

Project Name: West Don Lands Precinct
Project Number: WDL
Subject: Construction Liaison Committee Meeting
Meeting Number: 15
Attachments:

Date of Meeting:	February 26, 2013	Date of Next Meeting:	Tuesday, April 9 th 2013
Time of Meeting:	2:00 – 3:00	Time of Next Meeting:	2:00 – 3:00
Location of Meeting:	Waterfront Toronto	Location of Next Meeting:	WT, 20 Bay Street, Suite 1310, Boardroom

Minutes Prepared by: Samantha Coles
Minutes Prepared on: March 6th 2013

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	Larry Webb (CRBA)	LW
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
George Hume (WDLC, GWNA)	GH	Jason Chen (TCHC)	JC
David Jackson (Distillery)	DJ	Tim Dittmar (EllisDon/Ledcor)	TDI
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	Jesse Zuker	JZ
James Roche (WT)	JM	Jon Goode (CRBA)	JG
		Jane Robinson	JROB
Note: Attendees highlighted		Lubo Stepus	LS

MINUTES

Item	Description	Action By	Forecast Due Date
Noise, Dust, Traffic			
1.1	The committee was informed that DK received one noise infraction. A 630am start on a Saturday morning was noted. The offending party has been identified and reminded of the rules and will be diligent going forward.	MC/EDL	
1.2	Ellis-Don has received approval for their noise exemption application for another 6 months. There have not been any recent complaints from the community.	Info	
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.	Info	
River Street/Bayview Avenue (IO)			
4.2	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. Project still in early pre-design stage and not ready to be presented yet. WT will meet with residents once the plan has progressed further.	AT	
	LW understood that Eastern Avenue will be partially blocked off again to finish manhole work. He requested timing on when this will happen and how long it will take. MC informed that the manhole work has already been completed.	IO	
	LW requested more detailed drawing of landscaping for Cherry Street & Sumach. They are most interested in in the portion north of Eastern and the impact on properties, the treatment at the underpass supports and the entrance to Percy Park. AT sent the drawings the morning of March 5 th .		
	LW noted construction on the garage East of Volvo garage will start soon. It was noted that this project is not part of the West Don Lands and outside of the jurisdiction of the CLC. It will not be covered in the CLC meetings. Additional information would need to be obtained directly from the project.		IO/City
	LW requested for schedule of TTC work on Cherry and particularly on Sumach and at the King/Sumach Intersection. MC replied there a schedule has not been finalized and approved. She will update when more information is available.		
	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. MC informed the meeting that there is no work currently going on and no road closures as they are waiting on TTC. When the work does commence access to all businesses will be maintained.		
	LW asked that serious consideration be given to some kind of signature or "gateway" element be introduced on the east side of River in the new park where Bayview used to join River. AT explained they are still in the early stages of design and will be considering all options.		

Item	Description	Action By	Forecast Due Date
4.4	<p>Completion of the installation of the 1650 Back Flow Preventer at River and King Streets has been delayed due to redesign and remedial work required on the foundations of the bridge, which is now complete. Streetcar service over this bridge has resumed. The remedy is being tested over the winter. IO completed the investigation of the footings of the bridge and found that the soils were impacted, but no damage to the footings. They discovered the footings are made of wood. Monitoring is on-going.</p> <p>The installation of the redesigned BFP will occur in the spring of 2013. Due to the installation of the back-flow preventer under King Street approaching the bridge there will be traffic diversions for three to six weeks in the spring. Streetcars will divert via Parliament and Queen Street; cars will divert via River and Queen. IO is awaiting city approval. Work will commence as soon as approvals have been obtained.</p> <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. It is not expected that the trail will be completely closed at any time.</p> <p>Engineering of the permanent backflow preventer continues in order to make it smaller and less intrusive.</p>		
Flood Protection Landform (FPL) (IO)			
5.1	<p>The FPL received certification on November 1 2012 from TRCA. Certification has allowed the occupancy restrictions on the new condos (such as the Clear Spirits, River City) to be lifted.</p> <p>Armouring on the wet side is complete except for some minor adjustments. Top soil and hydro seeding will be undertaken when the weather permits which may not be until early Spring 2013.</p> <p>A buried high-voltage hydro cable has been discovered that needs to be resolved.</p> <p>The opening of the tunnel under the railroad (Bala Underpass) may occur as soon as July 1, 2013. This will allow access to the dry side of the FPL portion of the Don Rive Park. Access from Bayview/River Streets at Lawren Harris Square would be open at the same time providing a through-route from park visitors. Access from Cherry Street will not occur until after the Pan/ParaPan Am Games.</p>	IO/city	
Urban Capital			
6.1	Construction of the first buildings are in Phase 1 is work is ongoing.	Info	
6.2	The first building in Phase 1 is scheduled for occupancy in March 2013 per Urban Capital.	Info	
Cherry Street and Eastern Avenue Reconstructions (Dundee Kilmer/EllisDon)			
7.1	<p>Eastern Avenue at Sumach/Cherry will remain open to its full width until TTC installation begins. The uneven road surface will likely remain until then. Schedule not available as of yet.</p> <p>Cherry Street Full closure of Cherry Street from Lakeshore Blvd to Eastern Avenue will extend to July 2013. Cherry is scheduled to reopen in July 2013.</p>	DK/ED	

