
Project Name: West Don Lands Precinct
Project Number: WDL
Subject: Construction Liaison Committee Meeting
Meeting Number:
Attachments:

Date of Meeting:	Tuesday May 8, 2012	Date of Next Meeting:	Tuesday June 19, 2012
Time of Meeting:	2:00 – 3:00	Time of Next Meeting:	2:00 – 3:00
Location of Meeting:	WT, 20 Bay Street, Suite 1310	Location of Next Meeting:	WT, 20 Bay Street, Suite 1310
Minutes Prepared by:	Sondra Piea		
Minutes Prepared on:			

Distribution:

John Whitehead (WT)
Sondra Piea (WT)
Jesse Zuker (IO)
Chris Farquhar (IO)
Tom Davidson (City)
Eric Jensen (Film Office, City)
Doug Till (OMDC)
Michelle Cain (DK)
Ezio Del Fatti (ED)
Jane Robinson (GWNA, 80 Mill)
Bruna Nota (70 Mill)
George Hume (WDLC, GWNA)
David Jackson (Distillery)
Larry Webb (CRBA)
Scott Wilson (Bosley)
Tracy Erickson (WT)
Renée Gomes (WT)
Meg Davis (WT)
Andrew Tenyenhuis (WT)
James Roche (WT)

David Kusturin (WT)
Tari Stork (WT)
Paul Muli (IO)
Mandy Downes (IO)
Serge Chukseev (IO)
Don Forbes (IO)
Peter Finestone (City)
Donna Zuchlinski (OMDC)
Kristine Murphy (OMDC)
Doug Till (OMDC)
Wei Kiao (TCHC)
Jason Chen (TCHC)
Doug Singbush (Eastern)
Tim Dittmar (EllisDon/Ledcor)
Mike Greco (Dundee Kilmer)
Dan Philips (70 Mill)
Dorothy Whitney (70 Mill)
Chris Horne (80 Mill)
Frans Schryer (80 Mill)
Jon Goode (CRBA)

Note: Attendees highlighted

MINUTES

Item	Description	Action By	Forecast Due Date
	Noise, Dust, Traffic		
1.1	There were no major dust issues at this time.		
1.2	Ellis Don has filed an application for a noise exemption for the period May 20, 2012 to Nov. 20, 2012, which is in circulation at the City. The request includes: <ul style="list-style-type: none">- Monday to Friday 6:00 am to 9:00 pm- Saturdays starting at 7:00 am- Sundays 8:00 am to 5:00 pm <p>The community expressed great concern about the 6:00 am start time and the proposal for Sunday work. A 7:00 am start time was requested, with the opportunity for Ellis Don to request exemptions for earlier start times as necessary, with notice given to residents.</p> <p>T. Dittmar informed the committee that the access point for trucks will be moved to Bayview Ave., minimizing noise disturbances for the residents and requested a 6:00 am start time for excavation work only, with a 7:00 am start time for other work. IO will put together a plan, including a diagram of the new access point.</p> <p>T. Dittmar noted that there is no plan to work regularly on Sundays and that exemption was requested only as a contingency, and advance notice would be provided to the community for any Sunday work.</p> <p>T. Dittmar also indicated that there is no intent to double shift at this point (only exception is during George Brown College cladding), and that concrete pours will take place Monday to Friday. It was noted that the City noise by-law already includes exemptions for continuous concrete pours.</p>	City/ED	
1.3	Some noise complaints have been for sites not related to this project. M. Cain requested that residents notify her and WT of noise complaints so that they can be directed appropriately.		
	Cherry Street Utility Relocations (WT)		
2.1	All of the underground structure south of Eastern Avenue is complete. Toronto Hydro's structure work is now concentrated at the intersection of King and Sumach with chamber and duct bank construction, which will be complete mid-May.	WT	
2.2	Cable pulling and connections by Toronto Hydro and Bell forces within and adjacent to Cherry Street is ongoing. Bell work may continue in the evenings and overnight, but should be completed soon.	WT	
2.3	The community noted that cabling work has again been carried out by Bell forces overnight,		

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	including some work by bobcat. J. Whitehead to discuss this again with Bell.	JW	
Stormwater Tunnel Conveyance System (WT)			
3.2	Project completion date is late May 2012.		
3.4	A section of the bike path south of the rail line and east of Cherry Street will remain closed until late 2013, with a detour in place, to facilitate the construction of the stormwater treatment building.		
River Street/Bayview Avenue (IO)			
4.2	C. Farquhar advised that the realignment of River Street between Queen Street and King Street should be complete and reopened to the public by June 30, 2012.	IO	
4.3	City/Corktown Residents/WT are in discussions regarding a landscaping proposal for the SW corner of River and King.		
4.4	The public realm piece of River is to be transferred to WT from IO for completion.		
4.5	Subsequent to the meeting, C. Farquhar informed that the 1650 Back Flow Preventer is underway with August 31, 2012 scheduled completion.		
FPL (IO)			
5.1	In addition to the King-Queen triangle, the armored slope must also be completed before the FPL can be certified. CF reported that the armoured slope has been tendered by TRCA. C. Farquhar notified after the meeting that completion of the Armoured Slope is scheduled for November 1, 2012.	IO	
Urban Capital			
6.1	Construction of the Phase 1 buildings is ongoing.	Info	
6.2	The first occupancy is scheduled for December, 2012.	Info	
6.3	Phase II sales launched at the end of October, 2011.	Info	
Cherry Street and Eastern Avenue Reconstructions (Dundee Kilmer/EllisDon)			

