto. The one, which would immediately service the Regent Park community, is adjacent to Lord Dufferin Public School. This indoor pool facility is planned and funding has been secured for its development.

An important issue raised through community consultation is that the design and programming of this indoor pool facility take into account the cultural requirements of the Regent Park community, so that all residents will have the opportunity to access and use the pool facility.

The community has also made it clear they would like to see the outdoor pool replaced, as there are no other outdoor pool facilities nearby which serve the Regent Park community. Recent City practice in the provision of pool facilities is to provide indoor as opposed to outdoor pool facilities due to the short season of outdoor pool facilities.

Taking these factors into account, options will be explored by the City to design and construct a combined indoor/outdoor pool facility at Lord Dufferin. If the combined indoor/outdoor pool option is not feasible, then a replacement outdoor pool facility will still be taken into consideration and would be located within the new central park block that is associated with the redevelopment of Regent Park.

5.3.2.2 Wading Pools/Waterplay Areas

There are three wading pools and one waterplay area in Regent Park. One wading pool and one waterplay area are in South Regent Park, and two wading pools are in North Regent Park. One of the North Regent Park wading pools which is currently not in operation, will be demolished in Phase 2, the other one north of Dundas Street will be demolished in Phase 6. Waterplay in All Saints Square, south of Dundas Street, will likely be demolished in Phase 3 to allow the reopening of Sumach Street. City Parks and Recreation staff feel that one centrally located waterplay feature north and south of Dundas Street would be adequate. Although following the proposed strategy means there will be a two-year period when there is no waterplay in south Regent Park, there will still be two wading pools close by in Regent Park /Duke of York playground and in the Sumach Shuter parkette.

The strategy is to:

- Consider the provision of one waterplay area in each of the parks north and south of Dundas Street East when the parks are constructed,
- Clarify whether the City or Toronto Community Housing Corporation would assume responsibility for maintaining the existing facilities until they are demolished.

Estimated cost to replace two waterplay areas: \$500,000 to \$600,000

5.3.2.3 North Ice Rink

The outdoor ice rink in North Regent Park is scheduled to be demolished in Phase 2, while the south rink is to be retained. Both rinks are heavily used for about 8 to 10 weeks a year. City policy is against building new or replacement outdoor ice-rinks because of their short season, the high capital, operating and maintenance costs and the amount of land required.

The proposed strategy is not to replace the north ice rink but to investigate the possibility of installing a bubble over the south ice rink so that it can be used for 6-8 months a year for skating and can provide a large indoor space during July and August. The approximate cost of an insulated air supported bubble which remains in place all year is \$675,000. There is potential for some corporate sponsorship to undertake this work. If funding is secured, the bubble would be constructed before demolition of the north rink or before the next skating season if that were later.

If a bubble is successfully installed over one rink (south ice rink), the amount of ice time in the Community will be considerably more than it currently is with the two existing outdoor rinks.

5.3.2.4 Expanded South Community Centre

This Strategy anticipates that an expansion of the south Regent Park community centre space will be required to meet the needs of the expanded population and to replace the loss of existing community centre space. This space could be an expansion to the south community centre or in another location such as a new joint use school/community centre facility.

Some of the current pressure on the community centres in Regent Park particularly for meeting rooms is likely to be reduced as the new buildings are occupied. This is because unlike current Regent Park buildings, the new apartment buildings will have a requirement for amenity space. This space is for the use of the residents of the buildings and will almost always mean that at least one general purpose room is provided in the building in which local groups can meet.

In addition, some of the recreation demand from the adults in market buildings is likely to be met by private facilities either near work or within or close to the new Regent Park community.

However, there will still probably be a need for additional community centre space for such things as exercise rooms, weight rooms, art room etc. The strategy is that Toronto Community Housing Corporation will ensure the construction of a minimum of 650 m² to replace the north Regent Park CC and an additional 1,000 m² to meet the needs of the

expanded population. The expansion would not include another gym or a swimming pool, to meet the needs due to the increased population in the community. The City prior to approvals will determine the specific additional space requirement for Phase 4 and if it is to be in an expansion to the south community centre it will be constructed in Phase 4 when the community centre can be expanded.

Estimated cost for additional community centre space expansion totaling 1,650m² (no gym or pool): \$4.5 million.

5.3.2.5 Regent Park North Community Centre

The 650 m² North Community Centre will be demolished in Phase 6, the last phase of construction. It is located mainly in the basement of a low-rise apartment building and consists of a small gym, a games room and offices. There is also a portion of the basement space that is not usable due to water penetration problems. The gym is heavily programmed by the staff of the South Community Centre who feel that it is meeting a significant need for the under 14's who are reluctant to cross Dundas Street.

