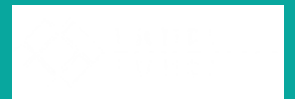


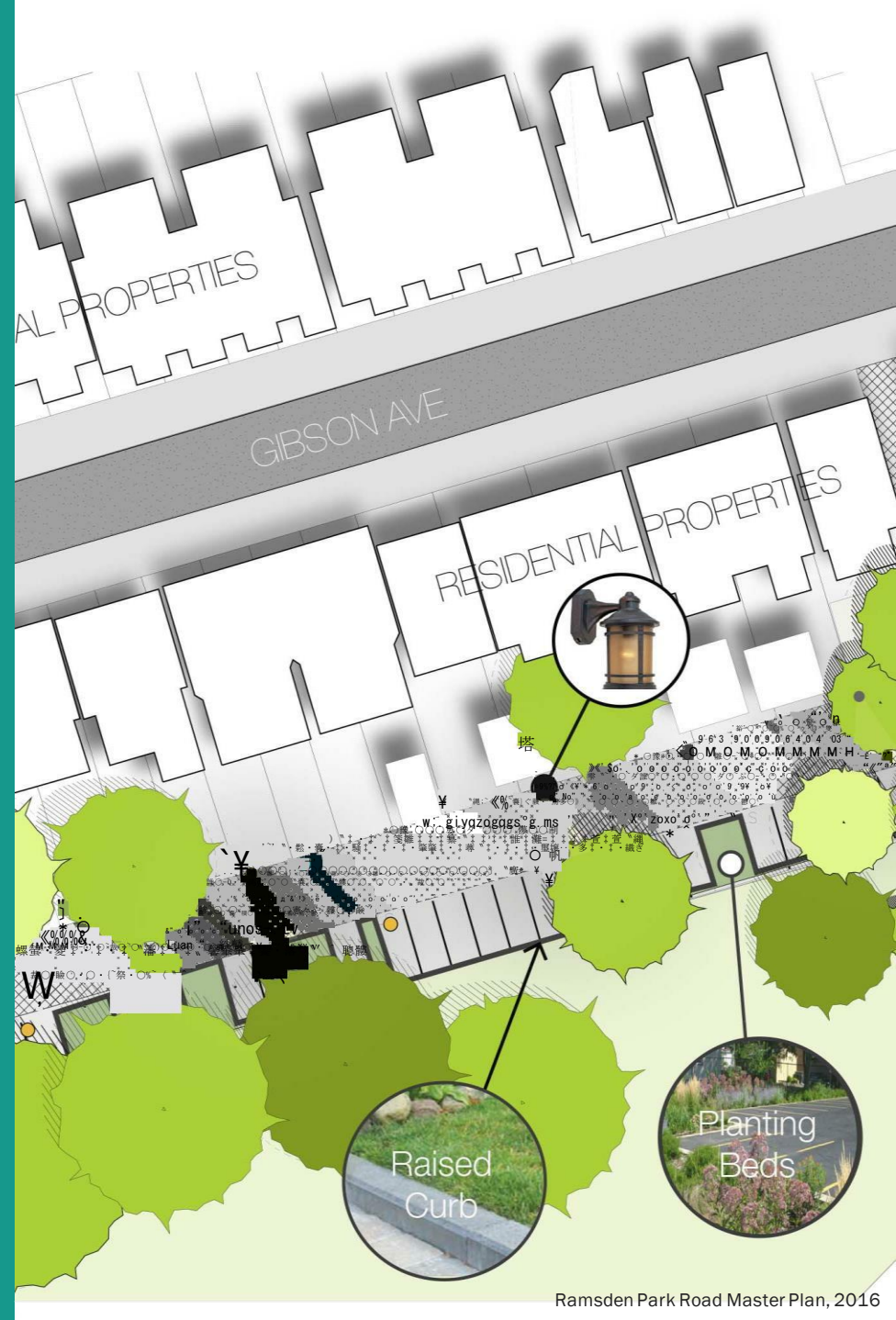


**COLLABORATING TO CREATE  
PUBLIC SPACES THAT WORK**



# ABOUT US

The Laneway Project is a non-profit planning and placemaking firm. We catalyze the transformation of Toronto's laneways into complete, living public spaces: convening stakeholders, demonstrating best practices and spurring policy changes.





# COLLABORATION – WHY BOTHER?

Public spaces are where the life of a community happens. They belong to all of us, and they work best when they're planned, designed, built and stewarded by all of us in collaboration.

We've worked collaboratively with BIAs, local residents, City staff, Councillors, developers and more to revitalize more than 30 laneways across the city.

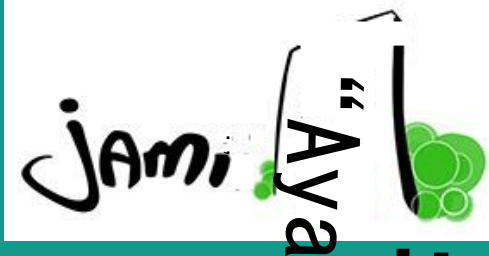
# 1. IDENTIFY PROJECT STAKEHOLDERS

Who needs to be at the table?

