

Construction Mitigation and Communication Plan
230 Finch Ave, Pickering Ontario

Owner: Highglen Homes Limited

Date: 24 June 2021

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1. INTRODUCTION

This Construction Management Plan (CMP) details the proposed management strategy for the construction works on the Property. It is intended to guide the execution of the project by the internal participants, as well as communicate to the immediate community, City of Pickering and staff how the Development team intends to safeguard public interest, the environment, and the surrounding community during the project.

2. PROJECT DESCRIPTION

This CMP reflects a proposed residential project being developed by Highglen Homes Limited (“the Developer”).

The development is comprised of proposed new construction of 8 new single family residences. Each residence has dedicated parking provided for exclusive site use.

3. CONSTRUCTION MANAGEMENT PLAN

The progression of onsite construction will be as follows (See CMP-1 as Appendix A):

- 2.44' high plywood hoarding fence on south and west property lines with 1 gate for truck access on Nature Haven Crescent
- Silt hoarding fence on the full perimeter of the property line
- Any vehicular traffic/safety to be maintained with flagman protection around construction gate

Primary access to and from the site during construction of the project shall be from 1 vehicular gate on Nature Haven Crescent. All temporary construction gates and accesses will be provided in accordance with all City of Pickering by-laws and regulations.

Pedestrian traffic will be redirected to the west side of the shared internal roadway.

Where the building limits extend along the lot line on any public access or private existing resident vehicular or pedestrian routes, it may be required to occupy adjacent areas on a temporary basis.

4. CONSTRUCTION IMPACT MITIGATION

4.1 Adherence to Municipal By-laws, Provincial Legislation and Regulations

In order to mitigate the impact of construction on residents, visitors, and neighbours, the contractor will adhere to all applicable provincial and municipal legislation and regulations.

These include, but are not limited to, the following:

- Streets and Sidewalks By-law
- Noise By-law
- Building Construction and Demolition By-law
- Licensing By-law
- Snow and Ice Removal By-law
- Permit Parking By-law
- Traffic and Parking By-law
- Occupational Health and Safety Act
- Designated Substance Regulation

In addition, the specific mitigation strategies provided in the following sections will be implemented;

4.2 Permitted Hours for Construction Work

The intent of this section is to limit the negative impacts of construction on the surrounding community.

All exterior, structural and major construction activities and construction of interior elements and finishes, including delivery of materials, will be conducted between 7:00 am and 7:00 pm from Monday to Friday. In addition, construction of interior elements and finishes will be conducted on Saturday between 9:00 am and 5:00 pm. No construction activities will take place on any statutory public holiday including Christmas Day, Boxing Day, New Years Day, Victoria Day, Canada Day, Labour Day and Thanksgiving Day. When statutory holidays fall on a Sunday, the following day will be designated as the holiday.

Notwithstanding the above, the Developer may apply to the City to extend the working hours in certain unique circumstances, if necessary.

4.3 Traffic

In addition to the traffic management requirements of the City of Pickering, the construction team will reduce as far as possible potential negative impacts of construction on the surrounding road network during the construction of the Property.

For special deliveries or traffic closures, there will be a paid duty officer onsite to direct traffic.

4.4 Noise

Noise will be mitigated by diligent adherence to municipal regulations and by-laws.

All construction work will be carried out in accordance with regulated City of Pickering requirements and by-laws with respect to noise. The noise control plan will include ongoing monitoring to be carried out by the Construction Manager during the project to verify that acceptable noise levels are not being exceeded.

Best practices will be followed during the construction of the works. The noise and vibration policy includes;

- Limiting hours of operation per bylaw standards
- Providing notice onsite of potential fine should noise bylaws be violated
- Responding to any noise concerns from the City or surrounding community in a structured and documented approach

The following activities will not be permitted before 7:00 a.m. or after 7:00 p.m on weekdays or before 9:00 a.m. or after 7:00p.m. on Saturdays.

- Trucks on-site
- Trucks idling on adjacent roads
- Trucks backing up on-site
- Operation of equipment
- Loading or unloading of equipment/materials

Truck drivers will turn off their engines within one minute of arriving on-site, in accordance with the maximum one minute idling permitted under the City's Idling of Vehicles and Boats By-law.

Truck drivers will adhere to posted speed limits.

The contractor will communicate these expectations with drivers and contractors in writing. Periodic written reminders will be provided as required.

