

Welcome Public Event #1

Thursday, May 9, 2019

Municipal Class Environmental Assessment Yonge Street from Queen Street to College Street

The information displayed today is available online at: toronto.ca/yongeTOmorrow





Study Area

Area for which data collection and analysis is being completed

YongeTOmorrow EA Focus Area (Phase 1)

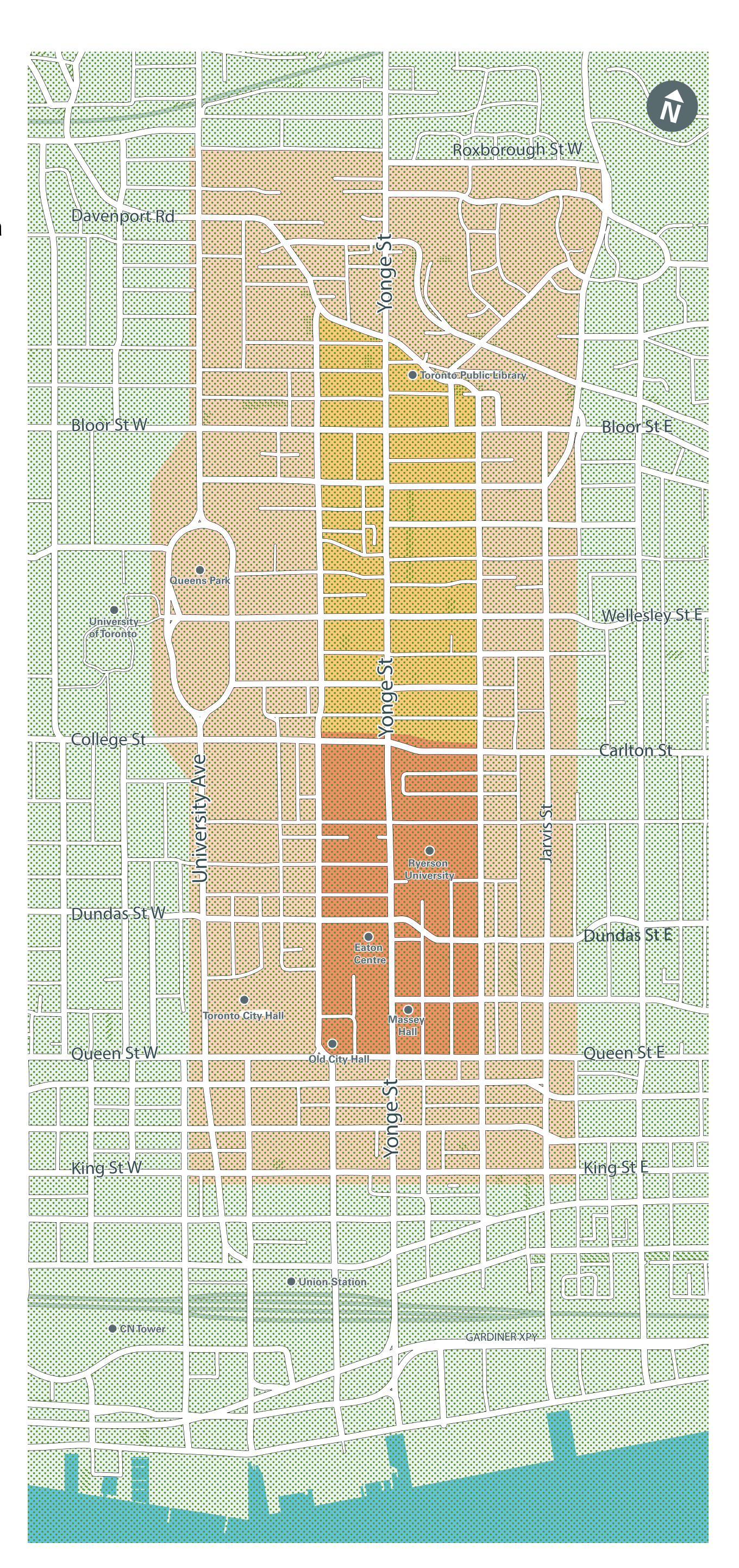
Area for which alternative solutions are currently being developed and evaluated

Future Focus Area (Phase 2)

An EA to develop and evaluate design solutions for Yonge from College to Davenport is planned to start upon completion of YongeTOmorrow Phase 1

Wider Neighbourhood Impacts

YongeTOmorrow will consider the existing conditions and impacts of the alternatives on the north-south and east-west streets within the study area before making a final recommendation for the focus area.



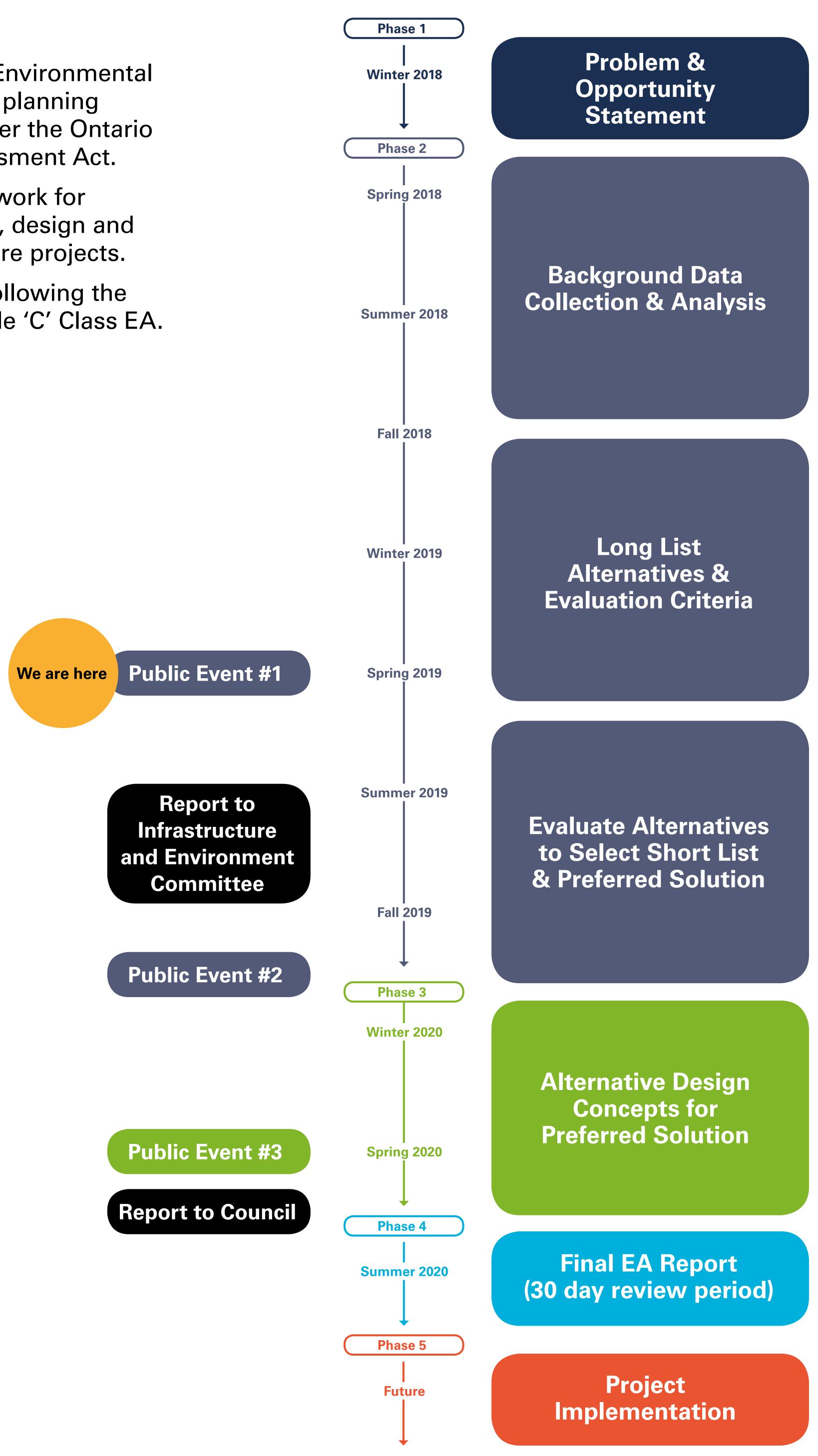
What is an EA?

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The Municipal Class Environmental Assessment (EA) is a planning process required under the Ontario Environmental Assessment Act.

It provides the framework for municipalities to plan, design and construct infrastructure projects.

YongeTOmorrow is following the process for a Schedule 'C' Class EA.





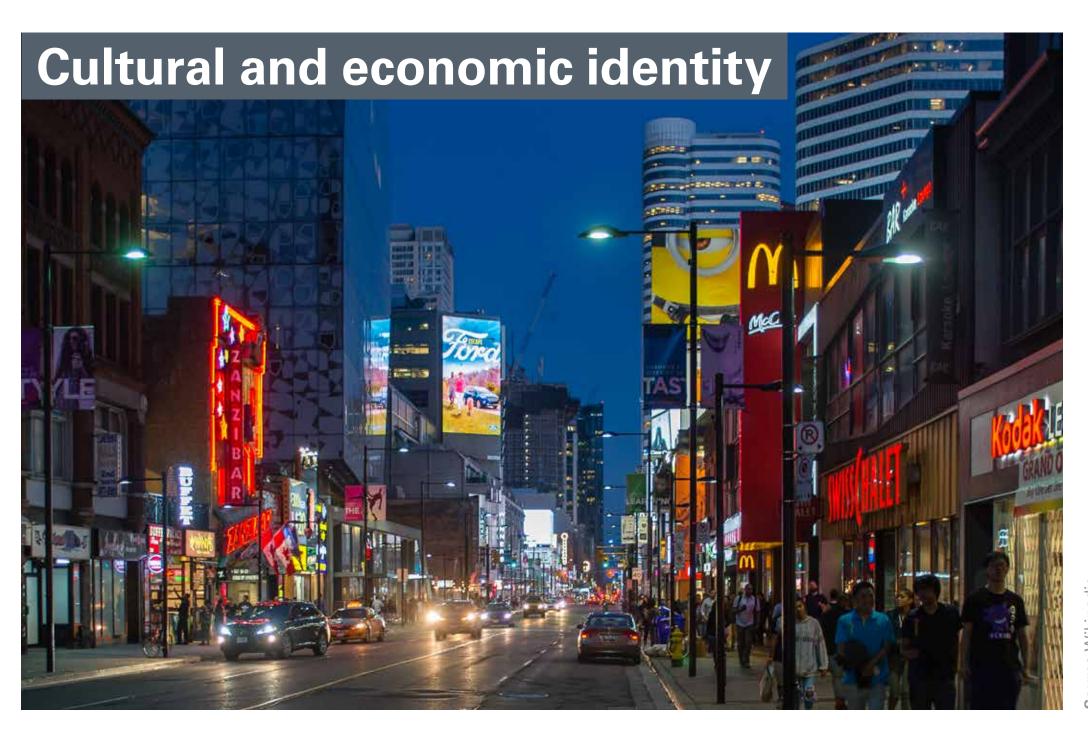
Why are we doing this EA?

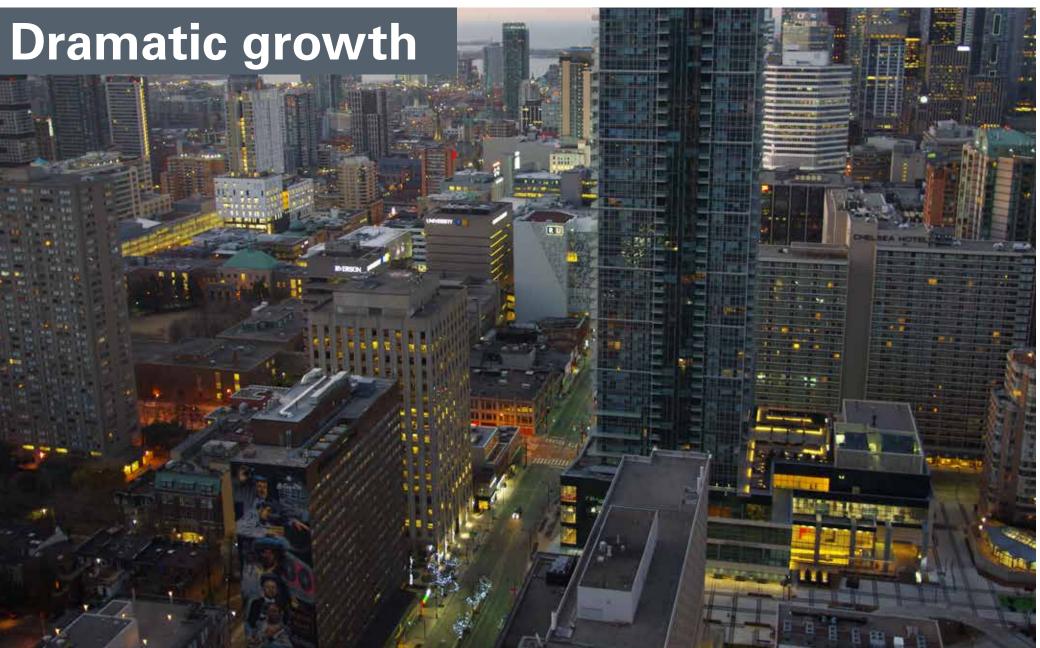
Problem and opportunity statement

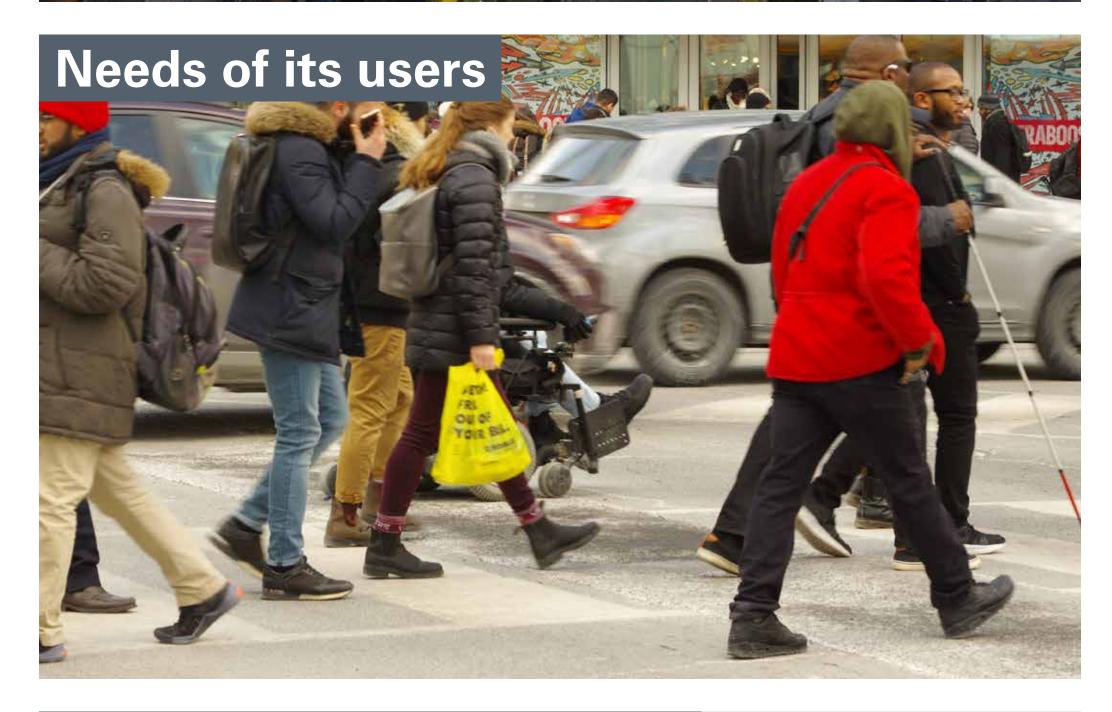
Yonge Street is iconic.

The street plays a significant role in the **cultural and economic identity** of Toronto and forms the spine of the city's transportation network. **Dramatic growth** is changing the character of built form along the street and the **needs of its users**, placing increased demands on aging infrastructure.

This provides us with an opportunity to re-examine how Yonge Street can best respond to our **diverse and changing city**. This presents the opportunity to elevate Yonge Street's physical form and the experience it brings to its users to reflect the significance it holds in both the city's landscape and in our minds.













What's informing the study?



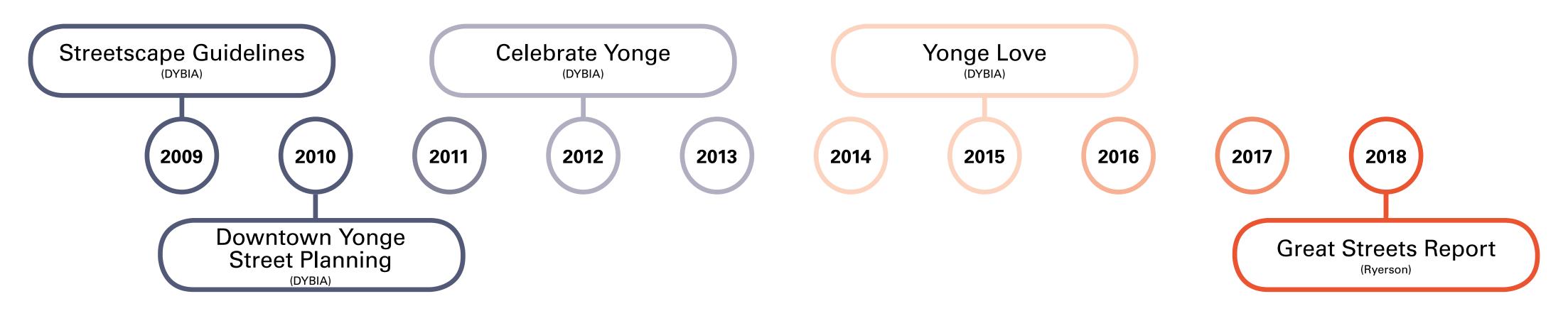
TOcore

In 2018 Toronto City Council adopted a 25 year growth strategy for Toronto's downtown core. The study projects that the population of the yongeTOmorrow study area will double by 2041.

The Downtown Plan provides guidance on Yonge Street's role in supporting this development and enhancing cultural, civic and economic vitality.

The TOcore Parks & Public Realm Plan identifies downtown Yonge Street as a Cultural Corridor and one of the City's Great Streets. It recommends the development of Yonge Street as a significant pedestrian destination and retail priorty street.

