

MINUTES

St. Lawrence Market Precinct Advisory Committee

Date: Wednesday, May 19, 2021

Time: 4:00pm-6:00pm

Location: Virtual Meeting via WebEx

Attendees: Simon Miles, Suzanne Kavanagh, Robert Biancolin, Lawrence Mosselson, Jeremy Roach, Liz Seibert, Alexandra Skoczylas, Kathryn Wakefield, Graham Hnatiw, Marlene Cook, , Marina Queirolo

Regrets & absences: Allison Bain, Sara Spector, Graham Leah

Alternates and Guests: George Milbrandt,

City Staff: Daniel Picheca, Samantha Wiles, Edward LaRusic, Pat Carrozzi

ITEM	ITEM DESCRIPTION	ACTION ITEMS
Gather	Host (Daniel P.) started WebEx meeting Suzanne Kavanagh chaired the meeting	
1. Approval of Agenda and Minutes	<ul style="list-style-type: none"> a. Agenda approved. b. Previous minutes approved with minor amendments. 	
2. North Market Redevelopment Update	<ul style="list-style-type: none"> a. The North Market Redevelopment site is in progress with the construction contractor reaching ground level and above the four stories of parking below grade. b. The building is a nine story development in total with five levels above grade including the Market area, community space, court services and offices. c. The current project budget is \$118 million. d. The cost of the work conducted by the construction contractor makes up approximately \$95 million of that budget. e. Project is currently at 30% construction completion. f. Excavation was delayed by excessive amounts of groundwater found. g. Project is expected to be approximately 6 months behind schedule at this time. h. Waterman work on Jarvis impacted access to the North Market site. Entrance to the site has been relocated for better access. i. Labour and material supply delays due to COVID-19 will also have an impact on the construction. Delays for this reason continue to be experienced such as receipt of steel from overseas. j. Project at this time likely delayed until 3rd quarter of 2022. 	
3. Governance Model	<ul style="list-style-type: none"> a. When discussing governance in general we are looking at: What is the level of oversight? How are decisions made? Who is accountable? b. This is in order to ensure that what we feel as a volunteer group that our time is being spent effectively and really creating the impact that we all desire, in our roles c. In addition it is important to clarify what accountability means and what the City requires of us. d. How do we help the City make informed decisions? 	

	<ul style="list-style-type: none"> e. In review of the governance model we will be looking at what is best long term for SLMPAC. f. A priority list is being created with chronological order that will also involve a SWOT analysis. g. Through the SWOT analysis this will also involve interviews with similar organizations. h. Daniel will come back to the group for some clarity on what the City needs from this committee in order to make informed decisions. 	
<p>4. Strategic Planning Subcommittee Update</p>	<ul style="list-style-type: none"> a. To assist with the development of the strategic and precinct plan funding has been assigned by Corporate Real Estate Management to hire a consultant for the project. b. An RFP will be issued in order to bring this consultant on board. The RFP will be evaluated based on various criteria including the proposal, qualifications, experience and budget. c. The RFP was developed with the Strategic Planning subcommittee chair, City staff and the City's PMMD division to follow the City's RFP process and template. d. SLMPAC members will contribute to the development and final Strategic Plan and Precinct Plan. e. The goal is to have the document finalized by the end of 2021. The proposed end date for the consultant is December 8. f. The process that the consultant will undertake will take approximately six months with the first three months focused on research, analysis and consultation. The following three months would be to develop and finalize the Strategic and Precinct Plan documents. g. The research involves a review of various documents including former Strategic Plan documents and other relevant documents to give them good background information and foundation to develop the plan. h. There will be a consultation phase that involves reviewing information with various stakeholders internally and externally and various industry experts. i. A summary of the research phase and a SWOT analysis will be provided. j. We expect that a draft plan will be presented in October, including a mission, vision, goals and action items. k. It's important to consult with City staff in various City divisions, including Economic Development, City Planning, Corporate Real Estate Management, Heritage Toronto, Heritage Preservation Services and more. l. Public consultation will also be a part of the process to get the communities feedback on what they feel is important and should be incorporated into the plan. m. The consultant will be asked to develop a rollout plan for internal and external stakeholders, staff and the public. n. The consultant will recommend metric and benchmarks to measure the success of plan. o. The RFP will be sent to a select number of companies that are experienced in this line of work. p. Daniel will share the RFP scope of work. 	

	<ul style="list-style-type: none"> q. A City staff person was to be assigned to assist with the development of this project. Unfortunately the staff resources were not available and for this reason we are planning to hire a consultant to fill that role. r. Committee members expressed that they would have liked to have been consulted in the direction to go to an RFP for a consultant or have been included in the development of the RFP. s. The RFP was developed to provide resources to develop the plan. SLMPAC will be heavily involved in the development of the plan itself. t. Members of the advisory committee expressed that they would have liked to have been consulted in the development of the scope of work. u. A SLMPAC representative was part of the RFP process and will be included on the RFP evaluation committee. v. A review of the RFP with the subcommittee members will be arranged at a future date. 	
<p>5. Website Update</p>	<ul style="list-style-type: none"> a. The City of Toronto IT division will be developing the new St. Lawrence Market website. This is a great step towards website completion as it will mean that the site will be managed in house and that time and budget will be saved in development. b. The website subcommittee met to review the requirements of the site and some best practice design ideas from other Market and industry websites. c. The Market feels confident that IT will be able to develop a website that meets our requirements and provides the functionality that the current website lacks. d. The subcommittee will review more developed design concepts and the wire frame and navigation of the site. e. The website is in design now and expected to launch in September. 	
<p>6. Stakeholder Updates</p>	<ul style="list-style-type: none"> a. Neighborhood Association: Working on the First Parliament site. b. St. Lawrence Hall: Opera Atelier is finished filming in the Hall until the fall. The film/performance will launch virtually on May 27. c. Sunday Antique Market: Continues to be closed due to COVID-19. The City has cancelled all outdoor events until September. d. Tenant's Association: Looking forward to more customer traffic with warmer weather. e. BIA: Mix of feedback on Market Street CafeTO program. Daniel and tenants expressed that timing is not right for a street closure given the challenges to business from COVID-19 and increased construction in the area this summer. From a survey conducted the majority of tenants do not recommend the closure this year, but would be open to it under normal circumstances. Market Street is currently important for curbside pickup. 	

	<p>BIA feels that the street closure would benefit both Market merchants and restaurants on west side of the street.</p> <p>f. Council: The potential pedestrianization of Market Street has gone to Toronto East York Community Council and will be researched for a long term approach.</p>	
<p>7. Other Business</p>	<p>Water Main: a. Jarvis street 2 westbound lanes will be close south of the Esplanade. The work will result in some intermittent intersection closures on The Esplanade including possibly two weekend closures at the end of July. Work should be completed in October/November.</p>	