



PORTSTORONTO

BILLY BISHOP TORONTO CITY AIRPORT

COMMUNITY LIAISON COMMITTEE

MEETING #39

MEETING MINUTES

September 23rd, 2020

Virtual Meeting

Toronto, Ontario

Minutes prepared by:





These meeting minutes were prepared by LURA Consulting. LURA is providing neutral third-party consultation services for the Ports Toronto Community Liaison Committee (CLC). These minutes are not intended to provide verbatim accounts of committee discussions. Rather, they summarize and document the key points made during the discussions, as well as the outcomes and actions arising from the committee meetings. If you have any questions or comments regarding the Meeting Minutes, please contact either:

Gene Cabral

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OR

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Meeting Notetaker

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Summary of Action Items from Meeting #38

Action Item	Action Item Task	Who is Responsible for Action Item
M#39-A1	Finalize CLC Meeting #38 Minutes and post to the PortsToronto website.	LURA/ PortsToronto
M#39-A2	Gene Cabral to share emergency flights from summer 2020.	PortsToronto



List of Attendees

Name	Organization (if any)	Attendance
COMMITTEE MEMBERS		
Brent Gilliard	On behalf of Councillor Joe Cressy, Ward 10 – Spadina-Fort York	Absent
Bushra Mir	On behalf of Councillor Joe Cressy, Ward 10 – Spadina-Fort York	Present
Nicole Waldron	On behalf of MP Adam Vaughan, Spadina-Fort York	Absent
Bryan Bowen	City of Toronto – Waterfront Secretariat	Present
David Stonehouse	City of Toronto – Waterfront Secretariat	Absent
Michael Perry	Air Canada	Absent
Brad Cicero	Porter Airlines	Present
Scott Brownrigg	Nieuport	Absent
Matthew Kofsky	Toronto Board of Trade	Absent
William Peat	Ireland Park	Absent
Chris Glaisek	Waterfront Toronto	Absent
Joan Prowse	Bathurst Quay Neighbourhood Association (BQNA)	Regrets
Bev Thorpe	Bathurst Quay Neighbourhood Association (BQNA)	Present
Hal Beck	York Quay Neighbourhood Association (YQNA)	Present
Sarah Miller	Toronto Island Community Association (TICA)	Present
Jonathan Bagg	Nav Canada	Absent
Dave Purkis	Nav Canada	Present
Oliver Hierlihy	Waterfront BIA	Present
Tim Kocur	Waterfront BIA	Absent
PORTSTORONTO REPRESENTATIVES		
Angela Homewood	PortsToronto	Present
Gene Cabral – Chair	PortsToronto	Present
Chris Sawicki	PortsToronto	Absent
Michael Antle	PortsToronto	Present
Bojan Drakul	PortsToronto	Present
Deborah Wilson	PortsToronto	Present
Mike MacWilliam	PortsToronto	Present
Michael David	PortsToronto	Present
FACILITATION		
Jim Faught	LURA Consulting	Present
Alexander Furneaux	LURA Consulting	Present
Guest(s)		
Dr. Greg Evans	University of Toronto	Present
Dr. Marianne Hatzopoulou	University of Toronto	Present
	University of Toronto	Present
Lesley Monette	Bathurst Quay Neighbourhood Association (BQNA)	Present



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Meeting #39 – September 23, 2020

1. Welcome and Introductions

Jim Faught (LURA Consulting) welcomed members of the Billy Bishop Airport (BBTCA) Community Liaison Committee (CLC) to the 39th committee meeting and provided an overview of the agenda.

The meeting agenda is included in **Appendix A**.

2. Review of Previous Meeting Minutes

Mr. Faught reviewed the status of the meeting minutes from CLC Meeting #38 held on May 27th, 2020. The YQNA representative identified that he had been unable to review the minutes in time for this meeting. Mr. Faught suggested that LURA proceed with publishing the minutes and can incorporate any edits from the YQNA representative later if required.

M#39-A1 Finalize CLC Meeting #38 Minutes and post to the PortsToronto website.

3. PortsToronto Updates

Mr. Cabral provided an update on operations at BBTCA since the previous meeting with emphasis on the impact of COVID-19 on operations at the airport. Key points from Mr. Cabral's updates include the following:

- PortsToronto is continuing to be proactive with public health policies and has reported no cases among staff since the initial case in April.
- At a macro level, the Canadian aviation sector has been significantly impacted by COVID-19 due to reduced demand for air travel. Reductions are attributed to the recently extended (to October 21st) border closure with the United States, avoiding non-essential travel, interprovincial travel restrictions, and quarantine measures. Year over year across Canadian Airports, April 2020 saw a 96.7% reduction in passenger travel compared to April 2019. A slight rebound occurred in August however passenger volumes were still down 92.9% compared to August 2019. Domestically there has been some recovery with domestic flights still down in August 2020 72.8% compared to August 2019. It is still anticipated that the impacts of COVID will be felt for 3 to 5 years as the aviation industry recovers.
- At Billy Bishop, critical services (ORNGE), and non-commercial aviation (eg. general aviation, Fly GTA, Cameron Air, flight school etc...) have returned to pre-COVID movement counts. Porter Airlines has pushed its restart date to November 12th, 2020 while Air Canada is holding to an earlier date in November.
- PortsToronto is only moving forward with key Capital projects at this time and has had to implement a second round of temporary staff layoffs focused on staff serving commercial services who can be recalled when commercial service resumes. This has translated to an approximately 40% reduction in staff compared to normal operations. Staff have been reorganized to ensure the delivery of services based on the reduced operations of aircraft at the airport and maintain essential services such as, Safety Management Systems, Noise Management, NAV Canada and emergency services.

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PortsToronto is committed to remain accessible to the community and honour commitments made to the community prior to COVID.

- Billy Bishop has implemented a public awareness campaign titled [YTZ Safe Travels](#). The campaign was launched August 31st and is designed to help prepare passengers for their experience at the airport to remove any uncertainty of how public health measures are reflected in their travel experience. Measures that PortsToronto has put in place for the airport included:
 - Mandatory face coverings for all staff and passengers;
 - No meeting and/or greeting for passengers except in circumstances where passengers require assistance;
 - Physical distancing measures and plexiglass barriers;
 - Directional signage;
 - Touchless processing of documentation and belongings to the greatest extent possible; and
 - Increased sanitization and cleaning, including fogging.

Additional information from the Federal Government regarding safe air travel can be accessed as follows:

- [Government of Canada – Canada’s Flight Plan News Release, August 14, 2020](#)
- [Transport Canada – Canada’s Flight Plan for Navigating COVID-19](#)

Following Mr. Cabral’s update, he invited Brad Cicero (Porter Airlines) to provide an update from Porter if desired. Mr. Cicero indicated that Porter is ready to put in place measures to promote public health and safety and will make a decision regarding the resumption of service when government restrictions from various orders of government permit it.

The TICA representative inquired whether it would be possible to get a list of the number of flights routinely deemed a medical emergency and if Toronto has become a hub for COVID and other medical needs of the province. Mr. Cabral indicated that over the summer there were 364 flights of medical nature (moving patients or organs, or dispatches to emergencies). Of these flights, most were helicopters with 40 being fixed wing aircraft and 8 being jets. Mr. Cabral noted that jets are only permitted to land at Billy Bishop in their capacity as fulfilling an emergency services role. Typically, fixed wing flights are coming from northern Ontario. Mr. Cabral indicated he could provide a breakdown of these flights

M#39-A1 Gene Cabral to share emergency flights from summer 2020.

The YQNA representative inquired if the 40% staff reduction is just PortsToronto and whether this staff reduction has any impact on emergency services at the airport. Mr. Cabral replied that the 40% is just PortsToronto, 30% of staff are on temporary staff reduction and will be recalled with the resumption of commercial operations. To this effect, emergency services are maintained at Billy Bishop based on the operations currently active. Mr. Cabral provided as an example, positions supporting Q400 operation by Porter and Air Canada are not active because these carriers are not operating currently. PortsToronto continue to provide services for the

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operators in line with regulatory requirements. Every staff reduction contemplated by PortsToronto entails a risk assessment.

