



# MINUTES

**Queens Quay Working Group Meeting #14**  
**Held on November 1, 2011**  
**Waterfront Toronto**  
**6:00-8:00pm**

**Attendees:**

**Members:**

- Clay McFayden, cycling advocate/ Toronto Cyclist Union
- Julie Beddoes, Gooderham and Worts Neighbourhood Association
- Ulla Colgrass, 55 & 65 Harbour Square and York Quay Neighbourhood Association
- Kelly Gorman, 260 Queens Quay
- Dennis Findlay, WaterfrontAction
- Sylvia Pellman, St. Lawrence Neighbourhood Association
- James Russell, 33 Harbour Square
- Carol Jolly, Waterfront Business Improvement Association
- Helder Melo, Harbourfront Centre
- Andrew Judge, Redpath Sugar Ltd.
- Brian MacLean, Bathurst Quay Neighbourhood Association
- Rick Rabba, Rabba Foods
- Tammy Thorne, cycling advocate
- Kathi Bonner, Brookfield Office Properties
- Vicki Barron, Waterfront Regeneration Trust
- Pam Mazza, Toronto Island Community Association
- Blair Keetch, PawsWay
- Anna Prodanou, Toronto Island Community Association
- Cindi Vanden Heuvel, Mariposa Cruises
- Jennifer Chan, constituency assistant to Councillor Vaughan
- Keith Laushway, Waterfront Regeneration

**Regrets:**

- Tom Davidson, constituency assistant to Councillor McConnell
- Laura Feltz, 250 Queens Quay
- Braz Menezes, York Quay Neighbourhood Association (represented by a delegate)
- Ritu Gupta, WaterClub Condominium Corporation
- Bob Rasmussen, 65 Harbour Square (represented by a delegate)

**Advisors and Observers:**

- Pino Di Mascio, Urban Strategies Inc.
- Elsa Fancello, Urban Strategies Inc.
- Chris Glaisek, Waterfront Toronto
- Bruce Sudds, Waterfront Toronto
- JD Reeves, Waterfront Toronto
- Dave Madeira, Waterfront Toronto
- Jelle Therry, West 8 +DTAH
- Tanya Brown, West 8 + DTAH
- Renato Tacconelli, Eastern Construction
- Luigi Cifa, Eastern Construction
- Chris Ronson, Waterfront Secretariat

**Agenda:**

1. Welcoming remarks  
Chris Glaisek, Waterfront Toronto  
(Information sharing)
2. Introduction and meeting overview  
Pino Di Mascio, Urban Strategies Inc.  
(Information sharing/feedback required)
  - a. Review agenda
  - b. draft meeting minutes from September 20, 2011
  - c. Review tracking matrix
3. Queens Quay design update  
Jelle Therry, West 8 + DTAH  
(Information sharing)
4. Introduction to Construction Manager  
Luigi Cifa, Eastern Construction  
(Information sharing)
5. Next steps  
Bruce Sudds, Waterfront Toronto & Pino Di Mascio, Urban Strategies Inc.  
(Information sharing)

## Minutes:

### 1. Welcoming remarks

Chris Glaisek welcomed the Queens Quay Working Group and thanked them for their participation and feedback into the Queens Quay revitalization initiative. Chris began by announcing that Eastern Construction was selected to be the construction manager for Queens Quay. Chris welcomed Renato Tacconelli and Luigi Cifa of Eastern Construction to this meeting and stated that Waterfront Toronto was pleased to have Eastern Construction on the team early on in the process. Further to the announcement of the construction manager, Chris mentioned that the City has formally approved the Queens Quay budget. He also noted that Waterfront Toronto has received the majority of comments back from the various City departments on the second design submission and have initiated the cost sharing discussion with the City and the identified property owners. He concluded by stating that the design team is continuing to explore opportunities to extend the Martin Goodman Trail west to Bathurst Street and further east from Bay Street to Parliament Street.

### 2. Introduction and meeting overview

Pino Di Mascio reviewed the evening's agenda and welcomed the Queens Quay Working Group members. Pino noted that this is last meeting and that Waterfront Toronto will be transitioning to the CLC. He mentioned that if anyone had any comments on last month's meeting minutes or tracking matrix or if they are interested in participating in the CLC to email [central@waterfronttoronto.ca](mailto:central@waterfronttoronto.ca). Pino also noted that the minutes from this meeting will be circulated to the Queens Quay Working Group members and will be available on the project webpage.

### 3. Design Update

Jelle Therry provided an update on the design process for Queens Quay. He noted that the design team has started to receive comments back from the various City agencies and departments on their second design submission. From the comments received, Jelle noted that there are no substantial matters raised by City staff. However, he did mention that there are elements that were likely be refined in the coming months i.e. the catch basins along the Martin Goodman Trail and the intersection design updates coming out of the safety audit that was recently prepared. Jelle also highlighted that the design team is currently discussing with the private properties along Queens Quay the possibility of extending the paving treatment to the building face (instead of stopping at the property line) in order to fully realize the vision for Queens Quay. He mentioned that this require some cost sharing between Waterfront Toronto and the private property owner. He continued by stating that the detailed survey of Queens Quay is currently being prepared and that design team has also been working with the BIA to identify potential programming and additional landscaping that could be introduced along Queens Quay i.e. seating, planters, seasonable plantings within the tree pits, etc.

