



Alterra

Construction Management Plan 520 Richmond Street West

February 2019

Prepared by: **Alterra Developments and BA Group**

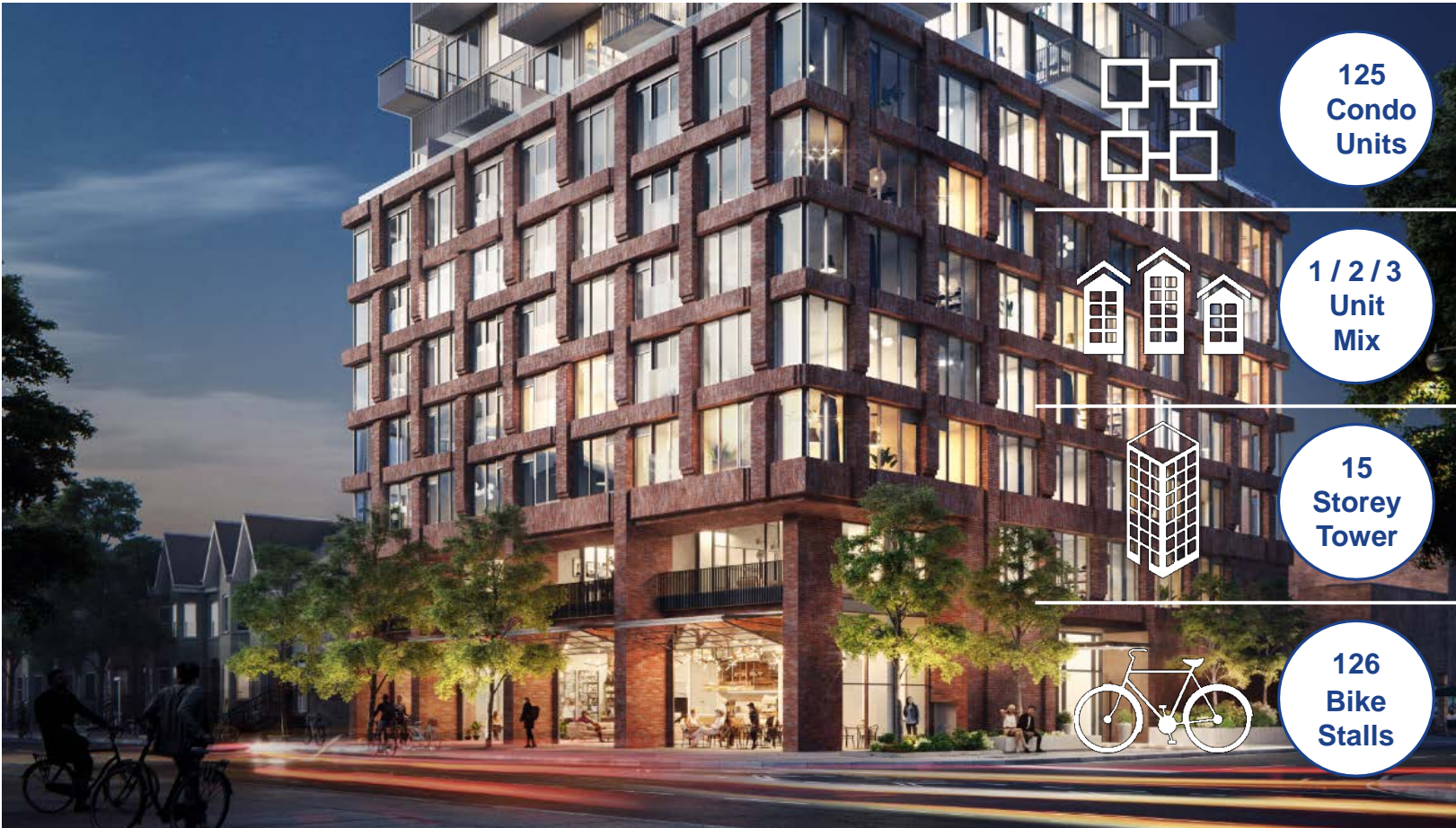
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Introduction

This report outlines a construction management plan that will be in place for the duration of the construction of 520 Richmond (“Rush Condos”). 520 Richmond is a new condominium development at the northwest corner of Richmond and Augusta. The Project will encompass 125 units, 26 parking spaces with retail at grade.

520 Richmond Building Snapshot



Notification of Area Residents

520 Richmond Location

The site, 520 Richmond, is bordered by Rush lane to the north, a public laneway to the west, Augusta Ave to the east and Richmond Street West to the south.

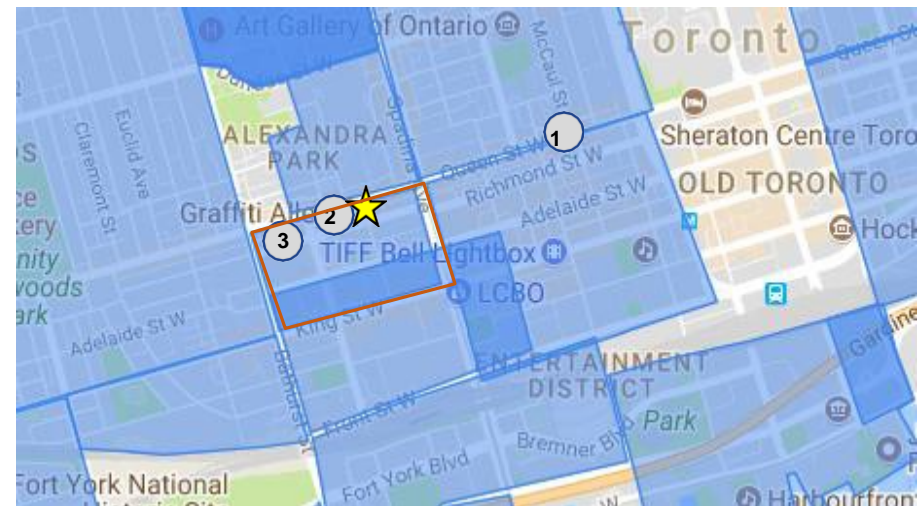
Notification of Area Residents

- Alterra Developments (“Alterra”), will notify area residents via **letter distribution** of construction start, construction duration, working times (as per City of Toronto applicable by-laws) and contact information for any noise and construction related inquiries.
- Alterra will also **email all neighbouring property managers and** key stakeholders on a monthly basis
- To keep them aware of activities that may impact the community (See Appendix A for example)
- Site office **contact information** and Alterra’s emergency (after-hours) line will be **posted on all site access gates** as well as site hoarding.

