



# Via Bloor

575 and 585 Bloor Street East

Construction Management and Community Communication Strategy

Prepared By: Residences of Via Bloor Inc.

January 29, 2018

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## 1.0 Introduction

The purpose of this report is to outline the Construction Management Plan and Community Communication Strategy that will be in place with respect to the development of 575 & 585 Bloor Street East (Residences of Via Bloor Inc.). The subject land is situated on the south side of Bloor Street East, north of Howard Street, between Parliament Street and Edgedale Road. This report outlines the measures that will be taken before and during construction of the site.



**Figure 1: 575 & 585 Bloor Street East.**

## 2.0 Community Communication Strategy

In consultation with a local residences association (BENA) and the Councillor's office we have agreed to the following communication strategy:

- Monthly construction schedule posted on the exterior of the construction hoarding on site facing Howard Street (e.g. updates on concrete pours).
- Provide construction schedule updates on Residences of Via Bloor Inc. website at [www.Tridel.com/viabloor/](http://www.Tridel.com/viabloor/)
- Inquires can be emailed to [ask@tridel.com](mailto:ask@tridel.com) and Residences of Via Bloor Inc. will provide a response within one business day.
- On an as needed basis, Residences of Via Bloor Inc. to provide updates on work schedule and any upcoming emergency work, road closures etc. to be posted/provided as soon as possible and prior to any such changes to the construction schedule.
- It is understood that continuous concrete pours and large crane work may continue past the hours of work set out in the City of Toronto's Construction Noise By-Law due to weather and unforeseen circumstances. Residences of Via Bloor Inc. to provide notice at least 72 hours prior to any unscheduled afterhours work.

- Construction schedule and updates on any changes to the posted schedule to be sent to the Councillor, BENA, St. Peter & St. Simon the Apostle, Property Managers in the area and those registered to receive construction updates via email.
- Site security personnel will duly address emergencies and arrange for construction site supervisor to respond within one business day if requested.
- 24/7 phone line to security dispatch to be provided for emergencies and other urgent matters at any time of the day or night. All reports will be received immediately and responded to as soon as possible.

Residences of Via Bloor Inc. will additionally ensure that throughout all stages of construction, monthly updates will be posted to [www.Tridel.com/viabloor/](http://www.Tridel.com/viabloor/) for residents to review construction progress and changes to the construction timeline. Residents and other stakeholders can contact the project team with any inquiries by emailing [ask@tridel.com](mailto:ask@tridel.com) or calling 416-649-2322.

### 3.0 Hoarding and Fencing

The construction site will be hoarded/fenced as illustrated in Appendix 1 of this report, this hoarding plan will be installed when grading of the site commences and will stay in place until the roof slabs are complete. The anticipated timeframes for these periods are provided in Appendix 2 – Project Timelines. A typical detail of this hoarding/fencing will be provided in Appendix 3 and will be updated accordingly. All gates will be locked during hours where no construction activity is occurring.

### 4.0 Fire and Emergency Access

Emergency vehicles will access the site through the construction gates which remain open during construction hours. After-hours access will be granted by site security or as typical Toronto Fire Services will cut the chains to open the fencing. Emergency access to adjacent and nearby properties must not be impeded by construction activities on or for the construction site.

Fire extinguishers will be located on each floor, throughout the construction site.

### 5.0 Traffic Management

#### 5.1 Traffic Management Plan

- BA Group has prepared a traffic management plan which shows the gate locations for construction traffic into and out of the project location (See Appendix 1).

#### 5.2 Police Call-Duty

- Call-duty officers will be required to control traffic as necessary to provide for the safety of pedestrians, cyclists and motorists using Bloor Street E, Howard Street, and Parliament Street. Some examples of when call-duty officers may be required include:
  - Building crane erection and dismantle

