



CONSTRUCTION MITIGATION REPORT

1808 St. Clair Avenue West, Toronto

March 2020

Table of Contents

1.0 Introduction	2
2.0 Construction Sequence and Schedule	3
2.1 Stage II – Shoring and Excavation	3
2.2 Stage III – Below-Grade Construction	4
2.3 Stage IV – Above-Grade Construction	4
2.4 Stage V- Completion of Interior Finishes	4
2.5 Stage VI – Streetscape/ Boulevard Works	4
3.0 Hoarding and Fencing	4
4.0 Utility Disconnections	5
5.0 Health, Safety and Security.....	5
6.0 Working Hours/ Noise.....	5
7.0 Truck Access, Traffic Management & Construction Parking.....	5
7.1 Construction Truck Access	5
7.2 Traffic Management.....	5
7.3 Construction Trades Parking	6
8.0 Stockpiled materials.....	6
9.0 Tree Protection	6
10.0 Dust Control	6
11.0 Stormwater Management, Erosion and Sediment Control	6
12.0 Dewatering Plan.....	6
13.0 Conclusion.....	7
Appendix A: Site Context	8
Appendix B: Construction Management Plan.....	9

1.0 Introduction

The purpose of this report is to outline a construction management plan that will be in place for the development of 1808 St Clair Ave West, Toronto, Ontario, M5N 1J5 ("the Site"). The Site is located between Old Weston Road and Cloverdale, north of St. Clair Ave West and south of SADRA Park. The Site is abutted by residential uses to the east and west, commercial uses to the south and parkland to the north.

The site location is illustrated in Figure 1 below. An aerial photograph depicting the existing site context is illustrated in Appendix A.

Tucker Hi Rise will be the Construction Manager for the project, responsible for all construction related activities. One townhouse block will be constructed separately by Habitat for Humanity GTA. A new park will be constructed at the northeast corner of the Site and will be conveyed to the City of Toronto. Completion of park works is anticipated for late 2023. Details regarding park construction are not included in this report and will be communicated to the community closer to the date.

The on-site construction office will be located on the northeast corner of the Site, proximate to the existing gate entrance on Old Weston Road. Questions related to the content of this plan can be directed to:

Construction Hotline (reference: Reunion Crossing)

Tucker Hi Rise

416-774-2650

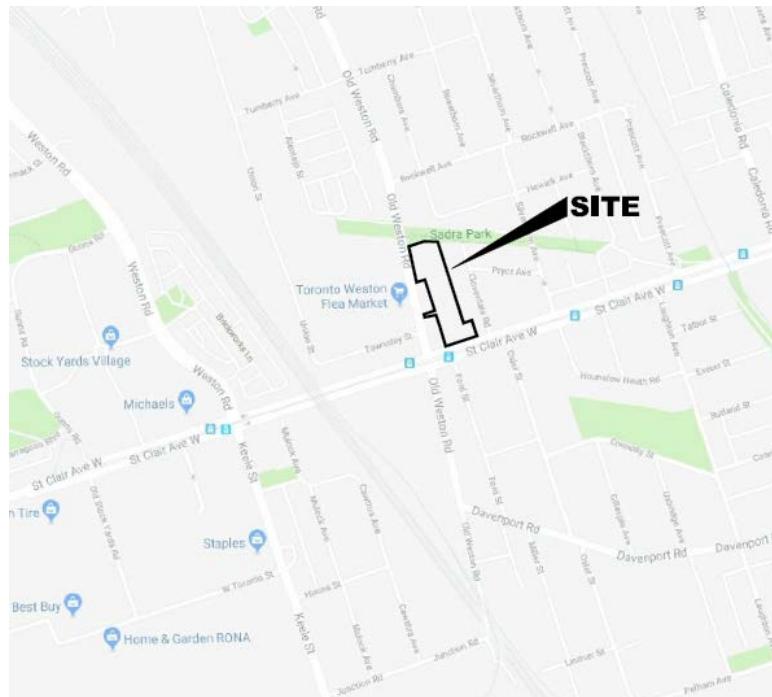


Figure 1: The Site located at 1808 St Clair Ave West

This report outlines measures that will be taken before and during construction in order to control and mitigate construction-related impacts that may influence the surrounding lands and neighbours.

2.0 Construction Sequence and Schedule

The following table provides a brief outline of the anticipated schedule for the work at the Site. Please note that these are estimates to provide a general guideline and are subject to change.

