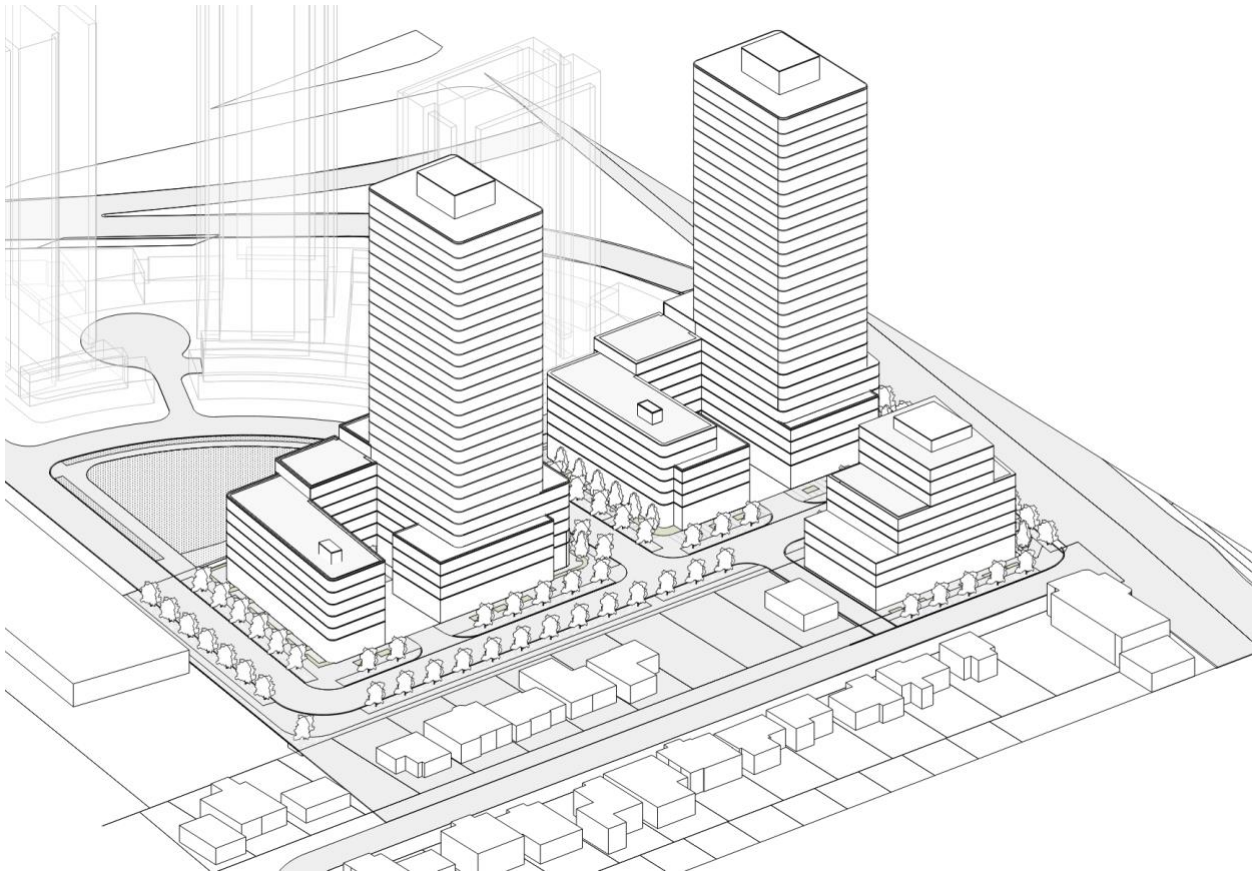

Construction Management Plan



3400 Dufferin Street

Toronto ON, M6A 2V1

Prepared By: Collecdev

July 18th 2022

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1. General Requirements

Introduction

This Construction Management Plan (“CMP”) has been prepared by Collecdev Construction (the “Builder”) to address the construction of 3400 Dufferin Street (the “Project”), located to the west of Dufferin Street and in between the 401 exit ramp and Jane Osler Blvd. The purpose of this CMP is to minimize negative traffic impacts and public safety hazards caused by the construction, and to establish a mechanism by which communication with the Neighbourhood is handled.

