

Consolidated Clause in Toronto and East York Community Council Report 6, which was considered by City Council on July 19, 20, 21 and 26, 2005.

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**Toronto Urban Design Guidelines - St. Lawrence
Neighbourhood Focused Area
(Toronto Centre-Rosedale, Ward 28)**

City Council on July 19, 20, 21 and 26, 2005, adopted this Clause without amendment.

The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2005) from the Director, Urban Design subject to:

- (1) ensuring that any development within the St. Lawrence Neighbourhood Focused Area protected by the guidelines should be respectful and mindful of the current height and density sensitivities, as the area contains one of the richest concentrations of historic buildings of national significance and, as the site of Toronto's Old Town, is a precious civic treasure and therefore it is important that the unique historical and special character be protected and respected;
- (2) requesting the Canadian National Railway to improve the appearance of the south façade of the Yonge Street and Jarvis Street railway bridges by way of painting or recladding;
- (3) requesting GO Transit to improve the appearance of the north recladding façade of the Yonge Street and Jarvis Street railway bridges by way of painting or recladding;
- (4) requesting the Director, Transportation Services, Toronto and East York District to install bird caging, spikes on the top of the sidewalk lights and street lights in the railway underpass at Jarvis Street to discourage birds from roosting in the pedestrian connection between the downtown and waterfront by September 2005;
- (5) requesting the Director, Transportation Services, Toronto and East York District to draw on the existing funds in a Transportation Services account set up to install sidewalk lighting in the railway underpass at Yonge Street and install the lighting by September 2005;
- (6) requesting the Director, Transportation Services, Toronto and East York District to include in the 2006 Capital Budget a request for the construction of missing sidewalks at the following locations:

- **West side of Church Street south of The Esplanade;**
 - **East side of Market Street south of Wilton Street; and**
 - **North and south sides of Wilton Street between Market Street and Jarvis Street;**
- (7) **requesting the Director, Transportation Services, Toronto and East York District to ensure that crosswalks and stoplines be painted at the following intersections in the St. Lawrence Neighbourhood which have stop signs or traffic lights but are missing marked crosswalks:**
- **south side of King Street East at Victoria Street;**
 - **four sides of Victoria/Scott Street at Colborne Street;**
 - **west side of Colborne Street at Church Street;**
 - **north side of Wellington Street East at Leader Lane;**
 - **south side of Front Street East at Market Street;**
 - **east side of Scott Street at The Esplanade;**
 - **west side of Jarvis Street at Wilton Street; and**
 - **north, east and south side of Market Street at The Esplanade.**
- (8) **requesting the Director, Transportation Services, Toronto and East York District to re-install the missing stop sign at the northeast corner of Wilton Street and Market Lane;**
- (9) **requesting the Toronto Parking Authority to investigate the feasibility and cost of installing cladding or glazing on the section of the 2nd to 4th floors of the north wall of the parking garage at 2 Church Street abutting the foot of Church Street right-of-way and report back to the Toronto and East York Community Council by October 2005; and**
- (10) **further to City Council's enactment in October 2000 of the by-law to designate certain lands as the St. Lawrence Neighbourhood Community Improvement Project Area, requesting the Chief Planner to submit a Community Improvement Plan for the St. Lawrence Neighbourhood to the Toronto and East York Community Council by July 2006**

The Toronto and East York Community Council submits the report (June 20, 2005) from the Director, Urban Design:

Purpose:

This report presents, for Council's endorsement, the site-specific Toronto Urban Design Guidelines for the St. Lawrence Neighbourhood Focused Area that are a companion document of the Official Plan.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that Council adopt the Toronto Urban Design Guidelines - St. Lawrence Neighbourhood Focused Area.

Background:

In a March 22, 2004, Preliminary Report on 40 The Esplanade, staff recommended to City Council that staff be directed to prepare a redevelopment planning framework for the area bounded by Yonge Street on the west, King Street on the north, Jarvis Street and on the east and the railway corridor on the south, as outlined in the report. The recommendation was approved at the April 15, 2004 City Council meeting.