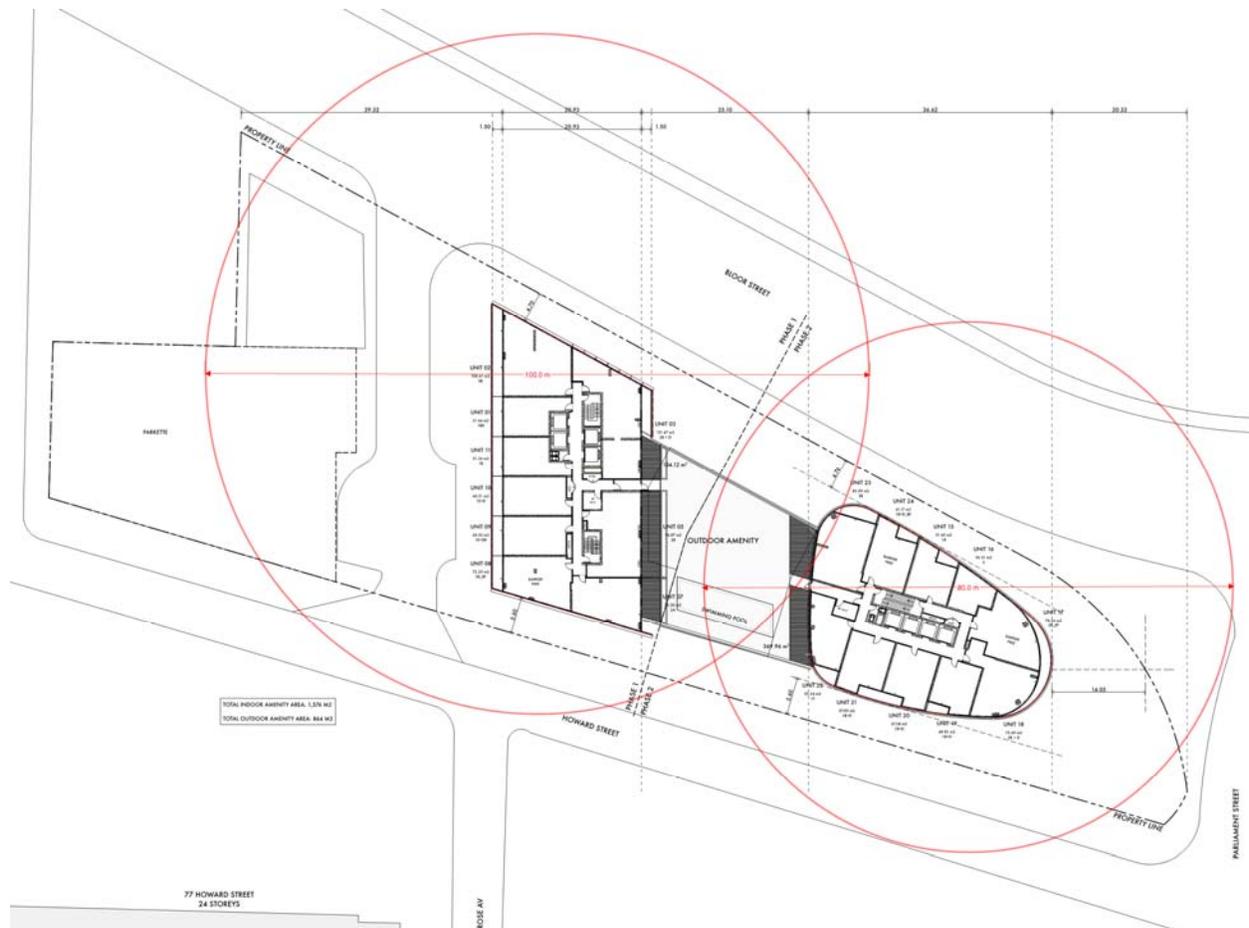
- Large deliveries of equipment which may impede traffic flow
- When work over or on Bloor Street East or Howard Street is required

### 5.3 Flagperson

- Qualified flag personnel will be employed throughout construction to assist with the flow of construction vehicles entering or leaving the site. No vehicles will be permitted to back up onto Howard Street without flagman assistance. Flag personnel shall ensure the thru-lane on Howard Street is not blocked by construction vehicles. Funeral processions on Howard Street shall be given top priority by flag personnel.
- On average, approximately 30 delivery vehicles are anticipated to enter and exit the site each day from start to end of construction, some days there will be more and some days less. The timing of deliveries will be at all times between 7:00 a.m. and 7:00 p.m. on weekdays, and 9:00 a.m. to 7:00 p.m. on Saturdays.

## 6.0 Crane Locations

Crane location is detailed below:



## 7.0 Piling and Shoring

Piling and shoring works will be installed in accordance with the piling and shoring/ encroachment agreement and permit issued by the City's Transportation Services (Right of Way Management) Division. The tieback locations and piles are designed to avoid conflicts with municipal services and utilities.

## 8.0 Vibration

A Zone of Influence Report has been completed by HGC Engineering and illustrated in the Vibration Assessment Report, dated May 2017. All precondition reports recommended in that report will be carried out. Vibration monitoring equipment as recommended in that report will also be in place and actively monitored. Residences of Via Bloor Inc. will comply with all of the recommendations in the Vibration Assessment Report.

