



Meeting Minutes

Queens Quay Construction Liaison Committee

Meeting#3 Summary

Thursday, March 29, 2012

1:00pm –3:00pm

Attendance:

Pamela Laite (Tourism Toronto)	Paul Reesor (Toronto Hydro)
Greg Gibb (Waterclub Condominiums)	Maggie Mu, (Toronto Hydro)
Jana Ray (Mariposa Cruises)	Jennifer Link, (Toronto Hydro)
Kevin Keirstead (Westin)	Dave Graham, (Toronto Hydro)
Chris Hodgson (Harbourfront Centre)	Renato Tacconelli (Eastern Construction)
Clay McFayden (Toronto Cyclist Union)	Luigi Cifa (Eastern Construction)
Gordon Ballantyne, (Toronto Island Marina)	Andrea Kelemen (Waterfront Toronto)
Tom Davidson, (Councillor McConnell's Office)	Dave Madeira (Waterfront Toronto)
James Russell (33,55,65,77,99 Harbour Square)	Tracy Erickson (Waterfront Toronto)
Braz Menezes (YQNA)	JD Reeves (Waterfront Toronto)
David Wallace (401 Queens Quay West)	Pina Mallozzi (Waterfront Toronto)
Jen Chan (Councillor Vaughan's Office)	Michelle Noble (Waterfront Toronto)
Kelly Gorman (250,251,260,270 Queens Quay W)	Chris Glaisek (Waterfront Toronto)
Carol Forsyth (410 Queens Quay West)	Warren Chow (BA Group)
Henry Byres (City of Toronto – BIA Office)	Karen Honsinger (West 8)
Carol Jolly (Waterfront BIA)	
Kathi Bonner (Brookfield – Queens Quay Terminal)	
Blair Keetch (PawsWay)	
Dermot McKeown (Radisson Hotel)	

1. Welcome, Introductions and Updates

- Chris Glaisek, Waterfront Toronto provided a project update. He noted that Hydro has organized their priorities and have made the decision to undertake upgrades and expansion work on Queens Quay.
- Toronto Hydro's involvement will impact the schedule, pushing the start date from June to July. (WT has asked TTC if it is possible to keep streetcar active until July 29, 2012.)
- Waterfront Toronto will strive to adhere to the remainder of the previously shown schedule as closely as possible, however there may be issues which may result in changes. The construction team required additional time to analyze the schedule and staging plan although Chris stated that he did not anticipate negative consequences for summer 2012. The goal is to work outside the core area during peak summer months followed by work in the central area.
- Hydro work will now take place in the summer but, from WT's understanding, Hydro will work in segment by segment trenches rather than actively working on the entire street at once. Any major work in the core area will not take place until the fall.
- Depending on schedule, major work in the core area may be needed the following summer. WT hopes not to build in the summer of 2014 and hopes to be complete by 2015 for Pan Am games.

- Question: Is the city strike an issue?
Answer: If it happens, yes. We still require permits from the City and a strike could delay this.
- Question: With the new schedule, will the new matrix give us more info when condos will need to start budgeting for paving on private property?
Answer: WT will work with the condo corp budgets and cash flows. Payment will not be required upfront. We can discuss this further on a one-on-one basis.
- Question: Will the final Construction Schedule show when work is taking place in front of each building?
Answer: The schedule will be organized by blocks. We will develop a schedule that pinpoints when the granite will be installed so people know when landscaping is happening in front of their building.

3. Construction Update

- Luigi Cifa, Eastern Construction, reported that he is revising the construction staging plan and schedule based on Toronto Hydro's decision on March 13th to undertake its capital works on QQ. New locations for TTC's electrical traction power and Toronto Water's sanitary were being investigated; both impacted by staging and scheduling.
- Eastern Construction and Toronto Hydro met to determine next steps going forward.
- Once Toronto Hydro select a contractor, Eastern and TH will work together to refine construction staging plans and schedules. Aim for construction to start by late May or early June.
- Bell will be first on site with their advanced utility work. Bell is close to obtaining their permit & Bell can be on site approximately mid-May. If site conditions are favourable, Bell will perform work using directional boring machines (ie. not an open cut excavation) therefore less disruption. Expected to take 2 months for civil work and 6 – 9 months for cabling work.
- Eastern Construction is revising the Construction Staging Plan and Schedule to incorporate developments with Toronto Hydro. The goal in developing the schedule is to be mindful of the BIA's concern about the high season, trying to limit work in those areas in the new plan. There may still be some disruption in the core area but the goal is to limit the disruption when possible.
- Eastern should have a revised Construction Staging Plan ready for the next CLC meeting.

4. Biking Meeting Update

- At the first CLC meeting there were bike concerns, so Waterfront Toronto initiated a bike working group committee. A meeting was held on March 2nd.
- BA Group and the City are working with Eastern Construction on these issues.
- Warren Chow (BA Group) was involved in developing the Transportation Management Plan during construction
- The two main concerns from March 2nd bike working group meeting are:
 - 1) Potential Alternative Bike Route – City of Toronto is currently reviewing this
 - 2) Communications and signage – ensure cyclists have consistent information during construction and use a variety tools/media including the website which will be a critical way to communicate.
- As part of the discussion, CLC members provided input on signage and recommended installing signage at either end of the site as well as at key entry points. The signage should have information for cyclists, bike parking, etc. Advanced warning signal signage should also be posted to give cyclists notice before a decision point.
- CLC members also encouraged the website updates to be tailored for all audiences including those who are driving, taking transit, or walking as well as those who live in the area, are visiting or commuting regularly along Queens Quay.

