

MINUTES

St. Lawrence Market Precinct Advisory Committee

Date: Wednesday, July 21, 2021

Time: 4:00pm-6:00pm

Location: Virtual Meeting via WebEx

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

Regrets & absences: Allison Bain

Alternates and Guests: George Milbrandt, Sara Spector

City Staff: Graham Leah, Daniel Picheca, Edward LaRusic, Alexander Lackovic, Nancy Chater

ITEM	ITEM DESCRIPTION	ACTION ITEMS
Gather	Host (Daniel P.) started WebEx meeting. Suzanne Kavanagh chaired the meeting.	
1. Approval of Agenda and Minutes	a. Agenda approved. b. Previous minutes approved.	
2. North Market Redevelopment Update	Alexander L., Project Manager provides update on the North Market Redevelopment: <ul style="list-style-type: none">• Feature concrete columns are 90% complete• Overall project is about 35% complete• Photos were shared of current status<ul style="list-style-type: none">○ Structural steel columns are in place as well as the feature concrete column bases○ Can see main floor market level○ Parking garage ramp is complete○ TBC confirmed about cascading photos.• Coordination with Toronto Water (water main replacement work) and Toronto Hydro (Jarvis work) has been a bit of a challenge in the last few weeks but contractor continues to work cooperatively with other agencies and has been asked to limit the impact on the community• A question was asked about the truck and vehicle in/out access to the building from Jarvis Street (specifically for the farmers).<ul style="list-style-type: none">○ The entry and exit points will be similar to the previous North Market building and farmers are able to drive into the main floor space through the overhead door from Jarvis Street○ Vehicles coming out of the parking exit ramp will not have controlled signals but there will be mirrors at the pedestrian crossover○ A paid duty officer can be scheduled for Saturdays to control vehicle/pedestrian traffic if required• The earliest date of completion is at the end of quarter 3 (end of September) of 2022 but there may be other factors that can delay the completion	
3. Market Lane Park Redevelopment Update	Nancy Chaters, Senior Project Coordinator with Parks, Recreation and Forestry (PF&R) Division for the Market Lane Park improvement project attended the meeting.	

- On August 11th, there will be a meeting with the consultant to have a more in-depth discussion about this project
- Nancy C. shares a presentation deck
 - Stakeholders will involve a number of City of Toronto divisions such as PF&R, Transportation Services, Indigenous Affairs Office, Economic Development and Culture, St. Lawrence Market, Corporate Services, Heritage Planning and CreateTO. Other stakeholders include SLNA, SLM BIA, Market Square Condominium and adjoining property owners
 - Scope of work is to improve Market Lane Park through a design and construction process that responds to heritage, maintains pedestrian connectivity from King Street to Front Street, connects with the new St. Lawrence North building, integrates Indigenous place-keeping, and enhances park amenities
 - The design will evolve through consultation with stakeholders, area residents, Indigenous communities and the general public to achieve design excellence and meet the current and future needs of the community
 - The timeline involves developing a park master plan in Spring-Winter 2021, developing a design based on the park's master plan in Spring-Summer 2022 and build the park based on the design in Summer 2022-2023
 - Current timeline for completion is a bit later than the targeted occupancy of the new North Market building but it will catch up
 - Online survey closed on July 16 and there were approx. 300 respondents
 - A review of the deck – the history/context, early observations, examples of great linear parks, draft vision, principles and big moves and key issues and opportunities took place – which can all be found in the [presentation deck on the City's website](#)

Feedback was shared about the following concerns:

- Residents of the market condo are not tolerant of noise and have strict restrictions on noise levels causing challenges and inability to use the park for events
- The park is also a destination for the homeless and drug users
- Confirmation that there are currently no plans for the park yet as it is currently still in the stages of consultation and engagement but will be working closely with the St. Lawrence Market Management to discuss activities happening at the North Market and what is needed to support those activities
- It is not anticipated to find major artifacts but will be taking a step by step approach should this happen
- PF&R will be working with the St. Lawrence Market Management to discuss the governance and the permitting process to establish the operational model

	<ul style="list-style-type: none"> Stakeholders and users of the park are welcome to attend the meeting on August 11th with the consultants to discuss the design planning process 	
4. Precinct Plan and Strategic Plan Update	<p>The Precinct Plan and Strategic Plan has been combined. An updated was provided related to RFP from Lord Cultural Resources:</p> <ul style="list-style-type: none"> Input, information and feedback has been received for the research/environmental scan and interview process Interviews with governance committee are on schedule to start in the first two weeks of August The site tour was conducted today of the entire precinct There will be considerable attention to the merchants with workshops and small groups and will take place later on August 	
5. Stakeholder Updates	<p>Stakeholders were asked by the Chair how communication is shared to their members and how feedback is gathered.</p> <ol style="list-style-type: none"> BIA: Sharing information in BIA meetings. Farmers Market: n/a SLNA: Monthly meetings with members (approx. 80 people on the call) and monthly meetings with the board. Working on the First Parliament site. Challenges with the construction on Wellington. St. Lawrence Hall: Will connect with Market Management regarding what needs to be communicated to the tenants of the Hall. Currently communicating to Opera Atelier staff. Sunday Antique Market: Re-opening on Sunday, August 29. Tenant's Association: Have not had any communication in person or any meetings recently. INABUGGY did not include lower level in the 3D virtual tour. The Souvenir Market lease not renewed raises concerns with tenants and has generated negative media attention as a result. 	
6. Updates on Council items that affect the Market	n/a	
7. Other Business	<p>South Market Leases:</p> <ul style="list-style-type: none"> Leases expired at the end of 2019 and in 2019 a lease strategy was developed Early 2020, meetings and discussions with tenants were taken place When COVID hit, everything was placed on pause and the negotiation of leases were deferred Goal is to revisit the lease strategy this Fall with the leases to start at beginning of 2022 <p>Market Street Pedestrianize:</p>	

	<ul style="list-style-type: none"> • Previous discussions around closing Market Street for the full summer but no longer possible due to missed deadline of community council approval • Recommendation is to do shorter term closures like once a month (Friday night to Monday or Tuesday) in August/September/October • Concerns were raised about parking and traffic on Market Street • Suggestion to gathering data from Toronto Parking Authority on how many cars or how long cars are parked on Market Street • Edward L will be on parental leave starting early August – a replacement will attend future meetings <p>SLMPAC meetings will resume on a monthly basis.</p>	
8. Adjournment	Next meeting: Wednesday, August 18, 2021 from 4pm to 6pm	