



Toronto Transit Commission
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September 2, 2021

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Executive Director
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**Donlands Station Second Exit/Entrance and Easier Access Project
Update on the elevator construction adjacent to Metamorphosis Child Care and Church**

Dear Spyros,

Thank you for your patience since July 10th, when the TTC ordered its contractor to halt all construction adjacent to the Metamorphosis Child Care Centre and Church for thorough review of the buildings and construction activity.

The safety of the children, child care and church staff and our own personnel is the first priority for the TTC.

Background

The TTC is currently constructing new accessible elevators for Donlands Station. One of the elevator shafts is being constructed on the northwest corner of Strathmore Boulevard and Donlands Avenue beside Metamorphosis Child Care Centre at 40 Donlands Avenue (and Metamorphosis Church at 42 Donlands Avenue).

Prior to the start of the project, on October 22, 2020 a precondition survey of the child care centre was conducted and vibration monitoring equipment was installed on the child care centre to monitor vibration levels from construction.

Caisson work which supports excavation at Donlands and Strathmore began on June 7, 2021. This type of work is common for station elevator projects and is frequently undertaken directly adjacent to homes, schools, businesses and institutions.

On Saturday, July 10, 2021, the TTC was notified that some plaster had fallen from a low level ceiling inside the Metamorphosis Church at the far north end – furthest away from construction. As a safety precaution, TTC ordered all work to stop at this location and ordered a third party engineer review of the buildings and construction. In addition, the precondition survey of the building and vibration data was provided to the Church and Child Care for their own review.



Third Party Review and Conclusions

The third party engineer review has concluded that no damage was caused by construction at the child care building and that vibration levels were all within City By-Law standards.

The third party engineer review did identify some *exterior* cracks in mortar joints of the child care building, identified on the north, east and west walls. These cracks were present ***prior*** to the start of construction and are documented by the precondition survey.

The conclusions of the third party engineer also recommended:

- Provide additional vibration monitoring to the structure, including on-site personnel to correlate activities to recorded readings
- Provide settlement monitors,
- Monitor cracks with crack gauges to determine which, if any, are active cracks. Cracks may reappear if mortar is repointed during construction,

The third party engineer also noted that since the building has pre-existing defects that are unrelated to the construction, it is recommended that the building owner is notified by TTC and that their engineer conducts an assessment to determine if repairs or other risk mitigation measures are necessary as summarized below:

- Mortar joints on the north, east and west sides of the daycare may have weakened the attachment of the brick to the backup wall
- Bowing of existing bricks over lintels may need additional mechanical ties to back-up wall
- Determine necessary repairs or access limitations

As recommended by the third party engineer the TTC understands that the building owner has been notified. The TTC sent the third party engineering report to the building owner on August 20, 2021 and reviewed the findings with the building owner and child care on August 21, 2021.

Additional Precautions

The TTC has taken steps to install additional vibration monitors, settlement monitors, and crack gauges to monitor pre-existing cracks on the exterior of the child care building as recommended by the third party engineer review.



Even though the damage identified at the child care building was not caused by construction, as an additional precaution, prior to the child care resuming operations, TTC will ensure a fence is installed on the north, east and west walls of the child care building adjacent to the pre-existing cracks identified.

Next Steps

Caisson work resumed at the northwest corner of Strathmore Boulevard and Donlands Avenue on Tuesday August 24, 2021 with the additional monitoring set out above. The caisson work was completed at this location on Friday, August 27, 2021. This week, the aforementioned fencing on the north wall of the child care building was installed as well as an additional vibration monitor for the building. Additional fencing on the east and west walls will also be installed today, September 2, 2021. The TTC's Community Liaisons will also coordinate a date next week to install additional crack gauges which will monitor any vertical or horizontal change in pre-existing cracks.

Please feel free to reach out if you have further questions.

Sincerely,

Gary Downie

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