

11 Yorkville – Construction Management & Resident Communication Strategy

Developer: 11 Yorkville Partners Inc.

Prepared By: Metropia and BA Group

August 22, 2019



Table of Contents

1. Introduction (Page 3)
2. Resident Communication Strategy (Page 4)
3. Coordination with Surrounding Construction Sites (Page 4)
4. Hoarding, Fencing & Emergency Access (Page 4)
5. Traffic Management (Page 4/5)
6. Crane Locations (Page 5)
7. Piling & Shoring (Page 5)
8. Vibration (Page 5)
9. Working Hours/ Noise (Page 5/6)
10. Truck Access (Page 6/7)
11. Site Servicing/ Utilities (Page 7)
12. Dust Control & Site Cleaning (Page 7)
13. Anticipated Timelines (Page 8)
14. Contacts (Page 8)

Appendix:

1. Project Timelines (Page 9)
2. Traffic Management and Hoarding Plan (Page 10)
3. Mud Mat Detail (Page 11)
4. Catch Basin Detail (Page 12)

1. Introduction

The purpose of this Report is to provide the framework of the Construction Management Plan and Resident/ Neighbourhood Communication Approach that will be implemented during the Construction of the proposed redevelopment site municipally known as 11-25 Yorkville Avenue and 16-18 Cumberland Avenue. For the purpose of this report, the Cumberland properties have not been included as they will be constructed at a later date.

The proposed subject site is situated on the south side of Yorkville Avenue, between Yonge Street and Bay Street. There are two active construction sites on either side of the proposed subject site, being 33 Yorkville (Cresford) to the West and 1 Yorkville (Bazis/ Plaza Corp) to the East. The outline of the proposed subject site at 11-25 Yorkville Avenue has been shown in the below aerial image in red.

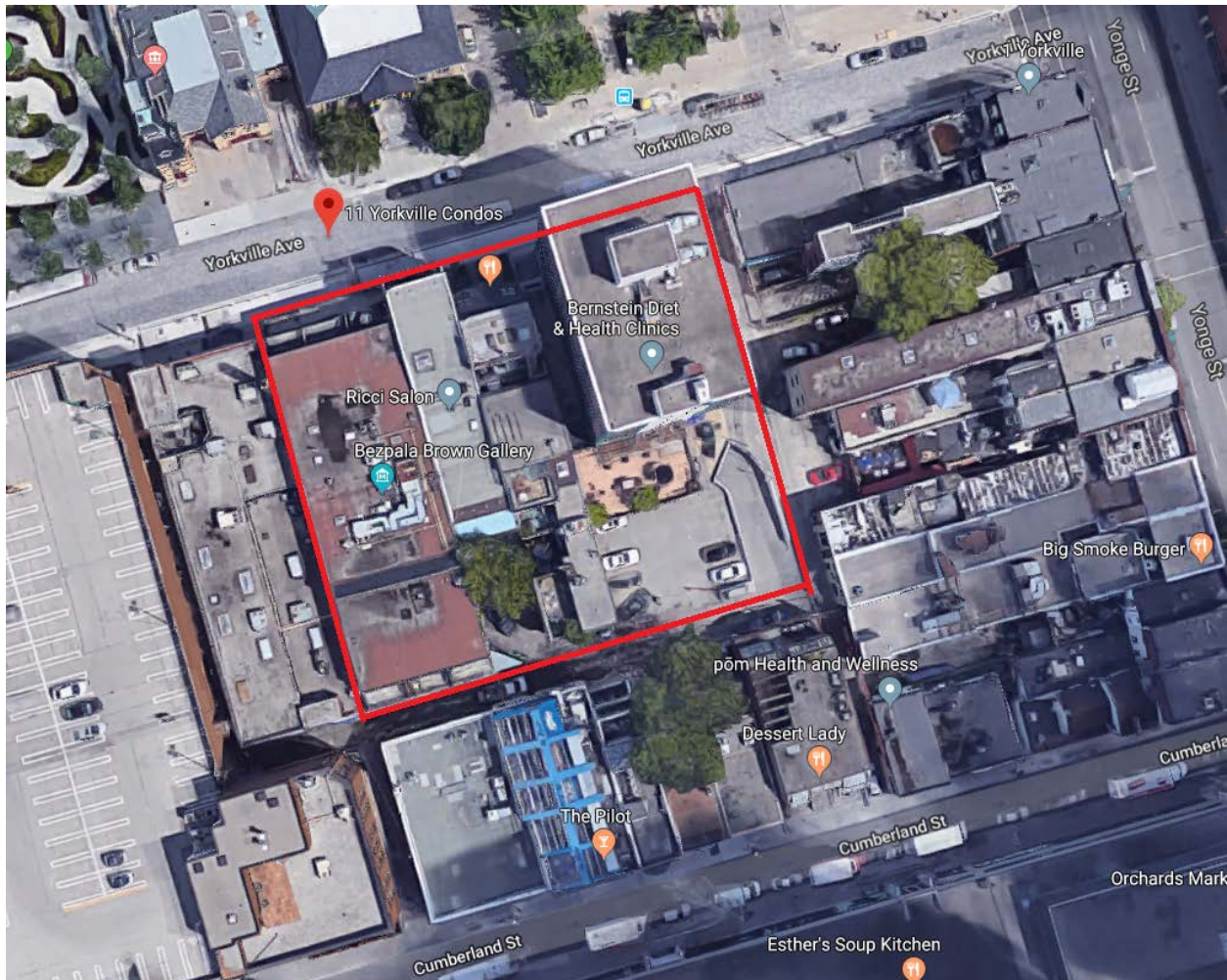


Figure 1: 11-25 Yorkville Avenue- Construction Site Boundaries.