There are various options for replacement of the North Community Centre, including incorporating the requirement into a potential expansion of the south community centre, replacement of the facility in the north portion of the community, or a new joint use school/community centre facility arrangement with the Toronto District School Board.(changed from essentially programming in school space) Each of these strategies has a capital and operating cost implication that will form part of the basis for a decision on the replacement of this space. As there is time (four years or more) prior to making a final decision on expansion of the south community centre (Phase 4 of the redevelopment), there is sufficient opportunity to identify the preferred option for the north community space at this time. However, if an expansion of the South Regent Park Community Centre is to be undertaken, an appropriate area around the Centre would need to be identified on the draft plan of subdivision to accommodate the expansion. Block 44 on the draft plan of subdivision has been identified as an area of expansion for the existing community centre facility.

The proposed strategy is to:

- keep the option of what to do with the north community centre open until City approval of Phase 4 at which time the City in conjunction with Toronto Community Housing Corporation and the community should be clear about the desired approach;
- ensure that the plans allow for an expansion of the south community centre or a replacement centre in Phase 6 until a decision on the desired option is made by Phase 4; and
- the replacement space will either be built as part of Phase 4 when the community centre can be added to or as part of Phase 6.

The estimated cost to replace 650m² (7,000sq ft) of community centre space exclusive of an indoor pool or gym, is estimated to be \$1.8 million depending on the specific facilities to be incorporated.

5.3.2.6 Community Gardens

There are seven locations currently for community gardens in Regent Park in the program run by the Regent Park Community Health Centre. The gardens are important for both providing food and for community building. The residents have been clear that they would like community gardens in the redeveloped Regent Park. The community gardens adjacent to St Bartholomew's Church are not necessarily affected by the redevelopment, but the other six sites are going to be redeveloped including the site at the Christian Resource Centre (not within the scope of the Toronto Community Housing Corporation proposals).

The strategy is that community gardens will be replaced in three ways:

- consideration be given to providing space in the parks for community gardens as the parks are developed;
- by creating green roofs on new Toronto Community Housing Corporation buildings with community gardening built into the design. It is likely that the green roofs will provide the opportunity to expand the number of community gardens in Regent Park. The current proposal is to have at least one green roof on an apartment building in Phase 1 and additional roofs in future phases; and
- by replacing, if possible, the community gardens lost in Phase 1 elsewhere in Regent Park

5.3.2.7 Basketball courts

There are currently four basketball courts, two 3 Toronto Community Housing Corporation of which will be demolished and two 1 Toronto Community Housing Corporation of which will remain, one adjacent to St Bartholomew's Church, and the Raptors Basketball Court located on draft plan block 39. One court, which is relatively well used, will be demolished in Phase 1 and would not be replaced until Phase 5.

The Parks and Recreation staff has commented that that it may be best to have two good courts that are well maintained located together in both north and south Regent Park.

The strategy is to

- replace courts that will be demolished in the proposed parks. The City will decide as parks are conveyed to them if the demand for a basketball court is appropriate;

- address the interim reduction in basketball court facilities by:
- addressing with the City responsibility for maintenance of existing courts;
- reviewing the constraints on the use of the basketball court near the north ice rink (smell from the adjacent garbage storage facility and the relatively poor state of the surface). Moving the court about 10 m (30 ft) east and resurfacing it on an interim basis would be possible for about \$15,000; and
- work to gain better access to, and maintenance of, school basketball courts.

City estimated cost to replace four basketball courts: \$240,000

5.3.2.8 Playing Fields

The north Regent Park playing field will be demolished in Phase 5 to make way for the central park.

The strategy is to replace it with a multi-purpose playing field in the newly designed north central park when it is constructed. The final choice of playing field size, type, and location within the park will be left until the park is created to maximize programming flexibility.

5.4. School Facilities

Regent Park currently has five elementary schools in the area, all of which with the exception of Lord Dufferin P.S. see little or no use of their facilities and grounds after school. The first approach to meeting the increasing needs of the community should be to use these existing community facilities to the greatest extent possible, and if necessary to upgrade these facilities to make them better for both the school population and the surrounding community. Only some of the facilities are suitable for adult recreation e.g. Nelson Mandela Park PS gym, but even the use of the other gyms and playing fields for younger age groups will take the pressure off the adult facilities. Use of existing facilities is recommended prior to spending public funds for additional new facilities. City Council should be aware that additional operating funds may be required for the Parks and Recreation division to pay for the rental of such space.

The City should explore opportunities with the Toronto District School Board to utilize existing facilities. Discussions should also take place with the City and TDSB regarding the potential redevelopment of an existing school site into a new joint use school/community centre facility within Regent Park.

5.5 Toronto Community Housing Corporation Commitments

Toronto Community Housing Corporation in conjunction with the City, the Province, the Federal government and other funders will ensure that financing will be in place to provide the parks as shown in its plans to a graded pre-development condition known as base park condition (environmental remediation (if necessary) graded, sodded, fencing (where deemed necessary), all necessary drainage systems, electrical and water connections to the street line; and street trees along all public road allowances, which abut City owned parkland and for landscaping improvement to the parks to bring them into a desirable condition.

Toronto Community Housing Corporation will incorporate into its plans all the space required for such facilities discussed above.