Stakeholders to be notified

The Following Neighbourhood Stakeholders will be notified:

- 1) Queen Street West Business Improvement Area (from Bathurst to Simcoe)
 - 2) The Laneway Project (Rush Lane)
 - 3) Garment District Neighborhood Association (Red Outline)
 - a) Queen West (3 Immediate neighbors)
 - b) 530 Richmond Rear (Rush Lane neighbor)
 - c) Condo to the East (opposite on Augusta)
- ★ 520 Richmond (Development Site)



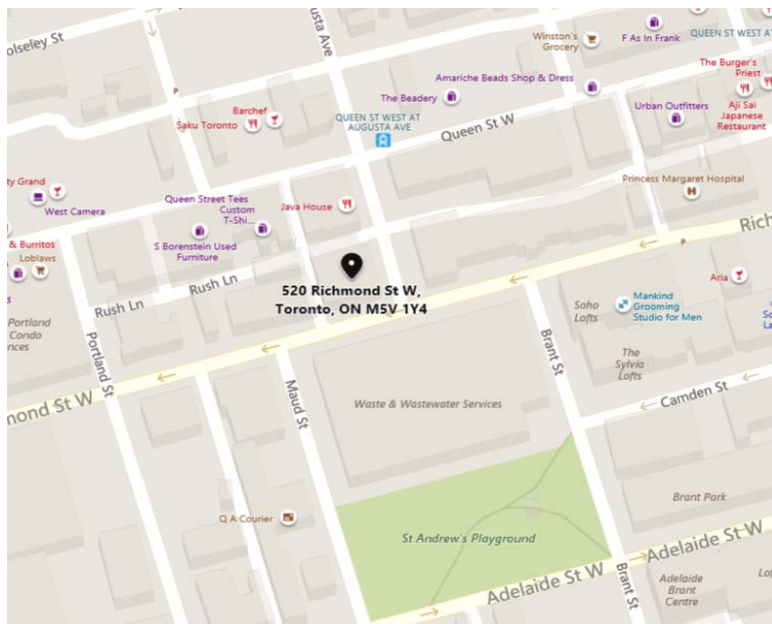
2 Construction Phases

Phase 1: Mobilization & Demolition

Mobilization & Demolition will start in June 2019 and is scheduled to be completed in July 2019.

Activity

- The existing building will be demolished. The building will be fully decommissioned prior to demolition. Demolition will conform to all City of Toronto applicable by-laws, Ministry of Environment standards and Ministry of Labour regulations. Demolition activities will be contained within the boundaries of the site.



Demolition Schedule

- Demolition will take approximately 4 weeks. Alterra is targeting a commencement date of June 1, 2019.

Phase 2: Shoring, Excavation and Foundation/Above Grade Building Construction Activity

Activity

- Shoring and excavation will begin immediately after demolition. Foundation concrete formwork will begin as soon as the site has been fully excavated and shored. Above grade building construction work will commence upon completion of the parking structure.

Hoarding and/or Security Fencing

- Alterra will complete an application for a sidewalk closure/relocation along Richmond and Augusta (if need be) for the extent of the south and east property line for the construction phase following excavation. Pending a successful application, Alterra will provide signage required to alert pedestrian and bicycle traffic. Alterra will utilize jersey barriers with single face wood hoarding to delineate the driving lane from the construction zone.
- Alterra will supply a combination of single face hoarding/modular fencing to secure the site perimeter.
- Property traffic control measures will be in place and utilized at all times.
- All hoarding/security fencing will be secured tightly to the ground and will be maintained by Alterra in good condition throughout the construction period.
- Note: Alterra have employed a traffic consultant to assist in preparing a traffic/pedestrian plan that will be used for the submission of the required sidewalk relocation permits.

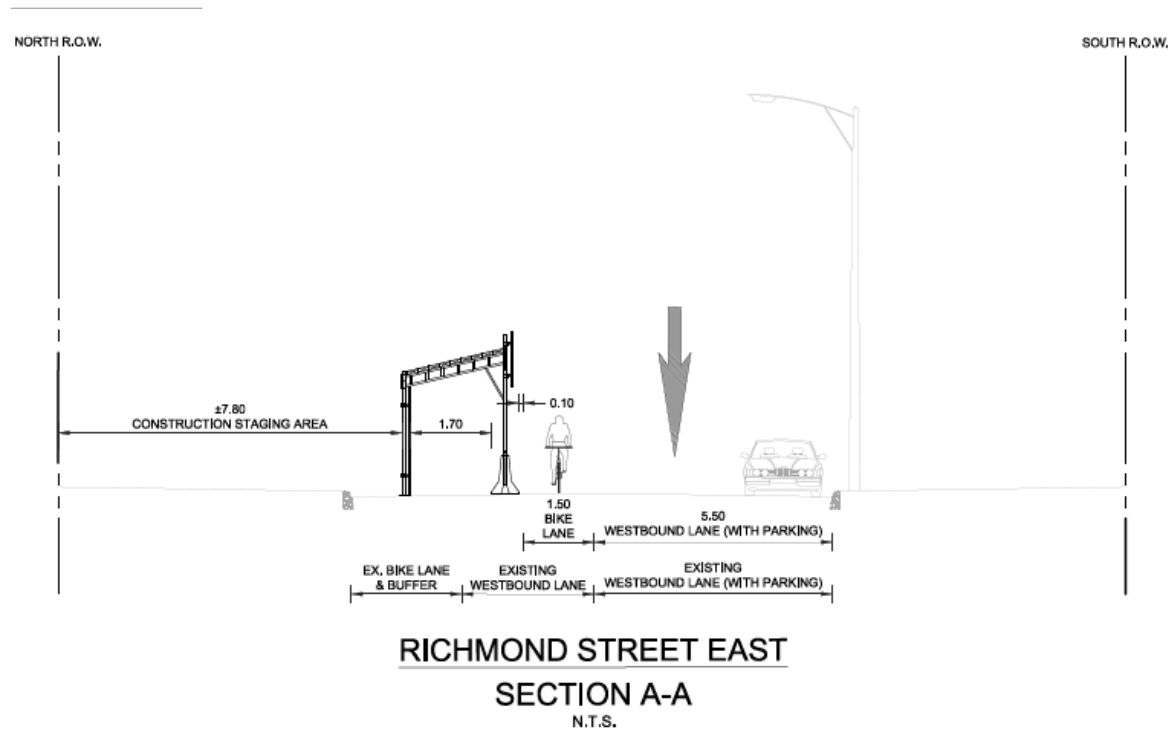
Scheduling

All construction activity will be subject to the City of Toronto noise by-laws and approved working hours.