A planning framework session was held on June 10, 2004 where members of the public were asked four questions about community priorities. In addition they were asked what they liked and disliked about the neighbourhood and their choices were mapped.

An urban design charrette for St. Lawrence West was held on September 22 and 23, 2004. Six development sites were evaluated and concepts for public realm improvements were discussed. The proceedings of the charrette were prepared by the facilitator, Brook McIlroy Inc. Planning + Urban Design.

In a November 1, 2004, Final Report on 40 The Esplanade, staff recommended to City Council that the Commissioner of the Urban Development Services Department develop urban design guidelines for the West St. Lawrence neighbourhood, which is bounded by King Street East, Jarvis Street, Yonge Street and the railway, and consult with the St. Lawrence Neighbourhood Business Improvement Area, St. Lawrence Neighbourhood Association, and representatives of landowners, and report back to the Toronto and East York Community Council in the second quarter of 2005. The report listed urban design principles that were used to evaluate the application and that were to be used to develop urban design guidelines for the neighbourhood. The recommendation was approved at the February 16, 2005 City Council meeting.

Comments:

In January 2005, a working group was set up to consult on the Toronto Urban Design Guidelines - St. Lawrence Neighbourhood Focused Area. The working group consisted of representatives of the development community, City staff, St. Lawrence Neighbourhood Association, St. Lawrence Market Business Improvement Area, St. Lawrence Condominium Ratepayers Association, Citizens for the Old Town, Councillor McConnell's office, and Office for Urbanism.

A public information session on the Toronto Urban Design Guidelines - St. Lawrence Neighbourhood Focused Area was held on May 18, 2005. Comments on the Guidelines were received and questions were answered. Staff had also attended the June 14, 2005 annual general meeting of the St. Lawrence Condominium Ratepayers Association and presented an overview of the guidelines and answered questions.

The goal of the Urban Design Guidelines is to improve the quality of the environment in the St. Lawrence Neighbourhood Focused Area, and ensure that elements, which contribute to the special character of the diverse parts of the area, are retained and enhanced. The main planning and urban design objectives for achieving this goal include the enhancement of areas of special character, enhancement of historic buildings and how they are viewed, and improvements to and expansion of public realm areas such as parks, plazas and sidewalks.

The Guidelines are intended to serve the following functions:

- provide clear guidance to the development industry in the preparation of development concepts in accordance with the criteria and impacts as set out in the Guidelines;
- direct City to prioritize public realm enhancements, streetscape improvements and the creation of new parks and open spaces;
- assist in the preparation of the St. Lawrence Neighbourhood Community Improvement Plan; and
- assist in the Heritage Conservation District study process.

With respect to the structure of the Guidelines, the document identifies the following three areas of Special Identity:

- Berczy Park;
- The Market; and
- The Esplanade.

The Guidelines identify the following five corridors:

- Yonge;
- King Street;
- Church Street;
- Jarvis; and
- Esplanade.

The Guidelines identify the following three precincts:

- Berczy Park;
- Front Street East; and
- Market.

Conclusions:

Staff recommend that Council adopt the Toronto Urban Design Guidelines - St. Lawrence Neighbourhood Focused Area. The Guidelines will assist in the decision making on several development applications in the St. Lawrence Neighbourhood.

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(A copy of the Toronto Urban Design Guidelines - St. Lawrence Neighbourhood Focused Area was distributed to Members of Council under separate cover, and a copy is on file in the Office of the City Clerk.)

The Toronto and East York Community Council also had before it the following communications and copies are on file in the City Clerk's Office:

- Communication (July 4, 2005) from Stephen Diamond, McCarthy Tetrault;
- Communication (July 4, 2005) from James W. Harbell, Stikeman Elliot; and
- Communication (June 5, 2005) from Councillor McConnell.

The following appeared before the Toronto and East York Community Council:

- Steven Diamond, McCarthy Tetrault;
- James W. Harbell, Stikeman Elliot;
- Paul Smith;
- Marcus Little; and
- Daniel Brambilla.