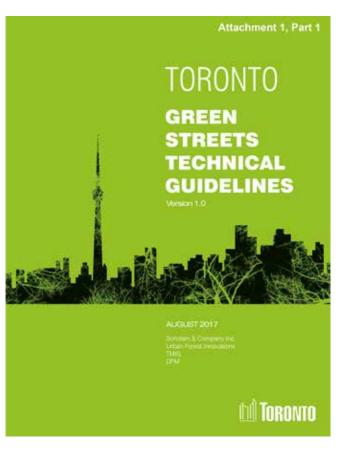
Building on stakeholder initiatives and studies

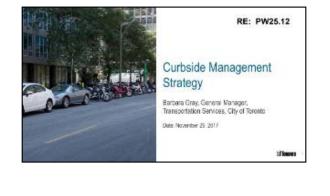


DYBIA - Downtown Younge Business Improvement Area

City of Toronto Policies and Guidlines

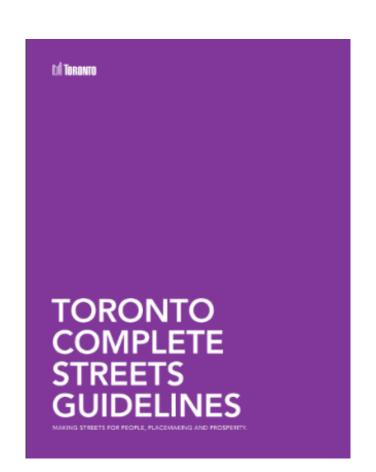


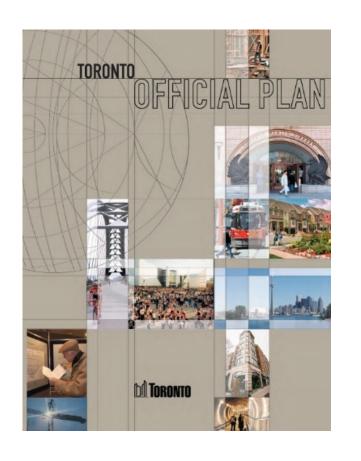


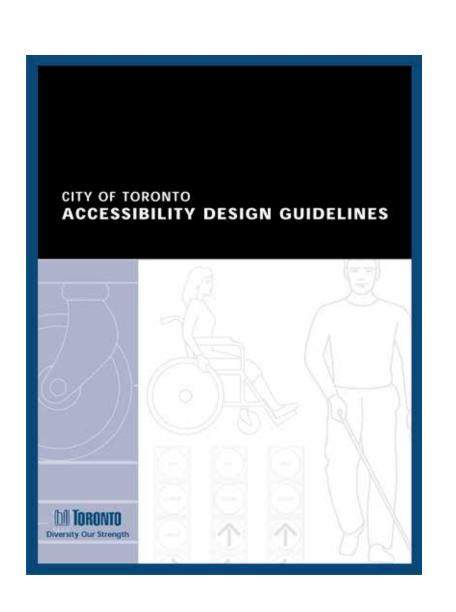


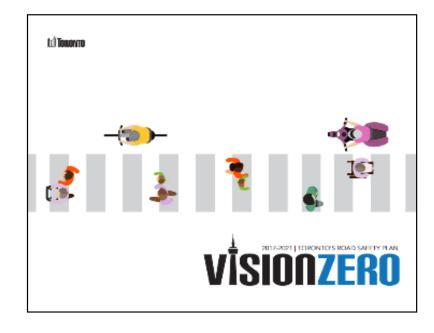


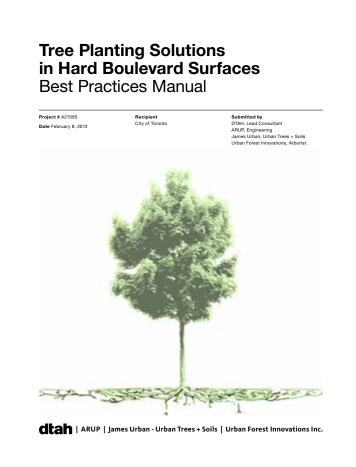


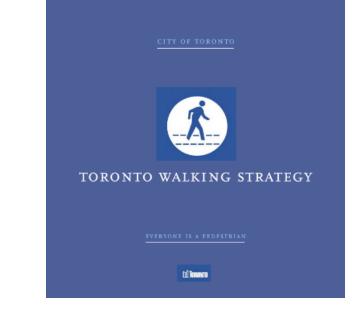














What's being considered?



This study will consider many possible changes to the design of Yonge Street including:

- Increasing the sidewalk width and space dedicated for pedestrians (clearway)
- Reducing driving lanes
- Redesigning intersections and laneway connections
- Installing cycling facilities on Yonge Street or a nearby north-south street

- Improving accessibility for all street users
- Improving or increasing pedestrian crossing opportunities
- Space for seating, planting, and public art
- Modifying other near-by streets and laneways
- Flexible uses of the street that may change in different zones of the street or throughout the day, week, and year
- Establishing car free zones during certain times of the day, week, or year, or permanently

Who makes decisions?

City Council provides direction on the preferred solution



Infrastructure & Environment Committee

a standing committee of council which makes recommendations on the City's infrastructure needs



Project Lead – Transportation Services

considers technical data and feedback from stakeholders to recommend a preferred solution



Municipal Stakeholders



matter expertise from various city divisions



Public Stakeholders



Technical Advisory Committee

technical staff from impacted city divisions, agencies and commissions

Project Team

city staff with subject

Stakeholder Advisory Group representatives from stakeholder organizations within the study area

Public Information Centres / Surveys feedback opportunities for

members of the public



Evolution of Yonge Street

<1840

1840s

1850s

1860s

1870s

1880s

1890s

1900s

1910s

Major events

Due to convenient shipping and market access, the government invested in roads and transit. This made Yonge an important street that connected the city and attracted development. Yonge Street became an icon in the city.

Pre-1800: Intersections of land and water routes developed by Indigenous populations; used by early settlers and trappers.



1849: Horse-drawn stagecoaches operated along Yonge Street from King Street and Bloor Street



Transportation Corridor

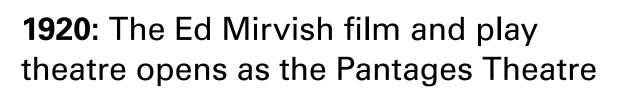
1861: Toronto Horse-drawn Street Railway is established and tracks are laid, between Front Street and Bloor Street

1883: Eaton's store opens and is the first with electric lights in any Canadian store



1892: Toronto Street Railway is electrified

1905: First Santa Claus Parade is held on Yonge Street



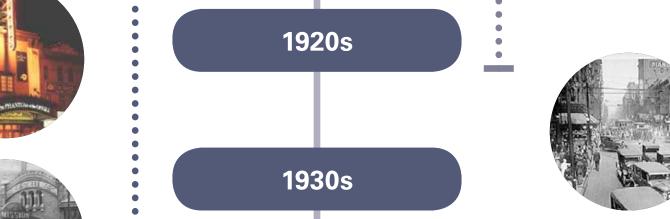
1930s: Thousands of people line up for soup and sandwiches at the Yonge Street Mission (and subsequently Evergreen)

1954: Yonge Street subway opens

Early 1970s: Yonge Street is turned into a pedestrian mall for four summers

1980s: First Pride Parade

2002: Yonge Dundas Square opens



1940s

1950s

1970s

1980s

Main Street Development

1929: Mid-day traffic and pedestrians clog the intersection of Queen and Yonge streets



1949: Construction of the Yonge Street subway starts

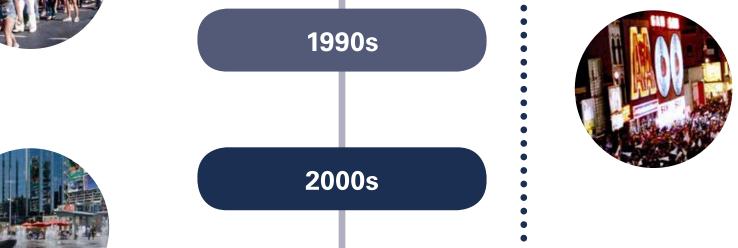


1961: Sam the Record Man opens



Meeting & Cultural Space

1977: Eaton Centre opens



2010s

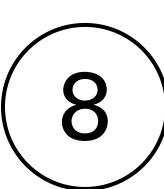
1992: Toronto celebrates the Blue Jay's World Series win



2015: Ryerson Student Learning Centre opens



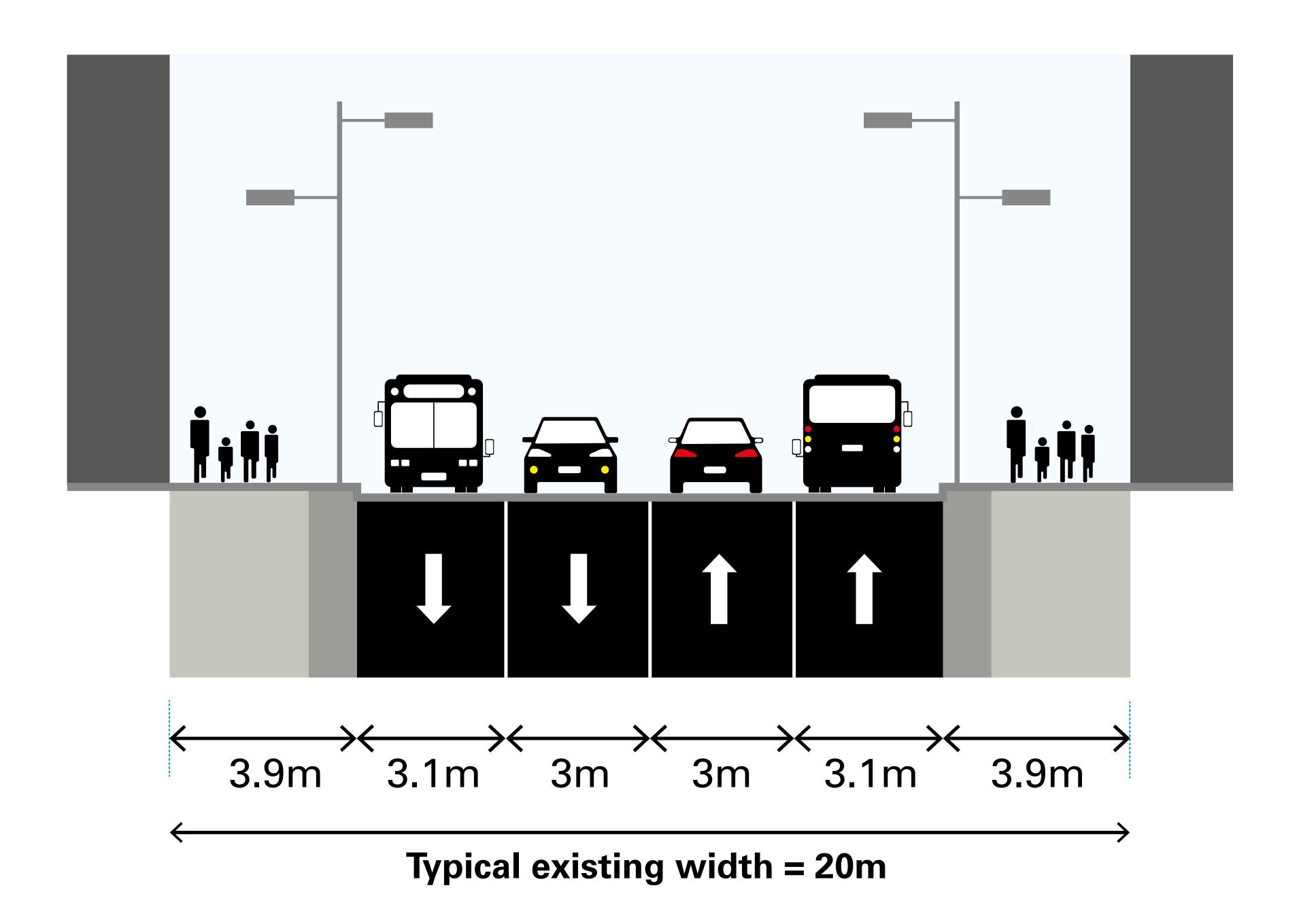
Meet us there - Tell us your Yonge Street story

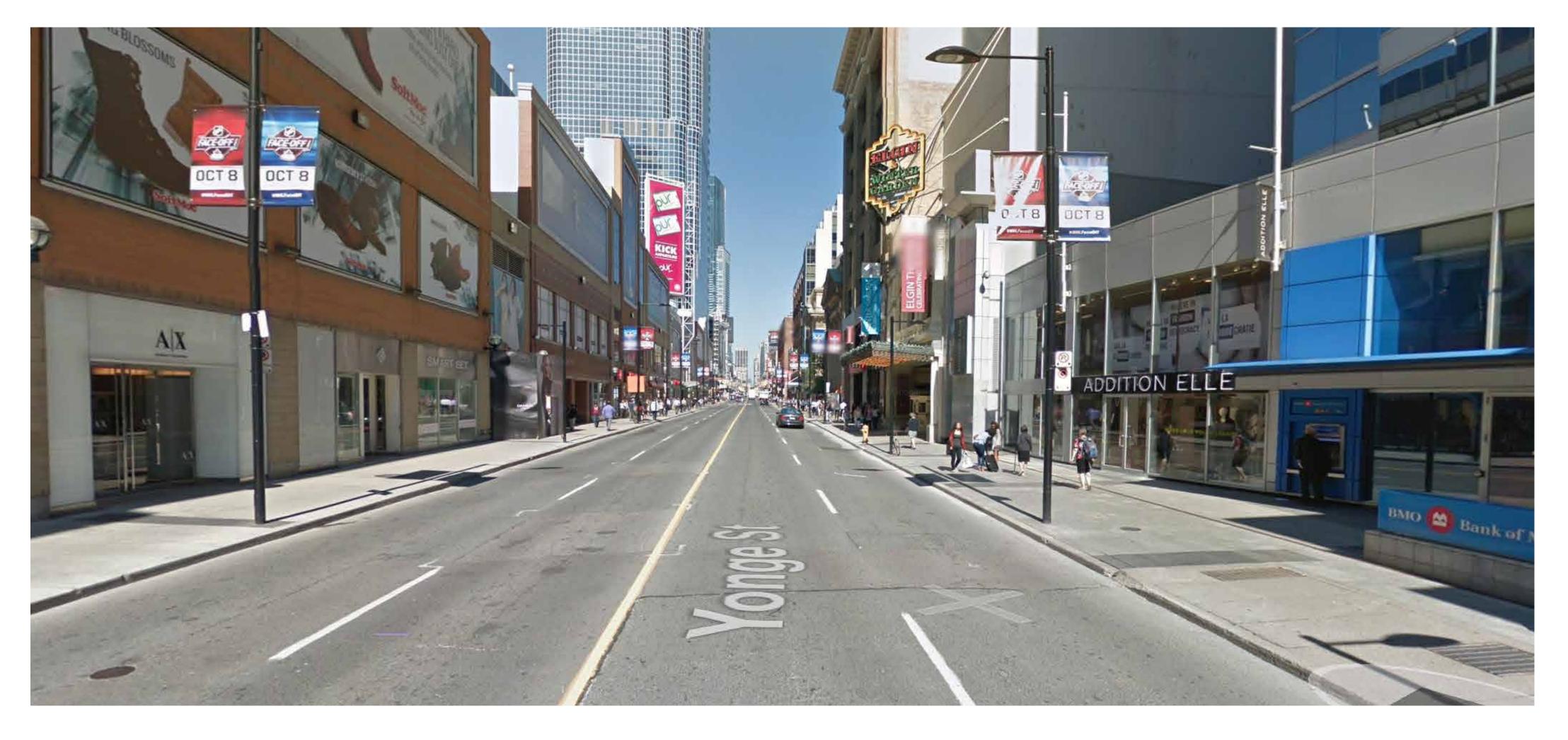




Existing Conditions

Queen to Gerrard





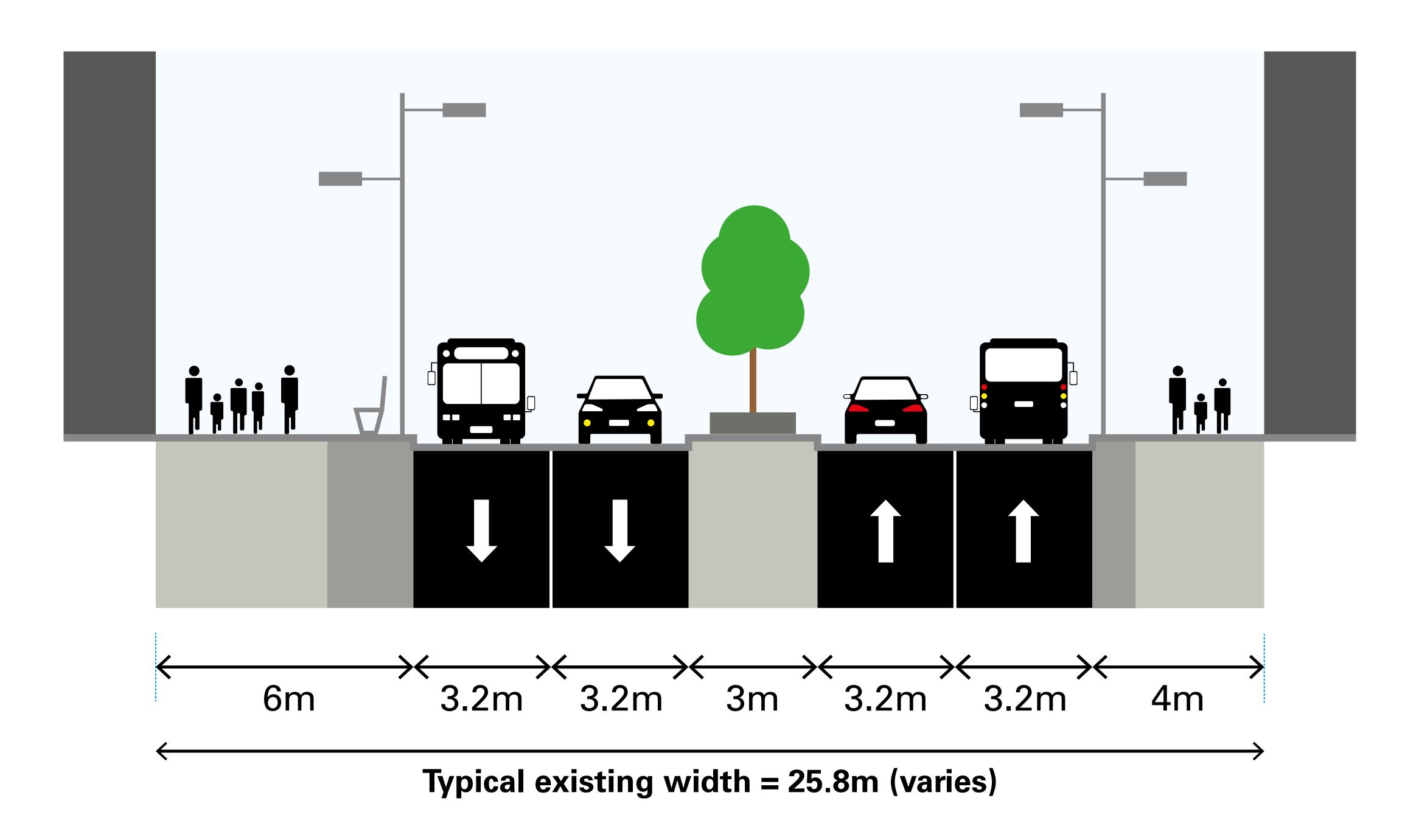
Yonge Street looking north from Queen Street Image - © Google