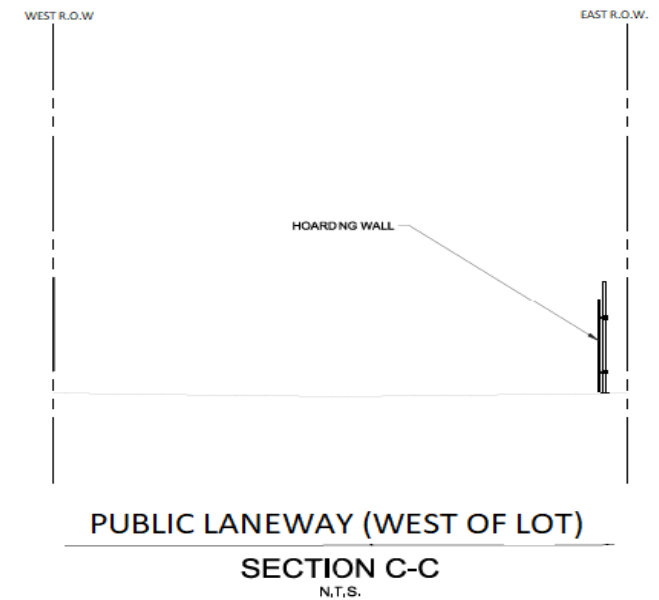
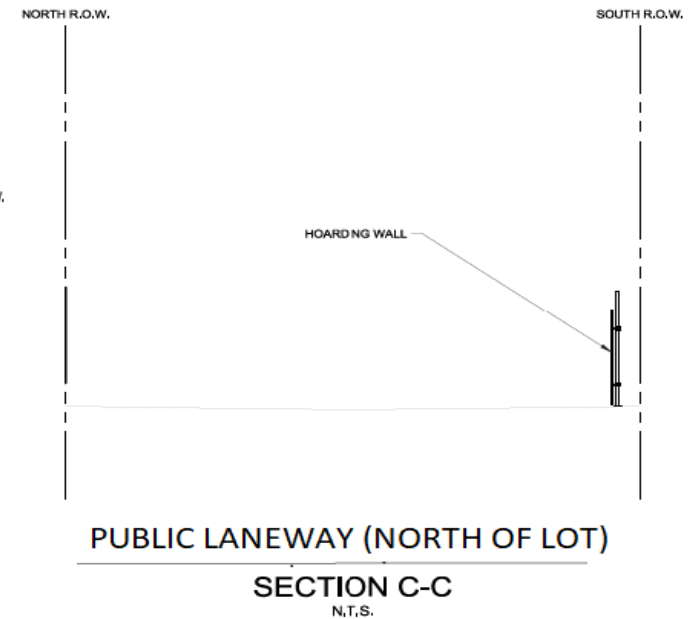
Description	Schedule	Delivery Frequency	Delivery Method
General			
Site washroom maintenance	June 2019 – May 2022	Twice weekly	Van - mounted pump
Tools and office supplies	June 2019 – May 2022	Weekly	Van
Document couriers	June 2019 – May 2022	Daily	Car
Mechanical & Electrical Supplies	Sept 2019 – May 2022	Daily	Straight truck
Construction garbage boxes	June 2019 – May 2022	Twice weekly	Tractor unit
Demolition			
Demolition Equipment	June 2019 – July 2019	Weekly	Float Truck
Maintenance Truck	June 2019 – July 2019	Weekly	Truck
Dump Truck	June 2019 – July 2019	25 trips/day	Dump Truck
Excavation & Shoring Phase			
Shoring	Aug 2019 - March 2020	2 trips/day	Dump Truck
Excavation	Aug 2019 – March 2020	50 trips/day	Dump Truck
Concrete Work Phase			
Formwork	April 2020 – March 2021	2 loads/week	Tractor trailer
Concrete accessories	April 2020 – March 2021	2 loads/week	Straight truck
Concrete trucks	April 2020 – March 2021	20 loads/day	Concrete truck
Reinforcing steel trucks	April 2020 – March 2021	4 loads/week	Tractor trailer
Building Enclosure Phase			
Exterior precast, masonry and steel	Jan 2021 – July 2021	2 loads/week	Straight truck
Roofing	Jan 2021 – July 2021	2 loads/week	Straight truck
Windows/Aluminum/Glass	Jan 2021 – July 2021	2 loads/week	Straight truck
Interior Finishing Phase			
Finishes	May 2021 – May 2022	20 loads/week	Straight truck

Note: Subject to change.

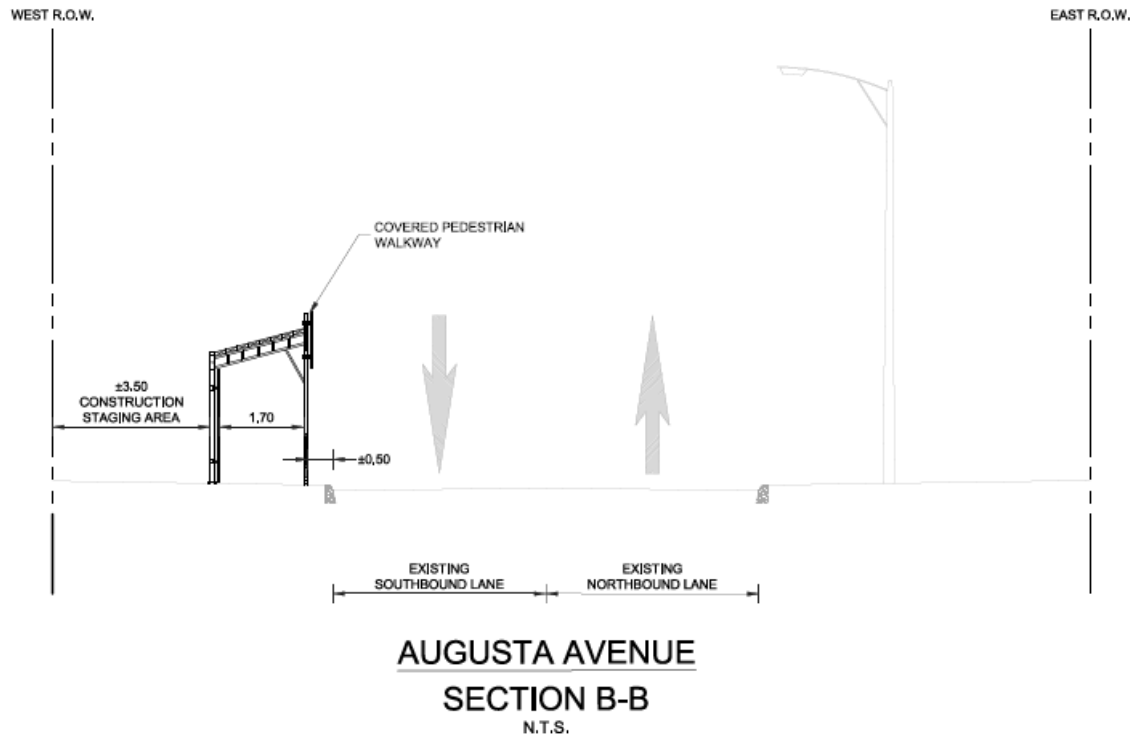
Hoarding along Richmond St West



- Proposed sidewalk covered with engineered covered pad walkway.
- Proposed to occupy one lane of traffic and bike lane for construction staging.
- Proposed to shift bike lane.



