

Market Lane Park Improvements

What We Heard Report #2

January 2022

City of Toronto, Parks, Forestry and Recreation The Planning Partnership Two Row Architect ERA Architects



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1.0 Introduction

The City of Toronto is undertaking a master plan and construction project for Market Lane Park. The scope of this work is to:

Improve Market Lane Park through a design and construction process that responds to heritage, maintain pedestrian connectivity from King Street to Front Street, connect with the new St. Lawrence North building, integrate Indigenous place-keeping, and enhance park amenities. It will reimagine the fountain and address the Return of the Magri-Stecchi public art feature.

The design will evolve through consultation with stakeholders, area residents, Indigenous communities and the general public to achieve design excellence and meet the current and future needs of the community.

Market Lane Park is located between King Street East and Front Street East, adjacent to the new North St. Lawrence Market building, just west of Jarvis Street. It is 0.2 hectares (0.5 acres) in area. This report documents the public input received to gather input on concept design options. Input was received through:

November 2, 2021

Vulnerable Community

Conversations with individuals using the park

November 10, 2021

Community Resource Group Meeting #2

Web-based video conference with a presentation, followed by conversations

November 18, 2021

Virtual public workshop Web-based video conference with a presentation,

followed by conversations with participants

November 18 - December 3, 2021

Online survey

Web-based survey questions

December 7, 2021 Indigenous Community

Web-based video conference with a presentation, followed by conversations

November 2021 - ongoing Email comments

Emails from the public sent to the City of Toronto or The Planning Partnership

There is also ongoing consultation with the City of Toronto Technical Advisory Group.



2.0 What We Heard

2.1 Vulnerable Community

On November 2, 2021, members of the team visited Market Lane Park to have conversations with people from the area's vulnerable community. People were sitting on the low wall around the defunct water feature, socializing with friends and walking through the Park. One person mentioned that they come to the Park every day to pick up garbage saying "we don't want to be held responsible for the litter in the Park" because all litter receptacles have been removed from the park.

Park users mentioned the following elements that could be added to the design to make the space more usable:

- Picnic tables
- Benches
- Drinking fountain
- Fix the water feature
- Garbage cans
- Space for Indigenous cultural events, such as drumming

2.2 Community Resource Group

A second meeting with the Community Resource Group for the Market Lane Park Improvements Project was held on November 10, 2021 to discuss the three park options in advance of the public sessions on November 18, 2021. The Community Resource Group represents the following groups:

- St. Lawrence Market
- St. Lawrence Market Business Improvement Area
- Friends of St. James Park
- St. Lawrence Precinct Advisory Committee
- 35 Church Street, Market Square
- 80 Front Street, Market Square
- City of Toronto Public Art Office
- City of Toronto, Transportation Services
- City of Toronto, Heritage Planning
- City of Toronto, Parks, Forestry and Recreation

The following is a summary of comments received from individual members of the Group:

- Clarification on the trees illustrated on a concept in the middle of the park – thought the intent was to keep an unobstructed view
- Concern expressed that the trees have not grown since 2007, roots are high, popping up pavers and that they may not survive, did not see storm water capture for trees or new infrastructure to support trees in the plans
- Suggestion to add George Street and Seaton House to context map for opportunity to think about Indigenous place-keeping through a network of parks and public realm spaces, as it has a strong Indigenous content in the design approach
- Suggestions were made for including streetscape enhancements in the area close to Market Lane Park, such as narrowing King Street and the addition of parklettes
- Interest in using lighting that reflects old town
 Toronto
- Important to maintain views from Wilton Street right through to pavilion at St. James Park

- Suggestion to show entry points to North Market on the plans and clarify how the park plans relate to the building façade and entries
- Market Lane Park is a corridor where the edges are "blurred". It's part of a larger network of parks and public realm
- Support the idea of Indigenous programs and involvement, but, we have a major large park across the road, programming at north end of the park is in a very narrow space
- Interested to know if restaurant patios can spill out into the park
- Interested in incorporating a "community builder" program to recognize people who have made a difference in the community
- Is there a way of being inclusive to Indigenous communities without using the word "programming"?
- Don't necessarily see the need to maintain the heritage lighting, don't need same branding
- Support for hand-warming station and public sink and appreciated the approach to public park design with the goal of meeting a broader range of needs of citizens

2.3 Virtual Public Consultation Workshop

A virtual public consultation workshop was held on November 18, 2021 to present three options for the park design. Three sessions were held to give participants choice in the best time that suited their schedules. Approximately 120 people attended the sessions (excluding the consulting/staff team). Each began with a presentation, followed by a facilitated discussion with participants sharing comments on the concept options.

