



# Market Lane Park

Improvements

## What We Heard Report #3

May 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 on the preferred design concept, the final task in Phase 2 of the work program - Consultation and Concept Design.

The following are the key engagement activities related to the preferred design concept:

**January 11, 2022**

**Community Resource Group Meeting #3**

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

**March 15, 2022**

**Community Resource Group Meeting #4**

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

**March 28, 2022**

**Virtual public workshop**

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

**March 28 to April 15, 2022**

**Online survey**

Web-based survey questions

**March 9, 2022**

**Indigenous Communities**

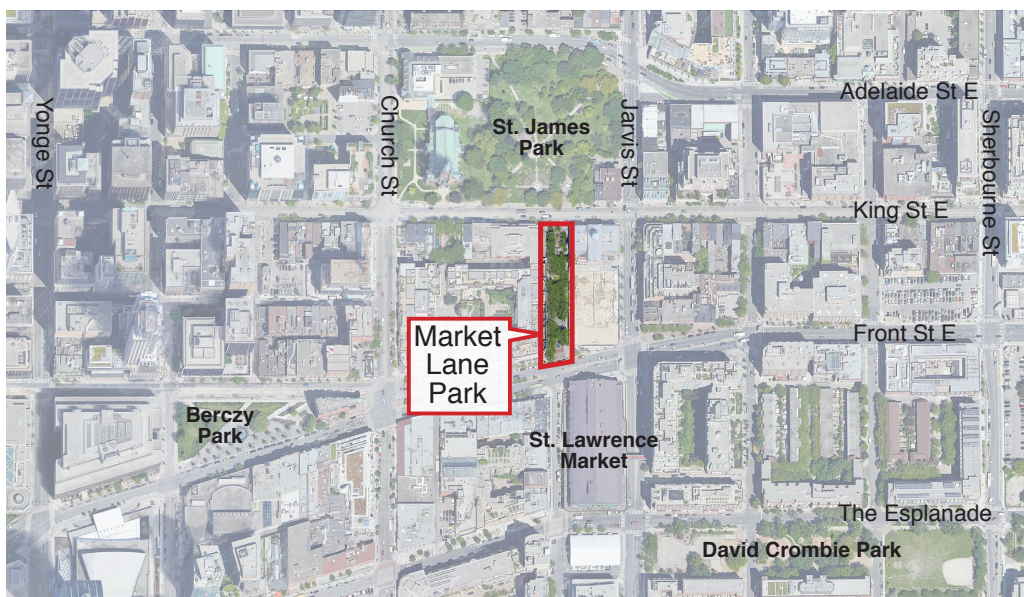
Web-based video conference with a presentation, followed by conversations

**March 2022 - 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 Community Resource Group

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

A special meeting was held on January 11, 2022 to have a focused discussion on programming in Market Lane Park following the presentation of the three concept options in November 2021. The St. Lawrence Market manager provided an overview of the St. Lawrence Market precinct/district, the new North Market building and the current and planned approach to their programming in the Market Lane Park. In summary;

- the sensitivity of programming with some adjacent residents is acknowledged
- the Market confirmed the intention to work with stakeholders, neighbours, City staff and the Councillor's office to develop guidelines for programming in Market Lane Park
- the Market has a history of successfully working with neighbours and stakeholder groups to address concerns
- both Berczy Park and St. James Park have prepared guiding principles for operations and programming with the assistance of Park People. These processes could be useful to establishing the guidelines for programming in Market Lane Park
- some of spaces have not been used for a long time and there are a lot of new residents, the process of generating the guidelines should include the opportunity to incorporate flexibility and feedback so that changes can be made.
- the team understands the root of the issue for Market Sq. residents is the level of sound and light causing disruption to people living in units

facing the park. The team acknowledges that the park space is only 18 metres wide and that it's important to have flexibility for events that have occurred historically. It's important not to encumber the space with fixed elements that will work against the opportunity for a variety of events and activities moving forward.

- the Market will start conversations on the guidelines for programming in the spring of 2022 and will consider guidelines that have been developed for other city buildings, existing permits and previous events in the Market.