Project Description

The proposal seeks to redevelop the subject site by demolishing the existing Honda garage and constructing three new, mixed-use residential towers ranging between 9 and 29 stories along with two new municipal roads. The proposed development includes a separate two story underground parking garage underneath each tower.

Contact Information

Construction Manager:	Collecdev Construction 20 Eglinton Ave W, Suite 1700 Toronto, ON, M4R 1K8 Contact: Jennifer Burstein – VP, Construction P. (416)460-0397 – E. jb@collecdev.com
Development Manager:	Collecdev Inc. 20 Eglinton Ave W, Suite 1700 Toronto, ON, M4R 1K8 Contact: Fernando Valenzuela – VP, Development P. (416) 322-2359 – E. fv@collecdev.com
Architect:	GH3 Architects 55 Ossington Ave, Suite 100 Toronto, ON, M6J 2Y9 Contact: Raymond Chow - Principal P. (416) 915-1791 – E. rchow@gh3.ca

Construction Schedule

The overall development is expected to take approximately 48 months from demolition (shoring & excavation) to a completed building envelope, following with interior finishes. A detailed construction timeline will be provided at the time of first Site Plan Approval Application.

Construction Working Hours

As currently planned, the project will undertake construction activities between 7:00AM and 7:00PM on weekdays and between 9:00AM and 7:00PM on Saturdays, as per the City of Toronto by-law, excluding statutory holidays. Start-up and warm-up of equipment will not commence until after 7:00 AM on weekdays. If it is determined on occasion that there will be a need for construction activity outside these hours, the Construction Manager will coordinate and obtain approval from the City of Toronto.

Community Safety & Communication Plan

Community safety is the utmost priority. This Plan identifies a number of strategies in which we plan to proactively mitigate construction related concerns by implementing the follow precautionary measures:

- Construction activities limited to 7am-7pm Mon-Fri, 9am-7pm on Sat, and no work on Sundays.
- Project website to be kept up to date with construction updates.
- Construction hotline for neighbours and residents to communicate any questions or concerns.
- Hoarding erected around construction area, with overhead protection where needed.
- Safe pedestrian flow around project will be maintained.
- Traffic Management Plan will be prepared and implemented.
- Heavy trucks will be restricted to only travelling on designated streets per municipal road signage.
- Construction air quality, noise, vibration, and dust control programs will be implemented.

2. Site Logistics

Hoarding, Lane Closure / Piling and Shoring / Crane

Hoarding will be provided where required during construction in order to provide pedestrian safety. In the event of any sidewalk closures due to construction, pedestrian traffic will be guided safely to the alternate route. Any temporary road & sidewalk closures and permits (i.e. encroachment agreements) that are required will be coordinated and obtained from the City's Works and Emergency Services Department, Transportation Services (Right of Way Management).

Traffic Management Plan

A Traffic Management Plan will be provided at a later date which will outline the various phases of construction (i.e. demolition, excavation and structural concrete formwork), address gate locations for construction traffic into the Project, temporary construction fence locations along the perimeter of the job site, and logistics within the job site.

Construction Parking

The Construction Manager will take steps to ensure that arrangements for the parking of all required vehicles are made, so that such vehicles will be parked entirely on the Developer's lands or on lands other than the Developers' where parking is permitted. The Construction Manager will further take reasonable steps to ensure that no improper parking of vehicles takes place.

Temporary Facilities

Sanitation – Temporary portable sanitation facilities will be provided on the ground floor and will be regularly serviced with pump trucks.

Waste Management - The Construction Manager will be responsible for manage the garbage disposal and recycling process including the coordination of boxes on site, the sorting of materials and any necessary record documentation required for environmental purposes. Garbage will be mitigated by using reusable containers and pallets in lieu of cardboard wherever possible.



