

Welcome to the Kensington Market Heritage Conservation District Open House

The Kensington Market Heritage Conservation District (HCD) area is a vibrant neighbourhood known for its eclectic architecture, bustling sidewalks, and both multi-cultural and counter-cultural traditions. Designating Kensington Market as an HCD involves the development of an HCD Plan, a framework for managing and guiding future change while conserving the area's heritage value.

The boards on display highlight key elements of the HCD Plan in progress, and will be available online.

Thank you for attending today's open house. City Planning staff look forward to answering your questions and hearing your feedback.



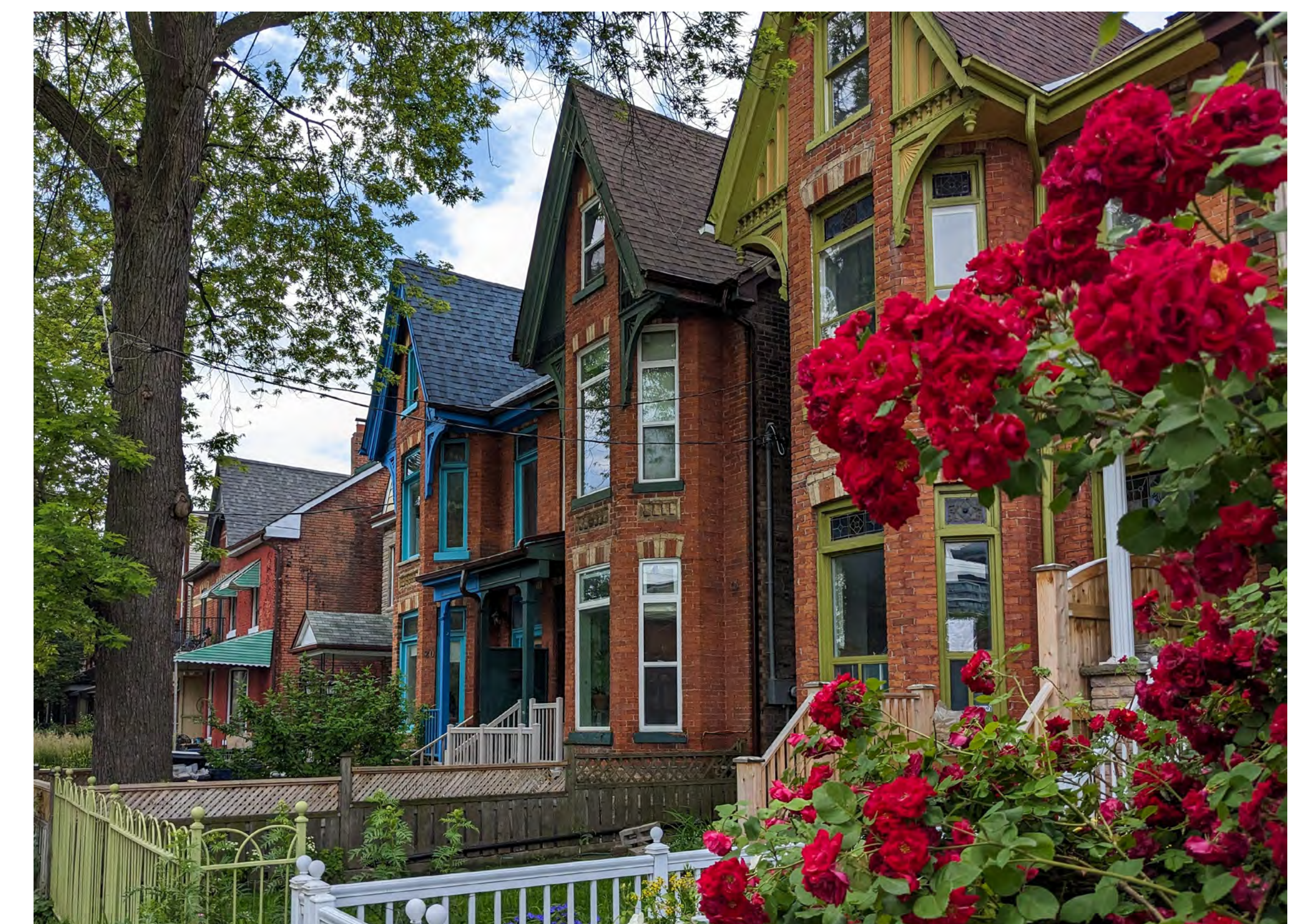
Bellevue Square Park



Baldwin Street



Augusta Avenue



Bellevue Avenue

Kensington Market HCD

Boundary



Jewish market | Kensington Avenue, 1932 (City of Toronto Archives, Fonds 1266, Item 26172)



Houses on Denison Square | View northwest towards the Kiever Shul

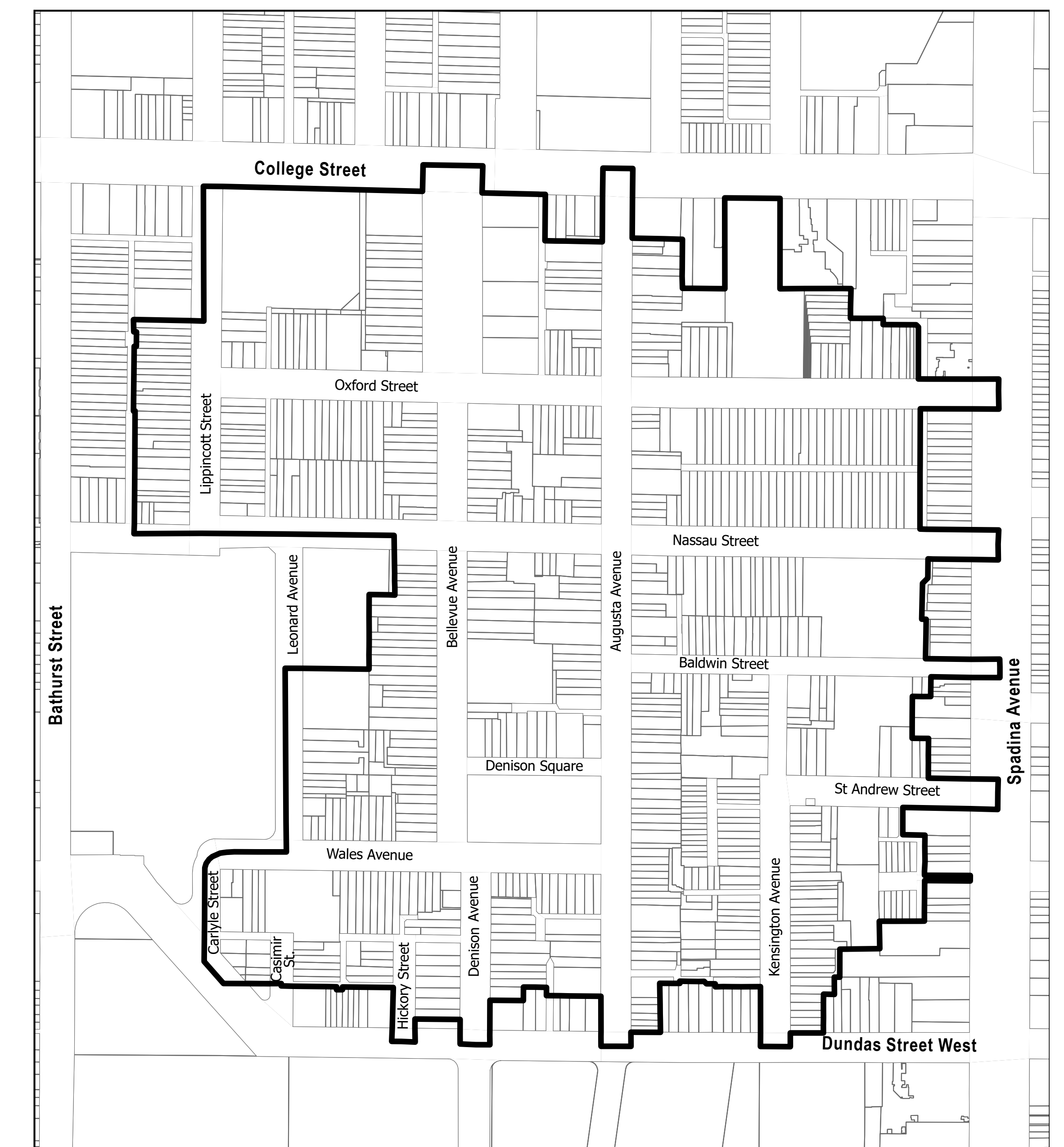
The HCD boundary was established through the HCD Study and community feedback to include the commercial market as well as the surrounding residential area. Both contribute to Kensington Market's identity as a distinctive neighbourhood in the city.

Any heritage buildings located along the major edge streets of College Street,



South-west corner of Kensington and Baldwin | Between 1975 and 1988 (City of Toronto Archives, Fonds 200, Series 1465, File 343, Item 9)

Dundas Street West, Bathurst Street, and Spadina Avenue will be considered for individual heritage protection separately from the HCD Plan.



TORONTO
Proposed Boundary Map

Kensington Market
Proposed Heritage Conservation District

Proposed Boundary

Not to Scale
October 13, 2023

Kensington Market HCD Plan

Draft Objectives

The primary objective of the Kensington Market HCD Plan is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term.

Specific objectives of the proposed Kensington Market HCD Plan are set out below. Although the following objectives are numbered, the numeric sequence does not establish a priority among the objectives.

OBJECTIVES:

1. Conserve and maintain the District's cultural heritage value as expressed through its heritage attributes, contributing properties, public realm, and archaeological resources.
2. Conserve and maintain the District's variety of architectural styles and typologies, including many contributing buildings that have been altered for new uses over time.
3. Conserve the legibility of the District's periods of development and waves of immigration, as expressed through its heritage attributes.
4. Conserve the District's low-rise, fine-grained scale defined by predominantly two- to three-storey buildings with narrow building frontages.
5. Ensure that new development, additions, and alterations to existing built heritage resources conserve, maintain, and enhance the cultural heritage value of the District in general, as well as of the Character Sub-Area(s) in which the proposed change is located.
6. Acknowledge and honour the historic and ongoing presence of Indigenous peoples in the District, including through visual representation of Indigenous heritage within the public realm.
7. Conserve the District's unusual block configuration with irregular block and lot sizes, and many interior streets that both commence and terminate within the District.
8. Encourage the ongoing use of the public realm for commercial activities and cultural events.
9. Conserve and maintain the vibrant character of the Commercial Market Character Sub-Area, defined by its many residential buildings adapted for commercial use, its distinctive public realm patterns, and its traditions of public art and cultural expression.
10. Support and manage the ongoing, organic evolution of the Commercial Market Character Sub-Area, where incremental change has resulted in layered built fabric that represents the District's cultural heritage value.
11. Conserve the variety of late-nineteenth- and early-twentieth-century residential buildings in the Residential Character Sub-Area, including many pairs and rows of buildings that share an architectural design.
12. Conserve the residential and institutional streetscape of Bellevue Avenue, north of Oxford Street, including its historically wide right-of-way and soft landscaping within the public realm.
13. Conserve the consistent streetwall of late-nineteenth-century buildings that frame Bellevue Square Park.
14. Conserve and maintain the pockets of workers' housing and other low-scale residential infill developments accessed by or fronting onto laneways.
15. Ensure that archaeological resources are conserved.

Kensington Market HCD Plan

Draft Statement of Cultural Heritage Value

Highlights from the Statement of Cultural Heritage Value

The City is pursuing designation of Kensington Market as a Heritage Conservation District on the basis of its unique character, known for the eclectic and vibrant nature of its buildings and public spaces. The HCD Plan will include a full Statement of Cultural Heritage Value that informs recommendations for conservation and future change. The values identified in Kensington Market are summarized below.

Design and Physical Value

Kensington Market is valued for its fine-grained, low-scale streetscapes. The area maintains a unique street and block configuration that traces its origins to the subdivision of park lots, an early colonial system of organizing the city. Today, the District includes a variety of late nineteenth- and early twentieth-century residences, many of which appear in pairs or rows. It also features pockets of worker's cottages located along laneways. The Commercial Market includes a variety of buildings that have incrementally changed over time, and a particularly animated public realm.