Toronto Community Housing Corporation in conjunction with the City, the Province, the Federal government and other funders will ensure that financing will be in place to provide replacement recreation facilities and spaces and to meet the needs of the additional population in the timing and locations discussed above.

Toronto Community Housing Corporation will allow for the expansion of the south recreation centre south toward St David Street in its plans, if so desired by the City, and will incorporate into the expansion, 650 m² required to replace the north recreation centre space and may also include up to an additional 1,000 m² to meet the needs of the expanded population, if such space is not provided elsewhere in specific phases by Toronto Community Housing Corporation. Toronto Community Housing Corporation shall be responsible for a potential expansion of the south Regent Park community centre that shall not exceed 1,650m².

The Zoning By-law for the redevelopment of Regent Park can accommodate at least 1,650 m² of space that could be used by the City for expanded recreational services to meet currently unmet needs in the Regent Park community.

Toronto Community Housing Corporation will provide space for identified requirements to meet unmet needs that have been assessed in light of needs assessment studies comparable to those used by typical funders, including the City of Toronto, and subject to confirmation of financing up to a cumulative total of 1,000m².

Toronto Community Housing Corporation will work with the City to resolve outstanding issues about maintenance of existing recreation facilities.

5.6 City of Toronto Commitments

To maximize the use of existing resources, the City will work with the school boards, the province, the community and others to secure the use of school facilities for use by the community after school hours for free or at affordable fees.

The City will work with Toronto Community Housing Corporation to secure the additional funding, both capital and operating, required to replace and expand recreational facilities available in Regent Park.

Prior to the approval of Phase 4, the City will determine whether it would like the replacement space for the north recreation centre as an expansion to the south recreation centre or on the first floor (and possibly other floors near grade) of an apartment building in Phase 6.

The City will work with Toronto Community Housing Corporation to determine, prior to the approval of Phase 4, the appropriate sized expansion of the south community centre to replace the north Regent Park community centre and to meet the needs of the expanded population, not to exceed 1,650 m². Where an expansion greater than 1,650 m² is proposed, the City will be the source of financing. The City will await the outcome of the pool strategy report to make a decision on the aquatic requirements for the Regent Park service area prior to Phase 5.

The City will take into consideration the location of basketball courts and community gardens as part of the park design process, subject to the identified need for this type of facility at that time.

The City will work with Toronto Community Housing Corporation to resolve outstanding issues related to maintenance of existing recreation facilities.

5.7 Monitoring and Revisions

The strategy will be reviewed before each phase to ensure that the necessary actions are taken to implement the strategy and to revise the strategy, if required, to meet changing circumstances.

Specifically the strategy will be reviewed to ensure that:

- City pool policies and location decisions are taken into account as they affect Regent Park;
- City decisions on a location for replacement space for the north community centre before an application for Phase 4;
- City decisions on the expansion of the South community centre prior to an planning application for Phase 4;
- Prior to undertaking an expansion of the existing South Regent Park Community Centre or the construction of a new community centre facility, the needs of the additional population will be assessed and the City will give consideration to the ability to partner with the TDSB in redeveloping an existing school site with a new joint use school/community centre facility. Community gardens and

- basketball courts are considered in all parks design decisions, subject to identified needs at that time for these facilities;
- The two main park areas are designed to incorporate the facilities listed above;
 - The City will work with the TDSB and TCDSB to make greater use of school facilities; and
 - City makes decisions in a timely manner if in a given phase Toronto Community Housing Corporation is to construct recreational space to meet existing unmet needs.

6.0 Strategy for Childcare Facilities

6.1 Existing Facilities

There are two existing City-run childcare centres located in Toronto Community Housing Corporation buildings. Blevins Childcare Centre (56 children) may remain in its existing location but will require extensive renovation or require relocation due to other uses for the building (Phase 3). The second is slated for demolition in Phase 5 (Regent Park Childcare Centre - 50 children) and should be relocated within Regent Park. In order to ensure there is no interruption of services, the new facility must be constructed before the phase in which development starts.

With the redevelopment of the Regent Park Childcare Centre (and possibly Blevins Childcare Centre) the City should consider providing programs for infants, toddlers and pre-schoolers in both Regent Park Childcare Centre and the Blevins Childcare Centre to better serve families.

6.2 Current Unmet Needs

Only 14% of children in Census tracts 31 and 32 currently receive subsidized care in Regent Park. With Children's Services moving up to a standard of 50% of eligible children within any ward in the city served, at least 360 additional spaces would be required in Regent Park. This works out to an additional five childcare centres for 62-72 children (under the age of 6) each to serve existing Regent Park residents. This desire is independent of the impact of the proposed redevelopment of Regent Park.

Children's Services does not intend to fund or require new buildings or spaces for school-age child care as there is an understanding between the City and the school boards that schools will provide the necessary space for this service.

6.3 Future Needs Due To Increased Population

This strategy projects that the new development will create a need for an additional childcare centre servicing children under the age of 6.