2. Resident Communication Strategy

- Once concrete and formwork begin, up to date construction schedule and milestone posts will be uploaded onto the construction communication website 11yorkvillecommunity.ca
- Community Information Boards will be posted on site and will contain contact information for site staff during business hours, contact numbers for 24-hour response, Construction Managers head office contact details and the 11 Yorkville construction communication website.

3. Coordination with Surrounding Construction Sites

The construction hoarding and Traffic Management Plan for the site will be coordinated with the surrounding active construction sites to ensure no negative impact to those sites or to the flow of vehicular and pedestrian traffic in the neighborhood. In advance of scheduling any temporary boulevard or road occupancies or closures for construction purposes, notification will be provided to surrounding active construction sites.

4. Hoarding, Fencing & Emergency Access

The construction site will be hoarded/ fenced during the construction of the project from shoring and excavation to completion of forming work - See Appendix 2 of this report (Traffic Management & Hoarding Plan) for the proposed hoarding plan. See Appendix 1 of this report (Project Timelines) for the timelines associated with relevant construction tasks. The site will be secured with locked gates during hours where no construction activity is occurring.

Emergency Vehicles can access the site via the construction gates, which will remain open during construction hours. Emergency Vehicle Access during hours where no construction activity is occurring will be provided by site security officers or as typical Toronto Fire Services will cut the chains and open the fencing. Temporary Fire Standpipes will be installed as appropriate based on the stage of construction and site logistics. Fire extinguishers will be located on each floor.

5. Traffic Management

The Traffic Management Plan (refer to Appendix 2), prepared by BA Group, identifies the gate locations for construction traffic into and out of the project site.

Call-duty officers will be requested to control traffic when required such as building crane erection and dismantling, large equipment deliveries which may slow or impeded traffic, or when work is required to occur over or on Yorkville Avenue.

Qualified flag person will be used throughout the construction process to assist with the flow of construction vehicles entering and exiting the site. No vehicles will be permitted to back-up onto Yorkville Avenue without flagman assistance.

6. Crane Locations

The location of the cranes required for the project will be communicated once the final crane locations have been determined by the Formwork Contractor in coordination with the Construction Manager, and approval from City of Toronto, Transportation Services, Right-of-Way Management Division.

7. Piling & Shoring

Piling and shoring works will be installed in accordance with the Piling and Shoring/ Encroachment Agreement and Permit issued by the City of Toronto, Transportation Services, Right-of-Way Management Department. The pile and tieback locations and piles will be designed to avoid any potential conflicts with municipal services and utilities.

8. Vibration

A Zone of Influence Report will be completed by 11 Yorkville Partners Inc. Vibration Engineers in advance of the issuance of a Piling and Shoring/ Encroachment Agreement and Permit by the City of Toronto, Transportation Services, Right-of-Way Management Department. Any vibration monitoring equipment as recommended in that report will also be in place in advance of piling and shoring works and will be actively monitored as required.

9. Working Hours/ Noise

Regarding concrete pours, slab forming, and concrete finishing, after the trucks that have delivered the concrete leave the site, the construction crews must finish the freshly poured slab. This is consistent with standard construction practice. This process

involves the concrete finishers waiting until the concrete hardens enough (1-3 hours sometimes more, depending on ambient temperature) to allow the finishing machines on top of the slab to provide a smooth level concrete surface. If this is not done the concrete will harden creating a deficient structural component, jeopardizing the integrity of the tower construction.

Prior to any concrete pour, the required forming and rebar work must be completed which typically takes several hours. As well, the timing of concrete pours is dependent on the concrete supplier's availability to deliver concrete to the Site.

In a large pour, for example for a floor slab, even if it is possible to begin in the morning, the work may carry over into the evening, given the amount of concrete and the time it takes to pour and finish. Every effort will be made to complete the work within the prescribed times set out in the City of Toronto's construction noise by-law. No concrete pouring is permitted on Sundays or Statuary holidays. Please note that the City of Toronto's construction noise by-law permits continuous concrete pours to continue past 7:00 pm when construction logistics require this.

The noise by-law stipulates the following permission:

TORONTO MUNICIPAL CODE NOISE § 591-2.1 [Excerpt]

Construction. [Added 2007-12-13 by By-law No. 1400-2007]

(1) No person shall emit or cause or permit the emission of sound resulting from any operation of construction equipment or any construction, if it is clearly audible at a point of reception:

(a) In a quiet zone or residential area within the prohibited period of 7:00 p.m. one day to 7:00 a.m. the next day, 9:00 a.m. on Saturdays, and all day Sunday and statutory holidays; or

(b) In any other area within the prohibited period of all day Sunday and statutory holidays.

(2) Subsection B(1) does not apply to the continuous pouring of concrete, large crane work, necessary municipal work and emergency work that cannot be performed during regular business hours.

To read the full by-law please click on this link:

http://www.toronto.ca/legdocs/municode/1184_591.pdf

10. Truck Access

There are two construction gates which will be used as access points for concrete trucks and tractor trailers, on Yorkville Avenue as illustrated in Appendix 2 of this report (Traffic Management Plan). All trades will be provided with a copy of this plan and a

qualified flagman will be present during entrance and exit to ensure that there are no conflicts with the vehicles and pedestrians.