Table 1: Construction Schedule

Stage	Construction Activities	Estimated Time Period
I	Demolition	2 months - Completed
II	Shoring and Excavation	8 months
III	Below-Grade Construction	4 months
IV	Above-Grade Construction	6 months
V	Completion of interior finishes	8 months
VI	Streetscape/Boulevard Works	3 months
	Remaining Duration to First Residential Occupancy	29 months

There are six main stages of construction which commenced with the demolition of the existing buildings on the site, which was completed in June 2019. In March 2020, shoring and excavation will commence. Once the site is excavated to the final depth, the below-grade construction will take place, which will incorporate formwork and concrete work. Once the structure has reached back to original surface level, the above grade construction of the building structures will continue. Upon completion of the concrete work and exterior cladding, interior finishes will be installed, and the buildings will then be ready for occupancy. Nearing the end of the construction, the proposed streetscape/boulevard works in the interior of the Site and along St. Clair Avenue West will be undertaken. The final stage in the development is the construction of the new park on the Site adjacent to the existing SADRA park, which will be conveyed to the City of Toronto once completed.

The proposed construction schedule for the development is approximately 29 months in total. It is noteworthy to mention that various factors can affect the overall construction schedule.

Notwithstanding these factors, Diamond Kilmer Developments will work diligently to complete the project at an appropriate pace.

2.1 Stage II – Shoring and Excavation

This stage of construction includes the following activities:

- Removal of existing board fences on east and west property lines;
- Installation of construction fencing;
- Drilling and installation of caissons and piles;
- Installation of lagging, tiebacks and corner supports; and
- Excavation of the site

2.2 Stage III – Below-Grade Construction

This stage of construction includes the following activities:

- Completion of detailed excavation for footings and sub-slab drainage;
- Installation of sub-slab drainage;
- Pouring of footings;
- Erection of two tower cranes;
- Installation of site servicing connections;
- Installation of basement waterproofing; and
- Pouring of foundation walls and parking garage slabs

2.3 Stage IV – Above-Grade Construction

This stage of construction includes:

- Completion of above-grade structures;
- Installation of roofing;
- Installation of windows; and
- Installation of masonry
- Installation of exterior insulation and finish systems (EIFS)

2.4 Stage V- Completion of Interior Finishes

This stage of construction includes the following activities:

- Erection of interior stud walls (framing, insulation, drywall);
- Installation of internal mechanical and electrical systems;
- Millwork;
- Installation of final aesthetic items: flooring; painting, kitchens, etc.

2.5 Stage VI – Streetscape/ Boulevard Works

This stage of construction includes the following activities:

- Installation of the new fence along east and west property lines;
- Landscaping (trees and shrubs);
- Installation of new curbs and sidewalks;
- Construction of new internal roads;
- Installation of street lighting to the internal project, with landscape structural elements;
- Re-instatement of street furniture and utilities (if applicable) removed to facilitate construction;

3.0 Hoarding and Fencing

The Site will be fenced/hoarded as illustrated in the Construction Management Plan prepared by BA Group in Appendix B. All fencing and hoarding surrounding the Site will be installed in compliance with City of Toronto By-laws and Ministry of Labor regulations.

4.0 Utility Disconnections

Existing gas, electricity and water were disconnected during the demolition phase of the project. A temporary water supply will be provided for the duration of the work to assist with dust control.

5.0 Health, Safety and Security

A detailed Construction Health and Safety Plan will be provided by Tucker Hi Rise.

In order to prevent unauthorized access onto the Site, the Site will be fenced as described in Section 3.0, and fencing will be regularly inspected to ensure that it remains secure.

Further, cameras will be installed to ensure that there is no trespassing on the Site.

6.0 Working Hours/ Noise

Construction hours for the Site will be as per the City of Toronto's noise by-law as amended. The City of Toronto Noise By-law permits construction to take place Monday to Friday between the hours of 7:00 a.m. and 7:00 p.m. and between 9:00 a.m. and 7:00 p.m. on Saturdays. No construction noise is permitted on Sundays and statutory holidays.

Construction on this site will typically take place Monday to Friday between the hours of 7:00 a.m. and 6:00 p.m. At times, construction will take place on Saturdays; should this happen, it will take place as permitted by the City of Toronto Noise By-law.

7.0 Truck Access, Traffic Management & Construction Parking

7.1 Construction Truck Access

Generally, construction vehicles are expected to approach the site from the north and south via Old Weston Road. There will be two access gates for construction trucks to enter the site on Old Weston Road, as illustrated in Appendix B. Construction trucks will include dump trucks, concrete trucks, large flatbed tractor trailer trucks and other construction and delivery vehicles. The primary access gate is located on Old Weston road, south of SADRA park (Gate #1), and an extra gate will be located further south on Old Weston Road, north of St. Clair Ave W (Gate #2).