A fourth meeting with the Community Resource Group was held on March 15, 2022 to discuss the preferred design concept plan in advance of the public workshop. The following is a summary of individual comments made:

- interest in understanding the team's approach to protecting/planting new trees
- interest in working with City's Transportation Services division to advocate for pedestrian crossings at both ends of the Park
- broad based support for the preferred design concept,
- Committee members appreciate the social infrastructure, lighting, programming.
- interest in some kind of community historic community builder wall to commemorate builders of the community
- interest in understanding how the park plan will relate to entrances to at-grade businesses in Market Square
- interest in the Market connecting with David Wolfman who leads the Indigenous culinary program at George Brown College to help identify suggestions for Indigenous-led programming ideas



## 2.2 Indigenous Communities

A virtual meeting was held with representatives of various Indigenous communities on March 9, 2022 to present the preferred design concept and to have a conversation about the various design elements and amenities. The following is a summary of comments from individual members:

- Market Lane Park is more accurately a square or terrace – without grass, doesn't feel like a park
- previously talked about small pow wow and drumming, now concerned about dancing on cement in moccasins
- need to connect all of parks from Lake Ontario to Market Lane Park and beyond. Market Lane Park is an important part of the route
- interesting to work with a "concept of connection" – long narrow strip between other parks, there is a connection to activities taking place in other nearby parks, such as the larger Moss Park or Allen Gardens
- programming should focus on the Market – food related vendors, artisans, etc. Could include fried bread, Three Sisters soup, poetry reading, conversation circle, artists
- Market Lane Park is ideally suited to Indigenous-led programming related to food, possibly in connection with George Brown College and David Wolfman's Indigenous Culinary Arts program
- the team mentioned that there is enthusiasm in the City to celebrate Indigenous culture and history – for example, Quayside Indigenous Cultural Centre, Ontario Place, Toronto Island Park Master Plan, Ryerson's business incubator, Butterfield Park is celebrating Indigenous history, Spirit Garden at Nathan Phillips Square – there will be a network of spaces and amenities
- Can there be solar power for a low carbon impact
- Connection to Indigenous food entrepreneurs – Nish Dish, Tea and Bannock, for example, there's the Pow Wow café in Kensington Market. In addition to space, communities are looking for economic development opportunities
- The linear shape of Market Lane Park is also suited to fashion – imagine Indigenous fashion shows using the park as the runway
- Native Earth Performing Arts, the Centre for Indigenous Theatre, ANDPVA are all performance Indigenous organizations that could be suitable for Market Lane Park and be a wonderful place for them to try out new productions and gain visibility for the Indigenous theatre scene
- The Association for Native Development in the Performing and Visual Arts (ANDPVA) is Canada's oldest Indigenous arts service organization – the art market is a great model
- the Park is ideally suited to the concept of "connection" - Connection between Indigenous and others; path connecting the parks in the area; connection to the Farmer's Market; connection to the geological history; also connecting to grandfather rocks, water, mother earth
- Acknowledgement and representation via art in a public space is meaningful to the community
- There are many Indigenous caterers. Caterers would have the opportunity to share their food without the full commitment of rent of a storefront

## 2.3 Public Workshop

A virtual public consultation workshop was held on March 28, 2022 to present the preferred design concept. Two sessions were held to give participants choice in the best time that suited their schedules. Approximately 100 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 preferred design concept.

The following is a summary of comments received:

- looks fantastic
- interest in having crosswalks at either end of the park
- interest in having a place for “selfies” with a memorable background, like the Toronto sign at Nathan Phillips Square
- concern about overhead lighting and the impact on adjacent residents
- interest in understanding how bikes are accommodated
- interest in understanding maintenance, in particular for the water features

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## 2.4 Emails

Comments on the preferred design concept were also received in emails following the public workshop. The following is a summary of comments received:

### *History and heritage*

- suggest something in Market Lane Park that would honour the history and role that the St. Lawrence Market neighbourhood and its historic buildings played in promoting Afro-Canadian culture or abolishment of slavery; acknowledge the history that the area has in supporting those who fought to end slavery and its cruel effects across Canada and the United States

