



MEETING MINUTES

Project Name:	West Don Lands Precinct		
Project Number:	WDL		
Subject:	Construction Liaison Committee Meeting		
Meeting #:	28		
Date of Meeting:	February 24 2015	Date of Next Meeting:	April 7 2015
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 Ackerman (DK)	MC	Donna Zuchlinski (OMDC)	DZ
Ezio Del Fatti (ED)	EDF	Kristine Murphy (OMDC)	KM
George Hume (WDLC, GWNA)	GH		
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		
Andrew Tenyenhuis (WT)	AT	Andrew Hilton	AH
James Roche (WT)	JM		
Note: Attendees highlighted			

MINUTES

Item	Description	Action By	Forecast Due Date
1	Noise, Dust, Traffic		
1.1	Ellis-Don is demobilizing, therefore will no longer be an issue.	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. A detour is in place to facilitate the completion of the stormwater treatment facility.	Info	

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2.2	Construction of the expanded SWF is scheduled to begin in summer 2015 with a late 2016 completion. The trail detour will remain in place until completion of the work.	Info	
3	River Street/Bayview Avenue		
3.1	<p>WT to consult with CRBA regarding landscape plan/features at the NW corner of King and River when they are developed.</p> <p>A review of the site conditions revealed that anything requiring sub-surface space (trees/foundations/footings, etc.) is not possible due to existing below grade services at this location. This site is being reviewed in tandem with the east side of River Street (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.</p> <p>3.1.1 The east side triangle design has been further delayed due to ongoing bridge work by IO. IO has started armouring on the south side of the bridge; once completed they will move on to the triangle.</p> <p>3.1.2 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 larger area. Many within the community have been pushing for a bike share program for a long time. CRBA and the Councillor's Office support this location for Bike Share. WT is not keen on having the Bikeshare on the East side.</p> <ul style="list-style-type: none"> • TD gave an update that the city is planning to implement on the West side of the street and is with Toronto Parking authority now. Another potential Bikeshare location maybe placed in the Distillery. TD to follow up with city transportation staff 	WT	
3.2	<p>River Street public realm work completed by IO with the exception of Lawren Harris square on the south side of Eastern which is not yet complete. Work will be completed by Ellis Don. Deficiencies and work along Bayview will be completed when the weather improves.</p> <p>3.2.1 Winter Maintenance on River Street and Bayview: City is maintaining the road and sidewalks. It was noted the sidewalk at St. Lawrence in front of block 18 has not been maintained. AT to follow up with the city and remind them the sidewalks need to be maintained as well.</p>	IO/ NS	
4	Flood Protection Landform (FPL) / Bridge Repair / Road & Trail impacts	IO	

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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 as opposed to reinforced concrete as indicated in the City's as-builts. Monitoring continues 3 times a day and will continue for the foreseeable future.</p> <p>4.1.1 IO has completed the installation all micro piles, the forms and the installation of the pile caps. The following work is expected to be completed by early 2015. The work entails: <ul style="list-style-type: none"> ➤ Jacking the bridge to take the load off is underway; ➤ Then transfer the bridge load back onto the reinforced columns. </p> <p>4.1.2 A question arose as to if there is a process that is required by the city to open the bridge upon completion. CF/TD to follow up.</p>	Info	
4.3	<p>Flood Protection Landform (FPL):</p> <ul style="list-style-type: none"> • Completion of armouring deficiencies on the wet side now permitted to be completed concurrently with bridge repair work. IO working on the schedule. Anticipate winter completion of the armouring including King/Queen triangle. • Will be Obtaining Quarry Stone, producing soil and stockpiling for preparation for next year. • Armouring started November 18th 2014. Work may be intermittent depending on bridge monitoring results. Expected completion spring 2015. • Soil placement will begin immediately following completion of the armouring in spring 2015. • The RARM soil removal and stone replacement underway. The work commencement hinges on the bridge repair completion. <p>4.3.1 IO will not be doing any further excavation beneath the King-Queen bridge, which may affect the northern portion of Corktown Common. WT is aware of the situation and has been working with IO to find a solution.</p> <ul style="list-style-type: none"> • A meeting takes place monthly to discuss the situation. TD willing to help facilitate with the city, if necessary. <p>4.3.2 WT is meeting with the secretariat to discuss and review IO's portion of work. They want to convey some pieces now and the remainder when it is all complete.</p>	IO	
5	Urban Capital		
5.1	Phase 2 construction is progressing. River City Phase 3 – RC3 - launched in Spring 2014.	Info	

