



# MEETING MINUTES

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

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<b>Date of Meeting:</b>	Tuesday, Oct 11, 2011	<b>Date of Next Meeting:</b>	Tuesday, Nov 8, 2011
<b>Time of Meeting:</b>	2:00 – 3:00	<b>Time of Next Meeting:</b>	2:00 – 3:00
<b>Location of Meeting:</b>	WT, 20 Bay Street, Suite 1310	<b>Location of Next Meeting:</b>	WT, 20 Bay Street, Suite 1310
<b>Minutes Prepared by:</b>	Sondra Piea		
<b>Minutes Prepared on:</b>			

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**Attendees:**

Tari Stork (WT)  
David Kusturin (WT)  
Meg Davis (WT)  
John Whitehead (WT)  
Sondra Piea (WT)  
Chris Farquhar (IO)  
Jesse Zuker (IO)  
Doug Till (OMDC)  
Tim Dittmar (EllisDon)  
Jane Robinson (GWNA)  
Frans Schryer (80 Mill)  
Bruna Nota (70 Mill)  
Jon Goode (CRBA)  
David Jackson (Distillery)

**Distribution:**

Andrew Tenyenhuis (WT)  
James Roche (WT)  
Don Forbes (IO)  
Paul Muli (IO)  
Serge Chukseev (IO)  
Mandy Downes (IO)  
Tom Davidson (City)  
Peter Finestone (City)  
Eric Jensen (Film Office, City)  
Donna Zuchlinski (OMDC)  
Kristine Murphy (OMDC)  
Larry Webb (CRBA)  
George Hume (WDLC, GWNA)  
Doug Singbush (Eastern)  
Dan Philips (70 Mill)  
Chris Horne (80 Mill)  
Scott Wilson (Bosley)

## **MINUTES**

### **Noise, Dust, Traffic**

- It was noted that trucks are still using Mill Street in spite of the installation of “no heavy trucks” signs at both Cherry and Parliament Streets. The previous, larger sign was more effective. WT will follow up with City about installing larger signs at both ends of Mill St. It may be possible to affix signs to IO’s property at Parliament.
- Infrastructure Ontario informed the committee that removal of soil stockpiles east of Cherry, south of Mill St. is complete.
- Residents noted that they have been very impressed with the demolition contractor, but requested the watering protocol be more frequent as a large amount of bricks are being moved and dust is still an issue.

### **Cherry Street Utility Relocation**

- Utility relocation work is ongoing and is expected to be completed in November. PLP, on behalf of Toronto Hydro is constructing utility chambers and duct bank structures (Bell, Rogers and Hydro) to facilitate moving services underground. The work is moving north from the rail line to Front Street.

### **Cherry Street Reconstruction**

- The reconstruction of Cherry Street will be completed by the development team for the Athletes’ Village and may not commence until 2012 or 2013.
- Dundee Kilmer is required to develop detailed staging plans for approval by IO, WT and the City.
- The TTC bus route will be maintained during hydro work but will be changed during street reconstruction.
- The planned light rail transit and TTC loop will still proceed as planned. Timing and staging will be determined in relation to overall staging for the Athletes’ Village. Report has been approved and by-laws are in place.
- Members indicated that cycling conditions have improved, however, it was noted that the trail will be disrupted for the installation of a stormwater shaft at the base of Cherry Street. It is anticipated that construction will begin in October and last for approximately two months. Dates will be provided when available.
- Residents requested that signage be put in place to warn cyclists of limited access.

### **Mill Street**

- Mill to Bayview extension is complete and will be turned over to Dundee Kilmer, but will not be opened to the public until after the Pan-Am Games, for the protection of residents and to facilitate construction.

### **River / Bayview**

- Road construction is ongoing.
- Public opening of Bayview Avenue North, River Square and River Street is scheduled for November 30, 2011. King/Queen triangle to be demolished immediately thereafter. A detour will be put in place for local traffic.
- IO will update the CLC once the new schedule has been received.

### **Stormwater Tunnel Project**

- Tunneling work is ongoing.
- Cherry St. shaft will be started the third week in October and Cherry will be closed at the rail line on the 17<sup>th</sup>. Detour signage will be implemented, including cycling signage. Pedestrian access will be maintained.
- Smaller shaft north of rail line is also under construction. The TBM will be backed out upon completion of the Keating tunnel and tunneling will begin going north to the smaller shaft north of the rail line.
- Mud on the sidewalk at the site entrances has been an issue, both at the Eastern entrance, South of Mill St. and the site entrance North of Mill.

### **Environmental / FPL / Archaeological**

- Received MOE approval of all Risk Assessments for WDL.
- 18 Trinity soil testing is underway.
- All archaeological work has been completed by IO (for the site between Mil Street and the Old Foundry, and between Cherry and Bayview, plus the lots on both sides of 373 Front Street East) with the exception of foundation removal monitoring, which will be completed by November 30th.
- Work at 373 Front Street East was scheduled to begin mid-October.
- 393 Front Street East has been turned over to Dundee Kilmer.
- As per IO, some of the foundation stones will be set aside for the GWNA to use.
- To date, the few items of interest uncovered are of an early industrial nature and are being stored as per Ministry of Culture requirements.
- FPL will be certified in June 2012. The armoured slope still outstanding.