### *Pedestrian circulation*

- the massive boulders at each end of the park may discourage/obstruct an inviting passage from one main street to the other
- big improvement if the City could also change Market Street to pedestrian only traffic

### *Seating*

- the long curved benches, as installed in Berczy Park, are nice design concepts but don't work; people prefer an empty short bench as opposed to sitting with strangers
- the three proposed benches on the west side of the park and the four moveable tables and chairs could disrupt residents and should be moved
- the proposed long benches should have armrests at regular intervals along the length of the bench to improve comfort, deter skate boarders and help prevent the overnight occupation of the bench

### *Planting*

- welcome the horticultural bed at the north end of the park, however should be enlarged

### *Lighting*

- understand that the lighting will be pedestrian oriented and neither direct or ambient lighting should be an issue for adjacent residents

### *Programming*

- the completion of the North Market, the move to Sunday openings and the planned closure of Market Street on summer weekends will introduce an increased level of pedestrian activity into the area. This should be a positive change but could also generate serious problems for adjacent residents if not appropriately managed
- a number of suggested guidelines for programming were provided, understanding that the Market will be involving stakeholders, community groups and residents in the preparation of guidelines

## 2.5 Online Survey

An online survey was posted from March 28 to April 15, 2022 following the virtual public workshop. The survey was intended to obtain further input on the preferred design concept by providing an opportunity to:

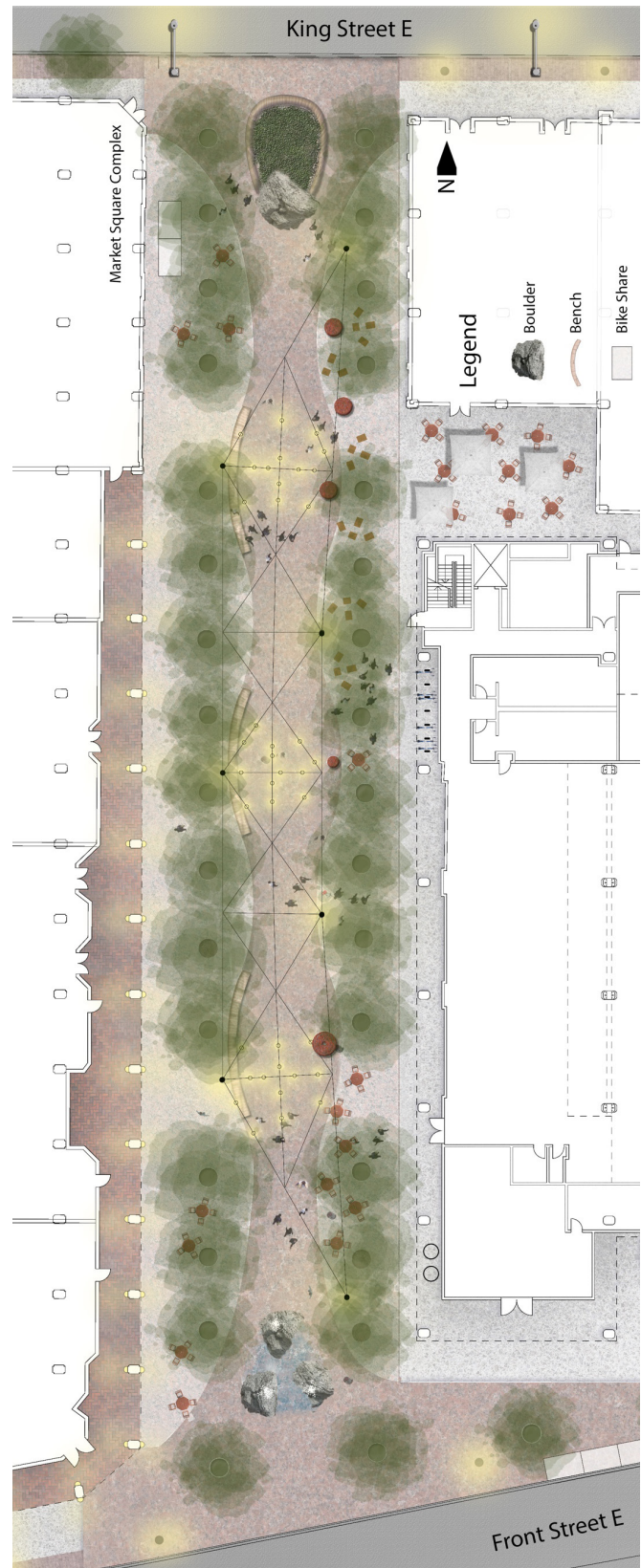
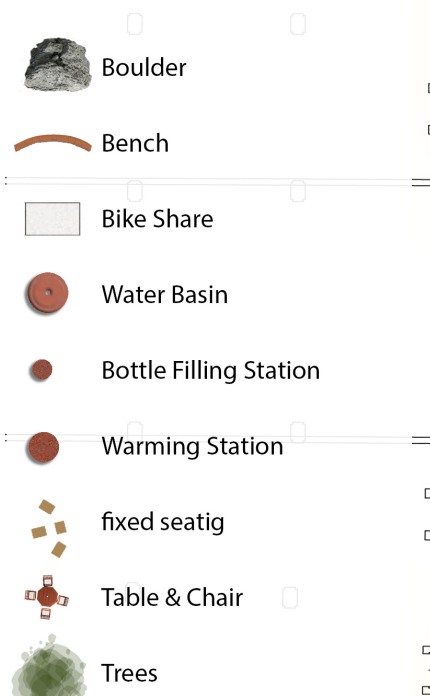
- indicate a level of support for the preferred design concept
- indicate support for key park elements and amenities
- share additional ideas to consider.