- Local residents / RA
- Local businesses / BIA
- Local civic groups etc.
- Property owners
- Councillor
- Relevant City divisions



" ST. LAWRENCE MARKET  
NEIGHBOURHOOD BIA



canadianstage



| CATEGORY | COMMENT  |
|----------|--|
| Now+     | Has potential for change!  |
|          | Quiet  |
|          | Family-friendly  |
|          | Small & closeknit  |
|          | Safe-ish place for kids to play  |
|          | I love that It's how I see neighbours from the other street  |
|          | It's ours (to do with what we want!)   |
|          | Close to transit & groceries   |
| Now-     | Shun out to Lowe's plaza   |
|          | Dog waste  |
|          | Garbage  |
|          | Rodent Infestation   |
|          | Dull grey garages  |
|          | Feels unsafe at times  |
|          | Ramshackle & broken  |
|          | Lack of good businesses on this strip of Danforth (empty storefronts & poorly maintained properties)   |
|          | Monthly events - including winter (dances, construction projects, book club, gardening party, painting party, BBQ/polluck, clean-up party, movie night, games afternoon, sports day, treasure hunt, Easter Egg hunt) |
|          | Greenery (climbing vines & planters)   |
|          | Murals (including on large buildings - Pizza Pizza, Slimes, Mohan)   |
|          | Tall planters for kale & herbs   |
|          | Concrete ping pong table   |

## 2. ANALYZE YOUR SITE

- What's it like today?
- What's on its edges?
- How does it work?



- What do you want the space to be like?
- What are the opportunities?
- What needs to be improved?

- What do you want the space to be like?
- What are the opportunities?
- What needs to be improved?

[illegible]



# 5. PRIORITIZE

- Which of these are the most important / will be the most effective?
- Which will work well together?

| Item | Detail  | High Ranking By | Section 37? |
|------|---|-----------------|-------------|
| 3.1  | Install pedestrian-friendly lighting to improve safety & usability      | 21              | Y           |
| 2.2  | Install planter boxes on the edge of adjacent properties                | 18              |             |
| 5.1  | Conduct semi-annual street cleaning of laneways                         | 18              |             |
| 5.2  | Conduct regular cleaning of adjacent parking lot                        | 18              |             |
| 5.3  | Hold semi-annual community clean-up days                                | 18              | Y           |
| 2.1  | Install vertical greening (climbing vines, trellises) on adjacent walls | 16              | ZZZ         |
| 6.3  | Host regular community events   | 16              | ZZ          |
| 4.1  | Patch cracked & broken pavement   | 15              |             |
| 4.3  | Install speed humps at laneway entry points to discourage speeding      | 15              | Y           |





## 6. DEVELOP A PLAN

- Focus on the identified top priorities

# 7. DEVELOP A BUDGET

- Focus on the identified top priorities
- Consider phasing
- Include both hard and soft costs

| KEY OBJECTIVES   |          | MAJOR ACTIVITIES  |  | RESOURCES |           |            |
|--|----------|---|--|-----------|-----------|------------|
|  |          |   |  | Soft Cost | Hard Cost | Actual     |
| Develop partnerships with local community stakeholders   |          | Involve local groups for engagement in the project  |  | 5300      |           |            |
|  |          | Invite identified groups to a Community Working Group to make an active role in project planning and implementation       |  | 5300      |           |            |
|  |          | Develop workshop materials to address the assessment of men laneway   |  | 3000      | \$500     | \$245.54   |
|  |          | Conduct a Visioning Workshop to introduce the project and announce the Visioning Workshop                                 |  | 3450      |           |            |
|  |          | Host a Visioning Workshop to enable the Community Working Group to assess new laneway and develop goals                   |  | 5000      |           |            |
|  |          | Develop annual master plan actions to address the challenges and opportunities for each laneway                           |  | 51,000    |           |            |
|  |          | Develop workshop materials for the Community Working Group's assessment and presentation of potential master plan actions |  | 5900      | 5200      | 5109.05    |
|  |          | Conduct a multi-channel outreach to announce the Options Workshop   |  | 5450      |           |            |
|  |          | Host an Options Workshop to enable Community Working Group to plan key actions for inclusion in the Laneway Master Plan   |  | 5000      |           |            |
|  |          | Meet with Beautiful Streets staff to discuss how the Master Plan maps and implementation actions                          |  | 5000      |           |            |
| Evaluate and develop a vision for the local public realm | Murals   | Recruitment   |  | 5300      | 515,000   | 515,000.00 |
|  |          | COMMUNITY MURAL DESIGN WORKSHOP   |  | 52,100    | \$200     |            |
|  |          | Confirm mural locations   |  | 51,000    |           |            |
|  |          | Purchase mural materials and remove equipment   |  |           | 54,500    | 54,500.00  |
|  |          | COMMUNITY PAINTING DAY  |  | 52,250    | 32,000    | 31,000.00  |
|  |          | Paint murals  |  |           | 32,710    | 52,710.00  |
|  |          | Other costs   |  |           |           |            |
|  |          | COMMUNITY PLANNING WORKSHOP   |  | 52,100    |           |            |
|  |          | Plan ideal planting, signage and mural locations  |  |           |           |            |
|  |          | Plan and communicate with property owners not present to confirm availability   |  |           |           |            |
| Plan & Implement the identified project actions          | Greening | Source and obtain quotes for planters, soil, vegetation, equipment  |  | 51,500    |           |            |
|  |          | Confirm greening locations  |  | 51,500    |           |            |
|  |          | Plan planter locations & Vegetation types   |  | 5750      |           |            |
|  |          | Develop care guide for DVRA   |  |           |           |            |
|  |          | Purchase greening materials   |  | 52,250    | 516,500   | 32,034.00  |
|  |          |   |  |           |           | 5629.41    |
|  |          |   |  |           |           | \$457.20   |
|  |          |   |  |           |           | 5130.27    |
|  |          |   |  |           |           | 574.02     |
|  |          |   |  |           |           | 5207.01    |
| Plan & Implement the identified project actions          | Lighting | COMMUNITY GREENING DAY  |  | 52,250    | 31,000    | 506.19     |
|  |          | Install planters & plant vegetation   |  |           |           | 5225.66    |
|  |          |   |  |           |           | 52.00      |
|  |          | COMMUNITY SAFETY WALK   |  | 5750      |           |            |
|  |          | Identify requirements for additional lighting   |  |           |           |            |
|  |          | Confirm lighting requirements   |  | 51,000    |           |            |
|  |          | Design lighting   |  | 51,000    |           |            |
|  |          | Source materials  |  | 3750      |           |            |
|  |          | Purchase materials  |  | 52,100    | 35,500    | 35,500.00  |
|  |          | Install lighting fixtures   |  |           | \$1,000   |            |

