

Construction Management Plan for the Brookdale at 1700 Avenue Road

A Construction Management Plan (CMP) has been prepared for this development where the developer provides details as to how they will manage the construction, impacts and safety to the neighbouring community to ensure disruptions are kept to a minimum and safety always maximized.

Site Security

A 24 hour surveillance camera has been installed. Active security patrols will commence during the overnight period once the construction is far enough along to merit it.

Operating Hours, Noise & Vibration

All on-site work is intended to occur between Mondays and Fridays, and not outside the hours of 7:00am to 7:00pm. Should the development schedule be affected by any unforeseen delays, work on Saturday will be limited to the hours between 7:00am and 7:00pm as per the Noise By-law. However the Construction Manager could apply to the City to extend the working hours in certain unique circumstances. The noise control plan includes ongoing monitoring to be carried out by the Construction Manager to verify that acceptable noise levels are not being exceeded.

Dust Management

The Developer will implement a dust management program.

- Daily (more frequently if required) wetting of all soft and hard surfaces and any excavation face on the site, with the addition of calcium chloride or other appropriate materials as a dust suppressant, if required.
- Regular cleaning of road pavement and sidewalks for the entire frontage of the property to a distance of 25 metres from the property line.

Materials Management

Wherever possible, materials will be unloaded and placed immediately adjacent to the structure in which they are to be incorporated to minimize multiple handling. On-site tools and equipment will be left overnight in locked state.

Traffic Management

The construction team will reduce as far as possible potential negative impacts of construction on the surrounding road network.

- Construction vehicular access will be through specific gates. Flag persons will control traffic at peak times to ensure safety and minimize impact to local traffic by establishing an orderly approach to site egress and ingress.
- In the event of a required road closure, the process will be followed with authorities having jurisdiction in terms of the acquisition of required permits. A minimum of 48 hrs notice will be observed in the giving of written notice to affected parties prior to the proposed road closures.

The Developer has committed through this Construction Management Plan to try to minimize disruption as much as possible but with a large project of this nature, events are likely going to arise that will create moments of angst where we all have to exercise some patience.

However, major and on-going issues should be reported to 311. Reporting an issue to 311 creates a log. Repeat calls signal a recurring problem to the City.