Any complaints or concerns that arise with respect to noise will be individually documented and reviewed in depth by the development and construction management team; the offending party/parties will be given formal notice by the Construction Manager (and fined if necessary). If it is determined that a specific operational or logistical problem has been encountered in due course of construction which is partially or wholly responsible for any such noise violation, further evaluation will be undertaken and all parties will commit to a strategy or strategies to mitigate or rectify the situation.

4.5 Dust

During construction, the following dust control program will be put into place:

1. All soft and hard surfaces and any demolition face on the site will be wetted daily, or more frequently if required, with the addition of calcium chloride or other recognized material as a dust suppressant, if required;
2. The road pavement and sidewalks along the entire frontages of the property and extending for a distance of twenty-five meters (25m) beyond the property line, will be cleaned daily in accordance with normal street clean up requirements;
3. Truck loading points will be designated to avoid trucks tracking demolition debris off site. Such loading points will be maintained on a stone base to minimize tracking of debris onto the sidewalks and streets. If the loading point becomes contaminated, it will be cleaned and/or replaced.
4. All trucks leaving the site will be cleaned of all demolition debris and dust. If necessary, trucks will be washed including washing of tires and sweeping or washing of truck exteriors and tailgates.
5. All trucks leaving the site which have been loaded with demolition debris which may generate dust will be tarped.
6. An air monitoring program, if necessary as determined through consultation with the Medical Officer of Health, will be put into place.
7. A dust control measures supervisory program by a qualified environmental consultant, if necessary as determined through consultation with the Medical officer of Health, will be put into place.

All construction work will be carried out in accordance with regulated City of Pickering requirements and by-laws with respect to air-borne pollution.

4.6 Dirt and Mud Tracking

During construction, erosion/mud control will be provided primarily via a sediment control fence to be erected at site perimeter locations where runoff has the potential of leaving the site. Filter fabric is to be used at catch basins that may be impacted during construction, within and surrounding the site.

A mud mat will be installed at the construction exit gate as required prior to egress to municipal roadway.

4.7 Snow Removal

During construction, snow removal will be managed by the Construction Manager per mandated protocol.

5. CONSTRUCTION ACTIVITY MITIGATION

5.1 Hoarding

Hoarding will be constructed and maintained to municipal standards and will provide both safety and security to the surrounding neighbourhood.

All site enclosures shall be installed in a manner and form satisfactory to the Chief Building Official and in accordance with applicable City of Pickering by-laws and Ministry of Labour requirements. The site enclosure will be maintained in a safe condition as required throughout the course of construction with the intention of preventing entry by unauthorized persons at all times and protecting passersby from construction activities.

The hoarding sequencing, layout, erection, and maintenance will be executed with public and worker safety of paramount importance while limiting disruption to prevailing pedestrian circulation for the duration of construction.

5.2 Health and Safety

The Developer will comply with all federal, provincial, and municipal occupational health and safety legislative requirements governing work at the site. The Developer will also ensure that all subcontractors engaged are qualified to perform the services they offer and are trained in the health and safety hazards that may be reasonably expected to arise in the provision of their respective services.

5.3 Tree Management and Protection

Public and private trees onsite and within close proximity to property line on neighbouring properties will be removed or protected based on the approved landscape plan.

5.4 Security

Security cameras will be installed to monitor the construction sites. Any subtrades found to be in violation with the City's noise bylaws or construction protocols will be fined accordingly.

5.5 Waste Management

5.5.1 Demolition and Excavation Control Plan

The waste management and disposal approach will be sustainable. The intent is to dispose of clean fill through one of the City's clean fill programs or at an appropriately licensed facility, recycle demolition debris where possible, and where not deposit at an approved construction waste depot. Disposal will be carried out in accordance with Ministry of Environment and Ministry of Transportation (MTO) regulations and guidelines (O.Reg. 103/94).

5.5.2 Onsite Material Storage

Wherever possible, materials will be unloaded and placed immediately adjacent to the element of the structure in which they are to be incorporated to minimize multiple handling. Onsite tools and

equipment will be left overnight in a locked state. Minimal amounts of material will be stored onsite due to limited space within property lines.

5.6 Signage

Regulated safety and directional signage will be posted around the construction site as required.

5.7 Traffic Management Plan

5.7.1 Flag Person

Flagman protection will be available for all incoming and exiting deliveries to site, and management of pedestrian traffic as required

5.7.2 Nature of Construction Traffic

During construction, it will not always be possible to accommodate the incoming construction materials traffic without occupying adjacent areas on a temporary basis.

