

F.G. GARDINER EXPRESSWAY



NEW Lower-Simcoe Ramp

Meeting Minutes

Construction Liaison Committee Meeting #3

Wednesday June 14, 2017

2:00 p.m. to 3:30 p.m.

Oxford Properties Boardroom - RBC WaterPark Place, 10 Bay Street, Suite 810

Agenda and Discussion

The discussion captured is summarized below. Questions are noted with a "Q", comments with "C", answers with "A", and action items with "Action." Answers were provided by Brian Buchanan and Tracy Manolakakis, unless noted otherwise.

1. Welcome & Introductions

Meeting was chaired by Paul Martin, City of Toronto.

2. Review April May 10th meeting minutes and action items

Equipment delivery times:

- Brian stated in May 10th meeting that for work to be done during the day, the equipment has to arrive on site before that. Steel is shipped from North Bay and arrives throughout the night because larger delivery trucks have to be off the road by 6 am.

Demolition dates and street closures are not random, but sequential:

- Explained through notices to residents via Canada Post and email updates.

Location of replacement trees:

- Tracy contacted Urban Forestry about adding trees behind 228 Queens Quay and / or Rees Street Parkette, but has not heard back. Tracy to contact again.

Demolition procedural changes:

- Demolition has been completed.

Feasibility of mounting a sign at the Spadina Ramp at Lake Shore Boulevard:

- A sign was there before this project commenced. The city has adjusted to the gated lane that is now open.

Monitoring points for sound and vibration:

- All are at ground level.

Vibrations causing damage to houseware:

- Contractor will not pursue remittances as the public could take advantage.

Broken pipe at 250 Queens Quay:

- Will continue to investigate and follow up when more information is gathered.

Vibration results for the closure weekend (May 6-7):

- Brian provided an account of the vibration monitoring records for late May.

3. Review of Construction Schedule

Q: What is the excavation in the park beside the RBC building on York Street and Queen Quay for?

A: The excavation in the park is for soil remediation.

Q: What are the in-ground, horizontal concrete cells in the park?

A: The horizontal concrete cells that are present in the park were elements of the old "hot wheels ramp" that provided structural support.

Q: Is the location of the contractor's fence at the boundary separating City property and private property? For example, where the fences behind the buildings on Queens Quay are.

A: The boundary between the City and private owned properties will remain where the contractor has the fence. Currently, the City's Real Estate Division is close to an agreement to determine when the temporary licence to construct will end. April 1st, 2018 was the original date, however that may be too soon, especially as we may still be planting trees and doing clean up from the work.

C: Independent surveys were done of the properties for this boundary.

Action: Brian to speak with City's Real Estate staff regarding agreement for boundary behind the buildings and update CLC in July.

Q: How will the new Lower Simcoe ramp be constructed?

A: Construction of the new Lower Simcoe Ramp will begin next week. The walls of the ramp will have soil tiebacks used to reinforce retaining walls for stability. This will prevent the wall from collapsing. There will also be a pump house under the new Lower Simcoe ramp. This will spray a solution from the de-icing system in the pump house that will make the roads less slippery.

Q: We were told the fast fence on Harbour Street, east of York Street would be up until the new ramp is open. What are the options for sign placement on the fast fence until that ramp is opened? Dave Smith stated that our sign was too wide to move, and it could potentially impact those exiting if the current sign were to be brought forward. The reason I ask is because the parking garage is losing revenue as many think it is closed.

A: Looking at the schedule, we wonder if later into construction we can potentially shift the fast fence onto the road, and mount your sign onto there for more customer visibility. Or, get a new sign for the fast fence saying "parking garage for 88 Queens Quay open." We need to speak with Dave and have him follow-up on options.

Action: Brian to speak with Dave Smith regarding mounting RBC Building's parking garage sign in a visible location.

Q: It is without a doubt that the demolition work was amazing in such a challenging space – crews moved really fast. However, there are pillars remaining in the park beside the RBC building on Queens Quay. What are the plans for those?

A: Grascan and the construction crew do indeed deserve a hand. The pillars will remain in the park. It is important to note that the pillars were at the request of Parks, Forestry & Recreation to be retained in the original scope of work and as such, the City cannot include their removal as part of the current contractor work. Parks, Forestry and Recreation and Waterfront Toronto are set to lead the new parks design and hope to launch the public consultation process in the fall. We will send out information so that you may participate. Councillor Pam McConnell has heard

from her constituents that they do not want the pillars in the new design. As the ramp is no longer in the way, the pillars should not limit the design. Lastly, we have asked Marc Kramer and Pina Mallozzi to come and speak to the CLC about the timelines for the new park.

C: It will take more money to demolish the piers in another contract.

A: This course of action may not pose an additional cost, if you consider the amount needed to make a change order to an existing contract. Various approvals would have been needed, and that could have dragged the projects timeline out to potentially delay the new ramp construction. It is however a less efficient way compared to having had it included in the first contact.

C: The construction crew has done a great job at keeping the site clean. We appreciate that there is a crew member on the sidewalk with a broom ensuring the sidewalk is debris free in that busy pedestrian zone.

A: Rain has made it hard to keep the roads and sidewalks clean. Brian has worked hard to encourage the Contractor to attend to it, and Dave has made it a priority.

Q: Does the project team anticipate any other full intersection closures? The Waterfront BIA is concerned about that, especially as there are numerous events that take place on Queens Quay in the summer.

A: The project team has not confirmed whether there will be further full closure, and are contemplating half-closures. Full closures can of course get the work done much faster.

The closures would be for the same intersections (York Street; Lower Simcoe Street; Bay Street), and there are no plans as of yet to close any east-west streets. The earliest possible dates for this are at least a month away, but do not necessarily expect that. Transportation Services still has to look into this, especially as there will be peak flows going to the numerous events that take place on Queens Quay in the summer.

Q: Are there any major concerns to the City that accompany these closures?

A: Certainly the closure hours are what City is concerned with the most, and this is because of the impediment to traffic flows. Pedestrians and cyclists are also much more affected during the closure. These are also the reasons why we have to message well in advance when we can.

C: The messaging and signage for the closures and construction were well done throughout.

A: Our intention was to use multiple means to get out as much information to the greatest audience in the time we were allotted.

4. Noise & Vibration Monitoring Update

Q: A window fell out of the RBC building. Was this a result of the vibrations from the York-Bay-Yonge demolition and construction?

A, Oxford Properties: This did not have to do with the vibrations from the demolition, and it almost seemed coincidental. The buildings administration explained that this is a common problem the building faces. We are now trying to figure out what the cause actually was. It could have been a glass defect, and the vibration and high winds in tandem caused it to break.

A, Brian: The higher you get, the more pressure the building is under, which is a greater risk to the building than vibration. It is about 25 to 30 pounds of pressure per square foot, and is constant, compared to vibration which happens sporadically.

A, Brent: There have been defects throughout the city from the way this type of glass was manufactured.

5. Action Items

1.	Follow up with City's Real Estate staff regarding agreement for property boundary behind the buildings on Queens Quay.	Brian
2.	Discuss mounting RBC Building's parking garage sign in a visible location	Brian / Dave Smith

6. Next Meeting Date, Location and Time

July 12th, 2017 - Oxford Properties Boardroom - RBC WaterPark Place, 10 Bay Street, Suite 810

Note: There will not be an August meeting.