## BIA Financial Incentives

### Commercial Façade Improvement Program

Funding for commercial property owners to redesign, renovate or restore their building's façade. Program is now closed.

### Outside Mural & Street Art Program

Funding for businesses and community organizations to create murals and art projects in commercial or employment areas. Program is now closed.

### Streetscape Improvement Program

Capital cost-share program to improve streetscapes and help BIAs create safe, attractive retail areas.

### Streetscape Master Plan Program

Funding for eligible BIAs to acquire consulting service to develop comprehensive Streetscape plans that guide future improvements.

Community Partnership and Investment Program Grants



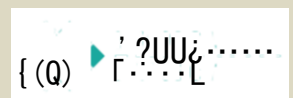
SPONSOR PACKAGE

## NICHOLSON LANE REVITALIZATION



## 8. FUNDRAISE

- Combine multiple sources:
  - Grants
  - Sponsorship
  - BIA capital cost-share
  - Section 37
  - Etc.



# 9. PLAN YOUR IMPLEMENTATION

- Develop a workplan
- Source materials
- Identify required permits / permissions
- Include maintenance and stewardship

| MAJOR ACTIVITIES  | SCHEDULE / TIMEFRAME       |
|---|----------------------------|
| Identify local groups for engagement in the project   | September to November 2017 |
| Invite identified groups to form a Community Working Group to take an active role in project planning and implementation  |                            |
| Develop workshop materials to facilitate the community's assessment of their laneway  | October to March 2018      |
| Conduct multi-channel outreach to introduce the project and announce the Visioning Workshop   |                            |
| Host a Visioning Workshop to enable the Community Working Group to assess their laneway and develop master plan goals   |                            |
| Develop potential master plan actions to address community-identified challenges and opportunities in each laneway  |                            |
| Develop workshop materials to facilitate the Community Working Group's assessment and prioritization of potential master plan actions                                     |                            |
| Conduct multi-channel outreach to announce the Options Workshop   |                            |
| Host an Options Workshop to enable Community Working Group to prioritize key actions for inclusion in the Laneway Master Plan   | Apr 2018                   |
| Meet with Beautiful Streets staff to discuss high-priority Master Plan actions and implementation options   |                            |
| Recruit artists   | Apr 2018                   |
| <b>COMMUNITY MURAL DESIGN WORKSHOP</b>  | Aug 2018                   |
| Confirm mural locations   | Aug 2018                   |
| Purchase mural materials & rent equipment   | Aug 2018                   |
| <b>COMMUNITY PAINTING DAY</b><br>- Paint murals   | Aug 2018                   |
| Order costs   | Aug 2018                   |
| <b>COMMUNITY PLANNING WORKSHOP</b><br>- Plan ideal planter, lighting & mural locations<br>- Plan outreach to property owners not present to confirm location availability | May 16 2018                |
| Source & obtain quotes for planters, soil, vegetation, equipment  | May 2018                   |
| Confirm greening locations  | Jun 2018                   |
| Plan planter locations & vegetation types   | Jun 2018                   |
| Develop care guide for DVRA   | Jun 2018                   |
| Purchase greening materials   | Sept 2018                  |
| <b>COMMUNITY GREENING DAY</b><br>- Install planters & plant vegetation  | Sep! 22/23 2018            |

Phone: (415) 695-4149  
Fax: 剛 舞 舞 舞  
48 Hour Fax Notification:  
Street Events, Metro Hall 17th Floor  
PERMIT NO: 76052203  
SE APPL LOCALCOMMUN EV 529.01  
SE PM LODAUGMUN EV \$95.41

# 10. SECURE PERMISSIONS

- Permits
- Permission from adjacent property owners

## STREET EVENT-TOR PERMIT

**APPLICANT:** The Laneway Project

· Greymn Crescent  
Toronto, Ontario M6E 2G2

Phone: (517) 755-7700

LOCATION: RUSH LANE at PORTLAND ST (o AUGUSTA AVE  
Rush Lane, between Fenland St and Augusta Av

