



Project Name:	West Don Lands Precinct		
Project Number:	WDL		
Subject:	Construction Liaison Committee Meeting		
Meeting #:	20		
Date of Meeting:	March 11 th 2014	Date of Next Meeting:	April 22 nd 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 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	Natalie Stasko	NS
James Roche (WT)	JM		
Mike Meschino	MM		
Note: Attendees highlighted			

MINUTES

Item	Description	Action By	Forecast Due Date
1	Noise, Dust, Traffic		
1.1	MC reports no new issues regarding noise and dust complaints. Doesn't think dust will be an issue this year	MC/EDL	
1.2	Ellis-Don has received approval for their noise exemption application for another 6 months expiring July 2014. The majority of work has moved to the interior so noise not an issue.	Info	
2	Stormwater Tunnel Conveyance System (WT)		

Item	Description	Action By	Forecast Due Date
2.1	A section of the bike path south of the rail line and east of Cherry Street will remain closed until further notice, with a detour in place, to facilitate the completion of the stormwater treatment facility.	TD	
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	
3	River Street/Bayview Avenue (IO)		
3.1	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. 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. No update.	WT	
3.1.1	CRBA shared that a BIXI station is being proposed for the east side and noted that the east side triangle is a very large open/park area in which a BIXI stand would both take up a minute portion and be an absolutely logical location, which many within the community have been pushing for a long time. The CRBA supports this location for BIXI.	CRBA/ INFO	
3.2	Temporary sidewalks on the east and west sides of River street south of King Street have been installed. Dependent on weather, installation of permanent sidewalks may be installed in summer 2014. The installation of street trees will coincide with Woonerfs construction.		
4	Flood Protection Landform (FPL) (IO)		
4.1	IO completed the investigation of the footings of the bridge and found that the soils and footings were impacted. It was also discovered the footings are made of wood. Monitoring is on-going. Footings have been impacted by excavation work being done for the install of back flow preventer. IO will be installing micro pilings at the footings to secure. Bridge work cannot be completed until back flow preventer is installed. IO has had to request extension of closure due to delays.	IO	
4.2	The redesign has been approved for the backflow preventer. 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 September 2014.	CF (IO)	

Item	Description	Action By	Forecast Due Date
4.3	<p>Jet grouting work completed. Due to movement issues had to cancel work on pressure grouting looking into pilings.</p> <p>4.3.1 Temporary bracing has begun as the dimensions are larger than original and need to account for that. Once that is completed they will move onto installing micro pilings, then the BFF will be installed and finally bridge repairs.</p>	IO	
4.4	Currently performing bridge movement monitoring 3 times daily and will continue to do so until work is completed.	IO	
4.5	The bridge is to remain closed until at least August/September 2014.	IO	
4.6	Signage regarding the closure of King Street bridge has been identified as inadequate. NS agreed to install additional signage and proposed the following language for signs: "Closed in until fall 2014 due to bridge work below". Signs should be placed at both the east and west ends. Natalie to order and have the new signage installed. CF to follow up on signage.	IO	
4.7	<p>Completion of armouring deficiencies on the wet side is contingent on bridge repair work. The 450 Storm Sewers under the FPL have all been decommissioned. Armouring will not proceed until September 2014. The installation of some of the topsoil and hydro-seeding south of Bayview completed. Work completed to protect the plants, soil and seeding from winter exposure.</p> <p>The minor armouring deficiencies will not be completed until the bridge is stabilized and the backflow preventer has been installed.</p>	IO	
4.8	<p>TS from WT requested details of closures and/or detours, including trail 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. NS communicated that this information will be in weekly report from now on.</p> <p>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 be needed to be installed north and south of work.</p>	IO	
5	Urban Capital		
5.1	<p>Occupancy of Phase 1 ongoing. Pre-delivery inspections continue and residents will continue to occupy as PDIs are completed. Occupancy at the King Street building began recently. Phase 2 construction is progressing.</p> <p>TS will follow up on any information about the potential retail prospects.</p>	Info	

Item	Description	Action By	Forecast Due Date
	The design has made it possible to have the retail area be one large space or have the option to subdivide the area into multiple spaces.		
5.2	River City Phase 3 design work is underway. Will launch Phase 3 in Spring 2014.		
6	Cherry Street/Sumach and Eastern Avenue Reconstructions (Dundee Kilmer/ Ellis Don)		
6.1	<p>The TTC will install their tracks on Cherry Street even though the streetcars will not run until after the 2015 Games. The connection work will interrupt streetcar service on King Street, but this will be coordinated with changes at other points on the line to minimize the overall disruption. Access at the northwest corner needs to be maintained.</p> <p>TTC work south of Eastern is complete and north of Eastern Avenue is proceeding.</p>	Info	
6.1.1	Road closure plans are being formulated to address residents' concerns.		
6.1.2	<p>The team is working hard to reopen entire Cherry Street. Cherry Street south of Mill Street will be opening anytime just waiting on approval from city to reopen. Given notice to Distillery about reopening.</p> <p>Dundee/ Kilmer/ WT/ IO are working with the city to get the remainder of the work done targeting spring 2014.</p>	IO/DK	
6.2	DK has submitted all conveyance documents with the city third party reviewer. Final submissions and signatures will not take place until spring 2014.		
6.2.1	The stretch on Cherry Street south of Mill Street including intersection does not need to be conveyed so DK is making an effort to open it as soon as possible. This is a very important issue for the community as it will help to have TTC routes reinstated, provide Distillery District with access off Cherry, improving delivery access. Darnell to message the importance of this opening for the community.		
6.2.2	DJ posed the question as to when this will go to community council and City council. TD explained that the road has to be completed before a report can be generated. Residents requested an approximate date this will be completed were wondering what the next steps. DK and city putting together schedule for conveyance on how the process will proceed after the environmental work and meetings are completed. Darnel will provide.		

