



# FARQUHARS LANE MASTER PLAN



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## 1.0 INTRODUCTION

### 1.1 Toronto's Laneways

Toronto has more than 2400 publicly-owned laneways, covering more than 250 acres of the downtown and midtown areas of the city. These public spaces are brimming with untapped potential, but at present they are underused, under-maintained and underappreciated: they are not thought of, nor are they functioning, as complete parts of our public realm.

When planned and designed effectively, however, laneways can be a key asset and an integral part the public realm of our growing and intensifying city. Laneways can provide extensive cultural, economic, social, health and environmental benefits to their neighbourhoods and to the city at large. They can play a role in creating engaging, lively and richly textured places by providing:

1. Increased walkability and connectivity;
2. A dense network of public and green space;
3. New space for community events;
4. New space for informal physical activity;
5. A canvas for public art and performance;
6. New patio space; and
7. New space for pop-up shops and micro-businesses.

### 1.2 Farquhars Lane Project

The Laneway Project has been engaged by the St. Lawrence Market Neighbourhood BIA (SLMN BIA) to work with neighbourhood stakeholders – residents, property owners and the SLMN BIA itself – to develop a master plan for Farquhars Lane. This master plan draws on the extensive feedback received during the community consultation process, and is informed by the Guiding Principles of the SLMN BIA Public Realm Master Plan and the St. Lawrence Heritage Conservation District Plan developed for the larger St. Lawrence Market neighbourhood.

## 2.0 FARQUHARS LANE TODAY

Farquhars Lane sits within the busy environment of the St. Lawrence Market neighbourhood, an area of dense midrise and high-rise buildings in Old Town Toronto. The laneway runs from The Esplanade to Front Street East between two mixed-use buildings, and forms part of a clear view corridor northwards to St. James Cathedral.

Farquhars Lane is currently functioning purely as a service space providing delivery and parking access to its adjacent buildings. There is a growing local desire to transform the laneway into a multi-layered part of its neighbourhood public realm; Farquhars Lane was recommended for revitalization in the St. Lawrence Community Improvement Plan (2007), and is highlighted as a “proposed special street” in the SLMN BIA Public Realm Master Plan (2015).

As part of a preliminary SWOT analysis of Farquhars Lane, the SLMN BIA noted that the laneway is in good physical repair, but that there are several key issues to address including inadequate lighting, lack of regulatory clarity and the need to create consensus among residents, property owners and managers, businesses and offices. The primary metrics for the improvement of the laneway are that the improvements:

1. Result in a measurable increase in pedestrian traffic;
2. Provide economic benefits to nearby businesses;
3. Improve safety and security; and
4. Raise local satisfaction with the quality of neighbourhood space.



## 3.0 PLANNING PROCESS

### 3.1 Forming a Working Group

The master planning of Farquhars Lane began with the formation of a Working Group of representatives of key laneway stakeholders including:

- SLMN BIA;
- York Heritage Properties;
- St. Lawrence Neighbourhood Association;
- Condominium board of 71 Front Street E; and
- Restaurant owners in 67-9 and 71 Front Street E.

The role of this Working Group was to spread the word about the master planning project within the local community and provide input at project meetings. The Working Group will be essential in the implementation of the master plan in 2016 and the ongoing stewardship of Farquhars Lane.

### 3.2 Developing a Project Vision

This was followed by the analysis of Farquhars Lane today and the development of a vision for its future. This process began with a basic SWOT (Strengths Weaknesses Opportunities Threats) analysis of the laneway by the SLMN BIA, to use as a starting point for work in the laneway.

This was followed by a Visioning Workshop with the Working Group, during which participants were asked to assess the laneway today, indicating what is working and what is not, and describe things that they do and do not want to see in the laneway in the future.

The insight shared during this stage of consultation allowed the drafting of five key project principles, and the proposal of concrete project actions to achieve them. These actions were assessed by the Working Group and the St. Lawrence community more widely – office employees, residents and retail tenants in 67-9 and 71 Front St E – in an Options Workshop and an online questionnaire, which asked them to assess the appropriateness to Farquhars Lane of the proposed project actions and indicate the level of priority of each one. The outcome of this consultation process was a robust structure, or set of key project actions, for the master planning of Farquhars Lane.

### 3.3 Consulting with the City of Toronto

Farquhars Lane sits within the larger context of the City of Toronto; any changes to the laneway are subject to its regulations and procedures, and must be undertaken in coordination with the City divisions that have jurisdiction in its space. Laneways fall primarily under the jurisdiction of Transportation Services. Following the community consultation process, the project actions for Farquhars Lane were sent to the Beautiful Streets sub-division at Transportation Services, and a meeting was held to discuss their interaction with the planning and operations of sub-divisions including:

- Beautiful Streets;
- Traffic Operations;
- Right-of-Way Management;
- Major Capital Infrastructure Coordination; and
- Toronto Hydro.

The information gained during these consultations and further investigation into the present-day regulations and procedures governing Toronto's laneways is contained in the step-by-step procedures, key contacts, required permits and online resources provided for each master plan action in 6.0 Implementation Plan. Some of these regulations and procedures are evolving; the implementation of the Farquhars Lane master plan actions is subject to the City of Toronto's regulatory oversight, and it is essential to contact the City divisions listed in the Implementation Plan to ensure the feasibility and legality of each action at the time of its proposed implementation.

### 3.4 Developing the Plan

The final step in the master planning of Farquhars Lane was the synthesis of the key project actions into an overall design for the laneway. The key project actions that emerged from the consultation process – most notably improved paving and lighting, laneway greening, a traffic study and a traffic plan – informed the creation of a Master Plan design for the space. The Implementation Plan contains the implementation requirements for these actions – procedure, key contacts, online resources, required permits, budget level and possible funding sources.

## 4.0 ABOUT THIS PLAN

### 4.1 Who is this plan for?

This plan is meant to serve a dual purpose: to present a vision and a road map for the revitalization of Farquhars Lane, and to provide a template for the improvement of laneways throughout Toronto. The plan is a resource for the Farquhars Lane Working Group, to articulate their vision for the laneway and guide them in bringing that vision to fruition. Equally, the plan provides a point of reference for Torontonians at large by showing what is possible in Toronto's laneways through the collaboration of different neighbourhood stakeholders, from residents and businesses to BIAs and City divisions.

### 4.2 How to Use this Plan

This plan comprises two main portions: a Master Plan and an Implementation Plan. Taken together the two plans present a vision and a road map, drawn from lived professional experience and consultation with the City of Toronto, for an appealing, safe and vibrant Farquhars Lane.

The Master Plan presents the overall vision for Farquhars Lane, including: a pedestrian-eye view showing the look and feel of the transformed laneway, an annotated plan showing the different spatial changes required for the transformation, a set of project principles, and a synopsis of each of the concrete actions required to implement the Master Plan, including an inspiring precedent example.

These concrete actions are divided into three types:

- **“Foundation Projects”**, the studies and organizational actions that lay the groundwork for future actions;
- **“Quick Win Projects”** that are simpler and achievable on a shorter timeline because they require a minimum of coordination with groups and processes beyond the local neighbourhood context; and
- **“Next Step Projects”** that are more complex and require a greater amount of time to plan, coordinate and permit. Taken together, this Master Plan portion focuses on the “what” of the community’s vision for Farquhars Lane.

The Implementation Plan focuses on the “how”, and delves more deeply into each of the Master Plan actions. It includes:

- **Steps needed to complete each of the actions;**
- **Key contacts;**
- **Online resources;**
- **Required permits;**
- **Budget level; and**
- **Possible funding sources.**

It's important to note that consultation and collaboration is important for each of the Master Plan actions – it is essential to work with a range of different stakeholders and consider funding from a number of different sources in order to ensure their effective implementation.

## 5.0 MASTER PLAN

### 5.1 Project Principles

#### 1. Farquhars Lane is a multimodal and multi-use space.

The paving and lighting of Farquhars Lane should be designed to accommodate different types of use and modes of transportation at different times of the day, week and year.

#### 2. Farquhars Lane has a positive relationship with its adjacent properties.

The service needs of 67-9 and 71 Front Street E – delivery truck access, parking garage access and building exhausts – should be managed to minimize negative impacts on the laneway environment.