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	The King Street retail space is currently being used for Urban Capital's RC3 Sales Centre.		
6	Cherry Street/Sumach and Eastern Avenue Reconstructions (Dundee Kilmer/ Ellis Don)		
6.1	TTC tracks are in place including the loop, and permanent finishes will be installed after the games. In addition the streetcars will not be operational until after the 2015 Games.	Info	
6.2 6.2.1	<p>Old Eastern Avenue open 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 the Lawren Harris Square lands have not yet been conveyed to the City by IO. Vehicle traffic on Old Eastern Ave. 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> <p>The community has requested updates on the following:</p> <ul style="list-style-type: none"> • A date when the portion of Old Eastern east of St. Lawrence St. will open. <ul style="list-style-type: none"> ▪ IO/City to advise. • The opening of the remaining phase of Underpass Park. <ul style="list-style-type: none"> ▪ The city and province are negotiating transfer of small portion owned by the province. As well as negotiating conveyance of city owned land. The park cannot open until this is settled. In the event that conveyance is settled the park will be closed during Pan Am Games. 	IO/City IO/TD	
6.3 6.3.1	<p>CRBA received presentation from cycling and transportation services. Jacqueline White (City) presented to the WDLC in the summer and received a lot of feedback from the group. Jacqueline was going to take ideas from meeting and work with city staff on possible options. She committed to reporting back to the group.</p> <ul style="list-style-type: none"> ▪ Jaqueline White is no longer in this role. No follow up date has been confirmed. TD to follow up with Jacqueline White's replacement. ▪ King and Sumach intersection issues are being addressed by City Traffic Operations and Cycling Infrastructure staff. Staff are responding to CRBA and our office directly and attending their monthly meeting. ▪ The city will be removing (blacking out) the bike lane that does not go anywhere on Sumach north of King. It will now go from Lakeshore to King Street then end. Signal timing and pavement marking will be reviewed by the city. <p>TD to follow up with city forestry in regards to tree replacement on south east corner of Sumach and King Street. TD spoke with the</p>	TD/City	

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	forestry examiner; they were to take a look into it and report back. TD still waiting on response.		
7	Post-Games Conveyance: Mill Street/Front Street/Bayview Avenue	IO	
7.1	<p>David Jackson has inquired about the timing of the opening of Mill street east of Cherry Street after the games and whether the conveyance process has begun.</p> <ul style="list-style-type: none"> ▪ It was noted that monthly meetings occur between IO, TRCA, and the City regarding these conveyances and the opening of blocks within the Athletes' Village post-games MA to update CLC what will be opening and closing after the games. 	IO/City	
8	Pan-Am Athletes' Village		
8.1	<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 is on-going. Date to be confirmed.</p>	Info	
8.1.1	<p>Once work is completed the area will be turned over to TO2015 in early 2015 and will be up to them whether the fence will remain. JROB to contact MA for update.</p>		
8.2	<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 streetscape plans for beautification, which will be carried out by TO2015. Waiting on more detailed plans from TO2015.</p> <p>TD followed up with TO2015 on what will happen at Trinity. TO2015 is only addressing the property they have authority over in front of the Welcome Centre. City Transportation is responsible for the remainder of the work and they intend to rehabilitate the sidewalk and boulevard on Trinity Street. That scope is being worked on with TD's office.</p>	Info	
8.3	<p>The community formed a Community Liaison Committee with TO2015 to discuss Village's impact on the community and to provide input and feedback on plans.</p>	Info	
8.3.1	<p>Two meetings have taken place, one at the end of May 2014 and one in October 2014. TO2015 has not completed the transportation plan, which they've committed to sharing with the community. TO2015 committed to bringing the transportation plan forward at next meeting, scheduled for December 2014. The traffic plan will be presented to the</p>		