7.2 Traffic Management

The project will involve the movement of construction equipment to, from and within the Site. Effective traffic control will be implemented to ensure that the movement of trucks and construction equipment does not create traffic safety hazards and/or nuisance and delay to adjacent neighbours. Traffic routes have been carefully planned to minimize dust, noise and traffic congestion at the Site. Traffic management will include the following:

- Operating Route and Hours: identification of specific operating routes and hours.
- Vehicle Movement and On-site Traffic Management: identification of efficient movement of vehicles to minimize speed, idling, dust, noise, and greenhouse gas emissions.
- Education and Enforcement: provision of information and educational programs for all site workers and drivers associates with vehicle movement (including the appropriate Health and

Safety plans) and the provision of an enforcement policy for drivers that do not obey the Traffic Plan.

7.3 Construction Trades Parking

Construction parking will be provided on site. Notwithstanding the provision of on-site parking, trades will be informed that illegal parking by their employees around the site will be subject to ticketing or towing as outlined in City of Toronto By-laws. Fines and fees related to illegal parking will be the sole responsibility of the trades. Diamond Kilmer Developments will work with the City to enforce City of Toronto parking regulations.

8.0 Stockpiled materials

Stock piling of materials, such as excavated soils, will take place on-site as required. Removal of excavation materials will be transported to a licensed dump station as per Ministry of Environment guidelines and regulations.

9.0 Tree Protection

Tree protection on-site and along St. Clair Ave West will be in accordance with the Tree Preservation Plan (L002) prepared by Janet Rosenberg & Studio. The Tree Preservation Plan was prepared in accordance with applicable City of Toronto By-laws.

10.0 Dust Control

During construction activities, contractors will follow dust control measures as stipulated by Tucker Hi Rise. Mud and dust generated by construction activities will be controlled on site using a variety of techniques based on varying site and weather conditions. Dust control measures will be implemented consistent with Ontario Provincial Standard Specification (OPSS) 506 "*Construction Specification for Dust Suppressants*" and may include, but are not limited to: the placement of mud mats at all truck access points, the spraying of calcium chloride along access routes to maintain moisture and minimize dust generation on construction roads, and street sweeping and watering to clean paved surfaces. Effectiveness of dust control is dependent on the frequency of use/application which will increase during periods of dry weather.

11.0 Stormwater Management, Erosion and Sediment Control

Stormwater management during construction will take place as per the Sediment and Erosion Control Plan (EC-01) prepared by Lithos Group.

12.0 Dewatering Plan

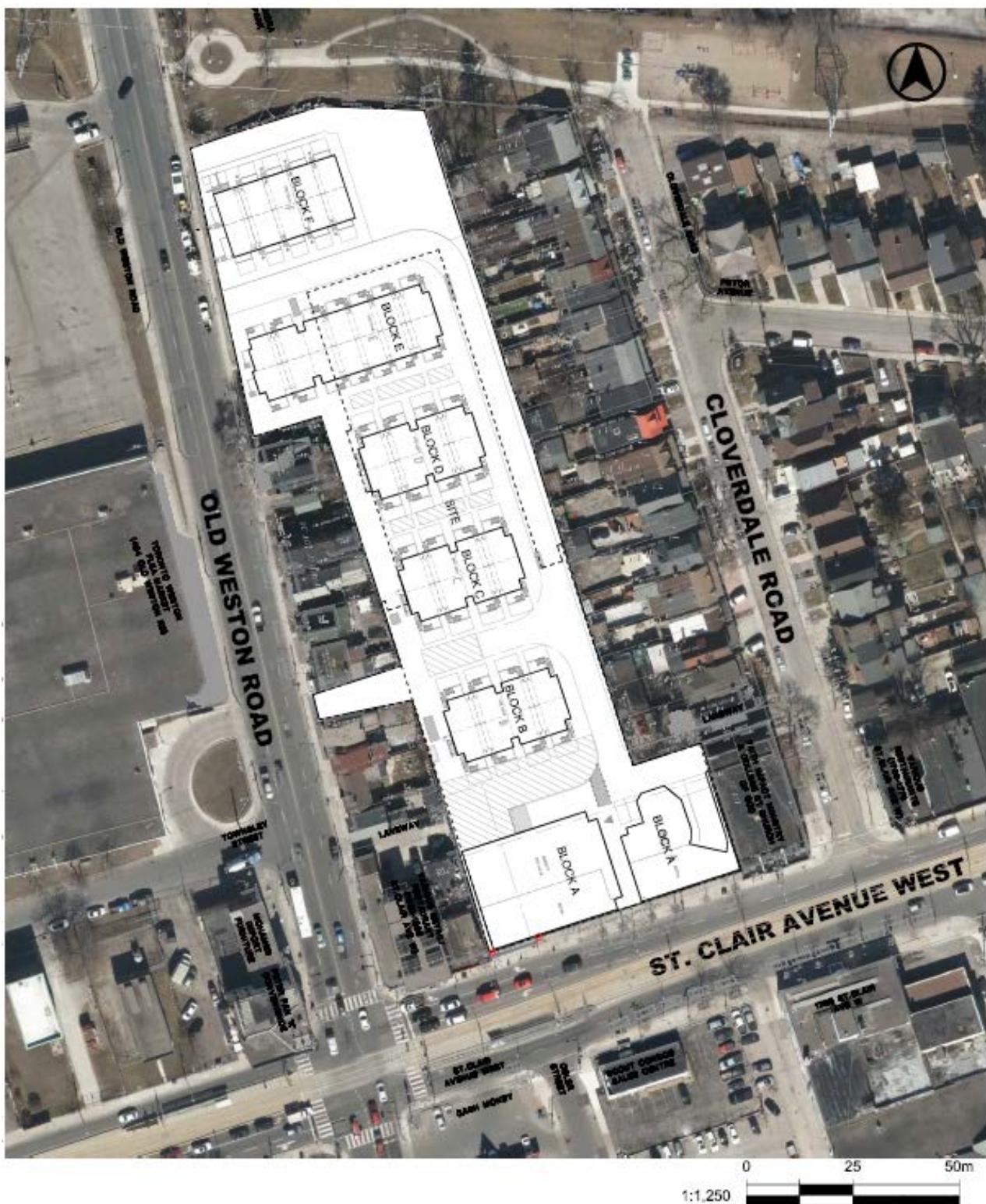
Excavation below the water table is anticipated in certain areas of the site, therefore it is anticipated that dewatering will be completed to lower the groundwater in these areas. Dewatered groundwater will be directed to a treatment system prior to discharge in the sanitary sewer network under an appropriate agreement with the Toronto Water.