The intent of the survey was to seek additional input on the preferred design concept as one of the inputs for the team to finalize the park concept. The results of the survey revealed broad based support for the preferred design concept. This section presents the survey results.

### Preferred Design Concept

The survey asked “how satisfied are you with the Preferred Design for Market Lane Park”? 81% of the respondents said they were satisfied or somewhat satisfied. 14% responded they were neutral and only 4% responded that they were not satisfied.

#### Legend



Preferred design concept for Market Lane Park.



The survey asked for additional feedback about the Preferred Design. The following is a summary of comments received:

#### *Planting*

- planting area at the north end of the park is too large and obstructs a clear view of St James Park
- retain all existing trees, it would be more appealing with less paving, maybe garden beds in the centre
- desire for native plants
- inclusion of some grass to break up the pavement
- prefer to see more greenery and perhaps some space for community vegetable growing as opposed to paving

#### *Sight lines and safety*

- like the idea of natural boulders as a water feature at the south end, but hope they won't be too tall and block the sight lines into the park
- make safety a priority
- ensure adequate sight lines and lighting around the bank machine for security reasons
- desire to see plans for safe evacuation of small space during programmed events
- lighting of the boulders would create art piece at night and to appear welcoming from outside the park

#### *Quality and Maintenance*

- don't use cheap materials
- focus on maintaining the newly developed park when complete
- concern with maintenance cost due to moveable objects prone to vandalism and theft

#### *Circulation*

- design with children in mind and landscape in a way that encourages walking as opposed to high speed cycling
- location of bike share is not clear on the plan

#### *History and Heritage*

- Market Lane has a rich 19th century history that is closely connected to Toronto's food and energy networks (hay market for horses, butcher stalls, Toronto's first Public fountain). Would be interesting to have space (walls) to display historical images and interpret the role of the market in Toronto's growth and settler colonialism

#### *Facilities*

- provide a sheltered wifi and charging zone
- need public rest rooms
- lots of opposition towards hand warming stations

The survey asked for feedback on the City's vision for programming in the park and the North Market Building. The following is a summary of the comments received:

- noise is an important consideration because 49 condos at 80 Front Street overlook the Park. This makes Market Lane park unsuitable for programmed activities that utilize amplified sound or which are staged in the evening
- like the idea of markets, but also regular vendors and food stalls, street performers, maybe a stage, live music
- ensure enough trash cans
- consideration for how to reduce skate boarders using benches
- does not look child friendly
- there are enough food markets in immediate area
- concern about lack of culturally diverse programming, Asian, Black, Latino, etc
- programming on the western half of the park could disturb residents of Market Square or otherwise interfere with other uses of the park
- amplified music and speech should not be permitted anywhere in the park .
- security cameras should be located in the park and/or on the perimeter of the North Market building
- concern about size of park for the suggested programming
- planned stakeholder consultations re programming should be opened up to ALL interested parties now or as soon as a draft guideline is available for review
- the Farmers Market set up takes place the night and early morning before it opens at 5 a.m. and the sound disturbs some residents living nearby
- post-pandemic Torontonians will want more reasons to connect

### Components of the Preferred Design Concept

The survey responses revealed strong support for the design direction for the key components of the preferred design concept:

*How do you feel about the inclusion of the **boulders** and water feature in the Preferred Design?*

79% like the inclusion of boulders and the water features

14% are neutral

8% dislike it

*The Park is a narrow shape and used to be a roadway that was closed to become a park. Most of the park surface will be paved as an important pedestrian route in the neighbourhood, with lots of trees and one big planting feature at the north end of the park. How do you feel about the design approach for **paving**?*

70% like the design approach for paving

18% are neutral

12% dislike it

*How do you feel about the design approach for **lighting** in the park.*

78% like the lighting approach

14% are neutral

8% dislike it

*How do you feel about the amount of **seating**?*

76% there's the right amount of seating

10% too much seating

14% not enough seating

*How do you feel about the amount of **planting and trees** in the Preferred Design?*

62% right amount of plantings and trees

4% too many plantings and trees

34% not enough plantings and trees

*How do you feel about the amount of **social infrastructure** (washing basin, drinking fountains, hand-warming stations) included in the Preferred Design?*

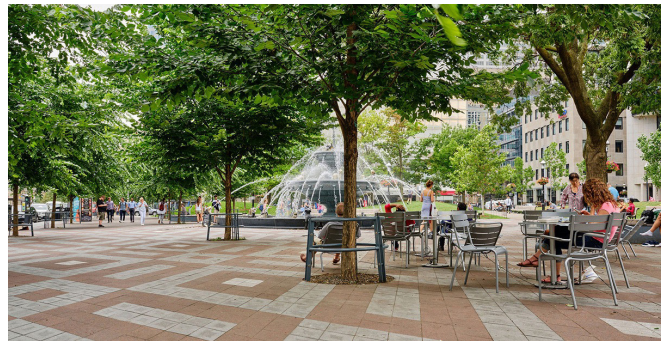
68% right amount of social infrastructure

11% not enough

21% too much



Rendering of south-end granite boulder feature and combined fountain.



Example of red and grey precast concrete paving that will feature a meandering pattern in the Park.



Rendering of pole mounted lighting, suspended lighting and timber construction for the Park.



Rendering of horticulture planting area at north end of the Park, featuring native plant species and boulder creating an overlook.

## 3.0 Who Did We Hear From?

Approximately **100** people participated in the virtual workshop.

A total of **390** people participated in the online survey between March 28 and April 15, 2022. 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 and efforts were required to reach out to specific groups.**

The following is a summary of who filled out the online survey:

### Age

Up to 18 years old	1%
19-29 years old	12%
30-39 years old	27%
40-55 years old	27%
56-64 years old	17%
65-74 years old	10%
75+ years old	3%
prefer not to answer	2%

### Racial background

**White** (English, Greek, Italian, Portuguese, Russian, Slovakian) — 66%

**Prefer not to answer** — 12%

**East Asian** (Chinese, Korean, Japanese) — 7%

**More than one racial category or mixed race** — 5%

**Other** — 3%

**Black** (African, Afro-Caribbean, African-Canadian) — 3%

**Latin American** (Brazilian, Colombian, Cuban, Mexican, Peruvian) — 2%

**South Asian or Indo-Caribbean** (e.g. Indian,

Pakistani, Sri Lankan, Tamil, Indo-Guyanese, Indo-Trinidadian, etc.— 2%

**Arab, Middle Eastern or West Asian** (Afghan, Armenian, Iranian, Lebanese, Persian, Turkish) — 2%

**Southeast Asian** (Filipino, Malaysian, Singaporean, Thai, Vietnamese)— 2%

**First Nations** (status, non-status, treaty or non-treaty), **Inuit or Metis** — 2%

### Gender identity

Woman	42%
Man	47%
Prefer not to answer	9%
Two Spirit	1%
Gender non binary	2%
Not Listed	1%
Trans Woman	0%
Trans Man	0%