#### 3. Farquhars Lane is a clean and well-managed space.

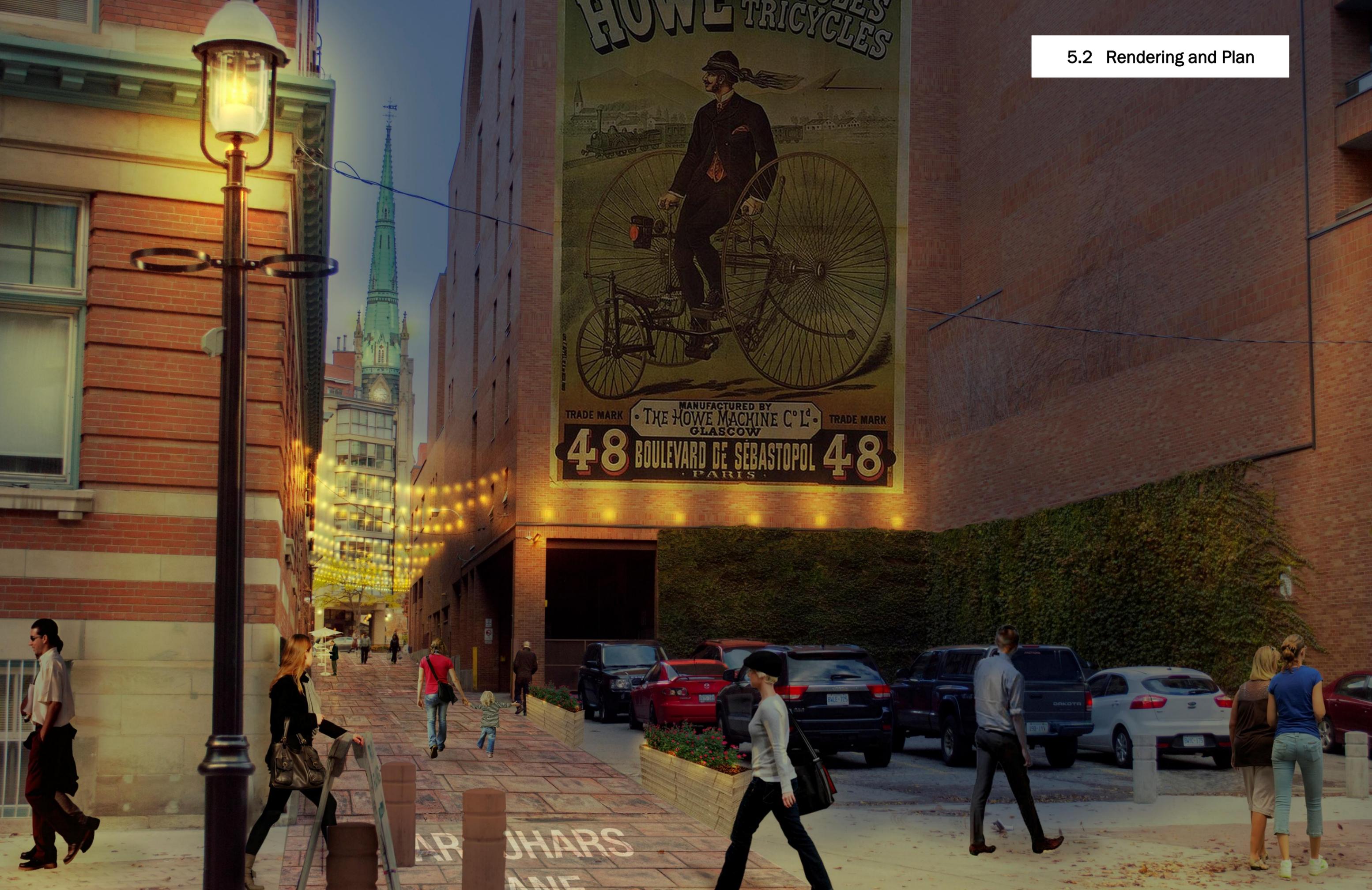
The attractiveness and functionality of Farquhars Lane should be ensured through appropriate lighting, effective maintenance of property edges and ongoing monitoring.

#### 4. Farquhars Lane is a shared neighbourhood space.

The appeal of Farquhars Lane to all users should be enhanced through the introduction of greening measures, seasonal patio space and a pop-up restaurant.

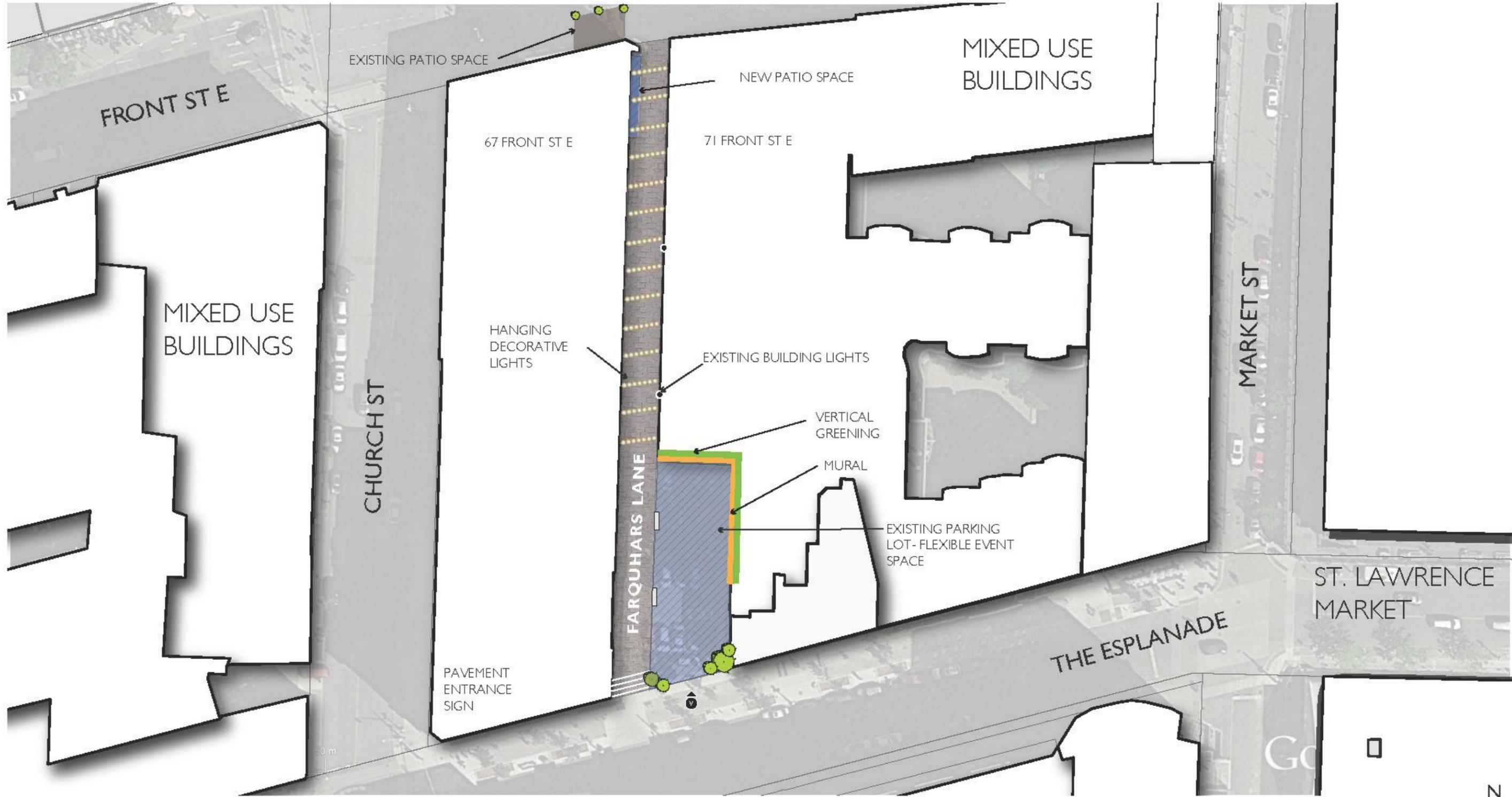
#### 5. Farquhars Lane is a beautiful space.

The attractiveness of Farquhars Lane should be enhanced with the addition of greening and street art murals to 67-9 and 71 Front Street E.



**LEGEND**

- PLANTER BOXES
- HANGING DECORATIVE LIGHTS
- FLEXIBLE EVENT/ PATIO SPACE
- TREES / PLANTERS
- VISUALIZATION



## 5.3 Foundation Projects

- A. **Form a Friends of Farquhars Lane group to monitor the ongoing state of good repair in Farquhars Lane, champion the laneway improvements and steward the laneway on an ongoing basis. Additional activities can include organizing an annual laneway cleanup, winter maintenance, laneway events and laneway murals on adjacent properties.**

“Friends of” groups serve to formalize the local stewardship of parks throughout Toronto, helping to make sure that they are safe, clean and inviting. Farquhars Lane is a public space, just like a park, and formalizing a local group to care for the space makes long-term stewardship and improvement easier to manage. A Friends of Farquhars Lane group will have an important role in transforming and maintaining the laneway as a positive public space for neighbours and visitors alike.

