

Community Update Meeting

Frequently Asked Questions

Thursday, August 22, 2019 | 6 to 8 p.m.

Regent Park Community Centre

Revitalization

How is Revitalization different from other forms of redevelopment?

- In Regent Park and its other revitalization communities, TCHC focuses on working with many partners to transform aging social housing developments into vibrant, mixed-income, mixed-use communities.
- TCHC's approach leverages land value to replace aging social housing, build new market housing, drive investment for new roads, infrastructure, amenities and businesses in the neighbourhood, and create social and economic benefits for tenants, their neighbours and the city as a whole.
- All eligible residents living in Regent Park prior to the start of revitalization have a right to return to the neighbourhood and move into a replacement unit.
- Other types of urban redevelopment often occur with limited consultation with the community.
- The Regent Park revitalization has included years of master planning and working with the community on a future vision for Regent Park before construction began. Since the revitalization has started, TCHC has been consulting with residents on all aspects of the neighbourhood redevelopment.
- The Social Development Plan ensures that the revitalization process includes all residents and leads to social cohesion within Regent Park, not displacement.

What is the ratio of TCHC units to market units in Regent Park?

- 30:70 (30% TCHC units, 70% market units).

Why has this ratio changed from 40:60 to 30:70? How can we ensure that it isn't decreased further?

- The ratio was changed at the time of the Phase 3-5 rezoning to accommodate a community use, the Regent Park Athletic Grounds, as well as increased residential uses.
- If a rezoning were to occur on future (Phase 4 and 5) lands, the process would be public and would require approval from City Planning and City Council.

Are the amenities in the condominiums only accessible to private owners?

- Amenities in the condominiums are for private owners. By creating amenities that are geared towards families, however, the developer hopes to attract more

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families into the Regent Park condos. This enables interaction between families in the community.

- There are also amenity rooms in new TCHC rental buildings that are available to tenants of those buildings.

Which retail businesses are going in new buildings such as 110 River Street?

- The commercial spaces at 110 River Street are currently undergoing a fit-out process, which includes finishing the interiors to make them suitable for the future commercial uses. Potential retailers include a grocery store, a walk-in medical centre and a pharmacy.

Will anything prevent a TCHC tenant from having the right to return to a unit in Regent Park?

- While the Regent Park revitalization provides all eligible TCHC tenants with the right to return to a new unit, tenants must have a tenancy in good standing. Arrears (unpaid rent) or anti-social behavior with TCHC can affect the return process.
- While market rent tenants have the right to return to Regent Park, TCHC has not been able to offer these tenants a replacement unit because we have not constructed any market rent units. However, we are working with the City of Toronto to explore options on how to offer such units in our last Phase 3 building, Block 16N, which is expected to be ready to occupy in 2022-23.

How does the community revitalization process differ from the gentrification of neighbourhoods?

- TCHC's approach to revitalization aims to create mixed use, mixed income communities where social housing tenants can return to new homes and continue to live in the community. The new market condominium buildings help to pay for the construction of new homes for TCHC tenants, and the people and families that come into the neighborhood to live in the market buildings add to the life of the community.
- Gentrification, on the other hand, is where homes in a low-rent neighbourhood are replaced with new, higher-rent properties, forcing many of the original residents to move as rents become unaffordable.

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Can you tell us more about the affordable home ownership programs?

- There are two down-payment assistance programs in Regent Park: the Boost program (available to the public) and the Foundation program (available to TCHC tenants only).
- Recently, the City of Toronto has agreed to take over the Boost and Foundation programs from TCHC.
- The City is working on a new 10-Year Housing Plan to address housing and homelessness issues across the City. The new plan will include affordable home ownership opportunities.
- The HousingTO 2020-2030 Action Plan will be reviewed by the City's Planning and Housing Committee on November 13th and City Council on November 26th.
- Following the Council meeting, the City will have more clarity on the delivery of affordable housing loan programs across the City and an update will be provided to Regent Park residents.

Why is there a waiting list and draw for affordable rental units?

- The affordable rental units are funded by the City of Toronto and the Province of Ontario, to meet city-wide affordable housing needs.
- The allocation of these units must be done fairly and transparently, and therefore a public expression of interest is issued for 30 days to allow for a fair access.
- A draw for the affordable units is then carried out, prospective tenants with a low number are invited to apply for a unit, and an applicants' list is prepared based on the results of the random draw.

Request for Proposals Process

Who are the potential developer partners?

- They are Capital Developments, The Daniels Corporation and Tridel Builders Inc.

When is the developer presentation?

- The developer presentation date is tentatively set for October 5, 2019.

How does the evaluation scoring system for selecting the developer partner work?

- The first part of the evaluation will determine the developer with which TCHC will enter into negotiations and is out of a total of 100 points.

