



Project Name:	West Don Lands Precinct		
Project Number:	WDL		
Subject:	Construction Liaison Committee Meeting		
Meeting #:	18		
Date of Meeting:	November 5 th 2013	Date of Next Meeting:	January 28 th 2014
Time of Meeting:	2:30 – 3:30pm	Time of Next Meeting:	2:00 – 3:00pm
Location of Meeting:	Waterfront Toronto Boardroom	Location of Next Meeting:	WT, 20 Bay Street, Suite 1310, Boardroom
Minutes Prepared by:	Samantha Coles		
Minutes Prepared on:			
Distribution:			
John Whitehead (WT)	JW	Frank Corrado Ellis Don (ED)	FC
Samantha Coles (WT)	SC	David Kusturin (WT)	DK
Chris Farquhar (IO)	CF	Mandy Downes (IO)	MD
Tom Davidson (City)	TD	Serge Chukseev (IO)	SCH
Eric Jensen (Film Office, City)	EJ	Larry Webb (CRBA)	LW
Doug Till (OMDC)	DT	Peter Finestone (City)	PF
Michelle Cain (DK)	MC	Donna Zuchlinski (OMDC)	DZ
Ezio Del Fatti (ED)	EDF	Kristine Murphy (OMDC)	KM
George Hume (WDLC, GWNA)	GH	Jason Chen (TCHC)	JC
David Jackson (Distillery)	DJ	Tim Dittmar EllisDon/Ledcor)	TDI
Scott Wilson (Bosley)	SW	Mike Greco(DK)	MG
Tari Stork (WT)	TS	Darnell Williams	DaW
Renée Gomes (WT)	RG	Dorothy Whitney (70 Mill)	DW
Meg Davis (WT)	MD	Chris Horne (80 Mill)	CH
Andrew Tenyenhuis (WT)	AT	Jesse Zuker	JZ
James Roche (WT)	JM	Jon Goode (CRBA)	JG
		Jane Robinson	JROB
Note: Attendees highlighted			

MINUTES

Item	Description	Action By	Forecast Due Date
1	Noise, Dust, Traffic		
1.1	MC reported that it was the first month they received no noise complaint.	MC/EDL	
1.2	Residents requested that the security guard not feed the pigeons. MC did		

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	speak with him in person. The security guard was given written notice not to feed the pigeons. It was reported a different security guard was doing it. MC to send notice to security firm regarding above reiterating that guards are not to feed the pigeons.		
1.3	The streets are mostly paved now. There have been no complaints.	MC	
1.4	Ellis-Don has received approval for their noise exemption application for another 6 months starting June 2013; it will expire at the end of November. Application to be renewed. Residents had no issue with the renewal.	Info	
2	Stormwater Tunnel Conveyance System (WT)		
2.1	A section of the bike path south of the rail line and east of Cherry Street will remain closed until further notice, with a detour in place, to facilitate the completion of the stormwater treatment facility.	Info	
2.2	Twin stormwater EA's for EBF and WDL have been completed and sent to the MOE for approval. The EBF system was determined to be expensive and intrusive, so expanding the WDL facility to accommodate both precincts has been investigated.	Info	
2.3	The results of the EA Addendums will determine the final solution(s). Likely to extend 2013 completion.	Info	
3	River Street/Bayview Avenue (IO)		
3.1	WT to consult with CRBA regarding landscape plan/features at the NW corner of King and River when appropriate. A review of the site conditions revealed that anything requiring sub-surface space (trees/foundations/footings, etc.) is prohibited because of below grade services at this location. AT updated progress of pre-design stage. This site is being reviewed in tandem with the east side of River Street at the northern tip of Corktown Common. The design team wants to make sure the NW area will be cohesive with the opposite side of the street and act as a kind of signature or "gateway" element.	WT	
3.1.1	Designs to be vetted with committee before money spent on drawings. AT will look into providing a sketch before going to print.		
3.1.2	An idea for the naming the triangle to commemorate skidding which has historical significance in the area.		
3.2	River street south of King Street may have sidewalks installed this fall. Trying to complete this month before freezing occurs. The installation of street trees will coincide with Woonerfs construction next year.		

