



MEETING MINUTES

Project Name:	West Don Lands Precinct		
Project Number:	WDL		
Subject:	Construction Liaison Committee Meeting		
Meeting #:	24		
Date of Meeting:	August 26 2014	Date of Next Meeting:	October 7 th 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:	September 2 nd 2014		
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2.1.1	Residents noted that signage relating to the closure was out of date.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 replacing with updated signs. Detour sign will remain in place as they do not have dates on them.		
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.	Info	
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 has 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	
2.3.1	<p>TD followed up with the contractor and city staff, who were to review the situation and come up with a resolution.</p> <p>City staff is reviewing to see if the work can be completed sooner rather later in order to open up access. TD to follow up again, noting that there is still additional Gardiner work to be completed.</p> <p>The bike path on Lake Shore at Cherry is still closed for city work. Signage is required on Cherry to advise pedestrians and cyclists of the closure. The constructors explained one of the reasons a sign was not in place to notify the pedestrians of closure was due to Metrolinx work being done. They are able to put signage up now that Metrolinx has completed their work. TD waiting on response.</p>		
3	River Street/Bayview Avenue		

Item	Description	Action By	Forecast Due Date
3.1	<p>WT to consult with CRBA regarding landscape plan/features at the NW corner of King and River when appropriate. The east side triangle design has been further delayed due to ongoing bridge work by IO.</p> <p>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.</p>	WT	
3.1.1	<p>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. CRBA and the community support this location for Bike Share. CRBA/ City to follow up.</p>	CRBA/ INFO	
3.2	<p>IO to construct River Street public realm. Temporary sidewalks on the east and west sides of River street south of King Street will be replaced with permanent public realm conditions.</p> <ul style="list-style-type: none"> ➢ Tender closed and BBM has been awarded the contract ➢ There will be a delay in commencement of work due to soil an issue (IO’s soil mix failed the horticultural test). ➢ Work estimated to begin September 8th and will take 8 weeks to complete both sides, thus expected to be completed by early November. 	IO/ NS	
4	<p>Flood Protection Landform (FPL) / Bridge Repair / Road & Trail impacts</p>	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 as opposed to reinforced concrete as indicated in the City’s as-builts. Monitoring continues.</p> <p>4.1.1 Footings have been impacted by excavation work being done for the installation of the back flow preventer (BFP). IO will be installing micro piles to bedrock 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. The current estimated opening is January 2015. IO to replace existing signage at either end of the bridge to reflect new date.</p> <p>4.1.3 Mobilization of micro pilling work is scheduled to begin August 26th.</p>	Info	

Item	Description	Action By	Forecast Due Date
4.1.4 4.1.5	<p>BFP installation substantially complete.</p> <p>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>IO requires more funding for the project due to unexpected costs related to bridge work. The funds for the bridge work were reallocated from other projects. IO will be going to the Treasury Board in October.</p>		
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 January 2015. IO to provide two updated signs indicating completion in early 2015 instead of fall 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. Bracing has cured and been capped. BFP micropiling and Installation of BFP structure complete. Test pile being completed on August 26 2014. Bridge repairs also commenced on August 26 2014.</p>	IO	
4.4	<p>Bridge Repair: Monitoring of bridge movement is back to 3 times a day.</p>	IO	
4.5	<p>Bridge Repair: The bridge is to remain closed until at least January 2014. New signage to be installed by IO.</p>	IO	
4.6 4.6.1	<p>Flood Protection Landform (FPL): 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 armouring. In the Spring work will begin on the placement of soils.</p> <p>IO has been decided that no further excavation will be done beneath the bridge at the north end of the park. This may affect the northern portion of the park. WT aware of situation and speaking with IO to find a solution. AT to set up meeting with key players and keep TS comprised of the progress. TD to help facilitate with the city.</p>	IO	
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. No confirmed date for the removal of temporary backflow preventer.</p>	IO	

Item	Description	Action By	Forecast Due Date
4.7.1	TS from WT requested details of closures and/or detours, including trail closures, in advance in order to be able to inform community/CLC.		
4.7.2	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.		
4.7.3	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.		
5	Urban Capital		
5.1	Phase 2 construction is progressing. River City Phase 3 – RC3 – launched in Spring 2014. The King Street retail space is currently being used for Urban Capital's RC3 Sales Centre.	Info	
6	Cherry Street/Sumach and Eastern Avenue Reconstructions (Dundee Kilmer/ Ellis Don)		
6.1	TTC tracks are in place. Streetcar will not be operational until after the 2015 Games.	Info	
6.2	The team is working to reopen Cherry Street. The section of Cherry Street south from Mill Street to Lake Shore is open. 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. The conveyance discussions are now in the hands of the City and IO, who are working to complete transfer and have it open soon. 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.	IO/City	

Item	Description	Action By	Forecast Due Date
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. IO and City continue to work to complete conveyance.	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 the King/Sumach intersection. Ellis Don is working with TTC and the city. Jacqueline White (City) presented to the WDLC and received a lot of feedback. Jacqueline to take ideas from meeting and will work with city staff on possible options and report back.	DK/TD	
6.5.1	TD to follow up with city forestry in regards to tree replacement. TD spoke with the forestry examiner; they were to take a look into it and report back. TD still waiting on response.		
6.6	<p><u>Sumach Street Construction Schedule</u> 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 – post-Games	IO	
7.1	David Jackson has inquired about the prospects of opening Mill street east of Cherry Street after the games and whether the conveyance process has begun.	IO	
7.1.1	CF confirmed that a bi-weekly meeting occurs between IO and the city regarding conveyance and opening.		
7.1.2	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.		
	CF to report back to group on status of future conveyances.		
8	Pan-Am Athletes' Village (Dundee Kilmer/Ellis Don)		

Item	Description	Action By	Forecast Due Date
8.1	Ellis Don provides construction updates in the monthly newsletter. On-going. 85 % of project completion.	Info	
8.2	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.	Info	
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>	Info	
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	
9	Parks (WT)		
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>	WT	
9.1.1	<p>Community identified issues with pedestrian access related to Old Eastern Avenue. 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>	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>	WT	

Item	Description	Action By	Forecast Due Date
9.3	Finishes to the wet side of the park, north of Bayview Avenue, will be completed in spring 2015. Timing contingent on IO's completion of FPL armouring and bridge repair work. South of Bayview substantial complete and deficiencies are being addressed.	IO	
9.4	Access to Corktown Common from Front Street and Mill Street will not occur until after the Pan/Parapan Am Games.	Info	
9.4.1	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.	IO	
10	TCHC		
10.1	Progress on the Toronto Community Housing continues. Occupancy of the seniors' building expected fall 2014.	Info	
10.2	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	
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 rehabilitation complete; Parliament underway; and Cherry underway expected fall 2014 completion.	Info	
12.2	Waterfront Toronto/TD hopes to advance public art installations in the underpasses to beautify. 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. TS to follow up with AT and Ciara	WT/TD	

Item	Description	Action By	Forecast Due Date
	McKeown from WT.		
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	
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. TD contacted Enbridge and asked about their plans in the short /medium term. TD has not received a response as of yet. TD to follow up.	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.