## 9.0 Working Hours/Noise

Logistics of Concrete Pours:

In relation to any concrete pour, after the trucks that have delivered the concrete leave, the construction crews must finish the freshly poured slab. This is consistent with standard construction practice. This process involves the concrete finishers waiting until the concrete hardens enough (1-3 hours sometimes more, depending on ambient temperature) to allow the finishing machines on top of the slab to provide a smooth level concrete surface. If this is not done the concrete will harden creating a deficient structural component, jeopardizing the integrity of the tower construction.

Timing of Concrete Pours:

Prior to any concrete pour, the required forming and rebar work must be completed. This frequently takes several hours. As well, the timing of concrete pours is dependent on the concrete supplier's availability to deliver concrete to the Site. In a large pour, for example for a floor slab, even if it is possible to begin in the morning, the work may still stretch into the evening, given the amount of concrete and the time it takes to pour and finish it.

Every effort is made to complete the work within the prescribed times set out in the City of Toronto's construction noise by-law. No concrete pouring will be done on Sundays or statutory holidays.

Please note that the City of Toronto's construction noise by-law permits continuous concrete pours to continue past 7:00 pm when construction logistics require this.

The noise by-law stipulates the following permission:

TORONTO MUNICIPAL CODE NOISE § 591-2.1 [Excerpt] Construction. [Added 2007-12-13 by By-law No. 1400-2007] (1) No person shall emit or cause or permit the emission of sound resulting from any operation of construction equipment or any construction, if it is clearly audible at a point of reception:

(a) In a quiet zone or residential area within the prohibited period of 7:00 p.m. one day to 7:00 a.m. the next day, 9:00 a.m. on Saturdays, and all day Sunday and statutory holidays; or (b) In any other area within the prohibited period of all day Sunday and statutory holidays. (2) Subsection B(1) does not apply to the continuous pouring of concrete, large crane work, necessary municipal work and emergency work that cannot be performed during regular business hours. To read the full by-law please click on this link:

[http://www.toronto.ca/legdocs/municode/1184\\_591.pdf](http://www.toronto.ca/legdocs/municode/1184_591.pdf)

## 10.0 Truck Access

There are 3 access points on Howard Street during construction as illustrated in Appendix 1. All trades will be provided with a copy of this plan and a qualified flagperson will be present when vehicles enter and exit to ensure that there are no conflicts with the vehicles and pedestrians.

Construction vehicles shall not remain stationary on thru-lanes on Howard Street, Bloor Street East or Parliament Street at any time if they are blocking traffic.

## 11.0 Site Servicing/Utilities

If any of the utilities or services will be temporarily affected or interrupted, notice will be provided at least 72 hours prior to such interruption as follows: (I) on site at the notice board located on the hoarding (II) to the tenants through the property manager of a specific building; (III) posted on the construction communication website [www.Tridel.com/viabloor/](http://www.Tridel.com/viabloor/); and (IV) delivered directly to the property owner via email. Efforts will be taken to ensure minimum disturbance to tenants and property owners in the immediate vicinity.

If the Church of St. Peter and St. Simon the Apostle have a funeral or other special event that is reliant on existing servicing, and if the church advises Residences of Via Bloor Inc. at least 72 hours prior to such event, Residences of Via Bloor Inc. shall use reasonable efforts to avoid service interruption during the event. Interruption of any servicing or utilities is not permitted on Sundays or statutory holidays.

The only anticipated service interruption is to water supply when new connections to the subject site will be installed. Up to three water service interruptions are expected and each is expected to last a few hours. The work is expected to occur in Q2 and/or Q3 2018.

## 12.0 Stormwater Management, Erosion and Sediment Control During Construction

Stormwater management during construction will take place as per the recommendations provided by Residences of Via Bloor Inc.'s consulting engineers, Counterpoint Engineering and exp Services.

Surface runoff from the Site will pass through sedimentation filter cloth affixed to the hoarding at the perimeter of the Site and then through a second filter cloth attached to each catch basin. Details are provided in Appendix 5.

## 13.0 Dust Control and Site Cleaning

Dust will be controlled on the Site using a variety of techniques based on varying site and weather conditions. Techniques to be used for dust mitigation on the Site include (but are not limited to) the placement of mud mats at all truck access points, the spraying of calcite along the access routes to maintain moisture and to minimize dust kick-up on construction roads, wash the trucks and wheels when leaving the site during shoring and excavation, and regular street sweeping and watering to clean paved surfaces (details for mud mats have been attached as Appendix 4). Effectiveness of dust control is dependent on the frequency of use/ application which will increase during periods of dry weather.

