



## MEETING MINUTES

### York Quay Underground Parking Garage – Construction Liaison Committee Meeting # 1: January 7, 2011

#### Participants

##### *Waterfront Toronto*

Chris Barre, Senior Project Director  
Simon Karam, Project Manager, Construction  
Samantha Gileno, Project Communications Manager  
Hanna Rynkiewicz, Marketing and Communications Coordinator

##### *Harbourfront Centre*

Helder Melo, Director, Site Operations and Services

##### *Ellis Don*

Anthony Bisanti, Project Manager  
Brad Metzger, Project Superintendent  
Gail Nayot, Senior Project Coordinator

##### *CLC Members*

Bonnie Miethig, Property Manager, Waterclub  
Debbie Shaver, Property Manager, 211 Queens Quay  
Carol Jolly, Executive Director, Waterfront BIA  
Ulla Colgrass, York Quay Neighbourhood Association

##### *Absent*

Cerasela Hornea, Property Manager, The Riviera  
Rob Zeidler, Senior Property Manager, Brookfield Properties  
Jennifer Chan, Constituency Advisor to Adam Vaughan  
Pina Mallozzi, Waterfront Toronto, Project Manager, Planning and Design

#### 1. Welcome and Introductions

Chris Barre welcomed the participants and thanked them for agreeing to join the CLC. He then introduced the project team which includes representatives from Waterfront Toronto and Harbourfront Centre (the project sponsors) and Ellis Don (the construction manager). Members of the CLC also introduced themselves and the constituencies they represent.

#### 2. Project Overview

Chris Barre provided an overview of the York Quay Underground Parking Garage project which will begin active construction in mid-February. He explained that the garage is part of a multi-

phased effort to revitalize the area around Harbourfront Centre. Phase one was completed in 2006 when a new promenade and boardwalk opened south of Harbourfront Centre. Phase two – the parking garage – is now underway and will unlock the surface area for future public space and development.

Helder Melo explained that HFC has a desire to develop the surface area in the future. Plans for future phases, which are not funded at this time, include two public spaces (Canada Square and a plaza along Queens Quay) and a cultural village above the footprint of the garage featuring low-scale, neighbourhood shops and cafes and open space for public activities.

*What will the surface be used for until future phases are developed?*

In the interim, the surface will likely be covered by both grass and gravel. Harbourfront Centre has ideas for how to use the space for its programming and will formalize a plan as the garage nears completion. Construction Liaison Committee Overview

### 3. Construction Liaison Committee

Samantha Gileno shared the CLC Terms of Reference and provided an overview of the committee's purpose, membership, roles and responsibilities and timing.

At a high-level, the CLC was created to provide a forum to ask questions and give feedback to the project team and construction manager as the garage is being built. Property managers from all surrounding buildings have been invited to participate as well as representatives of local businesses and the neighbourhood association. The project team has agreed to hold regular meetings with the CLC and to provide contact information for questions/comments in-between meetings. Meetings will be held on a monthly or as-needed basis.

### 4. Construction Update

Anthony Bisanti from Ellis Don gave an overview of construction activities:

- To date, construction hoarding and trailers have been installed on site to prepare for construction.
- Large equipment will begin to move onto the site in February.
- Caisson work (drilling deep holes which are filled with structural concrete around the perimeter of the building) will commence in mid to late February. The caissons will take about 6 weeks to complete (approximately late March to mid April).
- Construction working hours will be as follows:
  - Victoria Day - Thanksgiving, Mon - Fri 7 AM - 6 PM, Saturdays when required 9 AM - 6 PM
  - Thanksgiving - Victoria Day, Mon - Fri 7 AM - 7 PM, Saturdays when required 9 AM - 6 PM
  - Year round - Sundays and Statutory Holidays no work.

This schedule is in line with the City of Toronto Noise By-Law and the team will work to limit weekend activities to the extent possible.

*When will the project be complete?*

The garage is scheduled to be complete in the summer of 2012.