5. Toronto Hydro Presentation

- Toronto Hydro thanked CLC members for their patience while they worked through the regulatory process.
- Core Hydro Queen Quay team:
 - Jennifer Link –communications and public affairs
 - Maggie Mu – on site direct customer communication & answering in-field questions
 - Dave Graham, Design Supervisor (technical side)

- Toronto Hydro will be spending approx. \$10M on replacing electrical infrastructure and making improvements on Queens Quay.
- Toronto Hydro recognizes there will be a lot of future growth along QQ, i.e. high-rise residential condos and commercial services, and are planning to make significant infrastructure investments. The new plan will consist of approximately 37 new chambers and interconnecting 32 duct structures which will allow power to move across the city. Phase 2 will eventually extend all the way to Parliament.
- Toronto Hydro is planning to do its work in 3 phases and will work with Eastern to determine when each stage will take place.
- Geared up for mid-May pending permit, to start excavating, working closely with WT and ECCL
- All existing overhead is coming down across QQ

- Question: How much of this work will actually be in the road and sidewalk?
Answer: The corridor is pretty much alongside the new Martin Goodman trail. We also have some facilities on the north side of the street and some chambers already in the roadway to service existing condos which will be reconstructed.

- Question: Will this work be predominately trenching or directional boring?
Answer: All open trench work.

- Question: Will some infrastructure be installed so that 5 yrs from now when more work is done we won't have underground locators marking our new granite with paint?
Answer: Anytime any excavation takes place, they paint locates.

- Question: What about underground locators?
Answer: Hydro's goal is that they won't have to be back down here again for a very long time. They understand it is frustrating any time anything is underground.

- Comment: People have to remember that streets have many functions – they all have utilities under them and are not just for cars and transit. All municipal services are located under these streets. Part of this project is coordinating where those should be moved, relocated and upgraded. The utilities are working with us because this is an opportunity to do work that needs to be done now or later on in the future and get it done all at once. We are getting this great new street and utility upgrades too. This is efficient as well as cost effective.

- Question: Has any thought been given to increase load for shore power?
Answer: Not aware of any requirements for additional marine shore power, but this system will handle load for an extremely long period time, don't anticipate having to do any infrastructure for maybe 50 years.

- Question: Will the 3 pad mount transformers be beautiful?
Answer: These are being strategically integrated into existing parking lots closer to the lakeshore as opposed to right on QQ. We can provide details of what they look like and show you where they are located. The closest one is at York Ramp at NE corner/ QQ.

6. Discussion and Feedback

Prior to construction, we will hold a Public Meeting to go through the high level Construction Schedule, details of the project and updates on any other construction in the central waterfront . The public meeting will be followed by a more detailed open house on the Saturday.

- A media briefing will also be held so the broader public can be made aware of the project
- The purpose of the open house on Saturday is to allow the public to review the details & design and construction schedule. Staff will be available to answer questions.
- Draft messaging, will be prepared and will include a clear message that the waterfront is still open during

construction. It will reinforce that construction aims to minimize disruption during the core season and that there will always be access to all buildings, transit and pedestrian walkways. The access just may be slightly different than usual.

- Comment: Need door-to-door tool, a mailer at the beginning of the project before the public meeting, which will also help promote the public meeting with details about the project
Response: Waterfront Toronto will also look to all CLC members to pass on information to all constituents and neighbours and help to define any tools we might need.
- Comment from BIA: May 26/27 is the first time the waterfront is participating in Doors Open. 250,000 people are expected. We're happy we're moving forward but worried about negative press coverage, people will only focus on the word "construction".
Response: Media briefing will be designed to communicate that we are making every effort possible to reduce any inconvenience. Main objective is to keep lines of communication open, to share that the waterfront is still open and there are many ways to still get there. WT understands that this message is important and to be included in everything.
- Question: Was \$14 million the original budget for Hydro?
Answer: Hydro has not changed the plan or its budget. Hydro does not currently have the funding for the project so it will front the budget and will apply for a credit from its regulator.
- Question: What about the installation on the circular ramp and park at York Street? Are you aware that the community wants to see that space developed as a park and major civic space?
Answer: We are aware of the plans to remove the ramp. The long term goal is to put all of these transformers within buildings or where they are concealed by buildings. The recommendation is to put it in the northeast corner for now and when park design is finished it can be relocated.
- Comment: There is currently no plans or funding to remove the ramp in the near future.
- Comment from Braz Menezes re Councillor's involvement: Given the development in the area, council should start doing due diligence and give approvals subject to the ramp being removed. Consider using section 37 and whatever other mechanism to fund the removal of the ramp and park.
Response from Tom Davidson: starting to plan for funding on the park
Response from Chris Glaisek: park will need power but there is a lot of work to be done to get the ramps down. Should assume it is an interim solution.
- Question: Would it be possible for Bell to move their existing OPI Box in the ramp site away from the NE corner.
Answer: We will look into this
- Question: What is the approximate start time for Stage 3 of construction – York St. to Yonge St.?
Answer: Eastern will work with Hydro to prioritize.
- Comment from Westin Harbour Castle – It's crucial to know when the immediate area around the hotel will be under construction.
Response: We hope to have this information available at the next meeting.
- **Next Meeting**
The group agreed that the next meeting to be scheduled three weeks from today. A "hold- the- date" notice will be sent.