The proposed use of these areas of temporary occupancy would be as follows:

1. Delivery truck access to the jobsite.
2. Loading and off loading using the tower crane pick up points
3. Temporary material storage
4. Construction offices and worker facilities
5. Generally confine all construction traffic within a secure and controlled enclosure to ensure public safety and security.
6. Provide covered pedestrian walkways to City standards outside the enclosure line
7. Avoid traffic hold-ups by bringing construction deliveries to within the temporary construction lanes.

5.7.3 Trade Parking

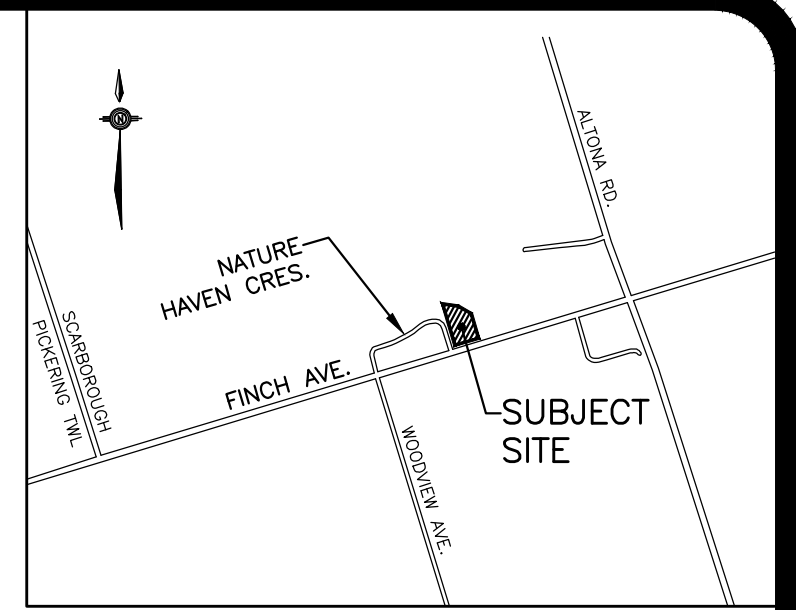
During construction, there will be dedicated spaces onsite, and otherwise construction trades personnel will access the site via off-site legal parking, private car pooling and carpooling arranged by their respective employers or local transit.

6. COMMUNICATION PLAN

Neighbourhood communication protocols will be as follows;

- A poster with the relevant contact names and coordinates will be posted on site fencing, including Emergency and 24-hour contacts.