6.4 Strategy for the Replacement and Provision of Childcare Centres

Due to the high needs of this population, subsidized childcare is a critical service to this community. As noted in 6.1, there are 360 additional child care spaces required in this community. Therefore, all potential child care locations must be pre-planned and appropriate sites identified, (i.e. ground floor related space with adjacent playground that meets Day Nurseries Act criteria.) The attached Map B: Potential Childcare Locations shows a number of potential locations for childcare centres. These locations are on the ground floor of apartment buildings where there is the potential for a playground adjacent. Regent Park childcare centre will be demolished in Phase 5 and therefore a new location must be built in or before Phase 4 so that the centre can move into its new space without closing. Blevins Childcare Centre may remain in its current location as long as it is renovated to meet new Provincial Quality standards since the City wants this building retained as a heritage building. But if it is demolished, a replacement location must be built before demolition.

The Toronto District School Board has indicated an interest in examining the potential to locate a childcare centre in Nelson Mandela Park public school. Children's Services has indicated an interest in locating a Best Start program in or attached to a school in this community.

The typical size of a new childcare centre is 62 to 72 spaces. Each new childcare centre for 62 children will require about 510 m² (5,500 sq. ft) of indoor space and a playground of 5.6 m² (60 sq. ft) per child who is outside at the same time. For most centres a playground of 290 m² (3120 sq. ft) would be sufficient allowing up to 52 children to be outside together. Ideally, the childcare is located on the ground floor otherwise special arrangements in terms of elevators and stairways have to be constructed at significant additional cost to meet fire code requirements. The outdoor space has to be adjacent to the centre.

The most significant other requirement for childcare space is that water and toilet facilities have to be in or adjacent to most rooms, the heating, ventilation and cooling system (HVAC) has to be easily regulated in each room and energy and water use should be metered separately for the centre. If space is to be built with the idea that in the future it might be used for a childcare centre, the plumbing, HVAC, and metering should have been installed with this potential use in mind. Otherwise the retrofitting costs will be high.

Based on recent childcare developments, the cost to develop a child care centre for 62-72 children, excluding land costs, is approximately \$2.0 million.

6.4.1 Potential Sources of Funding

The following potential sources of funding could be used to build and equip childcare centres in Regent Park:

- Potential new capital funding for childcare from proposed new Provincial and Federal Government childcare programs. Although some program is likely to appear within the next year or two that will include capital funds for new childcare centres there is no information available at this time;
- Toronto Community Housing Corporation could construct the space using money borrowed from a bank or other source and rent the space back to the City for childcare at a rate that covers the full cost of amortized capital with an agreement that the City will be able to use the space in perpetuity at a reasonable renewable rental rate;
- Toronto Community Housing Corporation could construct the space for a childcare operator, the City would guarantee the bank financing to cover the construction costs for the operator and the financing costs would be included in the space costs that are covered by the fee subsidy or full fees. There may be variations on this type of arrangement that could work but none are advantageous to the City unless the Province removes its cap on funding for childcare, which is likely to happen over the next few years;
- City Council could allocate money to build new childcare centres in Regent Park through its regular capital planning process; and
- Toronto Community Housing Corporation could require as part of the RFP process for an apartment building that the developer must include a childcare centre that will be provided for use by agreement by the City or this could be secured through the transfer of ownership. This child care centre can be located either within the building or ideally within space convenient to families with children. Where Toronto Community Housing Corporation has a reduction in the value of land due to such an agreement Toronto Community Housing Corporation will require financial compensation from other sources.

6.5 Toronto Community Housing Corporation Commitments

- Toronto Community Housing Corporation will maintain the general locations shown on Map B, (or an equivalent number of revised locations compatible with the overall plan) as locations suitable for future childcare centres within proposed buildings. These centres must meet the minimum requirements under the Day Nurseries Act and City of Toronto Operating Criteria for Childcare Centres Providing Subsidized Care. Toronto Community Housing Corporation will, in the context of planning each phase of the redevelopment, request of City of Toronto Children's Services confirmation that there is a need, capital and operating funding available for each childcare centre planned in that particular phase. Should Children's Services indicate that the childcare facility in the particular phase being planned is not required, or there is no funding available, Toronto Community Housing Corporation will remove this childcare centre from the plan;

- Toronto Community Housing Corporation will ensure in conjunction with the City, the Province, the Federal government and other funders that financing will be in place to rebuild the Regent Park Childcare Centre (and if required the Blevins Childcare Centre) and outfit it and its playground space in time for the childcare to move prior to the demolition of its existing location; and
- The relocation of existing childcare centres will be undertaken in keeping with the terms of the current lease agreements with the City of Toronto for the childcare centres.

6.6 City of Toronto Commitments

To work to secure provincial and/or federal capital funding and as necessary other funding required:

- For the creation of three new childcares beyond those mentioned in the bullet below;
- If necessary, for the replacement of the Regent Park Childcare Centre and, if required, the renovation or replacement of Blevins Childcare Centre, as well as to provide a new childcare centre due to children generated by the new market housing; and
- If Site B shown on Map B is required to maintain the number of potential childcare sites due to the removal of the Blevins site, the City acknowledges that some or most of the outdoor play space to serve the childcare may have to be provided in the adjacent park.

