



Project Name:	West Don Lands Precinct		
Project Number:	WDL		
Subject:	Construction Liaison Committee Meeting		
Meeting #:	26		
Date of Meeting:	November 18 th 2014	Date of Next Meeting:	January 13 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:	November 19, 2014		
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	Ellis-Don's bylaw exemption is valid through to handover of the site to TO2015 in early 2015. The parameters requested will remain the same as the current permit.	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 further notice. A detour is in place to facilitate the completion of the stormwater treatment facility.	Info	

Item	Description	Action By	Forecast Due Date
2.2	Construction of the expanded SWF is scheduled to begin in 2015 with a 2016 completion. The trail detour will remain in place until completion of the work. Redesign of the building with the city for review.	Info	
3	River Street/Bayview Avenue		
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. IO is about to start armouring on the south side of the bridge; once completed they will move on to the triangle.</p>	WT	
3.1.1	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.	CRBA/ INFO	
3.2	<p>River Street public realm work underway by IO. Temporary sidewalks on the east and west sides of River street south of King Street will be replaced with permanent public realm conditions. Work has commenced on east side in front of River city. Work on the west side will commence when east side complete. CF to provide expected completion date.</p> <p>Andrew T flagged that winter maintenance of the area needs to be confirmed. Maintenance has been done by the City for the last three years. AT has followed up with the city but has not yet receive a response. TD to follow up with appropriate departments to confirm that City will perform maintenance this year.uy</p>	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 3 times a day and will continue for the foreseeable future.</p> <p>4.1.1 IO has completed installing all but three micro piles. The work is expected to be completed by early 2015. The work entails:</p> <ul style="list-style-type: none"> ➤ Jacking the bridge to take the load off; ➤ Installation of the remaining micro piles; ➤ Form and install the pile caps; and ➤ Then transfer the bridge load back onto the reinforced columns. <p>4.1.2 The Permanent Back Flow Preventer has been installed and temporary BFP has been removed.</p> <p>The project is still on track for a spring 2015 completion.</p>	Info	
4.3	<p>Flood Protection Landform (FPL):</p> <ul style="list-style-type: none"> • 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. • Armouring started November 18th 2014. Work may be intermittent depending on bridge monitoring results. Expected completion spring 2015. • Soil placement will begin immediately following completion of the armouring in spring 2015. <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 situation. TD willing to help facilitate with the city, if necessary.</p>	IO	
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)		

Item	Description	Action By	Forecast Due Date
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>Cherry Street and Old Eastern Avenue from Eastern to St. Lawrence Street have been reopened.</p> <p>6.2.1 Old Eastern Avenue open 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 the Lawren Harris Square lands have not yet been conveyed to the City by IO. Vehicle traffic on Old Eastern Ave. will divert north at St. Lawrence and pedestrians will be able to walk through Underpass Park to River Street for access to Corktown Common.</p> <p>6.2.2 The community has requested updates on the following: <ul style="list-style-type: none"> • A date when the portion of Old Eastern east of St. Lawrence St. will open. IO/City to advise. • The opening of the remaining phase of Underpass Park. AT to follow up. </p>	IO/City	
6.3	<p>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. Jaqueline White is no longer in this role. No follow up date has been confirmed. TD to follow up with Jacqueline White's replacement.</p> <p>6.3.1 TD to follow up with city forestry in regards to tree replacement on King Street. TD spoke with the forestry examiner; they were to take a look into it and report back. TD still waiting on response.</p>	TD/City	
6.4	<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"> • Installation of pavers on the east side are almost complete. • All new privacy fences are up. • Construction fences to be removed. <p>Once the above is done the work in the area will be complete and DK will be moving off the site.</p>	Info	
7	Post-Games Conveyance: Mill Street/Front Street/Bayview Avenue	IO	
7.1	David Jackson has inquired about the prospects and timing of opening of Mill street east of Cherry Street after the games and whether the conveyance process has begun.	IO/City	

