



MINUTES OF DELEGATES' MEETING
July 30, 2008
OWN CO-OP, 115 The Esplanade

Executive Members in Attendance:

President: Suzanne Kavanagh, 65 Scadding
Secretary: Matthew Raizenne, Longboat Residents Assoc
VP Internal: Jacquie Williams, Old York Tower
At Large: Dan O'Leary, 15 Scadding
At Large: Wallace Simpson, Crombie Park
At Large: Ronny Yaron, Woodsworth Co-op

Executive Member Regrets:

Treasurer: Bruno Leps, Market Square
VP External: Lumumba Wolde-Gabriel, 140 The Esplanade

Voting Delegates in Attendance:

Richard Anobile, Market Square, 35 Church Street
Cherril Baker, David B. Archer Co-op
Patricia Bearclaw, Cathedral Court Co-op
Joan Campbell, Market Square, 80 Front Street East
David Crawford, 135 George Street South
Elisabeth Ecker, St. Lawrence-on-the-Park, 65 Scadding
Dennis Glasgow, The Wellington
Ewa Jarmicka, Harmony Homes
Catherine Limbertie, 1 Church St

Sherri Russell, 31 Princess Street, FAN
Alan Seymour, Old York Tower
Ronald Monteith, Woodsworth Co-op
Robert Sherrin, Abbey Lofts, 261 King Street East
Becky Street, MTCC 1385
Farhan Syed, The Metropole, 7 King Street East
Rose Walsh, 1 Church Street
Connie Yang, OWN
Judith (new member)

Associate Members & Guests:

Stig Harvour, La Place St. Laurent (non-voting member)
Mark Fernandez, Citizens Bank (non-voting member)
Anne Milchbert, Manager, Development & Portfolio
Planning, Facilities & Real Estate, City of Toronto
James N. Parakh, Senior Urban Designer, Urban
Development Services, City of Toronto
Somei Quan, Project Manager of North Market
Redevelopment, Urban Development Services, City of
Toronto
Glenn Gustafson, Executive Assistant to Councillor Pam
McConnell

Marlene Cook, Sunday Antiques Market, St. Lawrence
Market
Robert Biancolin, Carousel Bakery, St. Lawrence Market
Jorge Carvalho, Manager of Facilities & Real Estate, St.
Lawrence Market
Nagata Judit, King George Square, 168 King Street East
Vincent Cestick
Francesca Donley

Arllyss Ponchuk, Recording Secretary

1. Registration and Refreshments

2. Meeting Starts – President – Suzanne Kavanagh

a) Opening Remarks

President Suzanne Kavanagh called the meeting to order at 7:02 pm and chaired the meeting. She introduced Executive members. She advised that there will be no Delegates' meeting in August; the next meeting will be in September. She reviewed the Delegates' Code of Conduct.

d) Executive Meeting Highlights

The Executive met at the beginning of July. They are meeting now at George Brown College as the college wants to be more involved in the neighbourhood. Guest speakers included Michael Comstock on behalf of Old Town Toronto (Promotional) Alliance, who spoke of upcoming events to commemorate the anniversary of the War of 1812. Sherri Russell gave an update on the Community Improvement Plan. Marcus Little, Chair of the SLNA's Development Committee, gave an in depth overview of buildings being constructed in the neighbourhood.

3. Presentation from City re: North Market

The Chair introduced James Parakh and Somei Quan from Urban Development Services, City of Toronto. They gave a presentation on the plan to rebuild the St. Lawrence Market's North Market.

James Parakh explained that the City has adopted some building parameters and will next call for architects to propose plans. Architects will be short-listed for the Architectural Commission, then a limited design competition will be held. The building will fit the heritage nature of the neighbourhood, its height will be compatible with the neighbourhood, it will be built on an angular plane on Jarvis to allow natural light to the street level, it will be built symmetrically on its north/south axis, and it will be designed to fit with the south St. Lawrence Market and St. Lawrence Hall. The three buildings comprise the St. Lawrence Market Precinct and should stand as a gateway to the neighbourhood.

Underground parking access will be by three lanes on Jarvis Street. The ramp entry should blend into the façade of the building.

James Parakh showed sketches of possible building designs and photographs of existing buildings with design features recommended by his office.

Somei Quan presented the business case for rebuilding the North Market. The City traffic courts renting the upper floors and the Toronto Parking Authority managing the underground parking levels will generate revenue to cover the cost of constructing and maintaining the building. These proposed tenants will draw tourism and business to the neighbourhood. Short-term underground parking will provide parking facilities for shoppers. The courts will provide employees and visitors who will shop and dine in the neighbourhood.

Some Market loading will be relocated to the underground parking facility, freeing space on surrounding streets. The building will have "green" features and will be environmentally sustainable.