Oily Wurd: 20  
District: Teramo and East  
York

PURPOSE: To temporarily close the laneway for a community event, —NSP>—9247 窟

## TIME PERIOD:

| From:            | To:                     | Restriction During Period       |
|------------------|-------------------------|---------------------------------|
| Анапы 5Y 2015    | 10:00 am August 5Y 2018 | 11:00 pm Rush lane closurelimes |
| âAugust 5, 2015  | 2:00 pm August 5, 2018  | 8:00 pm Event Times             |
| (August 5, 2018) | 2:00 pm August 5, 2018  | 0:00 pm Liquichimes             |

Standard Cond 槽n曼

Т н в apphcnri she", ы (heir expense, comply wvth the communs descibld In AppendixA nf Chapter 7430(Соединенные Штаты Америки) М the Innouat  
IMunicipal Code A copy Df these conditons can be found at <http://www.cronc.ca/allegdocs/municudE/I n 743.pdf>.

### Special Conditions

L. A pr rym is responsible forme cleanup, collection and removal alal! Imerand dehris nam km publi: ngm  
of way during and 蚩 卅 伽 event. Failure m 腿蚩. m 伽 LANEMAV allowance m ils condnion prjnr lo me  
GW- will 咭 咭 su= in me City assuming regp. 蚩 卅... [y 仙 伽 ..."] uF and (he apm 咭 am held responsible 仙  
a" lees incurred.

2. App 附隨 ..... arrange with a commercial supplier to provide "barricades and signs" (barricades and signs must be placed in accordance with the specifications outlined in Temporary Traffic Control of the Ontario Road Manual Book No. 7. Appropriate barricades to be placed at all the road closure 封路處. ns' interlinked (from cum m 叩... mm.) barricades and signs mm 桃 being used during the road closure even should be stored so as not to obstruct/impede pedestrian and/or vehicular traffic.

Application provide a 劍ff施爪 number. — emu marshals m be S(alian)il the barricades mall 囉mes m assist with crowd =. n=. — and the passage “—em吳g鼻”cy vehicles. Even: 單勵魄 cannot divem vehicular namo and must ho Identifiable. = mumbai: are :lafioned on the roadway. [hey mus! “翻 = b a w y Vest. Tu

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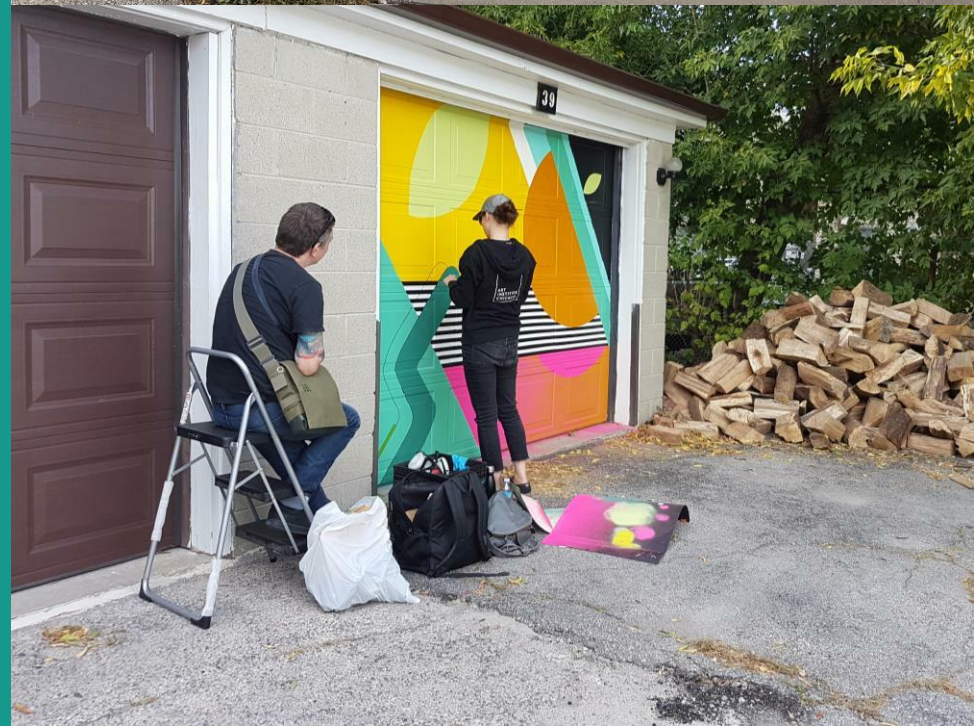
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Date Issued: Jul 31, 2018

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# 11. IMPLEMENT

- Purchase materials
- Arrange deliveries
- Arrange on-site team
- Build it!





## 12. CELEBRATE!

- Bring all project partners together to launch your new space!





# NICHOLSON LANE REVITALIZATION

Since early 2018, we have been working with St. Lawrence neighbourhood BIA, residents, businesses and cultural organizations to transform Nicholson Lane from a utilitarian space into a beautiful, safe and appealing shared place.