The BQNA representative stated that it seems as if airlines are unknowingly allowing passengers on flights who have COVID and inquired whether this is due to a lack of testing, and if the measures outlined will reduce cases on flights. Mr. Cabral indicated that most cases have come from international travel but that the mechanics of spread within the cabin are still low risk. Protocols for testing are being piloted across the world and are being studied closely. In Germany, there are departure and arrival procedures currently in place. At Pearson, there is an industry led trial being conducted in coordination with McMaster Health Labs (MHL) looking at different types of tests for arriving passengers, though currently these are not endorsed by the Canadian government. The study is led by the scientists and doctors at MHL, who will work with McMaster University and University of Toronto to sample, test and analyze the data. The industry will continue to look to other jurisdictions for testing best practices, particularly with asymptomatic individuals boarding. For the moment, PortsToronto will continue to pursue and implement its Travel Safe programs to protect passengers, flight crews, and airport staff.

4. Bathurst Quay Neighbourhood Air Quality Study Presentation

Dr. Greg Evans (University of Toronto) and Dr. Marianne Hatzopoulou (University of Toronto) provided a brief presentation of the preliminary data gathered by the University of Toronto Air Quality Study team to the CLC.

Mr. Faught (LURA Consulting) identified that Section 5.1 of the CLC Terms of Reference permits closing agenda items at the discretion of the committee, and that PortsToronto has rarely requested this clause be used in the spirit of transparency and accountability with the community.

Mr. Faught (LURA Consulting), at the request of PortsToronto, requested to the committee that given the preliminary nature of this data, and to avoid misconstruing the findings prior to the collection of additional data, analysis and publication of the final results of the study, that this agenda item be closed for documentation in the meeting minutes. Members of the CLC agreed to proceed with having this agenda item be closed for recording.

5. Community Updates and Questions

Jim Faught (LURA Consulting) inquired whether there were any community updates from community representatives. YQNA and BQNA indicated they have no updates other than that Joan Prowse sends her regrets for missing the evening's meeting.

The TICA representative remarked how quiet it has been with the airport at significantly reduced operations. She also noted that members of the Island community have noticed chemical plume smells from the eastern gap and inquired whether someone from the City is aware of these odours and whether they are associated with digging for the Port Lands Flood Protection work being undertaken in the area. The TICA representative inquired whether these odours were coming from unearthed contaminated soils and asked how contaminated soils in the Port Lands are being remediated or disposed of. She also identified that the sidewalls of the Eastern Gap are beginning to fail, crumbling into the lake.

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Mr. Faught and Ms. Wilson indicated that Waterfront Toronto has extensive resources on the Port Lands Flood Protection Project including details on how soils are being remediated. Information on this project are available at:

Port Lands 2024 Website: <https://portlandsto.ca/>

- Information about soil remediation:
<https://portlandsto.ca/soil-management-and-treatment/>

The YQNA representative inquired whether the Port Lands Flood Protection project would impact PortsToronto's ability to barge over supplies and vehicles for future airport works. Bojan Drakul (PortsToronto) replied that the project would not impact barge operation as this operates from further south on Cherry Street.

6. City of Toronto – Waterfront Secretariat Updates

Bryan Bowen (City of Toronto – Waterfront Secretariat) provided an update on City of Toronto projects underway or planned to begin soon as part of the Bathurst Quay Neighbourhood Plan. Mr. Bowen noted that the Bathurst Quay Neighbourhood plan entails 7 smaller projects approved by City Council in 2017, and delivered through partnerships between the City (various divisions), PortsToronto, the Waterfront Neighbourhood Centre, the Toronto District School Board, and the Ireland Park Foundation

a. Dockwall Rehabilitation

- Since May, reconstruction of the dockwall is nearing completion with the new sheet pilings installed, backfilled, and capped.
- Currently contractors are installing the finishing top promenade layer. This includes the granite pavers seen throughout the waterfront as well as a new granite bench that will run the length of the water's edge.
- When complete Eireann Quay will serve as the western-most end of the Waterfront Walk stretching from the airport to the east Harbourfront near Parliament Street.
- Work on this project is anticipated to wrap up in mid-November 2020 with a ribbon cutting ceremony planned, pending COVID gathering restrictions.

b. Transportation Improvements (City of Toronto)/City-Side Modernization (PortsToronto)

- Work on transportation improvements to Eireann Quay, the passenger drop-off area, parking lot, and taxi corral is nearly complete with the exception of a few finishing touches.
- Improvements have placed an emphasis on pedestrian-priority by reducing the amount of space for vehicles while simultaneously improving the flow of the space. Sidewalks have been widened and setback from the road by a boulevard, curbs in the taxi corral and parking lot are now flush with the ground, and bollards have been put in place to help wean drivers off illegal standing areas.
- New seating, lighting, and wayfinding will be added to complement this space.
- The City is looking at commissioning a mural to help mark the area's identity on a blank wall facing Eireann Quay near Queens Quay.
- An architectural screen will be installed near the taxi corral to help structure this space.

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c. Canada Malting Head Office Renovations (Ireland Park Foundation Headquarters)

- The City is leasing the former Canada Malting Head Office building at the foot of Eireann Quay to the Ireland Park Foundation for a nominal lease to develop the space into an arts and cultural interpretive centre. This will involve renovating the interior of the structure to support programming focused on Irish immigration as well as the broader immigration experience to Canada.
- The Ireland Park Foundation has retained [Bespoke Collective](#) to develop a curatorial, marketing, and programming strategy.
- Renovations are anticipated to begin in early 2021 with the centre planned to open on St. Patrick's Day in 2022.

d. Bathurst Quay Plaza

- A RFP process to bring on a landscape architect to complete the detailed design of the plaza will open next week. The City has already been receiving inquiries from various proponents interested in the project.
- The scope of the RFP will entail detailed design (and associated community consultation) refining the design of the plaza from the Master Plan. The plaza includes the open space between the Waterfront Walk and the Corleck Building (Ireland Park Interpretive and Cultural Centre), and the space between the taxi corral and parking lot and the Canada Malting Silos.
- As part of a comprehensive plan, the plaza design has benefitted from demolition and environmental remediation efforts carried out through the dockwall rehabilitation. These synergies in the implementation of the plan will help to deliver all seven projects more efficiently.

e. Canada Malting Silos Stabilization

- The rehabilitation of the Canada Malting Silos involves a two-part process to first stabilize the structure to make it safe to remove the perimeter fence (City-led), followed by an internal revitalization process to be led by a proponent to be determined through a RFP process. Throughout this process the City will work with local stakeholders such as the Waterfront BIA to assist with determining possible opportunities for the space.
- The City has been cataloguing different precedents for silo revitalization efforts in an attempt to understand the opportunities for this phase of the redevelopment.
- In collaboration with the Bentway and as part of BigArtTO a temporary art installation will be taking place between September 30th and October 3rd projecting imagery on to the silos. The City is seeing this as an opportunity to explore the mechanics of projecting on the silos and considering opportunities for more permanent projection equipment to be used as part of ongoing programming that might be realized through the plaza redesign.

Mr. Bowen's presentation is included in **Appendix B**.

The YQNA representative inquired what plans there are for ongoing maintenance of these spaces once the capital improvements have been made, making specific reference to snow removal and tree health. Mr. Bowen indicated that ease-of-maintenance is considered through

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the RFP process and that maintenance on the plaza and vegetation would be carried out by the City. Regarding other improvements, PortsToronto will maintain and clear snow on certain parts of Eireann Quay including the roads, taxi corral, and sidewalks. The City is tasked with all other public spaces.

The YQNA representative asked if the Bathurst Quay statues have been cleaned since construction activities began as part of the dockwall rehabilitation project. Mr. Bowne replied indicating they haven't yet however part of the contract for this project includes repairing damage which has been limited thus far to grass repair and statue cleaning.

The YQNA representative asked if wind gusts off the Canada Malting Silos walls had been considered in the potential enjoyment of the plaza space. Mr. Bowen indicated this had not, to his knowledge been considered and mitigation efforts are not included in the scope of the plaza design.

The YQNA representative asked if the maintenance building near Stadium Road could be cleaned up. Mr. Bowen indicated he can ask Parks, Forestry & Recreation to look into cleaning up this building as they complete trail improvements nearby.

The YQNA representative inquired what real estate services role the Bathurst Quay Neighbourhood Plan is. Mr. Bowen explained that real estate services is involved in disentangling old lease agreements to create contemporary lease agreements that better reflect the new uses of the space.