Historical and Associative Value

The District includes a number of buildings that date to British settlement in the latter half of the nineteenth century, including workers' housing. Between the 1910s and 1930s, the area emerged as a Jewish market, which established some of the patterns of building expansion and commercial use that continue today. Subsequent waves of immigration included the Portuguese and Hungarian communities at mid-century, Chinese, Vietnamese, and Korean communities in the 1960s-1980s, and Latin American, Southeast Asian, African, and Jamaican communities from the 1990s. The visible layering of building additions, particularly within the Commercial Market, represents the adaptation that occurred as these groups established homes and businesses in the District.

Contextual Value

Bound by four major streets, Kensington Market forms a self-contained neighbourhood that sustains its own residential, commercial, and institutional activities. As one of the city's most distinctive neighbourhoods, Kensington Market is widely known among residents and visitors and is considered a Toronto landmark.

Social and Community Value

Dynamism, resilience, and creativity are at the core of Kensington Market, an area that has maintained a strong identity and sense of place while both buildings and demographics have evolved. The Commercial Market is valued for its independent retailers, especially grocers selling fresh goods that often spill out into the public realm. Supported by an engaged community, traditions of public art, diverse and alternative cultural expression, and social activism have flourished in the District.



Augusta Avenue | North of Nassau Street, view northeast

Kensington Market HCD Plan

Draft Heritage Attributes

Heritage attributes include physical, spatial and material elements within the District, including those related to natural, residential, commercial, institutional, industrial, landscape, streetscape, and archaeological resources.

Heritage Attributes of the District

- The **low-rise streetscapes** comprising predominantly two- to three-storey buildings
- The **narrow property frontages** that create consistent fine-grained streetscapes, including a high proportion that are smaller than 5.5m (18'), and the minimal or zero building setbacks from the public right-of-way
- The variety of architectural styles representative of residential and commercial architecture in the late nineteenth and early-to-mid twentieth century with varying degrees of modification and storefront additions present
- The **unique street and block patterns** created and sustained by:



Commercial Streetscape | East side of Kensington Avenue, south of St. Andrew Street

- a similar number of horizontal and vertical blocks, each having different dimensions
- a high number of T-intersections and corner properties
- the high percentage of east-west streets that commence and terminate within the District's boundaries
- a wide range in the actual and perceived widths of public rights-of-way due to residential and commercial encroachments
- the unplanned and evolved collection of laneways that terminate inside a block and provide access to only a few properties



Residential Streetscape | East side of Denison Avenue, south of Wales Avenue

- The interior street and public realm patterns that facilitate a variety of public events and festivals
- The presence of religious and institutional buildings, commercial retail, workplaces, and public parks in proximity to residential buildings that create the sense of a **self-contained community**
- Infrastructure, including social services, and cultural expressions such as public art that indicate a community that is highly active in local social, political, and economic matters
- The District's **archaeological resources**

Kensington Market HCD Plan

Draft Heritage Attributes (continued)

Commercial Market Character Sub-Area Attributes

- The **high concentration of house-form buildings** within the Commercial Market Character Sub-Area that have been altered to accommodate storefront additions or commercial conversions, often with the original house-form building typology still legible, such as those with first-storey projecting enclosures that extend into the public realm
- The **layered and incremental modifications or additions** made to the built form that often extend into the public realm, particularly along Augusta Avenue and Kensington Avenue, including those using utilitarian, contractor-grade materials, that are evidence of the market's evolution and the history of various immigrant and socio-economic groups living and working within the District
- The evolving **murals, street art, and other forms of creative expression** that animate exterior walls, streets, and other surfaces within the public realm
- The **narrow storefronts**, which typically range from 3m to 9m wide
- The eclectic and bustling character of the commercial market, which is defined by the visibility of business taking place in the public realm, often using market stalls

- The **different types of encroachments** (private use of public space) contributing to the animated, eclectic, creative, and varied character of the streetscapes, including, but not limited to:
 - accessible ramp encroachments
 - awnings and porch structures related to commercial uses
 - commercial seating areas with low fencing
 - outdoor displays of goods on paved areas
 - commercial front additions with large openings or a high percentage of transparency
- Public art signage located at gateway locations
- The **soft landscaping, including street trees**, within the public realm on Kensington Avenue

Residential Character Sub-Area Attributes

- The largely **consistent setback, placement, and orientation** towards the street of the house-form buildings that reflect the predominant residential character surrounding the market and represent the period of residential development from the 1850s to the early-1900s
- The range of **low-rise residential building configurations** throughout the Character Sub-Area, including many semi-detached and row groupings, as well as detached, duplex, and multi-unit residential buildings
- The 2-storey corner properties with storefronts, which historically serviced the community

- The **pockets of worker's cottages and infill housing** located along laneways within the District, constructed as rows and individual buildings in a variety of styles and materials
- The soft landscaping within the public realm, particularly along Bellevue Avenue between Oxford Street and College Street, which is generally enclosed with low fences and vegetation for private use as an extension of each individual property.
- The **contributing properties that are landmarks** within the Character Sub-Area, including institutional buildings such as Toronto Fire Station 315 and St. Stephen's-in-the-Field Church, which frame a gateway to the District, the Kiever Shul and the Anshei Minsk
- The **consistent streetwall** of small-scale, late-nineteenth-century house-form buildings on Wales Avenue, Denison Square and Bellevue Avenue, **surrounding Bellevue Square Park**



Wales Avenue | View southeast from Bellevue Square Park, towards Augusta Avenue

Kensington Market HCD Plan

Identifying Heritage in the District

Every property within the boundary of a Heritage Conservation District is designated under Part V, Section 29, of the Ontario Heritage Act. The HCD Plan for Kensington Market will include separate policies and guidelines for contributing properties and non-contributing properties. Some policies and guidelines may also be specific to building typologies.

Approach for Contributing Properties in Kensington Market

Contributing resources help to create a coherent sense of time and place. They need to be conserved and maintained in order to protect the heritage character and integrity of the District. Traditionally, properties that have undergone heavy modification and substantially lost their original architectural features have been classified as “non-contributing.” However, within the Commercial Market Character Sub-Area, where incremental modifications to the built form are themselves a heritage attribute, properties will be gauged according to the legibility of physical layers in the built environment, providing evidence of the area’s measured evolution over time.

While non-contributing properties do not individually contribute to the HCD’s cultural heritage value, their proximity to the contributing properties gives them the potential to significantly impact the HCD’s character.

Building Typologies

The Kensington Market Heritage Conservation District is supported by a range of building types that reflect its history of development, commerce, and community life. The most prevalent building types found within the area include:

- House-form buildings, configured as Rows, Semi-Detached, or Detached properties
- House-form/Mixed-Use buildings, configured as Rows, Semi-Detached, or Detached properties
- Multi-Residential buildings
- Commercial buildings
- Institutional buildings, including Places of Worship, and other Community Facilities



House-form/Mixed-Use – Semi-detached | The properties at 8-10 Kensington Avenue are considered examples of the House-form/Mixed-Use typology configured as a semi-detached building



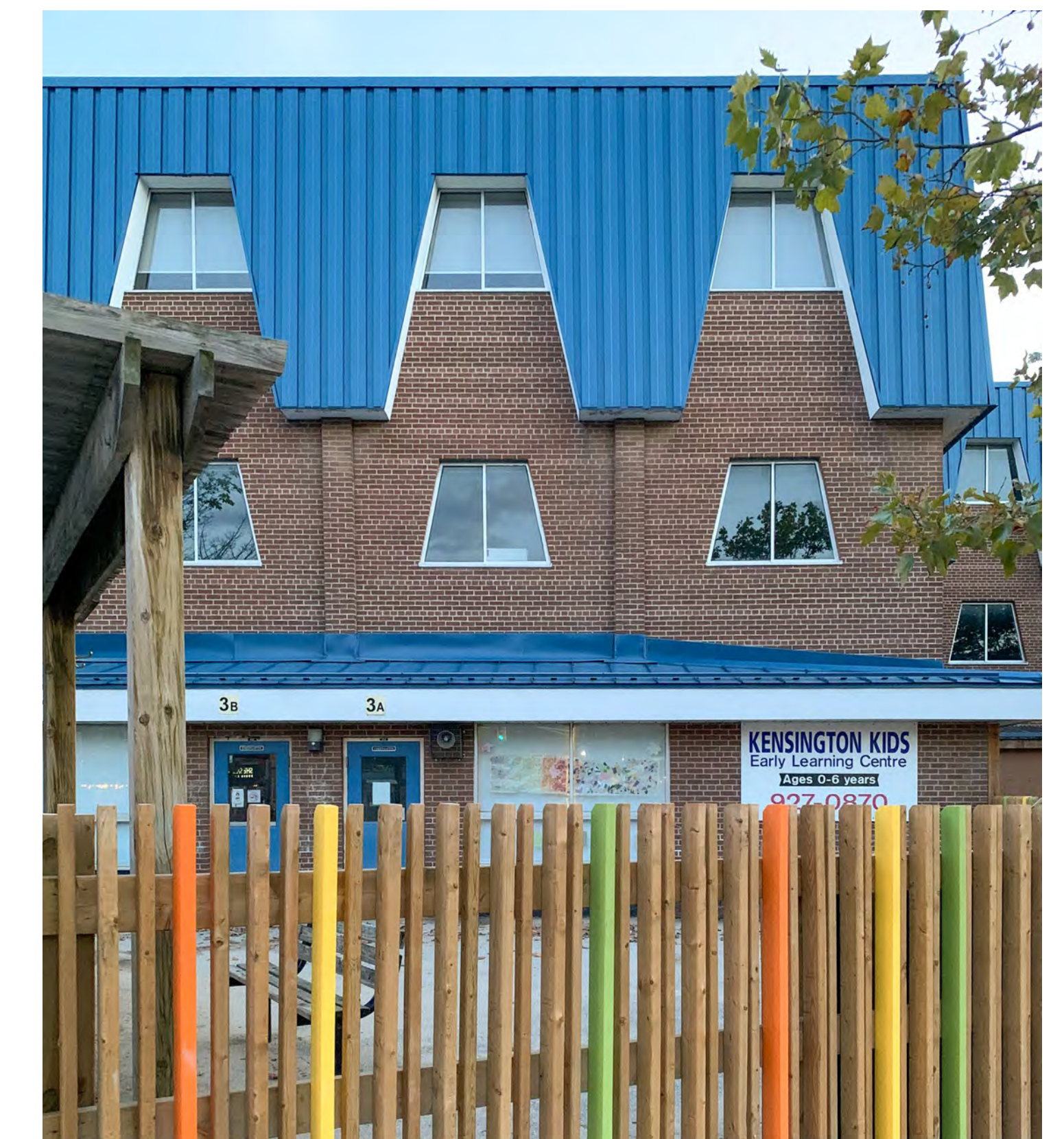
Multi-Residential | The low-rise apartment building at 1A Leonard Avenue is an example of the multi-residential typology



House-form – Row | The laneway housing at 5-8 Fitzroy Terrace is an example of the House-form building typology configured as a row



Commercial | The properties at 204-206 Augusta Avenue are examples of the commercial typology



Institutional | The Kensington Market Community School is an example of an Institutional building typology

Kensington Market HCD Plan

Draft Character Sub-Areas

The Kensington Market HCD contains interrelated buildings, structures, circulation routes, and public spaces that are valued by the community. As a whole, the District includes predominantly low-rise residential and commercial buildings that date to the late nineteenth and early-to-mid twentieth centuries.

While the HCD represents a cohesive, unified area, there are two Character Sub-Areas with their own defining features. Identifying Character Sub-Areas in the HCD Plan will allow for specific policies that acknowledge the respective qualities of each Sub-Area.