# Planning Participants

- St. Lawrence Market Neighbourhood BIA (Partner)
- Canadian Opera Company
- St. Lawrence Daycare
- Jamii Esplanade
- St. Lawrence Neighbourhood Association
- 31 & 33 Princess St Residents
- Canadian Stage
- Daycare kids
- Daycare parents
- Ontario Federation of Indigenous Friendship Centres



# Master Planning Process

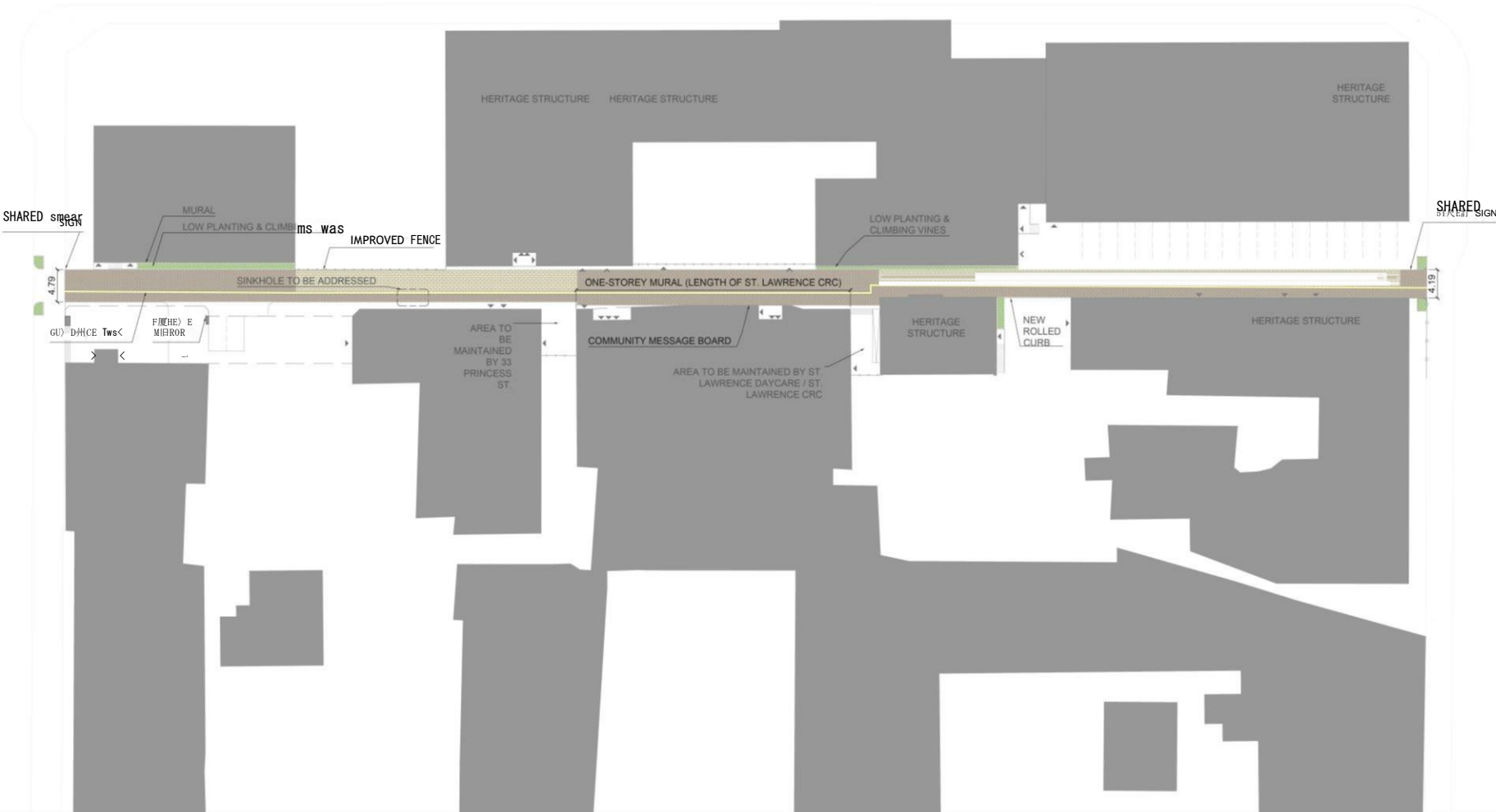
- Mar-Aug 2018 One-on-one & group meetings with laneway neighbours
- 3 Jul 2018 Community Visioning Workshop
- 20 Sep 2018 Community Site Planning Workshop
- 17 Oct 2018 Community Focus Groups
- 8 Nov 2018 Master Plan Review Meeting