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4	Flood Protection Landform (FPL) (IO)		
4.1	IO completed the investigation of the footings of the bridge and found that the soils were impacted, but there was no damage to the footings. It was discovered the footings are made of wood. Monitoring is on-going.	IO	
4.2	<p>The redesign has been approved for the backflow preventer. The installation of the redesigned BFP will proceed when the current work on the bridge structure is complete. Jet grouting work currently taking place in order to be water tight. Bridge to remain closed until at least December. TTC schedule indicates that may be delayed to February. CF relayed that their engineers are running on December schedule still. Cannot start until bridge is secured.</p> <p>The work is underway and the King Street approach is closed to traffic. Cars are being detoured via Queen and River Streets and streetcars via Parliament and Queen Streets for the three to six week duration of the work.</p>	CF (IO)	
4.3	<p>Armouring on the wet side is complete except for some minor adjustments. The 450 Storm Sewers under the FPL have all been decommissioned. The installation of some of the topsoil and hydro-seeding south of Bayview completed. Currently discussing protecting over the winter.</p> <p>The minor armouring deficiencies will not be completed until the bridge is stabilized and the backflow preventer has been installed.</p>	IO	
4.4	<p>The old hydro cables near the rail corridor require extra protection where roads are adjacent. The designs of these roads are complete; construction is underway and will be finished by the end of the month.</p>	IO	
4.4.1	TS from WT requested details of closures and/or detours, including trail closures, in advance in order to be able to inform community/CLC. CF to provide TS two weeks' notice ahead of closure(s). Signage will be posted on the trail to notify of restrictions. It is not expected that the trail will be completely closed at any time. Next closure of the Don trail expected in Spring 2014.	Info	
5	Urban Capital		
5.1	Completion of the Phase 1 buildings is ongoing.	Info	
5.2	Occupancy of the first building (47 Lower River Street) began in March. Phase 1 occupancy will likely take until the fall to complete. Pre-delivery inspections continue and residents will continue to occupy as PDIs are completed. Occupancy at the King Street building began recently.	Info	

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	<p>Phase 2 is currently under construction.</p> <p>TS will follow up on any information about the potential retail prospects. The design has made it possible to have the retail area be one large space or have the option to subdivide the area into multiple spaces.</p>		
5.3	<p>Parking and congestion on River Street south of King Street has been addressed. Parking regulations were passed on May 13 to address the situation. No stopping signs have been installed and Parking Enforcement is now ticketing. No concerns identified; currently things are satisfactory to DK who were impacted by the congestion.</p>	Info	
6	Cherry Street/Sumach and Eastern Avenue Reconstructions (Dundee Kilmer/ Ellis Don)		
6.1 6.1.2	<p>Road maintenance has taken place to even out the road but the problem continues. TD followed up with Hydro about the hole, but road still uneven due to hydro work.</p> <p>Eastern Avenue permanent power is installed. Permanent power is available in the village it will be extended to Eastern and Underpass Park shortly.</p>	DK/ED	
6.2	<p>The TTC will install their tracks on Cherry Street even though the streetcars will not run until after the 2015 Games. The connection work will interrupt streetcar service on King Street, but this will be coordinated with changes at other points on the line to minimize the overall disruption.</p>	Info	

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6.3	The crews are working hard to finish the road and public realm from Cherry Street from Lakeshore Blvd to Eastern Avenue. Trees have been planted on both sides of the street and a few of the street lights are operational. However, because of the major changes to the street, there is a city conveyance process that must be completed before Cherry Street can be reopened. Dundee/Kilmer/WT/IO are working with the city to get this done as soon as possible but a firm opening date has not been confirmed.	IO/DK	
6.3.1	DK has submitted all conveyance documents with the city third party reviewer. Final submissions and signatures will not take place until March 2014.		
6.3.2	The stretch on Mill street south of Cherry including intersection does not need conveyance so they are making the effort to open it soon.		
6.3.3	DJ posed the question as to when will this go to community council and City council. TD explained that the road has to be completed before a report can be generated. Residents requested an approximate date this will be completed and wondered if it could go to community council for October to speed up the process. If it misses October community council, nothing will be resolved until the new year. MC will follow up		
6.3.4	The residents were wondering what the next steps were once council approves it. MC will follow up with the timelines and the process to get the road open.		
6.4	Construction on Sumach continues to progress. DK/EDL have been coordinating with residents and WT has obtained agreements with all but one. In process of paving west of the street so they can move to the other side of the street. DK/EDL committed to providing residents with notices in advance of commencing work, and will provide copies of same to committee. On-going	Info	
6.5	Larry Webb requested 10 days' notice for construction. DK committed that they will try but, sometimes they do not have the lead time. DK is monitoring.	DK	
6.6	Residents and CRBA are requesting the schedule of TTC work on Cherry Street, particularly on Sumach and at the King/ Sumach Intersection. MC will provide an update when more information is available but it was confirmed it will be next year. On-going	DK	
6.7	LW indicated that the CRBA wants good planning around the work at Sumach/ King intersection as there are businesses which must remain open and accessible for them to survive. MC informed the CLC that there is no work currently underway and no road closures as DK is waiting on		