Commercial Market Character Sub-Area



Commercial Market Character Sub-Area | 219-225 Augusta Avenue

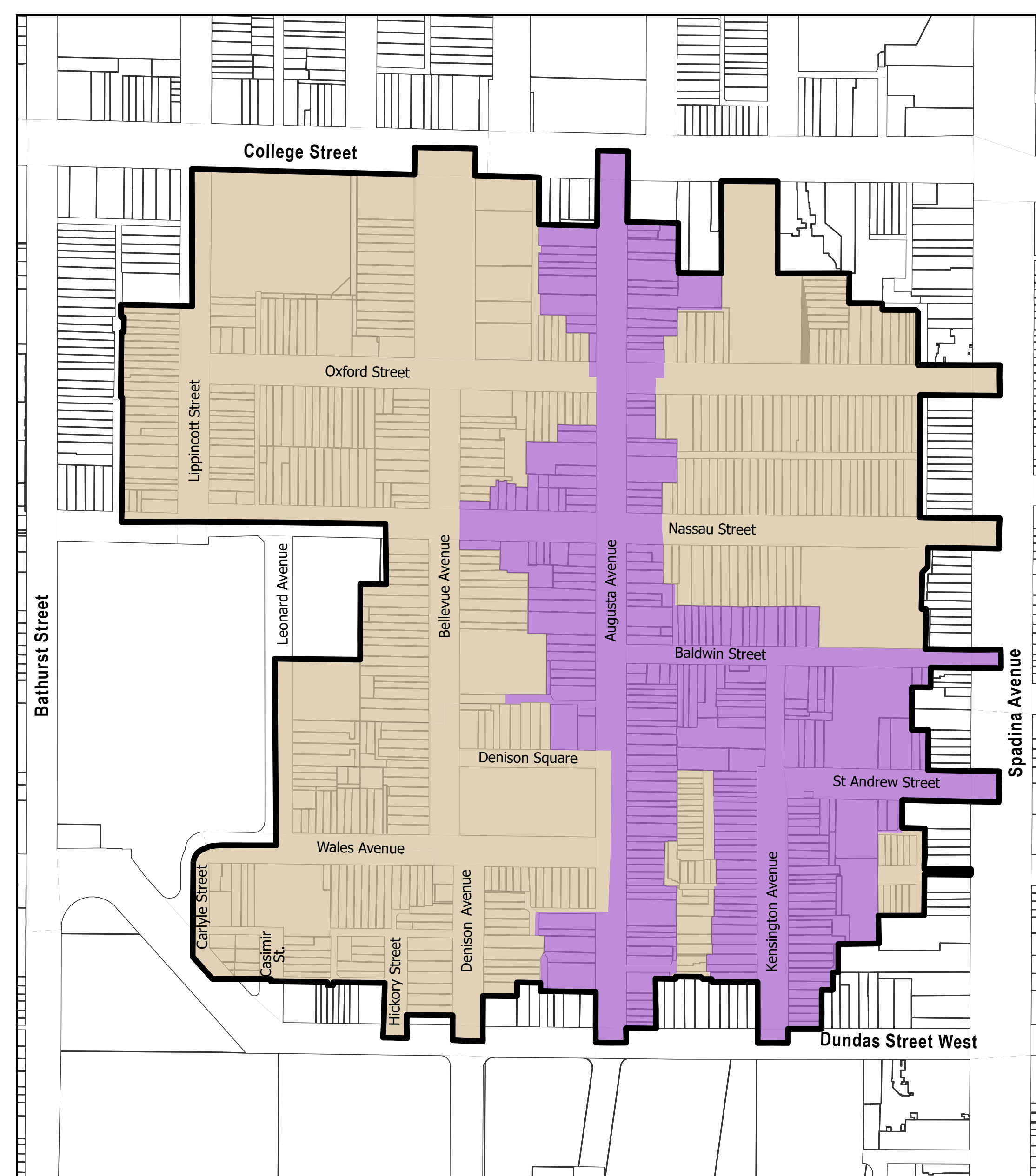
Since emerging as a Jewish market in the 1920s and 1930s, this area has had a tradition of converting residential buildings to serve commercial purposes. Retail uses are seen in the many front yard additions, awning displays, and first-storey enclosures that project into the public realm. These evolved buildings contribute to the market's vibrant character, and reflect the changes made by the various communities who have lived and worked in the market.

Residential Character Sub-Area



Residential Character Sub-Area | Nassau Street, east of Augusta Avenue looking east

The Residential Character Sub-Area consists of the area surrounding the Commercial Market, and includes several important institutional buildings and public spaces. The houses in this area display a variety of architectural styles from the late nineteenth and early twentieth centuries, and include many intact pairs or groupings of buildings that were constructed together. The Sub-Area also includes several pockets of laneway houses distributed throughout the District.



TORONTO
Character Sub-Areas

Kensington Market
Proposed Heritage Conservation District

Proposed Boundary
Commercial Market
Residential

Not to Scale
October 13, 2023

Kensington Market HCD Plan

Draft Policy Approach – Additions in the Residential Character Sub-Area

The HCD Plan may have policies about the massing of new additions to contributing properties.

? For contributing properties in the Residential Character Sub-Area – should new additions be limited to only the back of properties? Should people be allowed to demolish existing additions on the back of properties if they do not relate to any heritage attributes?

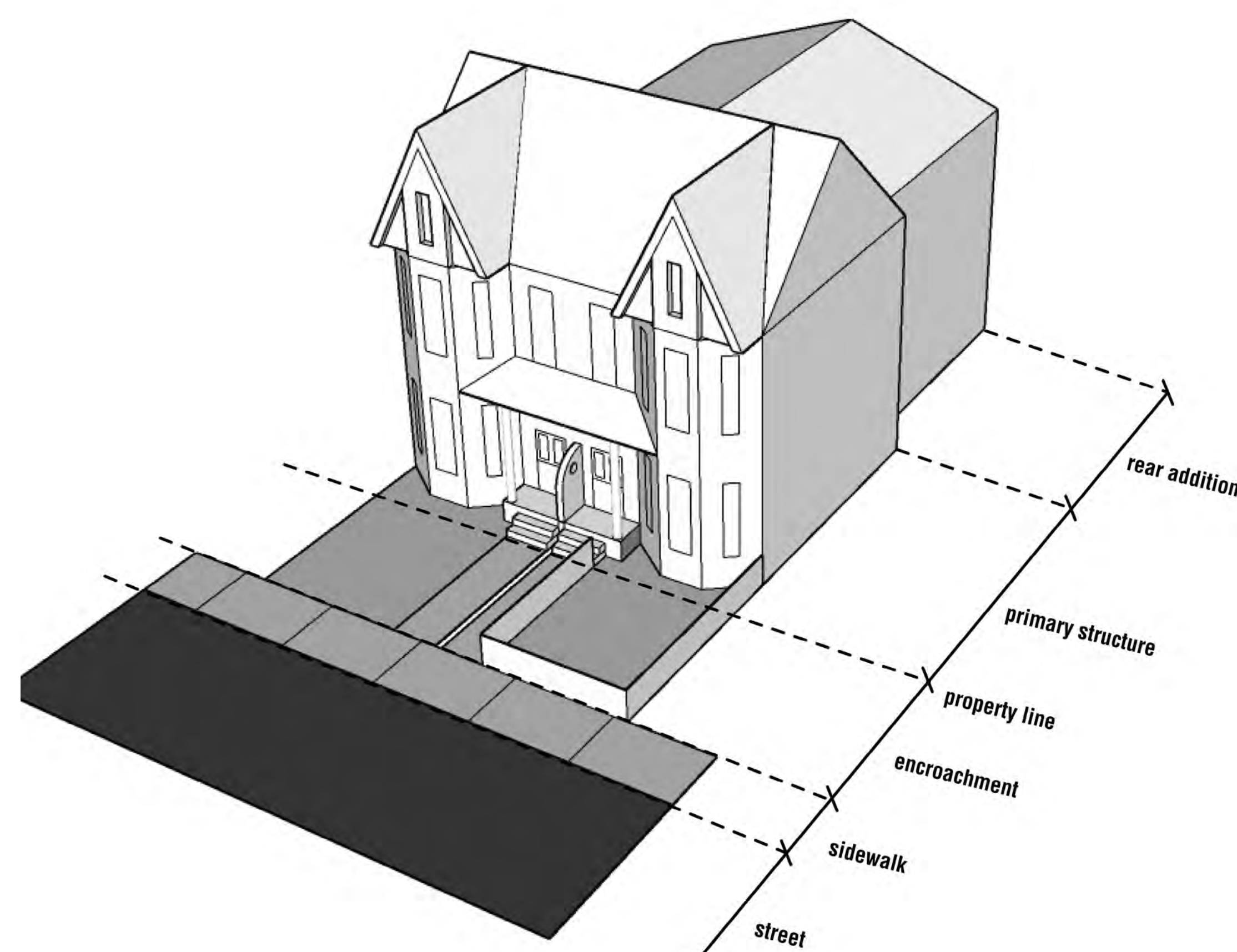
Related Objectives

The proposed HCD Plan aims to conserve the variety of late-nineteenth- and early-twentieth-century residential buildings in the Residential Character Sub-Area, including the residential and institutional streetscape of Bellevue Avenue, the consistent streetwall of late-nineteenth-century buildings that frame Bellevue Square Park, and the pockets of workers' housing and other low-scale residential infill developments accessed by, or fronting onto laneways.

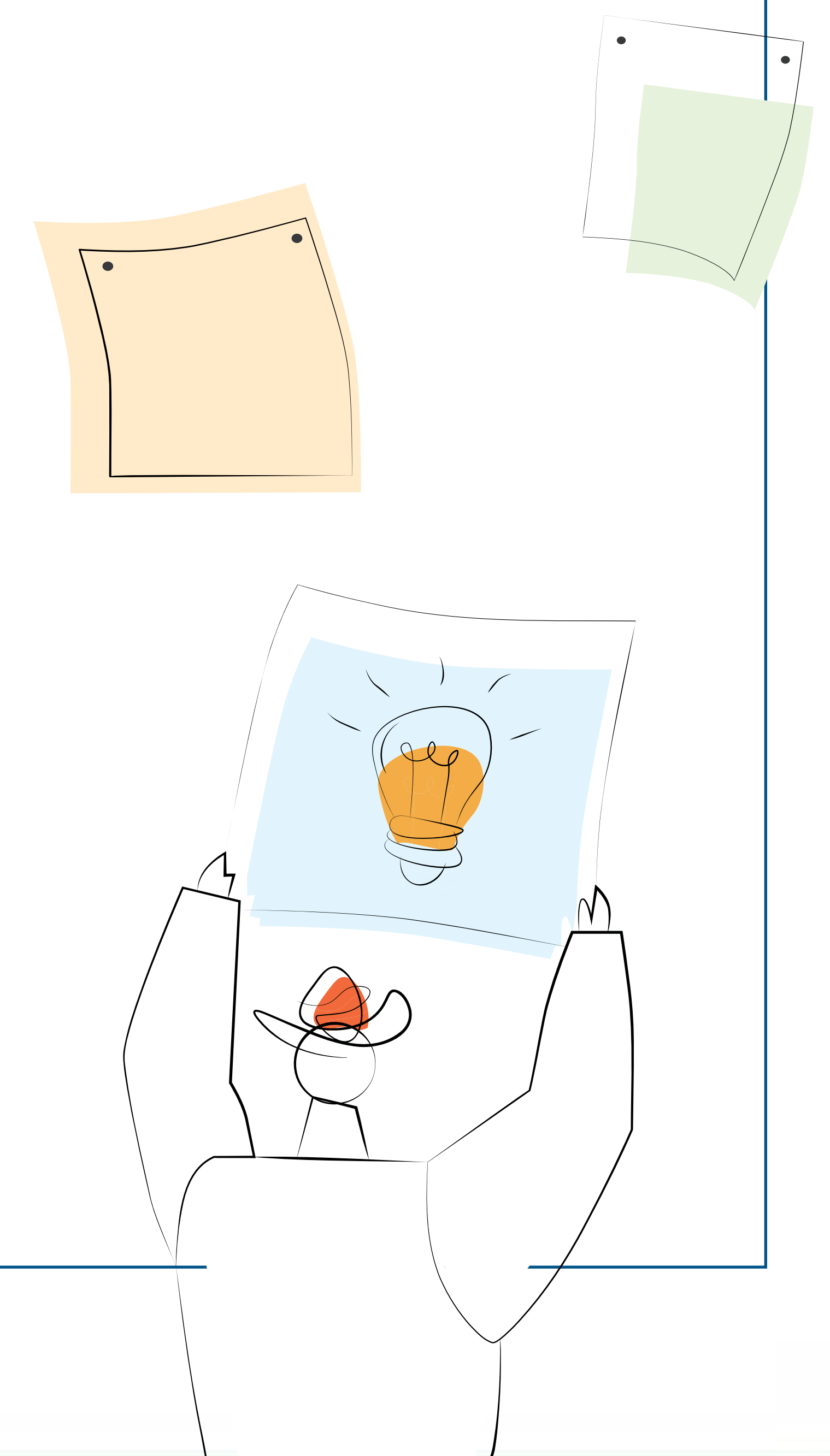
ADD YOUR COMMENTS HERE:



Concept Diagram | Schematic model illustrating a rear addition to a primary structure



Primary Structure | The main structure of a property that is visible from the public realm (i.e., public streets and sidewalks) is the primary structure.