# Master Plan

## LEGEND

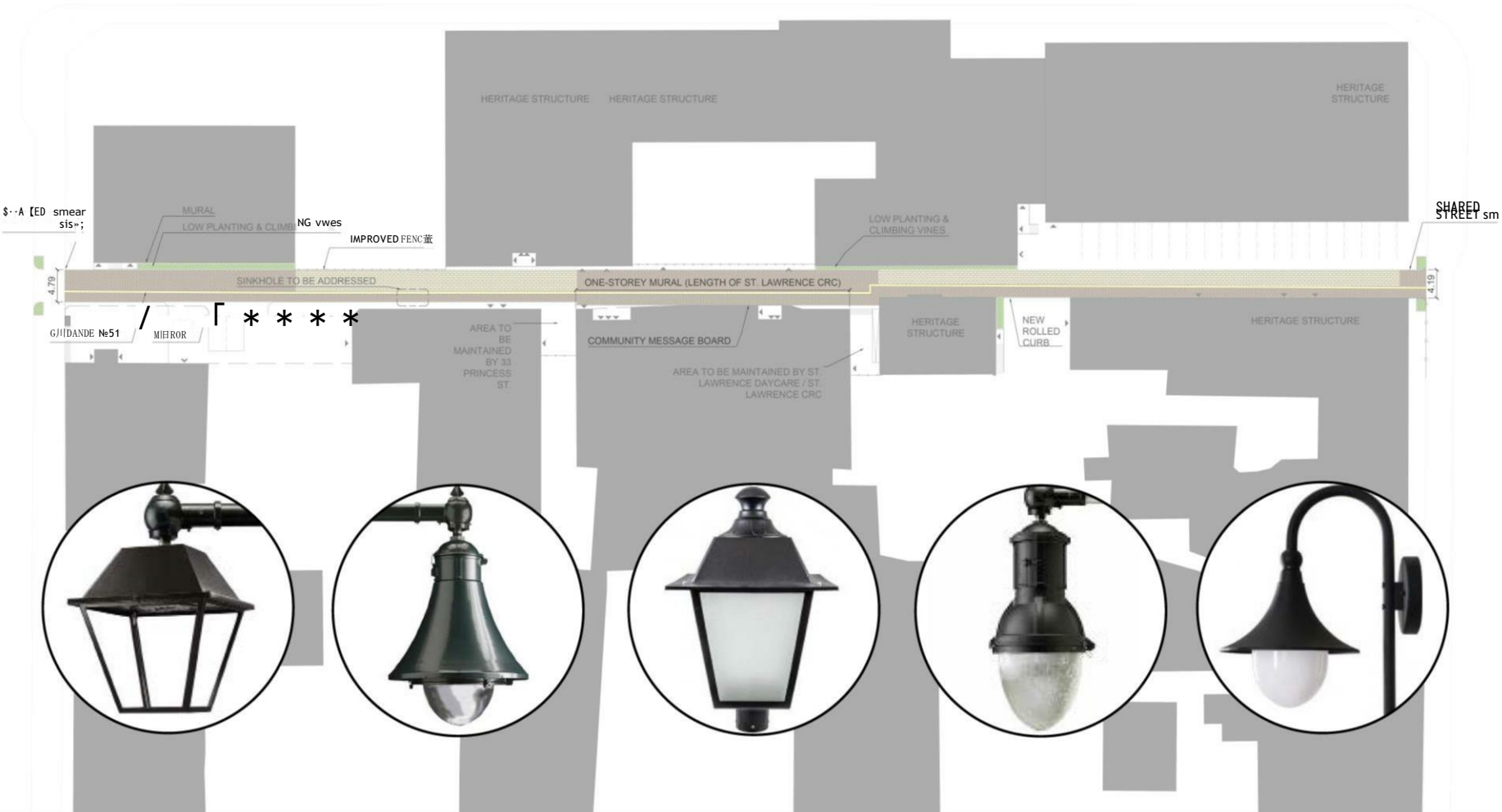
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- PERSON noon
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# Component: Lighting

里GEND

- WTER...CK FAVING WP...
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- ADDEDm LANEWIW FACADES DF ^LL