Treated dewatering discharge will be tested regularly to ensure it meets the Ministry of Environment, Parks and Conservation and Toronto Water requirements for discharge. Any discharge will be managed to ensure no erosion or sediment control issues affect neighbouring properties.

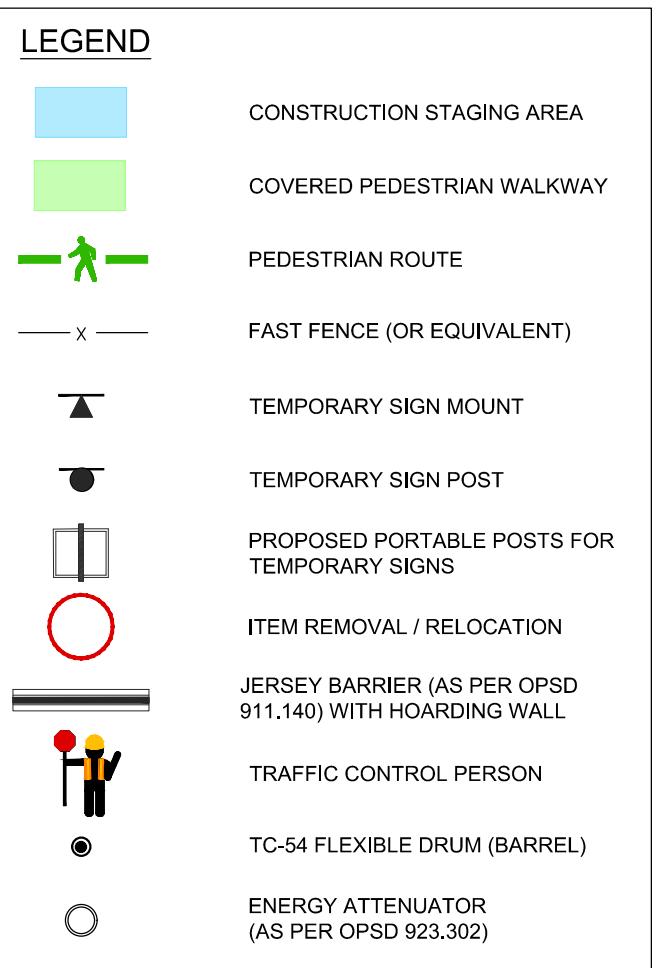
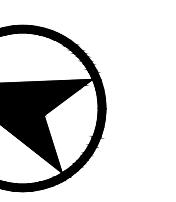
13.0 Conclusion

Diamond Kilmer Developments will work closely with the City of Toronto to implement this Construction Mitigation Report in order to mitigate any negative impacts of construction that may arise.


Appendix A: Site Context



Appendix B: Construction Management Plan



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.



BA Consulting Group Ltd.
300 St. Clair Ave. W
Toronto, ON M4V 1E9
www.bagroup.com
MOVEMENT IN URBAN ENVIRONMENTS

1800-1818 ST.CLAIR AVE W &
383, 423 AND 425 OLD WESTON RD

APPLICATION NO.: 18 269720 WTE 09 SA

CONCEPTUAL CONSTRUCTION
MANAGEMENT PLAN

Date: March 8, 2019
Project No.: 7189-25
Scale: 1:250 0 5 10m

CMP-1