



Guidelines for Development in the St. Lawrence Neighbourhood

Our Neighbourhood

- St. Lawrence is a mixed-income, ethnically diverse residential and commercial neighbourhood adjoining the Central Business District. It extends from Queen Street East south to the railway tracks and from Yonge Street east to Parliament Street.
- St. Lawrence includes the ten original blocks of the Town of York. The many low-rise yellow and red brick buildings in this 19th century core lend the neighbourhood a distinctive historic character.
- The part of St. Lawrence clustered around The Esplanade and constructed in the late 20th century contains a family-friendly, mixed income residential neighbourhood that combines low-rent and subsidized rental accommodation with co-ops, condominiums and individually owned homes.

Our Requirements for Future Development

- Development in the St. Lawrence Neighbourhood is guided by:
 - The Official Plan http://www.toronto.ca/planning/official_plan/introduction.htm
 - By-laws applicable to the area and the site
 - The King-Parliament Secondary Plan (http://www.toronto.ca/planning/official_plan/pdf_secondary/15_king_parliament_oct2009.pdf)
 - The King-Parliament Urban Design Guidelines (<http://www.toronto.ca/planning/urbdesign/pdf/14kingparliament.pdf>)
 - The St. Lawrence Urban Design Guidelines (http://www.toronto.ca/planning/urbdesign/st_lawrence.htm)
 - The King-Parliament Community Improvement Plan <http://www.slna.ca/slna-news-pdfs/1997-0483.pdf>
 - The King-Parliament Community Improvement Plan Update (<http://www.toronto.ca/legdocs/bylaws/2002/law0383.pdf>)
 - The St. Lawrence Community Improvement Plan (<http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9479.pdf>)
 - Regeneration in the Kings: Directions and emerging trends. (<http://www.toronto.ca/planning/pdf/kingsmonit.pdf>)
 - The Heritage Lighting Master Plan for Old Town Toronto. http://www.toronto.ca/heritage-preservation/pdf/hert_final_report.pdf

Our Expectations

To preserve the best features of our neighbourhood and to ensure that new developments make a positive contribution to it, we:

- expect every new development to take full account of its context, to conform to the City's regulations and guidelines regarding setbacks, step-backs, angular planes, density, and height and to incorporate design features that enhance the streetscape.
- encourage the improvement of the streetscape and the implementation of the proposals in the two neighbourhood Community Improvement Plans.
- encourage the pursuit of Toronto Green Standard Tier 2 or LEED Gold to address elements of sustainability in design and construction.
- welcome the provision of at-grade retail and above-grade commercial spaces of varying sizes to generate employment in and provide services to the neighbourhood.
- encourage the provision of some rental residential buildings along with condominiums and particularly favour projects that offer both subsidized and non-subsidized units.
- encourage the inclusion of some family-sized units in every residential development as well as the provision of child-friendly amenity spaces.
- encourage the provision of easily accessible parking for bicycles and auto-sharing agencies.
- oppose above-grade parking and single-storey developments.
- encourage the incorporation of additional public/community spaces when new developments are planned.
- support the Heritage Lighting Master Plan for Old Town Toronto and all similar measures that strengthen the heritage character of St. Lawrence.

Revised and updated: June 25, 2011.