

# Westbank Construction Management Committee

CMC Meeting Minutes || Thursday, June 22, 2017 || Markham House, 610 Markham St

<b>Attendees:</b> Roy Sawyer , PARA + MVT Carolee Orme, HVRA Sue Dexter, HVRA + MVTG Arnella Renda, Mirvish Village BIA Maxine Sidran, 503 Palmerston Blvd Ashley Ross, 609 Bloor St George Randolph, 736 Bathurst St	<b>Attendees:</b> Councillor Mike Layton, Chair Jonah Letovsky, Westbank George Riopelle, Site Manager Anthony DeCarli, Project Manager Warren Chow, BA Group Colin Burns, Councillor Cressy's Office Angela Surdi, Councillor Layton's Office Felicia Morrison, Westbank Marina Jackson, Westbank	<b>Regrets:</b> Paul Maclean, PARA Jim Jacobs, MVTG Terry Montgomery, MVTG Jennifer Hunter, SVRA Robert Cohen, MVTG Kathleen Tallon; Resident
--	---	---

## Agenda Topics

---

### 1. Call Meeting to Order

Councillor Layton called the meeting to order at 6:37 pm at Markham House, 610 Markham St  
Councillor Layton welcomed and thanked everyone for attending. Provided an overview of expectations for the CMC

### 2. Introductions

16 attendees introduced themselves. 7 community members in attendance.

### 3. Review and discussion of CMC Terms of Reference

#### Mandate:

- Suggestion accepted by group to include: "The CMC will take a productive and proactive approach to problem solving"
- The group's approach should include reviewing and solving problems before they take place in an effort to minimize inconveniences to residents and expedient delivery of the project

## Membership:

- Suggestion accepted by group to include City staff can be requested to attend CMC meetings
- Suggestion accepted by group to have Anthony DeCarli as contact at any time issues are not resolved to the CMC's satisfaction

## Roles and Responsibilities

### Committee Members

- Suggestion accepted by group to add "Will not deal with complaints"

### Westbank

- Suggestion accepted by group to add "Will post minutes and relevant update information on Westbank website, Facebook page and/or any social media related to the project as soon as minutes are made available
- Westbank to provide in advance, non-proprietary information for the larger phases of the project to assist the group with identification of potential issues which may arise

Action: George Riopelle will review first submission for potential issues that may arise and report back next meeting.

### Local Councillors

- Suggestion accepted by group to add "Will field complaints"

## Administration

### Meetings

Suggestions accepted by group to add:

- Councillor Layton's office will set the agenda with the input of the CMC. A draft agenda will be circulated at minimum 1 week prior to the next meeting
- Meeting minutes will be circulated by email to all members as soon as possible
- MVTG and Westbank to post CMC meeting minutes on their websites

**Action:** Councillor Layton's office will provide dates for the next 6 months to CMC

### Communication

Group discussion on how, when and in what format information will be shared

- If item is pressing or urgent, members and broader group do not have to wait for the next meeting
- Construction Manager, George Riopelle, can be contacted or the site supervisor (when hired) can be contacted for any concerns during construction and for urgent matters on site
- CMC will also have direct contact to Anthony DeCarli as Project Director, if concerns cannot be resolved through the CMC
- General Public will have contact with Westbank via a project hotline and the site supervisor's direct number. These numbers will be posted around the site once the hoarding is installed

## 4. Presentation of Timelines and Schedule

First Year: Markham St closed for staging

- non heritage demolition
- abatement and removal of asbestos
- Honest Ed's demolition – (large equipment)
- Heritage façade retention on Bloor and Bathurst
- Shoring (installation of temporary supports in advance of excavation) - large drilling machines
- Excavation ( dump trucks)
- Footings and foundations (trucks delivering concrete) ( will have 8-10 hr long cement pours)

Second Year

- Building the base up to the 4<sup>th</sup> floor
- Typical floors
- Once high enough, building will be chased by panels, windows etc

Third Year

- Completion of the towers
- Drywall, millwork, etc ( less truck traffic)
- Work around site ie streetscaping, landscaping etc

## 5. Presentation of Transportation Plan

Warren Chow- BA Group

### Phase 1

- Markham St will be closed for the entirety of the project and used for staging; trucks will enter on Bloor, travel by way of Markham and turn east on Lennox to Bathurst where they will be restricted to turn right or left on Bathurst
- Demolition of Honest Ed's building
- Installation of MOL required hoarding- known as "fast fence"
- Sidewalks will be accessible on Bloor + Bathurst + Lennox for the entirety of the project
- No change for vehicles, cyclists or pedestrians
- Shoring ( installation of supports) -bottom of the site
- Covered hoarding by Urban Umbrella to be installed September approx.
- Blvd will become narrower but still to required City standards
- 1 Construction gate installed on Bloor
- 2 Construction gates installed on Lennox
- No access to site from Bathurst
- Markham will be closed for the entirety of the project and used for staging
- This reduces the need for use of the City's ROW and delivers the project in 3 yrs as opposed to the originally projected 5yr

