

MINUTES

St. Lawrence Market Precinct Advisory Committee

Date: Wednesday, October 17 2018

Time: 7:00pm – 9:00pm

Location: Boardroom, 105 The Esplanade

Attendees: Daniel Picheca, George Milbrandt, Patrick Carnegie, Simon Miles, Dan Eldridge, Suzanne Kavanagh, Daniel Di Biagio, Marvin Creighton, Marlene Cook, Carol Mark

Regrets & absences: Odysseas Gounalakis, Allison Bain, Tom Davidson, David Jollimore, Samantha Wiles

Guests: Richard Anobile, Pat Carozzi

ITEM	ITEM DESCRIPTION	ACTION ITEMS
Gather	Agenda & Minutes distributed.	
1. Welcome	<p>Dan E. chaired the meeting.</p> <p><u>Approval of Agenda:</u> Approved</p> <p><u>Approval of Minutes:</u> Amend minutes point #6a to reflect City is moving bike lanes on Adelaide not the BIA.</p> <p>Clarify language on point #6a from "allow" to "expect" developers to take on the cost of permanent parking. Amended minutes approved.</p>	Amend Minutes accordingly.
2. Follow-up on pending action items	<p>a) Farmer's Market Permanency</p> <p>Deferred to a future date as David and Josie have to discuss the briefing note in greater depth.</p>	
3. Planning	<p>a) North Market Update</p> <ul style="list-style-type: none"> ○ The contract with Bondfield was originally awarded in February of 2018. Ultimately they were not able to meet the financial security burden which protects the City against financial risk. ○ A new tender package is underway. Contractor pre-qualifications will close on November 5, a list of all approved companies will be prepared by mid-November, the call will close in January and the awarded contract is anticipated to go out by around March. Site mobilization is anticipated to begin shortly after the award around April/May with approximately 30 months of planned construction. October of 2021 is the revised completion date estimate. The specs for the scope of the project remain unchanged, though bidder questions & answers from the previous tender will be included in the new call package. ○ The matter is expected to go to City Council in February for approval. The original budget for the project is being maintained with 1-2% for contingency which includes any inflation on goods & services. If a top up to the budget is required, due to any trade tariffs, steel import increases or otherwise, City Council approval will be required. ○ Unfortunately the next closest contract could not be selected as the company bid outside the budgeted amount by approximately 10% which was financially unviable. The remaining 3 companies had withdrawn their bids by this point due to increased workload and could also not be selected. ○ Bondfield is a construction company that the City works with often due to them frequently being the lowest bidder. Many 	

	<p>of their costs are lowered due to in-house sub-contracting. The bids received from the previous call will be used as a point of reference when reviewing the newly submitted bids.</p> <ul style="list-style-type: none"> ○ Changes or updates to the plan at this point would incur costs that the client will ultimately have to bear and therefore none are intended. Private sponsorship & donations have not yet been considered as a funding initiative. Toronto Parking Authority will be funding a portion of the project, though their revenue model is now outdated and requires revision. Exorbitant parking costs would however not be ideal. ○ The delay in the timeline to Court Services for the transition to the North Market building is currently posing an issue of space requirements during the interim period. <p>b) North Market Business Plan Follow up meeting notes were circulated which detail the \$1.2M revenue projections as being inclusive of recoverable (\$750k in revenue & \$520K in recoverable). The notes included all 3 JC Williams reports from 20018, 2013 & 2016.</p> <ul style="list-style-type: none"> ○ The report may be incorrectly reflecting the participation of the Farmer's Market & Sunday Antique Market. Council approved a business case for the revenues for the North Market in a feasibility study dated in 2008 and referred to the Farmer's Market & Sunday Antique Market as major recoverable. The Sunday Antique Market alone generates approximately \$18k-\$21k/month for the City (~\$230K annually). Despite the fact that the JC Williams report did include these is their business plan as 'other uses', they failed to use language stating it explicitly as the 'Sunday Antique Market.' 	
<p>4. Operations</p>	<p>Heritage Lighting The working schedule has been received and work is underway. Installation of all exterior lights should be complete by the end of the year, with some installation in the interior extending into the spring.</p>	
<p>5. Marketing</p>	<p>Busker Program A sub-committee meeting was held where a plan for introducing a Busker Program was discussed. As there is no structure to the current model, management would like to introduce dedicated times & locations, evaluate talent, and issue permits. Along with this there would be a set of general rules & regulations (to also be applied to Sunday performers). The program is anticipated to be ready for 2019.</p> <ul style="list-style-type: none"> ○ There are some concerns over place making for regular/existing buskers. ○ Brickworks has a regular busking program that might be worth taking a look at. ○ Provisions for a main stage/performance area at prescribed time slots may also assist with managing this program. <p>Evening at the Market This event will be held on November 8 from 7-10pm with the same format as previous years (partnering with George Brown & Second Harvest). We are 80% sold out and ensured to provide vendors with early bird tickets for regular customers who may have missed out in previous years due to quick sellout.</p>	

<p>6. Stakeholder Updates</p>	<p>a) <u>BIA:</u> An art mural will be installed in Farquhars lane for 2018-2019. The theme will be historical waterfront.</p> <p>b) <u>Farmers:</u> Would appreciate a Farmers Committee meeting/ town hall presentation on the North Market key dates & next steps in order to help keep both vendors & patrons up to date.</p> <p>c) <u>Neighbourhood Association:</u> N/A</p> <p>d) <u>St. Lawrence Hall:</u> N/A</p> <p>e) <u>Sunday Antique Market:</u> The Sunday Antique Market is greatly lacking in security/police patrols. Perhaps personnel can be dedicated specifically to community outreach. Crime and drug related occurrences are increasing and the current staff is lacking in skills to address the issue. This is part of a much larger problem in the City where police are understaffed and unable to lend more support. There is no budget available to onboard additional staff to aid this issue.</p> <p>f) <u>Tenant's Association:</u> N/A</p> <p>g) <u>Heritage Toronto:</u> N/A</p>	<p>Daniel to arrange presentation with Farmers.</p> <p>A meeting with a member of staff from 51 division & SLMPAC will be held to explore available options.</p>
<p>7. Updates from Council</p>	<p>N/A</p>	
<p>8. Other Business</p>	<ul style="list-style-type: none"> ○ La Maquette laneway is often closed when events are held. Interrupts flow to & from St. James. 311 issue. ○ Occupancy rate for the North Market Space in the report of 500 versus the original request for 1,200 was due to fire regulations and venting. This was increased to 600 through venting the mechanical room in an alternative fashion based on the scale of the building. Nonetheless, the 600 person capacity of the North Market will still exceed the current number of patrons able to frequent the temporary tent space which is roughly between 300-400. 	
<p>9. Adjournment</p>	<p>Next Meeting: Wednesday, November 21 2018 Large Boardroom, St. Lawrence Administration Office 105 The Esplanade, Toronto, On, M5E 2A2</p>	