*Can a sidewalk be included between Queens Quay Terminal and the new garage?*

This has been considered as part of the revitalization of the site. Harbourfront Centre will liaise with Brookfield to determine if a sidewalk can be built on the east side of the site.

*How noisy will the caisson drilling be?*

Caisson drilling will be one of the noisiest activities for this project. It is however, not nearly as noisy as pile-driving, which many residents experienced during Phase One of the project when the boardwalk was built and when the Simcoe WaveDeck was built. Caisson drilling will be complete before the spring when residents have windows open and are using balconies.

*Will the driveway for 207/211 Queens Quay be blocked?*

During construction, trucks will enter along the lane at 207/211 Queens Quay but will exit along a newly built road within the construction compound (just west of the construction fence). When trucks are entering along the lane, Ellis Don will have a flagman to direct traffic. Ellis Don will provide a telephone number for an onsite contact during business hours for the Property Managers 207/211 Queens Quay. In addition, Simon Karam at Waterfront is another contact if needed.

*Please Note: Following the meeting, Ellis Don confirmed that Brad Metzger, Project Superintendent (416-420-9083) will be the direct contact for Property Managers who have concerns during construction hours.*

*What is the traffic pattern for outgoing trucks?*

Most of the outgoing trucks will be traveling eastbound making a right-hand turn onto Queens Quay. The inbound trucks could be coming from the east, west or down Lower Simcoe.

*There is a daycare in the Waterclub complex whose children exit onto Queens Quay.*

Ellis Don will make its crews aware of the daycare and its movements. Bonnie Miethig confirmed that the Waterclub daycare staff takes 15 children by streetcar to the Waterfront School. The travel times to and from school are 12:25 pm and 3:30 pm.

*Will there be any lanes closed for traffic?*

Ellis Don is not anticipating the need for lane closures at this time.

*How will the Queens Quay construction affect this project?*

The garage will begin construction earlier than Queens Quay but there will be a time when both projects are happening simultaneously. The project teams are coordinating to ensure construction phasing is appropriate and will result in the least amount of impact for those using Queens Quay.

*Who should my residents contact if they witness any problems on the construction site (either during work hours or after)?*

During work hours, residents will contact a point person at Ellis Don. After hours, residents should call Harbourfront Centre Security which operates 24 hours a day.

5. Construction Notices

Simon Karam, the construction project manager at Waterfront Toronto, will work with Ellis Don to ensure construction notices are created and sent on a regular basis. The notices will be distributed by email to the CLC members who will then forward them to their constituencies as appropriate. Notices should be expected whenever a new phase of the project will begin on site or if the construction team expects a disruptive activity to occur.

6. Public Inquiries/Issues to Date

The Project Team provided CLC members with an update on issues received to date by members of the public.

- a. Construction delay -- questions have been asked about why the project has been delayed. Given the complexities of building an underground garage on the waterfront, the project team has had to do additional work on the design of the garage, testing for historic buildings near the site and follow-up budgetary exercises.
- b. Removal of playground -- some local residents have asked if the playground will be re-installed. Harbourfront Centre is looking at the possibility of including a playground on the site once the project is complete, however, a decision has not been made at this time. It should be noted that a new playground will open at Sherbourne Common this spring.
- c. Parking -- certain businesses in Queens Quay Terminal have reported a loss in revenue due to the removal of the surface parking lot. Harbourfront Centre and the BIA are working together to create and post signs to help approaching cars better understand their parking options.

7. Next Steps

CLC members suggested that the next meeting should occur about 2 weeks after the start of major construction. Invitations will be sent from Waterfront Toronto to CLC members by email.

Meeting notes will be emailed to CLC members and will be posted to the [York Quay Revitalization](#) project page on Waterfront Toronto's website. In the future, a construction web page is also planned for the website.

Any comments or questions from CLC members in-between meetings should be directed to Simon Karam, Project Manager, Construction, Waterfront Toronto (416.214.1344 x269 or [skaram@waterfronttoronto.ca](mailto:skaram@waterfronttoronto.ca))