The TICA representative inquired whether any interesting archaeological finds have been uncovered through the construction process. Mr. Bowen indicated that several artifacts have been preserved, referencing the old mooring bollards as an example of something that doesn't meet code but has historical significance to the uses of Bathurst Quay and have therefore been kept to be incorporated somehow into future work such as the plaza. Old marine infrastructure associated with the industrial uses of the site is also being considered for preservation where appropriate.

7. City-Side Modernization Project Update

Michael David (PortsToronto) identified that all his points about PortsToronto's City-Side Modernization project updates were covered in conjunction with Mr. Bowen's update in Agenda Item 6b. Transportation Improvements/City-Side Modernization.

8. Noise Management Subcommittee Update

Co-Chairs Angela Homewood (PortsToronto) and Hal Beck (YQNA) provided an update on the activities of the Noise Management Subcommittee including the following:

- The Noise Management Subcommittee met on September 16th, 2020 with all members in attendance except for Gary Colwell. Michael MacWilliam attended in Mr. Colwell's capacity to address the subcommittee's inquiries related to noise management at the airport and will be the contact for all noise management matters until further notice.

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- Ms. Homewood identified that Noise Management Subcommittee Minutes from meetings 1 to 8 have been published on the [PortsToronto CLC webpage](#). Meetings 9 to 11 will be published upon review.
- Ms. Homewood identified that Michael David (PortsToronto) provided an update on the Ground Noise Study. Generally speaking, components of the study (such as source noise measurements) have continued to proceed though many other components (such as the ambient, background noise measurement) have been delayed due to COVID for reasons relating to noise terminal installation and abnormal noise conditions.
- Mr. Beck indicated that the subcommittee agreed to reconvene in early 2021 for its next meeting given delays associated with the Ground Noise Study and abnormal noise conditions.

9. Business Arising

Mr. Faught (LURA Consulting) asked CLC members if there were any outstanding items to address at this meeting, and identified that the next CLC meeting will be held on Wednesday November 18th at 6:30 p.m. over Zoom.

The meeting adjourned at approximately 8:45 p.m.

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Appendix A – Meeting Agenda

Billy Bishop Toronto City Airport Community Liaison Committee Meeting # 39

September 23rd, 2020
6:30 p.m. – 8:30 p.m.

Call-In Details - Zoom Virtual Meeting

Join Online

<https://us02web.zoom.us/j/89110338533?pwd=TzNTTFI6b05vY3pTdTBMQUhXaXpoQT09>

Meeting ID: 891 1033 8533

Passcode: 665714

Join by Phone

+14388097799,,89110338533# Canada

+15873281099,,89110338533# Canada

AGENDA

- 6:30 Log-In & Welcome (Jim Faught)
- 6:35 Published Meeting #38 Minutes (Jim Faught)
- 6:40 PortsToronto Updates (Gene Cabral)
- 6:55 Bathurst Quay Neighbourhood Air Quality Study Presentation (Dr. Marianne Hatzopoulou & Dr. Greg Evans)
 - Presentation + Q&A
- 7:25 Community Updates (YQNA, BQNA, TICA)
- 7:40 Bathurst Quay Neighbourhood Plan Update (Bryan Bowen)
- 8:10 City Side Modernization Project Update (Michael David)
- 8:20 Noise Management Subcommittee Updates (Angela Homewood & Hal Beck)
- 8:25 Business Arising
- 8:30 Adjourn

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Appendix B – Bathurst Quay Neighbourhood Plan (BQNP)
Implementation: Progress Update for the BBTCA CLC



BATHURST QUAY NEIGHBOURHOOD PLAN (BQNP) IMPLEMENTATION

Progress Update for the
BBTCA CLC

Bryan Bowen
City Planning – Waterfront Secretariat

Michael David
Ports Toronto

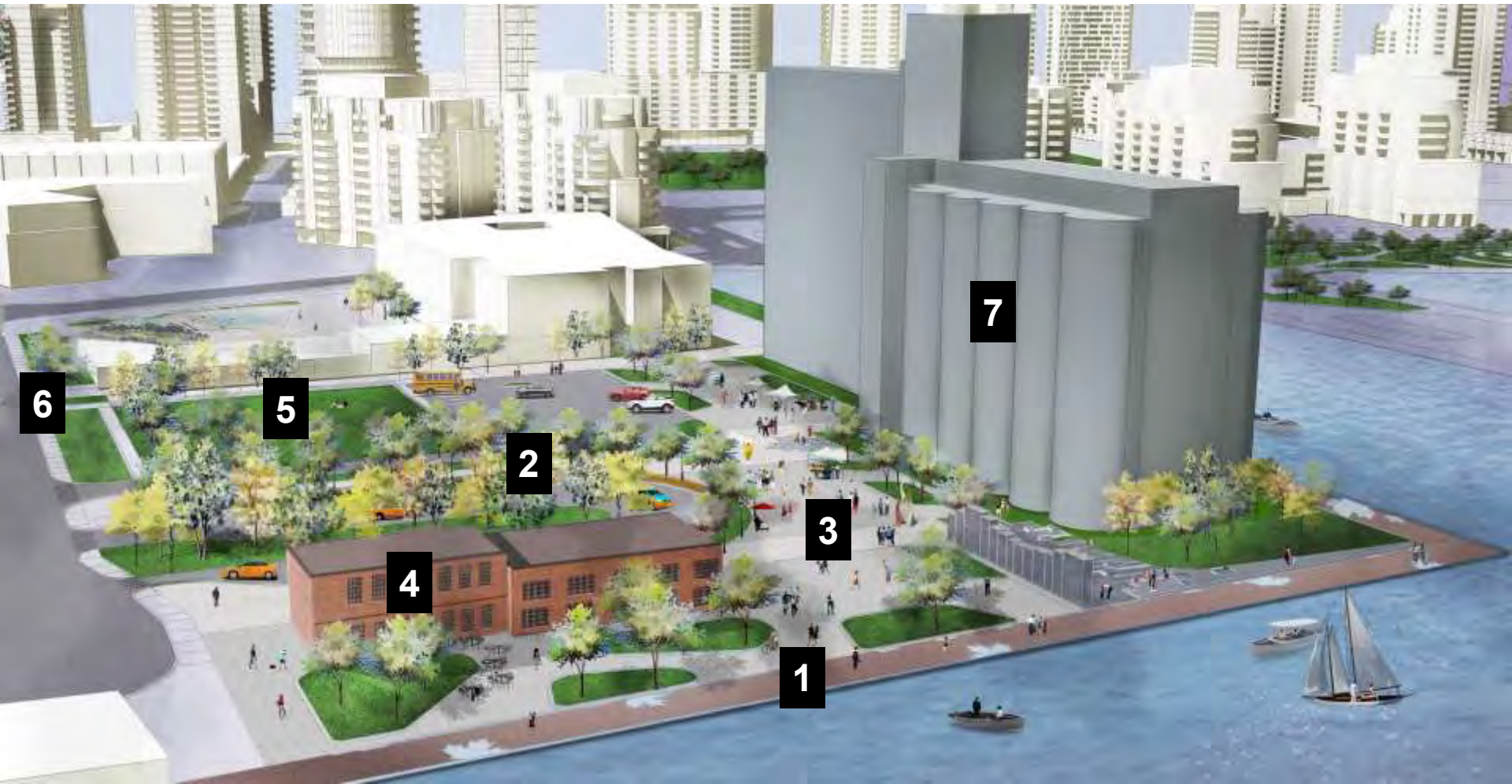
September 23, 2020



Let's take a look at our progress:

- What's underway right now.
- What will be completed this year.
- How we're preparing for the next BQNP construction phases.
- How to stay involved!

One Action-Oriented Plan. Seven Projects in Partnership.



