

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

Date of Meeting:	Tuesday, April 9 th 2013	Date of Next Meeting:	May 28, 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: April 22, 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
		Lubo Stepus	LS
		Darnell Williams	DW

Note: Attendees highlighted

MINUTES

Item	Description	Action By	Forecast Due Date
1	Noise, Dust, Traffic		
1.1	The committee was informed that DK received one noise infraction. A 6:30 am start on a Saturday morning was noted. The offending party has been identified and reminded of the rules and will be diligent going forward. This issue was resolved.	MC/EDL	
1.2	Another noise issued occurred at 5:15am one morning. The residents were unaware which site it originated from. DK has been quite diligent of not starting before 6am, DK has followed up and they say it was not them. <ul style="list-style-type: none"> Dorothy was given confirmation of time in the morning construction is permitted to start. 		
1.3	Dust has begun to fill the air as it has gotten drier and DK has already started watering to control it.		
1.4	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	
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 late 2013, with a detour in place, to facilitate the construction of the stormwater treatment building.	Info	
2.2	Currently twin EA's are taking place. The system is an expensive and intensive solution, so it was discussed that 480 lakeshore will be expanded to take on both areas. Likely to extend 2013 completion		
2.3	WDL & EBF stakeholders meeting took place on March 19 th 2013.		
3	River Street/Bayview Avenue (IO)		
3.1	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. On-going.	AT	
3.2	Closures will be on-going. DK does not have a date or scheduling for the closures as of yet. MC will bring forward to the CLC when available.		
3.3	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.		IO
3.4	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. – IO was not present at March 19 meeting; No update was provided.		IO/City

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3.5	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.		
3.6	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.		
3.7	Engineering of the permanent backflow preventer continues in order to make it smaller and less intrusive.		
4	Flood Protection Landform (FPL) (IO) – IO was not present at March 19 meeting; no update was provided		
4.1	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.	IO/city	
4.2	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. WT is set out to get some preliminary scheduling in the next couple weeks.		
4.3	A buried high-voltage hydro cable has been discovered that needs to be resolved. This is an on-going discussion but looking a lot more positive and getting closer to resolution.		
4.4	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 River 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/Para Pan Am Games.		
5	Urban Capital		
5.1	Completion of the Phase 1 buildings is ongoing.	Info	
5.2	Occupancy of the first building (47 Lower River Street) has begun. Pre-delivery inspections continue and residents will continue to occupy as completed. Phase 2 is under construction.	Info	
5.3	The parking authority has been ticketing vehicles parked around the River City and TCHC sites. Construction personnel vehicles are parked on the side of road, around the perimeter of Lawren Harris Square, etc., which is blocking traffic and making it difficult to get through. It brought forward that it is dangerous and disruptive. TD will follow up.		
6	Cherry Street and Eastern Avenue Reconstructions (Dundee Kilmer/EllisDon)		
6.1	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.	DK/ED	
6.2	Cherry Street		

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	Full closure of Cherry Street from Lakeshore Blvd to Eastern Avenue will extend to July 2013. Cherry is scheduled to reopen in July 2013.		
6.3	<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"> • April 2013 for the west lane- closed until the fall – ripping up whole street • March 2014 for the East lane • October 2014 final paving etc. <p>Note: These dates are subject to change.</p>		
6.4	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. On-going		
6.5	DK/MC shared the notice to residents on the construction on Sumach Street, between King Street and Eastern Avenue in February. The Construction 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. Street parking will not be permitted during construction.		
6.6	DK/MC distributed a new construction notice for Sumach Street between King Street and Eastern Avenue. Work will commence on April 1 2013 to October 31 st 2013 for the reconstruction of the West lane. This work includes surface removals, excavations, landscaping and the installation of retaining walls. During construction through traffic will be maintained on Sumach Street, but public parking will not be available.		
6.7	<p>Access to Sumach Street</p> <ul style="list-style-type: none"> • In advancement of the easterly work a Restriction of Access Notice has been distributed to the two businesses and one resident that will be affected. The restricted access relates specifically to the backyard access. They will have access to the front entrance only. 		
6.8	Larry Webb requested 10 days' notice for construction. DK will try but sometimes they do not have the lead time. DK advised that the current phase of work is noisy and will likely cause vibration. DK will be monitoring.		
6.9	LW requested the schedule of TTC work on Cherry Street, and particularly on Sumach and at the King/ Sumach Intersection. MC replied that DK-EDL the TTC has not finalized or approved the schedule. She will provide an update when more information is available. On-going.		
6.10	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 CLC that there is no work currently underway and no road closures as DK is waiting on TTC. When the work does commence access to all businesses will be maintained. On-going.		
6.11	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	Info	