## Phase 2

- All the below grade work
- Construction of base of buildings up to 4<sup>th</sup> level
- Vehicle, cycling and pedestrian access fully maintained on Bloor
- The southbound curb lane on Bathurst south of Bloor will be occupied/closed –occupancy important for the installation of 6 cranes to work in the pit and reach the areas furthest west on the site
- Northbound not affected
- Fully covered pedestrian walkway

## Phase 3

- Construction from the 4<sup>th</sup> floor up
- No street occupancy on Bloor, Bathurst and Lennox
- Staging all within the site
- Entry from Bloor and exit via Lennox
- This phase may permit exit via the gate nearest Bathurst onto Lennox as lane will be rebuilt at this point

## Truck Movement:

- Trucks will be instructed to enter the Bloor gate while traveling eastbound on Bloor St West
- Trucks will exit off out onto Lennox and turn north or south on Bathurst as they will not be permitted to go straight through

## 6. Q + A:

Q:

Can we stop the truck idling?

- Cement trucks will need to idle ( so that cement does not begin to set) and they will do so within the staging area
- All other trucks will be asked to turn off their engines, it is part of Westbank's commitment to the community

Q:

Why can Bloor St W not be used for both truck entry and exit?

- City Transportation has requested limited access to the site off of Bloor to minimize flow disruptions and congestion on Bloor St W

**Action:** Request by member to have City of Toronto Transportation Staff attend the next CMC meeting

Q:

What is the estimated number of trucks entering and exiting the site?

Westbank currently working on numbers

**Action:** George Riopelle will provide numbers at the next meeting

Q:

At any phase of the construction can the Mirvish Lane exit be used more than the Markham exit onto Lennox?

Suggestion by group:

Of the 2 gates on Lennox, every attempt will be made to have trucks, when they are able to, to exit from the gate furthest east (towards Bathurst) and not through the gate nearest Markham St. During excavation the request would not be possible but the understanding is that it may be possible to have trucks exit from the easterly gate once construction is at the 18<sup>th</sup> month mark. This will make a difference in noise and dust etc to immediate neighbours.

**Action:** George Riopelle will review the transportation plan for the use of each gate, where ramps will be located and how ramps will be used for the next meeting

Q: What about entering off Bathurst?

- Using Bathurst will disrupt TTC
- Radius not sufficient for trucks to turn without interfering with streetcar tracks

Q: How will drop- offs and pick- ups at the Randolph Academy be addressed?

- Construction will take place 7:30am to 3:30pm daily Monday to Friday. School activity occurs between 4pm-6pm.

**Action:** Contingency plans be made when cement pours take place

Q: Will the vibrations from shoring impact neighbouring buildings?

- Westbank will have monitoring devices on site for shoring + drilling activities
- Westbank has engaged HGC Engineering for the monitoring

**Action:** Westbank will prepare educational notification for adjacent homeowners and business owners in advance of the piling/shoring activities

**Action:** George Riopelle to provide zone of influence report from Terraprobe for committee members to review.

Q: Can trucks be cleaned before exiting onto Lennox and can cleaners be sent out to clean Lennox at the end of the day?

- Westbank's current plan is to have Lennox cleaned a couple of times per day.

Q:

Any plan to look at what will happen to traffic flow on local roads? Harbord?

**Action:** City Transportation Services staff will attend next CMC meeting at Councillor Layton's request

Q: Will any other City projects impact the delivery of the Westbank project?

- Westbank is aware of the Bloor-Annex BIA streetscaping project scheduled for 2019
- Bathurst lane occupancy by Westbank will not coincide with the project on Bloor St

**Action:** Councillor Layton's office had sent, before the meeting, a request to a number of City divisions on whether there are any other projects in the Bloor + Bathurst area during the Westbank 3yr construction period and will report back at next meeting

Q: Where are the construction workers going to park?

- Westbank has looked into Green P, some space belonging to TTC (with no success) and will continue to look for a parking lot for the trades
- Concerns about eliminating parking on a single lot; suggestion better be shared among lots. This is especially important at Lennox + Borden where the farmer's market uses the lot on Wednesday afternoons.

## **7. Adjournment**

The meeting was adjourned at 8:30 by Councillor Layton. His office will be sending draft meeting dates for the next 6 meetings. Notice and agenda will be distributed electronically to each member 1 week prior to the next meeting. Draft minutes will be sent to all members within a couple of days of each meeting for comments or additions with the goal to finalize and post (MVTG and Westbank websites) those minutes by end of following week. Ie. Meeting was Thursday, June 22, Draft minutes sent Monday, June 26, finalized minutes ready for Thursday, June 29