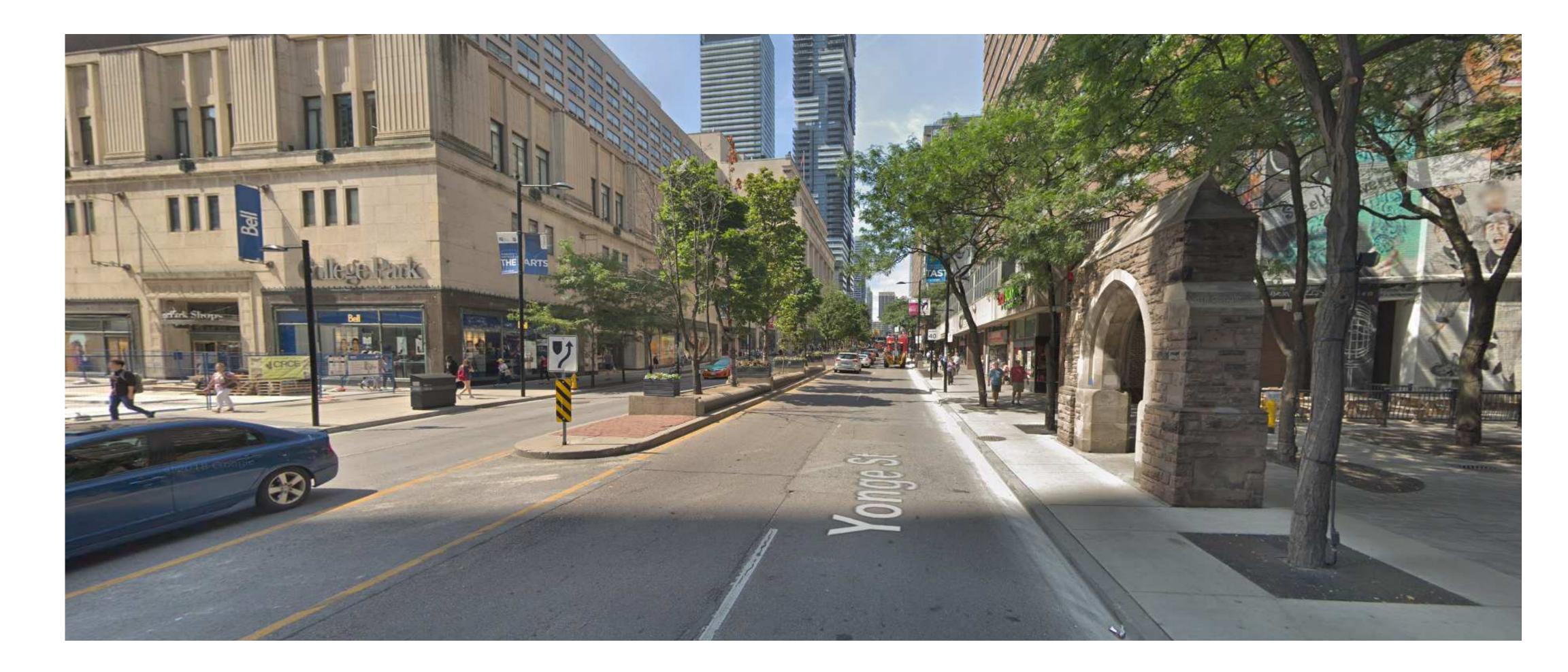


Existing Conditions

10

Gerrard to College

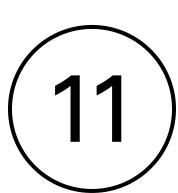




Yonge Street looking north from Gerrard Image - © Google



Existing Conditions – Growth



Recent growth

73%

increase in population from 1996 to 2016 to over 55,000



43%

increase in employment from 1996 to 2016 to over 225,000



Projected growth

400

residents and jobs per hectare by 2031 according to Toronto's Official Plan



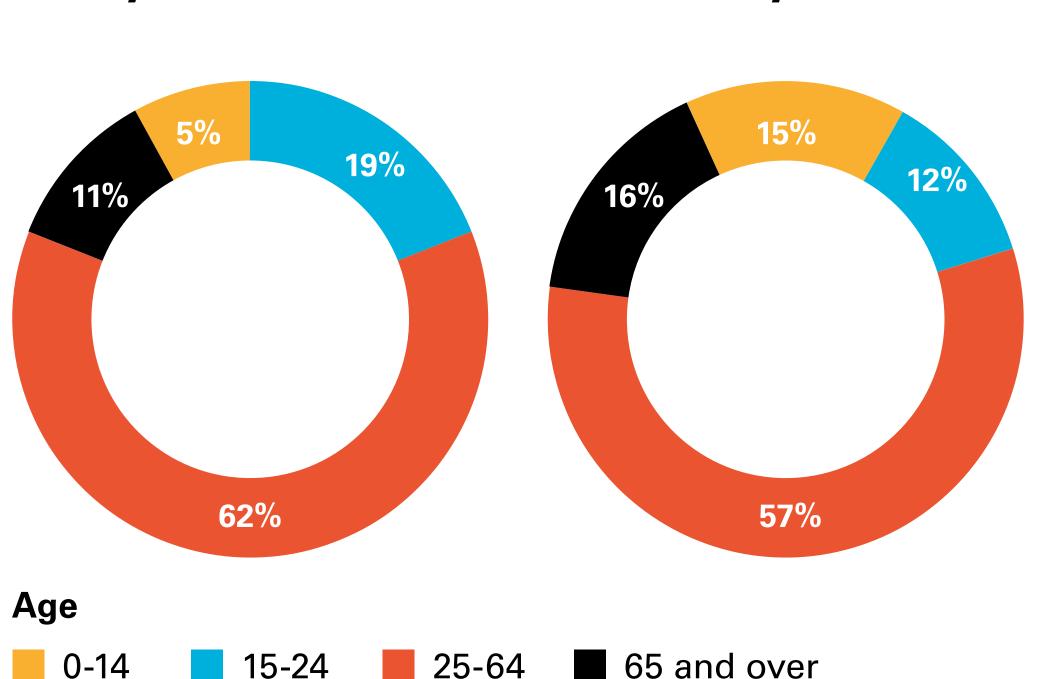
8,500+

proposed condo units in development



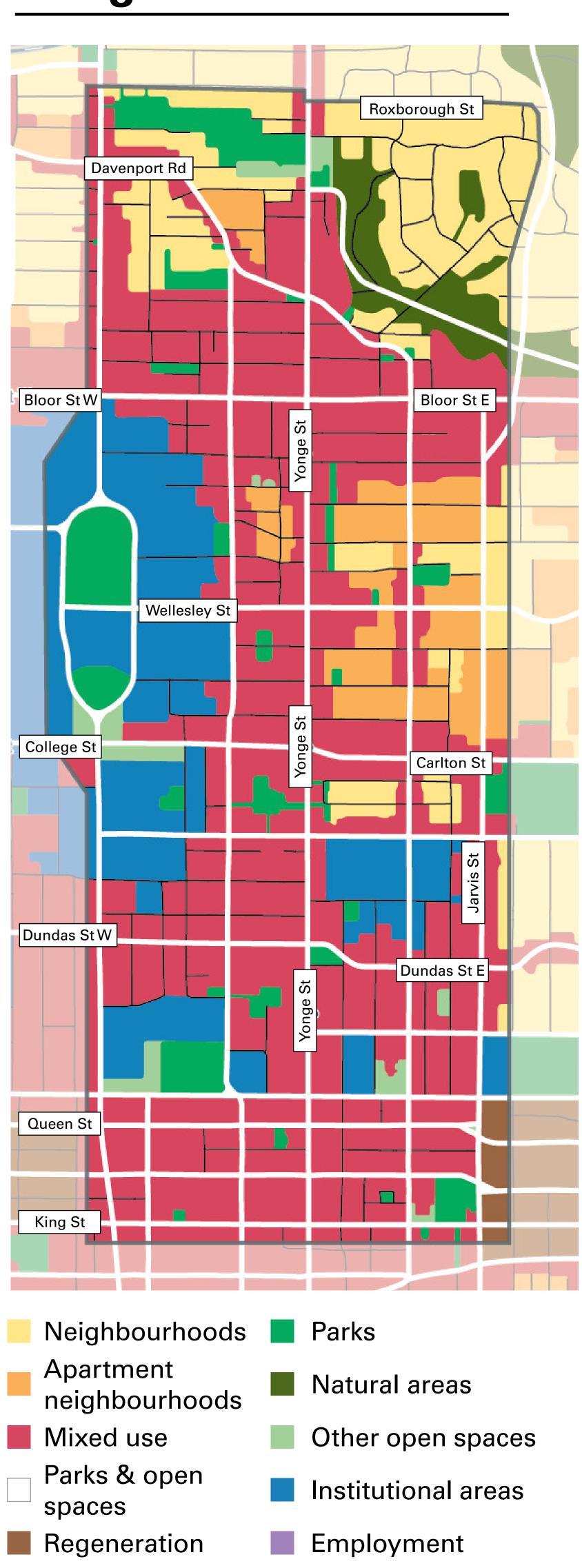
The City

Study area



Children 0-14 make up a lower proportion of the population within the study area, while 18-24 year olds make up a higher proportion of the study area compared to the rest of the city.

Most of the area is designated mixed use



Utility corridors

12

The Downtown Yonge neighbourhood is a densely populated and diverse community. It is a hub, not only for retail, tourism and education, but also for social services and community programs for a broad range of Torontonians.

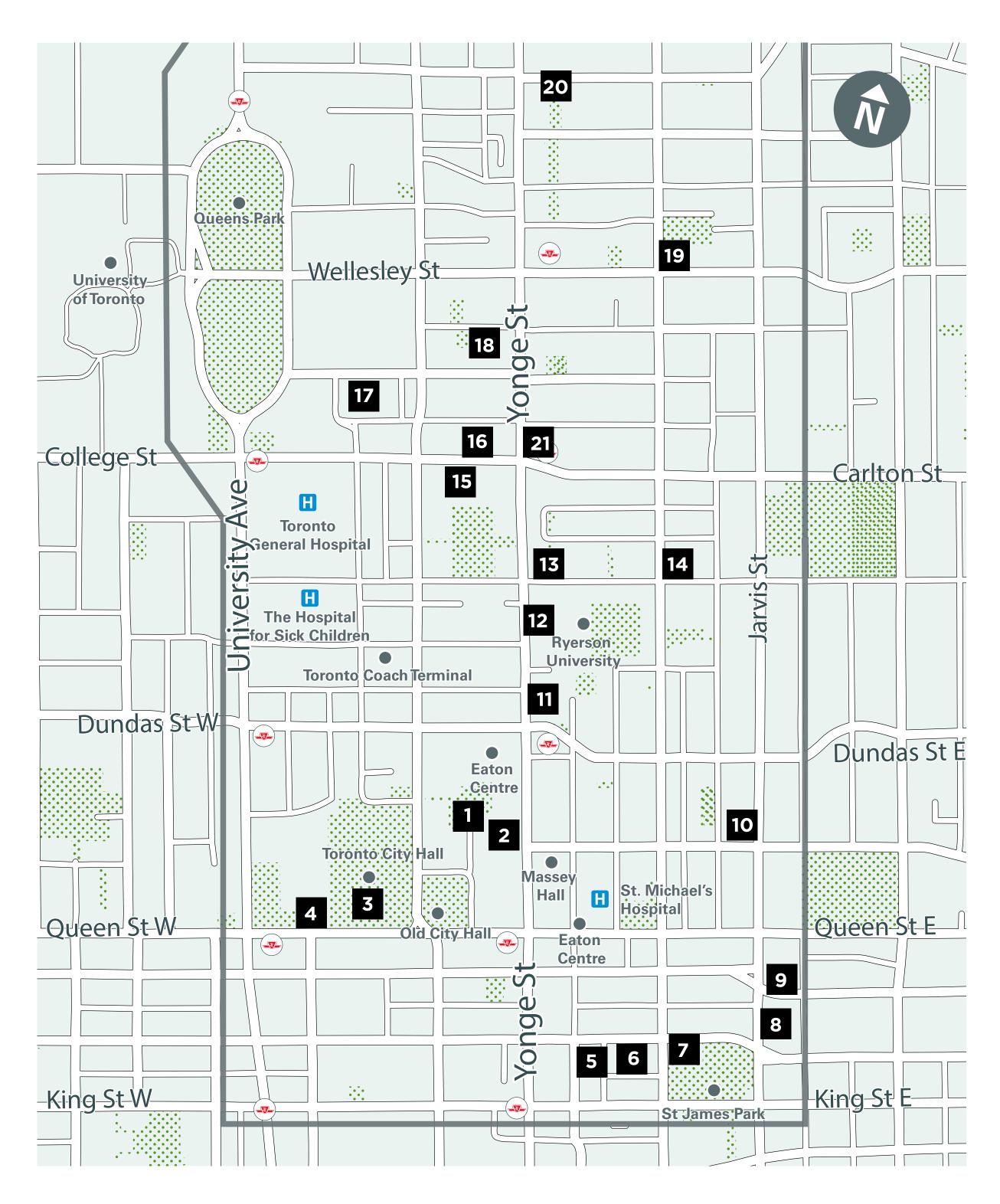
The study area has a long history of providing aid to those in need. Organizations like the Yonge Street Mission have been serving the community since 1896. There are also programs and services offered in the neighbourhood that may not be available in other parts of the city or province.

Many Torontonians, by choice or due to circumstance, spend much of their day or night on the street within the Focus Area.

Representatives from the following city divisions and agencies are part our Technical Advisory Committee to provide advice on how yongeTOmorrow may influence and impact street activity and vulnerable members of the community.

Technical Advisory Committee Members:

- Shelter Support & Housing
- Toronto Community Housing
- Toronto Public Health
- Toronto Police Services
- Toronto Paramedic Services
- Toronto Fire Services
- Municipal Licensing & Standards



Below is a list of non-profit organizations providing programs and services to improve the lives of Torontonians from all walks of life:

- 1 Church of the Holy Trinity
- 2 Mothercraft Society
- 3 Government of Canada
- 4 Lawyers Feed the Hungry
- 5 LOFT Community Services
- Adelaide Resource Centre for Women
- 7 St. James Cathedral
- 8 Salvation Army Gateway

- 9 Fred Victor
- 10 Haven Toronto
- 11 The Works
- 12 Evergreen Centre for Street Youth
- 13 Covenant House Toronto
- 14 St Vincent De Paul Society
- 15 ServiceOntario
- 16 Native Child and Family Services of Toronto

- Women's College Hospital
- 18 YMCA
- 19 The 519
- 20 Sanctuary Ministries
- 21 2 Carlton Street

Canada Employment & Immigration Union -Social Planning Toronto -Urban Alliance on

Uniting Muslisms and Allies for Humanity

Race Relations

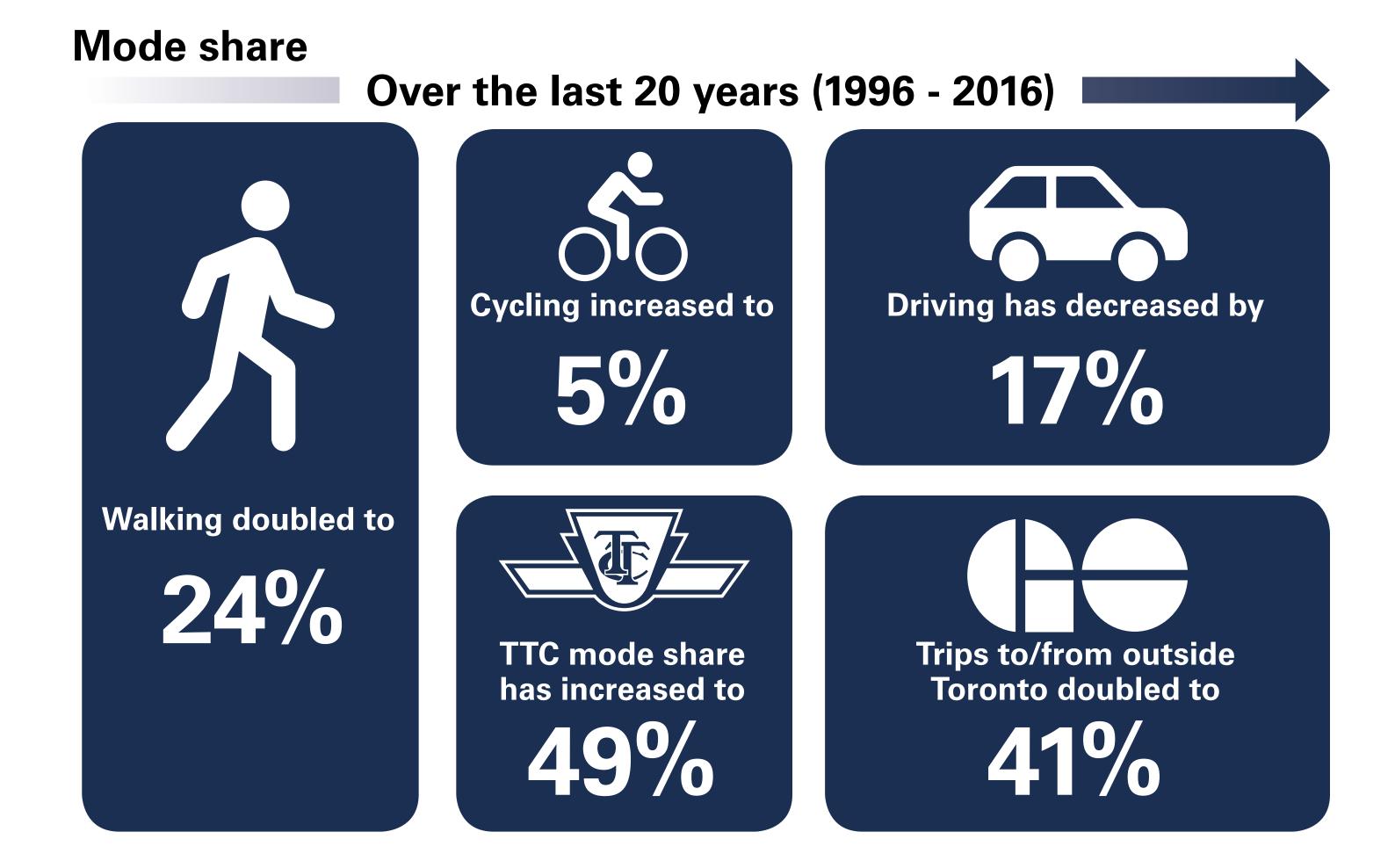


Existing Conditions – Transportation Trends



Getting around

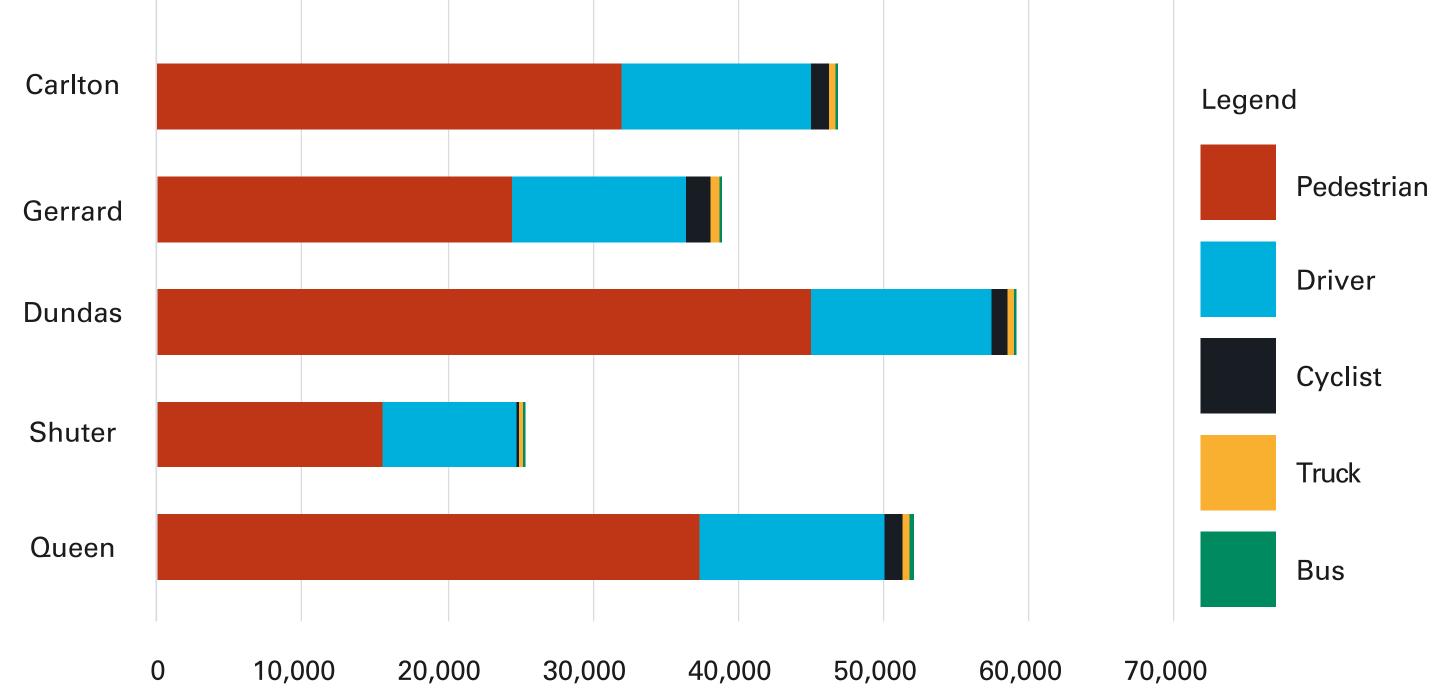
- 50% of inbound weekly trips occur between 6 am - 9 am
- 54% of outbound weekly trips occur between 4 pm – 7 pm
- Weekly trip distribution follows standard commuting patterns