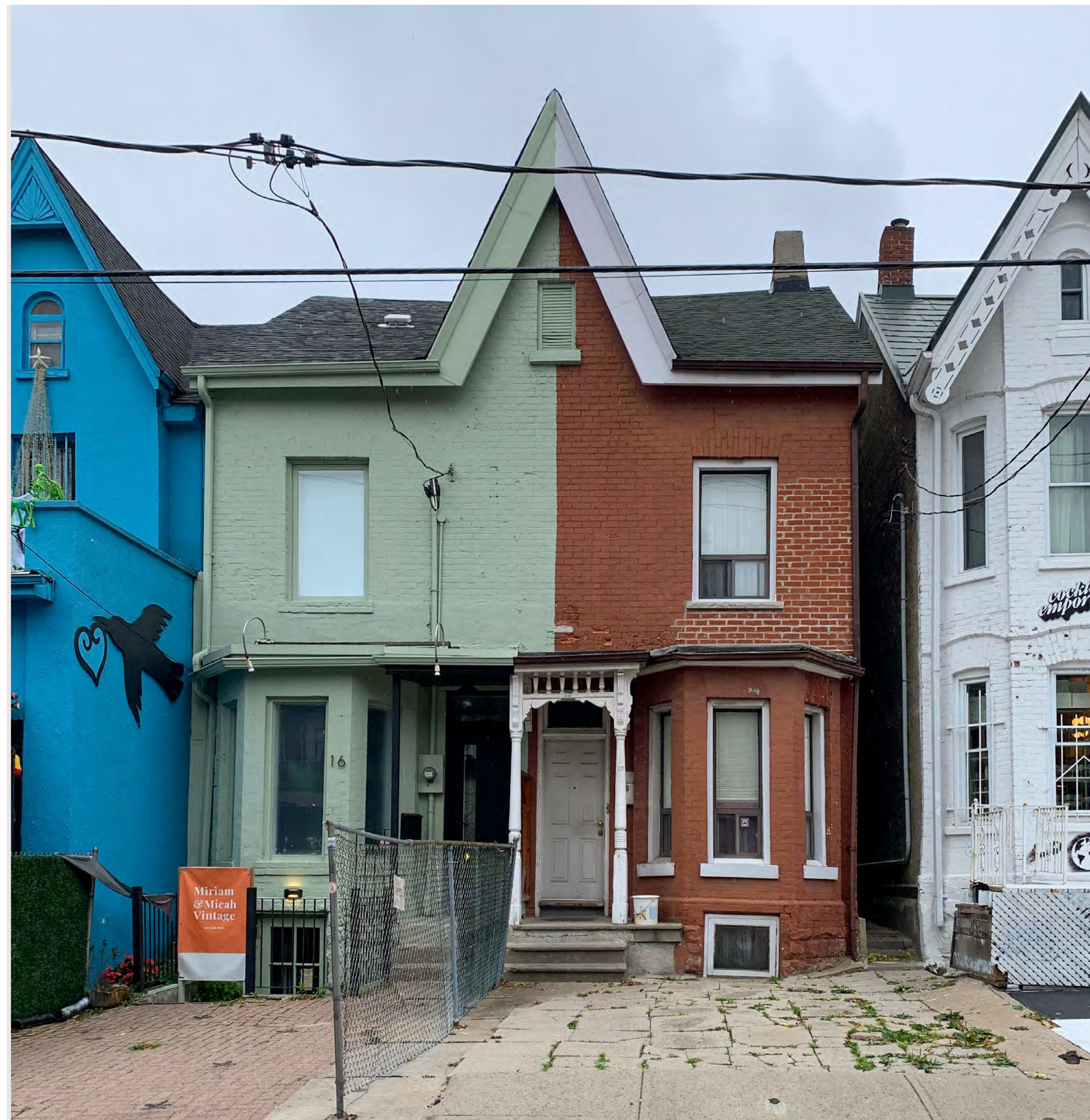


Kensington Market HCD Plan

Draft Policy Approach – Additions in the Commercial Market Character Sub-Area

The HCD Plan may have policies about the massing of new additions to contributing properties. In the Commercial Market Character Sub-Area, many buildings already have later additions in front of the original structure.

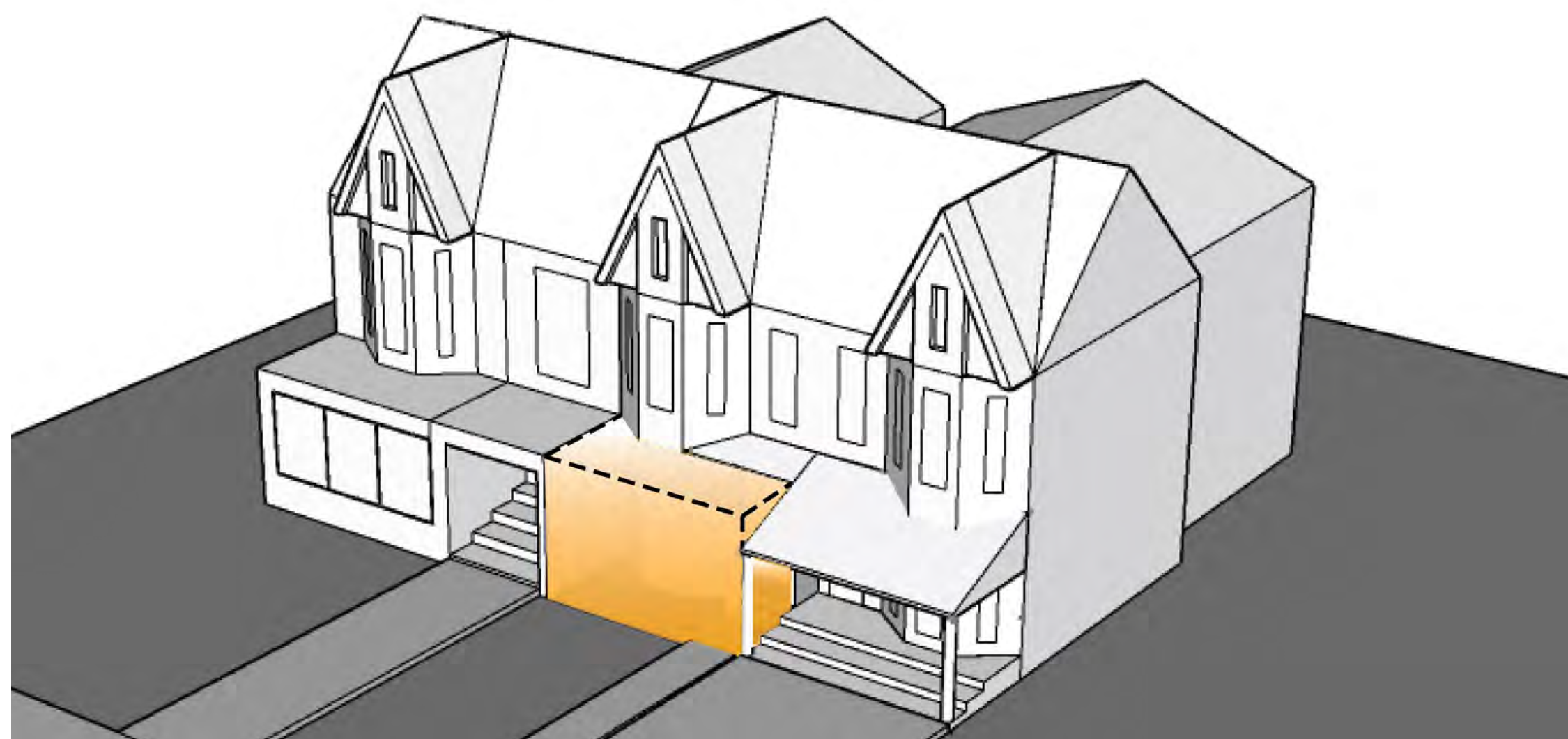
? For contributing properties in the Commercial Market Character Sub-Area, should property owners be able to renovate the first floor (such as the entrance and porch features) in order to make a small addition (such as a storefront)?



Existing Features | Existing ground-storey features might include porches or bay windows. (16-18 Kensington Avenue)

Related Objectives

The proposed HCD Plan aims to conserve and maintain the vibrant character of the Commercial Market Character Sub-Area, while supporting and managing its ongoing, organic evolution where incremental change has resulted in a layered built fabric.

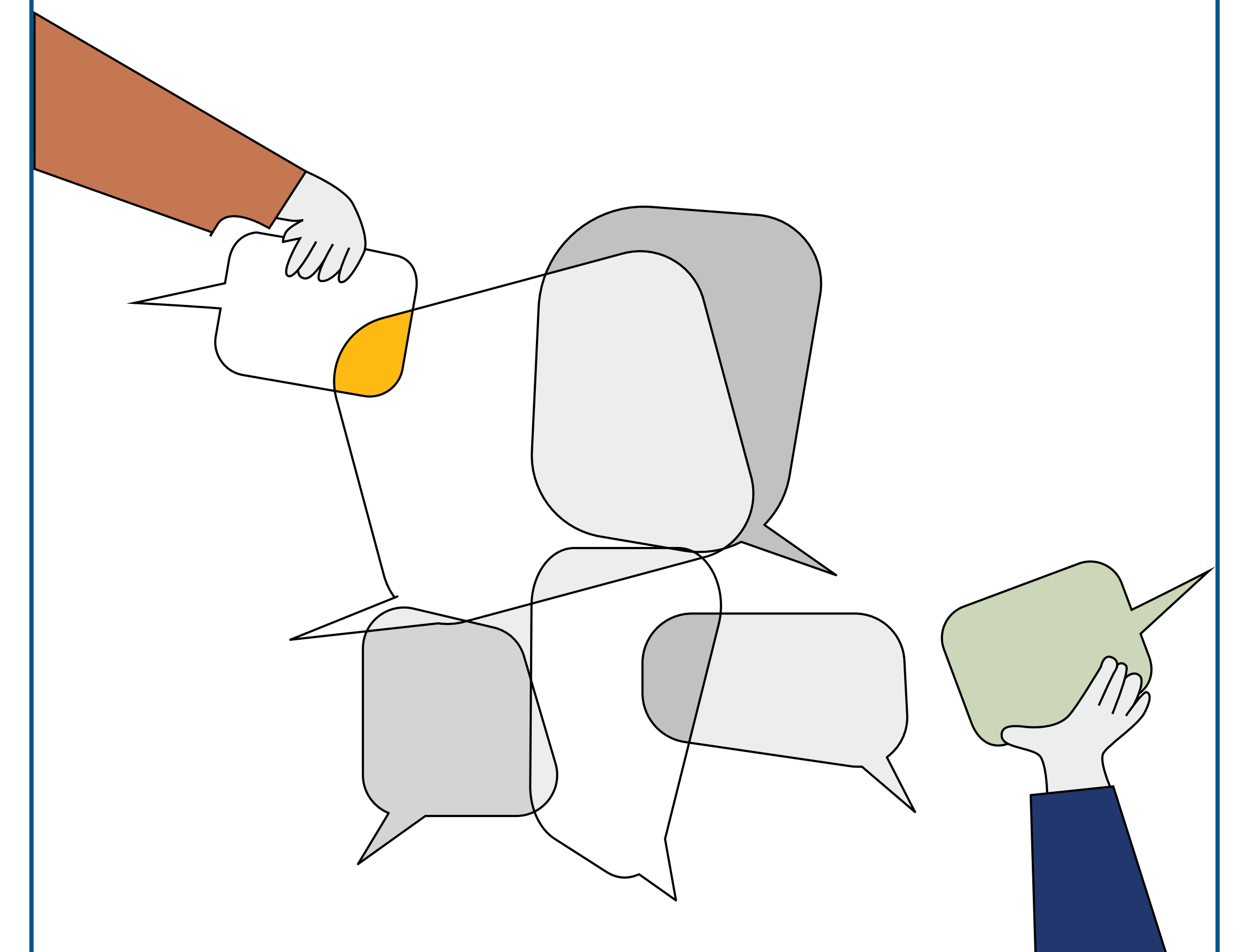


Concept Diagram | Schematic model illustrating a front addition to a commercial property



Front Additions | Many properties within the Commercial Market have existing one-storey additions in the front.

