



Project Name:	West Don Lands Precinct		
Project Number:	WDL		
Subject:	Construction Liaison Committee Meeting		
Meeting #:	25		
Date of Meeting:	October 7 2014	Date of Next Meeting:	November 18 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:			
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 (WDL, 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	Andrew Hilton	AH
James Roche (WT)	JM		
Note: Attendees highlighted			

MINUTES

Item	Description	Action By	Forecast Due Date
1	Noise, Dust, Traffic		
1.1	GH noticed a dust storm blowing south on the site, but it did not affect the area west of Cherry. All paving will be complete within the next month or so which will eliminate the dust issue. Residents have reported there has been a lot of noise in the parking lot from the vacuum truck but it has not been early mornings.	MC/ED L	
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	Info	

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	is generally not an issue.		
2	Stormwater Tunnel Conveyance System (WT)		
2.1	<p>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.</p> <p>2.1.1 The signage relating to the closure was out of date has been replaced them with updated signs by WT.</p> <p>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.</p>	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, which will go to the WT DRP tomorrow.	Info	
2.3	<p>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.</p> <p>2.3.1 TD followed up with the contractor and city staff, who were to review the situation and come up with a resolution.</p> <p>2.3.2 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>2.3.3 A sign has been erected stating "Danger" but it is in the middle of path on a corner. It needs to be moved as it is a hazard. TS followed up with JW; sign was no longer on path.</p> <p>2.3.4 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>	TD	
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.</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> <p>The east side triangle design has been further delayed due to ongoing bridge work by IO.</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"> ➤ Contractor is onsite and began excavating October 7th along River Square. ➤ There will be a delay in commencement of work due to a soil issue. IO’s soil mix failed the horticultural test. Soil mix failed the horticultural test again on October 7th. Demobilizing site until the soil has been approved. Estimated to restart the week of October 20 2014. ➤ It was noted that the requirements for soil are very stringent and difficult to meet. Once the city approves the soil mix, it then must be approved by the MOE before work the work can begin. IO hopeful new soil mix will be approved and work can begin shortly. ➤ Andrew T wants to discuss maintenance of the area. City will begin doing winter maintenance shortly. IO needs to work with the City so that maintenance will continue during construction. 	IO/ NS	
4	Flood Protection Landform (FPL) / Bridge Repair / Road & Trail impacts	IO	

Item	Description	Action By	Forecast Due Date
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 began installing micro piles to bedrock at 3 locations (piers) only. The work is about 50% completed and is expected to be completed early 2015. BFP installation below the bridge is substantially complete.</p> <p>4.1.2 IO to report back regarding disruptions to traffic and trails when the upcoming work on the replacement of the temporary backflow preventer starts in order to be able to communicate related impacts and closures to the community. Updated signs have been ordered (signs currently state Fall 2014). Residents have asked about completion date and reopening of bridge. Need to update signs as soon as possible.</p> <p>4.1.3 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 November.</p>	Info	
4.2	<p>Bridge Repair: Monitoring of bridge movement is back to 3 times a day.</p>	IO	
4.3	<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. Work will begin on the placement of soils in the spring. Obtaining Quarry Stone, producing soil and stockpiling for next year.</p> <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. A meeting takes place monthly to discuss and find solution. TD willing to help facilitate with the city, if necessary.</p>	IO	
4.4	<p>Road & Trail Impacts: CF informed the group that work related to the removal of temporary backflow preventer would be impacting the trail shortly. CF committed to advising TS so that she can inform the group and community. No confirmed date yet.</p>	IO	

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4.4.1	TS from WT requested details of closures and/or detours, including trail closures, in advance in order to be able to inform community/CLC.		
4.4.2	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.		
4.4.3	CF indicated that it is not expected that the trail will be completely closed at any time. Next closure of the Don trail expected when removal of temporary BFP removed in Summer/Fall 2014. TS indicated that signage will need to be installed north and south of work to clearly indicate the closures to trail users. CF to advise TS of exact dates.		
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)		
6.1	TTC tracks are in place including the loop, permanent finishes will be installed after the games. Streetcar will not be operational until after the 2015 Games.	Info	
6.2	<p>The City and IO continue to work to get the remainder of Cherry Street and Old Eastern open to the public. There are weekly meetings between the City and IO on conveyance.</p> <p>6.2.1 David Jackson expressed serious concerns on his and his tenants' and businesses' behalf. They are extremely displeased with how long this is taking given that the roads have been complete for over a year.</p> <p>6.2.2 David and CLC members expressed that residential and commercial tenants are very affected by this closure. MC suggested submitting a formal complaint to their local counsellor and the city to bring this concern to the attention of those involved in the negotiations. This may assist in expediting the process.</p> <p>6.2.3 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</p>	IO/City	