50-75%

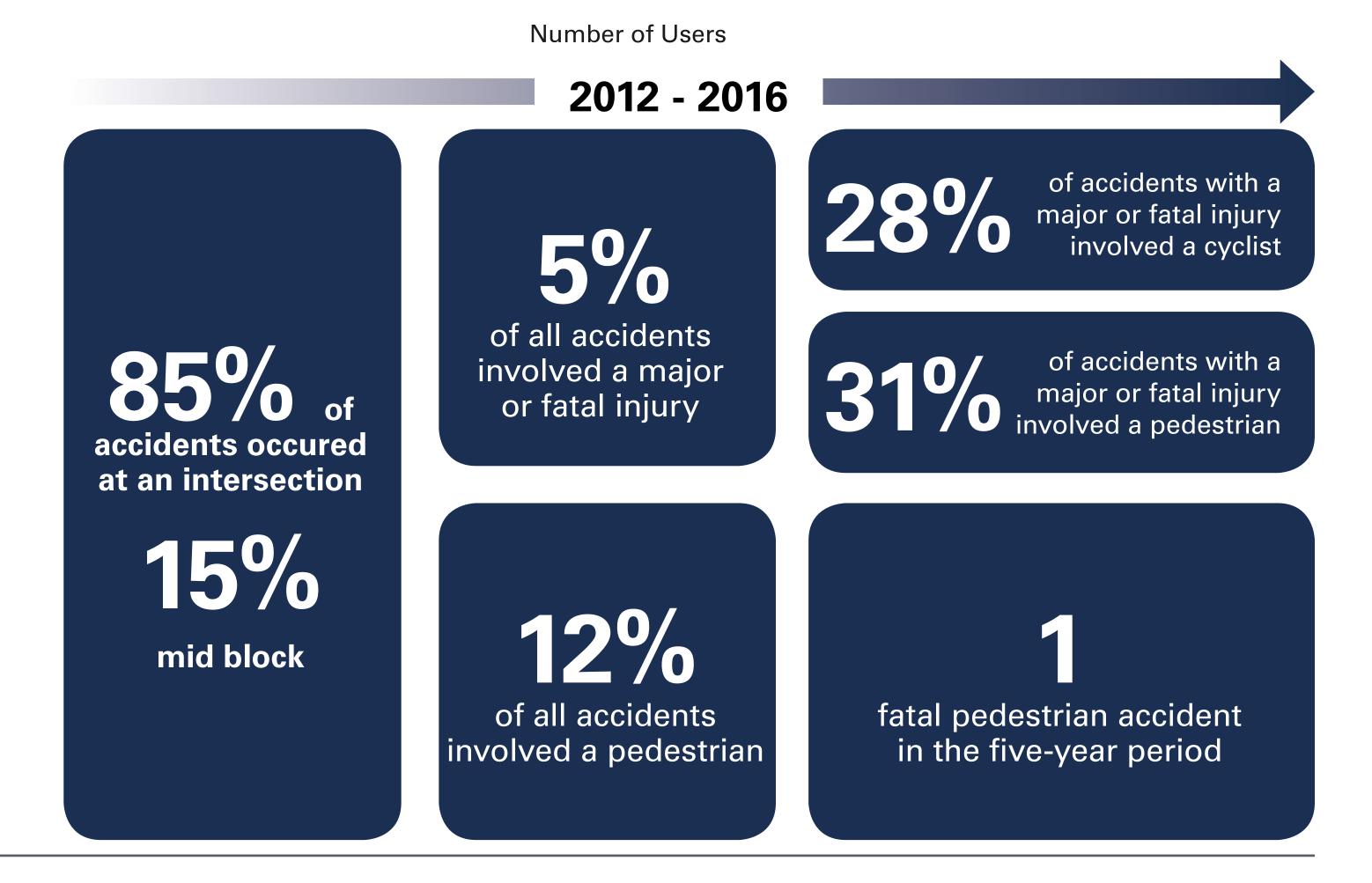
of people using Yonge Street are pedestrians according to the City's 8 - hour intersection traffic counts





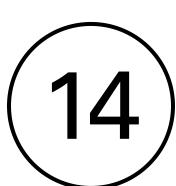
Road safety

- Yonge Street Road
 Safety Audit underway
- YongeTOmorrow will be guided by Toronto's Vision Zero Road Safety Plan to protect vulnerable street users





Existing Conditions – Pedestrian

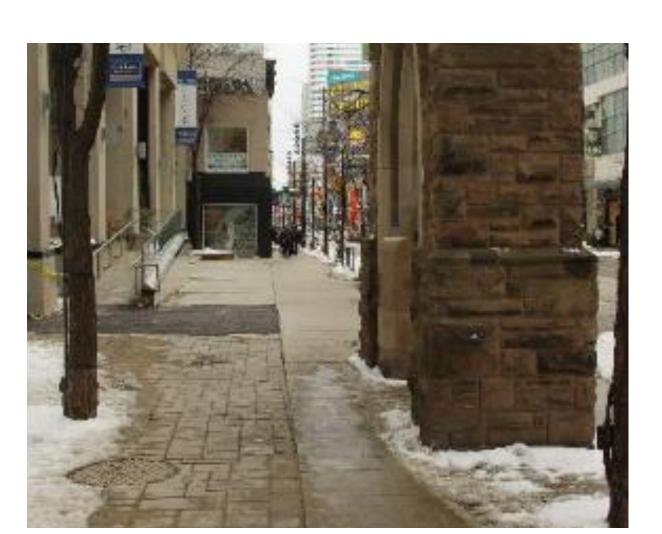


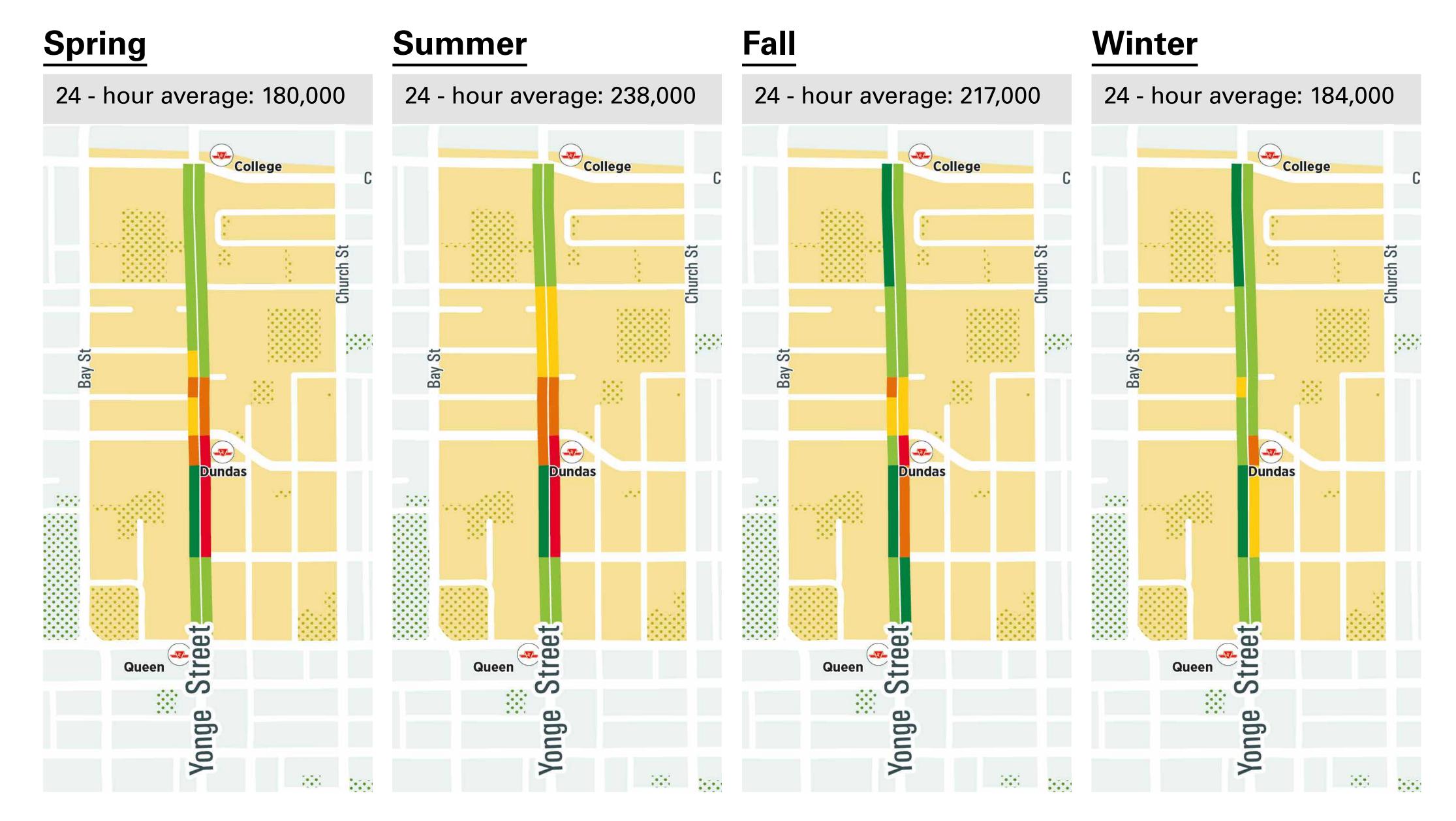
Crowding

- Pedestrian movement can be slowed by crowding, particularly near Yonge-Dundas Square, which sees up to an average of 134,000 pedestrians per day in the summer
- Population and employment is forecast to double, which will further increase pedestrian congestion
- Pedestrians make up 75% of traffic on Yonge Street but have less than 25% of the space

Common site observations:

- pedestrians crossing midblock
- pedestrians stepping off the sidewalk to pass
- pinch-points bottlenecking pedestrian flows





Pedestrian Level of Service - pedestrians per sidewalk metre

Comfortable Acceptable Poor Uncomfortable









Existing Conditions – Cycling

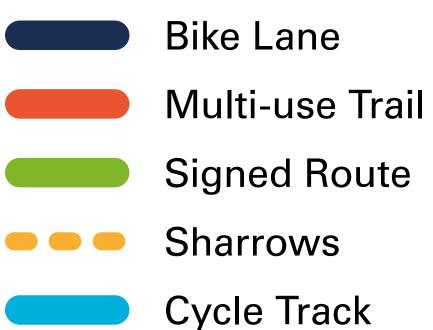


Cycling

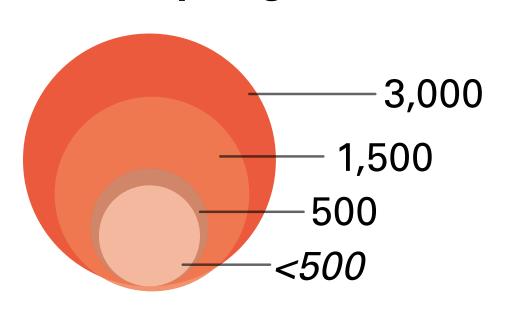
- The downtown core lacks a north-south dedicated cycling facility
- Cycling volumes are highest where cycling facilities exist
- The Cycling Network 10
 Year Plan recommended
 a Major Corridor Study
 be undertaken to evaluate
 placement of cycling
 facilities on Yonge Street
- YongeTOmorrow will evaluate the appropriateness of cycling infrastructure on Yonge Street within the context of existing city policy, neighbourhood needs, and growth
- If the preferred alternative solution recommended for Yonge Street does not include cycle facilities, then parallel streets will be studied for feasibility

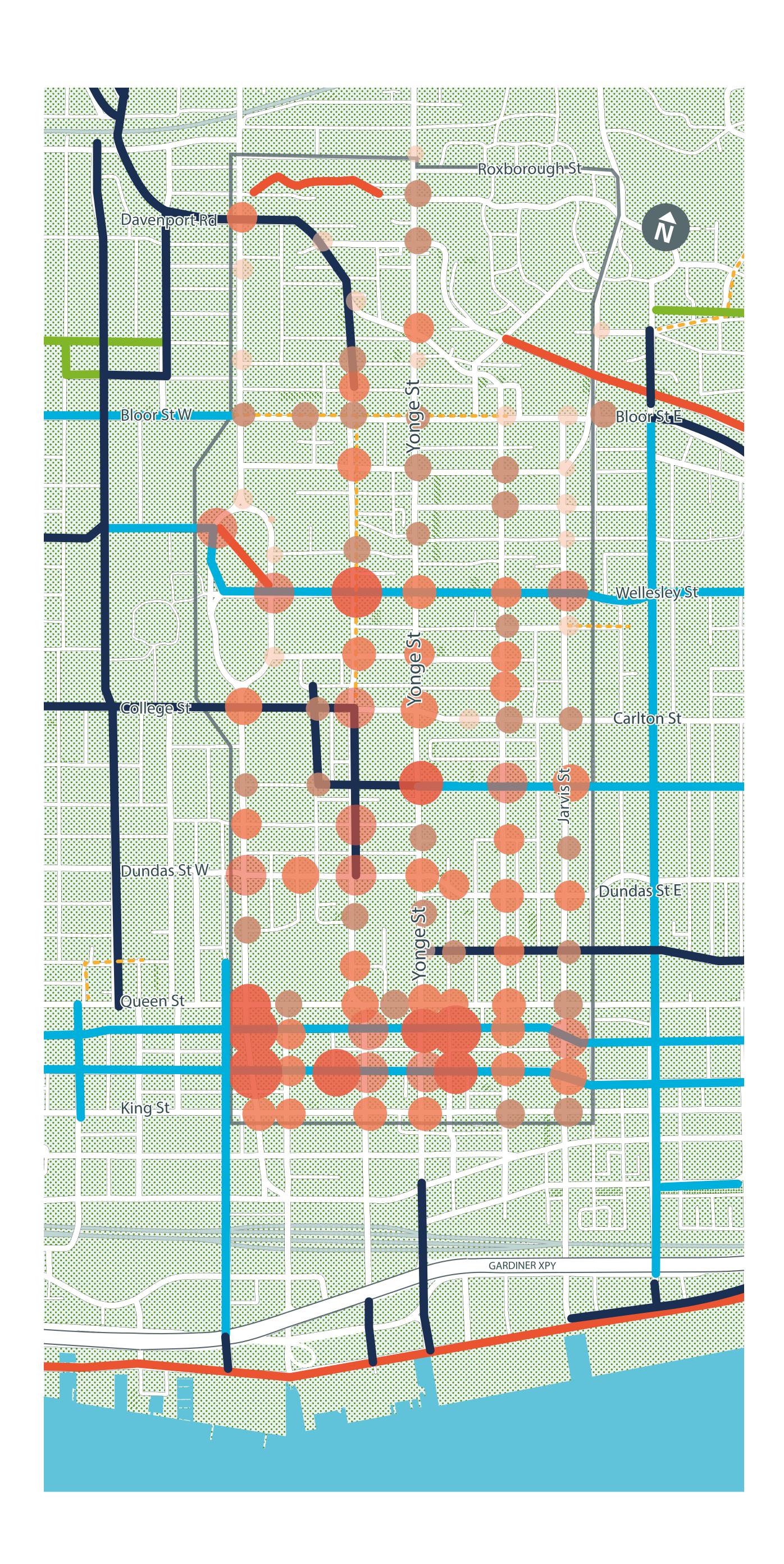
Legend

Cycling infrastructure



8 hour cycling counts (weekday)







16

Existing Conditions – Driving

Driving

- Yonge Street is used less by drivers than other north-south streets
- Other intersections within the focus area also have spare capacity
- Yonge Street often operates as two lanes rather than four due to curbside activity like deliveries

Parking

- No street parking is permitted on Yonge Street
- Street parking is located on side streets
- Parking within the focus area is primarily located in underground garages
- A survey of focus area garages indicated excess capacity

Taxi & Rideshare

 Site observations highlighted taxi and rideshare vehicles make frequent stops for pick-up and drop-off

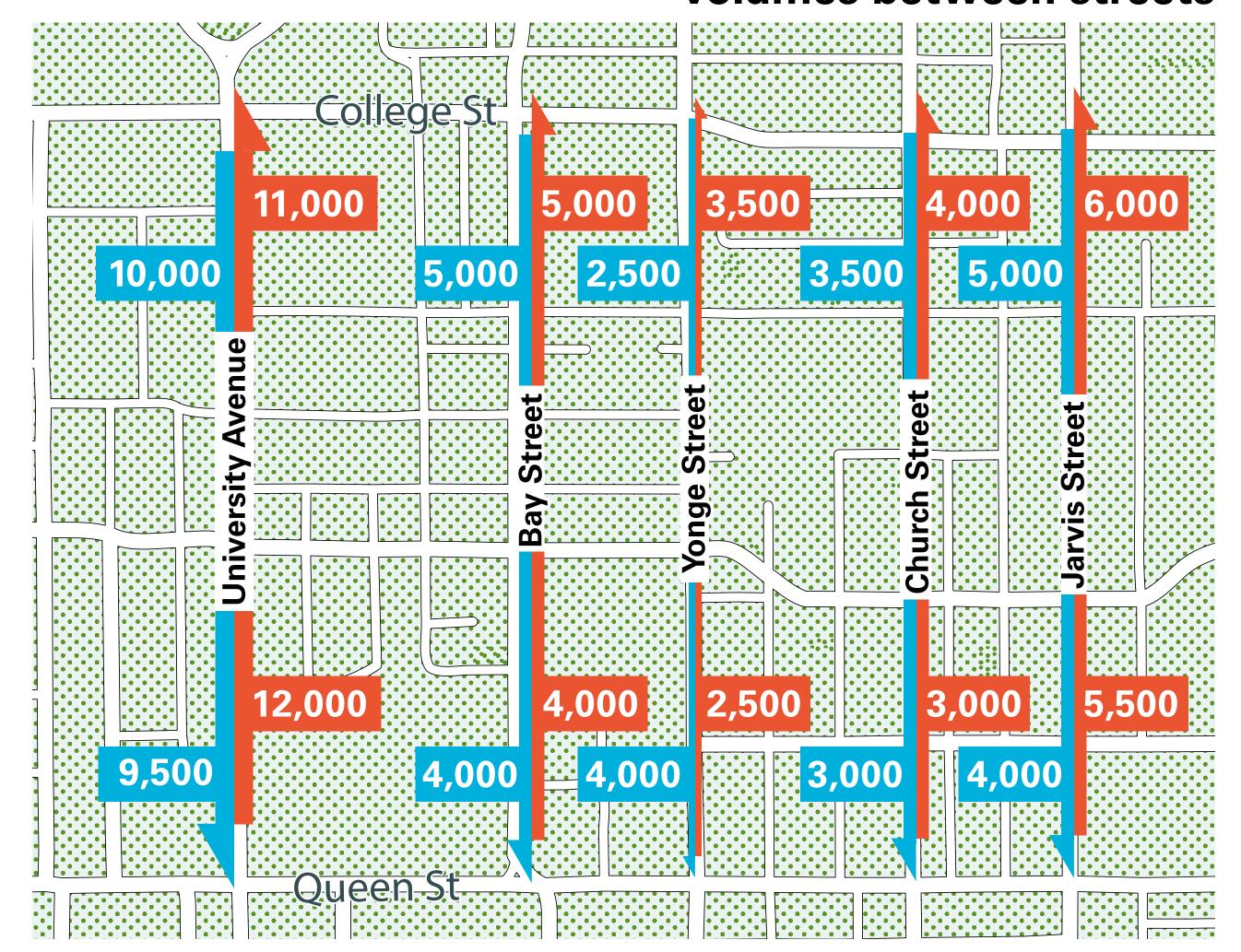




Comparing weekday 8-hour driving volumes between streets

How we evaluate car and truck movement:

- Studying vehicle counts
- Simulating the road network using computer traffic models
- On-site observation





17

Existing Conditions – Transit

Subway

- Ridership is higher on the Yonge side of the Yonge-University Line 1
- Sidewalk congestion slows access to and from subway stations, particularly at the north-east corner of Yonge Street and Dundas Street
- During subway outages, shuttle buses provide service on Yonge Street

Buses & Streetcars

- There are 15 streetcar and bus routes that service the Yonge Street Focus Area, with nearly 84,000 passengers boarding per day
- East-west routes are served by streetcars
- Connections to and from surface routes are highest along Yonge Street. Streetcars must stop for longer durations at Yonge Street to accommodate loading and unloading of high volumes of riders
- TTC 97 bus runs along Yonge Street subway alignment, serving approximately 7,000 passengers per day
- TTC 302 bus replaces Yonge Street subway service overnight, serving approximately 1,300 nightly riders within the Study Area in 2016
- College Street at Yonge Street sees the highest turnover of streetcar passengers in the Focus Area
- Wheel-Trans provides accessible service and stops on Yonge Street