ARTIST'S RENDERING OF PROPOSED IMPROVEMENTS

City of Toronto

Ward 10 Councillor Joe Cressy
City Planning
Parks, Forestry & Recreation
Facilities Management
Transportation Services
Real Estate Services

Ireland Park Foundation

Toronto District School Board

Ports Toronto


Waterfront Neighbourhood Centre



DANGER

Dock Edge Unstable

**KEEP
OUT**

 **Toronto** Public Management
South Services Division
P.O. Box 1700



Three stages: Demolition (top image; complete);
Structural Rehabilitation (bottom image; complete) & Finishing (underway)





EXPANDED PROMENADE AT IRELAND PARK



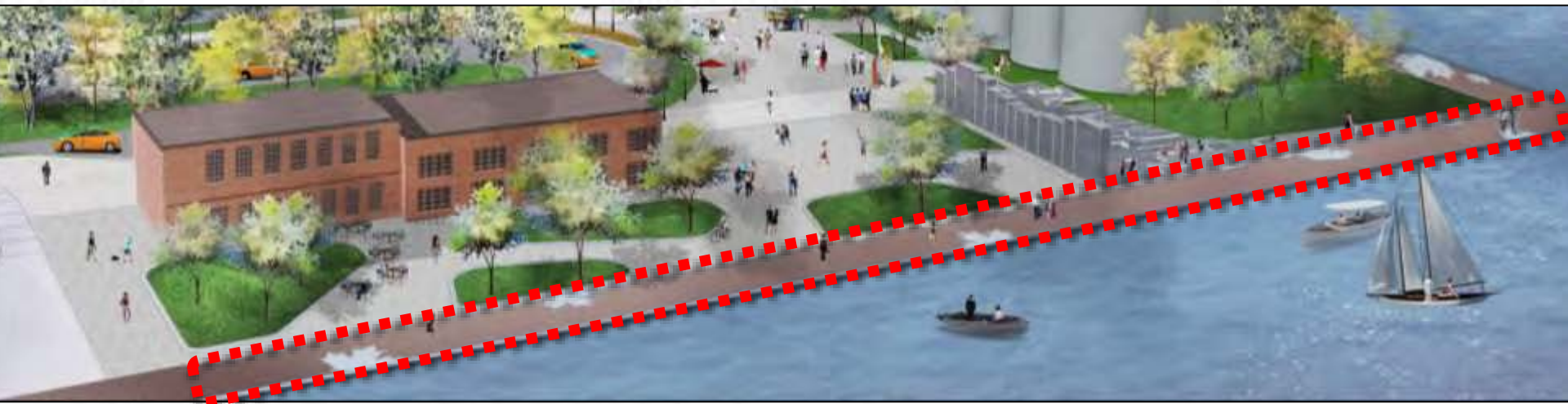


Before: dockwall deck was structurally compromised



After: dockwall structural rehabilitation completed

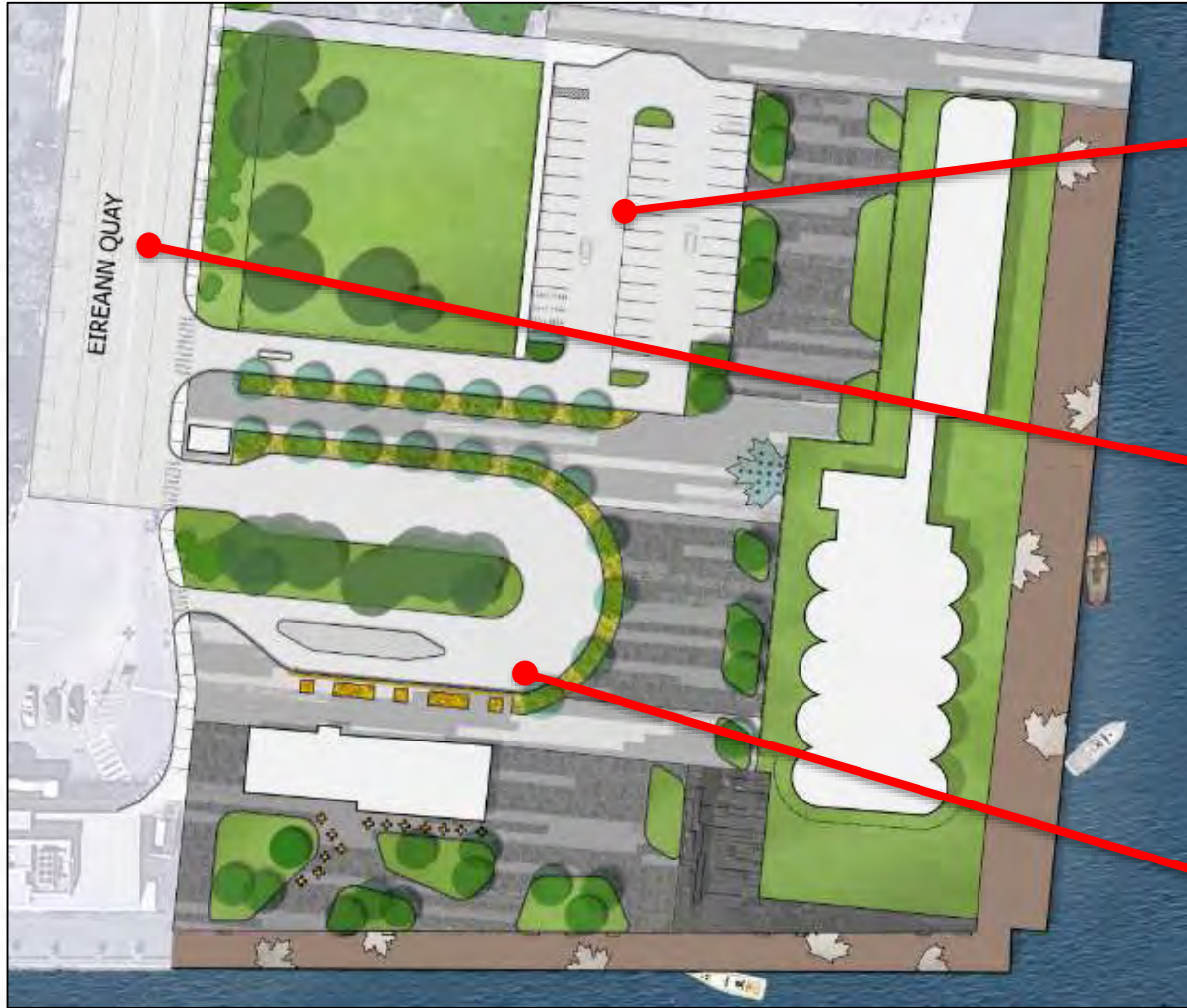
EXTENDING THE 'WATERFRONT WALK'





Granite cobblestone installation now underway

TRANSPORTATION & SITE IMPROVEMENTS BY PORTS TORONTO



Shared Multi-Use
Parking & Student
Pick-up/Drop-off
Area

Pedestrian
Improvements &
Redesigned 'Finger
Lot' at Eireann Quay

Improved Taxi Corral
Design with
Reduced Footprint



TODAY: CONSOLIDATED, SHARED PARKING FACILITY & NEW PEDESTRIAN CONNECTIONS



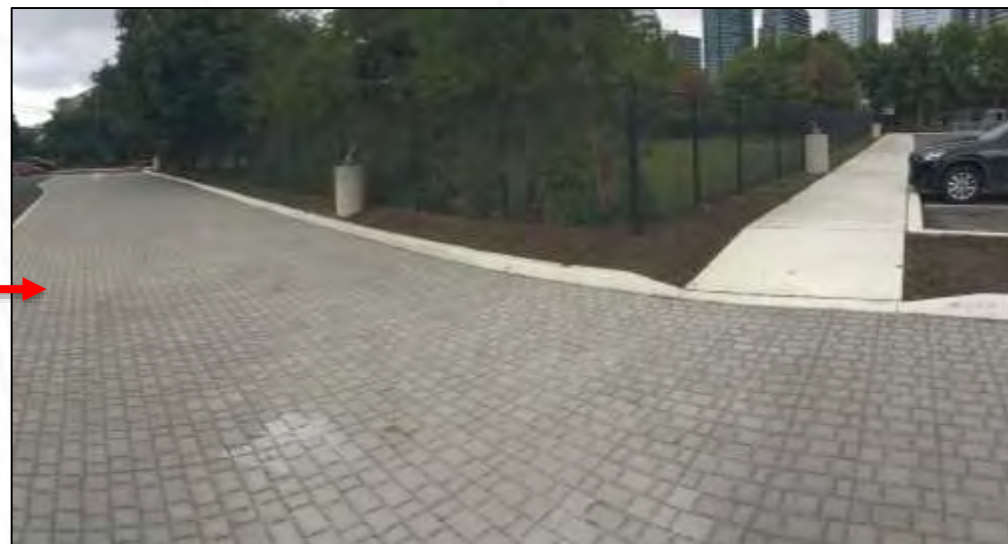
(Top left) Before: derelict storage yard