**Question/comment 1:** When will we be able to walk along the 'new' Queens Quay?

**Response 1:** We expect that the construction of this phase of Queens Quay to be completed by summer 2014.

**Question/comment 2:** What is the phasing of the street?

**Response 2:** Waterfront Toronto will be moving forward with the construction of Queens Quay from Spadina Avenue to Bay Street. This phase will likely be staged on a block-by-block basis but will be built as one project. This is probably a great opportunity to transition into Eastern Construction presentation, which will explain their approach in more detail.

#### 4. Introduction to Construction Manager

Luigi Cifa began by stating that Eastern Construction is very pleased to be retained as the Construction Manager for Queens Quay and is looking forward to being part of the project team. Luigi provided an overview of key members of the Eastern Construction team, noting that the majority of the team has been identified with the exception of the community liaison lead and the traffic planning coordinator. Luigi continued by noting that since Eastern Construction was recently awarded the project, they are currently in the process of finalizing the construction plan and schedule in consultation with Waterfront Toronto.

Eastern Construction have identified that they plan to engage the utilities companies shortly in order to ensure that they have a coordinated approach moving forward. Luigi also mentioned that they will start with the utilities and geotechnical scope of work first along Queens Quay. Luigi concluded with a summary of their experience working with Waterfront Toronto on various waterfront projects, including Sherbourne Commons, East Bayfront Water's Edge Promenade, Don River Park, Underpass Park and Canada's Sugar Beach.

**Question/comment 3:** Will Eastern Construction be responsible for subcontracting all of the work? Specifically, I would like to see stronger representation of women and visible minorities in the construction activity.

**Response 3:** This is a procurement matter, which is Waterfront Toronto's responsibility. Since there is no one from Waterfront Toronto's procurement team at this meeting, Waterfront Toronto will provide procurement information at a later date.

**Question/comment 4:** We would like to review the procurement policies and would like to ensure that a reporting system is in place that can be reviewed by the larger public.

**Response 4:** Noted.

**Question/comment 5:** For the West Don Lands redevelopment, a training program is in place to engage marginalized groups into the construction work. I recommend that we review that program first.

**Response 5:** Noted.

**Question/comment 6:** In regards to the construction process, what is the order? What comes first?

**Response 6:** This is an important question and a key consideration in the selection process of Eastern Construction as construction manager. Eastern Construction proposes to work with the utilities companies and the TTC early in the process in order to ensure a coordinated approach to the construction of Queens Quay. Eastern Construction also proposes a two-stage construction approach, dividing the north and south sides of street, which will ensure little interruptions in the

traffic flow. Eastern Construction acknowledged that it is still early in the process and they recognize that there are a number of parameters to understand and confirm.

**Question/comment 7:** Since the Waterfront Trail will be disrupted during the construction of Queens Quay, Waterfront Regeneration Trust is able to use their website and on-line maps in providing up-to-date information on portions of the trail that will be closed and/or disrupted.

**Response 7:** That would be very helpful. Waterfront Toronto will follow up with the Waterfront Regeneration Trust.

**Question/comment 8:** Will the construction schedule be mindful of the seasonal activity re: higher activity in the summer months?

**Response 8:** The construction of Queens Quay will be year round. However, Eastern Construction anticipates that some work, such as the finishing, can only be completed in better weather.

**Question/comment 9:** What are the construction plans for Union Station? Will the Queens Quay construction schedule reflect other neighbouring construction processes? If possible, we should avoid concurrent east/west disruption.

**Response 9:** Eastern Construction will coordinate other construction and key events into the project schedule.

**Question/comment 10:** Will Eastern Construction be able to stage the construction in a way that would avoid the busy months?

**Response 10:** Eastern Construction will need to address this matter with care and great attention.

**Question/comment 11:** For a GO Transit project, GO Transit had walking tours to talk about construction process. Will a similar engagement tool be introduced along Queens Quay?

**Response 11:** Waterfront Toronto and Eastern Construction are still developing the communications and consultation plan for the project. This is an interesting idea that we will consider.

**Question/comment 12:** With the Mayor's proposal for the Port Lands, there was some criticism on the amount of information that was being shared with the public and the transparency of that process. It would be great if there was a broad sharing of information for this waterfront project vis-à-vis Waterfront Toronto website and other mediums that could easily share up to date information. Also, recognizing that things change on short notice during the construction process i.e. more noise than usual, Waterfront Toronto may want to explore posting regular updates to the condominium board websites.

**Response 12:** Waterfront Toronto is setting up the Construction Liaison Committee early on in the process in order to assist the team in determining the public engagement strategy. The key will be frequent and open communication.

**Question/comment 13:** I just wanted to make an announcement that the BIA will be launching an ambassador program next summer. This could be helpful as the construction will be underway during that time.

**Response 13:** That is great news.

## 5. Next Steps

Bruce Sudds provided a quick update on the CLC launch. Bruce noted Waterfront Toronto is currently in the process of confirming the composition of the group, key areas of focus and meeting schedule. He mentioned that some Queens Quay Working Group members have contacted him with interest to join the CLC and he welcomed others to also apply. Bruce also noted that he hopes to have the first CLC meeting before the winter holiday start. He concluded by announcing that the next Community Update Meeting will happen early in the new year and will likely include a media briefing at the same time.

**Question/comment 14:** I just want to let the project team know that the Queens Quay Working Group has been very rewarding. It was very nice to feel that you are being listened and your input is being taken into account.

**Response 14:** Thank you.

Waterfront Toronto thanked the Queens Quay Working Group again for their participation over the last year and a half in revitalizing Queens Quay.