Hoarding along Augusta Avenue



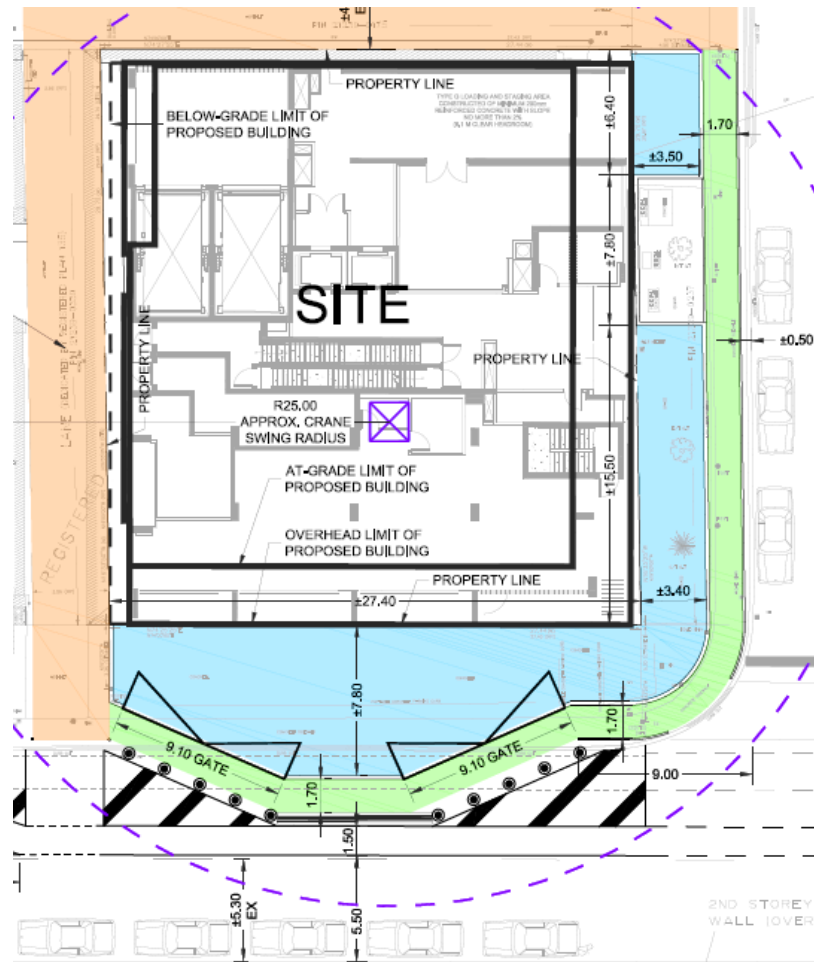
- Proposed sidewalk covered with engineered covered pad walkway.
- Lanes of traffic remain for construction staging.

Construction Access

Alterra will ensure that construction access to the subject lands will be provided to sub-contractors and material suppliers. During above grade construction the traffic flow will be directed to the site gate on Richmond Street West.

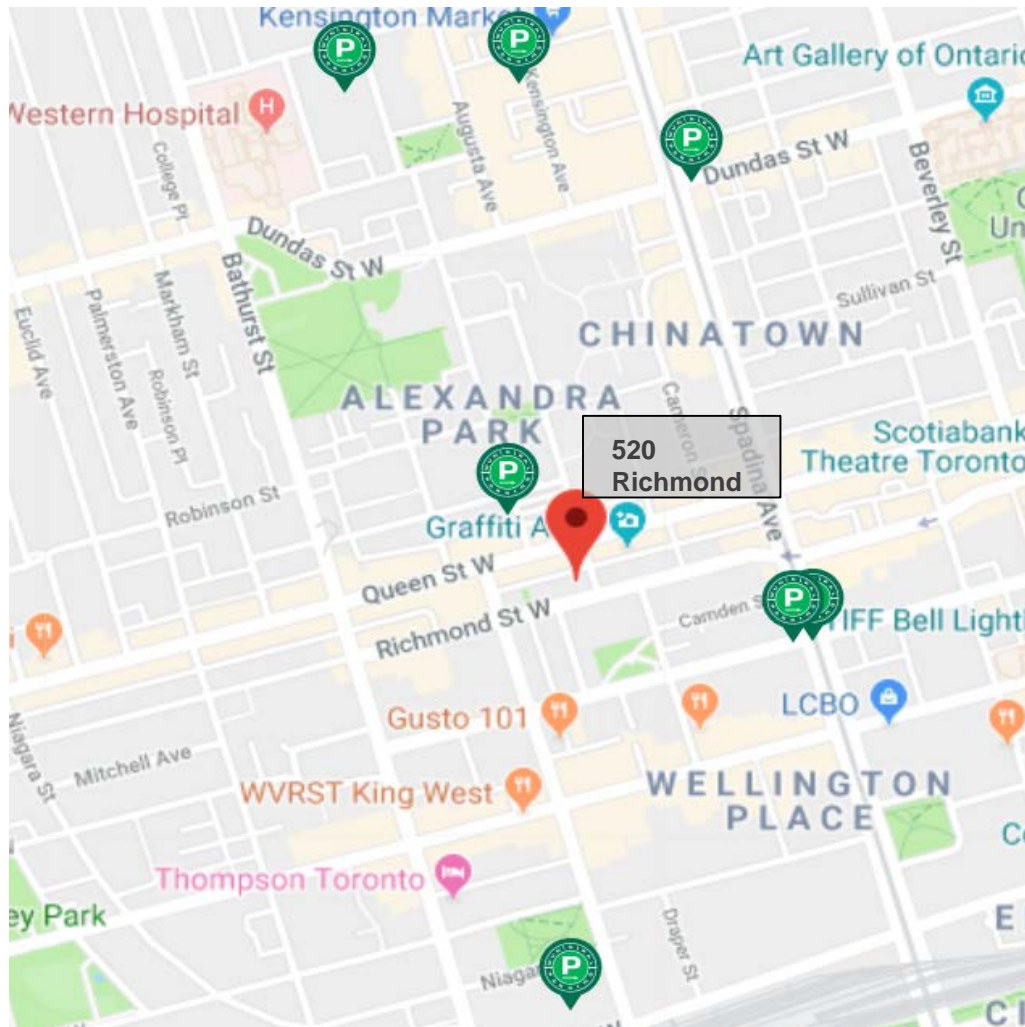
Gate Location – Richmond Street West

- Shall be located at the south end of the construction zone.
- This is a main access point where materials will be transferred in and out of the site during construction activities.
- This is a main exit point where vehicles and materials will be transferred out of the site during construction activities.
- This will also be the exit for dump trucks during the excavation stages as the ramp up out of the hole will join this location.



Parking Management Plan

Parking



- Alterra will take steps to inform all contractors of the available public parking so that such vehicles will not park illegally or on lands other than where parking is permitted.
- Alterra will further take reasonable steps to ensure that no improper parking of vehicles takes place by providing monthly updates to on-site workers.
- There will be no bulk parking on-site for construction trades.

Staging

Construction activities will take place Monday through Friday during the hours of 7:00 AM to 7:00 PM. Any after hours or weekend construction activity required will conform to all City of Toronto applicable by-laws.