(Top right) In progress: multi-use parking facility

(Bottom right) Future: food trucks and farmer's markets will occasionally utilize this shared facility alongside BBTCA and TDSB

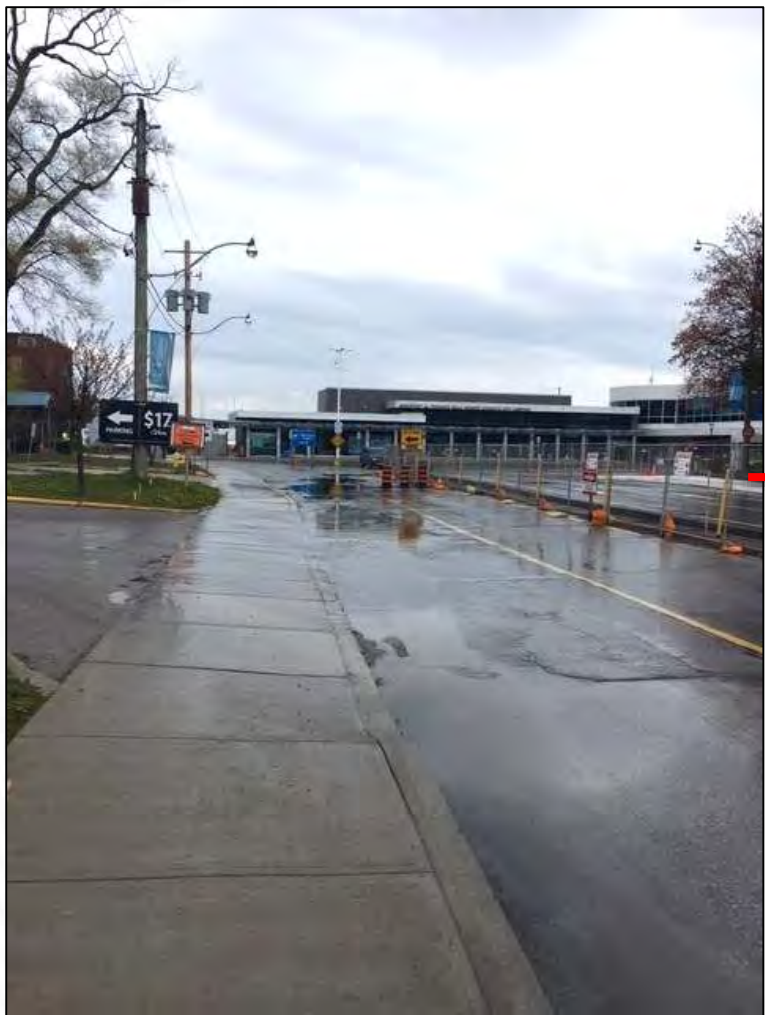


TODAY: CONSOLIDATED, SHARED PARKING FACILITY & NEW PEDESTRIAN CONNECTIONS



(Left) Before: parking and works storage yard

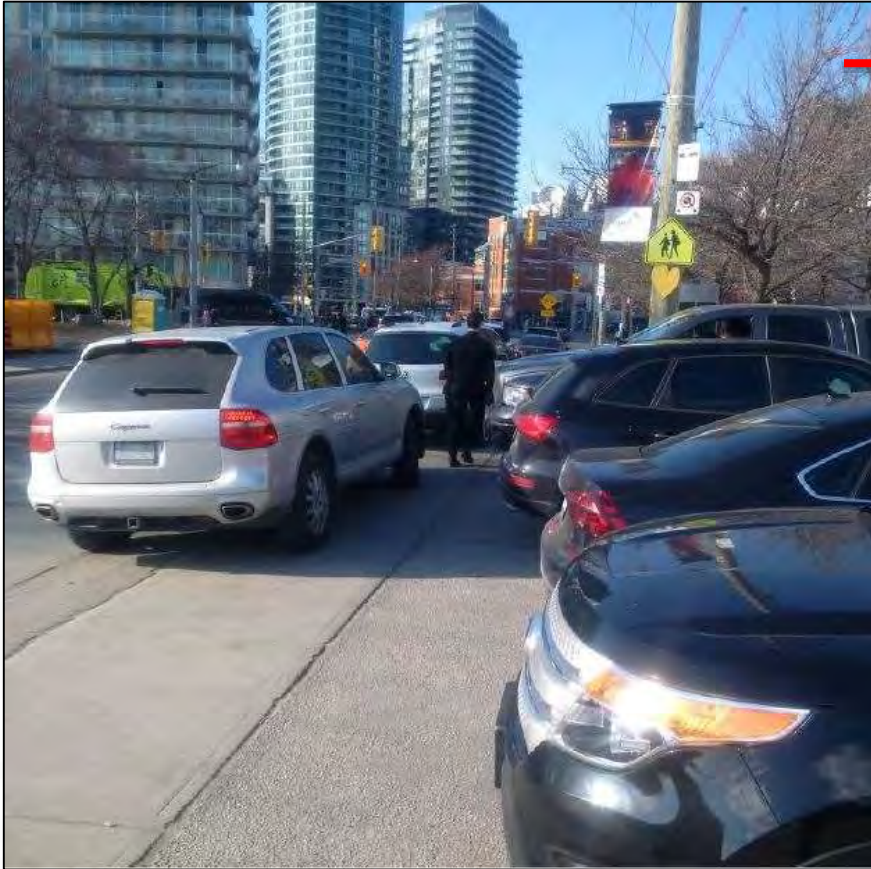
(Right) In progress: permeable pavers and sidewalks promote new accessibility and connectivity



(Left) Before: Eireann Quay

(Right) In progress: widened and relocated sidewalks; new boulevard trees; narrowed curb cuts and driveways; and upgraded stormwater infrastructure