ADD YOUR COMMENTS HERE:



Kensington Market HCD Plan

Draft Policy Approach – Corner Properties in the Commercial Market Character Sub-Area

The ground-storey commercial additions to buildings are a common feature of the Commercial Market Character Sub-Area. On corner properties, such as along Augusta Avenue, these additions or enclosures often wrap around both sides of the building, and extend onto City-owned land beyond the property line.

? Are these corner properties considered to be defining features in the Commercial Market?

Related Objectives

The proposed HCD Plan aims to encourage the ongoing use of the public realm for commercial activities and cultural events and to conserve and maintain the vibrant character of the Commercial Market Character Sub-Area, which is defined in part by its distinctive public realm patterns.

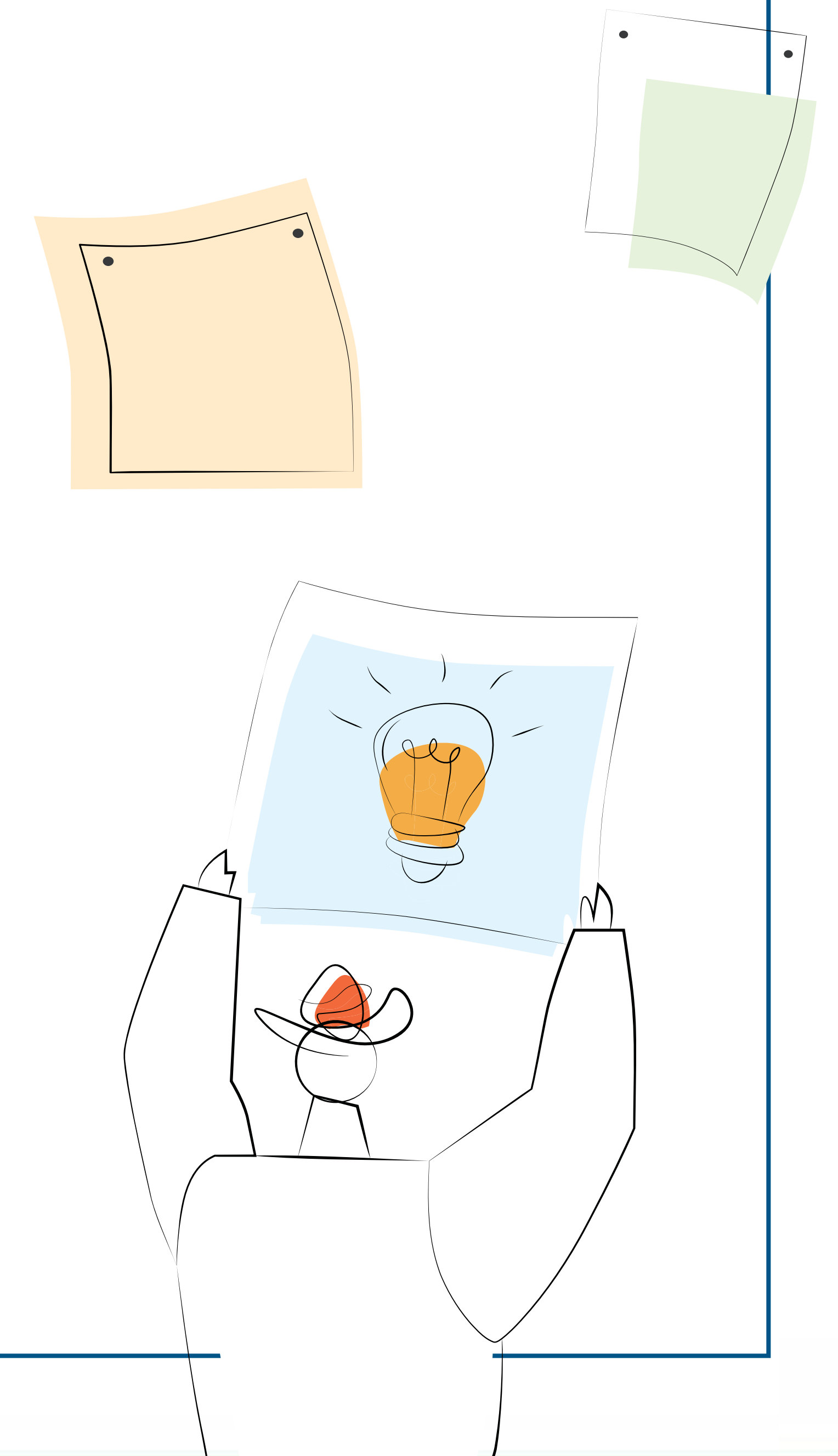
ADD YOUR COMMENTS HERE:



Projecting Enclosure | Northeast corner, Augusta Avenue and Nassau Street



Awnings | Northeast corner, Kensington Avenue and St Andrew Street



Kensington Market HCD Plan

Draft Policy Approach - New Development on Non-Contributing Properties in the Residential and Commercial Market Character Sub-Areas

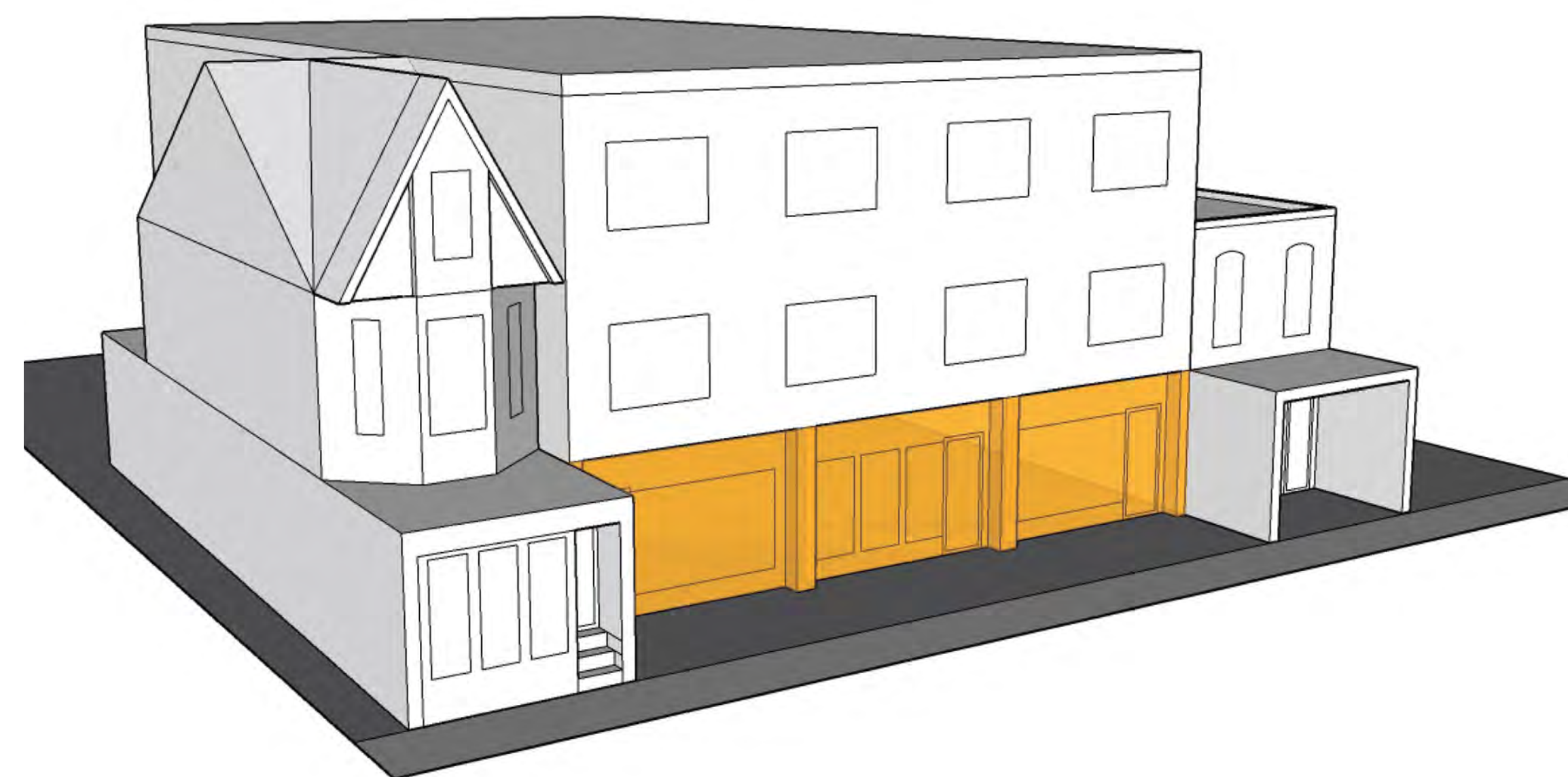
The HCD Plan will permit the demolition and redevelopment of non-contributing properties throughout the District. The City's zoning by-law will regulate the general massing of new buildings, including as-of-right heights and setbacks.

? For non-contributing properties that are redeveloped, what will help ensure new buildings will fit into the existing character of the street?