Individual comments specific to each concept option:

Concept 1

- Like Concept 1, include rocks from Concept 3
- Concept 1 is a bit boring
- Don't like big benches

Concept 2

- Seemed less integrated from King Street to Front
 Street
- Berczy Park related elements tie the park in from one end to the other
- Park is not that big, dangerous to have something that's not consistent
- Like the water going to tree roots, will it be accessible in the winter?
- Like the water station, important for the underhoused community in particular

Concept 3

- Like the concept: is there an idea that will connect the idea of stone in ground at south end with child's play feature?
- Like the idea of a beautiful contemplative rock garden that can also function as an activity of a children's splash pad
- Concern about how the water feature operates in the winter
- Assume the paving/ public art language would be multilingual
- Water in the meander will be quite beautiful
- Concern about the ability of many to use the boulders for seating
- Idea of water feature is very "kid and family friendly"
- Not sure how important it is for water feature to disappear
- Love the third option, truly unique, like tying in the rock, history in Esplanade and Front Street

Find the ideas fascinating!

I like the nimbleness in allowing people to create space

> Love the water stations, good to have all people use the space

Like the organic shapes contrast to the grid – feels like an exceptional space

- There's no other space like that in Toronto, more people you can bring in the better
- Like the organic shapes contrast to the grid feels like an exceptional space
- Having rocks to tie into surrounding context
- Horticultural beds are too narrow
- South water feature, horticultural bed and water feature might create a barrier at Front Street
- Could the design move water up towards the centre of the space?

Individual comments specific to various components of the concept options:

Water feature

- Interest in understanding how this park design will integrate with water features in nearby parks
- Concerned about a wall of water being used for showering, there will be community pressure to turn it off
- Love the water features, intrigued by meander
- Concern about winter operation
- In reality, all water features are closed eventually
- Appreciate the different options
- Love the water stations, important for having all people use the space, people will have to tolerate others
- Water sprinkles not suited to the space, not a place for children to run through, that should be incorporated into a bigger park

Seating

- Seating in Berczy from picnic to round tables and chairs create an accessible space for everyone
- Picnic tables less accessible
- Understand reasons for not having handles or railings so people can sleep on benches, but this also means people who want to sit don't have the arms they need to pull themselves up

Market Square

• With bedroom windows from Market Square condo facing the park, concerned about lighting

Accessibility

- Market Street curbs are rolled, but not on King Street or Front Street, means that walkers must be lifted over high curbs
- Interest in having more crosswalks
- Interest in having bike parking

Safety

- Concern about safety in the neighbourhood
- Anti-social/illegal behaviour of some park users is a safety concern

Programming

- Concern about setting parameters for programming, such as drum circles because of noise
- Like nimbleness in allowing people to create public spaces
- Consider adding a bulletin or chalk board
- Market Lane Park is an alley, noise reverberates
- While a lot of people associate going the Market on weekends, are we going to have drumming, singing dominating entire space?- could really backfire, lead to a resentment on the part of a good intention
- Love to see drumming in any iteration, love to come and listen

Maintenance

- Need maintenance over time and especially as the materials age
- Concern about infrastructure required to support delivery of programs: power and water
- Love the water station for vegetable washing when Market is setting up, vendors need access to infrastructure

Paving

- Prefer the rich warm paving tones
- Having red warm tones brings feeling of Market north to Market Lane and works well with the brick colours of the two flanking buildings, better than using grey

2.4 Indigenous Community

A virtual meeting was held with representatives of various Indigenous communities on December 7, 2021 to present the three design options and to have a conversation about the various design elements and amenities. The following is a summary of comments from individual members:

- Clarification on the public art that is being removed from the park
- Interest in access for electrical outlets for outdoor carving for the members of the Inuit Association? Would there be enough outlets for people to use tools at the same time?
- Interest in how the trees will get water to their roots
- Interest in a planting approach using "native planting"
- Could a fire pit be included in the park design?
- Interest in considering an option of having a vertical water feature in Market Lane Park as opposed to water features in the paving.
- Interest in public washrooms and whether they could be accommodated in the Park. How far from water play to the washrooms in the North Market Building for parents with little kids who need to be able to get there in a hurry?
- Is there an opportunity to change the name of Market Lane Park?
- Like the suspended lights; grandmother moon and sister stars, nice story to incorporate into interpretive signs
- Like the big rocks at water, great place for parents to sit on watching kids, then when water off could have a space for concerts.
- Like the misting cooling stations idea
- Interest in signage to identify special plants, food groups, such as The Three Sisters planting interpretive and identification signs

2.5 Emails

Emails with comments on the park options were received following the virtual public workshop. The comments related to concerns about park programming, use of the park by members of the vulnerable community, improvements to the streetscapes on King Street and Front Street, lighting and planting. The following are the key themes of comments received:

- Concern about the scale of programming anticipated for the park and the disruption caused from noise and lighting
- Interest in using other parks in the area for programming where there's more space
- Support for welcoming the under housed in the park
- Interest in the City's "Community Safety Team" helping to monitor use
- Concern about the effect of new North Market on microclimate
- Interest in a designated pedestrian crossing from the north end of the park across King Street to accommodate disabled persons, small children and elderly citizens
- Interest in eliminating parking on the north side of Front Street between Market Square and Metro
- Interest in improving the Church and Front Street intersection to be more pedestrian friendly
- Interest in maintaining the large raised planter for greenery and to prevent larger groups from gathering in the park's centre
- Interest in adding signs to clarify the acceptable
 activities in the park
- Support for public art in the park
- Support for the boulders for seating, tables and chairs and lighting at ground level

2.6 Online Survey

An online survey was posted from November 18 to December 3, 2021 following the virtual public consultation sessions. The survey was intended to obtain further input on the three concept options and the key directions considered in each option. The survey had three components:

- Opportunity to indicate a general preference for each concept option in its entirety using a 5 star rating.
- Opportunity to indicate support with a "thumbs up or thumbs down" for key park elements and amenities considered in each of the three concept options
- Opportunity to share additional ideas to consider.

The intent of the survey was to identify the most preferred design element and amenity in each of the three design options. This is one of the inputs for the team to develop an emerging preferred design in the next phase of the work. This section presents the survey results and a summary of the common themes of comments.

Each concept option includes variations in the consideration of:

- Water feature
- Indigenous Place-Keeping
- Planting
- Furniture and Lighting
- Paving

The following is the most preferred element from each of the concept options.

Most Preferred Water Feature - Concept 3

65% of the survey respondents preferred the water feature in Concept 3. The water feature is located just north of Front Street. A shallow skim of water ebbs and flows, recalling the changing shoreline of Lake Ontario, with no standing water.



Most Preferred Indigenous Place-Keeping -Concept 3

74% of the survey respondents preferred the approach to Indigenous place-keeping as illustrated in Concept 3 where elements are integrated throughout the park. Site elements allude to the changing shoreline of Lake Ontario and reflect Indigenous values. Elements include boulders, the water feature, and paving that directs rainwater to tree root zones.



Most Preferred Planting - Concept 1

92% of the survey respondents preferred the approach to planting as illustrated in Concept 1 with the existing 34 trees planted on a grid through the park, and the addition of more trees to the south to create a large shade canopy (right side of image). No horticultural planting was intended for this option.



Most Preferred Furniture and Lighting -Concept 1

82% of the survey respondents preferred the furniture and lighting illustrated on Concept 1. Light fixtures have a historic character and match the lights used in the neighbourhood, including St. James Park. The furniture includes metal cafe tables with moveable metal chairs that are similar to those in Berczy Park.



Most Preferred Paving - Concept 1

79% of the survey respondents preferred the paving illustrated on Concept 1 where brick pavers and bands of brick paving are used, similar to this photo of Market Street by St. Lawrence Market.



Part 1 of the Survey - overall rating of each concept option

Three concept options illustrate variations for the water feature, opportunities for Indigenous place-keeping, planting, lighting, furniture and paving. In the first part of the survey, respondents were asked to review each concept option and tell us overall how they would rate the option on a one to five star rating, with five being the highest.