11. Site Servicing/ Utilities

If any of the utilities or services are temporarily affected or interrupted, notice will be provided as follows: (I) to the tenants through the property manager of a specific building; (II) posted on the construction communication website 11yorkvillecommunity.ca and/or (III) delivered directly to the property owner. Special efforts will be taken to ensure minimum disturbance to tenants and property owners.

12. Dust Control, Site Cleaning, Stormwater Management, Erosion and Sediment Control during Construction

Dust will be controlled on the Site using a variety of techniques determined by varying site and weather conditions. Techniques to be used for dust mitigation on the Site include (but are not limited to) the placement of mud mats at all truck access points, the spraying of water on vehicles and wheels when leaving the site, the spraying of calcite along the access routes to maintain moisture and to minimize dust kick-up on construction roads and regular street sweeping and watering to clean paved surfaces. Details for mud mats have been included in Appendix 3 of this Report. Effectiveness of dust control is dependent on the frequency of use/ application which will increase during periods of dry weather. Site sidewalk and pedestrian paths along Yorkville Avenue will be cleaned and swept daily. When required, the sidewalk and paths adjacent to the Site on Yorkville Avenue will also be cleared of snow within 12 hours of snow accumulation.

Stormwater management during construction will take place as per the recommendations provided by the 11 Yorkville Partners Inc. Consulting Engineer, WSP. Surface runoff from the Site will pass through sedimentation filter cloth affixed to the hoarding at the perimeter of the Site and then through a second filter cloth attached to each catch basin. Details are provided in Appendix 4 of this report.

13.0 Anticipated Project Timelines

The anticipated construction timelines are provided in Appendix 1 of this report. Resident Communication Strategy updates will be uploaded onto the project website 11yorkvillecommunity.ca

14. Contacts

Site Office: TDB

Hours: Mon-Fri, 7AM - 5PM

Security Dispatch: TBD

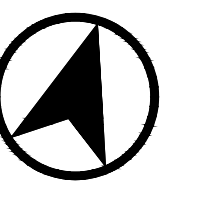
Hours: Mon-Fri, 5PM-7AM

Sat-Sun, 24 Hours

Appendix 1: Construction Timelines

Milestone	Timing
Construction Management	Start Date
Permit submission	December, 2019
Demolition	May, 2020
Below Grade Construction	October, 2020
Above Grade Construction	November, 2021
First Occupancy	October, 2024
Registration	May, 2025
Final Closing	July, 2025

Appendix 2: Preliminary Hoarding Plan



GENERAL NOTES

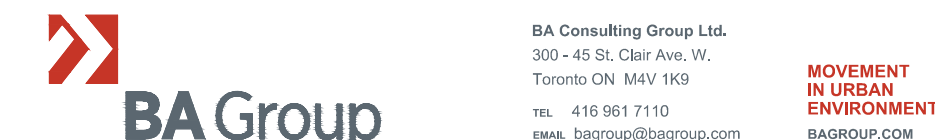
1. BASE SURVEY PLAN PREPARED WITH THE FOLLOWING DRAWINGS:
- 1.1. SURVEY DRAWING 17M-01M400 DATED NOVEMBER 21, 2018 COMPLETED BY WSP GEOMATICS ONTARIO LTD.
- 1.2. TMDC DRAWING TMDC-2 FOR 33 YORKVILLE AVE. PREPARED BY BA GROUP LTD. DATED SEPTEMBER 25, 2019
- 1.3. TMDC DRAWING TMDC-2 FOR 8 CUMBERLAND ST. PREPARED BY BA GROUP LTD. DATED DECEMBER 13, 2017
2. ALL TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL, BOOK REGULATORY SIGN, BOOK LAWYING SIGN, BOOK TEMPORARY CONDITIONS, BOOK 11. STREET LIGHTING AND REGULATION MARKINGS AND BOOK 12. TRAFFIC SIGNALS.
3. THE LOCATION AND EXTENT OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE CONSIDERED APPROXIMATE ONLY. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION OF UTILITIES AND BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.
4. ALL WORK TO CONFORM TO THE APPLICABLE MUNICIPALITIES STANDARDS, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND ALL OTHER RELEVANT CODES, STANDARDS, GUIDELINES, ETC.
5. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF TRANSPORTATION ROADWAY SAFETY MANUAL.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROTECTIVE BARRIER AROUND THE PERMETER OF SITE TO PREVENT VEHICLES FROM ENTERING THE OPEN EXCAVATION. DESIGN OF BARRIER TO BE BY OTHER AND CAN BE REMOVED ONCE STRUCTURE REACHES GRADE LEVEL.
7. TRAFFIC PARKING CONTROL SIGNAGE AND SUPPORTS SHALL BE LOCATED SO AS NOT TO ENCROACH INTO ANY ADJACENT LANE AND PROVIDE A MINIMUM HEIGHT CLEARANCE OF 4.0m.
8. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
9. NOISE LEVELS SHALL BE KEPT IN ACCORDANCE WITH THE APPLICABLE MUNICIPALITIES BY LAWS AND REGULATIONS.
10. PEDESTRIAN WALKWAY TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
11. CONSTRUCTION ZONE TO HAVE SUPPLEMENTARY REPLACEMENT STREET & PEDESTRIAN LIGHTING (REQUIREMENTS TO BE DETERMINED BY THE CITY OF TORONTO)
12. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR WORKING ON SITE AND WITHIN THE PUBLIC RIGHT OF WAY.
13. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL WORKS.
14. ALL DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD LAYOUT SHALL BE REPORTED TO THE SUPERVISOR AND OWNER BEFORE FURTHER ACTION IS TAKEN.
15. ALL TRAFFIC SIGNALS, POLES, TRAFFIC CONTROLLERS, LIGHT STANDARDS, UTILITY POLES, SIGN POLES, STREET FURNITURE, PIPE BARRIERS, TRAFFIC PARKING CONTROL SIGNAGE, FURNITURE, REPAIR MATERIAL, RELOCATION REPLACEMENT SHALL BE BY THE APPLICABLE MUNICIPALITY OR APPROPRIATE UTILITY COMPANY TRANSPORTATION AUTHORITY.
16. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY SIGNAGE.
17. NO GRINDING PERMITTED OF EXISTING PAVEMENT MARKINGS IF NEW PAVEMENT MARKINGS ARE BEING PLACED AS PART OF THIS PLAN. ONLY WATERCOLOURS AND BLASTING METHODS ARE PERMITTED FOR REMOVAL OF EXISTING PAVEMENT MARKINGS OR AS DIRECTED BY THE MUNICIPALITY.
18. TC-54 FLEXIBLE DRUM (BARRELS) ARE ONLY TO BE REMOVED DURING CONSTRUCTION VEHICLE MANOEUVRING.
19. ALL PROPOSED TRAFFIC CONTROL SIGNAGE TO BE MOUNTED ON EXISTING POLES WITH A SUITABLE BRACKET IF POSSIBLE.
20. DURING AFTER HOURS, THE CONTRACTOR SHALL ENSURE ALL ACCESS GATES ARE CLOSED & LOCKED AND THAT ALL BUILDING MATERIAL/EQUIPMENT IS STORED WITHIN THE CONSTRUCTION AREA.
21. FOLLOWING THE COMPLETION OF THE PROJECT, THE AREA WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.