Staging Activities

Demolition

▪ June 2019

Site Mobilization & Setup

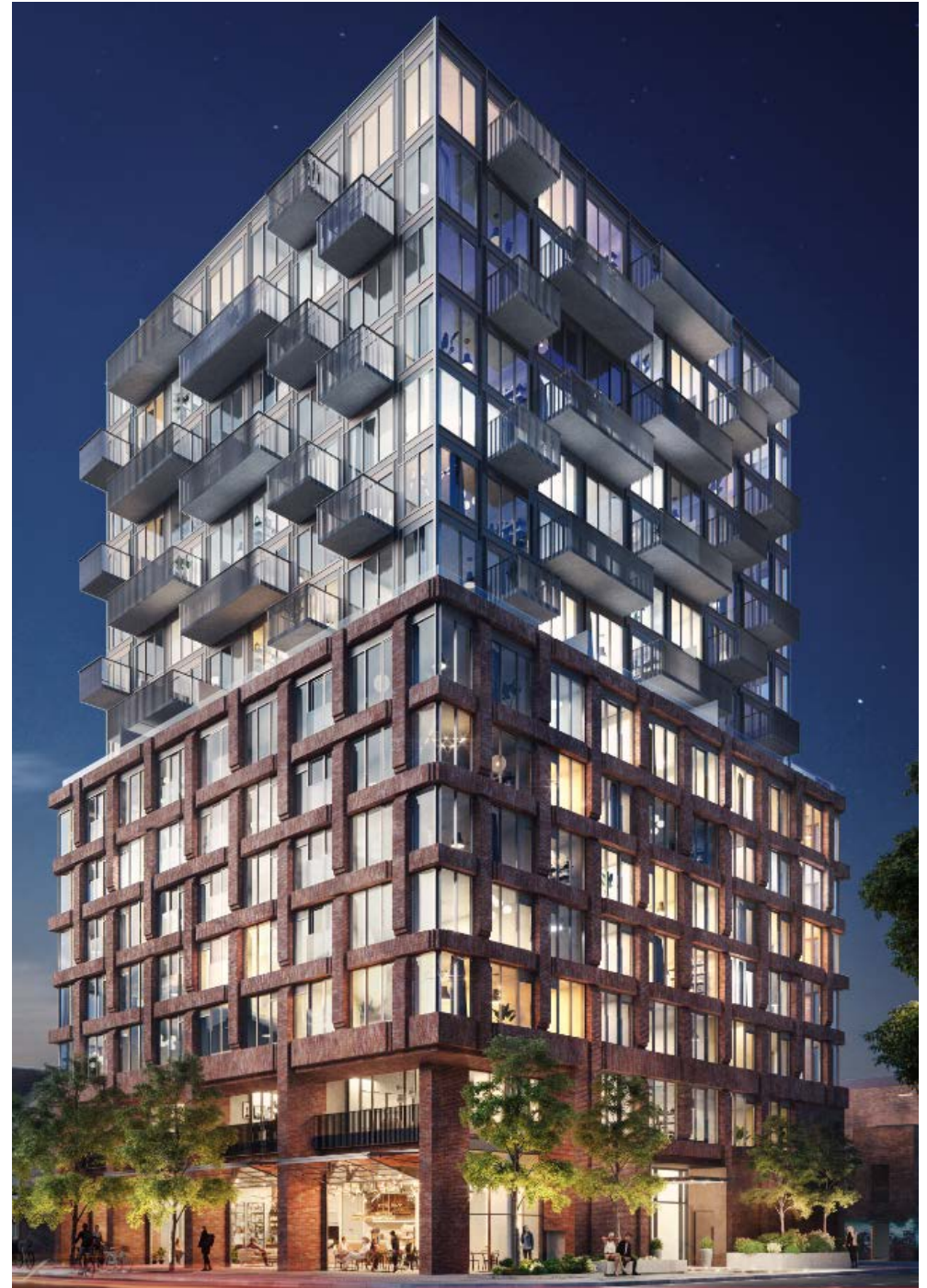
▪ June/July 2019

Construction Start

▪ August 2019

Anticipated Finish

▪ May 2022



Staffing

Management Team

x1 
Project Manager

x1 
Assistant Project Manager

Superintendents

x1 
Senior Site Superintendent


x1 
Assistant Site Superintendent

x1 
Finishing Superintendent

Site Coordinator

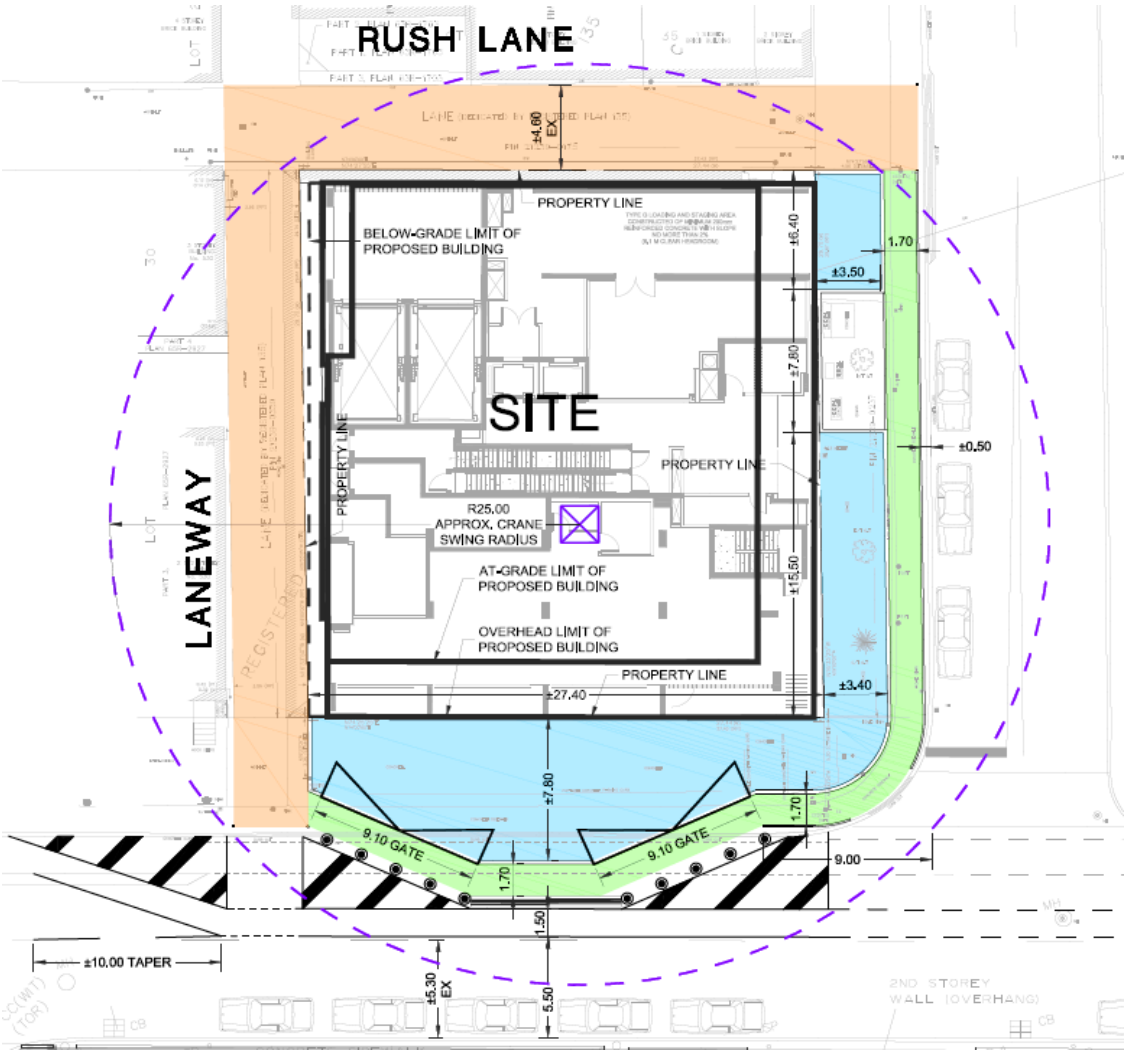
x1 
Site Coordinator

Security

x1 
Security

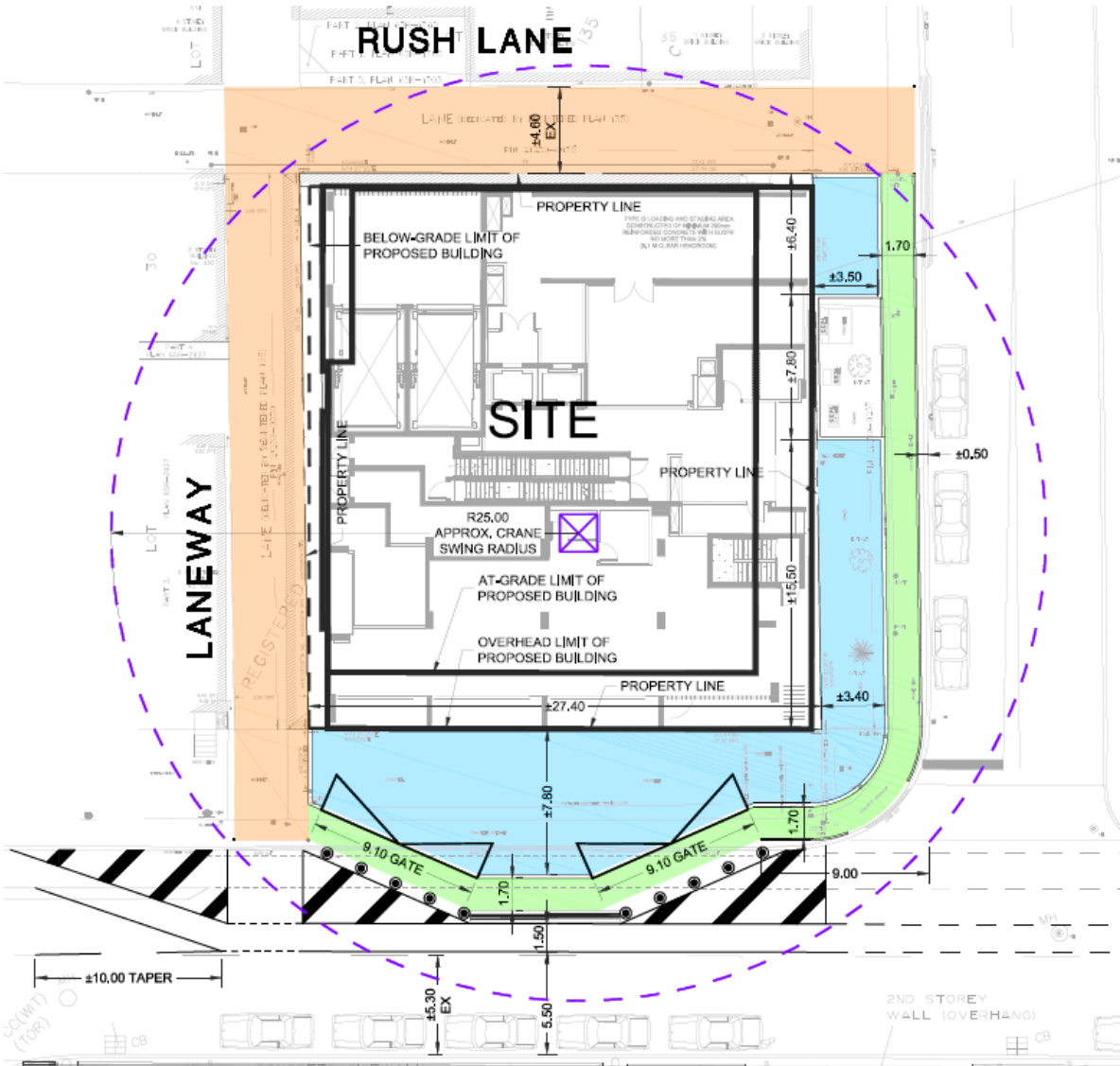
