Regent Park Revitalization

Building a Great Neighbourhood
Presentation Overview

• About TCHC & Regent Park
• Why revitalize?
• Phase One & Two review
• Funding Revitalization
• Foundation & Momentum
• Is Revitalization Working
Toronto Community Housing

- Sole Shareholder: City of Toronto.
- 58,600 units, home to 164,000 low and moderate-income tenants
  - 350 High rise buildings
  - 1865 Mid-rise, Low-rise, walk ups, towns, and singles
  - Spread across 370 different communities
- Neighbourhood Revitalization: asset investment - portfolio renewal strategy
About Regent Park *before* revitalization

- 69 acres (28 hectares) of land in downtown Toronto
- 2,083 units in townhouse, walk-up, high rise
- Internal streets privately owned by Toronto Community Housing
- Dundas St. E runs through the centre of the community
- Two distinct character areas north and south of Dundas

[Map of Regent Park]
Regent Park *before* revitalization

- 7,500 people
- 100% rent-geared-to-income
- 65% in Canada less than 10 years
- 3.6 children per household
- 41% under 16 years old
- 5% seniors
- $15,500/year average income
- Diverse, multiple languages
Historic context
Poor design & social exclusion

“Regent Park redesign sign of lessons learned”

Toronto Star, November 1, 2007

“…The concept was so inherently flawed, it’s hardly surprising that 50-odd years later we are tearing down Regent Park and starting over again. The shared spaces, the isolation from the city, the separation of the neighbourhood from the urban grid – these were well intentioned, but misguided steps…”

Toronto Community Housing
Why revitalization?

• Toronto Community Housing’s corporate objectives
• Aging buildings
• Capital investment backlog – 2008 Housing Strategy
• Stock at the end of useful life

• No government capital support for new building – leverage latent land value
• Poor design and social exclusion
• Community activism and political pressure
• Corporate commitment to environmental sustainability
Drafting a plan for change

- The revitalization plan was built on extensive planning and community engagement
  - multi-stakeholder process used to develop plan
  - support for resident association to play lead role
  - focus on economic development and youth
  - growing interest in culture and arts
  - improve community facilities to respond to existing (and future) residents’ needs
The revitalization plan

- 5 phases
- 15-20 year development timeframe
- Phases overlap
- Replacement rental housing, new rental housing (from Provincial-Federal funding programs)
- New community facilities and parks

Current phasing strategy
The revitalization plan

• Rebuilding a neighbourhood – over 12,500 people
• Mixed income community
  – Replace existing 2,083 RGI units (within the boundaries of Regent Park and in east downtown)
  – Add approximately 700 new ‘affordable rental’ units
  – Approx 4,000 market housing units (includes affordable ownership opportunities)
• Pedestrian friendly streets
• Parks and open space
• Diverse architecture
Street alignment

1940s street design

Re-introducing the grid

Tower in the Park

Reconnecting the urban neighbourhood

Toronto Community Housing
First two phases - a mixed community
Places for the community to meet

- TCHC enables investment from the City of Toronto, and local partners
- Making spaces for the neighbourhood and all residents to form bonds

Aquatic Centre

Regent Park

Daniels Spectrum

New Community Centre
Daniels Spectrum Arts and Cultural Centre

Home to:
- Regent Park School of Music
- Regent Park Film Festival
- Pathways to Education
- Artheart
- Collective of Black Artists
- Native Earth Performing Arts
- Centre for Social Innovation

Regent Park providing a home to many local agencies serving the community
News! Regent Park Athletic Grounds!

- Concept from community input during consultation for the park
- First announced at the tenant update meeting in May 2012
- Public announcement in September 2012 with students from Nelson Mandela Park public school

- Funding from MLSE/TeamUp Foundation
- Brand new facility
- Meeting community needs for recreation space
- Soccer, cricket, basketball, improved ice rink
- Priority access: Regent Park residents
- Intended to be run by a community agency
Mixed use development
Dundas Street East at Parliament

before  

after
Phase one commercial (Parliament & Dundas)
Planning for active streets, services & jobs

TCHC has whole or part ownership of all the retail / commercial assets we create.
## Job creation

### Community Economic Development Strategy

**Employment opportunities from revitalization partnerships**

<table>
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<tr>
<th>Organization</th>
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<td>Daniels construction trades</td>
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<td><strong>Total</strong></td>
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Painbox Bistro

Who: 27 local hires and counting
What: Great food - dine-in, take-out window, catering and training, career, and business development opportunities
Where: Corner of Sackville & Dundas Streets


www.paintboxbistro.ca
More than just housing

It’s:

A chance to improve parks, community facilities

An opportunity to develop accessible and safe public streets

A way to create local jobs and training programs

It’s Building a Great Neighbourhood

Toronto Community Housing
Phase one
Regent Park Phase One: Complete

Building a Mixed Income Neighbourhood

Three new rental buildings – 308 affordable + RGI units occupied:
  1. 246 Sackville
  2. 252 Sackville
  3. One Oak

Two market buildings occupied: 469 condominium units sold
  1. One Cole
  2. One Park West

Townhouses occupied
  • 57 rental townhomes
  • 51 condominium townhomes

3 offsite rental buildings

Phase one: building a condominium market

520 condominium units sold and occupied
Phase one development highlights

Awards summary

- 2010 FCM Sustainable Communities Award
- Toronto Urban Design Award of Excellence
  - One Cole (Private Building in Context – Tall Residence)
  - 60 Richmond (Private Building in Context – Mid-rise)
- Toronto Urban Design Award
  - Regent Park Townhouses (Honourable Mention)
- 2010 Building of the Year (60 Richmond)
Phase two
Phase two: new rental housing

- New rental buildings
- Total 446 rental units:
  - 309 RGI replacement units (including about 40 townhome units)
  - 137 new affordable rental units
Phase two: continuing market momentum

1250 condominium units sold or under development
Who is investing in Phase one and two?

- Toronto Community Housing: $373M
- City of Toronto: $53M
- Ontario /Federal Government Grants & Reimbursement (included in $373M): $59M
Is Revitalization Working?

$500,000

596

40%

1,000
Thank You

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