### Procedure

1. Review the Park Friends Group Guidebook from Park People, which provides tips on setting up a “Friends of” group.
2. Send out a call for participants through local organizations already engaged with the laneway improvements – SLMN BIA, adjacent business owners, York Heritage Properties, 71 Front St E condo board.
3. Contact your councillor to let her know that you’re starting a Friends of Farquhars Lane group.
4. Hold a kick-off meeting to formalize the group, discuss this Master Plan and set tasks to help with its implementation and stewardship.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



The **Friends of McCormick Park** is a small group of area residents who came together to discuss how they can best advocate for McCormick Park, located in Brockton Village in Toronto. Since 2012, they have discussed ways, both small and large, to enhance the park and by extension, the community in which we live. They are currently working on raising funds for a new playground and organizing to an adopt-a-tree program and a cafe in the park. They also work on solving problems related to vandalism, off-leash dogs, and other safety concerns.

Photo credit: <http://mccormickpark.ca>

## B. Hire a consultant to complete a traffic study of Farquhars Lane, including peak delivery times and vehicle types entering the laneway.

Before you can propose changes to your laneway, you need to know how the laneway is currently functioning as part of the neighbourhood's transportation infrastructure. A traffic survey will tell you which types of vehicle use the laneway, when and for what purpose. Having this information available will help you to maintain the functionality of the laneway as you introduce changes to the space.

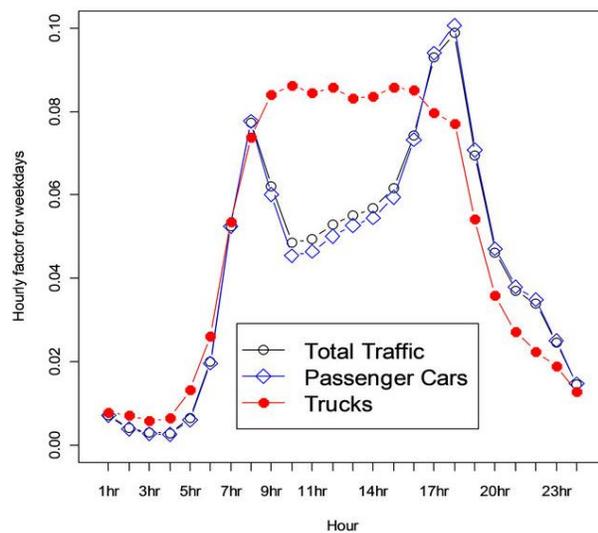
### Procedure

1. Develop an agreement between local parties (SLMN BIA, York Heritage Properties, businesses and 71 Front St E condo board) pledging cooperation with the study and specifying financial responsibility.
2. Inform Traffic Operations division of Transportation Services of the intent to conduct a traffic study.
3. Develop a scope of services for traffic study.
4. Contact traffic engineering consultancies to obtain quotes for services.
5. Review quotes and hire a consultancy to complete the traffic study.
6. Review study results and follow up with the traffic consultancy with any questions or requests for clarification.
7. Share the traffic study results with Traffic Operations staff.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.

### Next steps

D. Hire a consultant to develop a traffic plan for the laneway, including permitted delivery times, permitted vehicle types and alternatives to truck delivery where appropriate.



The City of Toronto Transportation Services completed a traffic management study of the Avondale community in North York as part of the current development of the North York Centre, including traffic control measures, new infrastructure and traffic impacts. The aim of the study was to address current and future needs based on the redevelopment objectives set out in the North York Centre Secondary Plan. For the full report see <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=ac72b79135443410VgnVCM1000071d60f89RCRD>

Image credit: Journal of Transportation Technologies Vol.3 No.1(2013), Article ID:27021,15 pages  
[DOI:10.4236/jts.2013.31003](https://doi.org/10.4236/jts.2013.31003)

### C. Conduct a laneway safety audit to assess levels of lighting, maintenance and sight-lines in Farquhars Lane.

Laneways can often feel unsafe, especially at night. By working with your neighbours, Councillor and local Toronto Police Division to conduct a safety audit you'll pinpoint what makes the space feel unsafe, which will allow the City and the community to take concrete action to correct this.

#### Procedure

1. Contact the City of Toronto's Safety Audit branch and your councillor to indicate that you'd like to organize a safety audit of Farquhars Lane.
2. Meet with local laneway neighbours (71 Front St E condo board, residents, SLMN BIA, York Heritage Properties and businesses) to agree on the goals and boundaries of the safety audit.
3. Reach out Toronto Police Services 51 Division and Toronto Hydro to invite them to participate in the safety audit. Your councillor should be able to help with this.
4. Coordinate a time for the audit. It's a good idea to conduct the audit at night or in the evening in order to assess the lighting levels and sightlines in the laneway.
5. Meet with your neighbours, councillor, 51 Division and Toronto Hydro to conduct the laneway safety audit.
6. Write up the findings of the audit, highlighting key areas to address.
7. Share the findings of the audit with the Safety Audit branch.
8. Coordinate with the above groups to address the key issues highlighted in the safety audit.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.

#### Next steps

- G. Install custom pedestrian-level lighting on the building and property edges of 67-9 and 71 Front St E.



In response to a 1999 Task Force on Community Safety report, the City of Toronto created a Safety Audit initiative to encourage communities to meet to assess spaces that they consider to be unsafe, in order to identify the key contributing factors and catalyse safety improvements.

Image credit: John Filion  
<http://johnfilion.ca/category/local-events/page/3/>

## 5.4 Quick Win Projects

- D. Hire a consultant to develop a traffic plan for the laneway, including vehicle directions, permitted delivery times, permitted vehicle types and alternatives to truck delivery where appropriate.

Laneways can easily feel taken over with delivery trucks, parked cars and people trying to access underground parking garages. Developing a traffic plan for the laneway, using the traffic data that you gained from the traffic study, will rationalize the different access needs and balance these with the other uses of the space.

### Procedure

1. Contact Traffic Operations and Right-of-Way Management divisions of Transportation Services to indicate your intent to develop a traffic plan.
2. Consult with Traffic Operations and Right-of-Way Management divisions to draw up a scope of services for the development of the traffic plan.
3. Contact traffic engineering consultancies to obtain quotes for services.
4. Review quotes and hire a consultant to complete the traffic plan.
5. Review the traffic plan and consult with Traffic Operations and Right-of-Way Management divisions of Transportation Services on the management and scheduling of its implementation.
6. Develop an agreement between local parties (SLMN BIA, York Heritage Properties, businesses, 71 Front St E condo board) pledging cooperation with the traffic plan.
7. Work with Traffic Operations and Right-of-Way Management divisions to implement the measures recommended in the traffic plan.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



As part of an initiative to promote pedestrian-friendliness, a traffic plan requires that deliveries in the Mercantile Alley in Pasadena, California take place between 11 pm and 2 am. This is achieved by using retractable wooden bollards that open during these hours. If a truck exceeds this time limit, the driver needs to apply to city management to have these wooden posts remain open.  
<http://www.downtowndevelopment.com/perspectives/dixperspectives060112.pdf>

Image credit: Flying Pigeon LA  
<http://flyingpigeon-la.com/2013/09/old-pasadena-learns-new-tricks/>

**E. Develop an agreement with business owners, 71 Front St E condo board and York Heritage Properties to maintain service doors, fire exits, driveways and building edges adjacent to Farquhars Lane in good repair.**

Graffiti tags, litter and untidy loading docks and service doors can make laneways unsightly, smelly and unpleasant to be in. Keeping the laneway edge of buildings tidy and in good repair can make the space feel safer and more pleasant to walk through and linger in.

**Procedure**

1. Conduct a laneway walkthrough with business owners, 71 Front St E condo board and York Heritage Properties to assess the state of repair of building edges along Farquhars Lane.
2. Circulate a summary of the findings of the walkthrough to business owners, condo board and York Heritage Properties.
3. Develop an agreement with business owners, condo board and York Heritage Properties to address the maintenance items observed during the walkthrough and maintain buildings edges in good repair on an ongoing basis.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



The City of Sydney Policy for the Management of Laneways outlines the need to maintain the service functions of laneways while accommodating pedestrian activity and providing a diversity of activities. Maintaining service doors, fire exits and building edges in good repair ensures the efficacy of these integral features but also works to make the laneways more visually appealing and desirable for use. This requires a significant degree of buy-in from adjacent property owners and tenants based on the mutually beneficial economic gains that can be accrued from revitalized laneways. Increased foot traffic translates into more customers and a safe, attractive space leads to increased investment.

Image credit: The Fine Grain Review  
<https://thefinegrainreview.wordpress.com/>

## F. Work with the City of Toronto to ensure that there is adequate vehicular-level lighting in Farquhars Lane.

Adequate lighting is essential if a laneway is to feel safe and attractive; it can deter unwanted use while encouraging people to use the space as part of their daily routine. Based on the findings of your laneway safety audit, it may be advisable to increase the high-level vehicular lighting of your laneway.