Item	Description	Action By	Forecast Due Date
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.	IO/City	
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 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 97% 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 streetscape plans for beautification, which will be carried out by TO2015. Waiting on more detailed plans from 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>Two meetings have taken place, one at the end of May and in October 2014. TO2015 has not completed the transportation plan, which they've committed to sharing with the community. TO2015 has committed to bringing the transportation plan forward at next meeting, scheduled for December 2014.</p> <p>Residents and businesses have serious concerns with the plan for Trinity Street to be one-way south during the Games. This plan will present serious issues for residents and visitors. This will be raised again at the meeting scheduled for December.</p>	Info	
9	Parks (WT)		

Item	Description	Action By	Forecast Due Date
9.1	Underpass Park Phase 2 (west of St. Lawrence Street): WT has received all 3 RSCs required for UPP phase 2. City and Province working on conveyance of lands to the city. Upon conveyance and warranty close outs, WT's fence around this portion of the park will be taken down and this portion of the park will be open to the public. No date confirmed.	WT	
9.2	<p>Corktown Common dry/western side to remain open indefinitely. Park maintenance and operational costs are no longer being covered by IO. City staff finished last week; no longer performing maintenance in the park. Maintenance will resume in April.</p> <p>Winter maintenance in the park will be based on City of Toronto Parks, Forestry & Recreation standards and protocols. Washrooms will be closed at the end of November. WT hopeful that City will perform snow removal on the fire route. If not, no winter maintenance will be performed, as is the case with all Toronto Parks. WT may need put install signage indicating that "No Winter Maintenance" will be performed and "Use at Your Own Risk".</p>	WT	
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.	Info	
9.4	Access to Corktown Common from Front Street and Mill Street will not occur until after the Pan/Parapan Am Games.	Info	
9.4.1	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 to determine who will perform maintenance during the park closure for the Games. Discussions progressing.	IO	
10	TCHC		
10.1	Progress on the Toronto Community Housing continues. Occupancy of the seniors' and family buildings has begun. A Tim Horton's has opened on King Street within the seniors building.	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		

Item	Description	Action By	Forecast Due Date
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		
12.1	Metrolinx/City has tendered the rehabilitation of the railway bridges over Cherry, Parliament and Sherbourne Streets.		
12.1.1	Sherbourne and Cherry street rehabilitation is complete. Parliament rehab underway.	Info	
12.2	Waterfront Toronto/TD hopes to advance public art installations in the underpasses to beautify. New lights have been installed at Sherbourne and Cherry underpasses 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	The new Canary District condo sales centre at Cherry and Front Street in the CNR building is open weekdays from 12-6pm except Fridays and open 12-5pm on weekends. The Mill and Parliament centre is also open to the public.	Info	
12.5	The committee elected to continue the WDL CLC meetings on a 6 week schedule.	Info	
12.6	<p>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.</p> <p>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 sent a follow up email on November 18th and has not yet had a response.</p>	WT/TD	

Item	Description	Action By	Forecast Due Date
12.7	<p>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.</p> <p>LW working directly with IO/DK to facilitate participation at WDLC and CRBA meetings.</p>	IO	
12.8	<p>JW advised that the construction of a new sanitary pumping station (“SPS”) has commenced on the 480 Lake Shore site, which will service the East Bayfront and North Keating precincts. The SPS is located just east of Cherry Street and just south of the rail corridor. Initial work will consist of the installation of caissons and sheet piling to create a water tight envelope in which to build the concrete structure. Construction of the SPS will extend into late Spring 2015.</p> <p>In addition, a sanitary forcemain will also have to be constructed from the SPS up Cherry Street to connect into the sanitary sewer just north of the rail corridor. The forcemain will convey the pumped flows from the SPS to the existing gravity sewer. The construction of the forcemain will require closure of the northbound lane on Cherry Street to just north of the rail corridor for 3-4 weeks, subject to weather or dewatering delays. It was generally agreed that this work should not commence until the New Year, so there is no conflict with the Distillery District Christmas Market.</p>		
12.9	<p>MC has be contacted by the city to discuss possible BikeShare locations within Village. DK not in a position to discuss or facilitate as they are the developer. MC to forward contact and request to AT, who will facilitate discussions and include LW/community in same.</p>	WT	
12.10	<p>The next meeting is being rescheduled to January 13th 2015. SC to send invitation.</p>		

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.