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	at a future meeting.		
7	Pan-Am Athletes' Village (Dundee Kilmer/EllisDon)		
7.1	Ellis Don provides construction update in the monthly newsletter. MC gave a brief update on construction progress in the Village. On-going	Info	
7.2	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	
7.3	Paving will be occurring soon. Jane Robinson requested that after the paving has been completed when they put fence back to push back the fence a foot onto their land so it does not block the laneway. MC indicated that most likely not be possible as the construction will not be complete and will need to keep it in place.		
7.4	Jane Robinson also indicated that both building will be doing some garage cleaning soon and asking if the buildings residents can park in the extra parking behind Mill street building whilst this takes place. MC will look into the possibility.		
7.5	Residents are eager to know the access route from the Games' Transportation Centre to the Welcome Centre. Their preference is that it occurs across Front Street. MC to follow up at the next meeting on the planned route.		
8	Parks (WT)		
8.1	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 duration. When Bayview Avenue is connected to Front and Mill Streets the crossing is expected to be less dangerous.	Info/ AT	
	The City of Toronto's Transportation unit is not interested in installing a temporary solution. A survey by City Transportation regarding 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 followed up with the city to resolve the issue and indicated that Councilor McConnell will speak with Jacqueline White regarding the situation.		
8.2	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 late 2013 following completion of the work on Old Eastern Avenue to provide power to this section of the park.	WT	
8.3	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	
8.4	WT noted that they are working with the City and the Province to try to open the Bala Underpass and dry side of the park this summer. This portion of the park cannot be opened to the public until it is agreed to by the City and the Province, and is complete due to public safety concerns and limited		

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	access points. WT would like the park to remain open, but may need to close it and the Bala Underpass in the fall to complete construction of the wet side of the park.		
8.5	TS announced that NAME THAT PARK would be launching on April 11 th . Name that Park is an online contest seeking the public's input to name "Don River Park" in collaboration with media partner, The GRID. Suggested names will be accepted between April 11-25, followed by a meeting of the selection committee comprised of community stakeholders and partners, who will shortlist 3-5 names for public voting. The public will be asked to vote for their favourite name online from May 6-17. The submission with the most votes will be declared the winner and put forth for City approval.		
9	TCHC		
9.1	The Toronto Community Housing project construction continues. Construction is progressing and still on track for fall occupancy.	Info	
9.2	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	
10	Filming		
10.1	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	
10.2	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	
11	Other Business		
11.1	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. TD needs to engage Metrolinx as they have not provided updated scheduling.	Info	
11.2	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)	
11.3	On behalf of the Corktown residents, Jon Goode asked for as much advanced notice as possible	Info	

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	regarding road closures, staging, etc., in light of concerns over how the Bayview Avenue/River Street opening unfolded.		
11.4	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	
11.5	The committee elected to continue the WDL CLC meetings on a 6 week schedule. Next meeting will take place May 28 st , 2013 instead of May 21 st , 2013 as it lands just after the long weekend and some may not be back to attend.	Info	
11.6	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. MC will follow up again as the patched work is not sufficient.	DK/MC	
11.7	George Hume informed the committee of an issue along bike path west of closed portion along rail way fence. There is a stock pile of Ballast (pieces of crushed stone) that has been knocked over has started to impede the path. GH wanted to know who he should inform about this issue. TD will let transportation know as it sounds to be a hazard.		

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.