### Procedure

1. Convene a community meeting to review the results and lighting recommendations of the laneway safety audit.
2. Contact your councillor to advise her of the lighting recommendations of the laneway safety audit and the repairs or additions required to the high-level vehicular lighting of the laneway, if she was not present at the laneway safety audit.
3. Contact the Street Lighting division at Toronto Hydro to advise them of the lighting recommendations of the laneway safety audit, the repairs or additions required to the high-level vehicular lighting of the laneway, and discuss the lighting options, if they were not present at the laneway safety audit. Your councillor should be able to help with this.
4. Coordinate with your councillor and Toronto Hydro to arrange a site visit to the laneway, if either of them was not present at the laneway safety audit.
5. Develop an agreement with Toronto Hydro regarding new lighting or lighting repairs for your laneway, including number of fixtures and the timing of installation or repairs.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



There is not currently a standard for public lighting in Toronto's laneways. In general, the lighting of public rights-of-way is the responsibility of Toronto Hydro; in laneways, public lights are mounted on existing hydro poles where these exist, as in this image from Chinatown.

Image credit: Globe and Mail

<http://www.theglobeandmail.com/life/home-and-garden/architecture/a-home-that-shows-toronto-what-laneway-living-can-be/article4098018/>

## G. Install custom pedestrian-level lighting on the building and property edges of 67-9 and 71 Front St E.

Proper lighting has a large effect on how safe and attractive a laneway feels at night. The installation of pedestrian-level lighting fixtures can address some of the findings of your laneway safety audit, encourage pedestrians to use the laneway as a walking route and deter unwanted activity.

### Procedure

6. Review the results and lighting recommendations of the laneway safety audit.
7. Contact the Beautiful Streets division of Transportation Services to inform them of the intent to install new private lighting and confirm horizontal and vertical clearance requirements. You will typically be required to maintain a clear passage of 3.5m wide and 4.5m high.
8. Assemble a lighting working group (SLMN BIA, York Heritage Properties, businesses, 71 Front St E condo board) to review the lighting recommendations of the safety audit and agree on lighting parameters - temporary / permanent, timed / motion-sensored, fixture styles, lighting intensity, shielding, direction.
9. Research viable lighting fixture types and models.
10. Work with York Heritage Properties to determine fixture locations and numbers based on wiring considerations and financial constraints.
11. Develop a laneway lighting strategy.
12. Purchase and install lighting fixtures per laneway lighting strategy.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



The Bayside City Council was awarded a community safety fund grant worth \$10,000 for their suburban Melbourne laneway in order to prevent crime in the community. The installation of these lights improved natural surveillance, and allowed residents to feel safe to use the space at night.

Image credit: Community Crime Prevention  
<http://www.crimeprevention.vic.gov.au/home/your+community/bayside+city+council+-+laneway+lighting+upgrade>

## H. Repair / replace / relocate kitchen exhaust fans on 67-9 and 71 Front St E.

Old or broken kitchen exhaust fans can be noisy and make the areas around them unpleasant to pass through or linger in. Repairing, replacing or relocating exhaust fans away from pedestrian areas can make a big difference to the attractiveness of the laneways in which they are located.

### Procedure

1. Work with business owners and York Heritage Properties to assess the state of existing kitchen exhaust fans located in Farquhars Lane and develop a plan for their improvement (repair / replace / relocate).
2. Contact the Beautiful Streets division of Transportation Services to inform them of the intent to replace and relocate kitchen fans, and confirm horizontal and vertical clearance requirements. You will typically be required to maintain a clear passage of 3.5m wide and 4.5m high.
3. Work with business owners and York Heritage Properties to obtain quotes for fan repair, source replacement fans and obtain quotes for adjustments to kitchen fan systems to relocate fans, as appropriate.
4. Hire contractors and purchase materials to carry out repairs, replacements and relocations to kitchen exhaust fans, as appropriate.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



The present state of Melbourne's laneways is the result of the calculated design and implementation of laneway revitalization policies by the city. The main focus has been on connectivity, pedestrian accommodation and facilitating harmonious interaction between public spaces and private uses. According to the city's laneway plan, utility requirements must be integrated into the overall design of facades and should be fully screened from public areas. Kitchen exhaust fans have been relocated by property owners to remove them from the pedestrian level in compliance with these policies. As a result, noise and detrimental visual impact are reduced.

Image credit: Concrete Playground  
<http://concreteplayground.com/melbourne/food-drink/drink/the-ten-best-laneway-bars-in->

## I. Work with York Heritage Properties and the condo board of 71 Front St E to install murals at the southern end of Farquhars Lane.

Street art murals can connect communities and transform neglected public spaces like laneways into dynamic and vibrant community spaces. Locally relevant, community-inspired public artwork creates a shared sense of ownership and pride among community members and draws eyes to the laneway space, increasing natural surveillance and safety and marking the laneway as an important part of the local public realm.

### Procedure

1. Meet with York Heritage Properties and the condo board of 71 Front St E to suggest the installation of murals on their property and hear their concerns and requirements.
2. Secure permission from York Heritage Properties and the condo board of 71 Front St E to install murals on their property.
3. Draw up a project brief for each mural, including subject or theme, style and colour scheme as appropriate.
4. Reach out to local artists through local organizations or the STEPS Initiative to let them know about the project opportunity and invite them to submit their portfolios.
5. View artist portfolios, meet with artists and select artist(s) for the project.
6. Ask the selected artist(s) to create a project concept sketch.
7. Share sketches with property owners for review, and ask artist(s) to edit artwork per their feedback.
8. Apply for funding through StreetARToronto's Partnership Program and/or approach home improvement stores for paint donations of mistints, and property owners for artist fees.
9. Secure paint and other supplies.
10. Organize a community celebration either during the mural painting or to unveil the completed mural.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



**The Alley Project (TAP)** is an initiative of Young Nation, a non-profit community organization focused on engaging youth in Detroit. Operating out of a dedicated garage studio space, TAP organizes youth-led graffiti and mural projects in the neighbouring laneways. The area has become a showcase for the creative talents of the local community and the physical expression of positive youth-adult relationships and community investment in Detroit. Read more [here](#) and [here](#).

Image credit: The Alley Project

## J. Work with York Heritage Properties to install and maintain vertical greening on the building walls of 67-9 and 71 Front St E.

Laneways are typically bounded by hard surfaces – asphalt, concrete, metal and glass – with little extra horizontal space. Vertical greening like vines and wall-mounted planters takes advantage of the vertical space available, and softens the laneway environment to make it more attractive to pass through or linger.

### Procedure

1. Meet with the SLMN BIA, York Heritage Properties and the 71 Front St E condo board to discuss the suitability of different vertical greening strategies (eg. wall-mounted planting baskets, climbing vines) and vegetation types for Farquhars Lane, based on private horizontal space available adjacent to the laneway, texture and type of available vertical surfaces and sun access. Evergreen has online resources to guide you; refer to 6.0 Implementation Plan for more details.
2. Research the price and availability of the vertical greening systems discussed at the meeting.
3. Work with SLMN BIA, York Heritage Properties and the 71 Front St E condo board to develop a vertical greening strategy and timeline.
4. Contact landscape suppliers to source and purchase plants and materials.
5. Install and maintain vertical greening systems.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



This laneway house in Carleton Village in Toronto, by Christine Ho Ping Kong and Peter Tan, uses climbing vines as a simple but beautiful way to enliven a blank laneway-edge wall.

Image credit: blogTO

[http://www.blogto.com/city/2010/08/future\\_not\\_so\\_bright\\_for\\_laneway\\_housing\\_in\\_toronto/](http://www.blogto.com/city/2010/08/future_not_so_bright_for_laneway_housing_in_toronto/)

## K. Work with York Heritage Properties to install and maintain planters at the laneway edge of 71 Front St E.

Planters take advantage of the small amount of horizontal space available in laneways to introduce vegetation, softening the laneway environment and creating an attractive boundary and transition between private space and the public right-of-way.

### Procedure

1. Meet with the SLMN BIA and York Heritage Properties to determine available space and optimal configuration of planters.
2. Research the price and availability of different commercial planters appropriate to the space available.
3. Consult online resources from Evergreen to determine the best vegetation types for Farquhar Lane – refer to 6.0 Implementation Plan for more details.
4. Contact landscape suppliers to source and purchase plants and materials.
5. Install and maintain planters.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



The John Street Pedestrian Initiative, a project led by the Toronto Entertainment District BIA, has provided a larger pedestrian realm by closing down one lane of vehicular traffic along the eponymous street in the city's downtown. The seasonal closure, running from May to September, has transformed the street into a destination with newly introduced public seating and patios and recreational and art activities. Planter boxes work to beautify and green the street while also delineating pedestrian and vehicular traffic. Planters also offer a low-maintenance option of temporary greening of a public space and can be slowly phased out if more permanent greening measures are put in place.

Image credit: Torontoist  
<http://torontoist.com/2014/09/making-pedestrians-a-priority-on-john-street/>

## 5.5 Next Step Projects

- L. Install new decorative paving along the length of Farquhars Lane, including special paving at the ends of the laneway to differentiate it from the street.

The quality and type of paving has a big effect on the feel and attractiveness of a laneway. Decorative paving can increase a laneway's visual appeal while differentiating it from "conventional" vehicular streets and tying it into the larger public realm design of its neighbourhood.