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	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.		
6.3	DK has submitted all conveyance documents with the city third party reviewer. Still awaiting final signatures. IO and City continue to work to complete conveyance.	IO/City	
6.4	CRBA is still interested in receiving the infrastructure plans for the King/Sumach intersection. 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. No follow up date has been confirmed.	TD/City	
6.4.1	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.		
6.5	<p><u>Sumach Street Construction Schedule</u></p> <p>The work has been completed on schedule. The only remaining work on the reconstruction of Sumach is the following:</p> <ul style="list-style-type: none"> October 2014 - Final paving of street and tracks etc. <p>Note: These dates are subject to change.</p>	Info	
6.6	<p><u>Old Sumach</u></p> <p>Old Sumach residents have been having problems with flooding, reduced property size, and power outages attributed to the ongoing work. It was asked whether official notifications were distributed and the status of the issues. MC explained that notifications and homeowners meetings were taking place daily.</p>	DK	
7	Post-Games Conveyance: Mill Street/Front Street/Bayview Avenue	IO	
7.1	David Jackson has inquired about the prospects and timing of opening Mill street east of Cherry Street after the games and whether the conveyance process has begun.	IO	
7.1.1	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.		
7.1.2	DJ proposed that IO 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		

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	current meetings.		
8	Pan-Am Athletes' Village (Dundee Kilmer/Ellis Don)		
8.1	Ellis Don provides construction updates in Waterfront Toronto's monthly newsletter. Currently, the project has reached 95% completion. Turnover to TO2015 will take place in 2 phases beginning early 2015.	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 TO2015 in early 2015 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, this fall/winter, will address transportation in more detail.</p>	Info	
9	Parks (WT)		
9.1	<p>Underpass Park Phase 2 (west of St. Lawrence Street): WT has received 1 of 3 RSCs required for UPP phase 2. It is anticipated that WT will receive the remaining 2 in the coming month. Once the RSCs have been received, the next step – land conveyance - can commence.. Upon conveyance and warranty close outs, WT's fence around this portion of the park will be taken down. This will provide pedestrian access across Old Eastern Ave.</p> <p>WT will work with DK/EDL to move the PAAV fence approximately 1 metre south onto Old Eastern Ave, which will resolve access issues identified by community. DK has not opened Old Eastern Ave yet. Handover anticipated spring 2015.</p>	WT	
9.2	Corktown Common dry/western side to remain open indefinitely. Park	WT	

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	maintenance and operational costs being covered by IO because delays to completion of wet side are directly related to delay in completion of FPL.		
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 substantially complete and deficiencies are being addressed.	IO	
9.4 9.4.1	Access to Corktown Common from Front Street and Mill Street will not occur until after the Pan/Parapan Am Games. 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 happening this week to determine who will be doing the maintenance during the park closure for the Games.	Info IO	
10	TCHC		
10.1	Progress on the Toronto Community Housing continues. Occupancy of the seniors' building began within the past 2 weeks. Tim Hortons setting up their new store within the seniors building at King&River. Expected to open soon. .	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		

Item	Description	Action By	Forecast Due Date
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.	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	<p>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, extended hours in the last few weeks of October for the photography exhibit, except Fridays. The Mill and Parliament centre is also open to the public.</p> <p>During the last two weeks of October an interactive photography exhibit called "Vertigo Swing" will be taking place at the CNR sales centre.</p>	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 were 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 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	
12.7	<u>Public Art</u> Southwest corner of Sumach/ King under Richmond underpass public art mural project has begun.	Info	
12.8	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. The next WDLC meeting: Oct 20 th and next CRBA meeting on November 4 th .	IO	

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12.9	Members noted that opening Cherry St and Old Eastern Ave for the SWTM offended residents, who have been waiting patiently for the reopening. IO explained that a request was submitted to their offices requesting to use Cherry Street and Old Eastern for the marathon and the matter was discussed between IO and DK and an agreement was made. Extensive conditions were placed upon SWTM for the use.	IO	
12.10	Councillor McConnell forwarded on a complaint by a resident that the fence on the westside of Corktown Common is being breached. The fence is the responsibility of Elite, so CF to follow up and instruct Elite to secure and strengthen the fence.		

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.