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	TTC. When the work does commence access to all businesses will be maintained. On-going.		
6.8	<p>Sumach Street Construction Schedule</p> <p>The schedule has been completed and distributed to committee attendees. Reconstruction of Sumach will be completed in the following phases:</p> <ul style="list-style-type: none"> • April 2013 for the west lane- closed until the fall–ripping up whole street March 2014 for the East lane • October 2014 final paving etc. <p>There is no change to the schedule for current work on Sumach Street, but it is hoped that completion will be sooner than forecast.</p> <p>Note: These dates are subject to change.</p>	Info	
7	Pan-Am Athletes’ Village (Dundee Kilmer/EllisDon)		
7.1	Ellis Don provides construction updates in the monthly newsletter. MC gave a brief update on construction progress in the Village. On-going.	Info	
7.2	<p>The residents previously advised that Dundee Kilmer’s security fence behind 70 and 80 Mill Street is encroaching on their property, impacting laneway access. Residents were informed the fence will be moved after completion of paving. General paving occurred, work not completed and on-going. Date to be confirmed.</p> <p>7.2.1 Jane Robinson requested that after the paving has been completed, when the fence is reinstalled, it be pushed back a foot onto DK’s land so it does not block the laneway. MC indicated that it is unlikely as the construction will not be complete and will need to be kept in place.</p> <p>7.2.2 DK/IO is waiting for Toronto 2015 to provide their “footprint” for this space. IO hopes to be able to share the design with the CLC soon. The Parking lot will continue to be used by the construction crew until the site is turned over to TO2015 in late 2014. MC/CF will follow up.</p>	Info	
7.2.3	Area paving behind the buildings is a temporary parking lot currently and will be a welcome centre for Pan Am Games during the Games.	Info	
7.2.4	Many of the buildings are now topped off and the remainder will be done by the fall. At that time, all cranes will be removed.	CF	
8	Parks (WT)		
8.1	Concerns were raised by the community regarding a pedestrian crossing joining the two parts of Underpass Park straddling River Street. There will be a follow up between TD, Waterfront Secretariat and City	TD	

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	staff to determine why the stop sign has not been installed. TD will report back.		
8.2	Phase 2 of Underpass Park (west of St. Lawrence Street) is awaiting permanent power from Old Eastern Avenue and a RSC. Switches have been flipped but need hydro to plug them in. Due to RSC delays phase 2 will open at the end December, at the very earliest.	WT	
8.3	<p>The western (dry side) of Corktown Common has been opened permanently to allow the community and public to enjoy this spectacular new park with assistance from WT and IO.</p> <p>Access to Corktown Common from Front Street and Mill Street will not occur until after the Pan/Para Pan Am Games.</p> <p>City handover expected in spring 2014. The park will be open until the Pan Am Games. During the Games it will be within the secure zone around the village.</p> <p>The public washrooms are open from 8:00am to 8:00pm daily. Launch meeting took place for in the park the “Friends of Corktown common” group. TS/AT working with the group.</p>	WT	
9	TCHC		
9.1	Progress on the Toronto Community Housing continues. Occupancy is scheduled for winter 2013/2014.	Info	
9.2	The rental rates for the projects will be “affordable”, not “rent geared to income” (RGI). This means that if any RGI tenants are accommodated, there will have to be some market rate rents to offset the loss of income. A strategy to determine commercial tenants who will occupy the street level frontage along King Street is underway.	Info	
10	Filming		
10.1	Film requests (shoots, parking, base camp, etc.) within the West Don Lands are being coordinated through Tari Stork. Film shoot requests have been reduced due to the interference with construction activities. TS continue to advise production companies to avoid filming in the area. Film requests for Underpass Park are now being forwarded to the city as the park was assumed by the city last year and is now owned and operated by PF&R.	Info	
10.2	The Toronto and Provincial Film Offices have been asked to notify the film community of the constraints and limited space available within the area due to the construction activities.	Info	

