

MINUTES of MEETING #1
Minutes prepared by: M. De Nardis
Issued on: June 22, 2016

1401 O'CONNOR DRIVE CONSTRUCTION LIAISON COMMITTEE (CLC)
THE LANES RESIDENCES @ O'CONNOR BOWL
MONDAY, MAY 30, 2016
7:00 p.m. – 9:00 p.m.
1400 O'Connor Drive, Unit #3

Chair: Joe Perruccio, Edzar Group of Companies o/a The Lanes Residences Inc. (Owner)

Construction Manager: Natalie Alexander, Edzar Group of Companies

Project Planning Consultant: Marc De Nardis, Gagnon & Law Urban Planners Ltd.

Area Ward Councillor: Councillor Janet Davis (Ward 31 | Beaches – East York)

City Community Planner: Derrick Wong, Community Planning, Toronto and East York District

ATTENDEES

Resident: Matthew Turner, 197 Westview Boulevard

Resident: Michael Hwang, 202 Westview Boulevard

Resident: Melanie Wynne, 206 Westview Boulevard

Resident: Marilyn Look, 220 Westview Boulevard

Resident: Barbara Konstantopoulou, 240 Westview Boulevard

MEETING AGENDA

1. Introductions
2. Ownership
3. Project Team
4. Planning Approval (Rezoning / Site Plan Approval)
5. Building Demolition and Future Scheduling
6. Constructions Liaison Committee (Membership, Terms of Reference)
7. Other

OVERVIEW of MEETING and PROJECT

- Five (5) residents attended the O'Connor Drive Construction Liaison Committee Kick-Off Meeting.
- The purpose of the Meeting was to introduce the Property Owner, the Project Team and provide an overview of the land use approvals obtained under the former ownership group (The Goldman Group o/a 1401 O'Connor Drive Holdings Inc.).
- Edzar Group of Companies have over 50 years of construction experience and have been an integral part of some of the most well-known building developments in Canada, the United States and the Caribbean.
- Property / Project acquired in Spring 2015.
- City of Toronto Official Plan Designation: "Mixed Use Area".
- East York Zoning By-law 6752: "MRC.3 (Mixed Residential Commercial Site Specific) Zone"

PROJECT HISTORY and DETAILS

- Former Owner filed a Zoning By-law Amendment Application in March 2012. The original redevelopment proposal sought to rezone the property to permit a 10-storey apartment building, comprising of 177 units, 19 live work units in a 2-storey podium, 3 levels of below grade parking.
- In May 2012 Toronto and East York Community Council considered a Staff Preliminary Report. A revised development proposal was subsequently filed in December 2012 that advanced building massing transitioned away from the neighbourhood to the east using a combination of setbacks and step backs and 45 degree angular plain measured from the property line.
- The revised proposal for a 7-storey building was found by City Planning Staff to be appropriate for the site, compatible with the abutting neighbourhood and in compliance with the policies of the City Official Plan, including the O'Connor Drive Avenue Study and its Urban Design Guidelines.
- Site Specific Zoning By-law 636-2013 approved by City Council in May 2013.
- Site Plan Approval issued in April 2014.
- 7-storey retail commercial and residential building.
- Approximately 600 m² (6,450 ft²) of grade related retail.
- 142 residential units (ranging from 1 Bedroom units to 2 Bedroom + Den units).

- Total Floor Area – Approximately 12,000 m² (129,000 ft²).
- Interior amenity space provided on Floors 1 and at Rooftop.
- Outdoor amenity space provided at grade, Level 5 terrace and Rooftop.
- Ground floor accommodates retail units, residential lobby, indoor amenity areas, service areas, corridors and bicycle parking.
- Floors 2-7 accommodate residential units and common corridors and service areas.
- Rooftop level consists of green roof, mechanical penthouse, indoor amenity area and outdoor amenity area.
- 2-level underground parking structure (+200 bicycle parking spaces, +140 private lockers).
- Permitted Commercial Uses (Restricted to Ground Floor): Personal Service Shops; Travel Agencies; Business and Professional Offices including office of any medical or therapy service providers; Pet Grooming Establishments; Pet Supplies Store; Artist's Studio's; Teaching Establishments; Private Home Daycare; Retail Shops; Convenience Store; Financial Institution; and Equipment Rental Store.
- Approximately 90% of units sold, 90% end user purchasers. Estimated Project Occupancy is Summer / Fall 2018. Project Website: <http://thelanescondos.com/>
- Current Owner project nearing completion: The Glen Condominium Residences, 580 Kingston Road Toronto (Six (6) storeys, 42 Units, five (5) Two-Storey residences). Project Website: <http://theglencondos.ca/the-residences/>

CONSTRUCTION LIAISON COMMITTEE

- The purpose of the CLC is to provide a structured forum for residents, businesses, land owners and other stakeholders in the vicinity of the Project area to discuss issues related to the construction on the subject property.
- The CLC is to liaise with the Project Team and the Construction Manager during the period of construction to monitor and report on the impacts of construction. Edzar Group is not obligated to host CLC meetings during demolition process.
- The CLC is designed to be a small, focused committee. Community members will be selected based on their interest, proximity and connection to communities / constituencies. The Councillor's office will participate as necessary.
- The 'Project Team' will be represented by: The Edzar Group of Companies and its designated Contractors / Consultants.