Construction Management Plan Site Plan

The current site plan has been designed to ensure worker and public safety and minimize the impact to traffic.

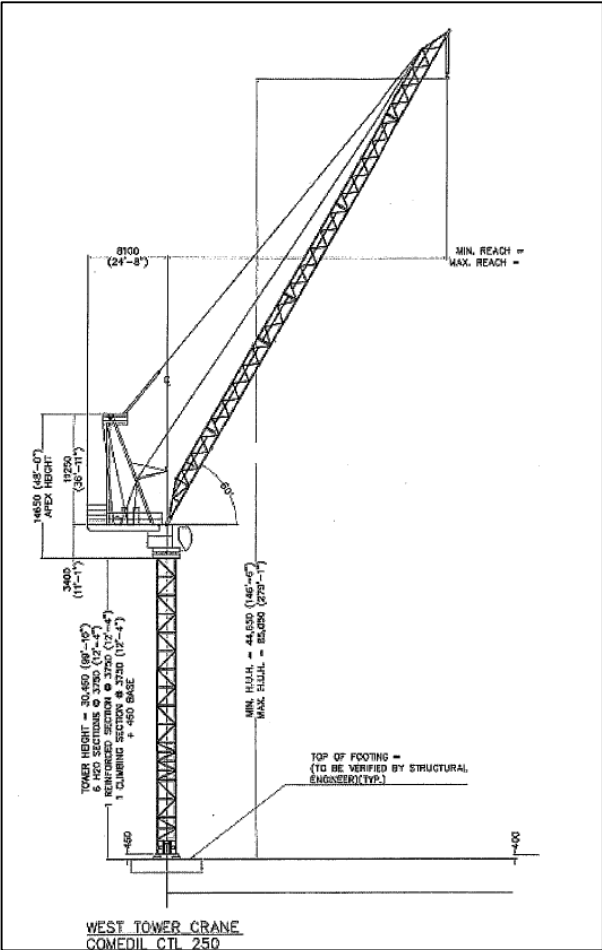


LEGEND	
	CONSTRUCTION STAGING AREA
	COVERED PEDESTRIAN WALKWAY
	PEDESTRIAN ROUTE
	FAST FENCE (OR EQUIVALENT)
	TEMPORARY SIGN MOUNT
	TEMPORARY SIGN POST
	PROPOSED PORTABLE POSTS FOR TEMPORARY SIGNS
	ITEM REMOVAL / RELOCATION
	JERSEY BARRIER (AS PER OPSD 911.140) WITH HOARDING WALL
	TRAFFIC CONTROL PERSON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