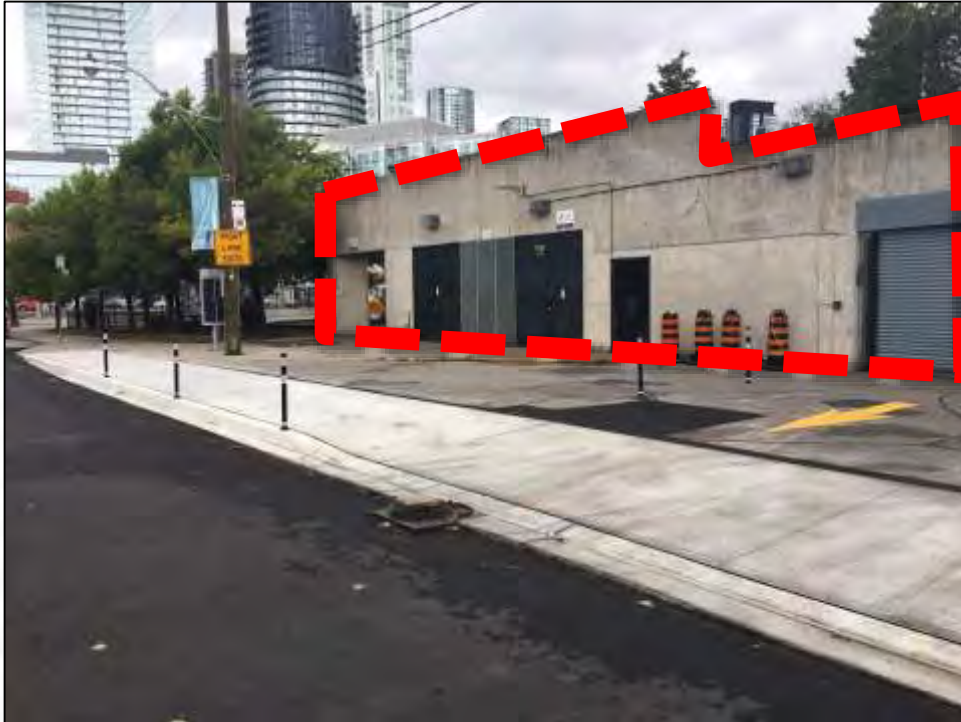
REPLACING ILLEGAL PARKING WITH A PEDESTRIAN-ONLY PARKETTE



(Left) Before: illegally parked cars block a sidewalk and busy pedestrian route

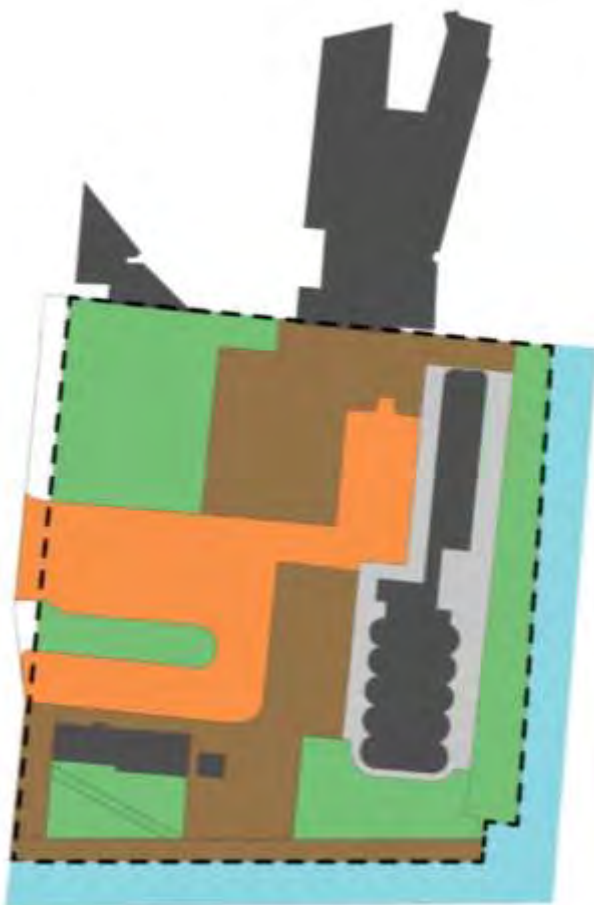
(Right) In progress: new curb and temporary bollards prohibit illegal parking. City to design and build new parkette in this space.

PLANNING UNDERWAY FOR POSSIBLE “StreetARToronto” MURAL IN 2022



17 Preliminary discussions underway with City of Toronto StreetART program.
Additional details forthcoming.

REDUCED & REDESIGNED TAXI CORRAL



Before: the taxi corral and parking areas (orange) and underutilized areas (brown) bisect the property.



BEFORE: POORLY DEFINED EDGES



IN PROGRESS: A PEDESTRIAN FOCUSED RE-DESIGN



IN PROGRESS: A NEW CONNECTION TO IRELAND PARK

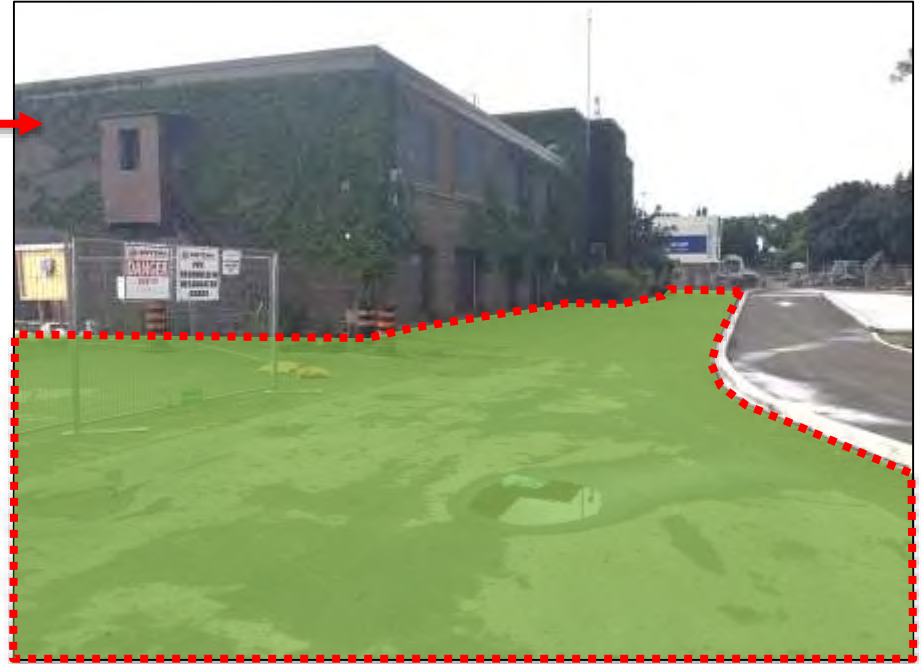


(Left) Before: Poorly defined edges and connections



(Right) In progress: new pedestrian connection to Ireland Park

IN PROGRESS: A PROPER BUILDING ENTRANCE AND 'FORE COURT'



(Top Left) Before: Poorly defined edges and connections

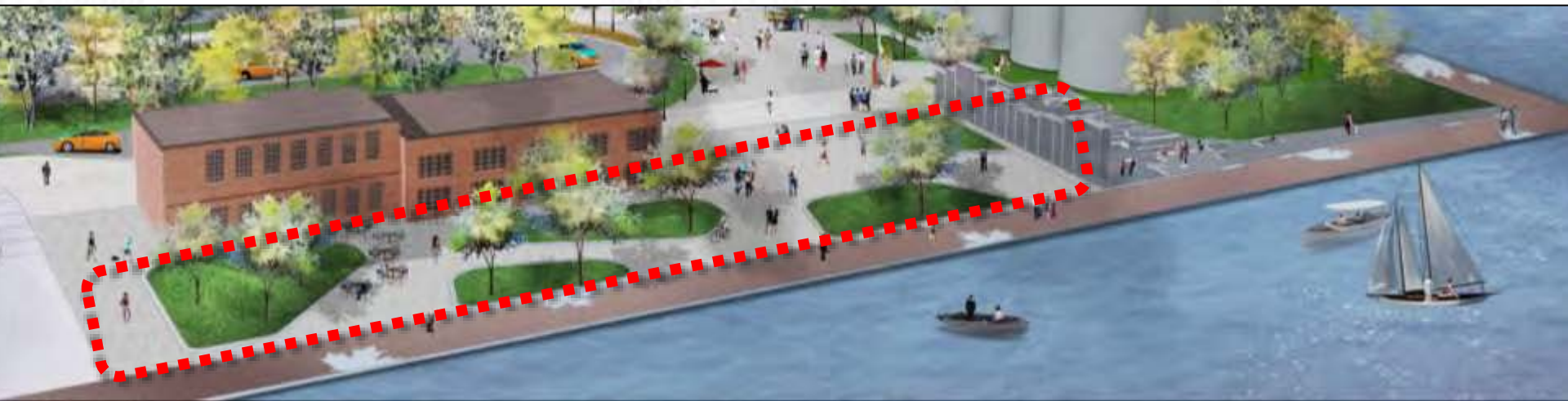
(Top Right) In progress: smaller taxi corral footprint

Bottom left: 1-metre tall corten steel fence and landscaped edge to provide proper transition between corral facility and adjacent public space

WATERFRONT PLAZA: DETAILED DESIGN STARTING FALL 2020. CONSTRUCTION PLANNED TO START 2021.



Conceptual renderings of a new public waterfront plaza. To be built in two phases: South and North.