Option 2, The Flex - 32% 4 stars or higher





Flexibility and amenities for a range of needs are the foundation of this plan. Seating can be moved around the park, allowing it to be set up for outdoor markets, community gatherings, and day-today enjoyment. Amenities can include drinking fountains, wash basins, warming stations, misting cooling stations, covered seating, and communal dining tables. Paving patterns align with the existing trees and the architecture of the surrounding buildings.

Some of the additional comments shared include:

- There are too many moving parts, would impede movement through the Park
- Who will maintain and reconfigure the moving parts?
- Covered seating is desirable
- The outdoor amenities make public health and hygiene more accessible
- Be considerate of people living adjacent to the Park
- I like the emphasis on flexibility to accommodate how people may choose to use this space
- Ensure that Indigenous programming has space
- This design seems stale and rigid
- Ensure the Park is well lit

Legend

- tree canopy
- moveable bench
- tree trunk and open planter
- social infrastructure/water feature
- 🖔 people

Option 3, The Meander - 68% 4 stars or higher





Water is celebrated as the primary design element. Rainwater is collected and flows along channels to the trees. Markings in the paving catch and hold rainwater, creating glistening markers after a rainfall. Organic shapes are reflected in the design of the paving and furnishings. A water feature at the south end recalls the changing shoreline of Lake Ontario. Large boulders reference glacial history and create places to socialize and play.

Some of the additional comments shared include:

- Love the non-linear design and focus on nature
- The water features need to be maintained so • they do not accumulate litter
- The boulder seating may not be accessible to seniors
- Permeable groundcover should be incorporated into all design concepts
- The catenary lighting is nice
- More flexible seating
- Clear sightlines through the Park should be maintained
- Overall the most thoughtful design
- Sounds beautiful and peaceful

Legend



- permanent bench
- catenary lighting
- tree trunk with granular surface

water feature

Part 2 of the Survey - rating of the various park elements

The second part of the survey asked respondents to review the various park elements and amenities of each option and to indicate support by clicking on the "thumbs up/thumbs down" icon. The results follow with the total indicated for the "thumbs up."

Some of the additional comments shared for each item are included in the shaded boxes.

Option 1 – The Stitch

Water Feature

A water feature just north of Front Street would have jets of water in the paving and be programmable with different timing and heights allowing for children's play. At night, it can able be used as a display. When not turned on, the area be used for other activities. Captured by the reference image to the right.

- Requires too much maintenance
- This space is too small to accommodate this type of water feature, and not ideal for children
- As long as it does not obstruct pedestrian traffic through the Park



Indigenous place-keeping elements (such as space for a drum circle) are integrated throughout the park, and ideally located at the north end, connecting to King Street East (red square on concept option).

- An excellent use of the space
- Sound could be problematic to local residents



51% of the survey respondents gave this feature a thumbs up.



66% of the survey respondents gave this feature a thumbs up.

Planting

Keep the existing 34 trees planted on a grid through the park, and add more trees to the south to create a large shade canopy (right side of image). No horticultural planting would be intended for this option.

- More trees sound lovely
- A raised planter similar to what exists currently should be added
- Even more trees are needed
- More variety of plantings to liven the park



92% of the survey respondents gave this feature a thumbs up.

Option 1 – The Stitch

Furniture and Lighting

Light fixtures have a historic character and match the lights used in the neighbourhood, including St. James Park. The furniture includes metal cafe tables with moveable metal chairs that are similar to those used in Berczy Park.

- Moving furniture makes too much noise
- Seating for eating would be great in the vicinity of St. Lawrence Market
- Maintain the historic character of the neighbourhood
- Lighting should make the space safe and welcoming



82% of the survey respondents gave this feature a thumbs up.

Paving

Use brick pavers and bands of brick paving, similar to this photo of Market Street by St. Lawrence Market.

- Provides a cohesive look
- Grey paving looks too unwelcoming
- Paving should be accessible and not pose a hazard keep it flat
- Keep the historic theme



79% of the survey respondents gave this feature a thumbs up.

Option 2 – The Flex

Water Feature

Include a water feature just north of Front Street. The water feature may include a cooling station, water spray, drinking fountains and hand/food washing stations similar to the right.

- Feels out of place, does not maintain historic character
- Too difficult to maintain
- Great for the summer time
- A drinking fountain and hand washing station would be great



47% of the survey respondents gave this feature a thumbs up.