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8.3.2	<p>logistics committee on January 28th 2015 and in a public meeting in February 2015. We will work on mitigation measures based on those discussions.</p> <p>On-going discussions between the city and TO 2015 on where fencing will go on Cherry to allow access to residences and fire access.</p>		
9	Parks (WT)		
9.1	<p>Underpass Park Phase 2 (west of St. Lawrence Street)</p> <ul style="list-style-type: none"> WT has received all 3 RSCs required for UPP Phase 2. City and Province working on conveyance of lands to the city. Upon conveyance and warranty close outs, WT's fence around this portion of the park will be taken down and this portion of the park will be open to the public. 	WT	
9.2	<p>Corktown Common dry/western side to remain open as long as the City will provide maintenance. Park operational costs are no longer being covered by IO. City union staff final day of the year was November 8, 2014. City union maintenance staff will hopefully resume in April 2015.</p>	WT	
9.2.1	<p>Winter maintenance in the park will be based on City of Toronto Parks, Forestry & Recreation standards and protocols. Washrooms will be closed at the end of November 2014. No winter maintenance will be performed, as is the case with all Toronto Parks. WT has installed signage indicating that "No Winter Maintenance" will be performed and "Use at Your Own Risk".</p>		
9.3	<p>Finishes to the wet side of the park, north of Bayview Avenue, will be begin post games. Timing contingent on IO's completion of FPL armouring and bridge repair. Work south of Bayview work nearing completion and deficiencies to be addressed.</p>	Info	
9.4	<p>Access to Corktown Common from Front Street and Mill Street will not occur until after the Pan/Parapan Am Games.</p>	Info	
9.4.1	<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 June 2015. Discussions between parties occurring, to determine who will perform maintenance during the park closure for the Games. Discussions are progressing.</p>	IO	
10	TCHC		
10.1	<p>Progress on the Toronto Community Housing continues. Occupancy of the seniors' and family buildings is underway. A Tim Horton's has opened on King Street within the seniors building.</p>	Info	
10.2	<p>The rental rates for the projects will be "affordable", not "rent geared</p>	Info	

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	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.		
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	The rehabilitation of the railway bridges over Cherry, Sherbourne and Parliament Streets have been completed.	Info	
12.2	Waterfront Toronto staff had indicated that the underpasses could be the subject of a public art plan associated with the East Bayfront development. Planning for these improvements will move ahead on their timelines. 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 new Canary District condo sales centre at Cherry and Front Street in the CNR building is open weekdays from 12-6pm except Fridays and open 12-5pm on weekends. The Mill and Parliament centre is also open to the public.	Info	
12.5	The committee elected to continue the WDL CLC meetings on a 6 week schedule.	Info	
12.6 12.6.1	Enbridge site on Trinity has been demolished and CoT/WT were wanting 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 follow up. It has been observed that the area has been excavated and a small utility box has been installed. TD followed up and the City Cycling.	WT/TD	

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	Infrastructure staff are working on options for bike rack parking on the site during the Games. This is being coordinated with Enbridge and Pan Am 2015.		
12.7	<p>MD from IO would like to increase communication with the community, specifically with respect to the ongoing bridge work. TS suggested an IO representative attend the WDLC and CRBA Committee meetings. IO agreed.</p> <p>LW working directly with IO/DK to facilitate participation at WDLC and CRBA meetings.</p>	IO	
12.8 12.8.1	<p>JW advised that construction of the new sanitary pumping station (“SPS”) on the 480 Lake Shore site, is ongoing. The SPS is located just east of Cherry Street and just south of the rail corridor. Pouring of the concrete structure will commence late March. Construction of the SPS will extend into late summer 2015.</p> <p>JW advised that final approvals are being expedited for the sanitary forcemain to be constructed from the SPS up Cherry Street to connect into the sanitary sewer just north of the rail corridor. The construction of the forcemain will require closure of the northbound lane on Cherry Street to just north of the rail corridor for 6-8 weeks, based on winter conditions, dewatering and challenges with existing utilities. This work is anticipated to start late March 2015.</p>	JW	
12.9	The next meeting will take place on April 7 th 2015.	WT	

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.*