

## **Construction Monitoring Committee (CMC)**

### **MINUTES:**

**Date:** Monday, January 9<sup>th</sup>, 2017

**Time:** 2:00 pm, Games Room, 50 Quebec Ave.

**Members present:** Satish Dhar (chair), John Hardie, Gumersido Sanchez, Frank Delling, Pauline Walsh, Elisabeth Bihl (minutes)

**Regrets:** Judy Love, Bojan Grbic (YCC323 Board rep)

---

Approval of Minutes December 12, 2016

John Hardie, seconded: Frank Delling

**Note:** It was agreed that Minutes of each meeting would be taken by committee members on a rotational basis.

### **1) Distribution of Minutes –**

The following process and steps were discussed and agreed to:

- Step 1: Draft minutes are sent to all Committee members for comments / amendments
- Step 2: Updated minutes are sent to all Committee members prior to meeting
- Step 3: Minutes are tabled and approved at the next Committee meeting
- Step 4: Final approved minutes are forwarded to Committee members and Isan Murat for YCC 323 Board information / discussion
- Step 5: Minutes are uploaded by John to website

### **2) Information / status obtained from city staff:**

- Satish reported that currently no site plan was in place from developer
- No start date available for beginning of garage repairs (40 High Park Ave and 77 Quebec Avenue).
- Developer's application for demolition had been refused (missing documents) hence date still pending
- City had not yet received Building Permit Request from Developer
- City must hold a Public meeting at minimum one week prior to demolition (F.Delling)

- Contact List at City Hall: City has a dedicated *contact staff* in charge to direct inquiries to the appropriate department should we have complaints or concerns.
- Satish has prepared a list of these contacts, with names and phone numbers where ever possible. (List to be included in a Quick Reference Guide).
- **Related discussion**: Invite our city councilor **Sarah Doucette** to speak/update us at (date to be determined) committee meeting. The YCC323 board and possibly other neighborhood representatives should also be invited.

3) **YCC323 will do its own independent Pre- and Post-Construction Survey.**

Frank reported on discussion with engineering company Build Max Ltd and their follow-up proposal. A copy of the proposal was provided to all members present.

- Frank pointed out the Scope of Work proposed at this stage requires a number of additional items to be added (e.g. landscaping damages, external building damage etc.). A list of items will be established and given to engineering company.
- Discussion about several concerns ensued, including how the TTC may be affected, especially regarding possible underground waterways known to be present in the High Park area (John to check with someone at TTC if any concerns exist at this stage).
- Frank to research person from the High Park-Walking tour discussing this area's underground waterways to get some further input and potentially speak to us.
- **Related discussion**: Frank to engage engineering company, Build Max Ltd., to brief the committee and YCC323 board to discuss potential construction issues facing our building. Frank to speak to Isan re meeting set-up with Build Max.

4) **Financial info and website updates:**

- John reported on YCC323 condo insurance company - a copy of the independent study will be required.
- Re possible reciprocal agreement, it's a little too early to ask, but YCC323 sharing of their recreation facilities should be pursued at some later stage.
- John has updated *YCC323.com* website to include links to the new Grenadier construction and related information
- Also on the *YCC323.com* website is an additional section for the new CMC committee which lists all approved minutes from the committee.

5) **Liaison with Neighbourhood**: Judy had identified three contacts – the High Park Tenant's Association, a board member at 77 High Park Avenue and a resident at 66

Pacific Avenue. It was decided to ask Judy to request information from them re their experiences and consider inviting them to join us at a later date.

- 6) **Communications**: John has updated the condo website to include information about the committee and links to relevant city of Toronto departments.
- 7) **Inviting Grenadier Square Developer**: The developer will be invited to meet with the committee after the meeting with the engineering company. Judy will be asked to contact the developer and Sarah Doucette's office to ask them to meet with the committee.
- 8) **Pointers from people who have lived beside construction sites**: Residents at 50 Quebec have lived beside construction sites.

**Date of Next Meeting**: Satish will email committee members by email with possible dates and times. Thursday evenings are available for most members.