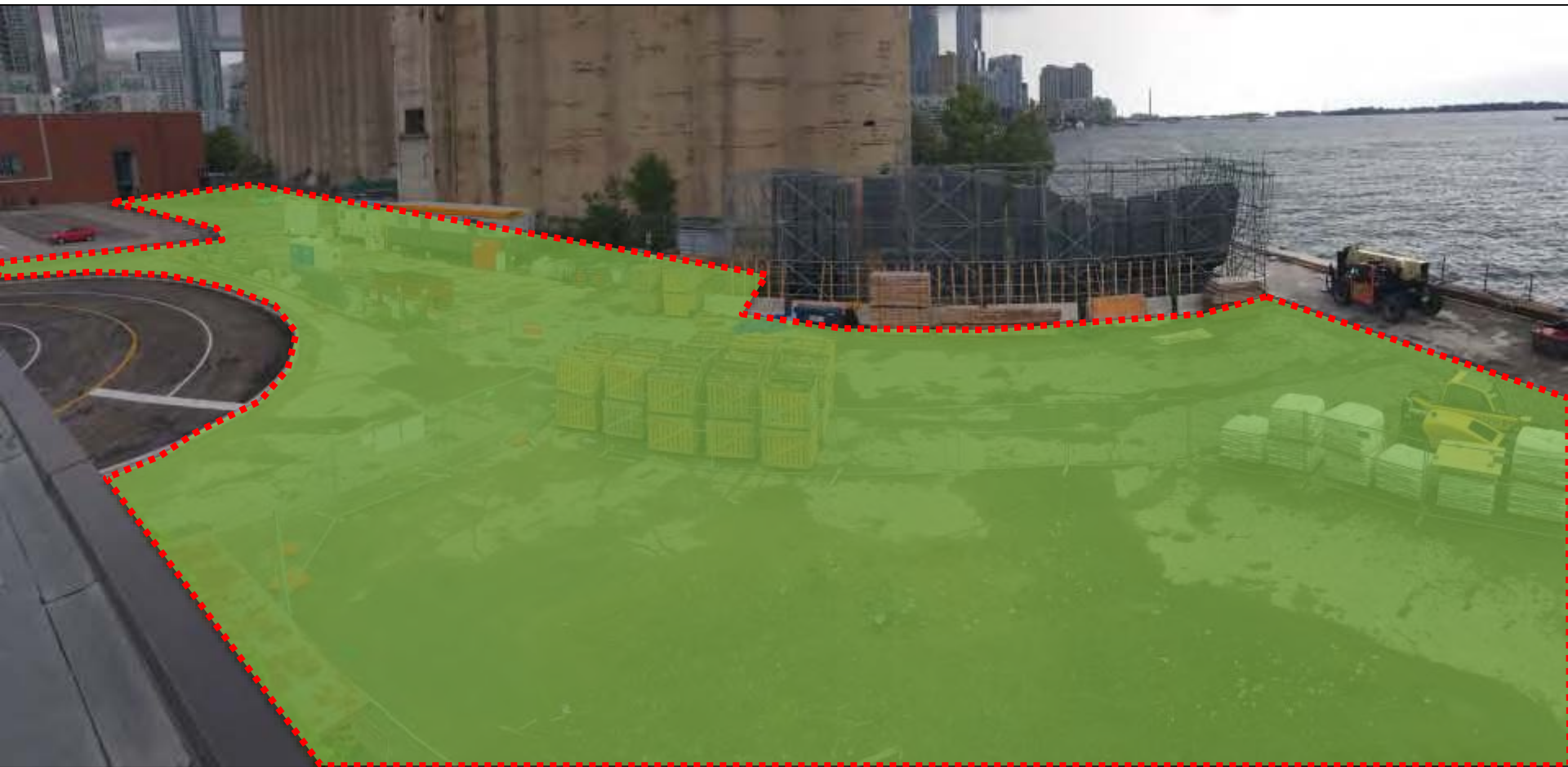
SOIL REMEDIATION & DEMOLITION OF DERELICT STRUCTURES OPENS NEW POSSIBILITIES



Fall 2019: Removal of former pump house, mechanical shed and abandoned subsurface utilities



LINKING OLD & NEW SPACES & DESTINATIONS TO THE WATER'S EDGE



In progress: seamless connections between the community centre, Martin Goodman Trail, Ireland Park, Portland Slip and Eireann Quay to a new public space at the water's edge.



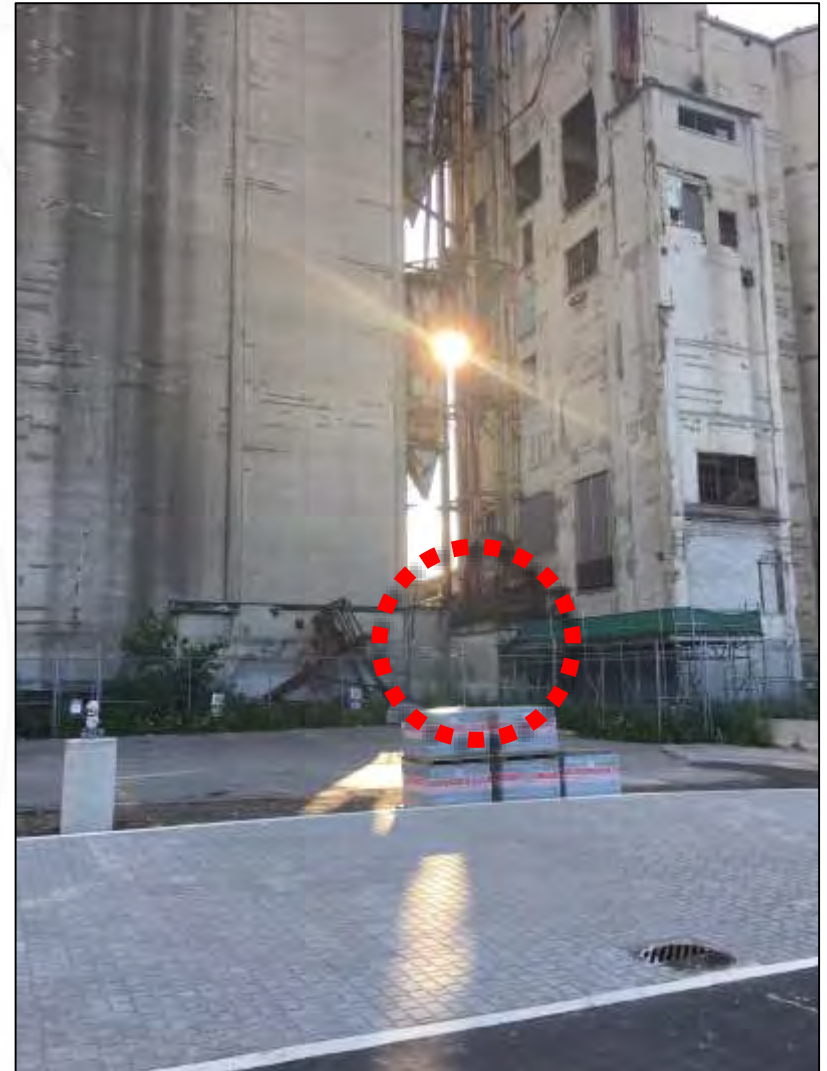
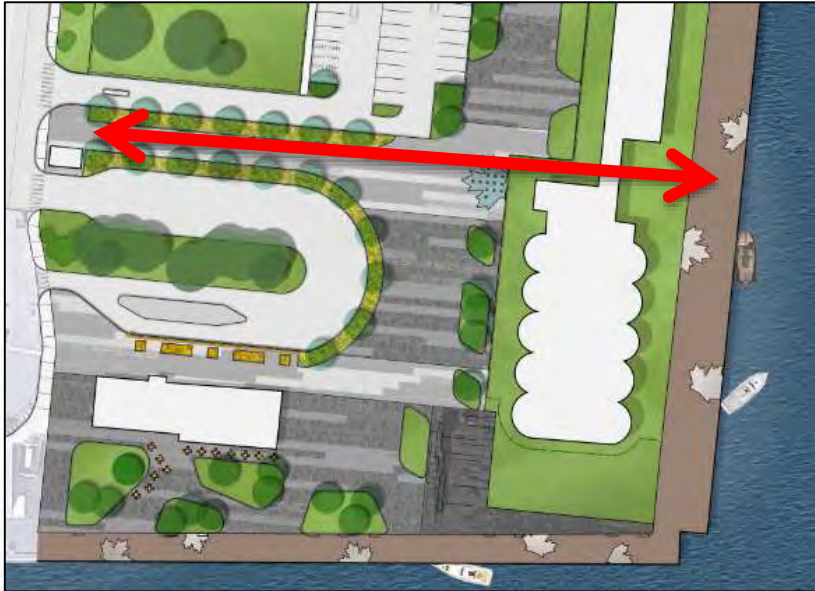
CLEARING & RE-BUILDING TO PRIORITIZE CONNECTIVITY



IN PROGRESS: A TREE-LINED PEDESTRIAN PATHWAY TO THE HISTORIC MALTING SILOS



IN PROGRESS: EXPLORING A NEW CONNECTION BETWEEN THE SILOS



A proposed new 'portal' linking Eireann Quay to Portland Slip through the silos.

