

Construction Monitoring Committee (CMC)

MINUTES:

Date: Friday February 3, 2017

Time 7:30 pm. Meeting Room, 50 Quebec Ave.

Members Present: Satish Dhar, (chair) John Hardie, Frank Delling
Pauline Walsh, Elizabeth Bihl, Judy Love, Gumsindo Sanchez (minutes)
Bojan Grbic, (Board member rep. from ycc 323)

Guest: Matthew Light (Board member from 70 High Park ave) Brian
MacDonald 50 Quebec

Approval of the minutes from Jan. 9, 2017 John Hardie seconded Frank Delling

Note: Distribution of the minutes & Agenda

Suggested that every member of the Committee will have a copy of the agenda and the minutes of the previous meeting 2-3 days before of each coming meeting.

Satish: Introduced 2 guest attending the (CMC) meeting Brian MacDonald from 50 Quebec & Matthew Light (Board member from 70 High Park ave.)

Construction/Demolition:Contact and Status

Satish: Informed Developer has now received the Demolition permit and demolition expected to commence sometime in February.

Developer is expected to receive the piling, shoring and encroachment agreement at the end of this month. This will allow for digging and piling to begin. The company plans to star demolition of the town houses in March.

Piling may result in vibration. If it does, the developer will be required to inform property owners within the influence area a week in advance of the demolition.

City expects to receive the Construction Management Plan from the developer within a week. This lays out construction site entrances, storage areas etc. This plan will be available in the city offices within a week and at the construction site for public viewing .

On the city's web site there is a list of phone numbers that the public can call to complain about any construction related issues. Staff manning these phones will redirect calls to the appropriate department for response and action. The information sheet with these phone numbers has been uploaded on to our website in the part dealing with the Construction Management Committee (see the Reference Materials and Links section).

Engineering Related Issues - Hiring of Consult

Frank: Reported that he had talked to two companies re: hiring a consulting engineer for the monitoring. We need one more quote to make up the required three before Isan and Frank, with the approval of the board, can contract the winning consult. At the 23 of February board & (CMC) meeting the selected engineer is to brief the board and the committee on potential problems to look out for.

Research has confirmed the existence of underground rivers in our area and the potential for damage to our foundation if they are redirected through the new building. It confirmed this would be an issue for the consultant or a hydrogeologist to look into.

Frank has compiled a chart of construction related potential problems and will distribute it to the committee members.

Neighbourhood Liaison - Status

Judy: Confirmed she has arranged at having two meetings, one with Councillor Sarah Doucette and our committee on Thursday March 2nd at 7 pm. in the meeting room, some neighbourhood residents may be attending as well.

The 2nd meeting will be with Monica Silva, (Project Relations Manager) from Vertica (Resident Service) at her office 40 High Park ave. on March 9th at 5:30 pm. this will include our committee and perhaps Matt Light from 70 High park ave.

The above meeting with Monica Silva on March the 9th at 5:30 pm at 40 High park ave. as per Monica's e. mail on March the 8th is cancelled.

Matthew Light: Informed he has discussed the whole project with Monica Silva, and feels she is a good liaison to have for the whole construction project He also mentioned the possibility of charing the same engineer for the construction time 50 Quebec & 70 High park ave. he will follow up with that decision.

Financial Issues

John: Mentioned that if a legal opinion is required, a lawyer with expertise on real state condominium would be recommended.

Informed that 50 Quebec management has approved \$20,000 to be used as needed during the construction period.

Bolan: Will contact Sean Cumming a lawyer living in 50 Quebec - for advice purpose only, re - our concerns with our building while the construction is going on.

Communication Update

John: Informed if anybody has any complains or disagreements with the way the (CMC) committee is operating to go to the management office and speak to Isan, and if not satisfied check the building website (ycc 323. com) where all the information & approved minutes from the committee are posted.

Feb. the 23rd

There will be a meeting to be combined with the board of 50 Quebec ave. at 3:30 pm. in the games room. The selected engineer will do a short presentation of the survey plans for 50 Quebec.

MAR. the 16th

Next (CMC) meeting at 7: pm in the meeting room.