



Project Name:	West Don Lands Precinct		
Project Number:	WDL		
Subject:	Construction Liaison Committee Meeting		
Meeting #:	23		
Date of Meeting:	July 15 th 2014	Date of Next Meeting:	August 26 2014
Time of Meeting:	2:00 – 3:00pm	Time of Next Meeting:	2:00 – 3:00pm
Location of Meeting:	Waterfront Toronto Boardroom	Location of Next Meeting:	Waterfront Toronto Boardroom
Minutes Prepared by:	Samantha Coles		
Minutes Prepared on:			
Distribution:			
John Whitehead (WT)	JW		
Samantha Coles (WT)	SC	David Kusturin (WT)	DK
Chris Farquhar (IO)	CF	Mandy Downes (IO)	MD
Tom Davidson (City)	TD	Rasoul Basiri (Ellis Don)	RB
Eric Jensen (Film Office, City)	EJ	Larry Webb (CRBA)	LW
Doug Till (OMDC)	DT	Jane Robinson	JROB
Michelle Cain (DK)	MC	Donna Zuchlinski (OMDC)	DZ
Ezio Del Fatti (ED)	EDF	Kristine Murphy (OMDC)	KM
George Hume (WDLC, GWNA)	GH	Darnell Williams	DaW
David Jackson (Distillery)	DJ	Tim Dittmar (EllisDon/Ledcor)	TDI
Scott Wilson (Bosley)	SW	Mike Greco(DK)	MG
Tari Stork (WT)	TS	Jon Goode (CRBA)	JG
Renée Gomes (WT)	RG	Dorothy Whitney (70 Mill)	DW
Meg Davis (WT)	MD	Jesse Zuker	JZ
Andrew Tenyenhuis (WT)	AT		
James Roche (WT)	JM		
Note: Attendees highlighted			

MINUTES

Item	Description	Action By	Forecast Due Date
1	Noise, Dust, Traffic		
1.1	MC reports no new issues regarding dust complaints. Does not think dust will be an issue this year. Currently external work is being done on Block 10 early on Saturdays and Sundays.	MC/EDL	
1.2	Ellis-Don will once again be applying for an extension to the bylaw exemption. The parameters requested will remain the same as the current permit. The majority of work has moved to the interior so noise is generally not an issue.	Info	

Item	Description	Action By	Forecast Due Date
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. A detour is in place to facilitate the completion of the stormwater treatment facility.	Info	
2.1.1	Residents noted that signage relating to the closure was out of date. WT has removed the signs in question and will be updating as required.		
2.1.2	Construction of the SWF is scheduled to begin in 2015 with a 2016 completion. The trail detour will remain in place until completion of the work.		
2.2	Following the twin stormwater EA's for EBF and WDL, the WDL facility will be expanded to accommodate flows from both precincts. RVA has been working on the redesign.	Info	
2.3	Another issue has arisen that relates to the City's Gardiner repair work. The fence that had been erected blocks the bike lane and says to use other entrance. Pedestrians cannot get anywhere when they are heading south as the other side has also been closed off. TD to follow up.	TD	
2.3.1	The bike path on Lake Shore at Cherry is still closed for city work. Signage is required on Cherry to advise pedestrians and cyclists. TD to follow up.		
3	River Street/Bayview Avenue		
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. 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. The east side triangle design should be completed by Fall 2014.	WT	
3.1.1	CRBA shared that a Bike Share Toronto station is being proposed for the east side. It was noted that the east side triangle is a very large open/park area in which a stand would take up only a minute portion and be an absolutely logical location. Many within the community have been pushing for this for a long time. The CRBA and the community support this location for Bike Share. CRBA/ City to follow up.	CRBA/ INFO	
3.2	IO to construct River Street public realm. Temporary sidewalks on the east and west sides of River street south of King Street have been		

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	<p>installed. Dependent on weather, installation of permanent sidewalks may be installed in summer 2014.</p> <ul style="list-style-type: none"> ➤ IO has confirmed the tender has closed and they are currently reviewing submissions. May be awarded as early as the end of the week. 	IO/ NS	
4	Flood Protection Landform (FPL) / Bridge Repair / Road & Trail impacts	IO	
4.1	<p>Bridge Repair: IO completed the investigation of the footings of the bridge and found that the soils and footings were impacted. It was also discovered that the footings are made of wood. Monitoring continues.</p> <p>4.1.1 Footings have been impacted by excavation work being done for the install of back flow preventer (BFP). IO will be installing micro piles at 3 locations (piers) only. Bridge work cannot be completed until back flow preventer is installed.</p> <p>4.1.2 IO has had to request an extension of the closure of the bridge due to delays.</p> <p>4.1.3 Mobilization of micro piling work is scheduled to begin July 17th pending completion of the installation of the back flow preventer.</p> <p>4.1.4 IO to report back regarding disruptions to traffic and trails, etc., when the bridge work starts to enable communication with community regarding related impacts and closures.</p> <p>4.1.5 IO requires more funding for the project due to extra unexpected costs related to bridge work. The funds for the bridge work were reallocated from other projects.</p>	Info	
4.2	<p>Bridge Repair: Finalizing micro pilings design. The installation of the redesigned BFP will proceed when the current work on the bridge structure is complete. Completion targeted for September 2014.</p>	Info	
4.3	<p>Bridge Repair: Temporary bracing has been modified to allow for BFP. Bracing installation completed at the core of chamber. Once the bracing has cured for another 7 days and capped next week, IO will be in a position to start micropiling on the bridge. Test run will need to be done before beginning full installation.</p> <p>After the micropiling work is completed IO will then install the BFP, followed by bridge repairs.</p>	IO	