6.7 Monitoring and Revisions

The strategy needs to be considered each time a new phase is approved to ensure that:

- Provision is made in or before Phase 4 for the Regent Park childcare centre and that a suitable site and funding is in place for its construction, furnishing and playground; and
- If Blevins Childcare Centre is to be demolished that a suitable site and funding is in place for its construction, furnishing and playground and the new facility is constructed before demolition of the existing facility; and
- The City will ensure that funding is available for the construction of Regent Park Childcare Centre and a new childcare centre due to children generated by the new market housing and the construction or renovation of Blevins. Other government funding will be directed to the construction of the five additional childcare centres.

The number of pre-school children produced by the market housing should be monitored to see when and if a new childcare centre will be warranted due to the increased demand for service.

7.0 Strategy for Other Community Space

7.1 Existing Facilities

The strategy deals with the replacement of community agency space in Toronto Community Housing Corporation buildings and the provision of new space identified as required to meet the presently unmet needs of existing residents and of new residents. There will be an ongoing monitoring process that will review and update the comprehensive needs assessment originally undertaken for the Regent Park Community Services and Facilities Study.

In Regent Park there are currently seven different non-government programs, run by four agencies, in approximately 1,000m² (10,600 sq. ft.) of space (four programs are run by Dixon Hall, and one each by SEAS, Sole Support Mums, and Regent Park Focus) located in Toronto Community Housing Corporation buildings. These spaces were originally apartments, some of them basement units, that were converted to agency use for which Toronto Community Housing Corporation receives token to low rents (See Table A). In addition, Parents for Better Beginnings rents another 385m² (4140 sq. ft) of commercial space (from a private company that runs the small shopping area in south Regent Park) that has leased the space from Toronto Community Housing Corporation. Parents for Better Beginnings is part of the Regent Park Community Health Centre and receives its funding from the province.

These agencies and programs require space in order to continue their operations. Since the number of agencies involved is small and their circumstances different, a discussion is required with each agency to better understand their situation, including long term program plans and funding opportunities. Regent Park Focus and Parents for Better Beginnings have both stated that they will require purpose built space.

7.2 Current Unmet Needs

Agencies in Regent Park, as well as others serving Regent Park, have stated that lack of space is a factor in preventing expansion of programs to meet the needs of the residents – in particular culturally appropriate programming for newer residents. The Social Development Plan process is now underway to determine what the service needs are for Regent Park, both now and in the future. This process will assist in clarifying community agency space needs. The City of Toronto views this as an important piece of work because community agencies are a key partner in meeting the goals of the City's Social Development Strategy such as strengthening neighbourhoods, planning and co-ordinating services, and increasing civic engagement and participation. Opportunities to support

increased access to community space will be explored as part of the Social Development Plan for Regent Park.

Meeting the unmet needs in Regent Park is not a function of redevelopment, but meeting these needs may have implications for the redevelopment and the location of both replacement space for services and new services.

7.3 Future Needs Due to Increased Population

The preliminary review of service needs for new residents suggested that during the build out of the redeveloped Regent Park, new residents are not expected to create much demand on services other than on recreation and child care (see specific strategies above) and potentially on health services.

7.4 Strategy for the Replacement and Provision of Other Community Space

Toronto Community Housing Corporation is committed to securing funding to replace all of the community services and facilities space that is being demolished, and to ensuring that the space required for these programs is adequate and is replaced in a timely fashion, including space occupied by Parents for Better Beginnings.

Toronto Community Housing Corporation has also indicated that there are adequate amounts of non-residential space available in the plan to accommodate community service agencies. In the medium term there will be space in the new buildings that would be appropriate for new services – in unused storefronts before the commercial demand is there and in office type space. There is also the potential to buy or rent underused commercial space adjacent to Regent Park. In the longer-term, space for these uses might best be provided in one place, such as a multi-service model with the relocated existing services. These are issues for the Social Development Plan process to deal with and make recommendations on over the course of redevelopment.

7.5 Toronto Community Housing Corporation Commitments

- Toronto Community Housing Corporation will continue to rent the existing space occupied by the non-government agencies until redevelopment, and if required will continue to subsidize the rental;
- The proposed Secondary Plan and Zoning By-law can accommodate at least 2800 m² (30,000 square feet) of space - some of which could be used by community agencies, including community agencies relocated due to the redevelopment, for the provision of services in the Regent Park community;
- The plans currently expect this space to be located in the ground floor of proposed residential buildings (currently the location of such space) or areas to be zoned for retail and commercial use. However, there is sufficient flexibility in the plans to allow Toronto Community Housing Corporation to consider other physical

configurations as redevelopment proceeds and as more precise community service needs and associated space requirements are demonstrated through the Social Development Plan;

