



Project Name:		West Don Lands Precinct	
Project Number:		WDL	
Subject:		Construction Liaison Committee Meeting	
Meeting #:		16	
Date of Meeting:		Date of Next Meeting:	July 9 th 2013 August 13 th 2013
Time of Meeting:		Time of Next Meeting:	2:00 – 3:00 2:00 – 3:00
Location of Meeting:		Location of Next Meeting:	Waterfront Toronto Boardroom WT, 20 Bay Street, Suite 1310, Boardroom
Minutes Prepared by:		Samantha Coles	
Minutes Prepared on:			
Distribution:			
John Whitehead (WT)	JW	Frank Corrado EllisDon(ED)	FC
Samantha Coles (WT)	SC	David Kusturin (WT)	DK
Chris Farquhar (IO)	CF	Mandy Downes (IO)	MD
Tom Davidson (City)	TD	Serge Chukseev (IO)	SCH
Eric Jensen (Film Office, City)	EJ	Larry Webb (CRBA)	LW
Doug Till (OMDC)	DT	Peter Finestone (City)	PF
Michelle Cain (DK)	MC	Donna Zuchlinski (OMDC)	DZ
Ezio Del Fatti (ED)	EDF	Kristine Murphy (OMDC)	KM
George Hume (WDLC, GWNA)	GH	Jason Chen (TCHC)	JC
David Jackson (Distillery)	DJ	Tim Dittmar EllisDon/Ledcor)	TDI
Scott Wilson (Bosley)	SW	Mike Greco(DK)	MG
Tari Stork (WT)	TS	Darnell Williams	DaW
Renée Gomes (WT)	RG	Dorothy Whitney (70 Mill)	DW
Meg Davis (WT)	MD	Chris Horne (80 Mill)	CH
Andrew Tenyenhuis (WT)	AT	Jesse Zuker	JZ
James Roche (WT)	JM	Jon Goode (CRBA)	JG
		Jane Robinson	JROB
Note: Attendees highlighted			

MINUTES

Item	Description	Action By	Forecast Due Date
1	Noise, Dust, Traffic		
1.1	<p>The committee was informed of several noise complaints regarding early starts in advance of what the bylaw exemption permits. Workers were on-site before 6am on May 27th and the reversing of trucks, with the back-up alerts, were disturbing residents.</p> <p>Residents also advised that early work was taking place on Saturday and Sunday (May 24-26) without advanced notice, as agreed to by DK-EDL. MC explained that there was a strike that has put impacted their schedule. Due to this there will be more weekend works that will be taking place. Michelle Cain will follow up with the workers regarding the noise infractions and exception times, but it will begin to be a hard issue to manage the busier the site gets.</p> <p>On-going noise issues.</p>	MC/EDL	
1.3	The streets are being watered, but the trench on Cherry Street where the TTC will install their tracks has been causing some dust. MC has explained that the trench is not accessible to the watering trucks. TTC paved.	MC	
1.4	Ellis-Don has received approval for their noise exemption application for another 6 months starting June 2013 expires in November.	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 late 2013, with a detour in place, to facilitate the construction of the stormwater treatment building.	Info	
2.2	Currently twin EA's are taking place. The EBF system was determined to be expensive and intrusive, so expanding the WDL facility to accommodate both precincts is being investigated.	Info	
2.3	The results of the EA Addendums will determine the final solution(s). Likely to extend 2013 completion.	Info	
2.4	WDL & EBF Stormwater EAs have been completed and sent to the MOE for approval.	WT	
3	River Street/Bayview Avenue (IO)		
3.1.0	WT to consult with CRBA regarding landscape plan/features at the NW corner of King and River when appropriate. 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. Project still in pre-design stage and not ready	WT	

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3.1.1	<p>to be presented yet.</p> <p>LW asked that serious consideration be given to some kind of signature or “gateway” element on the east side of River in the new park where Bayview used to join River. AT explained they are still in the early stages of design and will be considering all options.</p>		
4	Flood Protection Landform (FPL) (IO)		
4.1	<p>IO completed the investigation of the footings of the bridge and found that the soils were impacted, but no damage to the footings. They discovered the footings are made of wood. Monitoring is on-going.</p> <p>City approved jet grouting proposal for Queen Street viaduct, which is now out for tender. Once the bridge is stabilized, work to install the backflow preventer will begin.</p>	IO	
4.2	<p>The redesign has been approved for the backflow preventer. The installation of the redesigned BFP will proceed when the current work on the bridge structure is complete.</p> <p>When the installation is underway, the King Street approach will be closed to traffic. Cars will detour via Queen and River Streets and streetcars via Parliament and Queen Streets for the three to six week duration of the work.</p> <p>The neighbourhood and the committee members will be advised in advance of the schedule. IO is awaiting city approval. Work will commence as soon as approvals have been obtained.</p>	CF (IO)	
4.3	<p>Armouring on the wet side is complete except for some minor adjustments. The 4500 Storm Sewers under the FPL have all been decommissioned. Work to finish the wet side of the FPL has started, but the cool, wet spring has caused delays and hydro-seeding of the prairie grass will not take place until fall. The installation of the topsoil will proceed, but the grass will be planted in the fall.</p>	IO	
4.4	<p>The old hydro cables near the rail corridor require extra protection where roads are adjacent. The design of these roads is complete and construction will now proceed.</p> <p>4.4.1 A buried high-voltage hydro cable has been discovered that needs to be resolved. IO has received approval from Hydro to continue soil remediation around hydro cable. Work should start up in the next week or two.</p> <p>4.4.2 TS from WT requested details of closures and/or detours, including trail</p>	IO	