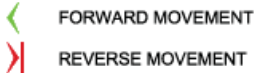
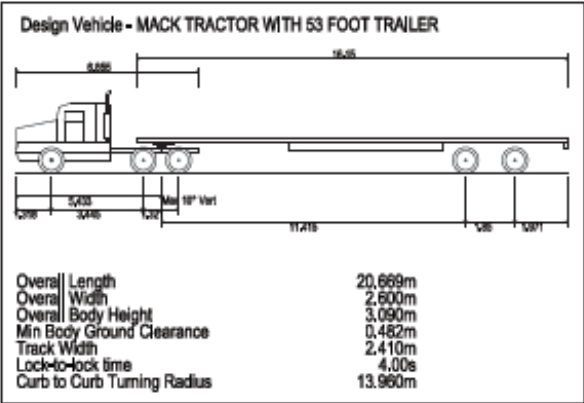
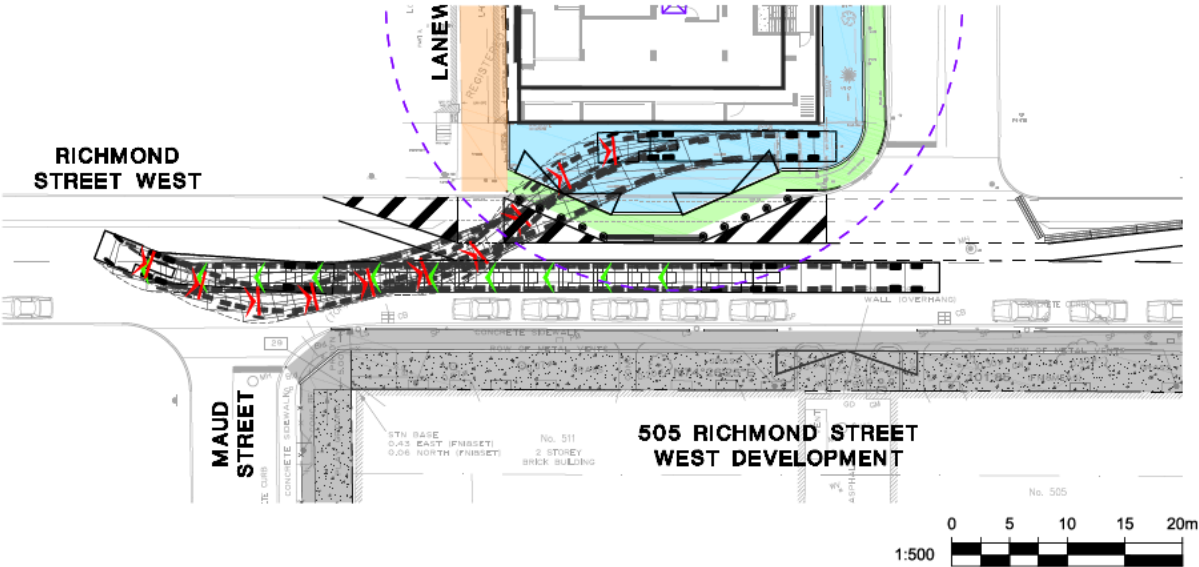
Crane Location & Radius Plan



- A luffing crane is anticipated to be used at 520 Richmond.
- The resting position radius of the crane will be 25 meters.



Tractor Trailer Inbound Movement

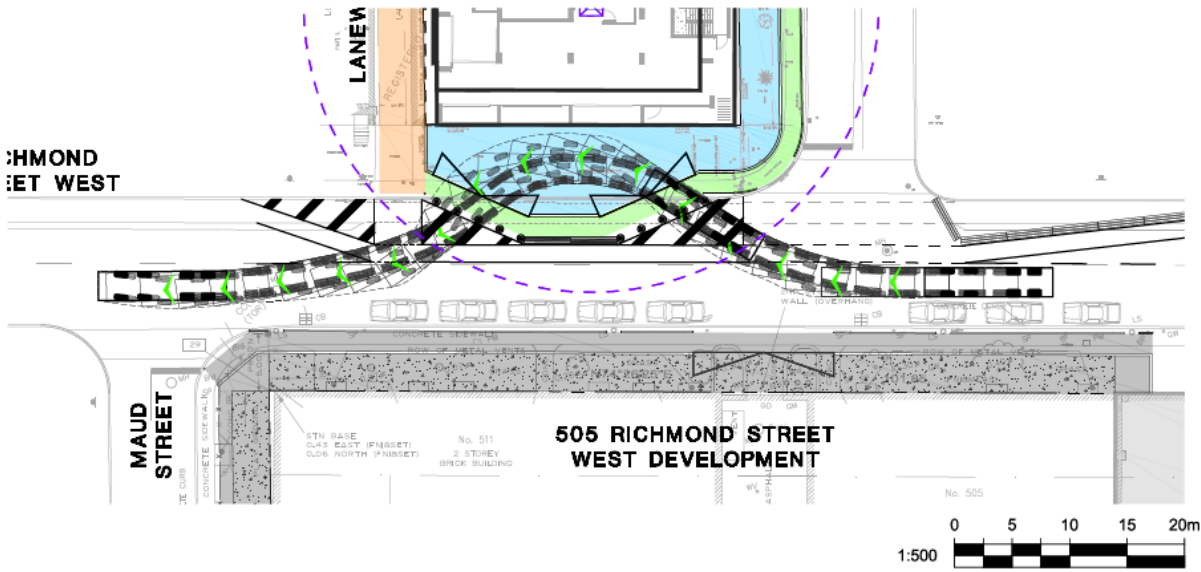


- Tractor Trailers will travel westbound on Richmond Street West towards the staging area.

LEGEND









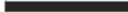



- CONSTRUCTION STAGING AREA
- COVERED PEDESTRIAN WALKWAY
- PEDESTRIAN ROUTE
- FAST FENCE (OR EQUIVALENT)
- TEMPORARY SIGN MOUNT
- TEMPORARY SIGN POST
- PROPOSED PORTABLE POSTS FOR TEMPORARY SIGNS
- ITEM REMOVAL / RELOCATION
- JERSEY BARRIER (AS PER OPSP 911.140) WITH HOARDING WALL
- TRAFFIC CONTROL PERSON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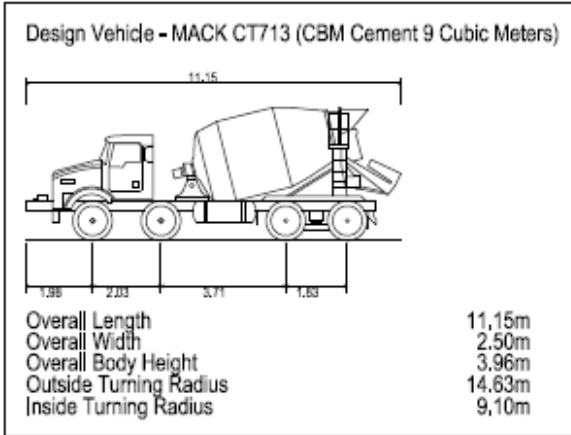
Concrete Truck Movement





Concrete trucks will travel west bound on Richmond Street West towards the staging area.