- Toronto Community Housing Corporation, in its capacity as landowner and Master Developer and from its shared interest in the development of a system of supportive neighbourhood and community services, will take the lead in facilitating the social development planning process that emerges in the Regent Park community over the course of redevelopment. The City of Toronto will assist Toronto Community Housing Corporation in this initiative;
- A communication strategy, to keep community stakeholders informed and engaged over the course of redevelopment, will be developed as part of the Social Development Plan;
- Toronto Community Housing Corporation in conjunction with agencies, the City, the Province, the Federal government and other funders will ensure that financing will be in place to provide replacement agency space in time for the agencies to move prior to the demolition of their existing locations;
- Toronto Community Housing Corporation will finalize specific plans for the relocation of existing agencies when planning approvals are sought to proceed with redevelopment of a phase involving demolition of space currently used by existing agencies. These specific plans will include appropriateness of replacement space, transition costs and mutually satisfactory financial arrangements for the replacement space. Toronto Community Housing Corporation will review on a case-by-case basis, situations in which full cost recovery for space from an agency is not feasible; and
- Toronto Community Housing Corporation will pay reasonable moving expenses, including utility disconnection and hook up fees, for all existing community services agencies being relocated to replacement space.

7.6 City of Toronto Commitments

- To assist Toronto Community Housing Corporation in its efforts to facilitate the social development planning process. To work with the Regent Park residents, agencies and other stakeholders to continue this process over the course of the redevelopment;
- To work with Toronto Community Housing Corporation and the agencies in their efforts to secure the additional funding, both capital and operating, required to replace and expand space available in Regent Park for non-government agencies; and

- To facilitate a strategic planning process with community agencies for service provision needs of the new Regent Park community.

7.7 Expectations of Agencies

- All agencies will eventually be expected to pay operating costs for space;
- All agencies will be expected to seek such funding from their current and other appropriate funding sources prior to the redevelopment phase in which such space will be constructed;
- Agencies will be engaged in the preparation of the Social Development Plan, including the strategic planning for service provision needs in the new Regent Park community.

7.8 Monitoring and Revisions

The strategy will be reviewed before each phase of redevelopment to ensure that the necessary actions are taken to implement the strategy or to revise the strategy, if required, to meet changing circumstances. Specifically the strategy will be reviewed to ensure that:

- The additional space needs and configurations identified through the Social Development Plan process have been considered in the physical planning process and will be constructed in appropriate phases, financing permitting; and
- That replacement space for agencies is constructed prior to the Phase in which demolition occurs.

Toronto Community Housing Corporation has met with, and taken into account the particular circumstances of the affected agencies.

Appendix 1

REGENT PARK SOCIAL DEVELOPMENT PLAN Project Framework

Goal and Vision

To create a diverse community/neighbourhood process where the community is engaged in the development of the plan.

As a starting point, TCHC will consult with current TCHC tenants on key directions in building a healthy community with their input and with the input of all other relevant stakeholders. TCHC will meet with the Regent Park Neighbourhood Initiative (RPNI) to lead this part of the process.

Principles

The City of Toronto's Social Development Plan states that social development "encompasses principles of social equity, social well-being and citizen engagement, and is an important determinant of healthy communities and quality of life."

Equity - the fair distribution of resources, free from discrimination on the basis of age, disability, gender, socioeconomic background, race, ethnicity, religion or sexual orientation

Equality - equal, effective and comprehensive rights for all

Access - fair and equitable access to all services, so that no one falls below minimum standards that include adequate income, sufficient nutritious food, adequate and affordable housing, and sufficient clothing

Participation - the opportunity to participate fully in the life of the city and the decision making that will determine our collective future

Cohesion - the fostering of social trust, mutual care, and respect for diversity as the foundation for supportive communities.

The Social Development Plan for Regent Park will be based on these same principles.

Approach

TCHC is committed to a participatory approach, using an inclusive process that brings together key stakeholders to provide input and direction to the plan. The approach includes:

Building community capacity by fostering the development of existing strengths; identify and address gaps and barriers that limit community growth.

Ensuring that the voices of residents are heard and represented through decisions that affect and impact the community.

Facilitating change in negative attitudes that affect the productivity and growth of individuals, groups and the community as a whole.

Supporting a commitment to serve the community it represents comprehensively and with integrity.

Accountability: Developing a process to maintain and ensure that institutions and agencies that service the community are being held accountable to those they serve.

TCHC will involve the City's Social Development and Administration Division (SDAD) to assist in this process.

Scope

The plan will provide a change management framework for the transformation from what currently exists in Regent Park in terms of services, relationships and structures, to what will exist in the new Regent Park community.

The plan will cover a 12-year period, with 6 two-year phases. It is recognized that it will be an evolutionary process and that revisions will have to be made as the plan moves forward.

Stakeholders

Primary and secondary stakeholders will be involved.

Primary stakeholders include current residents and neighbours (with a special consideration for youth and children, as well as people with special needs); City of Toronto; local businesses; TCHC; local health and education institutions; community based sector; faith groups and cultural groups.