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- 80 points come from a set of rated criteria (proponent team, business concept, risk mitigation, marketing and sales strategy, and community economic development) and 20 points from the community's evaluation of the developer presentations.

Why should we score and provide questions for the developers?

- Community involvement provides an opportunity for people living in Regent Park to have a say in who will develop the future phases of Regent Park.

If Daniels meets the criteria for the RFP, why go through the process of having a new developer?

- TCHC does not have a contract with The Daniels Corporation beyond Phase 3.
- As a public entity, TCHC is committed to following public procurement principles.
- An open competitive public procurement process is a fair, responsible and transparent way to realize the best social and financial value to TCHC tenants and the people of Toronto.

Can community members be advisors for the RFP evaluation?

- In weighing the risk and liability for TCHC and community members, and in consultation with the Procurement Law Office, TCHC has made the decision not to include community members as part of the RFP evaluation panel.

How is the 20-per-cent of the community scoring getting allocated?

- The community will score how well the developers respond to the community vision; their community engagement plan; their responses to vetted questions; and their economic and social development commitments.

How do we make sure the community members that are scoring the developer presentations are Regent Park residents?

- A detailed process for the day of the developer presentations is currently under development and will be reviewed by the Fairness Commissioner.

How is vetting questions considered fair?

- We have to ask each developer the same question in order to control variables and prevent biases. This is the only way to ensure the process is fair.

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How do I know my question is fair? What is the criteria for a fair question?

- The questions will be reviewed by a Fairness Commissioner prior to being asked of the developers to ensure they are fair.

How do we seek clarification during the presentations?

- Only vetted questions are permitted during the presentations to ensure a fair process.
- Any clarification questions could also require the proponents to introduce information that is different from the proposals they submitted. As per Section 3.1 of the RFP, developer proponents cannot amend their proposals (which includes introducing new information) after the proposals have been submitted.
- As such, the community cannot ask clarification questions during the developer partner presentation.

How can the community ensure that we get the best possible community economic development package from the three developer proponents?

- The community will score the developer proponents on their proposed plans for community economic development at the developer partner presentations.
- Within one year after being selected, the successful developer partner must formalize a Community Benefits Agreement with TCHC and the community. The agreement will allocate and monitor community-benefits deliverables and outline the roles and responsibilities of the developer partner, TCHC and the community.

How will TCHC ensure community priorities inform the community benefits agreement (CBA)?

- TCHC has a strong understanding of community priorities gained through the extensive consultation it has already conducted, including the Refreshed Social Development Plan and the Community Conversations Document. Furthermore, the community will be able to put forward their priorities through a report that we will co-develop and send to the Developer Proponents at the start of the negotiation stage. This report will be co-written by the Revitalization Working Group.
- Once the Developer Partner is secured, RPNA, TCHC Tenant Council and members of the community will work with the Developer Partner and TCHC development staff to identify priorities and items to be included and resourced

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through the Community Benefits Agreement. Before engaging the community about their priorities, TCHC will work with the Revitalization Working Group, RPNA and TCHC Tenant Council to co-develop an engagement strategy for understanding community priorities related to the CBA.

How tall will the buildings in Phases 4 and 5 be?

- Maximum heights for the Phase 4 and 5 blocks are contained in Zoning Bylaw 275-2014. This by-law was passed as part of the Phase 3-5 rezoning process in 2013, and notes that buildings may be between 15m-40m tall with three tower locations where buildings up to 77m in height are permitted.

Safety

What measures are being taken to ensure safety in Regent Park?

The Community Safety Unit is committed to increasing proactive patrol in the community especially in areas that are known for higher rates of negative behavior. CSU is also working on faster response to calls in the area.

Are there any traffic safety measures or improvements planned for Regent Park?

Response from Councillor Wong-Tam's Office:

"Over the last month, our office has heard from a number of residents regarding ongoing traffic management concerns. From the need of increased safety enforcement to speed hump requests.

As a result, our office will be submitting a letter at the next Toronto East York Community Council meeting requesting the City's Transportation division to work with the Regent Park community to evaluate their traffic concerns and develop a Traffic Safety Plan. This is the first step to addressing traffic safety measures in Regent Park.

In response to community concerns regarding the tragic accident that occurred on June 20th at Regent Park Blvd & Dundas St E, our office has put in a request to install a Watch Your Speed Sign on Dundas St. E. between Parliament St & River St.

To submit a service request for traffic calming measures on roads or laneways, please contact 311. 311 can also be reached via email: 311@toronto.ca.

For more information regarding the Toronto Police Service parking enforcement program, please visit their website: torontopolice.on.ca/parking.



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*Please connect with my office at councillor_wongtam@toronto.ca or by **phone: 416-392-7903** for any questions or clarification."*

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