### **Demolition**

- Process has begun for demolition of 373 Front and 65 Trinity. "Above ground" portion of the scope is complete.
- Fence on the sidewalk on Front St. will be removed once demolition is complete.

### **Urban Capital**

- Construction underway. Pile work is almost complete. A second crane is on site for the taller building.
- Phase II sales will be launched at the end of October.
- Urban Capital temporary access is off of King St. Access will switch to River St. once River is complete.

### **Athletes' Village**

- Dundee Kilmer was announced as the winning team and has set up their trailer compound in the former Elite site on the east side of Mill Street.
- Elite has moved their trailer compound to the site on the south side of Underpass Park. Elite's remaining work includes finishing the roads, installing the backflow preventer on the main storm line, completing the armored slope on the wet side of the FPL, and completing the King/Queen triangle.

- Financial close for the Athletes' Village project is scheduled for end of November. Details on design, staging, etc. will be provided once the contracts are in place.
- Ellis Don, Dundee Kilmer's constructor, has started to perform early works:
  - Approximately 230 monitoring wells are being decommissioned. It is anticipated it will take several weeks to complete.
  - A sedimentation pond will be installed to capture runoff and underground utility work (sanitary, storm and water lines) will be constructed and tied into the new SWQF currently underway.
- Dundee Kilmer has instituted 24/7 security on site. Security will remain until completion of the project.

### **Parks**

- Construction of Phase I of Underpass Park continues on schedule. Opening has been delayed because of concrete repair work the city needs to perform on the overpasses. Phase I opening is now tracking for spring 2012.
- Construction of Don River Park continues. The 'dry side' will be completed and opened in advance of the 'wet side'. The wet side cannot be constructed until completion of the armored slope of the FPL is complete and turned over to WT.
- B. Nota asked whether it would be possible for community members to tour Don River Park before winter. WT agreed to provide tours. CLC reps coordinating and Tari Stork and James Roche to conduct tours in late October.

### **TCHC**

- TCHC has started to mobilize. Construction is scheduled to commence by end of 2011.

### **Filming**

- The walkway in front of 373 will not be accessible for filming.
- Buildings are being informed directly of film shoots/request by the Toronto Film Office.
- Film requests (shoots, parking, base camp, etc.) within the West Don Lands are being triaged by Tari Stork.
- As construction has ramped up, film crews are being discouraged from using this area as a base camp for film shoots and/or parking. The Toronto and Provincial Film Offices have been asked to notify the film community of the constraints and limited space available within the area.

### **Hoarding**

- It was noted that the hoarding on King Street East is in very poor condition, which is a concern, particularly when government delegations are being taken on tours. It was requested that IO follow up with Elite Construction as maintenance and repair of the King Street hoarding is part of their contract. IO to investigate and report back.
- Community members asked if it would be possible to have "peek-a-boo" holes cut in hoarding around the site to allow people to view the project as it progresses. IO

will look into whether this is possible and report back.

### **Other Business**

- At the September CLC meeting, residents noted that the Cherry and Parliament rail underpasses are dark, dingy and unwelcoming. They asked whether it would be possible to have them cleaned up. David Kusturin investigated and reported back that they are both under the control of Metrolinx. David Kusturin informed the group that he contacted Metrolinx and reported back that they plan to make improvements to both underpasses. Additional information will be shared as details become available.
- Residents of Mill asked that there be a discussion regarding the use of the alley behind their buildings as it impacts garbage pick-up, building deliveries and resident access to building parking.
  - They noted that the hammerhead for garbage trucks to turn around in has been blocked off for construction and residents find the situation dangerous and would like it opened back up.
  - Trucks are currently having to back up the length of the alley, which is unsafe and not permitted long-term.
  - IO indicated they would follow up with the City and report back. A temporary re-instatement of the hammerhead was discussed.
- Residents requested that a 'no parking' sign be attached to the blue fence as people visiting the area are still parking behind the buildings. IO committed to installing a sign.
- IO is looking into who will be responsible for snow removal at each location.
- Jon Goode (CRBA) requested that streetcar construction, timing and staging be brought to the CLC when available as it impacts Corktown residents and businesses. Waterfront Toronto agreed to do so.
- Tari Stork attends the WDL Committee meetings on an as-needed basis.
- Updates to be obtained from TCHC for CLC meetings.
- CLC information is now available in the West Don Lands section of the Waterfront Toronto website and a link was provided to CLC members.
- Bruna Nota (70 Mill) is working on finding a backup.

### **Next Meeting**

The next meeting will take place on Tuesday, Tuesday, Nov 8, 2011, from 2:00 – 3:00 at Waterfront Toronto, Suite 1310, 20 Bay Street.

### **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.*