CONSTRUCTION MITIGATION NOTES

1. ESTIMATED DURATION FOR THIS PHASE OF CONSTRUCTION IS 14 MONTHS.
2. ALL MINISTRY OF LABOUR REQUIREMENTS AND METROPOLIS SAFETY POLICES WILL BE STRICTLY ADHERED. THE OCCUPATIONAL HEALTH AND SAFETY ACT WILL BE COMPLIED WITH AT ALL TIMES.
3. TRAFFIC CONTROL PERSONS WILL BE UTILIZED WHEN REQUIRED TO DIRECT TRAFFIC AND PEDESTRIAN ACTIVITY.
4. ALL CONSTRUCTION PROTOCOLS WILL CONFORM TO CITY OF TORONTO'S BY-LAW REQUIREMENTS WITH RESPECT TO NOISE CONTROL, DUST CONTROL AND CONSTRUCTION OPERATION PERIOD.
5. MUD MATS WILL BE POSITIONED AT ALL CONSTRUCTION ACCESS POINTS TO LIMIT THE AMOUNT OF DIRT LEAVING THE SITE.
6. ALL CONSTRUCTION FENCING WILL BE LINED WITH A SILT FENCE TO ALLOW WATER PASSAGE AND RESTRICT SILT AND/OR SOIL ESCAPING.
7. THE DEWATERING PROCESS WILL INVOLVE A LICENSED CONTRACTOR AND WILL CONFORM TO MINISTRY OF ENVIRONMENT GUIDELINES AND REGULATIONS.
8. ALL EXISTING AND PROPOSED CATCHBASINS WITHIN THE SITE AND WITHIN THE PUBLIC RIGHT-OF-WAYS AND/OR ADJACENT TO THE SITE ARE TO BE EQUIPPED WITH INLET SEDIMENT CONTROL TRAPS.
9. ALL REMOVAL/DEPOSITION OF EXCAVATED AND DEMOLITION MATERIALS WILL BE TRANSPORTED TO LICENSED DUMPSTATION AS PER MINISTRY OF ENVIRONMENT GUIDELINES AND REGULATIONS.
10. SCHEDULED STREET MAINTENANCE ALONG THE LOCAL STREETS SURROUNDING THE DEVELOPMENT SITE WILL BE PROVIDED DURING THE CONSTRUCTION PERIOD.
11. WINTER MAINTENANCE MEASURES (IE. SNOW REMOVAL, SALTING, ETC.) SHALL BE IMPROVED TO MAINTAIN ACCESS FOR PEDESTRIAN WALKWAYS WHERE THE PROPOSED CONSTRUCTION MANAGEMENT PLAN INTERFERES WITH THE EXISTING WINTER MAINTENANCE OPERATIONS.
12. ALL EMPLOYEE/TRAFFIC PARKING IS TO BE OFF-SITE IN NEARBY SURFACE PARKING LOTS. PARKING ALONG LOCAL STREETS IS STRICTLY PROHIBITED.

THIS PROPOSED CONCEPTUAL TRAFFIC MANAGEMENT DURING CONSTRUCTION PLAN AND CONTAINED CONSTRUCTION LOGISTICS ARE PRELIMINARY AND SUBJECT TO CHANGE. THIS PLAN IS INTENDED FOR DISCUSSION PURPOSES ONLY.

