



# MEETING MINUTES

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**Project Name:** West Don Lands Precincts  
**Project Number:** WDL  
**Subject:** Construction Liaison Committee Meeting  
**Meeting Number:**  
**Attachments:**

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<b>Date of Meeting:</b>	Wednesday, Dec 14/11	<b>Date of Next Meeting:</b>	Tuesday, Jan 10, 2011
<b>Time of Meeting:</b>	2:00 – 3:00	<b>Time of Next Meeting:</b>	2:00 – 3:00
<b>Location of Meeting:</b>	WT, 20 Bay Street, Suite 1310	<b>Location of Next Meeting:</b>	WT, 20 Bay Street, Suite 1310
<b>Minutes Prepared by:</b>	Sondra Piea		
<b>Minutes Prepared on:</b>			

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**Attendees:**

Tari Stork (WT)  
John Whitehead (WT)  
Sondra Piea (WT)  
Eric Jensen (Film Office, City)  
Tom Davidson (City)  
Jesse Zuker (IO)  
Paul Muli (IO)  
Tim Dittmar (EllisDon/Ledcor)  
Larry Webb (CRBA)  
Jane Robinson (GWNA, 80 Mill)  
George Hume (WDLC, GWNA)  
Bruna Nota (70 Mill)  
Dorothy Whitney (70 Mill)

**Distribution:**

James Roche (WT)  
David Kusturin (WT)  
Meg Davis (WT)  
Andrew Tenyenhuis (WT)  
Chris Farquhar (IO)  
Mandy Downes (IO)  
Serge Chukseev (IO)  
Don Forbes (IO)  
Peter Finestone (City)  
Donna Zuchlinski (OMDC)  
Kristine Murphy (OMDC)  
Doug Till (OMDC)  
Jon Goode (CRBA)  
Doug Singbush (Eastern)  
Dan Philips (70 Mill)  
Chris Horne (80 Mill)  
Frans Schryer (80 Mill)  
Scott Wilson (Bosley)  
David Jackson (Distillery)

## **MINUTES**

### **Noise, Dust, Traffic**

- Signs have been installed at the East end of Cherry and North on Parliament.
- Truck traffic issues have improved.
- Tom Davidson suggested that a police spot check could be coordinated by the City.

### **Cherry Street Utility Relocation**

- Utility relocation work is ongoing. PLP, on behalf of Toronto Hydro is constructing utility chambers and duct bank structures (Bell, Rogers and Hydro) to facilitate moving services underground. Duct work completion date is scheduled for end of 2011, then cable pulling will commence.
- Work is on track to be completed by the end of 2011.

### **Cherry Street Reconstruction**

- The reconstruction of Cherry Street will be completed by the development team for the Athletes' Village and will not commence until 2012.
- Dundee Kilmer is required to develop detailed staging plans for approval by IO, WT and the City.
- The TTC bus route will be maintained during hydro work but will be changed during street reconstruction.
- The planned light rail transit and TTC loop will still proceed as planned. Timing and staging will be determined in relation to overall staging for the Athletes' Village. Report has been approved and by-laws are in place.
- Cherry Street closure at Lake Shore Blvd. E. is now in effect until January 2012 for the construction of the Cherry St. shaft.
- Residents requested additional signage farther north to advise motorists of closure before they head south on Cherry. WT to facilitate.

### **River / Bayview**

- Road construction is ongoing.
- Public opening of Bayview Avenue North, River Square and River Street is scheduled for early 2012. King/Queen triangle to be demolished immediately thereafter. A detour will be put in place for local traffic; the closure and re-routing is being sorted out with the City.
- IO will update the CLC once the new schedule has been received and details of the detour are available.

### **FPL**

- FPL will be certified in June 2012. The armored slope still outstanding.

### **Stormwater Tunnel Project**

- Tunneling work and lining of tunnels is complete. Pouring will be done over the next few months.

## Urban Capital

- Construction underway. Work has begun on the second floor.
- Phase II sales launched at the end of October.