Item	Description	Action By	Forecast Due Date
	<p>Sumach Street Construction Schedule</p> <p>The schedule has been completed and distributed to committee attendees. Reconstruction of Road work on Sumach will be completed in the following phases:</p> <ul style="list-style-type: none"> • May 2013 for the west lane • March 2014 for the East lane • October 2014 final paving etc. <p>Note: These dates are subject to change.</p> <p>DK/EDL has been coordinating with residents and has obtained agreements with all but two. They committed to providing residents with notices in advance of commencing work, and will provide copies of same to committee.</p> <p>DK/MC shared the notice to residents on the construction on Sumach Street, between King Street and Eastern Avenue that will commence on March 1st 2013. The notice was to be distributed February 26th. Work includes the installation of a new storm sewer system. Through traffic will be maintained on Sumach at all times, with the west side of the street closed off first followed by the closure of the east side. Construction is expected to last for four weeks. Street parking will not be permitted during construction.</p>		
7.3	Jon Goode (CRBA) previously requested that the Cherry Street 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 and IO committed to sharing the schedule at a future meeting.	Info	
Pan-Am Athletes' Village (Dundee Kilmer/EllisDon)			
8.1	Ellis Don provides construction update in the monthly newsletter. MC gave a brief update on construction progress in the Village.	Info	
8.2	The residents previously advised that Dundee Kilmer's security fence behind 70 and 80 Mill Street encroaches their property, impacting laneway access. Residents were informed the fence will be moved after completion of paving.	Info	
	Residents noted that a second fence was erected that impacts the laneway further, as well as snow removal, as there is nowhere to put snow. MC confirmed the fence is there for construction.		
	Residents are eager to know the access route from the Games' Transportation Centre to the Welcome Centre. Their preference is that it occurs across Cherry Street at Front Street. MC to follow up at the next meeting on the planned route.		
Parks (WT)			
9.1	Concerns raised by the community regarding a pedestrian crossing joining the two parts of Underpass Park straddling River Street continues to be studied. The situation is temporary, but a three year	Info/AT	

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	duration. When Bayview Avenue is connected to Front and Mill Streets the crossing is expected to be less dangerous. The City of Toronto's Transportation unit is not interested in installing a temporary solution. A survey by City Transportation of the need for a pedestrian crossing across River Street between the two completed portions of underpass park was undertaken in January with predictable results given the time of the year. The need for a resurvey of the conditions when people are using the park was urged. TD will follow up with the city to resolve the issue.		
9.2	Construction of Phase 2 of Underpass Park (west of St. Lawrence Street) is nearing completion. Lighting and power have yet to be installed. The opening is still tracking for summer 2013 following completion of the work on Old Eastern Avenue to provide power to this section of the park.	WT	
9.3	Construction of the dry side of Don River Park is complete. Minor deficiencies being addressed in Spring 2013. Park construction on the wet side cannot begin until after the armoured slope is complete.	WT	
	WT noted that they are trying to open the park this summer 2013 with Bala Underpass but cannot be opened to the public until it is 100% complete due to public safety concerns and limited access points. WT is talking to the City regarding options, as WT is anxious to open this portion of the park.		
TCHC			
10.1	The Toronto Community Housing project construction continues.	Info	
10.2	Occupancy of all three buildings is scheduled for fall 2013. 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. Negotiations with commercial tenants who will occupy the street level frontage along King Street continue.	Info	
Filming			
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 the interference with construction activities. TS continues to advise production companies to avoid filming in the area.	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	
Hoarding			
12.1	DK/HMQ/TO2015 Banners were installed. The banners have been reinstalled and reinforced on Bayview.		
	TCHC has installed project hoarding on the canopy on King Street. Waterfront Toronto has utilized the hoarding at grade, repurposing WT WDL panels that were removed from Old Eastern Avenue.		
		Info	
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.	Info	

Item	Description	Action By	Forecast Due Date
	Go Transit rehabilitation of bridges over Sherbourne St., Parliament St., and Cherry Street.		
	<ul style="list-style-type: none"> • Schedule presented as to when/where the closures will take place. • Residents noted that they don't want DK to open the road, only to have it closed again for bridge rehab. TD agreed. MC noted that the issue was raised in a hydro meeting she attended and City Transportation does not want the road closed again for this work. • TD –working group has been established. Residents requested a separate working group for each street as there will be different issues for each community. Tom to report back to the CLC by the next meeting about the working groups. • There were concerns raised about clearance for light rail transit below the Cherry Street Bridge. 	City (TD)	
13.2	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	
13.3	Canary District condo sales centre is open to the public at Mill and Parliament. The Affordable Ownership Program is not ready to launch yet – likely spring 2013 launch. Information will be provided when available.	Info	
13.4	The committee elected to continue the WDL CLC meetings on a 6 week schedule. Next meeting will take place April 9 th 2013.	Info	
13.5	Sidewalk on Trinity where the construction staff enters the site is badly broken and needs to be repaired. MC followed up and the sidewalk has been patched, but needs further work. MC will follow up and report back to group.	DK/MC	
13.6	Residents voiced concerns regarding a build-up of garbage along the fence on the east side of Trinity Street and asked for it to be cleaned up. The issue will be followed up with.		

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.