### Procedure

1. Meet with local parties (SLMN BIA, York Heritage Properties, business owners, 71 Front St E condo board) to agree on the desired extent of decorative paving treatment (entire laneway / laneway and adjacent streets).
2. Develop a site plan indicating the proposed extent of decorative paving.
3. Contact Urban Design and Beautiful Streets divisions of Transportation Services to indicate your desire to install decorative paving and obtain approved list of "standard" decorative paving types for use in the city (these standards are currently in development).
4. Consult with Traffic Operations and Major Capital Infrastructure Coordination divisions of Transportation Services to discuss the repaving, including scheduling, financing and maintenance responsibility.
5. Select desired paving type from City-approved decorative paving types.
6. Hire a civil engineer to develop a site plan, grading plan and construction details for the project.
7. Apply for Landscape Construction Permit from the Right-of-Way Management division of Transportation Services.
8. Obtain quotes and hire a contractor to carry out the repaving.
9. Consult with Road Operations to develop a maintenance plan for the decorative paving.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



The redevelopment of Market Street in the St. Lawrence Market Neighbourhood was completed in 2014. Funding and maintenance agreements were achieved through a partnership between the City of Toronto and the St. Lawrence Market BIA, and the street was completed all at once instead of on the original two-phase schedule. It is now a multi-purpose space, maintaining a piece of Toronto's history while improving the pedestrian and cycling environment. The new concrete paving installation features contrasting colours and textured paving materials for the visually impaired.

Image credit: Marcus Mitanis  
<http://urbantoronto.ca/news/2015/02/heritage-toronto-releases-state-heritage-report>

## M. Install a patio along the northwestern laneway edge of 67-9 Front St E.

It's often a challenge to find a balance between "moving" and "lingering" space on Toronto's sidewalks, particularly in the more dense downtown areas of the city. Laneways present an opportunity to provide patio space for adjacent restaurants, freeing sidewalk space while activating these underused pieces of our public realm.

### Procedure

1. Work with the SLMN BIA, York Heritage Properties and restaurant owners to agree on the extent of the proposed patio.
2. Prepare a site plan showing the extent of the proposed patio, raised surface (if desired) and relevant site features including property lines, sidewalk location, paving, utility poles and trees - refer to the Boulevard Café Permit application for full details.
3. Prepare drawings of the barrier proposed for the patio edge - refer to the Boulevard Café Permit application for full details.
4. Contact Municipal Licensing and Standards Division to confirm permit application submission requirements and fees.
5. Complete and submit a Boulevard Café Permit application to Licensing Services, Municipal Licensing and Standards Division.
6. Purchase patio furniture and patio heaters, as appropriate.
7. Once permit is obtained, erect a barrier at the patio edge (must be removed at the end of each café season) and install patio furniture and patio heaters.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



The Fifth Pub House in Toronto is distinguished by its unique alleyway patio. The alleyway setting, the brick facade and the exposed loading dock doors create a gritty but casual dining experience. The patio maximizes use of the alleyway and by encouraging evening gathering brings about safer conditions beyond the licensed patio space. The Fifth Pub House represents a simple, easily replicable model for accommodating seasonal patio space in Toronto's laneways.

Image credit: blogTO

<http://patios.blogto.com/patio/the-fifth-pub-house-toronto/>

## N. Add pedestrian doors to the laneway from adjacent retail and restaurant units in 67-9 Front St E.

Pedestrian doors opening directly onto the laneway from adjacent restaurants and shops helps to establish an active relationship between the spaces, ensuring a steady flow of people and turning the laneway into an asset that increases the appeal of the adjacent buildings.

### Procedure

1. Work with York Heritage Properties and restaurant owners to agree on desired door locations.  
Note – existing windows are the easiest to convert to doors.
2. Prepare scope of services for the architectural design of the door additions.
3. Contact Toronto Building to confirm permit application requirements and fees.
4. Research appropriate door types for use in the project.
5. Obtain quotes from architects to prepare drawings for the building permit application, and hire an architect.
6. Prepare and submit Building Permit application.
7. Obtain quotes from contractors to install the new doors.
8. Once the permit is obtained, hire a contractor to install the new doors.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



The City of Sacramento recognized that laneways have an untapped potential and should be used as pedestrian walkways and “front yards” for small businesses. Through the public-private partnership between the non-profit Alley Activation Alliance, City staff, residents, property owners and developers, Liestal Alley is now home to Old Soul Co. café, and the Edible Pedal bike shop.

Image credit: City of Sacramento

<http://www.sacgrid.com/liestal-alley-case-study>

## O. Lease the current parking lot site at the southwestern end of 71 Front St E to create a seasonal pop-up restaurant.

Active uses will be important in helping Farquhars Lane to become an asset in its neighbourhood, a space for lingering in as well as passing through. Pop-up uses act as a seasonal draw to the space for locals and visitors alike, ensuring eyes on the street and providing impetus for further improvements.

### Procedure

1. Work with York Heritage Properties to agree on site-related project parameters – available area, use requirements, building type requirements.
2. Prepare scope of services for the architectural design of the pop-up restaurant.
3. Contact Toronto Building to confirm permit application requirements and fees.
4. Obtain quotes from architects to prepare drawings for the building permit application, and hire an architect.
5. Prepare and submit the Building Permit application.
6. Obtain quotes from contractors to construct the pop-up restaurant.
7. Once the permit is obtained, hire a contractor and construct the pop-up restaurant.

Refer to 6.0 Implementation Plan for further detail on how to implement this project.



Chefs try out new dishes with customers at the JBF LTD pop-up restaurant in New York City. The restaurant is a low-cost way to expand the restaurant's operations while providing a fast way to enliven a new space.

Image credit: Today Money / Associated Press  
<http://www.today.com/id/42919880/ns/today-money/t/fly-night-restaurants-pop-then-disappear/#.VkOCu7erRhE>

## 6.0 Implementation Plan

### Legend

\$	<\$2000
\$\$	\$2000 - \$7000
\$\$\$	>\$7000

### 6.1 Foundation Projects

- A. Form a Friends of Farquhars Lane group to monitor ongoing state of good repair in Farquhars Lane, champion the laneway improvements and steward the laneway on an ongoing basis. Additional activities can include organizing an annual laneway cleanup, winter maintenance, laneway events and laneway murals on adjacent properties.

Procedure	<ol style="list-style-type: none"> <li>1. Review the Park Friends Group Guidebook from Park People, which provides tips on setting up a “Friends of” group.</li> <li>2. Send out a call for participants through local organizations already engaged with the laneway improvements – SLMN BIA, adjacent business owners, York Heritage Properties, 71 Front St E condo board.</li> <li>3. Contact your councillor to let her know that you’re starting a Friends of Farquhars Lane group.</li> <li>4. Hold a kick-off meeting to formalize the group, discuss this Master Plan and set tasks to help with its implementation and stewardship.</li> </ol>
Key contacts	<ul style="list-style-type: none"> <li>• Park People <a href="mailto:info@parkpeople.ca">info@parkpeople.ca</a></li> </ul>
Online resources	<ul style="list-style-type: none"> <li>• Park Friends Group Guidebook <a href="http://www.parkpeople.ca/sites/default/files/pp_guidebook_web.pdf">http://www.parkpeople.ca/sites/default/files/pp_guidebook_web.pdf</a></li> </ul>
Permits required	N/A
Budget range	\$
Potential funding sources	<ul style="list-style-type: none"> <li>• In-kind by group members and local businesses</li> </ul>

**B. Hire a consultant to complete a traffic study of Farquhars Lane, including peak delivery times and vehicle types entering the laneway.**

<b>Procedure</b>	<ol style="list-style-type: none"> <li>1. Develop an agreement between local parties (SLMN BIA, York Heritage Properties, businesses and 71 Front St E condo board) pledging cooperation with the study and specifying financial responsibility.</li> <li>2. Inform Traffic Operations division of Transportation Services of the intent to conduct a traffic study.</li> <li>3. Develop a scope of services for traffic study.</li> <li>4. Contact traffic engineering consultancies to obtain quotes for services.</li> <li>5. Review quotes and hire a consultancy to complete the traffic study.</li> <li>6. Review study results and follow up with the traffic consultancy with any questions or requests for clarification.</li> <li>7. Share the traffic study results with Traffic Operations staff.</li> </ol>
<b>Key contacts</b>	<ul style="list-style-type: none"> <li>• Traffic Operations Manager Ann Khan 416-397-5021</li> <li>• Traffic Operations Ward 28 Supervisor Sylvia Do 416-338-5398</li> </ul>
<b>Resources</b>	<ul style="list-style-type: none"> <li>• Transplan Transportation Engineering Consultants <a href="http://www.transplan.com/">http://www.transplan.com/</a></li> <li>• LMM Engineering Inc. <a href="http://www.lmmengineering.com">http://www.lmmengineering.com</a></li> <li>• iTrans Consulting Inc. <a href="http://www.itransconsulting.com/">http://www.itransconsulting.com/</a></li> </ul>
<b>Permits required</b>	N/A
<b>Budget range</b>	\$\$
<b>Potential funding sources</b>	<ul style="list-style-type: none"> <li>• St. Lawrence Market BIA</li> </ul>