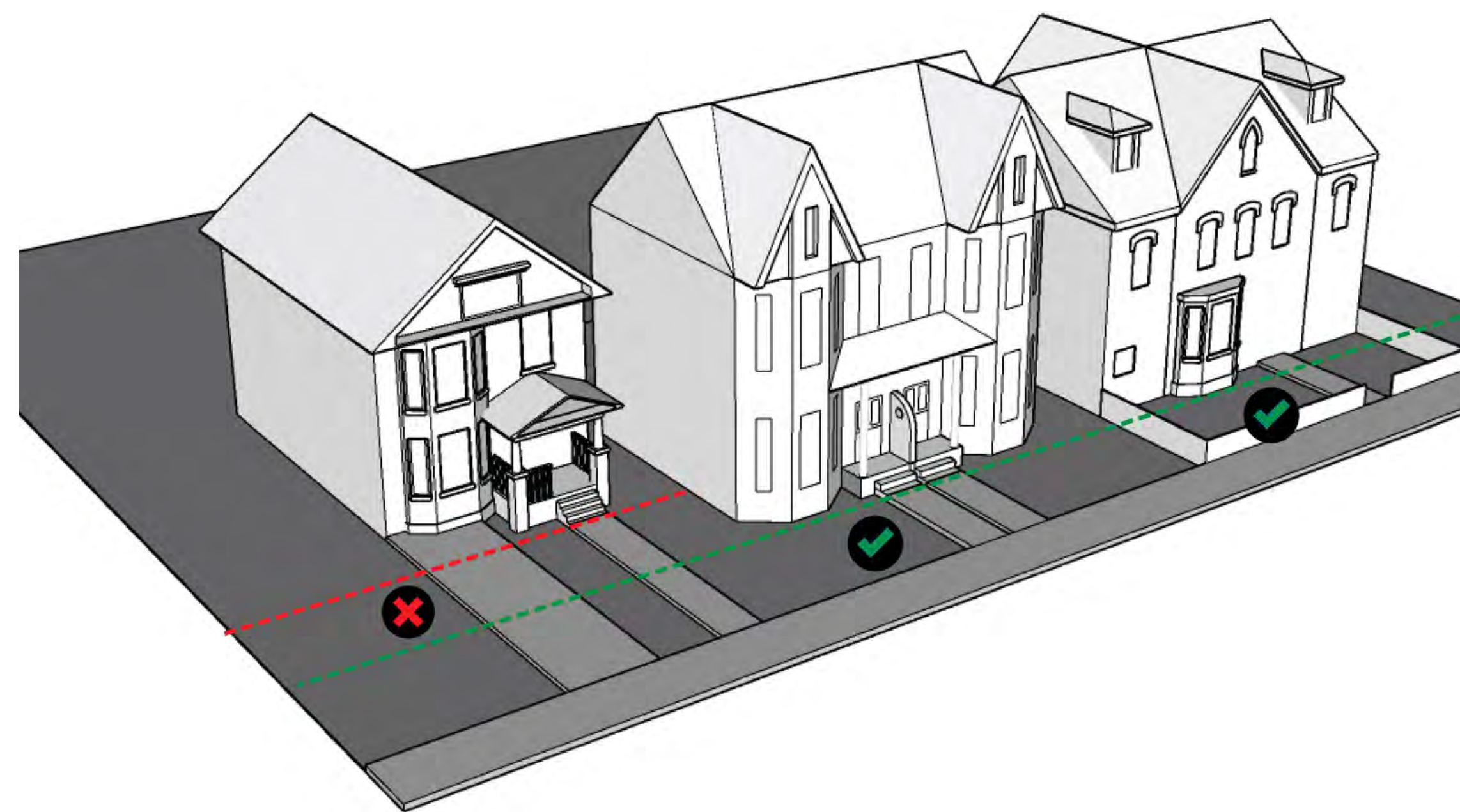
Related Objectives

The proposed HCD Plan aims to ensure that new development, additions, and alterations to existing built heritage resources conserve, maintain, and enhance the cultural heritage value of the District in general, as well as of the Character Sub-Area(s) in which the proposed change is located.

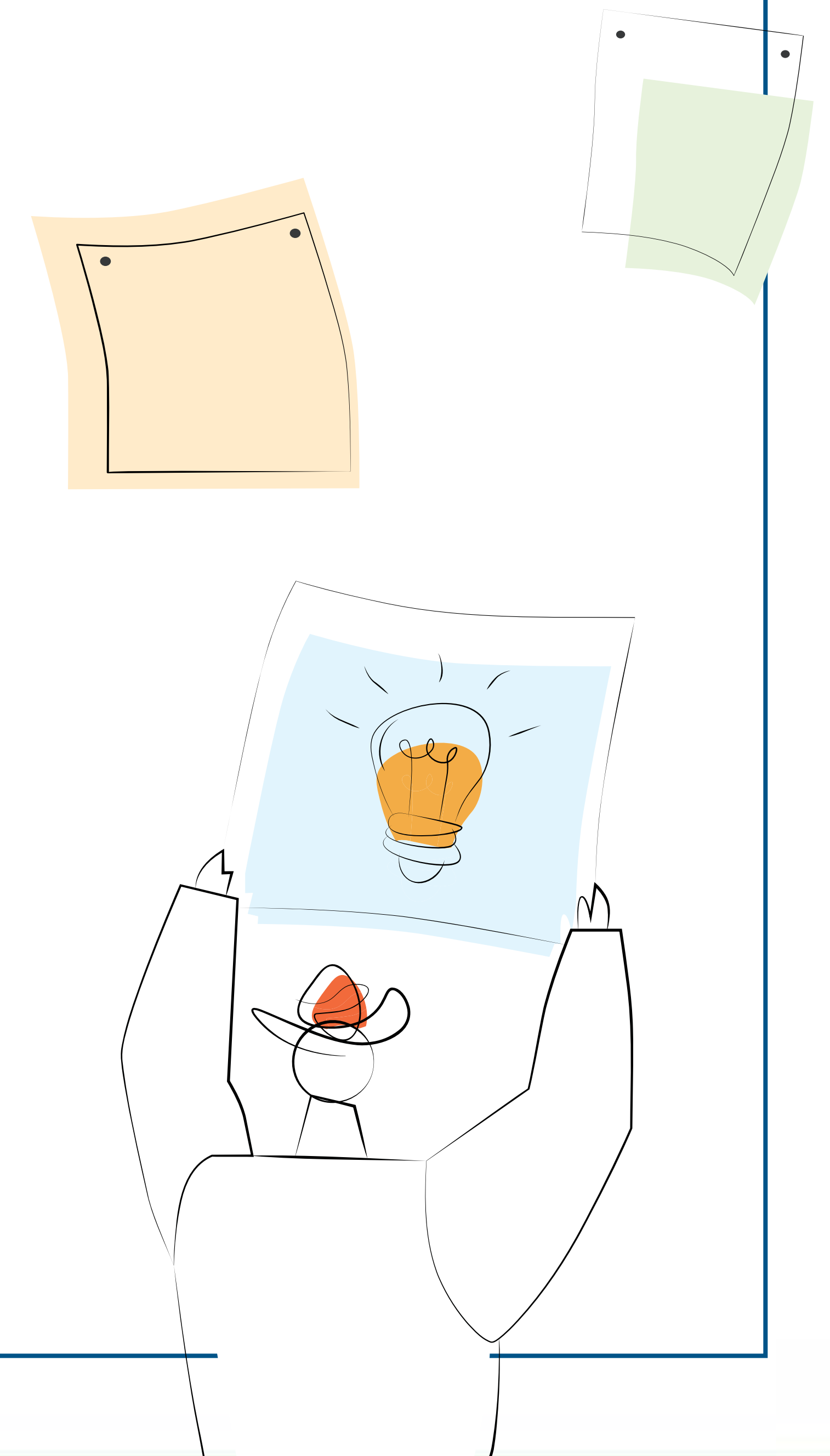
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Concept Diagram | The HCD Plan may include policies and guidelines on the width of storefronts of new buildings



Concept Diagram | In conjunction with zoning by-laws, the HCD Plan may include policies and guidelines regulating the setback of new development



Kensington Market HCD Plan

Draft Policy Approach – Material Conservation

Many buildings in Kensington Market have been changed using new materials that are different from the original brick, wood, stone, etc.

? In the HCD Plan, should properties be required to preserve original materials that remain intact?

Related Objectives

The proposed HCD Plan aims to conserve and maintain the District's variety of architectural styles and typologies, inclusive of many buildings that have been altered for new uses over time. It also aims to conserve the variety of late-nineteenth- and early-twentieth-century residential buildings in the Residential Character Sub-Area, together with the many pairs and rows of buildings that share an architectural design.

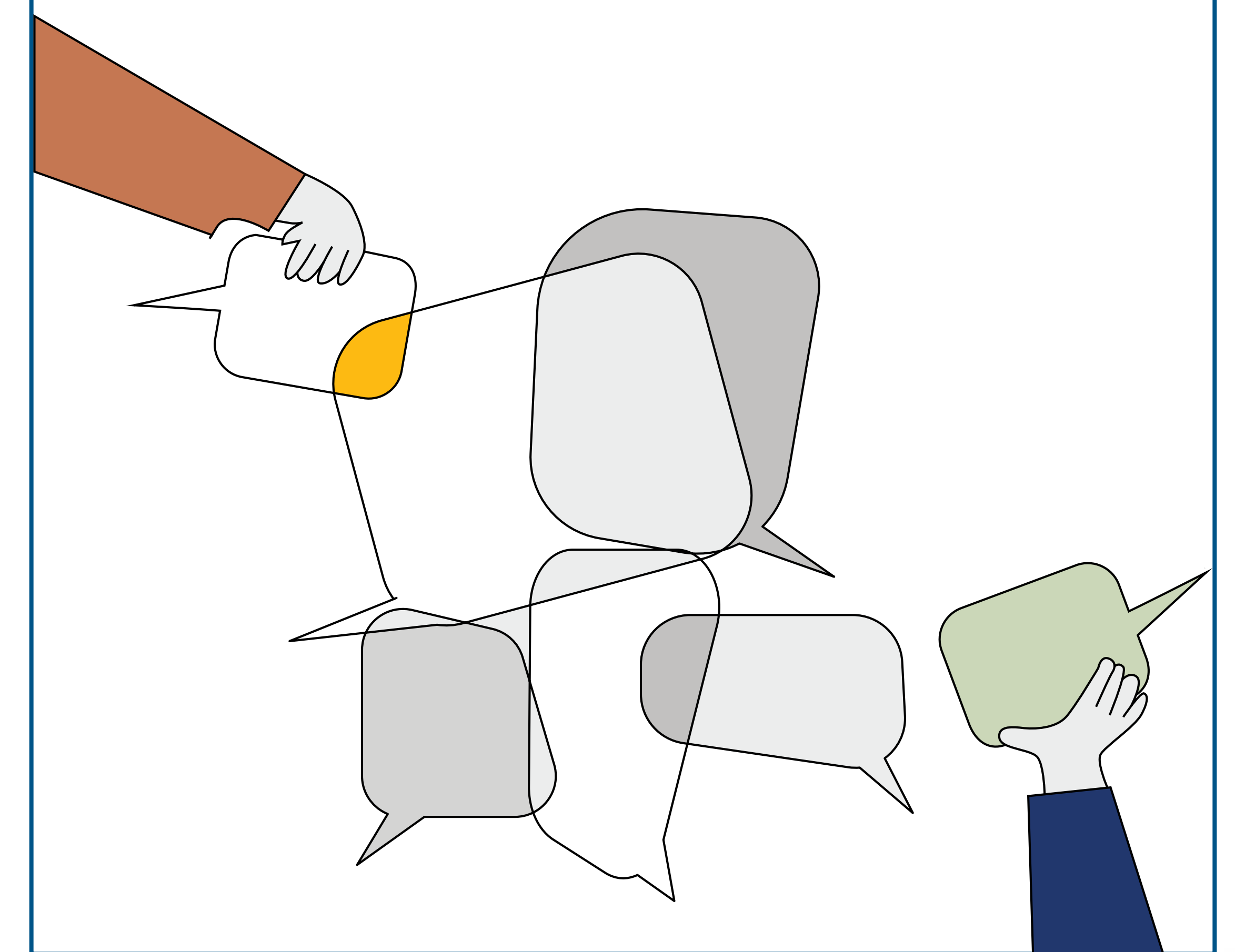
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Exterior Wall Features | The building at 285 Augusta Avenue features a corner bay window



Façade materials | Horizontal siding has replaced wood shingles above the entrances to 5 & 7 Glen Baillie Place



Kensington Market HCD Plan

Draft Policy Approach – Public Realm

Kensington Market's unique relationship between buildings and public spaces is one of its defining characteristics. Throughout the District, the perceived edge between the public realm and private property does not often match up directly with property lines. What appears to be a landscaped front lawn or restaurant patio may actually be an encroachment on City-owned land, blurring the distinction between public and private. Kensington Market is also well known for its public art, which contributes to the area's heritage character and sense of place as an expression of community identity.

? What is most important about public spaces in Kensington Market that the HCD Plan should consider ways to accommodate and support?