## Athletes' Village

- Financial close for the Athletes' Village project is scheduled for December. Details on design, staging, etc. will be provided once the contracts are in place.
- Dundee Kilmer permanent trailers have arrived on site, on the east side of Mill Street, block 10.
- Material is being hauled off site and a "right turn only" sign has been installed at the site exit.
- The Traffic Management Plan is being completed.
- Ellis Don, Dundee Kilmer's contractor, has started to perform early works:
  - Additional road work crews are mobilizing, gearing up to do the utility work on Old Eastern (Old Eastern will be closed).
  - Storm, sanitary and water work continuing on roads D, E, F and Front St. Work on North side of Front St. is imminent.
- Dundee Kilmer has instituted 24/7 security on site. Security will remain until completion of the project.
- There was a security issue on the weekend of December 10<sup>th</sup> where the chain was cut and the site was used for parking. The chain was replaced the next day.
- Dundee Kilmer took over Blocks 3, 4 and 7 West and put up a construction fence. "No parking" signs may be affixed on the public side by IO.
- Residents advised that Dundee Kilmer's fence is south of the property line and is encroaching on the back of Mill Street's property and has resulted in the lane becoming very narrow. Dundee Kilmer confirmed that the fence is about 3' off the property line.
  - Residents requested that the fence be moved because access behind the buildings for utility vehicles (garbage, etc.) and resident access to parking is more difficult, particularly with the hammerhead having been removed.
  - IO/DK committed to looking for a solution.
- Residents of 70 and 80 Mill had concerns about their Fire Exit access, now that their Cherry St. exit has been blocked off. It was noted that this is not a public thoroughfare and alternate arrangements may need to be made.
  - DK restored access.
- Residents of Mill asked that there be a discussion regarding the alley behind their buildings as it impacts garbage pick-up, building deliveries and resident access to parking.
  - They noted that the hammerhead for garbage trucks to turn around in has been blocked off for construction and residents find the situation dangerous and would like it opened back up.
  - Trucks currently have to back up the length of the alley, which is unsafe and not permitted long-term.
  - IO indicated that there are legal issues with allowing trucks occasional access.
  - Residents noted that it would be a legal liability if an essential service were to cause an accident, such as could happen with a garbage truck backing

up, and that they expect and would pursue having responsibility/liability assigned.

- It was suggested that further discussion of the issue was required, but outside of the WDL CLC committee meetings, but the issue will be revisited at the CLC as necessary.

### **Parks**

- Construction of Phase I of Underpass Park continues on schedule. Opening has been delayed because of concrete repair work the city needs to perform on the overpasses. Phase I opening is now tracking for spring 2012. Repairs to columns will be done in the spring.
- Construction of Don River Park continues. The 'dry side' will be completed and opened in advance of the 'wet side'. The wet side cannot be constructed until completion of the armored slope of the FPL is complete and turned over to WT. The planting window has been extended due to the warmer weather.

### **TCHC**

- TCHC has started to mobilize. Construction is scheduled to commence by end of 2011.

### **Filming**

- Buildings are being informed directly of film shoots/requests by the Toronto Film Office.
- Film requests (shoots, parking, base camp, etc.) within the West Don Lands are being triaged by Tari Stork.
- As construction has ramped up, film crews are being discouraged from using this area as a base camp for film shoots and/or parking. The Toronto and Provincial Film Offices have been asked to notify the film community of the constraints and limited space available within the area.
- On Monday, December 12<sup>th</sup>, a Rookie Blue shoot had used the South side of Mill St. for parking their vehicles. At the same time, several taxis took up the other side. This was more of an issue with taxis during events, while film shoots are taking place. Eric Jensen will look into the information regarding the film shoot.

### **Hoarding**

- It was noted that the hoarding on the east side is in very poor condition. IO agreed to follow up with Elite to have it painted/repainted.
- Community members asked if it would be possible to have "peek-a-boo" holes cut in hoarding around the site to allow people to view the project as it progresses. IO will look into whether this is possible and report back.

### **Other Business**

- At the September CLC meeting, residents noted that the Cherry and Parliament rail underpasses are dark, dingy and unwelcoming. David Kusturin informed the group that Metrolinx plans to make improvements to both underpasses in advance of Pan-Am. Additional information will be shared as details become available.

- Residents requested that a 'no parking' sign be attached to the blue fence as people visiting the area are still parking behind the buildings. IO committed to installing a sign.
- Jon Goode (CRBA) requested that streetcar construction, timing and staging be brought to the CLC when available as it impacts Corktown residents and businesses. Waterfront Toronto agreed to do so.
- Updates to be obtained from TCHC for CLC meetings.
- CLC information is now available in the West Don Lands section of the Waterfront Toronto website and a link was provided to CLC members.
- Residents inquired about better access to Don River Park from the Distillery and were notified that this will be a construction site until 2015 and they will only have access from the North.
- Residents inquired about a silt fence to prevent dust and snow from blowing.
  - DK agreed to install a snow fence to reduce snow accumulation behind 70 & 80 Mill Street.
- King Street issues were raised by businesses along King.
  - Some parking will be lost along Sumach and there was a hope for temporary parking along the South side of Eastern. This is likely not possible.
  - North of King, in the triangle, work will be taking place in the spring. A notice will be given beforehand and interim plans will be brought forward.
  - Consultation with the community was requested, to be taken up with the WDL Committee.
- The meeting schedule for the CLC going forward will be discussed at the January meeting.

### **Next Meeting**

The next meeting will take place on Tuesday, January 10, 2011, from 2:00 – 3:00 at Waterfront Toronto, Suite 1310, 20 Bay Street.

### **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.*