3. Safety, Security & Access

Construction safety is the top priority on the site. Full time on-site supervision and safety management will be provided by the Construction Manager. After hours security will be provided by remotely monitored CCTV system. This will be supplemented with the use of on-site security guards during the select stages of the construction to deter public access, theft and damage.

Signage shall be posted at all site access points and as required, indicating that visitors must check in at the site office; identify the area as a 'construction site' requiring all visitors be suitably attired for a construction zone (hard hat, footwear, high visibility vest) and identify that access to the site is limited to authorized personnel only.

All employees and trade contractors that will work on site will be required to complete the on-site safety orientation (induction) session. In addition, all Contractors must submit their Registration Form 1000, WSIB Certificate and safety policies and procedures prior to mobilization to the site. A copy of their safety program will be kept at the Project. All Contractors employees must complete a site safety orientation/induction. Access to the site is restricted to construction personnel only and all site workers will be provided with a pre-numbered sticker which must be adhered to their hard hat indicating they have completed the site safety induction. A Joint Health and Safety Committee (JHSC) will be created pursuant to OHS regulation and have regular meetings with a representative of the Construction Manager. The Construction Manager will also periodically conduct its own internal safety audit conducted by the Construction Manager safety representative. All vendors and visitors will not be allowed on site unescorted and must sign in and out at the Construction Manager's field office on-site.

Gates will be provided at locations where access will be required and shall be kept locked during non-working hours. Construction area lighting shall be provided in accordance with OSHA requirements for safety and security.

Emergency contact lists shall be posted at the Site Information Kiosk.

4. Noise, Dust & Vibration Control

Noise and vibration control involves implementing measures to minimize the level, duration, and impact of noise and vibration resulting from construction activity for both construction workers, and for the general public surrounding the jobsite. Vibration monitoring systems will be implemented prior to demolition & excavation and remain in place until groundworks are complete.

The project is in an urban residential and retail area with high ambient noise levels, and medium to high volume from traffic along Yonge St. The Construction Manager will work to comply with noise by-laws and minimize any excessive noise impacts by limiting truck & equipment idling and using low-pitch back-up alarms. All construction activity on the site shall be conducted in compliance with Chapter 591 City of Toronto Municipal Code.

A Construction Air Quality & Dust Control program will be implemented to minimize the effects of on-site activities. The Program will consist of several preventative measures at various stages as required such as daily cleaning of road pavement and sidewalks along the frontage of the property, street sweeping, silt fencing, water spray, inspection of catch basins & mesh windscreen bordering the site. A mud mat will be installed at proposed exits, locations TBD. Trucks will be cleaned of mud, as necessary, prior to leaving the site. Street flushing and sweeping will be provided as needed and to the satisfaction of the City of Toronto and T.R.C.A.