APPENDIX A



LEGEND

- EXISTING TRAFFIC FLOW
- CONSTRUCTION AHEAD SIGN
- TRUCK ENTRANCE AHEAD SIGN

CONSTRUCTION SEQUENCE

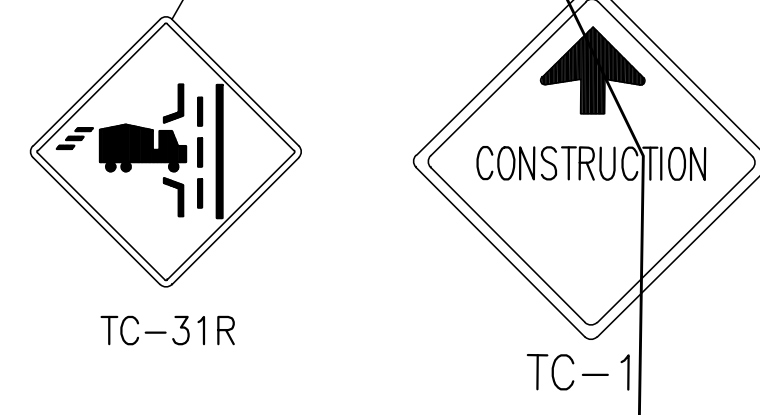
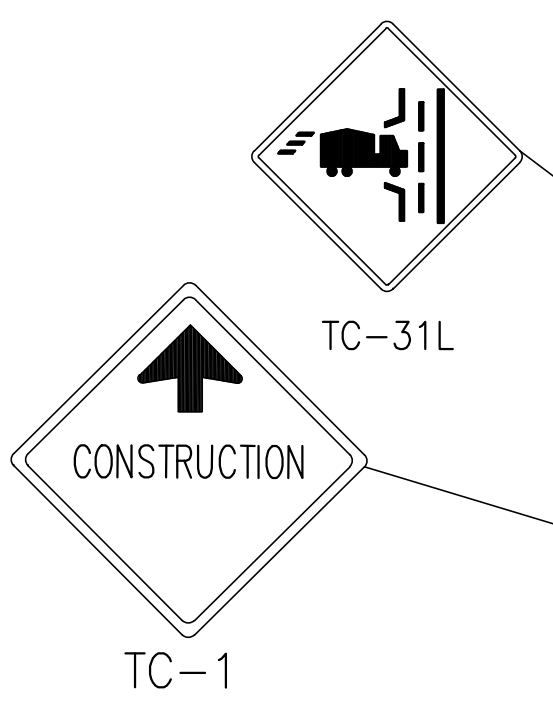
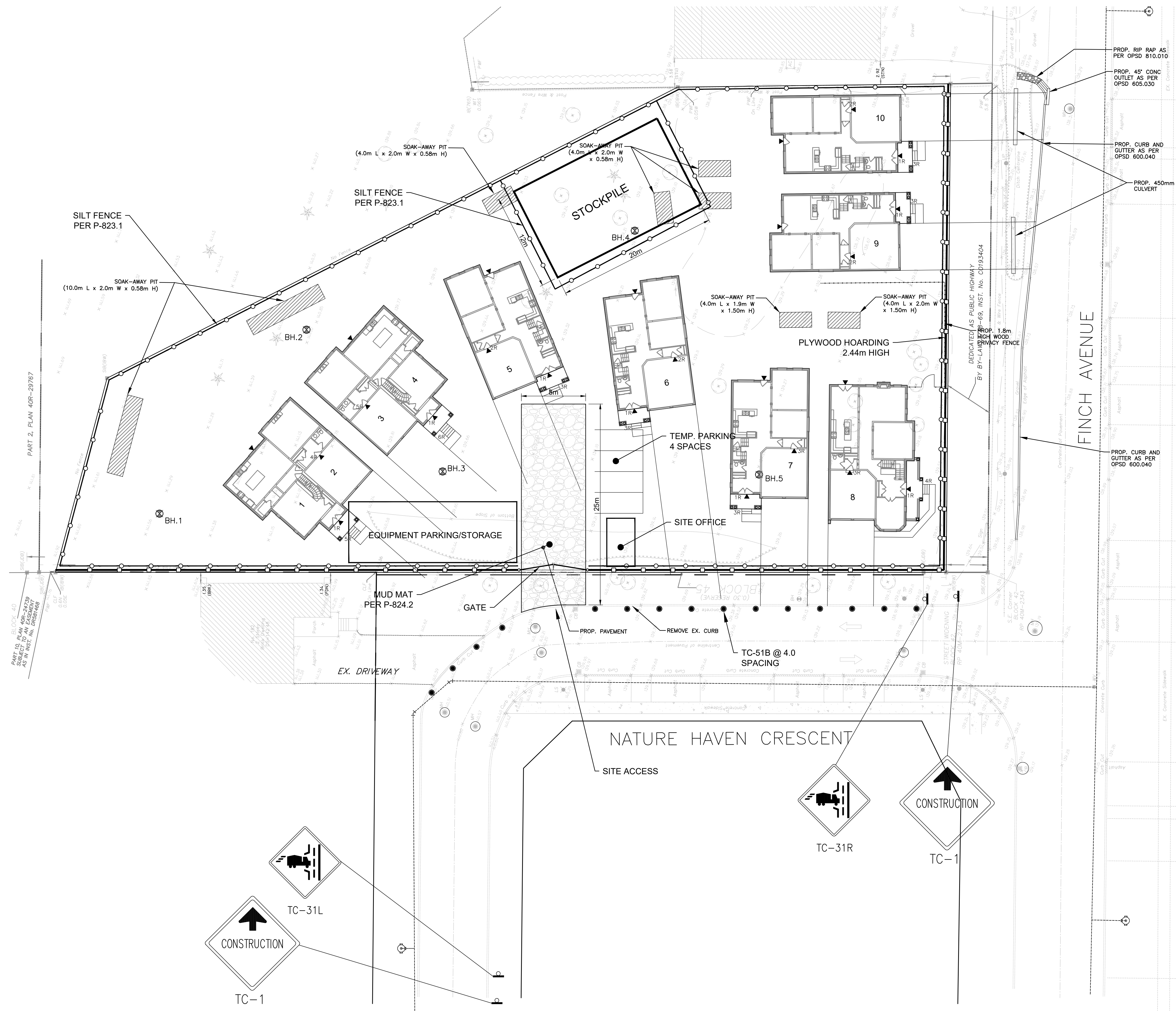
- STAGE 1 - TOPSOIL STRIPPING AND AREA GRADING
- STAGE 2 - MUNICIPAL & PRIVATE SERVICING CONSTRUCTION
- STAGE 3 - BUILDING CONSTRUCTION PHASE 1
- CONSTRUCT BUILDINGS 1, 2, 3, 4, 8, 9 & 10
- STAGE 3 - BUILDING CONSTRUCTION PHASE 2
- CONSTRUCT BUILDINGS 5, 6, & 7.
- STAGE 4 - COMPLETE GRADING AND PAVING