TTC

- TTC is part of this project's Technical Advisory Committee
- The City is coordinating yongeTOmorrow with the TTC's Easier Access and Second Exit programs
- TTC will be improving interior access at College Station and Dundas Station. College Station construction is scheduled between 2019 - 2022







Source socialist.ca



Existing Conditions – Services

Goods & Servicing

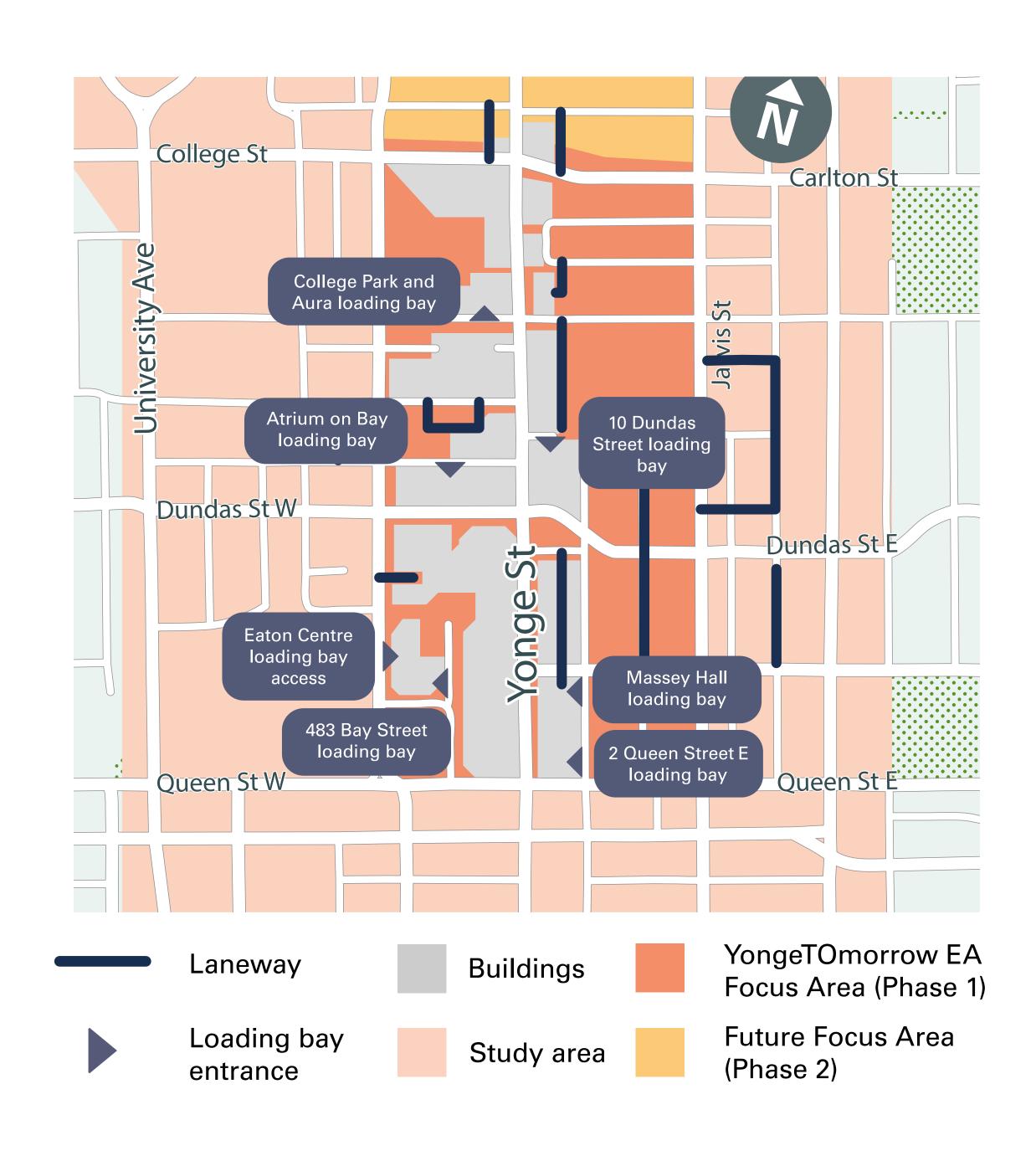
- Some businesses have laneway access, or a loading bay located on side or parallel streets
- Rear lane/loading dock access is not universally available
- A higher volume of trucks use Bay Street, particularly due to Eaton Centre loading dock entrance

Municipal Operations

- Shuter and Gerrard have been identified as important connections to hospitals from Yonge Street
- Operational activities such as snow clearing, salting, and street sweeping must be considered

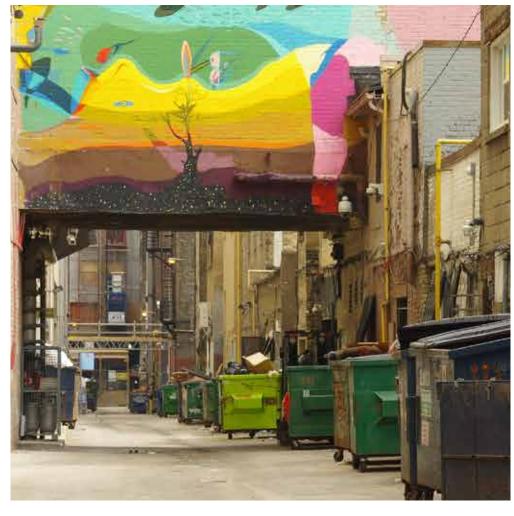
Waste Removal

- Curbside daytime collection north of College Street
- On-street loading and waste pickup occurs on the Yonge Street primarily observed on east side and south of Dundas Street
- Mix of municipal and private waste pick-up









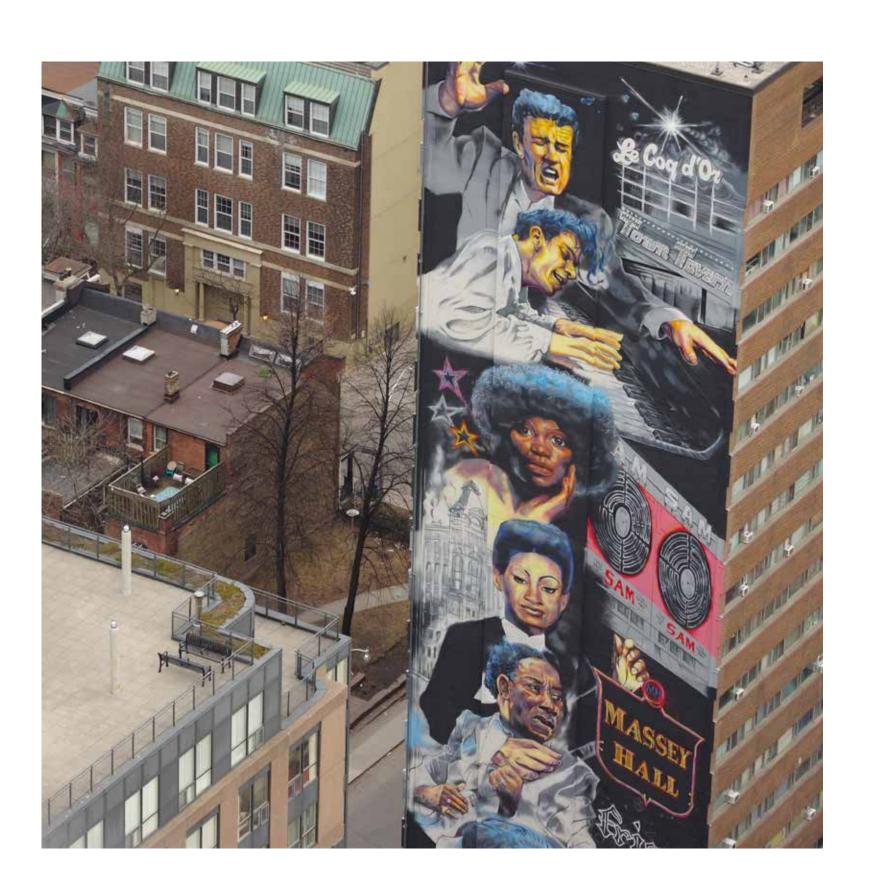




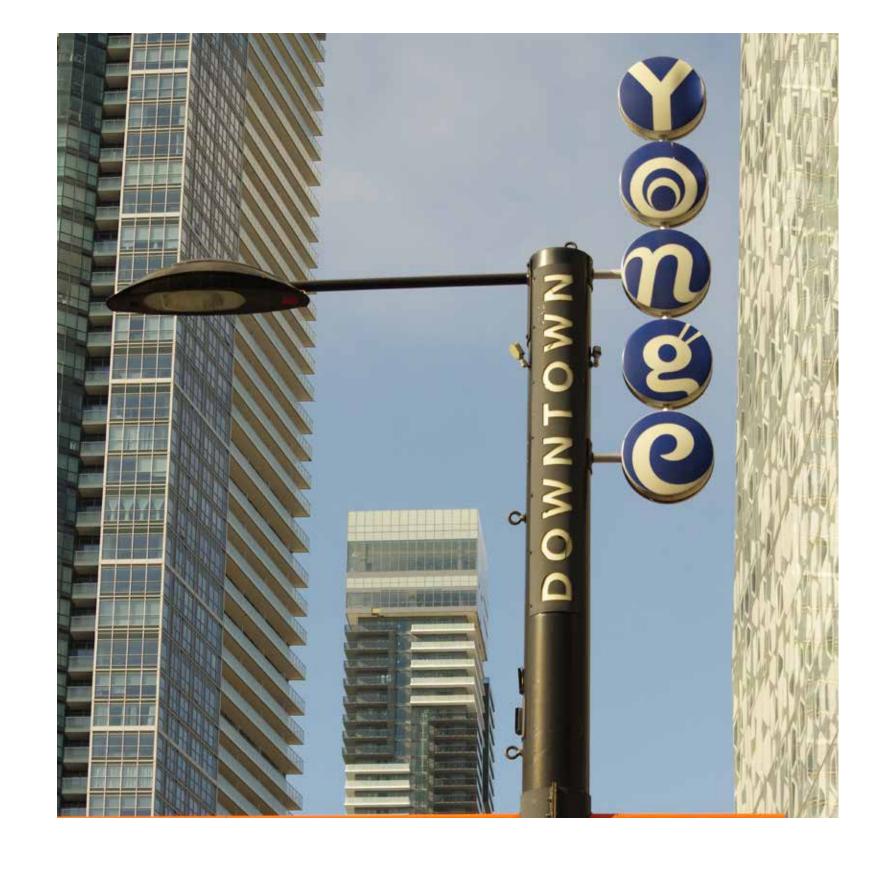
Existing Conditions – Public Realm

19

- There are no street trees between Queen and Gerrard on Yonge Street
- There are no sidewalk cafes on Yonge Street within the Focus Area
- 423 Yonge Street has 2 different
 22 storey murals depicting music history on Yonge Street
- There is one bench on Yonge Street within the Focus Area
- Public laneways are focused on deliveries and solid waste pick-up
- Decorative lights and poles on Yonge Street between Queen and College are owned and operated by the Downtown Yonge BIA

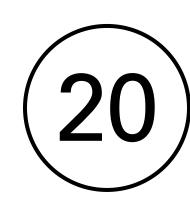






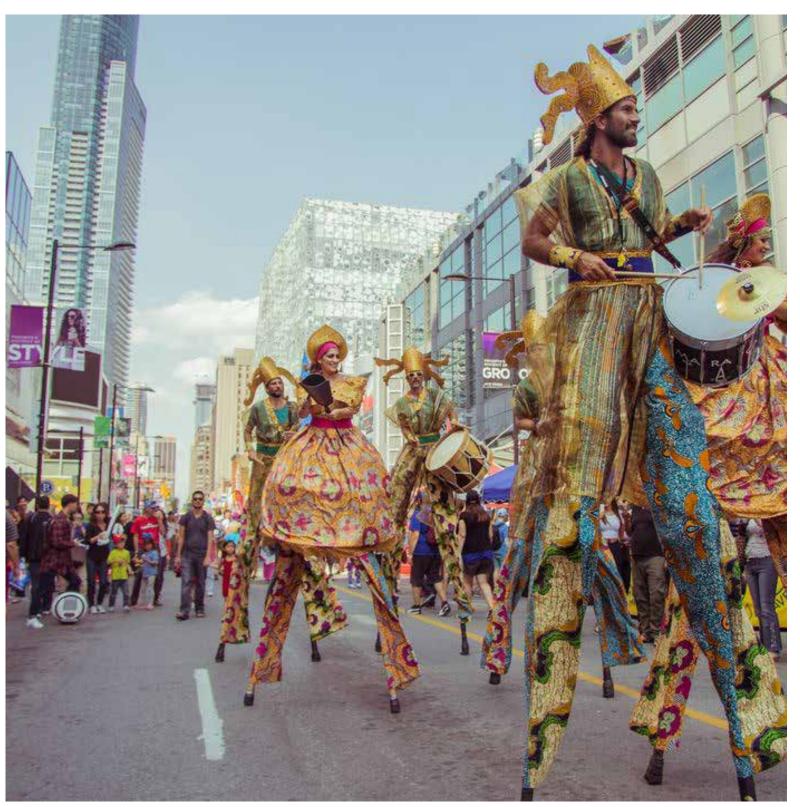


Existing Conditions – Events & Tourism



Yonge Street is a key destination for tourism and entertainment

- Yonge Street has long been a street for events and entertainment
- It was the site of the first Santa Claus parade in 1905 and is known for its historic music venues
- It is now is the official route for the Pride Parade, Dyke March, Festival of India Parade, and St Patrick's Day Parade
- Since the opening of Dundas Square in 2002, the neighbourhood's importance as a tourism and entertainment zone has evolved
- The square plays host to dozens of events each year including many concerts
- The Eaton Centre, flagship stores, and theatres also draw visitors to the area
- Yonge Street also hosts three races annually, including the Toronto Marathon and street festivals like Open Streets



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Source the culture tr



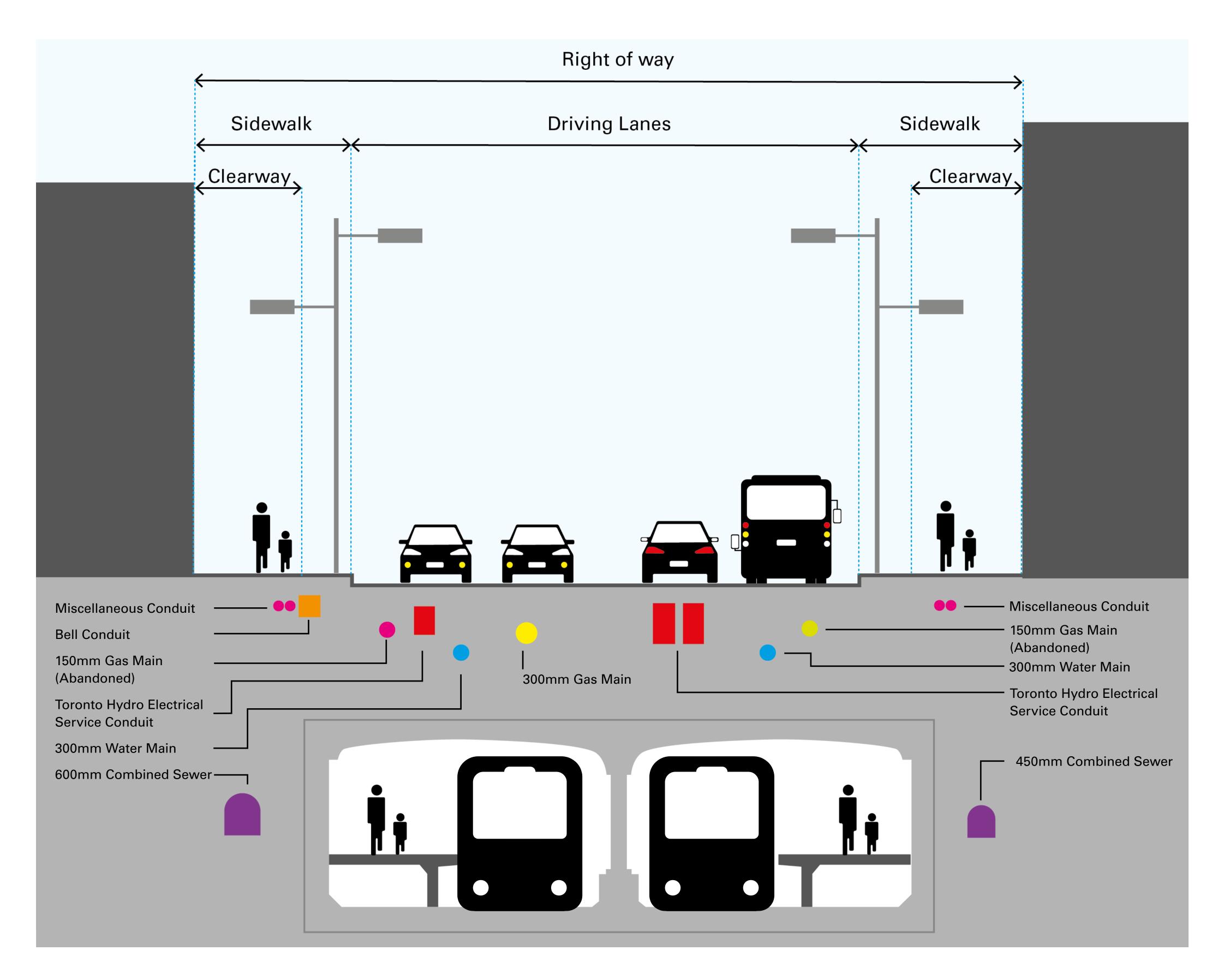
Source runningmagazine.ca



Existing Conditions – Underground



The underground environment under Yonge Street is very complicated and congested



Did you know?

- There are over 17,000m of conduit and pipe running beneath Yonge Street in the Focus Area
- The watermain below Yonge
 Street was constructed in 1889
- There are 180m² of grating and vents in the sidewalk between Queen Street and College Street
- PATH system tunnels cross beneath Yonge Street to connect with subway stations



Current Conditions - Getting Around



We want to understand how you currently feel moving through and being on Yonge Street between Queen Street and College/Carlton Street. Tell us about your current experience when filling out the online questionnaire.



Walking

It is easy and comfortable for all ages and abilities to walk along and across Yonge Street





Subway Station Access

It is easy and comfortable to access subway stations from Yonge Street





Streetcars & Buses

It is easy and comfortable to access streetcars and buses from Yonge Street





Cycling

It is easy and comfortable biking along and across Yonge Street





Driving

It is easy and comfortable to drive along Yonge Street



Tell us at: toronto.ca/yongeTOmorrow



Current Conditions - Enjoying the Area



We want to understand how you currently feel moving through and being on Yonge Street between Queen Street and College/Carlton Street. Tell us about your current experience when filling out the online questionnaire.