**C. Conduct a laneway safety audit to assess levels of lighting, maintenance and sight-lines in Farquhars Lane.**

<p><b>Procedure</b></p>	<ol style="list-style-type: none"> <li>1. Contact the City of Toronto’s Safety Audit branch and your councillor to indicate that you’d like to organize a safety audit of Farquhars Lane.</li> <li>2. Meet with local laneway neighbours (71 Front St E condo board, residents, SLMN BIA, York Heritage Properties and businesses) to agree on the goals and boundaries of the safety audit.</li> <li>3. Reach out Toronto Police Services 51 Division and Toronto Hydro to invite them to participate in the safety audit. Your councillor should be able to help with this.</li> <li>4. Coordinate a time for the audit. It’s a good idea to conduct the audit at night or in the evening in order to assess the lighting levels and sightlines in the laneway.</li> <li>5. Meet with your neighbours, councillor, 51 Division and Toronto Hydro to conduct the laneway safety audit.</li> <li>6. Write up the findings of the audit, highlighting key areas to address.</li> <li>7. Share the findings of the audit with the Safety Audit branch.</li> <li>8. Coordinate with the above groups to address the key issues highlighted in the safety audit.</li> </ol>
<p><b>Key contacts</b></p>	<ul style="list-style-type: none"> <li>• Safety Audits, City of Toronto <a href="mailto:spar@toronto.ca">spar@toronto.ca</a></li> <li>• Councillor Pam McConnell <a href="mailto:councillor_mcconnell@toronto.ca">councillor_mcconnell@toronto.ca</a></li> <li>• Toronto Police Services, 51 Division , Community Relations Officer Constable Peter Cullingford 416-808-5125</li> <li>• Toronto Hydro 416-542-8000</li> </ul>
<p><b>Online resources</b></p>	<ul style="list-style-type: none"> <li>• City of Toronto Safety Audit Guide <a href="http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=bf48f40f9aae0410VgnVCM10000071d60f89RCRD">http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=bf48f40f9aae0410VgnVCM10000071d60f89RCRD</a></li> </ul>
<p><b>Permits required</b></p>	<p>N/A</p>
<p><b>Budget range</b></p>	<p>\$</p>
<p><b>Potential funding sources</b></p>	<p>N/A</p>

## 6.2 Quick Win Projects

- D. Hire a consultant to develop a traffic plan for the laneway, including permitted delivery times, permitted vehicle types and alternatives to truck delivery where appropriate.

<b>Procedure</b>	<ol style="list-style-type: none"> <li>1. Contact Traffic Operations and Right-of-Way Management divisions of Transportation Services to indicate your intent to develop a traffic plan.</li> <li>2. Consult with Traffic Operations and Right-of-Way Management divisions to draw up a scope of services for the development of the traffic plan.</li> <li>3. Contact traffic engineering consultancies to obtain quotes for services.</li> <li>4. Review quotes and hire a consultant to complete the traffic plan.</li> <li>5. Review the traffic plan and consult with Traffic Operations and Right-of-Way Management divisions of Transportation Services on the management and scheduling of its implementation.</li> <li>6. Develop an agreement between local parties (SLMN BIA, York Heritage Properties, businesses, 71 Front St E condo board) pledging cooperation with the traffic plan.</li> <li>7. Work with Traffic Operations and Right-of-Way Management divisions to implement the measures recommended in the traffic plan.</li> </ol>
<b>Key contacts</b>	<ul style="list-style-type: none"> <li>• Traffic Operations Ward 28 Supervisor Sylvia Do 416-338-5398</li> <li>• Right-of-Way Management General Enquiry 416-392-7877</li> </ul>
<b>Permits required</b>	<p>N/A</p>
<b>Budget range</b>	<p>\$\$</p>
<b>Potential funding sources</b>	<ul style="list-style-type: none"> <li>• St. Lawrence Market BIA</li> </ul>

**E. Develop an agreement with business owners, 71 Front St E condo board and York Heritage Properties to maintain service doors, fire exits, driveways and building edges adjacent to Farquhars Lane in good repair.**

<b>Procedure</b>	<ol style="list-style-type: none"> <li>1. Conduct a laneway walkthrough with restaurant and business owners, 71 Front St E condo board and York Heritage Properties to assess the state of repair of building edges along Farquhars Lane.</li> <li>2. Circulate a summary of the findings of the walkthrough to business owners, condo board and York Heritage Properties.</li> <li>3. Develop an agreement with business owners, condo board and York Heritage Properties to address the maintenance items observed during the walkthrough and maintain buildings edges in good repair on an ongoing basis.</li> </ol>
<b>Key contacts</b>	N/A
<b>Permits required</b>	N/A
<b>Budget range</b>	\$
<b>Potential funding sources</b>	<ul style="list-style-type: none"> <li>• Restaurant and business owners</li> <li>• York Heritage Properties</li> </ul>

**F. Work with the City of Toronto to ensure that there is adequate vehicular-level lighting in Farquhars Lane.**

<p><b>Procedure</b></p>	<ol style="list-style-type: none"> <li>1. Convene a community meeting to review the results and lighting recommendations of the laneway safety audit.</li> <li>2. Contact your councillor to advise her of the lighting recommendations of the laneway safety audit and the repairs or additions required to the high-level vehicular lighting of the laneway, if she was not present at the laneway safety audit.</li> <li>3. Contact the Street Lighting division at Toronto Hydro to advise them of the lighting recommendations of the laneway safety audit, the repairs or additions required to the high-level vehicular lighting of the laneway, and discuss the lighting options, if they were not present at the laneway safety audit. Your councillor should be able to help with this.</li> <li>4. Coordinate with your councillor and Toronto Hydro to arrange a site visit to the laneway, if either of them was not present at the laneway safety audit.</li> <li>5. Develop an agreement with Toronto Hydro regarding new lighting or lighting repairs for your laneway, including number of fixtures and the timing of installation or repairs.</li> </ol>
<p><b>Key contacts</b></p>	<ul style="list-style-type: none"> <li>● Councillor Pam McConnell <a href="mailto:councillor_mcconnell@toronto.ca">councillor_mcconnell@toronto.ca</a></li> <li>● Toronto Hydro Street Lighting 416-542-3195</li> </ul>
<p><b>Online resources</b></p>	<ul style="list-style-type: none"> <li>● 311 Service Request <a href="http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=3192b1bc76d42410VgnVCM10000071d60f89RCRD&amp;tab=03">http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=3192b1bc76d42410VgnVCM10000071d60f89RCRD&amp;tab=03</a></li> </ul>
<p><b>Permits required</b></p>	<p>N/A</p>
<p><b>Budget range</b></p>	<p>N/A</p>
<p><b>Potential funding sources</b></p>	<p>N/A</p>

**G. Install custom pedestrian-level lighting on the building and property edges of 67-9 and 71 Front St E.**

<b>Procedure</b>	<ol style="list-style-type: none"> <li>1. Review the results and lighting recommendations of the laneway safety audit.</li> <li>2. Contact the Beautiful Streets division of Transportation Services to inform them of the intent to install new private lighting and confirm horizontal and vertical clearance requirements. You will typically be required to maintain a clear passage of 3.5m wide and 4.5m high.</li> <li>3. Assemble a lighting working group (SLMN BIA, York Heritage Properties, businesses, 71 Front St E condo board) to review the lighting recommendations of the safety audit and agree on lighting parameters - temporary / permanent, timed / motion-sensored, fixture styles, lighting intensity, shielding, direction.</li> <li>4. Research viable lighting fixture types and models.</li> <li>5. Work with York Heritage Properties to determine fixture locations and numbers based on wiring considerations and financial constraints.</li> <li>6. Develop a laneway lighting strategy.</li> <li>7. Purchase and install lighting fixtures per laneway lighting strategy.</li> </ol>
<b>Key contacts</b>	<ul style="list-style-type: none"> <li>• Beautiful Streets Senior Project Manager Johanna Kyte 416-392-9188</li> <li>• Toronto Hydro 416-542-8000</li> </ul>
<b>Online resources</b>	<ul style="list-style-type: none"> <li>• Beautiful Streets Community Projects  <a href="http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=cbf4a84c9f6e1410VgnVCM10000071d60f89RCRD">http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=cbf4a84c9f6e1410VgnVCM10000071d60f89RCRD</a> </li> </ul>
<b>Permits required</b>	N/A
<b>Budget range</b>	\$\$
<b>Potential funding sources</b>	<ul style="list-style-type: none"> <li>• York Heritage Properties</li> <li>• SLMN BIA</li> <li>• Beautiful Streets Community Projects</li> </ul>