GENERAL NOTES:

1. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF TRANSPORTATION ROADSIDE SAFETY MANUAL.
2. ALL WORK TO CONFORM TO THE CITY OF TORONTO STANDARDS AND SPECIFICATIONS AND ALL OTHER RELEVANT CODES, STANDARDS, GUIDELINES ETC.
3. THE APPLICANT SHALL CONFIRM THE LOCATION OF ALL UTILITIES AND BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.
4. PEDESTRIAN WALKWAYS ARE TO MAINTAINED AS A HARD SURFACE AND BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. APPLICANT IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY SIGNAGE.
6. IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROVIDE REGULAR SITE SAFETY AND QUALITY CONTROL INSPECTIONS AS PER THE APPLICABLE REGULATIONS AND STANDARDS GUIDELINE AND BEST PRACTICES.
7. A 24HOUR CONTACT TO BE AVAILABLE THROUGH OUT THE DURATION OF THE PROJECT.

TRAFFIC NOTES:

1. CONTRACTOR TO USE WORK VEHICLE WITH FLASHING LIGHTS OR FLASHING ARROWS TO INDICATE THE PRESENCE OF ACTIVITY OR OBSTACLES TO DRIVERS DURING INSTALLATION OF TRAFFIC CONTROL DEVICES. THE WORK VEHICLE SHOULD BE POSITION 30m UPSTREAM OF THE WORK AREA.
2. INSTALLATION OF TRAFFIC CONTROL DEVICES SHOULD START AT THE UPSTREAM END OF THE WORK ZONE AND PROCEEDING DOWNSTREAM.
3. ENSURE TRAFFIC CONTROL DEVICES ARE NOT OBSTRUCTED BY OTHER OBJECTS.
4. COVER, TURN DOWN OR REMOVE SIGNS AND DEVICES AT TIMES WHEN NOT REQUIRED. REMOVE THE COVER ON COVERED SIGNS IMMEDIATELY BEFORE WORK AT THE WORKSITE BEGINS.
5. REMOVE TRAFFIC CONTROL DEVICES IN THE OPPOSITE ORDER TO WHICH THEY WERE INSTALLED. THE LAST DEVICE INSTALLED IS THE FIRST TO BE REMOVED.
6. DO NOT POINT WORK AREA VEHICLES UPSTREAM AT ANYTIME.
7. ALL TEMPORARY TRAFFIC SIGNS AND PAVEMENT MARKINGS MUST BE IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL, BOOK 7.
8. MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES.
9. A TRAFFIC CONTROL PERSON OR PERSONS MUST BE PRESENT ON THE PUBLIC ROAD WHEN TRUCKS ARE ENTERING AND LEAVING THE SITE.
10. THE DURATION OF TRAFFIC CONTROL IS LIMITED TO THE HOURS BETWEEN 8.00am AND 4.00pm.
11. NO CONSTRUCTION VEHICLES SHALL PARK ON PUBLIC ROADS.



| NO | REVISION | DATE | BY |
|----|----------------|-----------|----|
| 1 | 1st SUBMISSION | May 31,21 | KP |



Project Name:
PROPOSED RESIDENTIAL DEVELOPMENT
230 FINCH AVE
PICKERING, ONTARIO

Drawing Title: **CONSTRUCTION MANAGEMENT PLAN**
 Drawing No.: **CMP-1**
 Project No.: **UT-21-004**
 Notes:

Date: **June 24, 2021**
 Drawn By: **KP**
 Scale: 1:250