5. Traffic Management

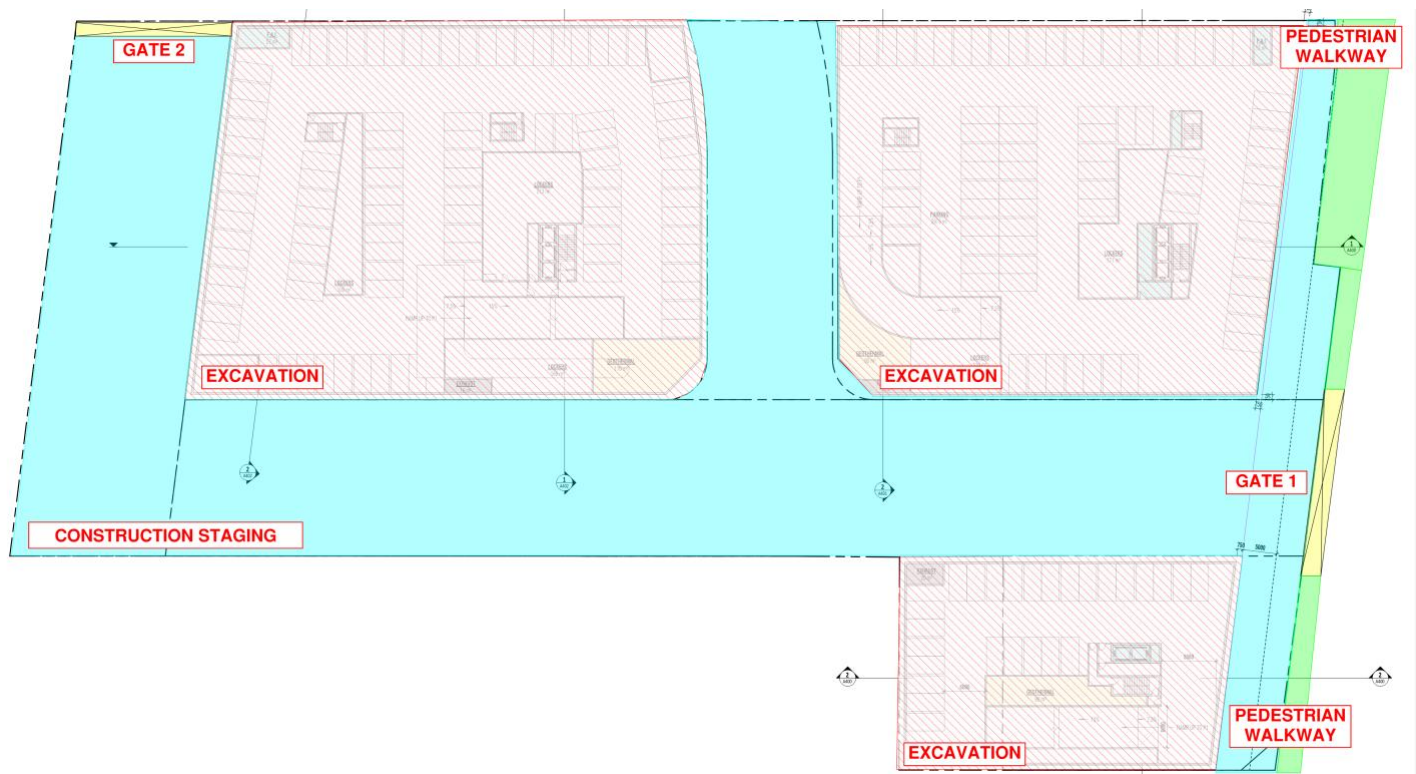
The Construction Manager will develop a comprehensive Traffic Staging Plan for various construction stages which will detail gate locations for construction traffic as well as vehicular and pedestrian traffic intentions. Through best practices it is intended to minimize impact on both traffic types during the course of construction.

Delivery Times & Loading Areas – Delivery times will be finalized with the site team and will also be coordinated with any adjacent construction sites to prevent any issues on local traffic flow.

Police Detail – Police details, if required, will be provided. Alternatively, a flag person may be engaged when required in lieu of Police to coordinate traffic and delivery of materials & equipment.

Pedestrian Access – Necessary measures will be taken in order to ensure safe pedestrian flow around the project, including the use of temporary sidewalks, lighting, protective barriers, redirection of pedestrians, directional signage and police detail as required.

Construction Staging Plan – Figure 1



Project Site Plan – Figure 2

As the Site Plan – Figure 2 shows, the buildings are setback from their property boundaries, with new municipal roads being built through the site and along the west side. Through best construction practices, it is intended to try to minimize impact on all traffic types during the course of construction.





Changes and/or Extensions

It is understood that it may be necessary to amend and/or extend certain provisions within this undertaking. With both parties acting reasonably, request for changes and/or extensions will be submitted by either party for consideration implementation.

I trust this information is satisfactory. If you require further information or clarifications, please contact me directly at 416-402-3285.

Best Regards,

Rooie Ash
Preconstruction Manager
Collecdev Inc.