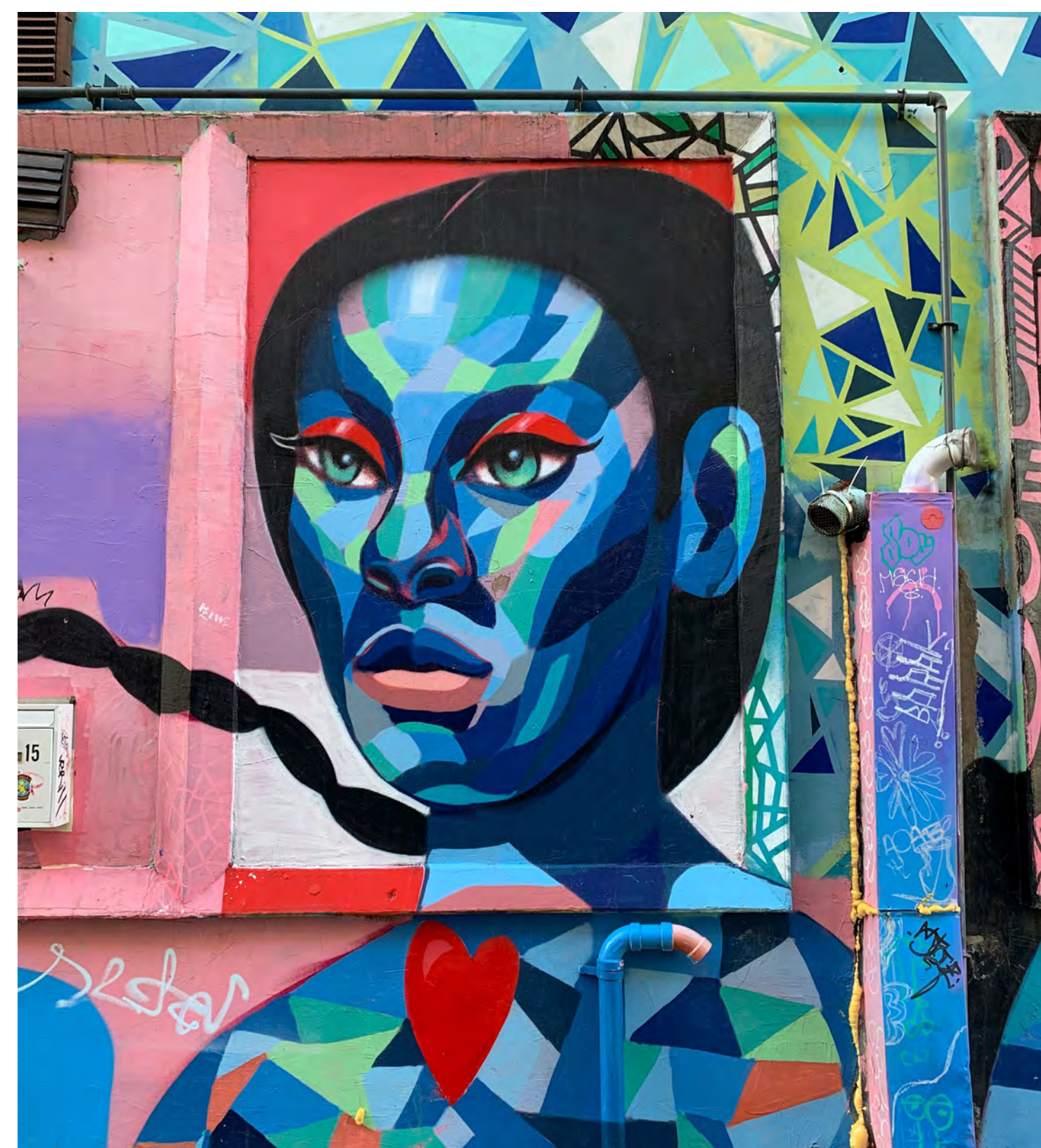
Related Objectives

The proposed HCD Plan aims to encourage the ongoing use of the public realm for commercial activities and cultural events, and to conserve and maintain the vibrant character of the Commercial Market Character Sub-Area, which is defined in part by its distinctive public realm patterns, and its traditions of public art and cultural expression. It also aims to conserve and maintain the District's cultural heritage value as expressed through its heritage attributes, including aspects of the public realm, such as the landscaped areas used for front yards throughout the residential areas of the neighbourhood.

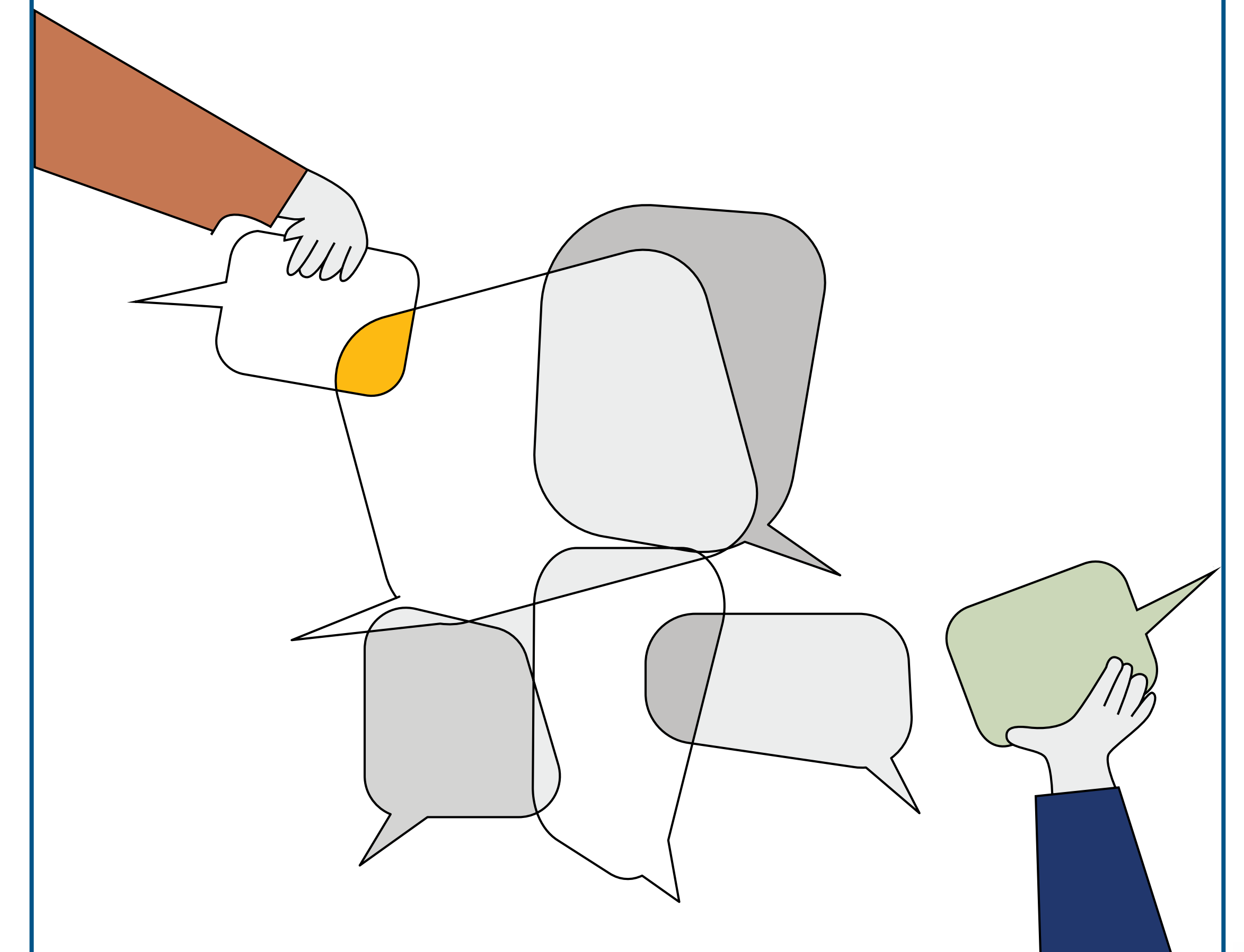
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Parks and Open Space | Bellevue Square Park is one of two parks in the proposed Kensington Market Heritage Conservation District



Public Art | Murals and street art help support Kensington Market's character and sense of place



Kensington Market

Multiplexes

What are Multiplexes?

- A multiplex is a residential building that contains two, three or four units.
- They can be existing houses which have been modified, or they can be purpose-built.
- Multiplexes help provide additional low-rise, ground-related housing options across Toronto.

New City Policies and Zoning Rules:

In May 2023, City Council adopted Official Plan and Zoning Bylaw amendments to permit multiplexes city-wide in all residential zones.

Kensington Market

- Multiplexes were already permitted in the Kensington Market area with its R (Residential) zoning; many of the same zoning and built form standards (height, front and rear setbacks, driveway width) will continue to apply.
- Some zoning changes (such as building depth, removal of FSI limits) will help incentivize the creation of additional units by providing greater flexibility.
- Heritage properties can accommodate multiplexes through conversions with interior divisions and/ or additions.



50 Rose Avenue | The right side of this semi-detached house, within the Cabbagetown Northwest HCD, contains three units.
Image courtesy of Realtor.ca.

- Policies in the HCD Plan will direct how additions and other changes can be made to heritage properties in alignment with conservation best practice and maintaining their heritage value and character.
- Heritage Planning staff will review and advise on applications for multiplexes in the HCD.

Heritage Permits

When is a heritage permit not required?

Most day-to-day and seasonal work does not require a heritage permit. Other alterations that are considered minor in nature and which do not change the heritage character of a District include:

- Painting of wood, stucco or metal finishes
- Repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that they are repaired in-kind
- Maintenance of existing features
- Installation of eavestroughs
- Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping
- Installation of exterior lights
- Temporary commercial signage (i.e. 'sale' sign in a window display)
- Landscaping (hard and soft) that does not require subsurface excavation/grade changes
- Temporary or seasonal installations, such as planters and seasonal decorations
- Repair of existing utilities or public works

When is a heritage permit required?

In general, an HCD Plan only guides changes to exterior areas as viewed from the street. A heritage permit is required for visible alterations to properties within the District, including:

- New construction, including additions visible from the street
- Alteration, addition, removal, or replacement of windows, doors, and storefronts
- New exterior cladding
- Demolition of a building, or part of a building
- Hard landscaping including new patios and fences

Heritage permits are free, and for buildings within HCD's the process is integrated with the building permit process so that only one application is required. Although most heritage permit applications are approved within three days, those that are more complicated and which involve extensive alterations can take longer.



Bellevue Avenue | West side, south of College Street



Kensington Avenue | West side, south of Fitzroy Terrace

Heritage Incentive Programs

The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of conservation work. These programs provide funding support, and have assisted successful applicants in reaching the highest conservation standards possible for their project. A property's tax classification is used to determine the applicable program.