'North' plaza area to be used for silo rehab staging in 2021



IRELAND PARK INTERPRETIVE & CULTURAL CENTRE



THE CORLECK: A CENTRE FOR ARTS & CULTURE BY IRELAND PARK FOUNDATION

Today: derelict former administrative space for the Canada Malting Company



Future: a planned double-height performance, gallery and event space connected to the waterfront plaza



CANADA MALTING SILOS REHABILITATION

Two-Part Strategy:
1: Repair
2: Re-purpose



Why Two Parts?

- Learn from past efforts.
- Undertake needed repairs.
- Utilize available site access.
- Wait for the right partner(s).



Part 1: Repair

2019: Updated condition assessment

2020: Detailed engineering work

2021/2022: Exterior SOGR work

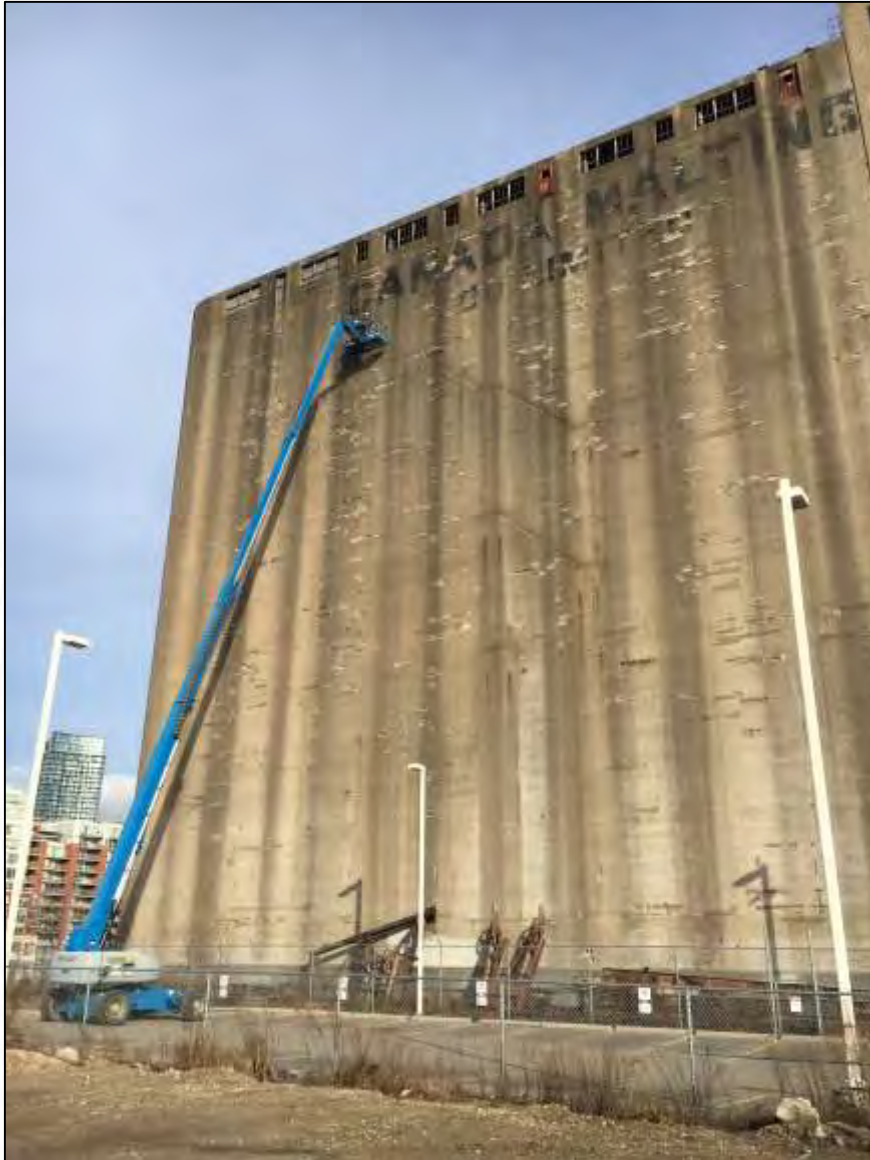
Part 2: Repurpose

2020: Develop EOI

2021: Launch EOI/RFP Process

TBD: Select Re-use Partner(s)





Part 1: Repair Scope of Work
Design, Tender Docs, Contract Admin
& Construction Management for:

- New roofing system
- Power supply and roof anchor system
- Exterior wall repairs
- Heritage Conservation Plan
- Removal of perimeter fence
- Basement waterproofing
- Water and sanitary service investigation (co-ordinated with plaza design and construction)
- Exploring new connections between the buildings



*Actual re-use scenario(s) to be determined via future EOI/RFP process

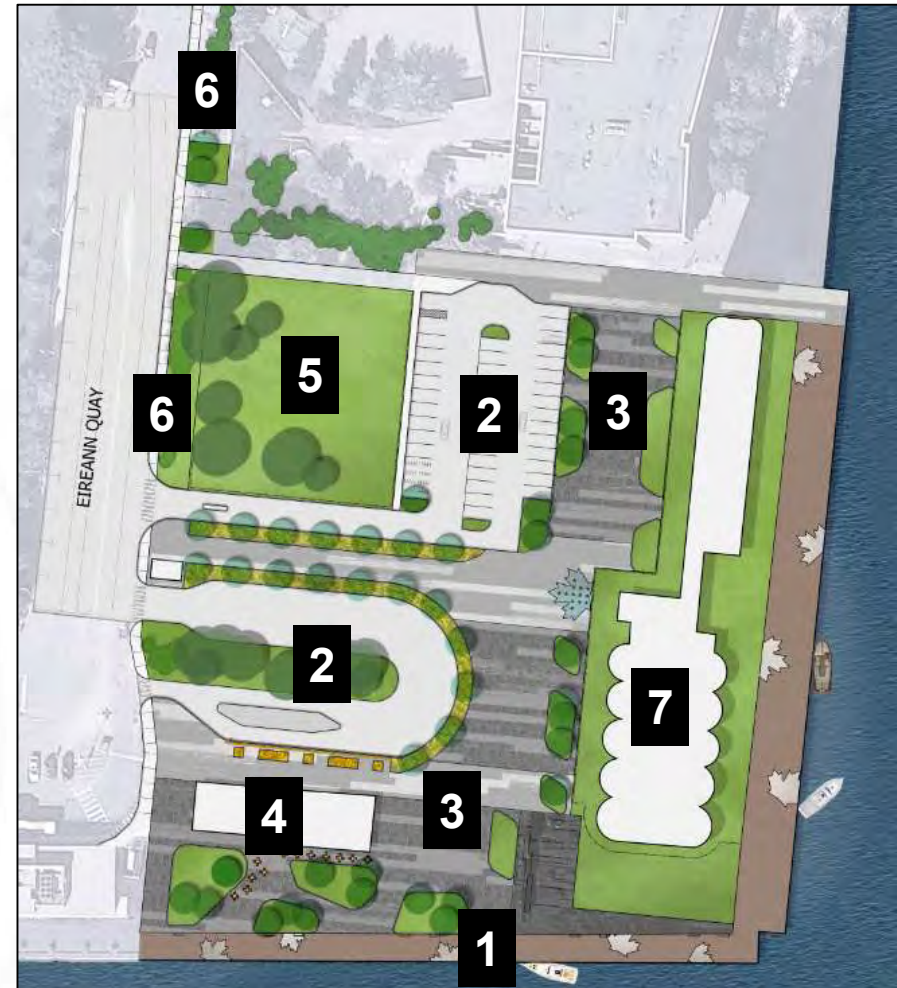


Pirate Life: a floating theatre company offering children's programming and affordable event space for local artists and performers



Overview of key dates

1. Promenade: Fall 2020 completion.
2. Transportation: April 2020 construction start. 2020 completion.
3. Corleck Building: Summer 2020 Consultation. Late 2020 construction start. Summer 2021 Phase 1 opening.
4. Plaza: Fall 2020 consultation. 2020 Design. 2021 construction start. Phased opening 2021 (South) and 2022 (North).
5. Play field: 2020 Design. 2021 construction. Opening 2021.
6. Streetscape: Fall 2020 consultation. 2020 Design. 2021 construction. Opening 2021.
7. Silos rehabilitation:
Part 1: 2020 Design. 2021 construction start.
Part 2: EOI/RFP early 2021.





BATHURST QUAY NEIGHBOURHOOD PLAN (BQNP) IMPLEMENTATION

Thank you!

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