**H. Repair / replace / relocate kitchen exhaust fans on 67-9 and 71 Front St E to reduce noise.**

<b>Procedure</b>	<ol style="list-style-type: none"> <li>1. Work with business owners and York Heritage Properties to assess the state of existing kitchen exhaust fans located in Farquhars Lane and develop a plan for their improvement (repair / replace / relocate).</li> <li>2. Contact the Beautiful Streets division of Transportation Services to inform them of the intent to replace and relocate kitchen fans, and confirm horizontal and vertical clearance requirements. You will typically be required to maintain a clear passage of 3.5m wide and 4.5m high.</li> <li>3. Work with business owners and York Heritage Properties to obtain quotes for fan repair, source replacement fans and obtain quotes for adjustments to kitchen fan systems to relocate fans, as appropriate.</li> <li>4. Hire contractors and purchase materials to carry out repairs, replacements and relocations to kitchen exhaust fans, as appropriate.</li> </ol>
<b>Key contacts</b>	<ul style="list-style-type: none"> <li>• Beautiful Streets Senior Project Manager Johanna Kyte 416-392-9188</li> </ul>
<b>Permits required</b>	N/A
<b>Budget range</b>	\$\$
<b>Potential funding sources</b>	<ul style="list-style-type: none"> <li>• Restaurant owners</li> <li>• York Heritage Properties</li> </ul>

I. Work with York Heritage Properties and the condo board of 71 Front St E to install murals at the southern end of Farquhars Lane.

Procedure	<ol style="list-style-type: none"> <li>1. Meet with York Heritage Properties and the condo board of 71 Front St E to suggest the installation of murals on their property and hear their concerns and requirements.</li> <li>2. Secure permission from York Heritage Properties and the condo board of 71 Front St E to install murals on their property.</li> <li>3. Draw up a project brief for each mural, including subject or theme, style and colour scheme as appropriate.</li> <li>4. Reach out to local artists through local organizations or the STEPS Initiative to let them know about the project opportunity and invite them to submit their portfolios.</li> <li>5. View artist portfolios, meet with artists and select artist(s) for the project.</li> <li>6. Ask the selected artist(s) to create a project concept sketch.</li> <li>7. Share sketches with property owners for review, and ask artist(s) to edit artwork per their feedback.</li> <li>8. Apply for funding through StreetARToronto’s Partnership Program and/or approach home improvement stores for paint donations of mistints, and property owners for artist fees.</li> <li>9. Secure paint and other supplies.</li> <li>10. Organize a community celebration either during the mural painting or to unveil the completed mural.</li> </ol>
Key contacts	<ul style="list-style-type: none"> <li>• STEPS Initiative <a href="mailto:info@stepsinitiative.com">info@stepsinitiative.com</a> 416-572-4374</li> <li>• StreetARToronto <a href="mailto:streetart@toronto.ca">streetart@toronto.ca</a></li> </ul>
Online resources	<ul style="list-style-type: none"> <li>• STEPS Initiative / PATCH Project artists <a href="http://thepatchproject.com/artists/">http://thepatchproject.com/artists/</a></li> <li>• StreetARToronto Artist Directory <a href="http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=086de75c57512410VgnVCM10000071d60f89RCRD">http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=086de75c57512410VgnVCM10000071d60f89RCRD</a></li> <li>• StreetARToronto Partnership Program <a href="http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=b33498b613412410VgnVCM10000071d60f89RCRD">http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=b33498b613412410VgnVCM10000071d60f89RCRD</a></li> </ul>
Permits required	N/A
Budget range	\$\$
Potential funding sources	<ul style="list-style-type: none"> <li>• SLMN BIA</li> <li>• York Heritage Properties</li> <li>• Condo board of 71 Front St E</li> <li>• StreetARToronto</li> </ul>

**J. Work with York Heritage Properties to install and maintain vertical greening on the building walls of 67-9 and 71 Front St E**

<p><b>Procedure</b></p>	<ol style="list-style-type: none"> <li>1. Meet with the SLMN BIA, York Heritage Properties and the 71 Front St E condo board to discuss the suitability of different vertical greening strategies (eg. wall-mounted planting baskets, climbing vines) and vegetation types for Farquhars Lane, based on private horizontal space available adjacent to the laneway, texture and type of available vertical surfaces and sun access. Evergreen has online resources to guide you.</li> <li>2. Research the price and availability of the vertical greening systems discussed at the meeting.</li> <li>3. Work with SLMN BIA, York Heritage Properties and the 71 Front St E condo board to develop a vertical greening strategy and timeline.</li> <li>4. Contact landscape suppliers to source and purchase plants and materials.</li> <li>5. Install and maintain vertical greening systems.</li> </ol>
<p><b>Key contacts</b></p>	<ul style="list-style-type: none"> <li>• Evergreen <a href="mailto:stewardship@evergreen.ca">stewardship@evergreen.ca</a></li> </ul>
<p><b>Online resources</b></p>	<ul style="list-style-type: none"> <li>• Evergreen’s Native Plant Database <a href="http://nativeplants.evergreen.ca/">http://nativeplants.evergreen.ca/</a></li> <li>• Evergreen’s No Plot is Too Small guidebook <a href="http://www.evergreen.ca/downloads/pdfs/no-plot-too-small/">http://www.evergreen.ca/downloads/pdfs/no-plot-too-small/</a></li> <li>• Evergreen’s urban greening resources <a href="http://www.evergreen.ca/get-involved/resources/">http://www.evergreen.ca/get-involved/resources/</a></li> <li>• Live Green Grant <a href="http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=821e99fa45dd5410VgnVCM10000071d60f89RCRD">http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=821e99fa45dd5410VgnVCM10000071d60f89RCRD</a></li> <li>• TD Friends of the Environment Grant <a href="https://fef.td.com/funding/">https://fef.td.com/funding/</a></li> </ul>
<p><b>Permits required</b></p>	<p>N/A</p>
<p><b>Budget range</b></p>	<p>\$</p>
<p><b>Potential funding sources</b></p>	<ul style="list-style-type: none"> <li>• York Heritage Properties</li> <li>• SLMN BIA</li> <li>• Live Green Grant</li> <li>• TD Friends of the Environment Foundation Grant</li> </ul>

**K. Work with York Heritage Properties to install and maintain planters at the laneway edge of 71 Front St E.**

<b>Procedure</b>	<ol style="list-style-type: none"> <li>1. Meet with the SLMN BIA and York Heritage Properties to determine available space and optimal configuration of planters.</li> <li>2. Research the price and availability of different commercial planters appropriate to the space available.</li> <li>3. Consult online resources from Evergreen to determine the best vegetation types for Farquhars Lane.</li> <li>4. Contact landscape suppliers to source and purchase plants and materials.</li> <li>5. Install and maintain planters.</li> </ol>
<b>Key contacts</b>	<ul style="list-style-type: none"> <li>● Evergreen <a href="mailto:stewardship@evergreen.ca">stewardship@evergreen.ca</a></li> </ul>
<b>Online resources</b>	<ul style="list-style-type: none"> <li>● Evergreen’s Native Plant Database <a href="http://nativeplants.evergreen.ca/">http://nativeplants.evergreen.ca/</a></li> <li>● Evergreen’s No Plot is Too Small guidebook <a href="http://www.evergreen.ca/downloads/pdfs/no-plot-too-small/">http://www.evergreen.ca/downloads/pdfs/no-plot-too-small/</a></li> <li>● Evergreen’s urban greening resources <a href="http://www.evergreen.ca/get-involved/resources/">http://www.evergreen.ca/get-involved/resources/</a></li> <li>● Live Green Grant <a href="http://www1.toronto.ca/wps/portal/contentonly?vnextoid=821e99fa45dd5410VgnVCM10000071d60f89RCRD">http://www1.toronto.ca/wps/portal/contentonly?vnextoid=821e99fa45dd5410VgnVCM10000071d60f89RCRD</a></li> <li>● TD Friends of the Environment Grant <a href="https://fef.td.com/funding/">https://fef.td.com/funding/</a></li> </ul>
<b>Permits required</b>	N/A
<b>Budget range</b>	\$
<b>Potential funding sources</b>	<ul style="list-style-type: none"> <li>● York Heritage Properties</li> <li>● SLMN BIA</li> <li>● Live Green Grant</li> <li>● TD Friends of the Environment Foundation Grant</li> </ul>

## 6.3 Next Step Projects

### L. Install new decorative paving along the length of Farquhars Lane, including special paving at the ends of the laneway to differentiate it from the street.