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4.4	<p>Bridge Repair: Bridge Movement has reduced significantly, causing City to approve a reduced monitoring schedule. Monitoring is now conducted once a day.</p>	IO	
4.5	<p>Bridge Repair: The bridge is to remain closed until at least September 2014.</p>	IO	
4.6	<p>Flood Protection Landform (FPL): Completion of armouring deficiencies on the wet side is contingent on bridge repair work. The minor armouring deficiencies will not be completed until the bridge is stabilized and the backflow preventer has been installed. Work will not proceed until at least September 2014. NS (IO) to confirm a start date for this work.</p>	IO	
4.6.1	<p>The bridge foundation needs to be in place before IO can take heavy machinery in to complete the FPL. The installation of some of the topsoil and hydro-seeding south of Bayview completed.</p>		
4.7	<p>Road & Trail Impacts: CF informed the group that work would be impacting the trail shortly and committed to advising TS so that she can inform the group and community.</p>	IO	
4.7.1	<p>TS from WT requested details of closures and/or detours, including trail closures, in advance in order to be able to inform community/CLC.</p>		
4.7.2	<p>CF to provide TS two weeks' notice ahead of closure(s). Signage will be posted on the trail to notify of restrictions. NS communicated that this information will be in weekly report which will be shared with TS weekly when received by IO from construction/engineering contractors.</p>		
4.7.3	<p>It is not expected that the trail will be completely closed at any time. Next closure of the Don trail expected in Summer/Fall 2014. Signage will need to be installed north and south of work to clearly indicate the closures to trail users. Work will be taking place shortly on the trail. CF to advise TS of exact dates.</p>		
5	Urban Capital		
5.1	<p>Phase 2 construction is progressing. River City Phase 3 – RC3 – launched in Spring 2014.</p> <p>The King Street retail space is currently being used for Urban Capital's RC3 Sales Centre.</p>	Info	
6	Cherry Street/Sumach and Eastern Avenue Reconstructions (Dundee Kilmer/ Ellis Don)		

Item	Description	Action By	Forecast Due Date
6.1	TTC tracks are in place. Streetcar will not be operational until after the 2015 Games.	Info	
6.2	<p>The team is working to reopen Cherry Street. The section of Cherry Street south from Mill Street to Lake Shore is now open.</p> <p>6.2.1 DK/EDL continues to work with the City and IO to get the remainder of Cherry Street and Old Eastern open to the public. Cherry Street remains a priority.</p> <p>6.2.2 When approved by the City, DK/EDL will open Old Eastern Avenue from Eastern to St. Lawrence. The portion in front of the Foundry building will not be opened as it is under lease to IO, and Lawren Harris Square is also not yet turned over to the City by IO. As a result once the opening takes place, vehicle traffic will divert north at St. Lawrence and pedestrians will be able to walk through underpass park to River Street, for access to Corktown Common.</p>	IO/DK	
6.3	DK has submitted all conveyance documents with the city third party reviewer. Still awaiting final signatures. It was anticipated that conveyance would be completed in May 2014. DK continues to work with IO and City to complete.	DK	
6.4	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. On-going.	DK	
6.5	CRBA is requesting infrastructure plans of King/Sumach intersection. Ellis Don is working with TTC and the city. MC will follow up with drawing. TD to follow up with city forestry in regards to tree replacement.	DK/TD	
6.6	<p><u>Sumach Street Construction Schedule</u></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"> • June/July 2014 completion -TTC new tracks to be installed east side of Sumach south of intersection • October 2014- Final paving of street and tracks etc. <p>Note: These dates are subject to change.</p>	Info	
7	Conveyance: Mill Street/ Front Street/ Bayview Avenue	IO	
7.1	David Jackson has inquired about the prospects of opening Mill street	IO	