Indigenous Place-Keeping

Indigenous place-keeping elements are located at the south end of the park (red box on plan), including sculptural elements that integrate amenities such as drinking fountains, wash basins and/or warming stations.

- This element is better located at the north end of the Park
- Not sure if this will achieve the goal of Indigenous place-keeping
- Must use high-quality materials and be damage proof



54% of the survey respondents gave this feature a thumbs up.

Planting

Retain the 34 trees currently located throughout Market Lane Park. No additional horticultural planting is included in this option.

- More ground cover and colour would be nice
- · Planting is far too sparse
- Planting native species of flowers would enhance the space and help pollinators
- Yes, clean lines



61% of the survey respondents gave this feature a thumbs up.

Option 2 – The Flex

Furniture and Lighting

The area around the North Market Building is left open allowing for ease of setup for weekend markets and holiday festivals. It also includes contemporary fixtures that could have special effect lighting. Amenities such as drinking fountains, washbasins, warming stations, covered seating, and communal dining tables can be added.

- The benches look too obstructive and uncomfortable
- Design does not keep neighbourhood identity
- This space is not appropriate for markets, keep it natural



54% of the survey respondents gave this feature a thumbs up.

Paving

The design will have bands of colour in the paving that reinforce the rows of trees and the column spacing of the adjacent buildings.

- Too disjointed; does not match surrounding character
- Nice to see some color
- Lengthwise bands are preferable



57% of the survey respondents gave this feature a thumbs up.

Option 3 — The Meander

Water Feature

The water feature is located just north of Front Street. A shallow skim of water ebbs and flows, recalling the changing shoreline of Lake Ontario, with no standing water.

- The boulders create too much clutter impeding pedestrian movement
- Great idea, but must be kept free of litter
- It's important to highlight the site's history
- Beautiful and memorable



65% of the survey respondents gave this feature a thumbs up.

Indigenous Place-Keeping

Indigenous place-keeping elements are integrated throughout the park. Site elements allude to the changing shoreline of Lake Ontario and reflect indigenous values. These include boulders, the water feature, and paving that directs rainwater to tree root zones.

- Love the place-keeping throughout, consider including programming similar to Option #1
- I like the organic approach
- This highlights the region's unique geographic makeup



74% of the survey respondents gave this feature a thumbs up.

Planting

Planters are located at the north and south gateways to the park and can contain medicinal and indigenous plants (red box on plan).

- I like the idea of including native specie plantings
- Sight lines across the Parks should be maintained
- This element should be included along with the existing trees
- Must be maintained and kept free of litter



76% of the survey respondents gave this feature a thumbs up.

Option 3 – The Meander

Furniture and Lighting

Lighting suspended above the park is reminiscent of the stars in the night sky. Large, continuous, curved benches provide seating and reinforce the organic character of the site. Similar seating is provided along the planers, while the boulders provide supplementary seating and gathering opportunities.

- The curved design of the benches is nice
- Seating should not impede the movement of pedestrians through the Park
- Make sure there is seating with back support
- Suspended lighting is great, but shouldn't create a nuisance for nearby residents



76% of the survey respondents gave this feature a thumbs up.

Paving

Paving patterns have a hand-crafted and organic quality, celebrating rainfall on the park, and directing it to the tree roots.

- •Nice design, ensure there are no trip hazards
- May be too difficult to maintain and keep free of litter
- Environmentally friendly and practical
- Paving elements add visual interest



75% of the survey respondents gave this feature a thumbs up.

Part 3 of the Survey - additional comments

The third part of the survey asks for additional comments with respect to any of the options. The following is a summary of the themes of the comments received.



- Concern about noise and lighting
- Interest in the water feature: child friendly and proper maintenance
- Interest in creating a place for all, accessible to all year round
- Interest in bicycle parking, seating and public art
- Interest in incorporating planting
- Interest in the park designed in a way that limits anti social behaviour

3.0 Who Did We Hear From?

Approximately 120 people participated in the virtual workshop. The team also spoke with a few people in the park that appeared to be part of the area's vulnerable community.

A total of **499** people participated in the online survey between November 18 and December 3 2021. Participants were asked to voluntarily provide demographic information. This helps the City better understand who participated, and whether particular groups in the community were missed in the engagement phase.