04	09-20-19	AMB	ISSUED TO CLIENT FOR SPA SUBMISSION
03	12-17-18	AMB	ISSUED TO CLIENT FOR REVIEW
02	12-17-18	AMB	ISSUED TO CLIENT FOR REVIEW
01	12-07-18	AMB	ISSUED TO CLIENT FOR REVIEW
00	11-26-18	AMB	ISSUED TO CLIENT FOR PRELIMINARY REVIEW
00	MM-00-18	INT	REVISION NOTE

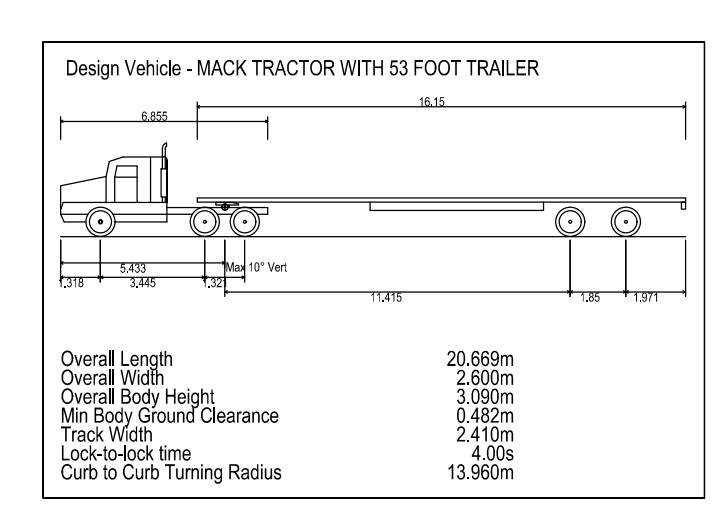