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7.1.1	<p>east of Cherry Street after the games and whether the conveyance process has begun.</p> <p>CF confirmed that a bi-weekly meeting occurs between IO and the city regarding conveyance and opening.</p>		
7.1.2	<p>DJ proposed that they a prepare a chart to show roles and responsibilities in the conveyance process to ensure it is completed in a timely manner, as well as add conveyance as a standing agenda item to the bi-weekly meeting.</p>		
	<p>CF to report back to group on status of future conveyances.</p>		
8	<p>Pan-Am Athletes' Village (Dundee Kilmer/Ellis Don)</p>		
8.1	<p>Ellis Don provides construction updates in the monthly newsletter. On-going. 85 % of project completion.</p>	Info	
8.2	<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. Once completed will be turned over to Toronto 2015 site and will be up to them whether the fence will remain.</p>	DK / TO2015	
8.3	<p>DJ suggested that the "front door" entrance to the games on Trinity will need to undergo repairs and beautification before the Games.</p> <p>The community received an update from TO2015 on the plans for beautification, which will be carried out by TO2015.</p>	TO2015	
8.4	<p>The community formed a Community Liaison Committee with TO2015 to discuss Village impact on the community, and to provide input and feedback on plans.</p> <p>The first meeting took place at the end of May 2014. The first meeting went well; there was good dialogue and residents were able to provide input and feedback. The next meeting will address transportation modelling.</p>	Info	
8.5	<p>The group requested that TO2015 attend a WDL CLC meeting to present their plan and to allow the group to table some issues related to Games' staging. IO to facilitate.</p>	IO	
9	<p>Parks (WT)</p>		

Item	Description	Action By	Forecast Due Date
9.1	<p>Anticipate receiving RSC for Phase 2 of Underpass Park (west of St. Lawrence Street) by end of summer 2014, which will allow this final phase of park to open. Once RSC is received, WT's fence around this portion of the park will be taken down, which will provide pedestrian access. WT will work with DK/EDL to move the PAAV fence approximately 1 metre south onto Old Eastern, which will resolve access issues identified by community.</p> <p>Community identified issues with pedestrian access related to Old Eastern Ave. It was discussed that providing access to the sidewalk on the north side would improve access to the parks in the area from the buildings on Mill Street. DK working with EDL to determine when Old Eastern Avenue can be reopened. Warranty issues and conveyance to take place this summer.</p>	WT DK	
9.2	<p>Corktown Common dry/western side to remain open indefinitely. Park maintenance and operational costs being covered by IO because delays to completion of wet side are directly related to delay in completion of FPL.</p> <p>Official opening/ribbon cutting took place on Thursday, July 10 2014 and was a great success. A BBQ for the community took place in the evening.</p>	WT	
9.3	<p>Finishes to the wet side of the park, north of Bayview Avenue, will be completed in spring 2015. South of Bayview expected to be completed July 2014. City handover expected in summer 2014.</p>		
9.4	<p>Access to Corktown Common from Front Street and Mill Street will not occur until after the Pan/Para Pan Am Games.</p> <p>The park will be part of the secure zone around the village and will be used by athletes and officials during the Games. Handover to TO2015 is expected to take place in February 2015.</p> <p>Residents inquired as to the reason why the perimeter fencing for Pan Am Games is enveloping Corktown common as early as February 2015.</p> <p>CF provided TS Denise McNally as contact to follow up with for these answers.</p>	Info IO	
10	TCHC		
10.1	<p>Progress on the Toronto Community Housing continues. Occupancy of the seniors' building expected summer 2014.</p>	Info	
10.2	<p>The rental rates for the projects will be "affordable", not "rent geared to income" (RGI). This means that if any RGI tenants are accommodated,</p>	Info	

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	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.		
11	Filming		
11.1	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 construction. TS continues to advise production companies to avoid filming in the area. Film requests for Underpass Park are being forwarded to the city as it is now owned and operated by PF&R.	Info	
11.2	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	
12	Other Business		
12.1	Metrolinx/City has tendered the rehabilitation of the railway bridges over Cherry, Parliament and Sherbourne Streets.		
12.1.1	Sherbourne street underpass mobilizing; will be completed before reconstruction of Lower Sherbourne gets underway this summer. Tom to confirm the remainder of the work. This work will be coming to a conclusion by the end of July 2014.	Info	
12.1.2	Cherry Street between Mill St. and Lake Shore Blvd. reopened.	TD	
12.1.3	Parliament expected to get underway following Cherry and Sherbourne Underpasses.	TD	
12.2	Waterfront Toronto/TD hopes to advance public art installations in the underpasses to beautify. Kick-off meeting to commence shortly. Plans may 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 for the spaces to be more welcoming.	WT/TD	
12.3	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.	Info	
12.4	The Canary District's new condo sales centre – their second - has opened at Cherry and Front Street in the CNR building. Open daily 12-5pm, except Fridays. The Mill and Parliament centre is also open to the public.	Info	

Item	Description	Action By	Forecast Due Date
12.5	The committee elected to continue the WDL CLC meetings on a 6 week schedule.	Info	
12.6	Enbridge site on Trinity is demolished and CoT/WT was waiting to know if Enbridge needs to obtain SPA to move forward with design. Enbridge is no longer building a structure there but intend to create a landscaping treatment for that area. Will monitor. It was proposed by the residents to use the area for bike parking for the Pan Am games.	WT/TD	

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.