A snap shot of the survey participants follows:

Age

Up to 18 years old	2%
19-30 years old	11%
31-45 years old	29%
46-60 years old	23%
60+ years old	35%

Racial background

Black (African, Afro-Caribbean, African-Canadian descent)— 1%

First Nations, Inuit or Metis — 1%

Middle Eastern (Arab, Persian, West Asian descent, e.g. Afghan, Egyptian, Iranian, Lebanese, Turkish, Kurdish, etc.) — 1%

Southeast Asian (Taiwanese descent; Filipino, Vietnamese, Cambodian, Thai, Indonesian)— 1%

East Asian (Chinese, Korean, Japanese) — 5% Latino (Latin American, Hispanic descent) — 2%

South Asian or Indo-Caribbean (e.g. Indian, Pakistani, Bangladeshi, Sri Lankan, Tamil, Indo-Guyanese, Indo-Trinidadian, etc.— 1%

White — 71%

I don't know/Prefer not to answer — 8%

Other — 3%

More than one racial category or mixed race — 6%

Gender identity

Woman	51%
Man	41%
Prefer not to answer	5%
Two Spirit	1%
Trans Woman	<1%
Not Listed	2%

Household's access the outdoors:

Exclusive access to a backyard/front yard	9%
Exclusive access to balcony/rooftop patio	19%
Relies on parks and public spaces	57%
Shares backyard/front yard other households	1%
Shares a balcony/rooftop patio with other	
households	14%

Relationship with the park:

I am a resident living nearby	82%
I work nearby	5%
I am a member of the wider community	10%
Other	3%

4.0 How We Reached People

All public and stakeholder meetings to date have been undertaken by measures appropriate for maintaining physical distancing in accordance with Toronto Public Health protocols for the COVID-19 containment strategy. Meetings and conversations have been held over virtual meeting platforms like Zoom and WebEX.

Webpage

The City's website has a specific webpage www. toronto.ca/marketlanepark to provide information about the Market Lane Park Improvements including an overall description, a project time line, project updates, a link to the survey, and an option to sign up for project updates by email.

Social Media and Digital Ads

The City of Toronto used its Facebook, Instagram and Twitter accounts to promote the virtual workshop and online survey through paid advertisements and organic posts from November 10 - 30, 2021. A total of two paid advertisements and three organic posts reached a total of **345,805** users and resulted in **839** unique clicks through to the project website.

Mail Outs

7,574 postcards advertising the project webpage, the virtual workshop and online survey were delivered to addresses in the neighbourhood within 1-kilometre of the site.

Signs

Six large notice signs were placed on City-owned property to provide information about the project, the date and how to join the virtual workshop, how to access the online survey, and who to contact at the City of Toronto for further information. A scannable QR code provided a link to this information as well. The signs were located in Market Lane, along Market Street, in St. James Park and in David Crombie Park.

www.toronto.ca/marketlanepark



The landing page on the City of Toronto's website

Let's improve Market Lane Park!

Join us for a community workshop and share your thoughts in an online survey.

The City of Toronto invites you to learn more about the improvements coming to Market Lane Park. City staff are hosting an online workshop to:

- Provide a project update
- Present three park plans for feedback
- Answer questions and receive community input

The Councillor for Toronto Centre, Kristyn Wong-Tam, will be in attendance for **Timeslot #1** from 1 pm to 2:30 pm.

Workshop details

Thursday, November 18, 2021





Opens: Thursday, November 18, 2021 Closes: Friday, December 3, 2021

Survey link: toronto.ca/MarketLanePark



Scan with your smartphone camera for project webpage, workshop and survey information.



Contact For more project information, or if you require accessibility accommodations in order to participate, please contact: Nancy Chater Senior Project Coordinator 4 416-338-5237 ■ Nancy Chater@toronto.ca



Notices posted in the St. Lawrence Neighbourhood

5.0 Next Steps

The feedback received from the second round of consultation will inform the development of an emerging preferred design for Market Lane Park.

The City of Toronto will return to the community to consult on the emerging preferred design early in 2022.

To be notified about upcoming consultations for Market Lane Park, please check the webpage at **www.toronto. ca/marketlanepark** and sign up for email updates.

Contact

If you have any questions or comments regarding the summary report, please contact either:

Nancy Chater Senior Project Coordinator Parks, Forestry and Recreation City of Toronto 416-338-5237 nancy.chater@toronto.ca Lead Consultant The Planning Partnership marketlane@planpart.ca