- CLC 'Community Participants' will:
 - i) Participate in regular meetings of the Committee.
 - ii) Consider any matters, issues or information referred to them by the Project Team / Construction Manager, provide feedback, advice and recommendations as requested.
 - iii) Liaise with the Project Team / Contractor on items such as notification / communications, staging, impact of project work such as noise, vibrations, dust, traffic, protocols, etc.
 - iv) Be required to be open and receptive, and give careful consideration to ideas and perspectives of the Project Team / Construction Manager.
 - v) Be required to liaise with the organization / community they represent and bring forward advice, issues and/or comments on behalf of their organization to the Committee and communicate back to the group they represent.

- The 'Project Team' will:
 - i) Strive to provide accurate, understandable information to Committee participants, such that they can contribute informed feedback, advice and recommendations.
 - ii) Ensure that appropriate Owner / Construction Staff (as appropriate) are present at discussions on specific issues or components relating to the Committee.
 - iii) Be open and receptive, and give careful consideration to advice and ideas received from the Committee, and will take appropriate measures to ensure that issues and concerns are resolved in a timely manner.
 - iv) Ensure that the broader community is informed of the Committee's deliberations through appropriate methods (e.g. meeting minutes or website).
 - v) The Project Team will determine who will be responsible for actions or measures in response to Committee advice and input. The Project Team will work to resolve matters or issues that are beyond the scope of the construction contract.

- It is expected that the CLC will meet regularly, most likely on a monthly basis, for the duration of construction. More frequent meetings may be needed at key intervals in the project, such as the beginning of each construction period. The exact number of meetings will be determined in consultation with the CLC.

- Any administrative support and facilitation required will be provided by the Project Team.

BUILDING DEMOLITION

- Demolition Permit Application for existing building was submitted in Spring 2016 and has been issued. Demolition commenced on May 9, 2016.

- Designated Substance Survey Report completed in July, 2015. The Survey Report was performed as a prerequisite to planned demolition. Work was completed with the utmost care and the Consultant's extensive expertise in carrying out assessments.
- Asbestos Removal Certifications issued in April and May 2016 confirming removal of asbestos materials off the site premise.
- Because of age of structure and its construction, demolition is being phased. A material separation process is being applied for disposal.
- Approximately 75% of building demolition has been completed. It is anticipated that demolition will be completed in July 2016 (approximately 3-4 weeks pending and unforeseen issues / conflicts).

PROJECT HOARDING, FENCING and SHORING

- Temporary hoarding not required for demolition of building. It is anticipated that construction hoarding will be installed along O'Connor Drive and Yardley Avenue. Temporary protective fencing will be installed along rear property line.
- Team Consultants currently preparing shoring design and expected to be completed within 4-6 months. Below grade shoring drilling will involve installation of vibration monitoring systems. When vibrations exceed maximum levels shoring will be terminated and mitigation measures will be put in effect.
- Fence hoarding is not required for below grade shoring. Overhead protection is only required in cases where hoarding encroaches within City property.
- Primary construction access to be via Yardley Avenue. At appropriate time, Transportation Consultant to prepare Construction Management Plan. Plan requires approval by City Staff. Plan will be distributed at a future CLC Meeting for interested residents.
- Project construction estimated to be 24-30 months. Edzar Group willing to explore opportunities for the installation of murals on hoarding. Approval of local artist(s) is pending the mural content. Edzar reserves the right to approve or disapprove the mural content.
- Site Plan Approved Landscape Plans include installation of new 1.80 metre (6.0 feet) wood privacy fence along rear property line of 1401 O'Connor Drive and Yardley Avenue properties.

NEXT STEPS

- CLC to reconvene in Fall 2016 (approximately 2-4 months) to discuss key construction milestones and preliminary shoring design.

- Once building demolition is completed very little site activity (if any at all). Building Permits to construct have not been submitted. Project Team currently underway with detail design (i.e. structural, mechanical, architectural, engineering, shoring design).
- Edzar Group will be exploring opportunities to keep residents informed via a webpage on its current project website. Construction activities and milestones dates will be updated periodically and residents can view at their own discretion and convenience. Email addresses will be utilized on an interim basis.
- Edzar Group to install a sign on the subject property with contact information. Until then email(s) to be used on a temporary basis. Marc De Nardis will communicate with the Edzar Group and their Client Care Division.

Edzar Group and its Team wishes to thank all attendees for their time and input. Date of CLC Meeting #2 to be determined.