Item	Description	Action By	Forecast Due Date
7.2	<p>M. Cain advised that the City has approved the Traffic Management Plan for both road reconstructions, and that the closures of Eastern Avenue and Cherry Street will commence this week. A sketch showing the extent of the road closures and hoarding was circulated by Dundee Kilmer and Ellis Don at the meeting (attached to minutes), and M. Cain noted the following:</p> <ul style="list-style-type: none"> - The full closure of Old Eastern Avenue will be in place for 4+ months - The full closure of Cherry Street from Lakeshore Blvd. to Eastern Avenue will extend to 2013. Work will shut down in December 2012 and resume in Spring 2013 but Cherry will remain closed - Notices have been delivered to the affected local residents and businesses - The City is responsible for the signage to provide advanced notice to motorists - Work on Cherry Street (Sumach Street) north of Eastern Avenue will not take place until 2013/2014 - Direct coordination has taken place with All City Storage - Dundee/Ellis Don is reviewing the overall schedule with IO, to be ready for resubmission on May 14th. 	DK/ED	
7.3	<p>Residents of 80 Mill brought up an issue with the gate being closer to the building than the original diagram showed. It was discussed that exact utility locations are not always known until they get on site. A rendering of the completed project is to be installed on the fence to beautify it.</p>		
7.4	<p>Jon Goode (CRBA) previously requested that the LRT construction schedule be discussed at a future CLC meeting when the information is available as it impacts Corktown residents and businesses.</p>	DK	
7.4	<p>J. Goode asked if left turn movements from Sumach Street southbound to Eastern Avenue eastbound will still be permitted after the Cherry Street reconstruction is complete.</p> <p>Subsequent to the meeting, J. Whitehead confirmed that left turn movements from Sumach Street SB to Eastern Avenue EB, will not be permitted as part of the new design of Cherry Street.</p>	Info	
Pan-Am Athletes' Village (Dundee Kilmer/EllisDon)			
8.1	<p>EllisDon provided the following construction update:</p> <ul style="list-style-type: none"> - storm sewer, sanitary sewer and watermain installation on Streets D, E, F and Front Street is complete - shoring and excavation work continues on Blocks 1 and 14 (GBC and YMCA) and Block 3 - Caisson work to begin this week on blocks 1, 14 and 15 - Interior road Toronto Hydro duct bank works are to be done - Cherry Street removal work is ongoing - Work on blocks 3 and 4 is underway – earth moving work to cut the grade down with stormwater work to follow 	ED	
8.2	<p>The residents previously advised that Dundee Kilmer's security fence behind 70 and 80 Mill Street is encroaching over the property line and impacting laneway access. Ellis Don</p>		

Item	Description	Action By	Forecast Due Date
	indicated that the encroachment is very minor, and they would prefer to leave the fence in place to facilitate the construction of the asphalt parking lot on the lands to the north, which is scheduled to start this Spring. See Item 8.3.		
8.3	IO is dealing directly with the community and the City to try to facilitate a solution to the concern regarding vehicular access from the east end of the laneway behind 70/80 Mill Street for City garbage and delivery trucks. The City previously restricted access to Cherry Street from the east end of the laneway over City owned lands. Discussions are ongoing.	JZ	
Parks (WT)			
9.1	The public opening of Underpass Park Phase 1 is planned for July 2012, pending completion of the concrete repair work on the bridges.	WT	
9.2	Construction of Phase 2 of Underpass Park (west of St. Lawrence Street) has commenced with excavation and backfilling. Completion is anticipated by September 2012.	WT	
9.3	Construction of the dry side of Don River Park is 95% complete. 100% completion is expected by July 2012. Park construction on the wet side cannot begin until after the armored slope is complete. Therefore the current schedule for the completion of Don River Park is by Summer 2013. WT noted that the park cannot be opened to the public until it is 100% complete, due to public safety concerns and limited access points.	WT	
9.4	WT to review possible opening of Lawren Harris Square in advance of the balance of Don River Park. People have been trespassing and using the park in spite of fences. M. Davis to speak with J. Roche about solutions.	WT	
TCHC			
10.1	Foundation work has commenced and will be done in the summer. Above grade construction is expected to commence early Summer, 2012. Caisson work is complete.	Info	
10.2	First occupancies are targeted for Summer, 2013.	Info	
Filming			
11.1	Film requests (shoots, parking, base camp, etc.) within the West Don Lands are being coordinated through Tari Stork.	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	
Hoarding			

Item	Description	Action By	Forecast Due Date
12.1	Community members have asked if it would be possible to have openings in the hoarding around the site to allow people to view the project as it progresses. IO advised that this request will be reviewed with the OPP, and will be accommodated if possible.	Info	

Other Business

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| 13.1 | At the September CLC meeting, residents noted that the Cherry and Parliament rail underpasses are dark, dingy and unwelcoming. D. Kusturin informed the group that Metrolinx plans to make improvements to both underpasses in advance of the Pan-Am games. Additional information will be shared as details become available. | Info | |
| 13.2 | 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. | All | |
| 13.3 | M. Cain noted that the marketing campaign for condo sales will be launched this week and the community name selected is the Canary District. | Info | |
| 13.4 | The committee elected to reduce the frequency of the WDL CLC meetings to every 6 weeks. | | |

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.