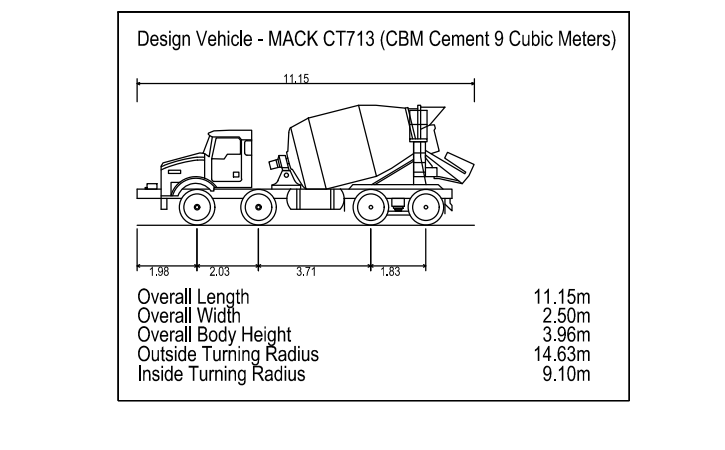
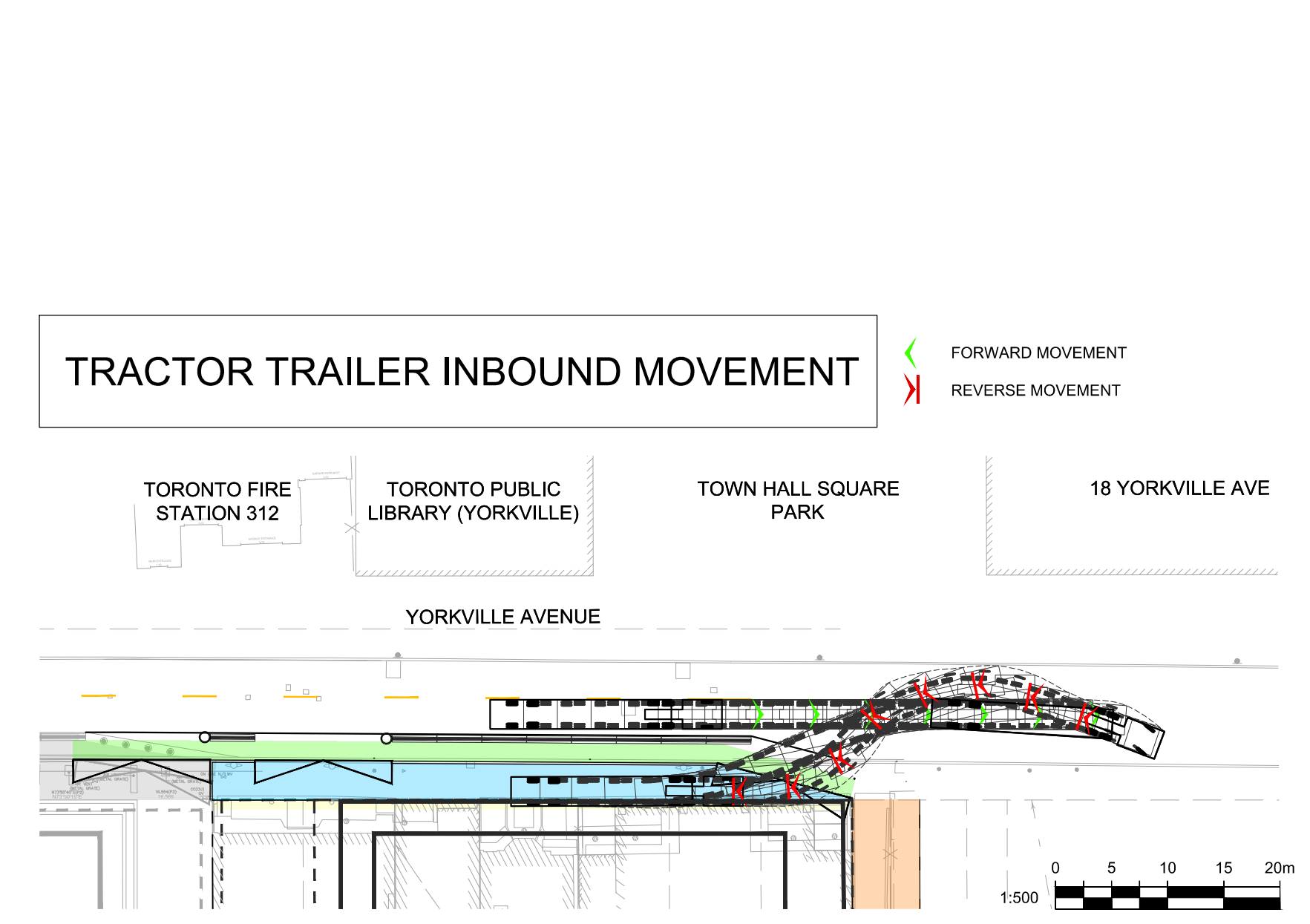
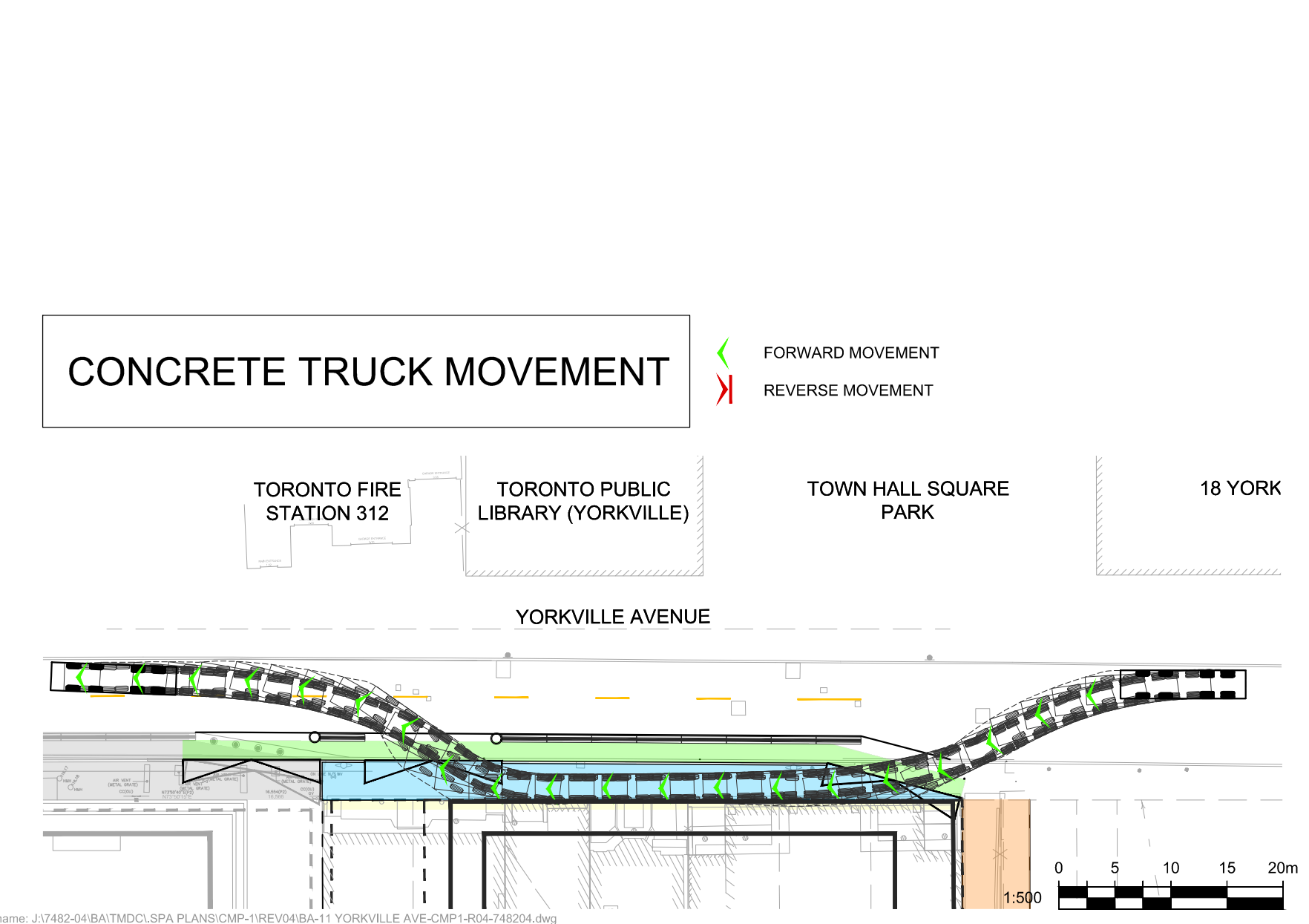
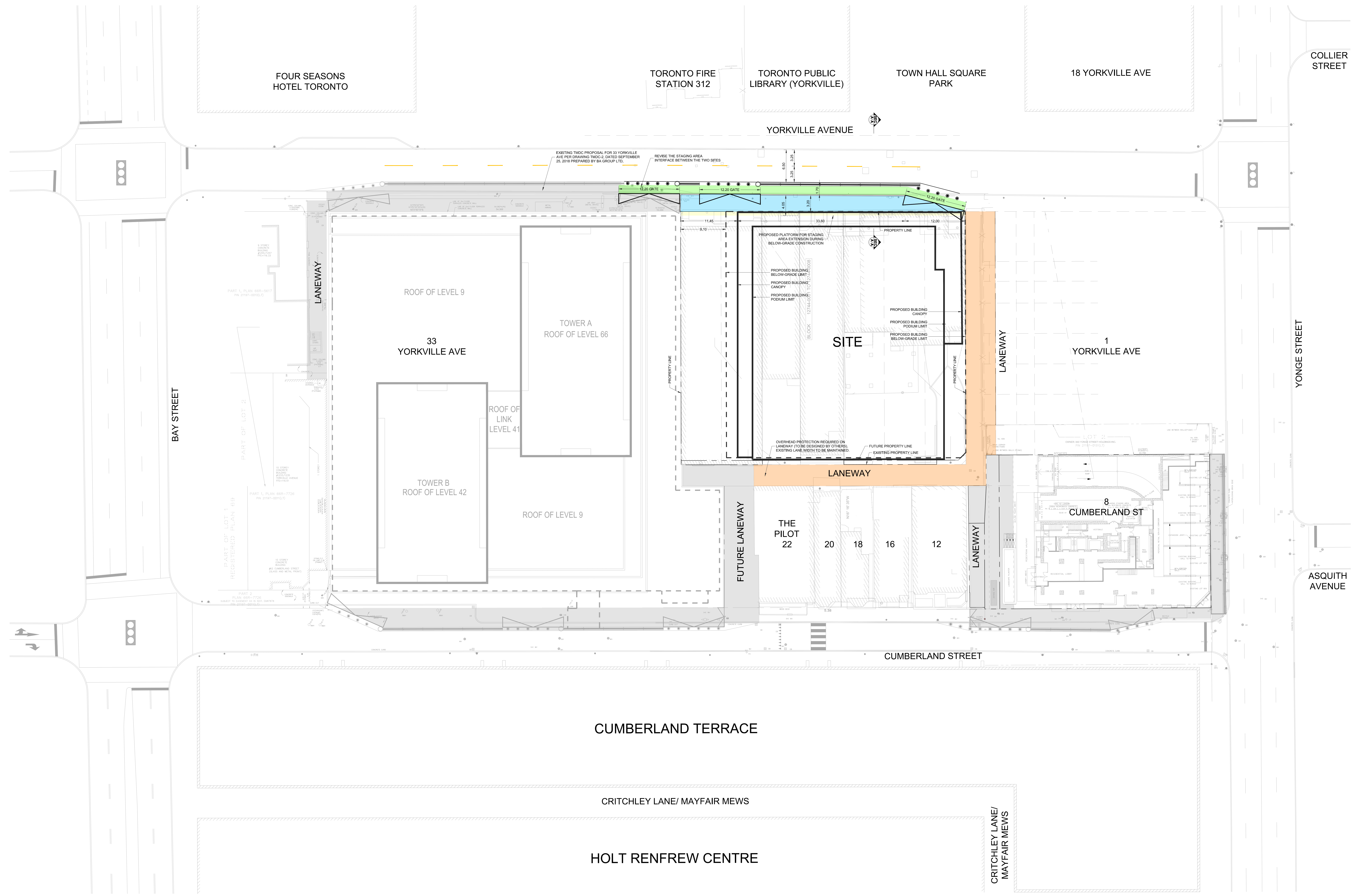