The main floor will contain the Saturday and Sunday Markets, not be turned into retail shopping with high rent. The main floor will be in use daily. Expected revenue from the Market is slightly lower than sustainable, but the gap is covered by revenue from the traffic courts and parking.

Benefits:

- new building in keeping with heritage environment
- increased exposure for South Market vendors and local retailers and restaurants from food traffic generated by court services
- refurbished Market Lane Park
- leadership in green building "best practices" (environmentally sustainable building at the LEEDS standard of "silver")
- unique public education opportunities to promote the greening of the city.

North Market merchants will be temporarily relocated to 125 The Esplanade. An application has been made to rezone the site for retail use for a limited time.

Projected next steps:

- summer 2008: prepare 2009 capital project budget submission by Facilities & Real Estate, City of Toronto
- fall 2008: report to the Executive Committee and City Council for consideration of the project
- early 2009: receive planning approval for temporary Market

- 2009: undertake design competition
- late 2009: erect temporary Market
- early 2010: demolish existing Market
- 2010-2013: construct new North Market

The speakers introduced Ann Milchford, Manager of Development & Portfolio Planning, Facilities & Real Estate, City Hall. The three answered Delegates' questions.

Ewa Jarmicka asked whether existing arcades for community use on the west side of the building will be available in the new building. James Parakh responded that market stores will be located on the perimeter of the building for pedestrians to take shelter, and that canopies and other weather protection are written into the development plan.

James Parakh reconfirmed that access to parking will be from Jarvis Street, with no effect on Market Lane Park. If traffic is heavy, turning routes might be restricted at certain times of day. Richard Anobile stated that the 250 spaces of short-term underground parking will draw up to 1,000 vehicles daily into a community that the neighbourhood hoped to develop as a pedestrian area. Days' long street festivals with street closures occur every summer. The parking facility does not suit the neighbourhood. Delegates applauded.

Ann Milchberg assured Elisabeth Ecker that the new building will not have ugly mechanical equipment on top, but that such equipment will be set inside the building.

In response to Mark Fernandez, Ann Milchberg stated that the building will have no less than the equivalent of LEEDS silver standard for environmental friendliness. Somei Quan added that engineers Yolles have been contracted to advance the work on green standards for the building.

Robert Sherrin recommended loosening the restrictions on the building design to allow for creative excellence. James Parakh countered that loosening the design guidelines could result in a building that does not suit the character of the neighbourhood.

In response to Dan O'Leary, Somei Quan advised that Market Lane Park will be redeveloped and that the Councillor will establish a committee and undertake a public process to ensure community input.

Stig Harvour stated that mezzanines typically do not attract use. Noise control will be required for any meetings. He also recommended installing an escalator. He expressed concern about the lack of specific uses for the mezzanine. Ann Milchberg stated that a retail consultant has been hired

to make recommendations. Ann proposed a gallery and a restaurant, perhaps television broadcasts from the mezzanine, and a glassed-in (ie. noise-baffled) seniors' centre.

In response to Catherine Limbertie, Ann Milchberg stated that revenue generated by the new North Market will not be directly circulated into the community, but will go into the City's budget and that funds are available to the community through City programs.

In response to Joan Campbell, James Parakh stated that the options in the design competition will be displayed for feedback by the public.

At the request of Connie Yang, the Chair advised that contact information for community feedback will be made available to Delegates.

In response to new member Judith, Glenn Gustafsen explained that Paul Oberman of Woodcliffe Development has made an alternate proposal, to lease the South and North Markets, St. Lawrence Hall, and Market Lane Park for 99 years, to redevelop the North Market and to construct parking beneath both the North and South Markets. The City has advised him to forward his unsolicited plan in more detail to the Office of Partnerships for consideration. The South Market, BIA, Farmers' Market and Antiques Market have all endorsed the North Market "3 up / 3 down" plan, now years in the making, for a main floor market, two levels above of traffic courts, and three levels below of parking. The "3 up / 3 down" plan will be before City Council in the fall for consideration. Ann Milchberg added that the Office of Partnerships will take into consideration the community's perspective on Paul Oberman's plan, if it receives feedback.

Judith recommended working with the TTC to improve public access to the Markets by use other than cars, such as shuttle buses. Suzanne Kavanagh asked for space in the garage for AutoShare and advised that the SLNA has sent a letter endorsing it.

Richard Anobile stated that it is counterproductive to construct a green building to accommodate smog-producing cars. He added that the traffic courts will not be a magnet to the community or to tourism. "We have a once-in-a-century opportunity to make this a world class area and we're going to put in a courthouse and a 250-car garage that we will discourage people from using. Why are we doing this?" John Kennalley, speaking on behalf of himself and not George Smitherman's Office which he represents, responded that not putting in cars is not realistic in that people with cars downtown have difficulty finding parking as many parking lots are being removed.

