



## 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 rail corridor 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 lowrent and subsidized rental accommodation with co-ops, condominiums and individually owned homes.

### Our Requirements for Future Development

- Development in the St. Lawrence Neighbourhood is particularly guided by:

The Official Plan <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

#### By-laws applicable to the area and the site

The King-Parliament Secondary Plan (2010) <https://www.toronto.ca/wp-content/uploads/2017/11/9063-cp-official-plan-SP-15-KingParliament.pdf>

SEE ALSO: King-Parliament Secondary Plan Review. <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/king-parliament-secondary-plan-review/>

o The King-Parliament Urban Design Guidelines (2004) <https://www.toronto.ca/wp-content/uploads/2017/08/8fde-Toronto-Urban-Design-Guidelines-King-Parliament.pdf>

o The St. Lawrence Neighbourhood Urban Design Guidelines (2005) <https://www.toronto.ca/wp-content/uploads/2018/10/8680-city-planning-st-lawrence-neighbourhood-focused-area-urban-design-guidelines.pdf>

The King-Parliament Community Improvement Plan (1997) and By-Law (By-law No. 1997-0483) <http://www.stlawrencemarketbia.ca/images/files/King%20Parliament%20Community%20Improvement%20Plan%20-%201997.pdf>

The King-Parliament Community Improvement Plan (2002 Update) <https://www.toronto.ca/legdocs/bylaws/2002/law0383.pdf>

The St. Lawrence Neighbourhood Community Improvement Plan (2007) <https://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-9479.pdf>

Regeneration in the Kings: Directions and emerging trends (2002) On BIA website only? <http://www.stlawrencemarketbia.ca/images/files/Regeneration%20in%20the%20Kings%20-%20November%202002.pdf>

Heritage Conservation District Plan for St Lawrence (2015)

Part 1. <https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-84943.pdf>

Part 2. <https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-85141.pdf>

Part 3. <https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-85490.pdf>

Heritage Lighting Master Plan for Old Town Toronto (2011) <http://www.stlawrencemarketbia.ca/images/files/Heritage%20Lighting%20Master%20Plan%20for%20Old%20Town%20Toronto.pdf>

City of Toronto Streetscape Manual <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/streetscape-manual/>

City of Toronto Tall Building Design Guidelines (2013) <https://www.toronto.ca/wp-content/uploads/2018/03/9712-City-Planning-Downtown-Tall-Building-Web.pdf>

- City of Toronto Greening surface parking lots. <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/greening-surface-parking-lots/>
- St Lawrence Market BIA. Public Realm Master Plan (2015) [http://www.stlawrencemarketbia.ca/images/01\\_SLMNBIA-Final-Report\\_full\\_Edited%20June%208%202015%20Optimized.pdf](http://www.stlawrencemarketbia.ca/images/01_SLMNBIA-Final-Report_full_Edited%20June%208%202015%20Optimized.pdf)

Additional resources are listed in the references to the HCD Plan (page 199).

## **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 and the City's Streetscape manual. □ 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 Conservation District Plan, the Heritage Interpretation Master Plan and the Heritage Lighting Master Plan for Old Town Toronto and all similar measures that strengthen the heritage character of St. Lawrence.

Revised January 2019 by David Crawford.