# Component: Murals

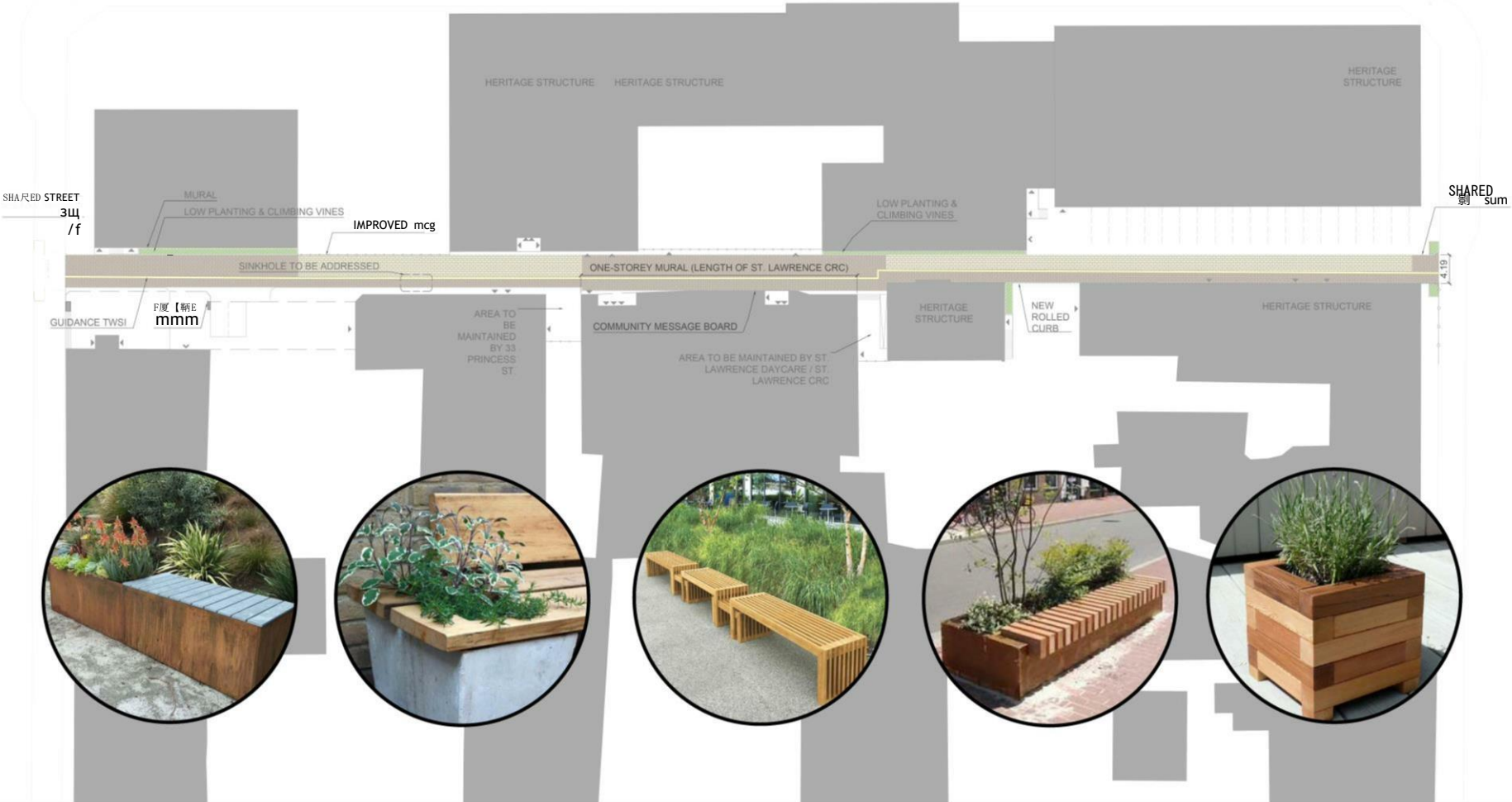
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  - GARAGE D. . R
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# Component: Planter Gardens & Benches

## LEGEND

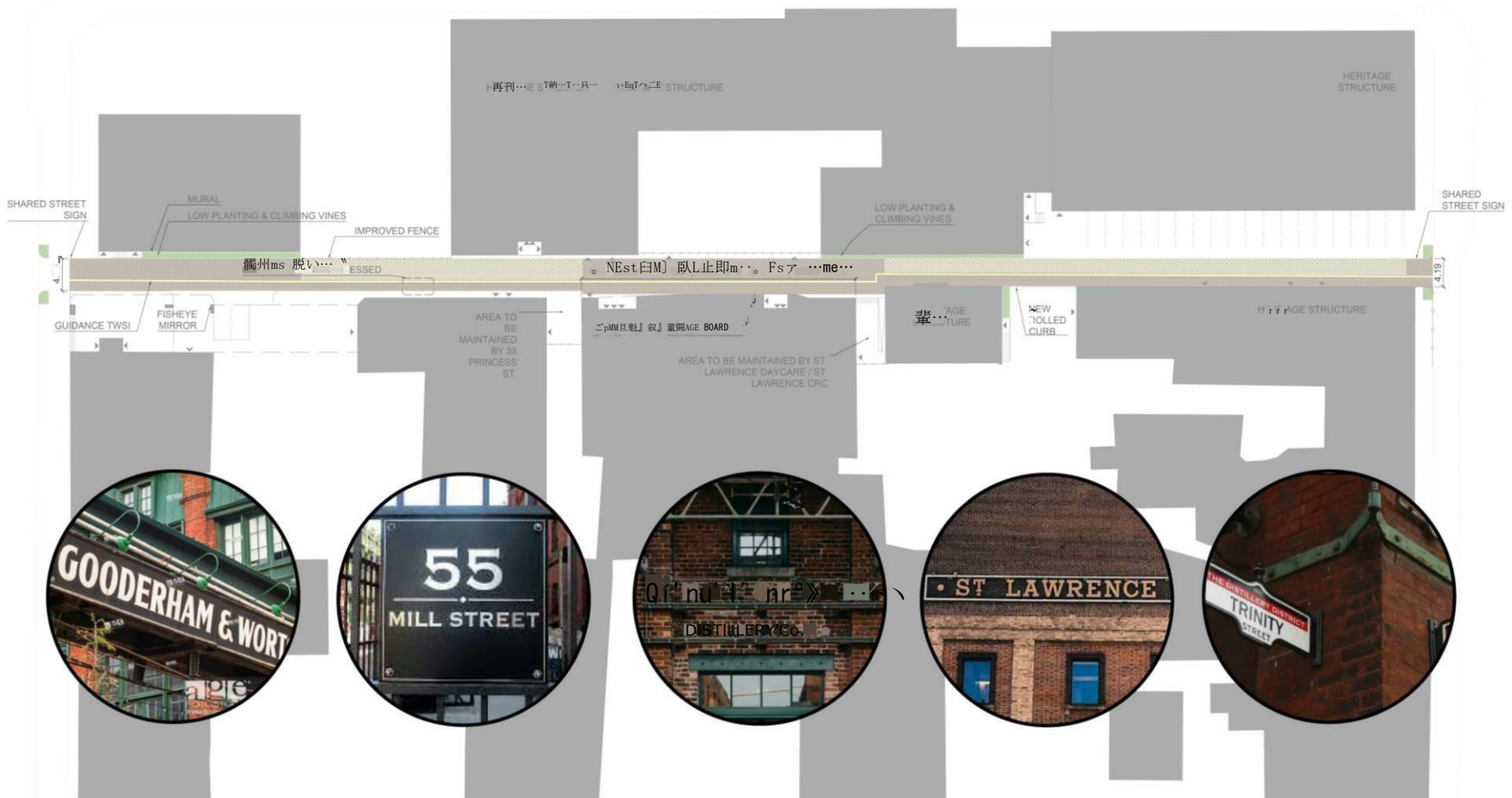
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# Component: Signage & Wayfinding