Matthew Raizenne pointed out that the underground parking will generate up to \$300,000 per month (250 parking spaces x 4 cars per space per day x \$10 per car x 30 days per month = \$300,000). Revenue from parking goes toward the cost of building construction and maintenance. Somei Quan clarified that the budget plan assumes \$250,000 per month.

Mark Fernandez asked if the City has considered charging vans and larger vehicles more money to park than smaller vehicles. Somei Quan stated that a pricing strategy could be considered.

The Chair thanked the speakers for their presentation.

2. Meeting Starts – President – Suzanne Kavanagh, continued

b) Approval of Agenda

*Motion: to approve the Agenda as presented.
Moved by: Cherril Baker
Seconded by: Patricia Bear Claw
CARRIED*

c) Approval of Minutes

*Motion: to approve the June 2008 minutes as presented.
Moved by: Sherri Russell
Seconded by: Cherril Baker
CARRIED*

d) Executive Meeting Highlights, continued

Suzanne Kavanagh asked Executive members to remain for a meeting after the Delegates' meeting.

4. Development Committee – Marcus Little

No report.

5. Open Forum – Delegates' Issues on Neighbourhood Topics

President Suzanne Kavanagh presented a report, "The President ponders...", to update Delegates on her activities and what she recommends for Delegate volunteerism. She asked people to sign their names to sheets posted on the wall on topics including membership drive, smartliving St. Lawrence, by-laws update, and Community Improvement Plan.

The President thanked Connie Yang for organizing Canada Day. Delegates applauded. The President announced a "formal plan" to celebrate the event's success in September.

The President encouraged Delegates to volunteer for an ad hoc committee to refresh the SLNA's by-laws. In particular, the committee would ensure that the by-laws are clear on the mandate of what the Executive has the authority to do without prior approval by Delegates, and when the Executive must bring matters to Delegates for a decision.

Suzanne Kavanagh, Dan O'Leary and Mark Fernandez met recently with MPP George Smitherman, now Minister of Energy, to discuss neighbourhood energy issues as raised by EnerAct and smartliving St. Lawrence. The President asked for volunteers to fundraise for "serious money" for smartliving, to collect documentation on how smartliving

has made a demonstrable difference, and to "check in with" George Smitherman on "where we are now and where we can go."

The President stated that when in Chicago recently, she saw a building that looked remarkably like the plan for Market Wharf. She cautioned Delegates that building designs are not necessarily as unique as the developers claim. She asked Delegates to volunteer for an initiative to assist Mayor Miller in a competition for excellence to beat the Mayor of Chicago.

The President asked for volunteers to establish a subcommittee to monitor and report on funds given to the community by developers who exceed building guidelines, to ensure that the moneys are spent on the appropriate initiatives within timelines. A City staff person is yet to be assigned to this program.

Al Rezoski of the City of Toronto will attend the October SLNA Delegates' meeting to give a presentation on the Community Improvement Program (CIP).

The President asked for volunteers to establish a subcommittee to report on a regular basis on what

streetscape matters need attention by City crews. Individual persons could be assigned to monitor, for example, sidewalks, crosswalk paint, trees, street poles, or illegal signs. This could be undertaken immediately, while the monitoring program for the CIP continues to be developed. CIP projects are all new installations. This subcommittee would be monitoring existing streetscape installations. In this way the SLNA could co-ordinate its reporting to the City “so that everything is captured and not missed because we think someone else is doing it.”

The President showed onscreen a schematic of contact information for City staff, called “Whose Job Is It?” The diagram points to streetscape items and lists the contact people and their phone numbers. She offered to make the

diagram available to Delegates, and to include email addresses.

At the Chair’s invitation, Robert Sherrin gave an update on building development at West Don Lands and East Bayfront. The Chair recommended inviting him to give a formal presentation at a Delegates’ meeting.

The President invited volunteers to assist Director Jacquie Williams in a membership drive and to update the membership list for accurate address listings (ie. building name, MTTC# if any, and street address).

People who have not signed up tonight can check the SLNA’s website at www.slna.ca for volunteer opportunities.

6. Other Business

At the request of Joan Campbell, the Chair assured Delegates that an agenda would be emailed in advance to Delegates for the next meeting.

7. Adjournment

The Chair adjourned the meeting at 9:02 pm.

The SLNA acknowledges the St. Lawrence Market for sponsoring this evening’s refreshments, and OWN for hosting tonight’s meeting.

The next Delegates meeting will be held on Wednesday, **September 24** at 7:00 pm.

Corporate Secretary

President