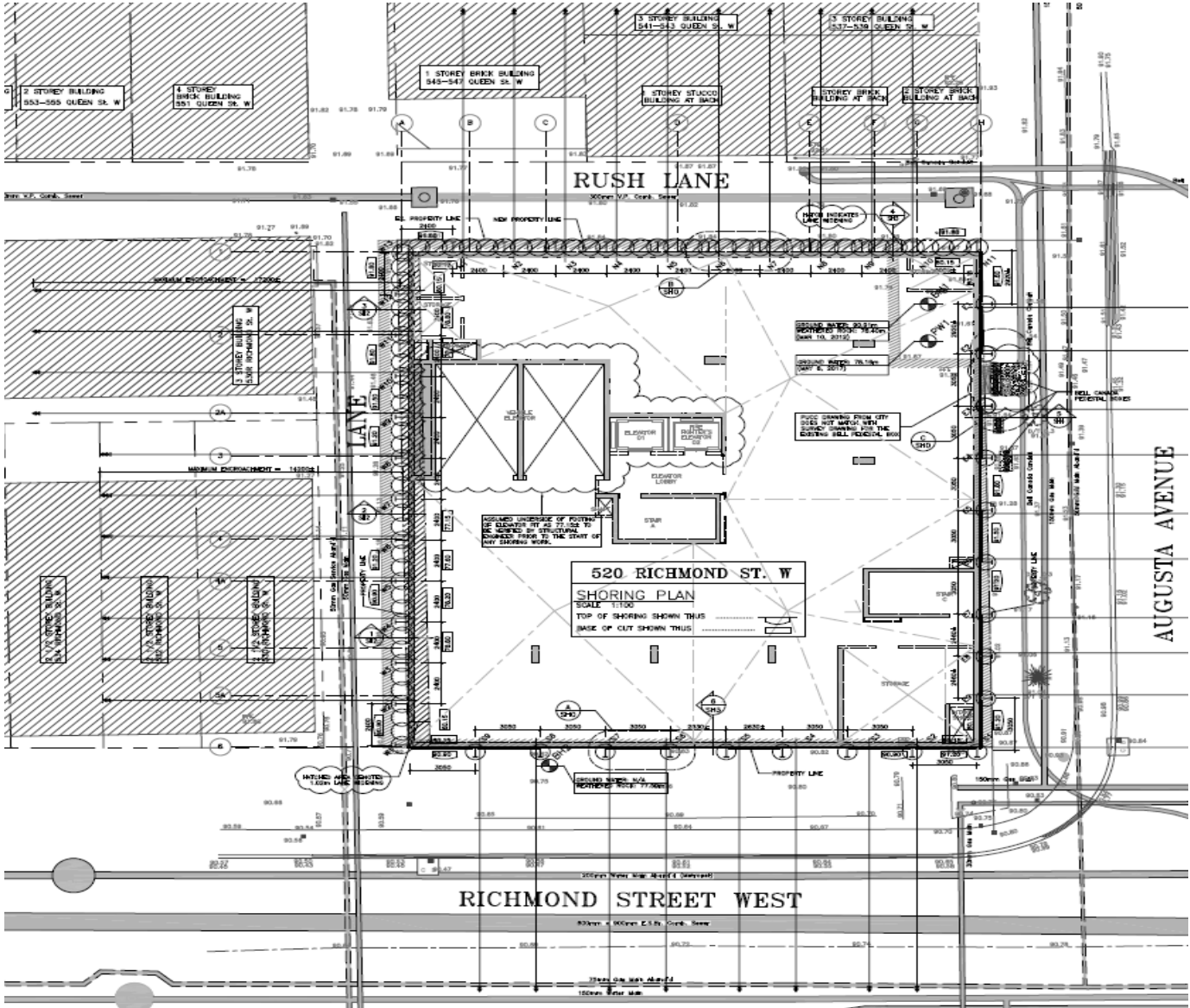
LEGEND

-  CONSTRUCTION STAGING AREA
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 FORWARD MOVEMENT
 REVERSE MOVEMENT

Shoring Plan



Pest Control

Alterra has engaged 'Optimum Services' to undertake a pest control program prior to demolition to ensure that rodents do not inhabit neighboring properties.

Pest Control Program

- April 2019. Initial setup for pest control program.
- 21 rodent stations installed throughout the interior of the structure to ensure rodents don't infiltrate surrounding buildings to find breeding ground.
- Monthly monitoring until the building is demolished to ensure there are no rodents located within the structure.



Additional Considerations

<p>Construction Site Office</p>	<p>Alterra will employ the use of construction trailers for site office(s). This area may also be utilized for material laydown and storage.</p>
<p>Demolition</p>	<p>Alterra will ensure that all demolition work performed conforms to all City of Toronto applicable by- laws, Ministry of Environment standards and Ministry of Labour regulations.</p>
<p>Cranes</p>	<p>Encroachments may be required on 520 Richmond, as outlined on the construction management plan; these will be in place prior to the start of construction.</p>
<p>Lighting</p>	<p>Crane lighting will be turned off at the end of each business day to minimize impact to neighbouring residents. Ground level and temporary lighting in corridors and stairwells will be provided as required for security purposes.</p>
<p>Dust / Noise Control</p>	<p>Alterra shall utilize and cause its sub-contractors to utilize modern building techniques to reduce the impact of dust on abutting lands, with the acknowledgement that construction activity will create a certain amount of dust, which cannot be avoided. The Contractor shall govern itself according to the City of Toronto noise by-law during all construction activities. Upon construction completion, Alterra will pay to have the windows of immediately adjacent buildings washed.</p>
<p>Security</p>	<p>The site will be monitored on a regular basis.</p>

Additional Considerations

Dirt & Mud Tracking

Alterra shall utilize and cause its sub-contractors to utilize techniques to reduce the impact of dirt and mud on public roads (i.e. Mud mats at construction access points) in order to ensure that municipal property is kept clean and safe during the course of construction. A site maintenance program will be implemented and include street sweepers to remove and clean tracked dirt and mud with the understanding that construction activity will create a certain amount of dirt and mud tracking which cannot be avoided. At-grade areas within the site will be broom swept daily and power-washed weekly. Alterra, through the project consulting team will also implement a sediment and erosion control plan. Techniques employed will include the protection of surrounding adjacent properties and catch basins with filter fabric around the perimeter of the site to limit any sediment/siltation run-off.

Communication Strategy

Alterra are committed to maintaining an open communication channel with the public and will send monthly update emails to all stakeholders.

Site Constraints

520 Richmond is bordered by Richmond to the south, a public laneway to the north, a public laneway to the west and Augusta Avenue to the east.

Safety

Alterra is dedicated to ensuring that the safest possible conditions exist on site. Alterra has implemented a Zero Tolerance policy and will not tolerate any unsafe acts or conditions. If such unsafe acts or conditions exist, they will be assessed and dealt with accordingly.

Storage and Removal / Disposal of Material

Alterra will ensure that all removal / disposal of material performed conforms to all City of Toronto applicable by-laws and Ministry of Environment standards.

Construction Management Plan Check List

- Dust/mud control on and off-site
- Location of truck loading points, trailer parking
- Location and size of construction staging areas
- Access/truck routing
- Provision of hoarding, temporary fencing, temporary street signs, covered walkways, sidewalk diversions
- Location and timing of temporary street or laneway closures and alternative routes/detours
- Information regarding the location and extent of operation of aerial cranes
- Details of piling and shoring activities
- Control of storm run-off, including any siltation control devices which may be required
- Temporary storage/removal/disposal of excavated/demolition materials
- A plan for the removal/disposal of excavation and demolition materials to the Ministry of Environment standards
- A parking management plan for employee/construction vehicle parking
- Measures to ensure safety lighting does not negatively impact adjacent residences
- Dates and significant concrete pouring activities
- Site security and site supervisor contact information

Appendix



MONTHLY LOOK AHEAD FOR JUNE 2019

520 Richmond Street West, Toronto, ON

The following is a general overview of the anticipated construction activities scheduled at our Project at 520 Richmond Street West

Construction Activities

- Pest control setup
- Demolition of existing building (as pictured to right)
- Demolition material to be hauled away
- Site Mobilization & Setup



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