Figure 1

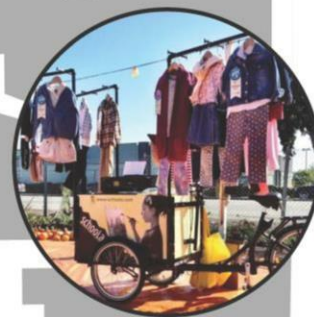
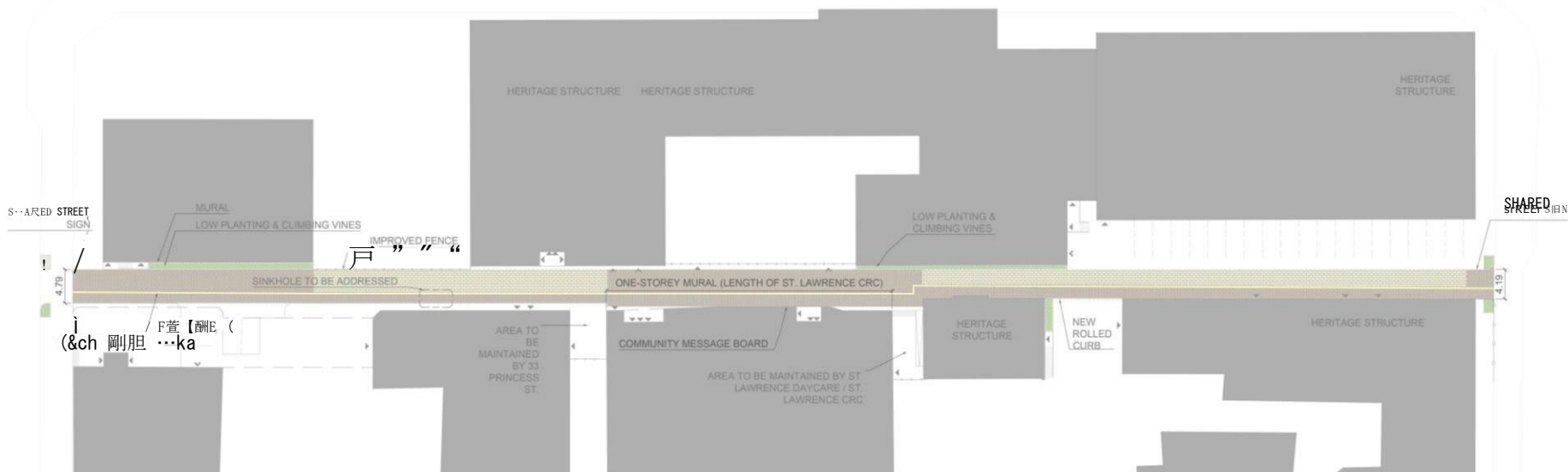
- INTERLOCK PAVING TYPE 1
- INTERLOCK PAVING TYPE 2
- NEW SOLAR LED LIGHT FIXTURE (11 TOTAL)
- PERSON DOOR
- GARAGE DOOR
- NOTE: NEW STREET NUMBERS TO BE ADDED TO LANEWAY FACADES OF ALL PROPERTIES



# Component: Mobile Activation Spaces

」留互雙展

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W花R...cK mms WP... z  
NEW 50从尺 LED 中心 聊...旺 (.. TOTAL)  
PERSON D。。R  
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N。TE NEW STREET NUMBERS 閃 BE  
ADDED to LANEWAY FACADES GF ALL  
P.10圖表範例



# Component: Paving

WATER-CK PAVING TYPE

WATER-CK PAVING WP... 2

NEW SOLAR LED CENT FIXTURE ... TOTAL

A PERSON D... R

^ GARAGED... R

N... TE NEW STREET NUMBERS TO BE ADDEDm A F... CHANGES DF ALL

廣尺由該圖ES



# Implementation Process

- May 2019 Fundraising; detailed design; implementation planning
- Jun 2019 Mural design
- Jul 2019 Permit submissions
- Sep 2019 Install Phase 1 capital improvements
- Sep 2019 Initiate project activation
- 2021? Phase 2 construction: paving



# GET IN TOUCH

**michelle@thelanewayproject.ca or 647-763-6783**

---



info@thelanewayproject.ca



/lanewayproject



@lanewayproject



@lanewayproject