Item	Description	Action By	Forecast Due Date
6.3	<p>MC distributed updated schedule to committee attendees. See handout for update.</p> <p>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</p>	DK	
6.4	<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. When the work does commence access to all businesses will be maintained. On-going.</p>	Info	
6.5	<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 • October 2014- Final paving of street and tracks etc. <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>	Info	
7	Pan-Am Athletes' Village (Dundee Kilmer/EllisDon)		
7.1	<p>Ellis Don provides construction updates in the monthly newsletter. On-going. 76 % of project completion.</p>	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. General paving occurred, on-going. Date to be confirmed.</p> <p>7.2.1 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/IO is waiting for Toronto 2015 to provide their "footprint" for this space. IO hopes to be able to share the design with the CLC soon. The parking lot will continue to be used by the construction crew until the site is turned over to TO2015 in late 2014.</p>	DK/TO2015	

Item	Description	Action By	Forecast Due Date
7.3	DJ suggested that the “front door” entrance to the games on Trinity will need to undergo repairs and beautification. The City has cold patched the area on Trinity but it will need to be redone once construction has been completed IO indicated that the issue will be addressed closer to the games.	Info	
7.3.1	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	info	
7.4	Area paving behind the buildings is a temporary parking lot currently and will be a welcome centre for Pan Am Games during the Games.	Info	
7.5	The community has formed a Community Liaison Committee for the purpose of working with TO2015 on Games impact on the community and to provide input and feedback on Games plans as they relate to the Village and surrounding area.	Info	
7.6	<p>A request that Toronto 2015 attend a WDL CLC meeting to present their plan and get some issues on the table for them to work with. Darnell will reach out to Toronto2015.</p> <p>Darnell received drawings today, but they are not very detailed. IO will be meeting with them to review them. May be able to get TO2015 by next meeting to present.</p>	IO	
8	Parks (WT)		
8.1	<p>Phase 2 of Underpass Park (west of St. Lawrence Street) anticipated RSC by end of April, which will allow this final phase of park to open. Opening anticipated May 2014.</p> <p>Old Eastern Avenue – there is concern about access to site. It was discussed that other than warranties and renaming the street what would keep old eastern from opening. It was determined if the road issue is cleared up then the pedestrian problem would also be cleared up.</p> <p>JRob concerned about closures in Phase 2 as it is hard to get to any of the parks. TS recommend if when we take down our fences and Ellis Don install theirs to move forward to street so the sidewalk is accessible. DK Ellis does not see a problem with this.</p> <p>WT will look in to more closely and try to find ways to improve pedestrian access.</p>	WT	

Item	Description	Action By	Forecast Due Date
8.2	The western (dryside) of Corktown Common has been opened to allow the community and public to enjoy this spectacular new park with assistance from WT and IO.	WT	
8.3	<p>Access to Corktown Common from Front Street and Mill Street will not occur until after the Pan/Para Pan Am Games.</p> <p>City handover expected in spring 2014. The park will be open until the Pan Am Games. During the Games it will be within the secure zone around the village. On-going.</p> <p>The public washrooms are open from 8:00am to 8:00pm daily. Security guard on site.</p>		
8.4	GH mentioned that Bala Underpass along the stairs to Corktown common is not being maintained.	WT	
9	TCHC		
9.1	Progress on the Toronto Community Housing continues. Occupancy has been pushed back to spring 2014.	Info	
9.2	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	
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 construction. TS continues to advise production companies to avoid filming in the area. Film requests for Underpass Park are being forwarded to the city 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	
11	Other Business		

Item	Description	Action By	Forecast Due Date
11.1	Metrolinx/City has tendered the rehabilitation of the railway bridges over Cherry, Parliament and Sherbourne Streets. Sherbourne street underpass mobilizing; will be completed before reconstruction of Lower Sherbourne gets underway this summer. Tom to confirm the remainder of the work. TD to confirm that work has commenced beautification, as well as bridge work on Cherry street.	Info	
11.1	Cherry Street underpass mobilizing. Cannot do Sherbourne at the same time for parliament	TD	
11.1.2	Kick-off meeting to commence possibly 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 more welcoming.	TD	
11.2 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	
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.	Info	
11.5	Enbridge site on Trinity is demolished and CoT/WT is waiting to know if Enbridge needs to obtain SPA to move forward with design. Enbridge has notified the above that they will create a parkette.	WT/TD	
11.6	Street lighting on River Street is in for approval to be put back on temporarily. The remainder expected to be turned on permanently in Summer 2014.	IO	

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.