These programs are available to owners of properties that are designated either individually or as part of a Heritage Conservation District, subject to certain conditions. For full program details and eligibility criteria, visit the City's website:

<https://www.toronto.ca/city-government/planning-development/heritage-preservation/>

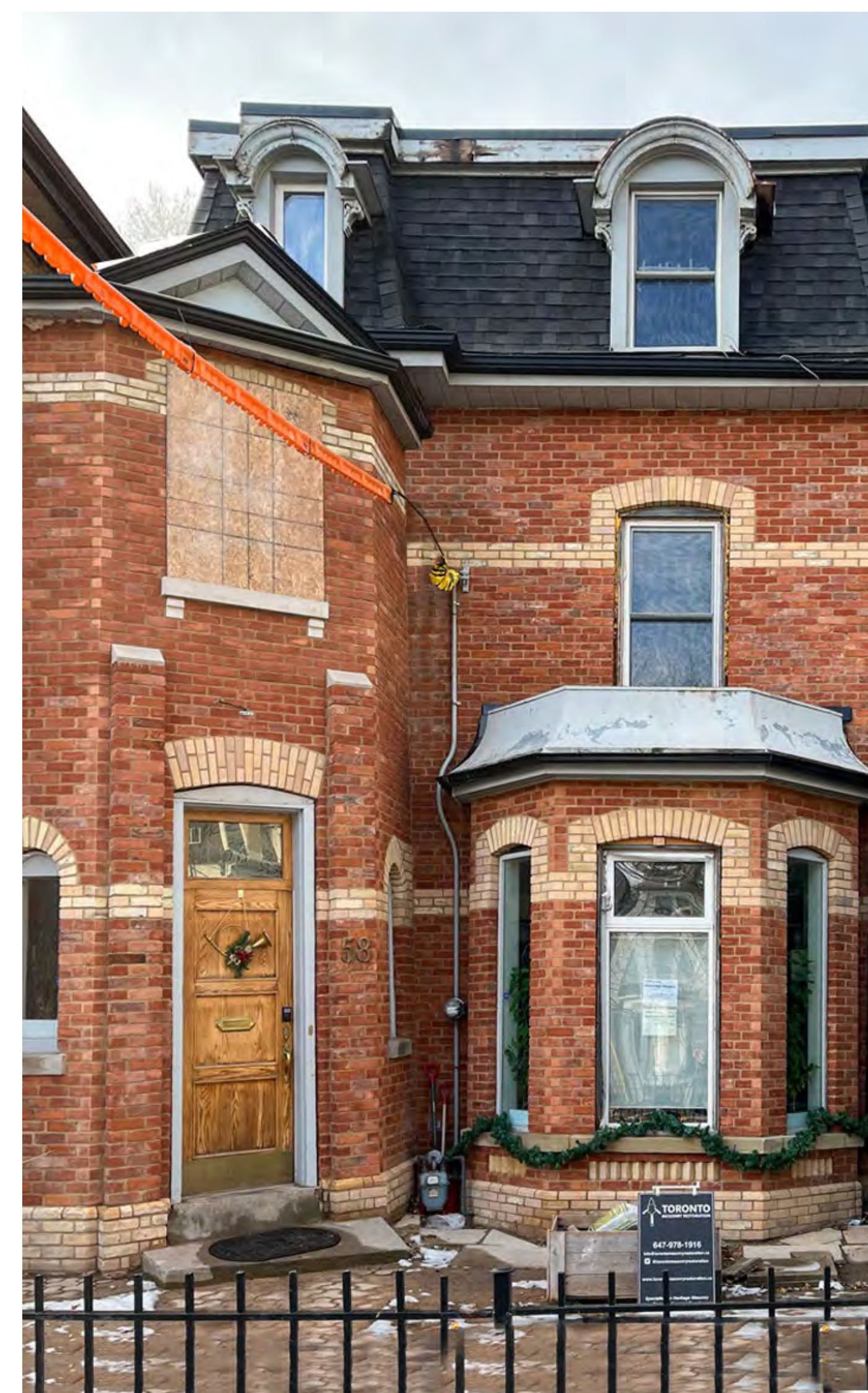


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Heritage Grant Program:

- For residential or tax-exempt properties
- Up to 50% of the estimated cost of eligible conservation work (some maximum limits apply)

The Toronto Heritage Grant Program has helped property owners repair and retain the defining heritage attributes of their properties. These attributes include, but are not limited to masonry, windows, doors, wood detailing, and slate roofs. The benefits of Heritage Conservation Districts can be observed in numerous areas, including Draper Street and Cabbagetown.

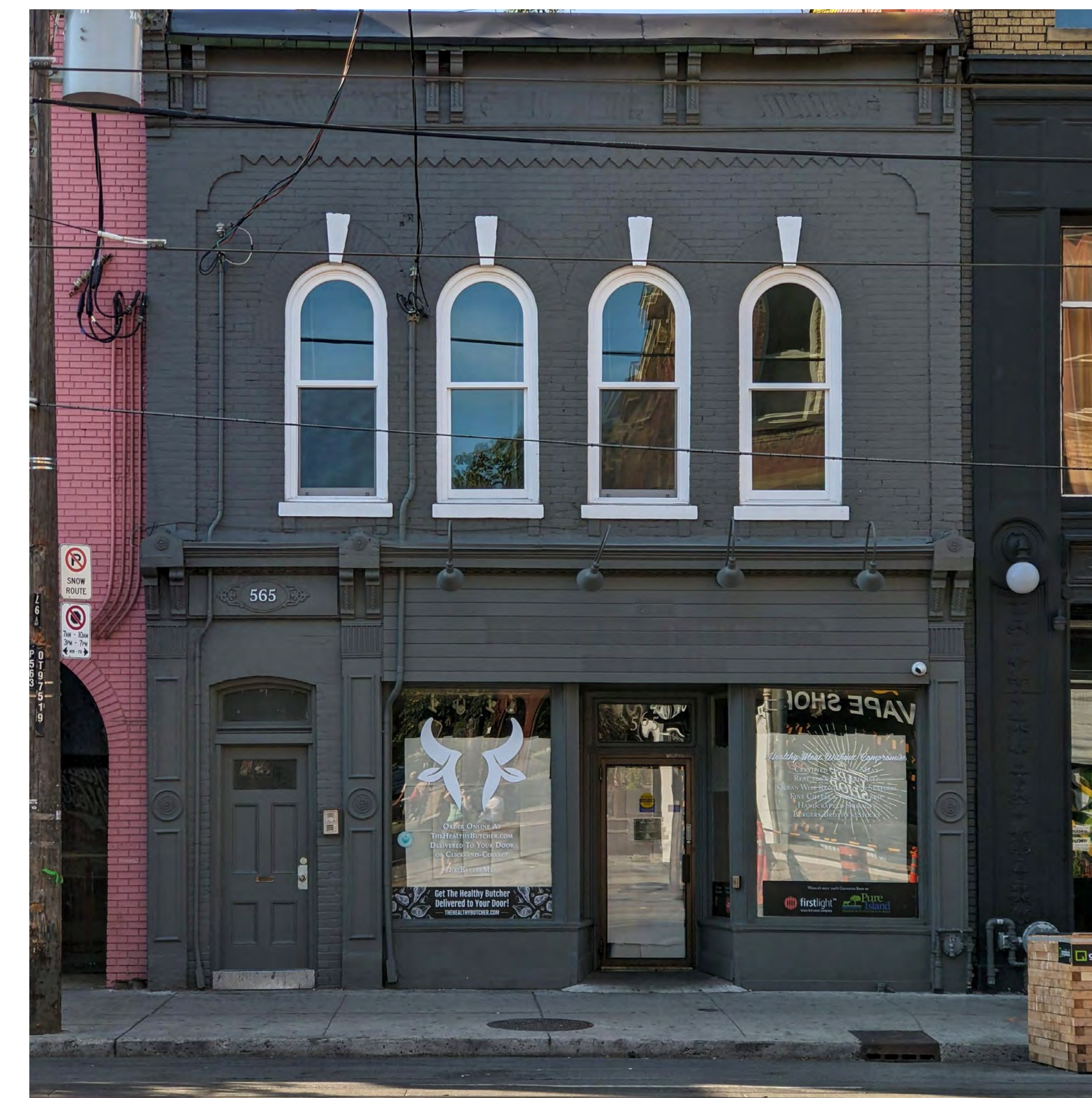


Heritage Grant Program | Funding support for masonry restoration was awarded to this property in the Cabbagetown Northwest Heritage Conservation District; Before conservation (left) and After conservation (right)

Heritage Tax Rebate Program:

- For commercial and industrial properties
- A rebate of 50% of the cost of eligible work up to 40% of annual property taxes (some rebate limits may apply)

Like the Heritage Grant Program, the Heritage Property Tax Rebate Program has helped property owners repair and retain their properties' heritage attributes, including but not limited to exterior walls and facades, roofs, foundations, chimneys, windows, and doors. On a larger scale, the Heritage Property Tax Rebate Program has assisted in the conservation of several of Toronto's landmark buildings.



Heritage Property Tax Rebate Program | A commercial property in the Queen Street West Heritage Conservation District received funding support for window conservation

Kensington Market

Comments & Additional Information for Kensington Market

Additional Information

For more information regarding the Kensington Market HCD plan, scan the QR Code below with your mobile device or visit the HCD Plan webpage at:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/kensington-market-heritage-conservation-district-plan/>



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Further Comments

Have more to say? Fill out our online comment form by scanning the QR Code below with your mobile device:



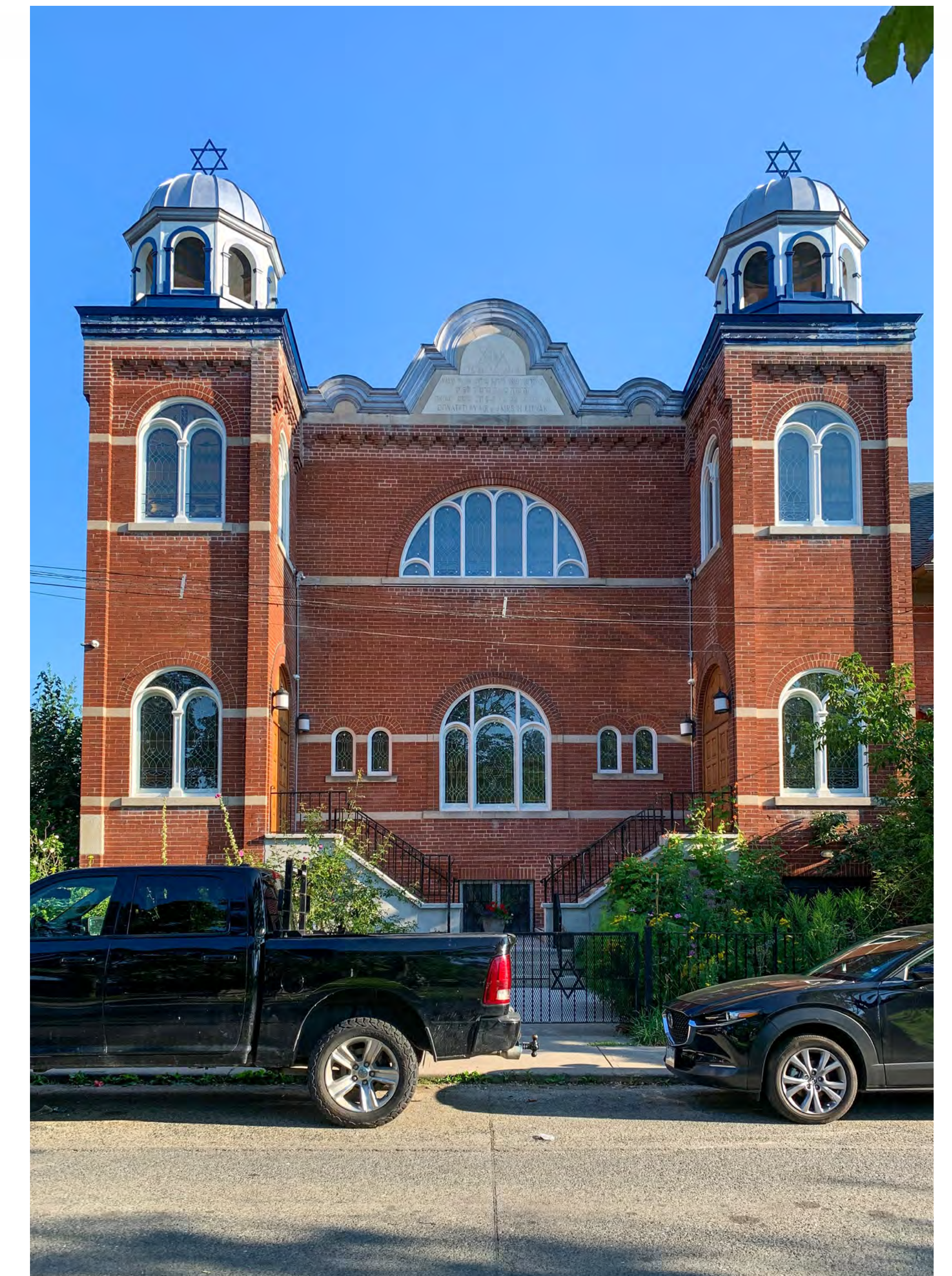
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Shops and Residences | 24-28 Kensington Avenue



A Vibrant Corner | Augusta and Nassau Streets, 1974



Kiever Shul | 25 Bellevue Avenue

Contact Information:

For further information regarding the Heritage Conservation District for Kensington Market, or to provide any additional comments, please reach out to:

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