



MEETING MINUTES

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

Date of Meeting:	Tuesday October 23, 2012	Date of Next Meeting:	Tuesday December 4 th 2012
Time of Meeting:	2:00 – 3:00	Time of Next Meeting:	2:00 – 3:00
Location of Meeting:	WT, 20 Bay Street, Suite 1310	Location of Next Meeting:	WT, 20 Bay Street, Suite 1310
Minutes Prepared by:	Samantha Coles		
Minutes Prepared on:			

Distribution:

John Whitehead (WT)	JW	Frank Corrado (EllisDon)	FC
Samantha Coles (WT)	SC	David Kusturin (WT)	DK
Chris Farquhar (IO)	CF	Mandy Downes (IO)	MD
Tom Davidson (City)	TD	Serge Chukseev (IO)	SCH
Eric Jensen (Film Office, City)	EJ		
Doug Till (OMDC)	DT	Peter Finestone (City)	PF
Michelle Cain (DK)	MC	Donna Zuchlinski (OMDC)	DZ
Ezio Del Fatti (ED)	EDF	Kristine Murphy (OMDC)	KM
		Wei Kiao (TCHC)	WK
George Hume (WDL, GWNA)	GH	Jason Chen (TCHC)	JC
David Jackson (Distillery)	DJ	Tim Dittmar (EllisDon/Ledcor)	TDI
Larry Webb (CRBA)	LW		
Scott Wilson (Bosley)	SW	Mike Greco (Dundee Kilmer)	MG
Tari Stork (WT)	TS		
Renée Gomes (WT)	RG	Dorothy Whitney (70 Mill)	DW
Meg Davis (WT)	MD	Chris Horne (80 Mill)	CH
Andrew Tenyenhuis (WT)	AT	Frans Schryer (80 Mill)	FS
James Roche (WT)	JM	Jon Goode (CRBA)	JG
		Lubo Stepus (EDL)	LS
Note: Attendees highlighted		Jesse Zuker	JZ

MINUTES

Item	Description	Action By	Forecast Due Date
Noise, Dust, Traffic			
1.1	MC had not received complaints from the community within the last month. DW informed the meeting she received one complaint regarding dust from a resident of 70 Mill Street.		
1.2	Ellis-Don has received approval for their noise exemption application. There were no noise complaints from the community.		
Stormwater Tunnel Conveyance System (WT)			
3.3	A section of the bike path south of the rail line and east of Cherry Street will remain closed until late 2013, with a detour in place, to facilitate the construction of the stormwater treatment building. A diversion sign was requested by Tom Davidson on the west side at Lakeshore and Cherry. A sign is already in place on the East side. Tom Davidson to follow up with Toronto Transportation then follows up with EllisDon-Ledcor.	Info	
River Street/Bayview Avenue (IO)			
4.2	The proposal for landscape features at the NW corner of King and River is still being considered. A review of the site conditions has revealed that the amount of underground services below grade at this location preclude any landscaping that requires sub-surface space. Footings, foundations, trees and/or walls are not possible. Jon Goode, CBRA requested that Corktown members be included in the design process.	WT	
4.4	Completion of the installation of the 1650 Back Flow Preventer at River and King Streets will be delayed to December/January due to remedial work required on the foundations of the bridge, which is now complete. Streetcar service over this bridge has resumed. The remedy will be tested over the winter. A temporary back-flow preventer will be installed at the river bank. The final installation will occur in the spring of 2013. The work on the temporary solution will reduce the width of the Don Valley trail just north of the stairs down from the Queen Street bridge. Signs pointing out the restriction were placed on the trail. It is not expected that the trail will be completely closed at any time.		
Flood Protection Landform (FPL) (IO)			
5.1	The FPL is still scheduled to be certified as complete by November 1, 2012, notwithstanding the back flow preventer delays. This means that the FPL will be full armoured on the river side, but the final layers of soil and groundcover will not be complete by that date. It does mean that the restriction on the occupancy of new buildings such as River City in the West Don Lands and the Clear Spirits condominium in the Distillery will be lifted.	IO	

Item	Description	Action By	Forecast Due Date
Urban Capital			
6.1	Construction of the Phase 1 buildings is ongoing.	Info	
6.2	The first occupancy is scheduled for December, 2012.	Info	

Cherry Street and Eastern Avenue Reconstructions (Dundee Kilmer/EllisDon)

- 7.1 Old Eastern Avenue
 The opening date of the full width of Eastern Avenue where it crosses Cherry/Sumach is still not available as EDL has encountered complications with the services access hole (manhole) that requires a new one be custom built within the intersection. EDL is working to re-open a lane, but it will be late November/early December at the earliest. MC noted that in addition to complaints at the CLC meetings, EDL/IO had received an inquiry from the Toronto Star's "Fixer".
- Cherry Street
 Full closure of Cherry Street from Lakeshore Blvd to Eastern Avenue will extend to 2013. Work will shut down in December 2012 and resume in spring 2013 but Cherry will remain closed through Christmas. The target date to re-open Cherry St. is Spring 2013.
- 7.3 Jon Goode (CRBA) previously requested that the LRT construction schedule be discussed at a future CLC meeting when the information is available as it impacts Corktown residents and businesses. Larry Webb (CRBA) reiterated the request. Jesse Zuker indicated the schedule should be ready soon and will be tabled at the CLC for review when available. .