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4.4.3	<p>closures, in advance in order to be able to inform community/CLC. CF to provide TS two weeks' notice ahead of closure(s). Signage will be posted on the trail to notify of restrictions. It is not expected that the trail will be completely closed at any time.</p> <p>Access to Corktown Common from Front Street and Mill Street will not occur until after the Pan/Para Pan Am Games.</p>		
5	Urban Capital		
5.1	Completion of the Phase 1 buildings is ongoing.	Info	
5.2	Occupancy of the first building (47 Lower River Street) began in March. Phase 1 occupancy will likely take until the fall to complete. Pre-delivery inspections continue and residents will continue to occupy as PDIs are completed. Occupancy at the King Street building will begin soon. Phase 2 is currently under construction. TS will follow up on any information about the potential retail prospects.	Info	
5.3	Parking and congestion on River Street south of King Street has been addressed. Parking regulations were passed on May 13 to address the situation. No stopping signs have been installed and parking enforcement is now ticketing. Cars continue to park in Underpass Park despite signs.		
6	Cherry Street/Sumach and Eastern Avenue Reconstructions (Dundee Kilmer/EllisDon)		
6.1	<p>Eastern Avenue at Sumach/Cherry will remain open to its full width until TTC installation begins. Road maintenance has taken place to even out the road but there is already a new hole. TD will follow up with Hydro about the hole that needs to be fixed.</p> <p>Eastern Avenue at Sumach/Cherry was been reduced to one lane for TTC to install pavers. It has now been opened up again.</p>	DK/ED	
6.2	<p>The TTC will install their tracks on Cherry Street even though the connection to King Street tracks will not occur until after the 2015 Games. The connection work will interrupt streetcar service on King Street, but this will be co-ordinated with changes at other points on the line to minimize the overall disruption.</p> <p>MC gave community notice of TTC weekend work and that TTC is not bound by noise/time restrictions. TS also circulated MC's notice.</p>	Info	
6.3	Full closure of Cherry Street from Lakeshore Blvd to Eastern Avenue will extend past July 2013, with opening likely pushed back to early fall. TD to follow up.	TD	

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6.4	For Sumach, DK/EDL has been coordinating with residents and has obtained agreements with all but one. DK/EDL committed to providing residents with notices in advance of commencing work, and will provide copies of same to committee. On-going	Info	
6.5	DK/MC distributed a new construction notice for Sumach Street between King Street and Eastern Avenue. Work commenced on April 1 2013 and will run to October 31 st 2013 for the reconstruction of the West lane. This work includes surface removals, excavations, landscaping and the installation of retaining walls. During construction through traffic will be maintained on Sumach Street, but public parking will not be available.	DK	
6.6	In advance of the easterly work a Restriction of Access Notice has been distributed to the two businesses and one resident that will be affected. The restricted access relates specifically to the backyard access. They will have access to the front entrance only.	DK	
6.7	Larry Webb requested 10 days' notice for construction. DK committed that they will try but, sometimes they do not have the lead time. DK advised that the current phase of work is noisy and will likely cause vibration. DK is monitoring.	Info	
6.8	LW requested the schedule of TTC work on Cherry Street, and particularly on Sumach and at the King/ Sumach Intersection. MC replied that DK/EDL/TTC have not finalized or approved the schedule. She will provide an update when more information is available. On-going.	Info	
6.9	<p>LW indicated that the CRBA wants good planning around the work at Sumach/ King intersection as there are businesses which must remain open and accessible for them to survive. MC informed the CLC that there is no work currently underway and no road closures as DK is waiting on TTC. When the work does commence access to all businesses will be maintained. On-going.</p> <p>Sumach Street Construction Schedule</p> <p>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"> • April 2013 for the west lane- closed until the fall – ripping up whole street • March 2014 for the East lane • October 2014 final paving etc. 	Info	