11 YORKVILLE AVENUE

CONSTRUCTION MANAGEMENT PLAN

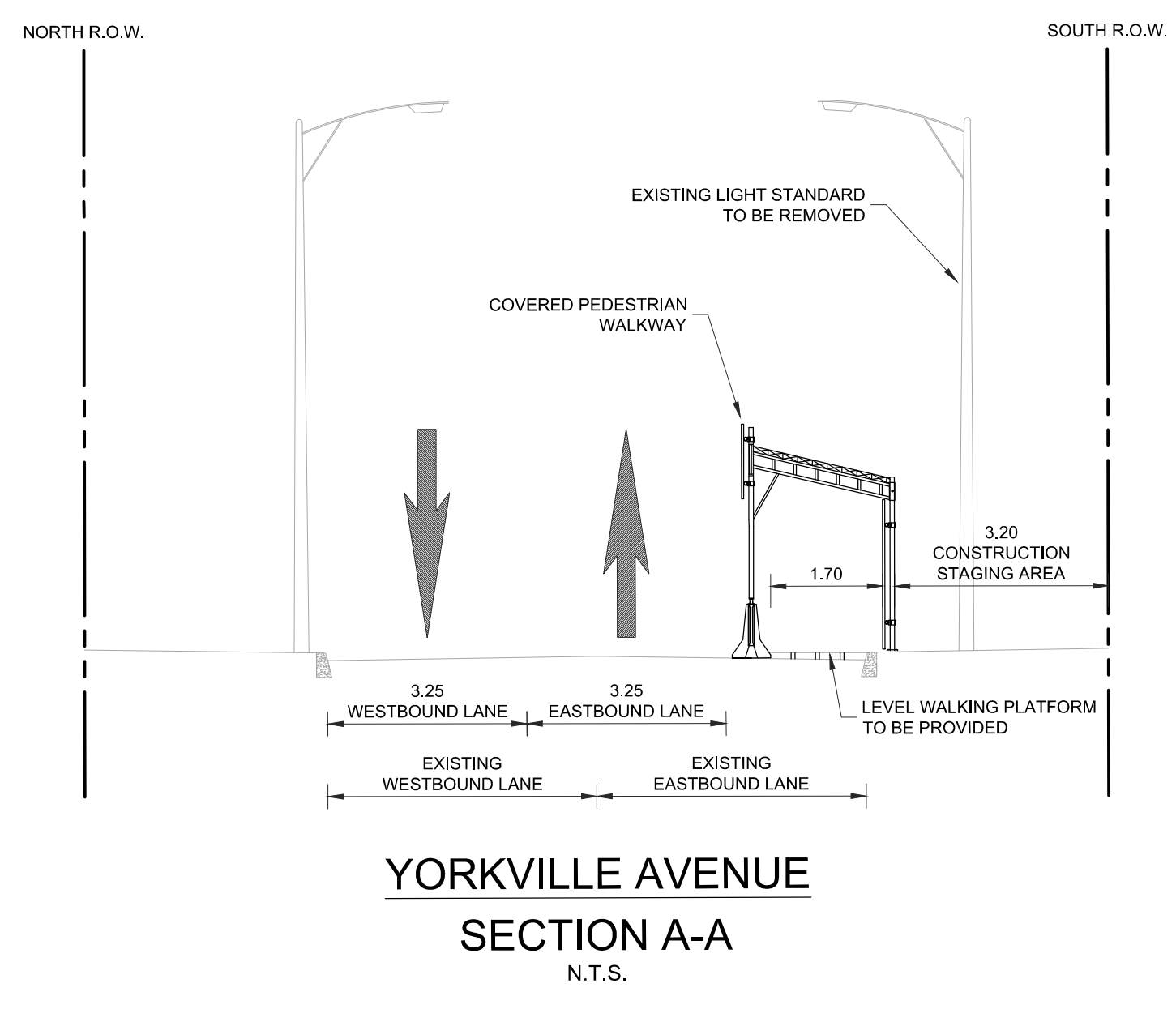
Date: November 26, 2018
 Project No: 7462-04
 Scale: 1:250

CMP-1

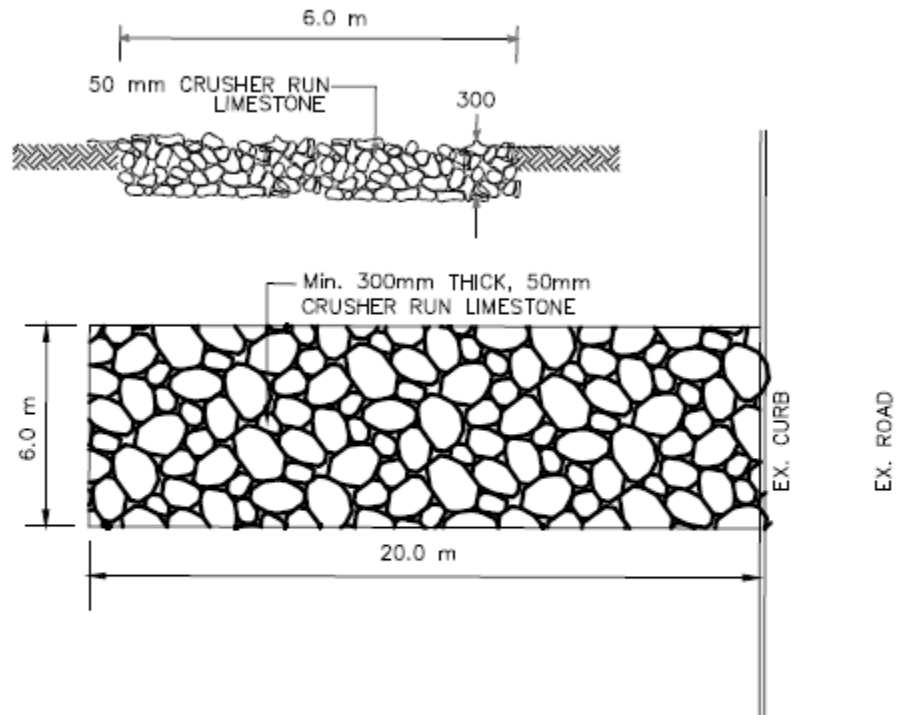


LEGEND

	CONSTRUCTION STAGING AREA
	COVERED PEDESTRIAN WALKWAY
	PEDESTRIAN ROUTE
	FAST FENCE (OR EQUIVALENT)
	TEMPORARY SIGN MOUNT
	TEMPORARY SIGN POST
	PROPOSED PORTABLE POSTS FOR TEMPORARY SIGN
	ITEM REMOVAL/RELOCATION
	JERSEY BARRIER (AS PER OPSD 911.140) WITH HOARDING WALL
	TRAFFIC CONTROL PERSON
	TC-54 FLEXIBLE DRUM (BARREL)
	ENERGY ATTENUATOR (AS PER OPSD 923.302)



Appendix 3: Mud Mat Detail



MUD MAT DETAIL

N.T.S.

Appendix 4: Catch Basin Detail