### Housing Situation

Home owner	59%
Renting	32%
Permanently living with family	3%
Temporarily staying with others	1%
Prefer not to answer	5%
Not listed	1%

### Household's access the outdoors:

Access to private outdoor space like a yard	29%
Access to semi-private/shared outdoor space	27%
Only have access to public spaces	40%
Prefer not to answer	4%

### How far do you live from Market Lane Park?

adjacent condo building	10%
less than 10 minute walk	44%
10-30 minute walk	26%
30-60 minute walk	7%
over 1 hour walk	7%
too far to walk	3%
prefer not to answer	3%



## 4.0 How We Reached People (to be updated)

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](http://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 March 17 to April 25, 2022. A total of two paid advertisements and seven organic posts reached a total of **76,583** users and resulted in **2,061** unique clicks through to the project website.

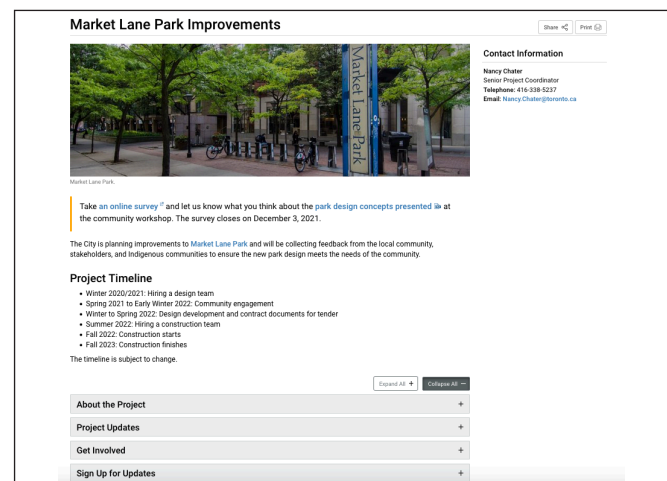
### Mail Outs

**7,750 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](http://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.

**New Park Plan for Review!**

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 preferred park plan for feedback
- Answer questions and receive community input

Both sessions will be the same, so choose the time that best suits your schedule.

### Workshop details

**Monday, March 28th, 2022**

Join online at [toronto.ca/MarketLanePark](http://toronto.ca/MarketLanePark)

Timeslot #1	Timeslot #2
1:30 pm to 3 pm	6:30 pm to 8 pm

To join by phone, call: 647-374-4685  
Meeting ID: 874 3181 1897  
Passcode: 022939

To join by phone, call: 647-374-4685  
Meeting ID: 853 1043 9147  
Passcode: 777323

### Survey details

Share your thoughts on the park options!

**Opens: Monday, March 28, 2022**  
**Closes: Monday, April 11, 2022**

**Survey link:**  
[toronto.ca/MarketLanePark](http://toronto.ca/MarketLanePark)

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

Project site

### Contact

For more project information, or if you require accessibility accommodations in order to participate, please contact:

**Nancy Chater**  
Senior Project Coordinator  
416-338-5237  
[Nancy.Chater@toronto.ca](mailto:Nancy.Chater@toronto.ca)

Notices posted in the St. Lawrence Neighbourhood

## 5.0 Next Steps

The feedback received from this round of consultation will inform the development of a final design for Market Lane Park.

The final design will be used as the basis to prepare detailed design drawings as the project team moves towards construction.

To stay up to date on this project, visit the webpage at [www.toronto.ca/marketlanepark](http://www.toronto.ca/marketlanepark) and sign up for e-updates.

### Contact

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

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