Secondary stakeholders include businesses outside community; agencies broader than community; external institutions; other levels of government; and other funders.

Key components of the Social Development Plan

Community Services Plan

Using the Community Facilities Strategy as a starting point, the plan will be based on an integrated service plan model bringing together city services, community based services, and non-City institutions (education, health).

Community Development Plan

The plan needs to focus on tools, opportunities and supports geared to develop a shared sense of community among existing residents, new residents and neighbours. It needs to involve a broad range of stakeholders and include initiatives aimed at capacity building, civic engagement, resident interaction and diversity/equity. It also needs to take into account power dynamics as well as the range of tenant input and decision making options (including consultation, input, participatory and delegated decision-making.) Regent Park Neighbourhood Initiative (RPNI) will take the lead on this with the support of TCHC.

Integration with the Economic Development Plan

The City of Toronto will take the lead role in the Economic Development Plan with support from TCHC. It will tie into the work on the Economic Labour Force and Skills Development Study. Regent Park Neighbourhood Initiative (RPNI) has identified this as an important community need through their Employment Committee.

Linkages to Other Plans

The plan will link with existing TCHC and City of Toronto plans and strategies. These include: TCHC's Community Management Plan and the CHU's Business Plan; the Tenant Participation Strategy; the Regent Park Secondary Plan, City's Social Development Plan, and Community Safety Plan (if applicable).

Monitoring of the Plan and Process

There will be ongoing review and evaluation of the plan as outlined in the Community Facilities Strategy. An advisory committee will be responsible for overseeing the ongoing evaluation.

Time Lines

Community Meeting
(School Community Action Alliance
Regent Park – SCAARP) September 2004

Project Framework Revised and Approved October 2004

Consultation Process Begins
(Open Space Forum) December 2004

Secondary Plan Approved
(City Council) February 2005

Final Social Development Plan Approved
(TCHC Board, City Council) June 2006

Next Steps

Determine roles and responsibilities of TCHC and City

Start consultation process with community stakeholders

Regent Park Social Development Plan Core Committee
Terms of Reference

1. Purpose

The purpose of the Core Committee (CC) is to support the development of a Social Development Plan (SDP) for Regent Park. The CC will:

- Act as an advisory group for the development of the SDP and all of its components;
- Act as a clearinghouse for processes and strategies related to the Regent Park SDP;
- Ensure that the Regent Park Community and stakeholders are kept informed on the Regent Park SDP;
- Review and adapt the SDP as Redevelopment advances and ensure a linkage to the review and monitoring process of the Community Facilities Strategy for Regent Park; and
- Act as a linkage to other initiatives such as the Urban Development Plan, Strong Neighbourhoods, Community Safety Plan, etc.

2. Membership

The CC is composed of representatives from the following organizations:

City of Toronto, Social Development and Administration Division
City of Toronto, Social Development and Administration Division (Policy)

Educational Institution:
Toronto District School Board

Health Care Institution:
Regent Park Community Health Centre/Regent Park Focus

Multi Service Agency:
Dixon Hall

Faith based sector:
Christian Resource Centre

Regent Park Neighbourhood Initiative:

Tenant Representative
Toronto Community Housing Corporation

In addition to the CC members, relevant people with knowledge in various fields or sectors (e.g.: the homeless sector) will be invited to join the CC in the development of the SDP.