Comfortable areas

Yonge Street offers space to enjoy and spend time in



Comment



Things to do and see

Yonge Street encourages enjoyment at all times of the day, every day of the year



Comment



Clean and well kept

Yonge Street is an environment that is clean and well maintained



Comment



Safe Environment – Daytime

Yonge Street feels safe, accessible and comfortable during the day

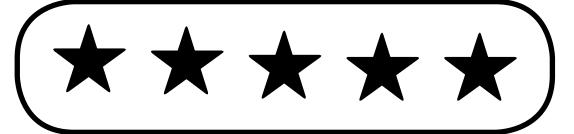


Comment



Safe Environment - At Night

Yonge Street feels safe, accessible, and comfortable after dark

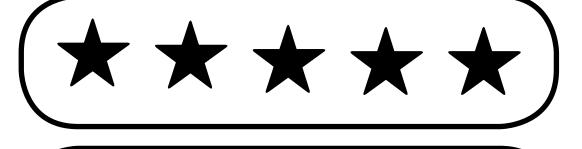


Comment



Attractive

Yonge Street is visually attractive with distinctive or iconic spaces / elements



Comment

Tell us at: toronto.ca/yongeTOmorrow

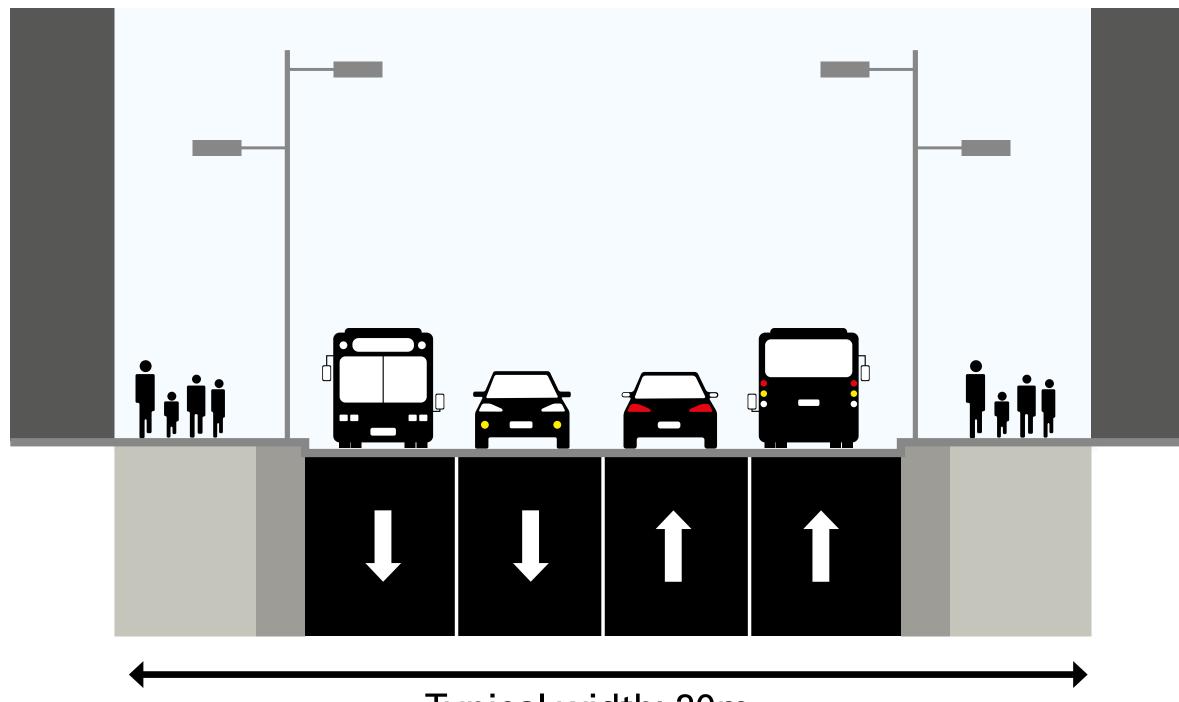


The Challenge – Limited Space



How do we decide what can fit into Yonge Street?

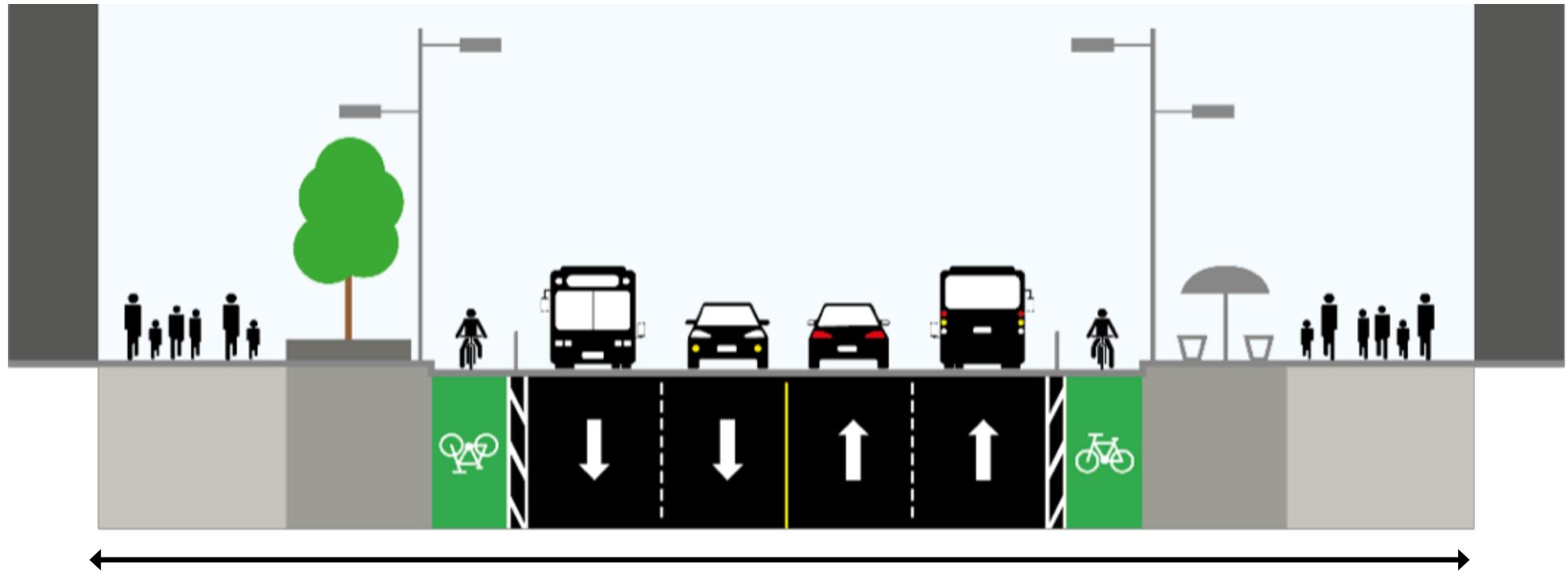
Existing



Typical width: 20m

- Yonge Street has a 20 metre right of way for most of its length: there is not enough room to accommodate everything
- What is the priority of Yonge Street?
- Decisions made for Yonge Street may have impacts on adjacent streets
- All options have **trade-offs** that must be evaluated against the priorities for Yonge Street

All Uses



To accommodate all uses: 33m

Opportunities

This study will consider many possible changes to the design of Yonge Street including:

- Increasing the sidewalk width
- Reducing driving lanes
- Redesigning intersections and laneway connections
- Installing cycling facilities

- Making some sections pedestrian only or car free
- Improving or increasing pedestrian crossing opportunities
- Space for seating, planting, cafés, and art
- Flexible spaces for events



What are your Future Priorities for Yonge Street?



Tell us your vision for Yonge Street when filling out the online questionnaire by ranking your top three priorities from the list below.



Relaxing Spaces

Yonge Street will have comfortable public spaces where people can sit, relax, talk, listen and watch



Public Art

Yonge Street will provide space for public art



Space to Support Retail and Dining

Yonge Street will allow for a lively and vibrant economy by providing space for sidewalk cafes, street vendors, and a streetscape that supports dining and retail



Greening

Yonge Street will incorporate plantings of trees, shrubs, or other plant material to provide shade, comfort and beautification



Adaptable Space

Yonge Street will be designed to adapt to changing technology and mobility trends



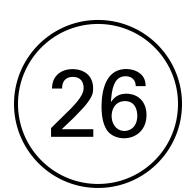
Street Events, Activities and Event Space

Yonge Street will be a vibrant and adaptable space for street events, festivals, celebrations and everyday enjoyment

Tell us at: toronto.ca/yongeTOmorrow



Evaluation Criteria



Provide Mobility for a diverse and evolving city



Quality of the pedestrian environment



Transit usage experience



Impact on drivers



Quality of the cycling environment



Impact to taxi and ride sharing services



Emergency and municipal service access

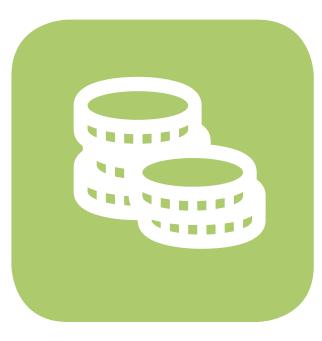
Support **Prosperity** with a public realm that further develops Yonge Street as an economic and cultural hub



Allows for onstreet economic activity (cafes, street vendors, busking)



Impact on deliveries

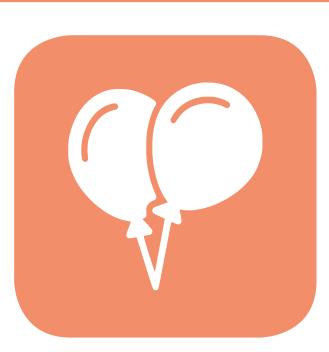


Overall cost of construction and maintenance

Celebrate and enhance **Liveability** by providing an enriching and adaptable urban destination



Enhances street beauty and enjoyment (seating, trees and art)



Enables yearround on-street programming and events

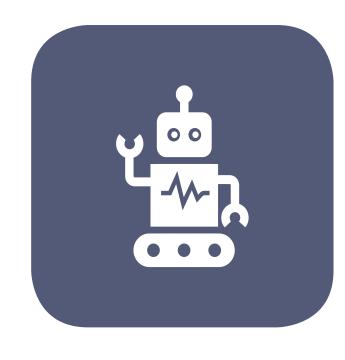


Improves safety for all street users

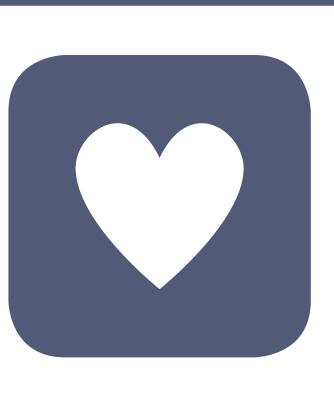
Foster **Sustainability** with design that responds to our changing climate, protects our ecological assets, and benefits our well-being



Impact to the natural environment



Ability of the area to adapt to new technologies, climate change and seasonal variations

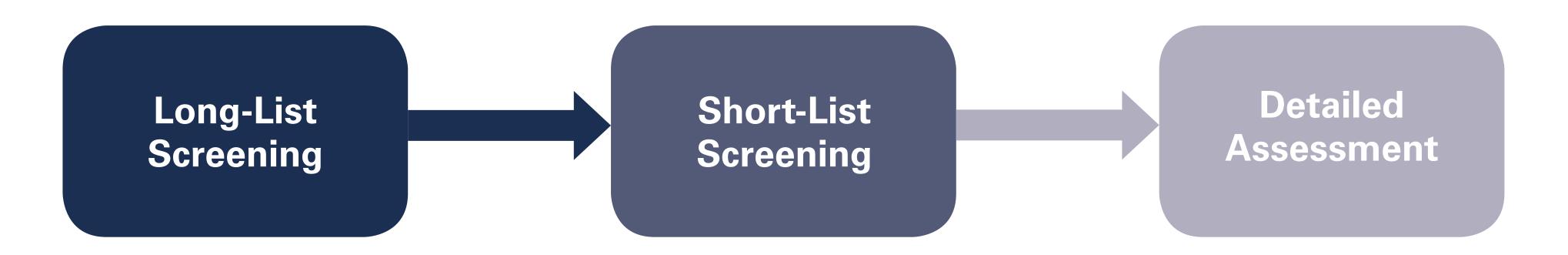


Impact to our health and wellbeing



Evaluation Process

Choosing the preferred solution



High level evaluation of a long-list of alternatives to arrive at a short-list

Uses qualitative measures



Detailed evaluation of a short-list of alternatives to arrive at preferred solution

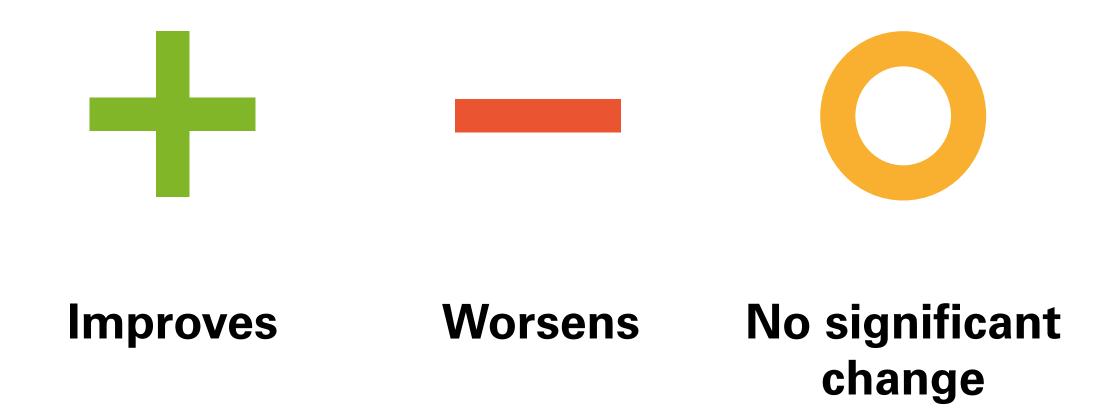
Introduces quantitative measures

At this stage consideration of block-by-block or temporal solutions will be assessed

Development of alternative design concepts for preferred solution

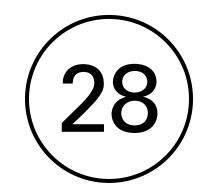
More space vs less space

- The objective of yongeTOmorrow is to improve conditions for pedestrians. Alternatives that reduce sidewalk widths will not be considered
- Alternatives that do not include cycling facilities on Yonge Street will provide them on a parallel street
- The following panels show the impact of the alternatives on the narrow section of Yonge Street between Queen and Gerrard
- The short-list alternatives will be looked at on a block-by-block basis between Queen and College





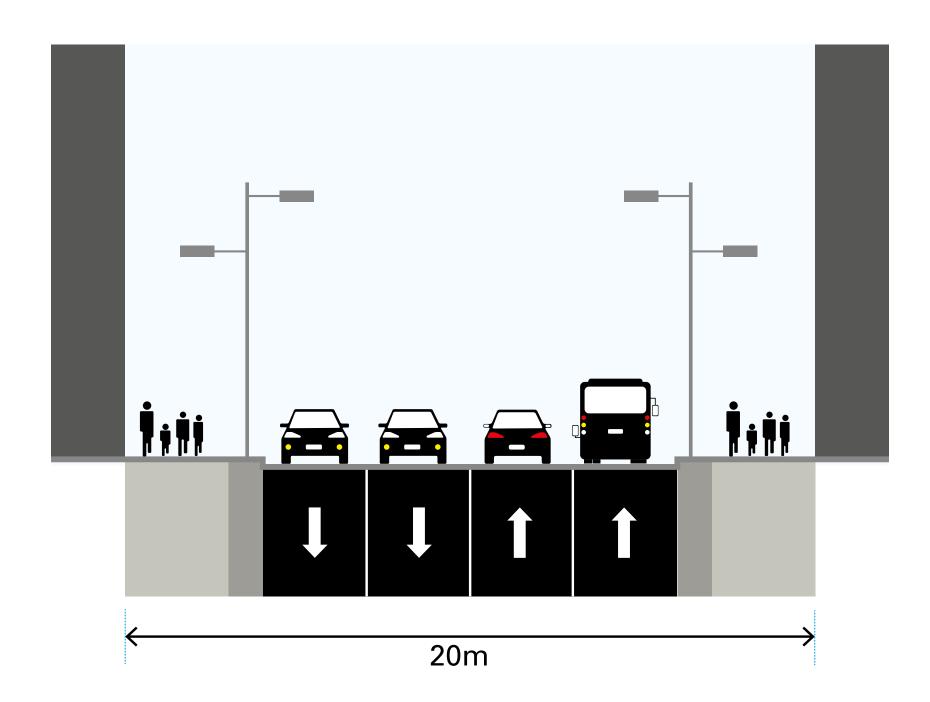
Long list

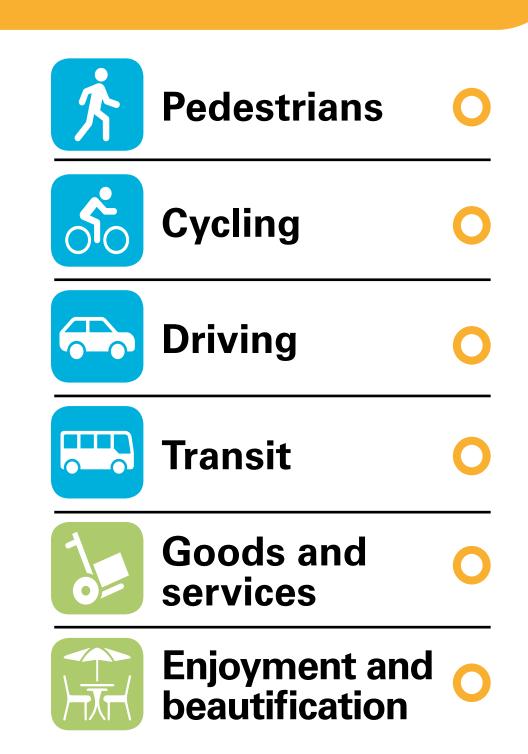


Do Nothing



The Do Nothing alternative shows no change to the current conditions and is used for comparison purposes in the EA process.





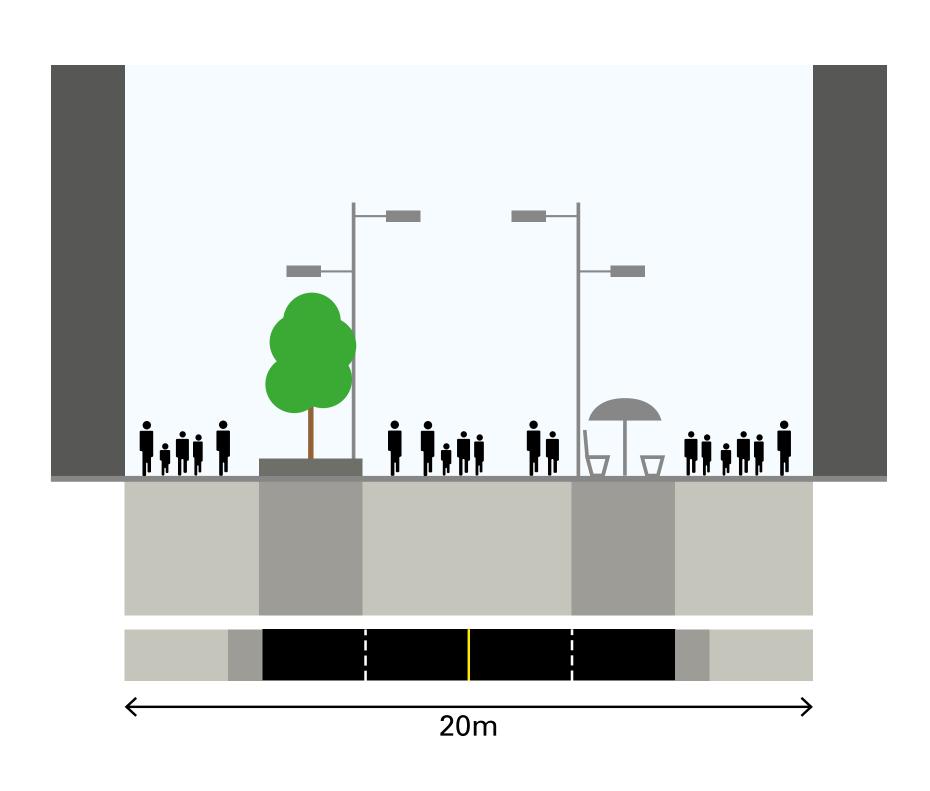
Car Free

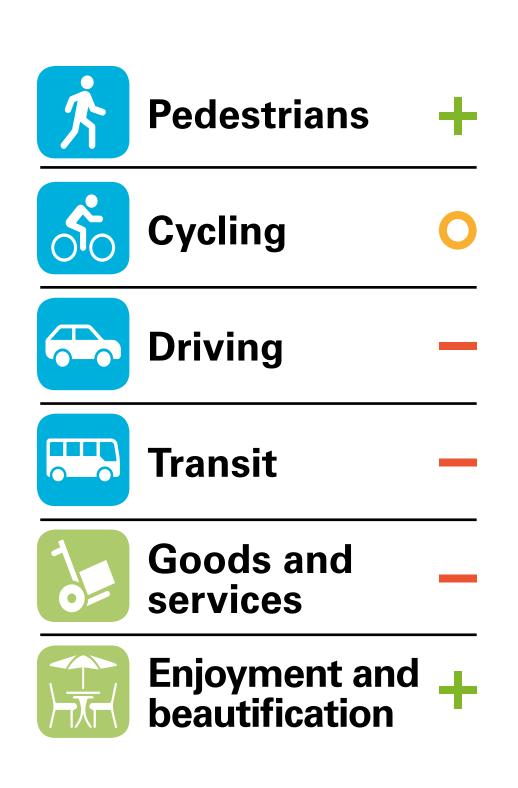


This alternative provides the maximum benefit to pedestrians by providing more space to walk and opportunities to support patios, planting, and event space.