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11	Other Business		
11.1	Residents noted that the Cherry and Parliament rail underpasses are dark, dingy and unwelcoming. D. Kusturin informed the group that City Urban Design Staff are liaising with Metrolinx in plans to make improvements to both underpasses in advance of the Pan-Am games. Schedule below.	Info	
11.1.2	Metrolinx has tendered the rehabilitation of the railway bridges over Cherry, Parliament and Sherbourne Streets.	Info	
11.1.3	<p>TD gave update of progress. Metrolinx/City issued tenders for all three bridges that are to be rehabilitated. Exploring possible improvements of the intersection areas approaching all underpasses.</p> <p>Sherbourne street underpass to be accelerated and will be complete at the end of 2014. The other two will take place next year. Waterfront Toronto will be advancing public art installation in the underpass to advance beautification. Kick-off meeting to commence shortly. Plans include painting walls white and installing new lights and looking to install public art in the area. The residents requested to put forward something with more colour and more welcoming. AT to follow up with Rebecca in public art.</p>		
11.1.4	Tom Davidson reported that the design of the approaches to these bridges by the City will be brought to the next meeting of the committee. David Jackson of the Distillery District asked that these designs also be shown to the West Don Lands Committee.		
11.2	<p>GO Transit rehabilitation of bridges over Sherbourne St., Parliament St., and Cherry Street.</p> <ul style="list-style-type: none"> • Schedule presented as to when/where the closures will take place. • Residents noted that they don't want DK to open Cherry Street, only to have it closed again for bridge rehab. TD agreed. MC noted that the issue was raised in a hydro meeting she attended and City Transportation does not want the road closed again for this work. • Working group has been established. Residents requested a separate working group for each street as there will be different issues for each community. Tom D to report back to the CLC by the next meeting about the working groups. • It was report that there will be lanes reductions but no closures. 		
11.2.1	There were concerns raised about clearance for light rail transit below the Cherry Street Bridge.		

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11.2	On behalf of the Corktown residents, Jon Goode asked for as much advanced notice as possible regarding road closures, staging, etc., in light of concerns over how the Bayview Avenue/River Street opening unfolded. CF noted that only the city can put up signage.	Info	
11.3	Canary District condo sales centre is open to the public at Mill and Parliament. Their 'MyHome' program has been launched, offering first-time homeowners an opportunity to own in the Canary District. 'MyHome' is supported by the province. It offers first-time buyers a favourable loan of 10% for qualified buyers over 18 who have the additional 5% to put towards the unit purchase.	Info	
11.4	The committee elected to continue the WDL CLC meetings on a 6 week schedule. Next meeting will take place on January 28 th 2014.	Info	
11.5	<p>DJ suggested that the "front door" entrance to the games on Trinity will need to undergo repairs and beautification. IO indicated that the issue will be addressed closer to the games.</p> <p>11.5.1 City has cold patched the area and it will need to be redone once construction has been completed. Waiting for TO 2015 preliminary drawings. Anticipated information in the fall. TS asking if they can bring it forward to the meeting when they get firm drawings.</p> <p>11.5.2 The access to the lot behind 70& 80 Mill Street during the Games is to be determined by the organizers, not the construction consortium. The GWNA requested that the entrance not be on Trinity Street as that will cause congestion and compromise entrance into the Distillery District.</p> <p>11.5.3 Enbridge site on Trinity is demolished and CoT/WT are waiting to know if Enbridge needs to obtain SPA to move forward with design. Enbridge has notified the above that they will create a parkette.</p>	IO/Info	
11.6	WDLC is working with TO2015 to form Community Logistics group for the purpose of the games impact on the community. Work in progress and Cindy has been in contact with 2015 group.	Info	

END OF MEETING MINUTES

The above meeting notes are believed to be an accurate record of the discussions held and will be considered correct unless notification of any error or omission is submitted in writing within 7 days of the date of the meeting.