Pan-Am Athletes' Village (Dundee Kilmer/EllisDon)

- 8.1* EllisDon provided the following construction update: ED
- ED will no longer give detailed updates at the CLC as construction updates are being provided and published in the WT monthly newsletter.
 - The Athlete's Village construction is progressing well; blocks 1/14 & 3, and 15 are on schedule.
 - Market blocks- mass excavation , caissons
 - On Blocks 3 West and 4 West - the underground services are underway, which will be followed by grading and paving.
- 8.2 The residents previously advised that Dundee Kilmer's security fence behind 70 and 80 Mill Street is encroaching over the property line and impacting laneway access. Once the paving is complete on ¾ west, the fence will be moved to its appropriate location.

Parks (WT)

- 9.1 Concerns raised by the community regarding a pedestrian crossing joining the two parts of Underpass Park straddling River Street have been raised with the City's Transportation department. Although the situation is temporary, due to PAAV construction, it will remain in place for three years. AT will continue to follow up with the city to discuss the issue. Info/ AT
- 9.2 Construction of Phase 2 of Underpass Park (west of St. Lawrence Street) is nearing completion. The opening is still tracking for spring 2013. WT

Item	Description	Action By	Forecast Due Date
9.3	Construction of the dry side of Don River Park is complete. Minor deficiencies being addressed. Park construction on the wet side cannot begin until after the armoured slope is complete and turned over to WT. Armoured slope underway. WT to begin final park scope of work late Spring/early Summer. WT noted that the park cannot be opened to the public until it is 100% complete, due to public safety concerns and limited access points.	WT	
9.4	It has been confirmed that Lawren Harris Square will not open this fall. The Square will open at the same time as Don River Park.	WT	

TCHC

10.1	The Toronto Community Housing project construction continues. The seniors' building on King Street has reached 8-storeys, except for the utilities penthouse. The two townhouse buildings have reached the second floor concrete slab level. The balance of the structure will be in timber framing, so it will proceed quickly.	Info	
10.2	The occupancy is scheduled for the fall of 2013. The rental rates for the projects will be "affordable" as opposed to "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. Negotiations with commercial tenants who will occupy the street level frontage along King Street continue. The tenants will be oriented to community needs.	Info	

Filming

11.1	Film requests (shoots, parking, base camp, etc.) within the West Don Lands are being coordinated through Tari Stork. Requests are minimal now. When requests are received, TS has been recommending using the Port Lands for production vehicles and/or parking.	Info	
11.2	The Toronto and Provincial Film Offices have notified the film community of the constraints and limited space available within the area due to construction activities.	Info	

Hoarding

12.1	DK/HMQ/TO2015 banners will be installed on the the security fence on Bayview Avenue within the next 2-3 weeks. TCHC will be installing project hoarding on the canopy on King Street. Waterfront Toronto will utilize the hoarding at grade and re-use WT WDL panels that were removed from Old Eastern Avenue.		
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Other Business

13.1	Residents noted that the Cherry and Parliament rail underpasses are dark, dingy and unwelcoming. D. Kusturin informed the group that Metrolinx plans to make improvements to both underpasses in advance of the Pan-Am games. Additional information will be shared as details become available.	Info	
13.2	On behalf of the Corktown residents, Jon Goode asked for as much advanced notice as possible	All	

Item	Description	Action By	Forecast Due Date
	regarding road closures, staging, etc., in light of concerns over how the Bayview Avenue/River Street opening unfolded.		
13.3	Canary District condo sales centre is now open to the public at Mill and Parliament. Sales of the Canary District condos are going well, with 50% of the suites on Block 11 sold. MC was asked about DK's Affordable Ownership Program, which is not yet available. WT asked that the program be brought to a future CLC meeting and/or sent to Tari for distribution when available.	Info	
13.4	The committee elected to continue the WDL CLC meetings on a 6 week schedule. Next meeting Tuesday, December 4 2012		
14.1	The recent high water levels in the Don River have resulted in tree trunks and other trash piling up against the pier in the middle of the river supporting the Richmond Street off-ramp from the DVP and in the new span under the railway overpass. Toronto Region Conservation Authority is responsible for the river. They have been notified of the situation.	TS	
14.2	The trail is partially closed from north of Queen St. to facilitate the installation of the temporary backflow preventer in the river. Signage is in place. CF to provide updates, as necessary.	CF	

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.