<b>Procedure</b>	<ol style="list-style-type: none"> <li>1. Meet with local parties (SLMN BIA, York Heritage Properties, business owners, 71 Front St E condo board) to agree on the desired extent of decorative paving treatment (entire laneway / laneway and adjacent streets).</li> <li>2. Develop a site plan indicating the proposed extent of decorative paving.</li> <li>3. Contact Urban Design and Beautiful Streets divisions of Transportation Services to indicate your desire to install decorative paving and obtain approved list of "standard" decorative paving types for use in the city (these standards are currently in development).</li> <li>4. Consult with Traffic Operations and Major Capital Infrastructure Coordination divisions of Transportation Services to discuss the repaving, including scheduling, financing and maintenance responsibility.</li> <li>5. Select desired paving type from City-approved decorative paving types.</li> <li>6. Hire a civil engineer to develop a site plan, grading plan and construction details for the project.</li> <li>7. Apply for Landscape Construction Permit from the Right-of-Way Management division of Transportation Services.</li> <li>8. Obtain quotes and hire a contractor to carry out the repaving.</li> <li>9. Consult with Road Operations to develop a maintenance plan for the decorative paving.</li> </ol>
<b>Key contacts</b>	<ul style="list-style-type: none"> <li>• Urban Design Program Manager, Toronto &amp; East York James Parakh 416-392-1139</li> <li>• Beautiful Streets Senior Project Manager Johanna Kyte 416-392-9188</li> <li>• Traffic Operations Ward 28 Supervisor Sylvia Do 416-338-5398</li> <li>• Major Capital Infrastructure Coordination Senior Project Manager Doodnauth Sharma, 416-397-0784</li> <li>• Right-of-Way Management General Enquiry 416-392-7877</li> </ul>
<b>Online resources</b>	<ul style="list-style-type: none"> <li>• Market Street Toronto, Transportation Services <a href="https://www1.toronto.ca/City%20of%20Toronto/Transportation%20Services/Walking/Files/pdf/Market%20Street%20Profile_July27_Final.pdf">https://www1.toronto.ca/City%20of%20Toronto/Transportation%20Services/Walking/Files/pdf/Market%20Street%20Profile_July27_Final.pdf</a></li> <li>• Landscape Construction Permit <a href="http://www1.toronto.ca/wps/portal/contentonly?vnextoid=c1e5a84c9f6e1410VgnVCM10000071d60f89RCRD&amp;vnextchannel=2bdb4074781e1410VgnVCM10000071d60f89RCRD">http://www1.toronto.ca/wps/portal/contentonly?vnextoid=c1e5a84c9f6e1410VgnVCM10000071d60f89RCRD&amp;vnextchannel=2bdb4074781e1410VgnVCM10000071d60f89RCRD</a></li> <li>• Beautiful Streets Large-Scale Projects <a href="http://www1.toronto.ca/wps/portal/contentonly?vnextoid=cbf4a84c9f6e1410VgnVCM10000071d60f89RCRD">http://www1.toronto.ca/wps/portal/contentonly?vnextoid=cbf4a84c9f6e1410VgnVCM10000071d60f89RCRD</a></li> </ul>
<b>Permits required</b>	Landscape Construction Permit
<b>Budget Range</b>	\$\$\$
<b>Potential funding sources</b>	<ul style="list-style-type: none"> <li>• Beautiful Streets Large-Scale Projects</li> </ul>

### M. Install a patio along the northwestern laneway edge of 67-9 Front St E.

<b>Procedure</b>	<ol style="list-style-type: none"> <li>1. Work with the SLMN BIA, York Heritage Properties and restaurant owners to agree on the extent of the proposed patio.</li> <li>2. Prepare a site plan showing the extent of the proposed patio, raised surface (if desired) and relevant site features including property lines, sidewalk location, paving, utility poles and trees - refer to the Boulevard Café Permit application for full details.</li> <li>3. Prepare drawings of the barrier proposed for the patio edge - refer to the Boulevard Café Permit application for full details.</li> <li>4. Contact Municipal Licensing and Standards Division to confirm permit application submission requirements and fees.</li> <li>5. Complete and submit a Boulevard Café Permit application to Licensing Services, Municipal Licensing and Standards Division.</li> <li>6. Purchase patio furniture and patio heaters, as appropriate.</li> <li>7. Once permit is obtained, erect a barrier at the patio edge (must be removed at the end of each café season) and install patio furniture and patio heaters.</li> </ol>
<b>Key contacts</b>	<ul style="list-style-type: none"> <li>● Traffic Operations Ward 28 Supervisor Sylvia Do 416-338-5398</li> <li>● Right-of-Way Management General Enquiry 416-392-7877</li> <li>● Licensing Services, Municipal Licensing and Standards Division 416-392-67-6900</li> </ul>
<b>Online resources</b>	<ul style="list-style-type: none"> <li>● Boulevard Café Permit  <a href="https://wx.toronto.ca/intra/it/pubformrep.nsf/cf31a385c46c917b85257460004920a9/d6397ffc0c244a8525747300620a12/\$FILE/17-0017.pdf">https://wx.toronto.ca/intra/it/pubformrep.nsf/cf31a385c46c917b85257460004920a9/d6397ffc0c244a8525747300620a12/\$FILE/17-0017.pdf</a></li> <li>● Licensing Services, Municipal Licensing and Standards Division  <a href="http://www.toronto.ca/licensing">www.toronto.ca/licensing</a></li> </ul>
<b>Permits required</b>	<ul style="list-style-type: none"> <li>● Boulevard Café Permit</li> </ul>
<b>Budget range</b>	\$\$
<b>Potential funding sources</b>	<ul style="list-style-type: none"> <li>● Restaurant owner</li> <li>● York Heritage Properties</li> </ul>

**N. Add pedestrian doors to the laneway from adjacent retail and restaurant units in 67-69 Front St E.**

<b>Procedure</b>	<ol style="list-style-type: none"> <li>1. Work with York Heritage Properties and restaurant owners to agree on desired door locations. Note – existing windows are the easiest to convert to doors.</li> <li>2. Prepare scope of services for the architectural design of the door additions.</li> <li>3. Contact Toronto Building to confirm permit application requirements and fees.</li> <li>4. Research appropriate door types for use in the project.</li> <li>5. Obtain quotes from architects to prepare drawings for the building permit application, and hire an architect.</li> <li>6. Prepare and submit Building Permit application.</li> <li>7. Obtain quotes from contractors to install the new doors.</li> <li>8. Once the permit is obtained, hire a contractor to install the new doors.</li> </ol>
<b>Key contacts</b>	<ul style="list-style-type: none"> <li>• Toronto Building General Enquiries 416-397-5330</li> <li>• Toronto Building, Toronto and East York District – City Hall, 100 Queen St W, ground floor</li> </ul>
<b>Online resources</b>	<ul style="list-style-type: none"> <li>• Toronto Building Permit <a href="http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=e7c14b1c296c0410VgnVCM10000071d60f89RCRD">http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=e7c14b1c296c0410VgnVCM10000071d60f89RCRD</a></li> <li>• Ontario Association of Architects (NOTE: conduct an Advanced Search of architectural firms by specialty – Commercial or Renovation recommended) <a href="http://www.oaa.on.ca/discover%20an%20architect">http://www.oaa.on.ca/discover%20an%20architect</a></li> </ul>
<b>Permits required</b>	<ul style="list-style-type: none"> <li>• Toronto Building Permit</li> </ul>
<b>Budget range</b>	\$\$\$
<b>Potential funding sources</b>	<ul style="list-style-type: none"> <li>• York Heritage Properties</li> <li>• Restaurant owner</li> </ul>

**O. Lease the current parking lot site at the southwestern end of 71 Front St E to create a seasonal pop-up restaurant.**

<b>Procedure</b>	<ol style="list-style-type: none"> <li>1. Work with York Heritage Properties to agree on site-related project parameters – available area, use requirements, building type requirements.</li> <li>2. Prepare scope of services for the architectural design of the pop-up restaurant.</li> <li>3. Contact Toronto Building to confirm permit application requirements and fees.</li> <li>4. Obtain quotes from architects to prepare drawings for the building permit application, and hire an architect.</li> <li>5. Prepare and submit the Building Permit application.</li> <li>6. Obtain quotes from contractors to construct the pop-up restaurant.</li> <li>7. Once the permit is obtained, hire a contractor and construct the pop-up restaurant.</li> </ol>
<b>Key contacts</b>	<ul style="list-style-type: none"> <li>• Toronto Building General Enquiries 416-397-5330</li> <li>• Toronto Building, Toronto and East York District – City Hall, 100 Queen St W, ground floor</li> </ul>
<b>Online resources</b>	<ul style="list-style-type: none"> <li>• Toronto Building Permit <a href="http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=e7c14b1c296c0410VgnVCM10000071d60f89RCRD">http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=e7c14b1c296c0410VgnVCM10000071d60f89RCRD</a></li> <li>• Ontario Association of Architects (NOTE: conduct an Advanced Search of architectural firms by specialty – Commercial or Renovation recommended) <a href="http://www.oaa.on.ca/discover%20an%20architect">http://www.oaa.on.ca/discover%20an%20architect</a></li> </ul>
<b>Permits required</b>	<ul style="list-style-type: none"> <li>• Toronto Building Permit</li> </ul>
<b>Budget range</b>	\$\$\$
<b>Potential funding sources</b>	<ul style="list-style-type: none"> <li>• Restaurant owner</li> </ul>