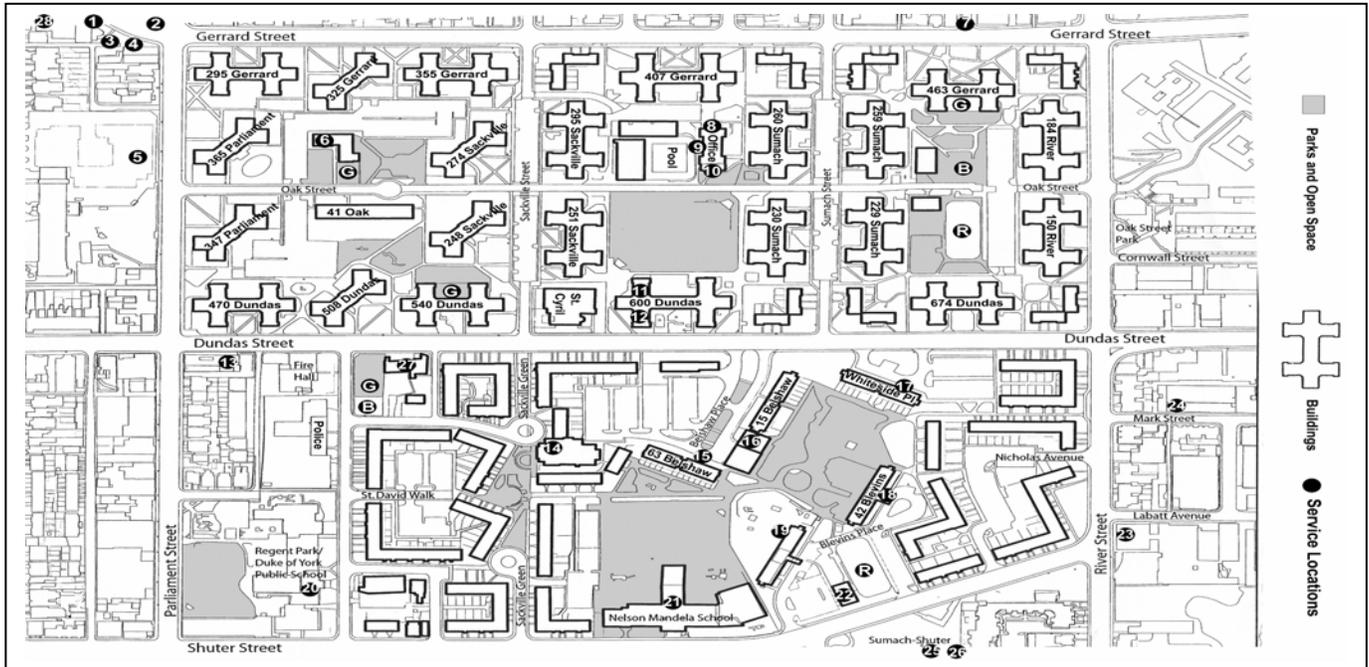
3. Accountability

The SDP will be approved by City Council and the Board of Directors of Toronto Community Housing Corporation (TCHC).

4. Meetings

The CC will meet on an as-needed basis until the end of June 2006.

Map A: Regent Park Community Services and Facilities



- | | |
|----------------------------------|---|
| 1 East End Literacy | 17 SEAS Centre |
| 2 Yonge Street Mission | 18 Dixon Hall SEED Program |
| 3 Neighbourhood Information Post | 19 Blevins Child Care |
| 4 Parliament St Library | 20 Duke of York School |
| 5 Lord Dufferin School | 21 Nelson Mandela Park School |
| 6 Christian Resource Centre | 22 Club House (Rec Centre Facility) |
| 7 Gerrard K Club (Spruce St) | 23 Salvation Army |
| 8 Dixon Hall Learning Centre | 24 Dixon Hall Labour Link |
| 9 North Regent Park Rec Centre | 25 St Paul's School (Sackville St) |
| 10 Revitalization Office | 26 Dixon Hall (Sumach St) |
| 11 Regent park Focus | 27 St Bartholomew's Day Care |
| 12 Dundas Child Care | 28 Central Neighbourhood House (345 Ontario St) |
| 13 Community Health Centre | G Community Garden (4) |
| 14 Regent Park Community Centre | B Basketball Court (2) |
| 15 Sole Support Moms/Food Bank | R Skating Rink (2) |
| 16 Parents for Better Beginnings | |

Table A: Community Facilities displacement – Regent Park Phasing Plan 2B

	OUTDOOR FACILITIES	LOCATION	OPTION 2B PHASE
1.	Small playgrounds		1
2.	Oak St. Playground and wading pool		6
3.	Wading Pool	Sackville Green	2
4.	North Rink		2
5.	Splashpad and All Saints Square		¾
6.	North playing field		5
7.	North basketball court		5
8.	Pool		6
9.	Basketball Court	248 Sackville Green	1
10	Basketball Court		2
11.	Community gardens	a) 463 Gerrard b) 540 Dundas c) 295 Gerrard d) 600 Dundas	a) 5 b) 1 c) 6 d) 5

	AGENCY	LOCATION	RENT	2B PHASE	FLOOR AREA m2 (sq.ft.)
12.	SEAS	605 Whiteside	\$588.50 a month	3	148 (1600)
13.	Sole Support Moms (food bank)	63 Belshaw	\$1 annual	4	71 (770)
14.	Regent Park Community Centre	203 Sackville Green	\$2 annual	4	1860 (20,000)
15.	Parents for Better Beginnings (RPCHC)	33 Belshaw Place	\$25,500 annually to commercial landlord	4	385 (4140)
16.	Blevins Childcare Centre (includes playground)	26 Blevins Place	\$47,340 a year	4	366 (3945)
17.	Regent Park Focus (sub-basement space)	600 Dundas	\$4,200 a year	5	285 (3070)
18.	Regent Park Child Care Centre (includes playground)	600 Dundas	\$52,296 a year.	5	405 (4358)
19.	North Regent Recreation Centre	415 Gerrard		6	650 (7,000)
20.	Dixon Hall – Regent Park Learning Centre	417 Gerrard Street	\$1 plus \$7,639 shared costs a	6	165 (1800)

			year		
21.	Dixon Hall – Bridges to Success Program (girls)	16 Blevins Place	\$1 plus shared costs	3	85 (900)
22.	Dixon Hall – Youth Office (boys)	14 Blevins Place #101	\$1 plus \$3,474 shared costs a year	3	75 (800)
23.	Dixon Hall – SEED Program	44 Blevins/42 Blevins Unit 101	\$1 plus \$7,871 shared costs a year	3	153 (1650)

