GM 23.6.6

PAUL REUBER
INCORPORATED
Suite 817, 35 Church Street
Toronto, Ontario, M5E 1T3

Telephone: (416) 364-6776
pr@paulreuberarchitect.com

Urban Design – Planning - Research

July 10, 2013

By PDF ONLY

Councillor Pam McConnell
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Councillor McConnell,

Re: The St. Lawrence North Market Project

Thank you for organizing a meeting on Wednesday, July 3, 2013 at the request of Richard Anobile, President of MTCC 597 at 35 Church Street, Bruno Leps, President of MTCC 628 at 80 Front Street and myself, with yourself and City staff from Facilities and Real Estate. As the immediate neighbours to the North Market building, Market Square Condominiums have a particular interest in ensuring that this project is successfully completed. As you are aware, we have been deeply involved with the evolution of this project for over half a decade.

City staff provided answers to a number of questions regarding design refinements to the building. These answers have assured us that our issues have been addressed or will be resolved during the detailed design process.

We confirmed there is a vista of the clock tower from both the interior market floor and from both the north and south side of Front Street. Staff will verify this with the architects by producing a north/south architectural section as discussed.

We are pleased that our suggestion that the clock tower be illuminated so that it is visible from the south aligns with the Heritage Lighting Master Plan for the Old Town and will be incorporated into a work plan separate from the North Market budget.

We support the addition of upper level restaurant space on the south/west corner of the building, as well as the lobby 'galleries' on the south/east corner that will add vibrancy to the street below.

We congratulate staff for the sustainability standards in the building, in particular the

P1 of 2

geothermal system and green roof and accept their commitment to further discussion and feedback from us regarding the design of the louvers on the east and west facades.

We discussed that improvements to Market Lane Park will follow the construction of the North Market. Funding for the project has been secured through parks levies. Design work will begin in 2014, and will include consultation that involves our buildings. Regarding the construction process, we request that particular attention be paid to protect the existing trees in the park, as you have said that it will act as a staging area for the site.

We reviewed the changes to the financing of the design and construction of the North Market. We believe the staff recommendations in the report GM23.6 Redevelopment of the North Market- Status Update are sound and responsible measures that keep the City on good financial footing.

Finally, we believe that the spirit of the original winning scheme that was the result of a community-sanctioned international competition is present in the now developed proposal and, in particular, we applaud the following architectural features:

1. The triple-arc roof projecting at Front Street, as it is an appropriate historic reference to the large connecting roof that once spanned Front Street to connect the existing South Market to the former North Market;
2. The interior 'sun-lit' arcade, as it makes historic reference to 19th Century mercantile buildings, including Toronto's nearby Yonge St. Arcade that once connected Yonge to Victoria St. This magic space was senselessly demolished during the 1950's and the North Market metaphorically addresses this loss.
3. The vista of the St. Lawrence Hall clock tower from Front Street, as it adds to neighbourhood architectural vistas such as St. James Cathedral framed by our own condominium development, the Flat Iron Building and so forth that, together, give the St. Lawrence neighbourhood its special persona;
4. The ability to open the Jarvis and Market Lane façades to fully integrate the interior market with exterior public spaces and streets in good weather;
5. And the entrance to the underground garage, which is situated off Jarvis Street to maintain Market Lane Park as a pedestrian space, as well as the absence of any garage encroachment under Market Lane, thereby preserving the mature tree canopy as a community park that can be refurbished and improved following the North Market's completion.

Following further discussion of these issues, and with these measures and processes in place, we offer our full support for the project and the recommendations of the staff report.

Sincerely,

Paul Reuber
B. Arch OAA FRAIC

Bruno Leps
President MTCC 628

Richard J. Anobile
President MTCC 597