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	<p>There is no change to the schedule for current work on Sumach Street, but it is hoped that completion will be sooner than forecast.</p> <p>Note: These dates are subject to change.</p>		
7	Pan-Am Athletes' Village (Dundee Kilmer/EllisDon)		
7.1	Ellis Don provides construction updates in the monthly newsletter. MC gave a brief update on construction progress in the Village. On-going.	Info	
7.2	<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. The change to the fence location behind 70 & 80 Mill Street awaits final completion of paving in the lot.</p> <p>General paving occurred, work not completed and on-going. Jane Robinson requested that after the paving has been completed, when the fence is reinstalled, it be pushed back a foot onto DK's land so it does not block the laneway. MC indicated that it is unlikely as the construction will not be complete and will need to be kept in place.</p> <p>DK is waiting on information from TO2015 with what they plan to do with that portion of the property behind where the fence is. Until they are given that information they cannot move forward on the area.</p> <p>A resident asked if it can be anchored into asphalt. DW to follow up with TS.</p>	Info	
7.4	Jane Robinson indicated that both buildings will clean their garages soon and asked if residents could park in the extra parking behind Mill street building while it takes place. MC is investigating with EDL whether it is possible.	Info	
7.5	Area paving behind the buildings will be used as temporary parking for Pan Am Games during the Games.	Info	
8	Parks (WT)		
8.1	<p>Concerns raised by the community regarding a pedestrian crossing joining the two parts of Underpass Park straddling River Street.</p> <p>TD followed up with the city to resolve the issue and indicated that Councilor McConnell will speak with Jacqueline White regarding the situation.</p> <p>Fred Ball of the City Waterfront Secretariat informed WT recently that the stop sign will be installed along with parking signage on Lower River Street imminently.</p>	Info/ AT	

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	There will be a follow up between TD, Waterfront Secretariat and city staff.		
8.2	Phase 2 of Underpass Park (west of St. Lawrence Street) is awaiting permanent power from Old Eastern Avenue. The PAAV construction team has informed WT that this will be provided later this year to allow WT to open this section of the park.	WT	
8.3	<p>The western (dry side) of Corktown Common has been temporarily opened by WT for the summer to allow the community and public to enjoy this spectacular new park. It will close in the fall to complete wet side construction.</p> <p>City handover expected in Spring 201. The park will be open until the Pan Am Games. During the Games it will be within the secure zone around the village.</p> <p>JR noticed people riding bikes in park and suggested more signs indicating the prohibition. AT notified that there are security guards at the park 24 hours.</p> <p>The public washrooms are open from 8:00am to 8:00pm daily.</p>	WT	
9	TCHC		
9.1	Progress on the Toronto Community Housing continues. Occupancy is scheduled for winter 2013.	Info	
9.2	Occupancy of all three buildings is scheduled for winter 2013. 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	
10	Filming		
10.1	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 the interference with construction activities. TS continue to advise production companies to avoid filming in the area. Film requests for Underpass Park are now being forwarded to the city as the park was assumed by the city last year and is now owned and operated by PF&R.	Info	
10.2	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	

Item	Description	Action By	Forecast Due Date
11	Other Business		
11.1	<p>Residents noted that the Cherry and Parliament rail underpasses are dark, dingy and unwelcoming. D. Kusturin informed the group that City Urban Design Staff are liaising with Metrolinx in plans to make improvements to both underpasses in advance of the Pan-Am games. Metrolinx has tendered the rehabilitation of the railway bridges over Cherry, Parliament and Sherbourne Streets.</p> <p>11.1.1 Tom Davidson of Councillor McConnell's office reported that the design of the approaches to these bridges by the City will be brought to the next meeting of the committee. David Jackson of the Distillery District asked that these designs also be shown to the West Don Lands Committee, preferably at the meeting on June 24.</p> <p>11.1.2 GO Transit rehabilitation of bridges over Sherbourne St., Parliament St., and Cherry Street.</p> <ul style="list-style-type: none"> • Schedule presented as to when/where the closures will take place. • Residents noted that they don't want DK to open Cherry Street, only to have it closed again for bridge rehab. TD agreed. MC noted that the issue was raised in a hydro meeting she attended and City Transportation does not want the road closed again for this work. • TD –working group has been established. Residents requested a separate working group for each street as there will be different issues for each community. Tom to report back to the CLC by the next meeting about the working groups. <p>11.1.3 There were concerns raised about clearance for light rail transit below the Cherry Street Bridge.</p>	Info	
11.2	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.	IO/DK/Info	
11.3	Canary District condo sales centre is open to the public at Mill and Parliament. Their 'MyHome' program has been launched, offering first-time homeowners an opportunity to own in the Canary District. 'MyHome' is supported by the province. It offers first-time buyers a favourable loan of 10% for qualified buyers over 18 who have the additional 5% to put towards the unit purchase.	Info	
11.4	The committee elected to continue the WDL CLC meetings on a 6 week schedule. The next meeting is supposed to fall on the Tuesday following Canada day. The committee made a consensus to move the meeting to August 13 th 2013.	Info	

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11.5	Sidewalk on Trinity continues to get damaged where DK made repairs. The residents indicated that Enbridge continue to park trucks on this location. TD to follow up.	DK/MC	
11.6	<p>DJ suggested that the “front door” entrance to the games on Trinity and will need to undergo repairs and beautification. IO indicated that the issue will be addressed closer to the games.</p> <p>City has cold patched the area and will need to be redone once construction has been completed.</p>	IO/Info	
11.7	<p>The access to the lot behind 70& 80 Mill Street during the Games is to be determined by the organizers, not the construction consortium. The GWNA requested that the entrance not be on Trinity Street as that will cause congestion and compromise entrance into the Distillery District.</p> <p>TO 2015 jurisdiction.</p>	Info	
11.8	TO2015- WDLC is working with TO2015 to form Community Liaison Committee for the purpose of the games impact on the community.		

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.