New operational strategies or an access schedule for vehicles to facilitate goods and services would be required. Alternative routes for regular transit service and driving would need to be established.

Two-way cycling facility on parallel street

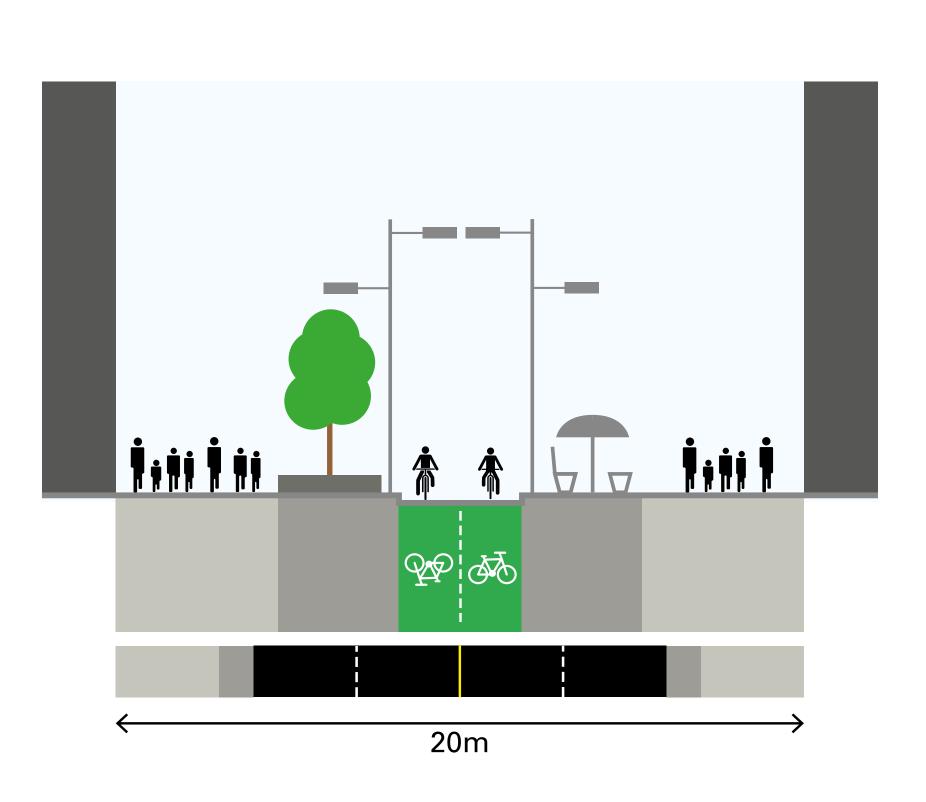




В

This alternative significantly improves conditions for pedestrians and cyclists while adding space for beautification and enjoyment.

New operational strategies or an access schedule for vehicles to facilitate goods and services would be required. Alternative routes for transit and driving would need to be established.





Improves

es +

Worsens

No significant change





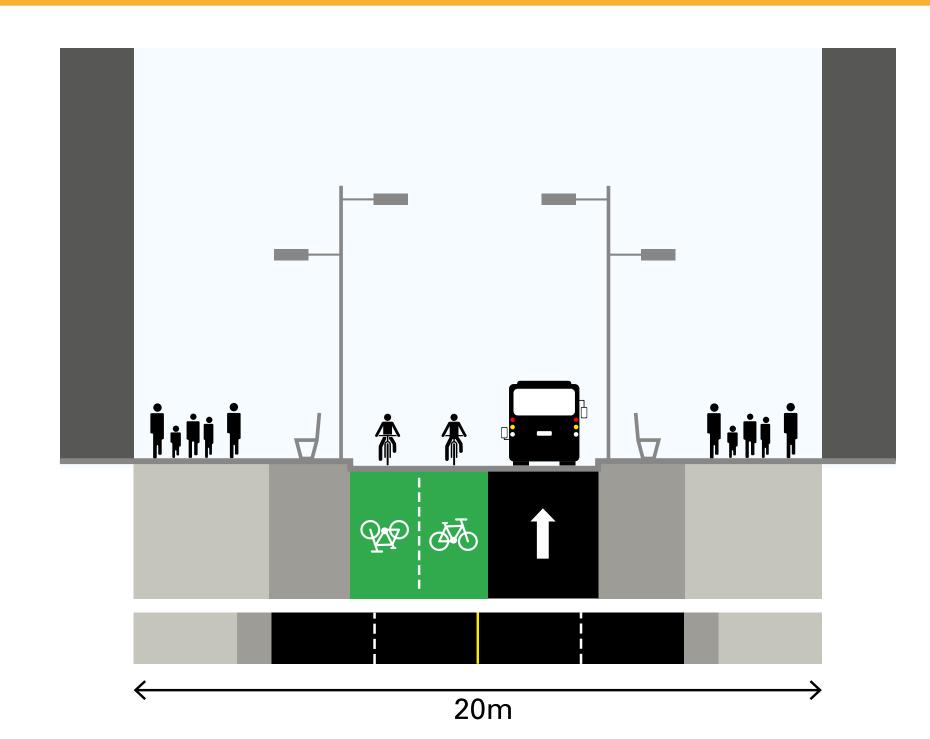
Long list



One Driving Lane

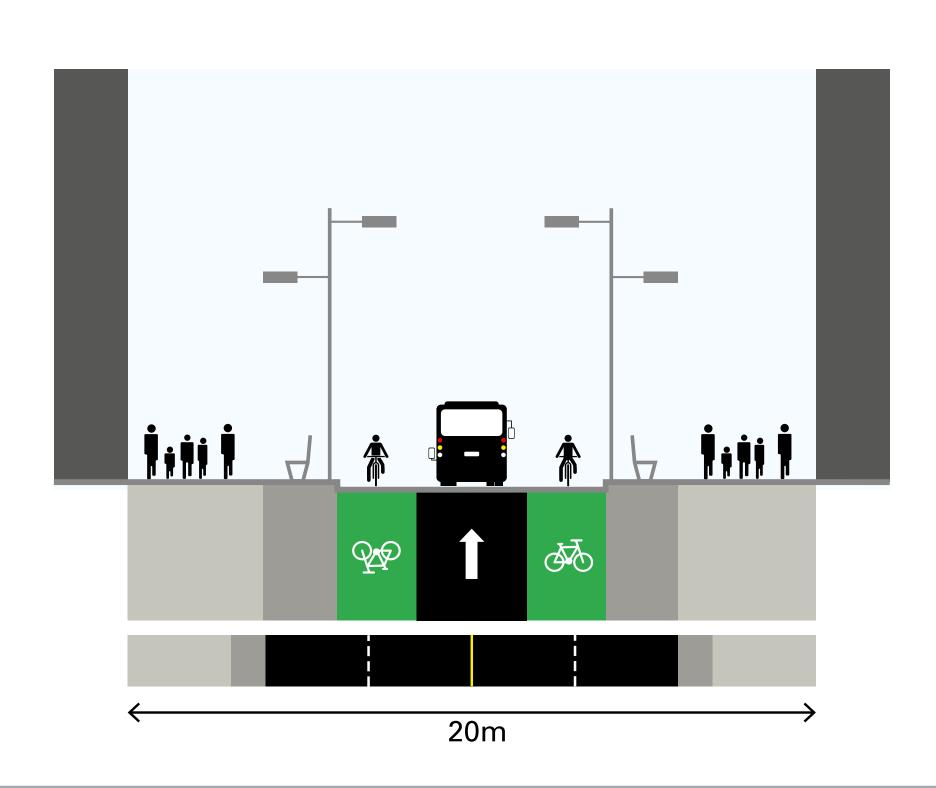
This alternative improves conditions for pedestrians and cyclists while allowing access for transit, goods and services.

Operational and access schedules would be required to define what activities have access to the single lane, when, and the direction of travel. One way travel reduces connectivity and route options for transit, goods, and services.





This alternative is very similar to the previous alternative but provides better connectivity for cyclists. However, transit users boarding buses may conflict with cyclists travelling in the same direction as vehicles.

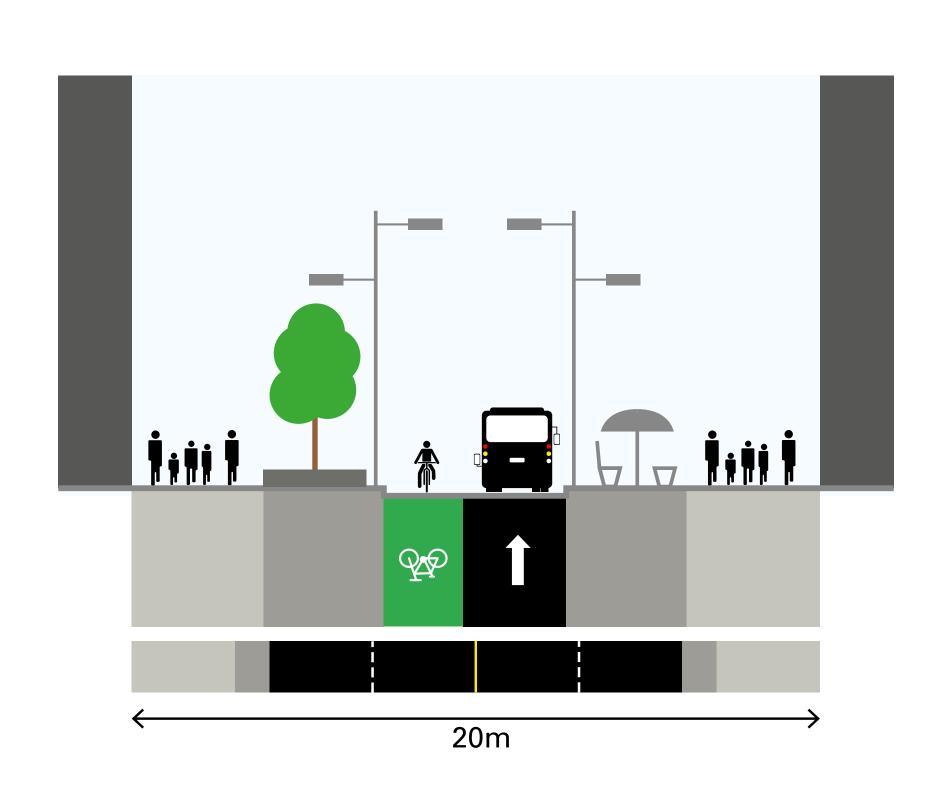




This alternative significantly benefits pedestrians and the public realm. Cyclists would benefit from a one way facility that would be paired with a facility in the opposite direction on a nearby street. One way travel reduces connectivity and route options for transit, goods, and services.

Operational and access schedules would be required to define the direction of travel, what types of vehicles have access, and at what times.

One-way cycling facility on parallel street





Improves

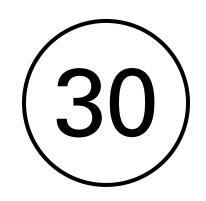
Worsens

No significant change O





Long list



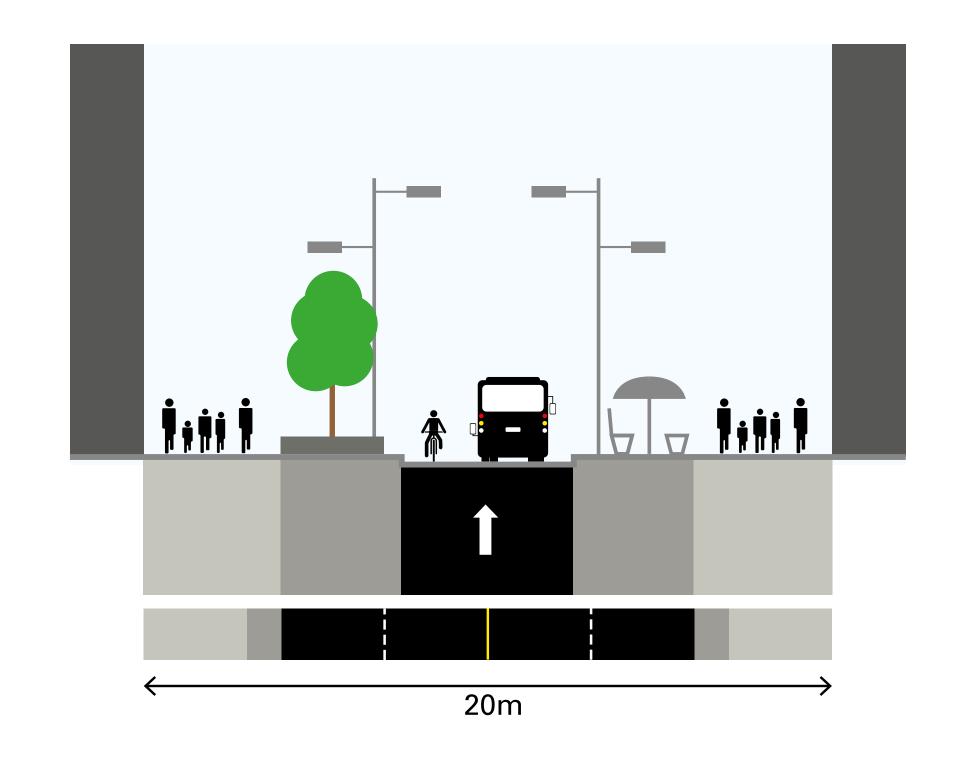
One Driving Lane



This alternative benefits pedestrians by increasing walkings space and supporting patios, plantings, and space to enjoy the street.

Travel in one direction reduces mobility for drivers, but additional road width allows drivers to pass cyclists, transit, taxis and service vehicles.

Two-way cycling facility on parallel street





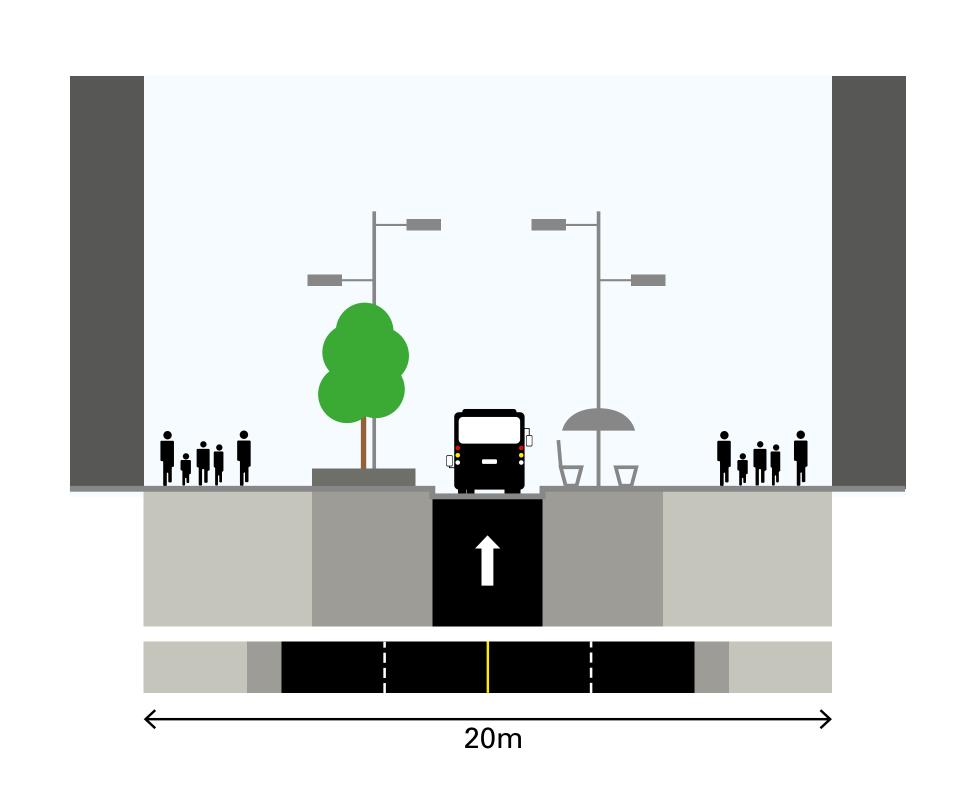


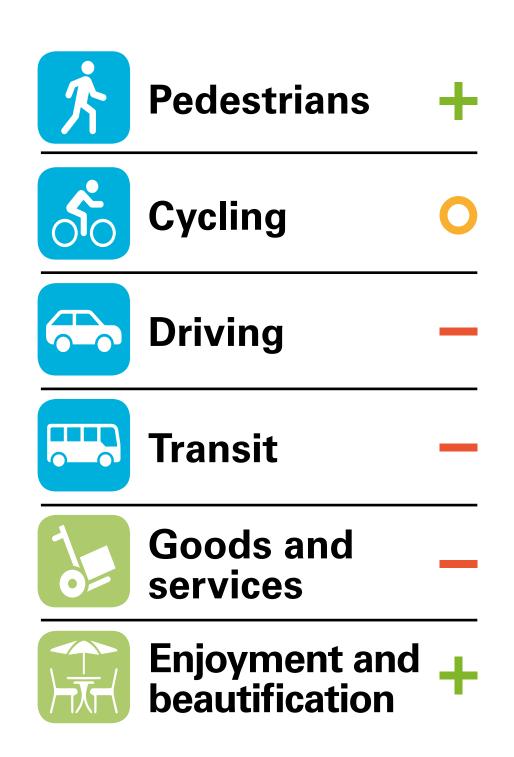
This alternative significantly benefits pedestrians by increasing space for walking and supporting space for enjoyment and beautification.

The single lane in one direction reduces mobility for all types of vehicles.

Operational and access schedules would be required to define the direction of travel, what types of vehicles have access, and at what times.

Two-way cycling facility on parallel street

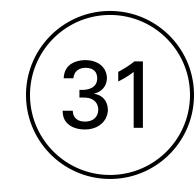








Long list

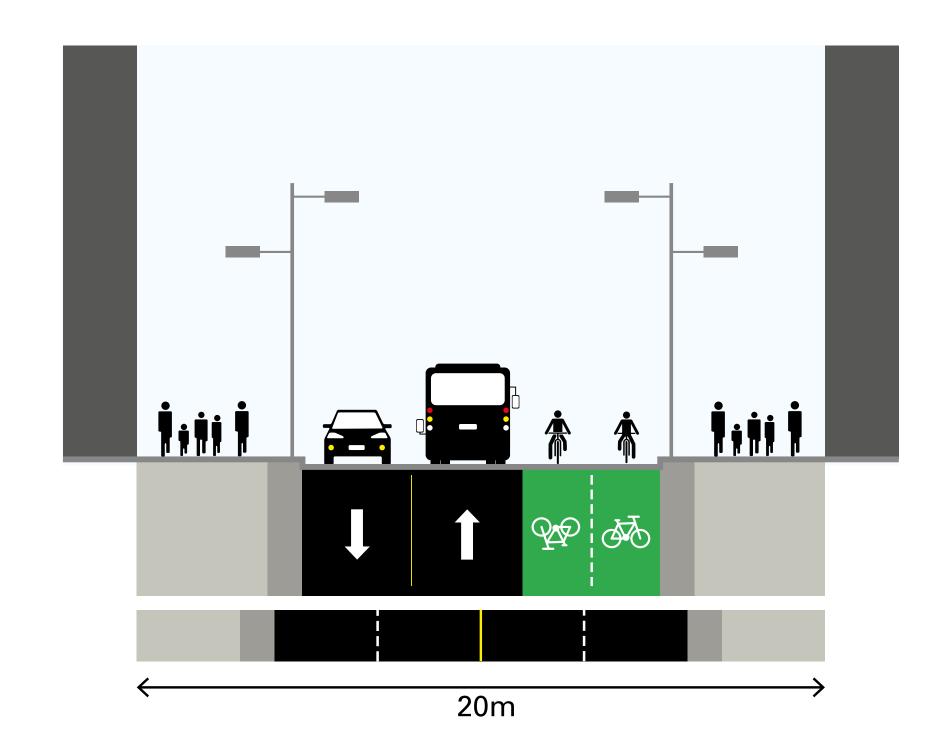


Two Driving Lanes



This alternative provides more benefit to cyclists than other modes. Space for walking is increased slightly. There is not enough space to accommodate planting, patios, or other spaces for enjoyment and beautification.

Convenience is reduced for drivers and servicing with the removal of two driving lanes.

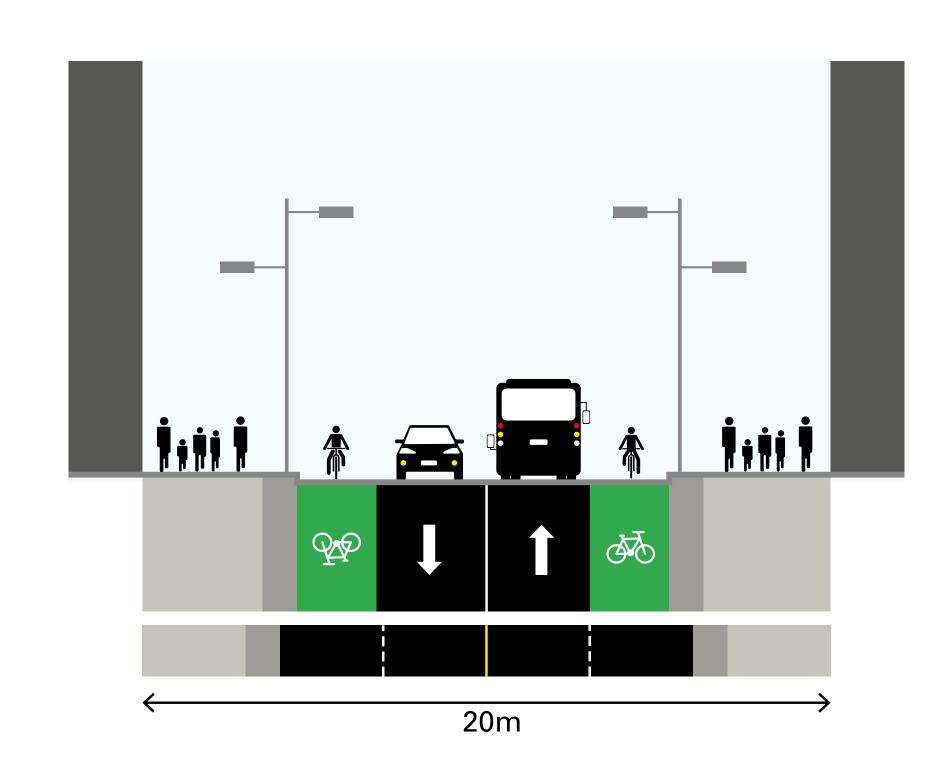




В

This alternative provides more benefits to cyclists and has improved connectivity over the previous alternative. Space for walking is increased slightly. There is not enough space to accommodate planting, patios, or other spaces for enjoyment and beautification.

Convenience is reduced for drivers and servicing with the removal of two driving lanes.





meet us there



Long list



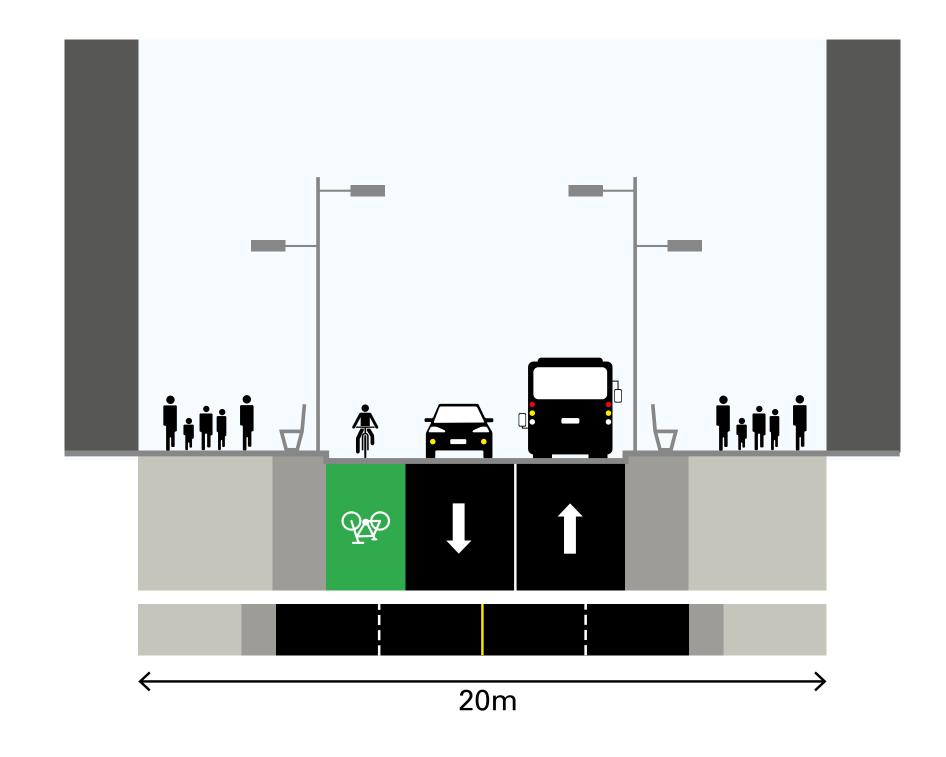
Two Driving Lanes

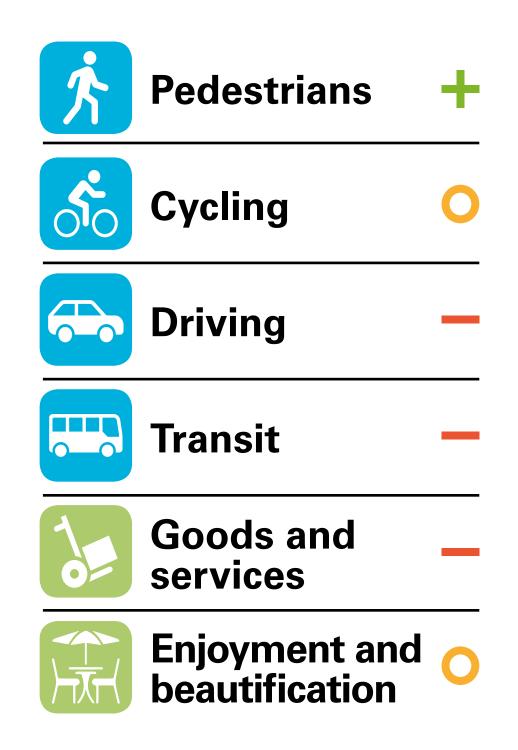


This alternative provides additional space to pedestrians for walking and also accommodates some street furnishings. Cyclists benefit from a one way facility that would be paired with a facility in the opposite direction on a nearby street. Space for walking is increased slightly. There is not enough space to accommodate planting, patios, or other spaces for enjoyment and beautification.

Convenience is reduced for drivers and servicing with the removal of two driving lanes.

One-way cycling facility on parallel street



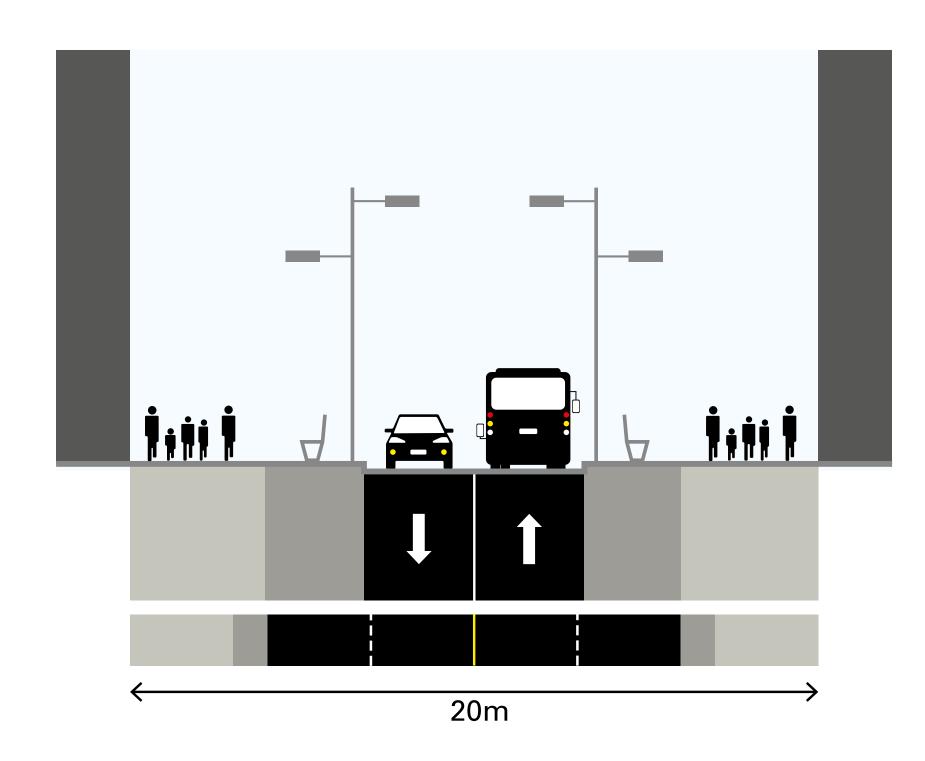


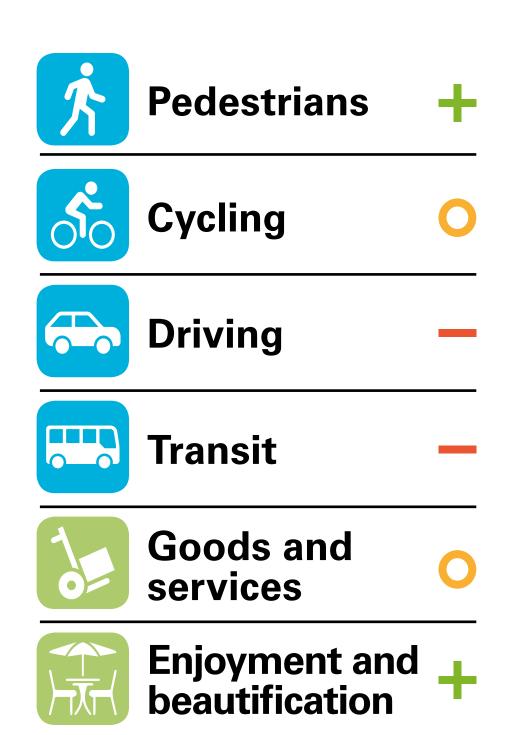


This alternative significantly improves the pedestrian enivronment by adding space to walk and accomodating space for enjoyment and beautification. Cyclists would continue to share the road with drivers.

Convenience is reduced for drivers and servicing with the removal of two driving lanes.

Two-way cycling facility on parallel street







Long list



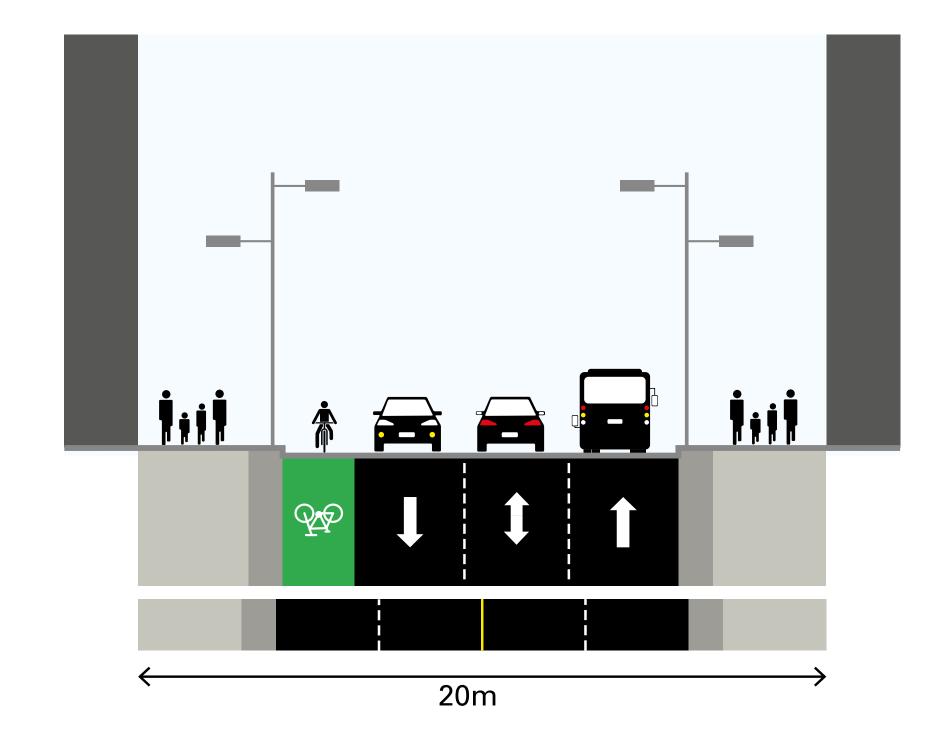
Three Driving Lanes

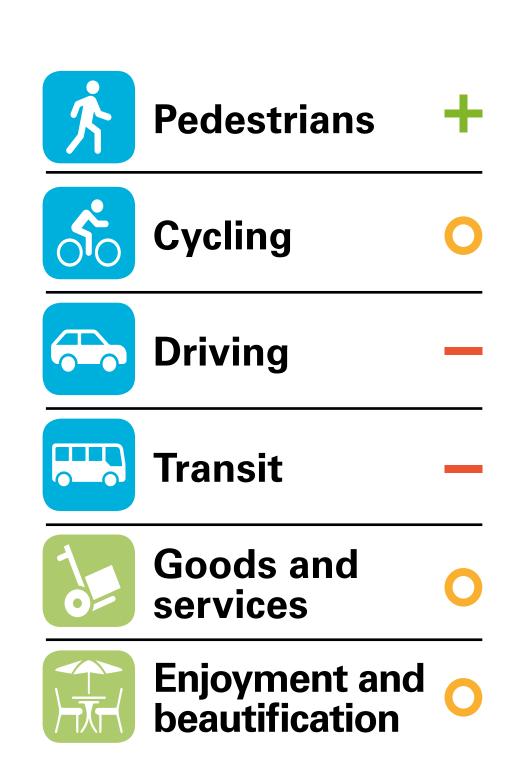


This alternative provides some benefit to cyclists with a one direction facility. Space for walking is increased slightly. There is almost no improvement to the pedestrian environment.

Convenience is somewhat reduced for drivers and servicing with the removal of 1 driving lane.

One-way cycling facility on parallel street



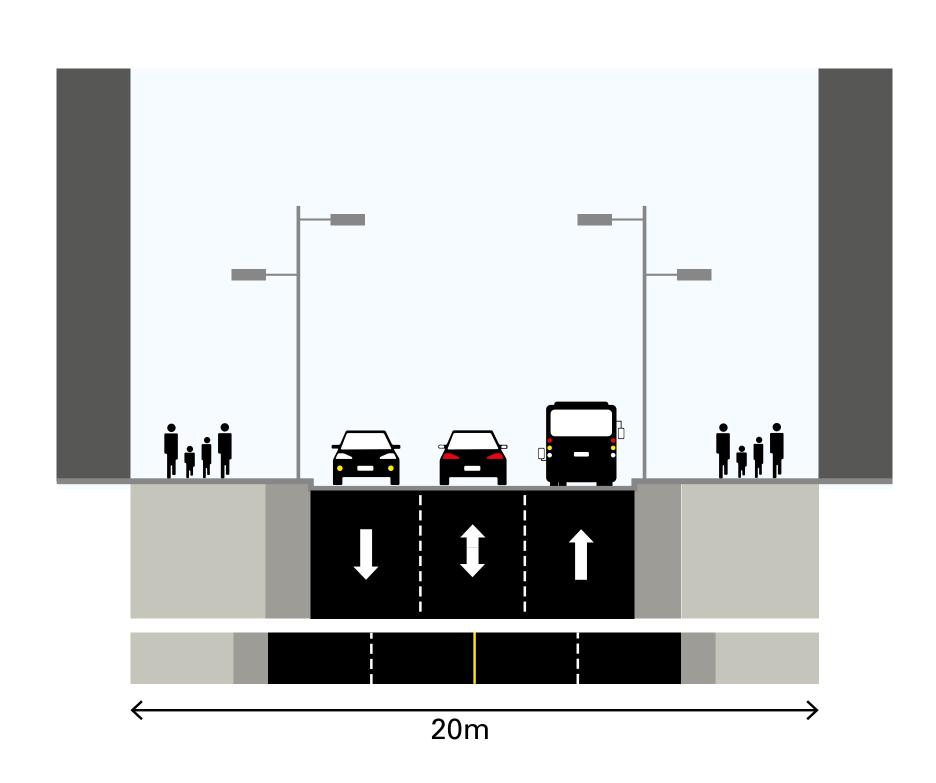


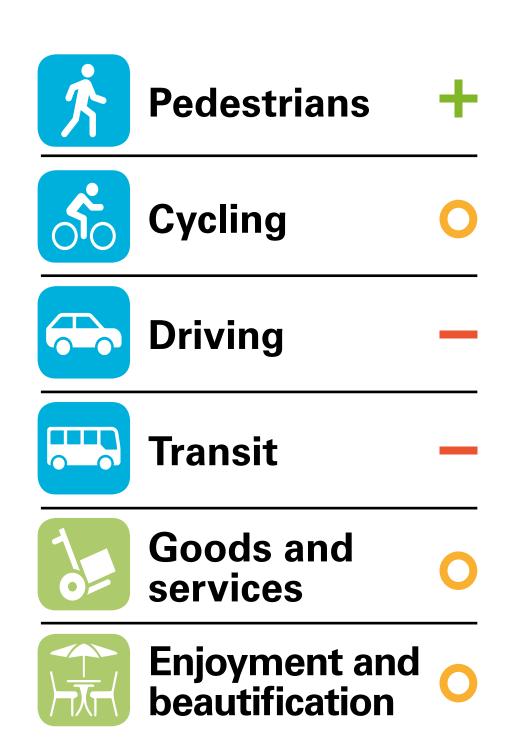
B

This alternative benefits pedestrians with increased walking space. Cyclists continue to share the road with drivers.

Convenience is somewhat reduced for drivers and servicing with the removal of one driving lane. There is not enough space to accomodate patios, plantings or other spaces for enjoyment.

Two-way cycling facility on parallel street

















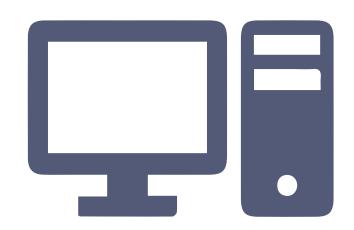
Next Steps



After this Public Event, the following activities will be carried out:

- Review and report on feedback
- Continue to meet with stakeholders
- Evaluate alternatives
- Report to Infrastructure & Environment Committee with a short list of alternatives
- Hold Public Event #2 (Fall 2019)

Get involved



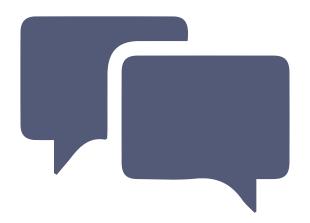
Visit the website

Stay up to date with materials and sign up to receive updates



Online Questionnaire

Tell us your vision for downtown Yonge Street. Complete the online questionnaire



Public Consultation

Join us for future events and activities

We want to hear from you!

toronto.ca/yongeTOmorrow

Contact:

Maogosha Pyjor

Senior Public Consultation Coordinator, City of Toronto

Telephone: 416-338-6866

Email: yongetomorrow@toronto.ca