Adjacent roadways and sidewalks will be pressure-washed weekly or more frequently as needed to be safe and clear of construction debris. Site sidewalk and pedestrian paths along Bloor Street East, Howard Street, and Parliament Street will be cleaned and swept daily when required to keep the sidewalks reasonably clean. As required the sidewalk fronting the Site on Bloor Street East, Howard Street, and Parliament Street will also be cleared of snow within 24 hours of any accumulation.

## 14.0 Public Safety

Sidewalk hoarding to provide for pedestrian safety is illustrated in Appendix 3. The plan shows the extent of hoarding for a covered pedestrian walkway on Bloor Street East and Parliament Street and shows that the sidewalk on the north side of Howard Street adjacent to the subject site will be closed and fenced off in order to provide a construction staging area. The sidewalk on the south side of Howard Street will remain open and unaffected.

Appropriate signage and mirrors will be installed to ensure that the safety of pedestrians, cyclists and motorists is considered at all times.

Adjacent sidewalks and walkways must have appropriate lighting to ensure adequate visibility at all times of the day and night.

In areas where no cycling lanes exist, sharrow markings on the roadway must be installed in consultation with Transportation Services. Appropriate signage on the hoarding board is required to inform motorists and cyclists to safely share the road.

## 15.0 Anticipated Project Timelines

The project anticipated timelines are provided in Appendix 2. Resident Communication Strategy monthly updates will be uploaded onto the construction communication website.

## 16.0 Contacts

### **Site Office:**

Tel: 416-996-9552

Hours: Mon-Fri, 7AM - 5PM

### **Security Dispatch:**

Tel: 1-877-497-0125; or 416-477-3350 ext 0

Hours: 24 hours, 7 days a week

### **Deltera Construction Info:**

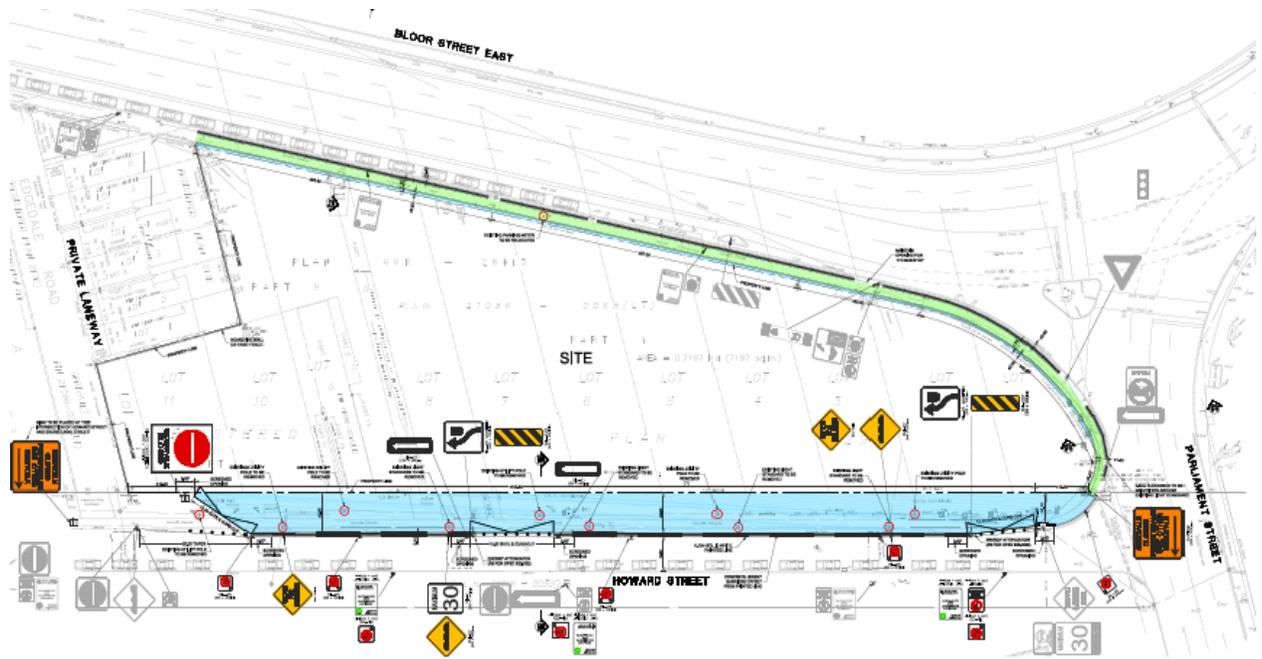
Contact: Alex Gelman, Assistant Project Manager

Tel: 416-736-8353

Email: ReceptionC@tridel.com

Web: [www.tridel.com/viabloor/community-updates](http://www.tridel.com/viabloor/community-updates)

Appendix 1: Hoarding Plan and Traffic Management – During Construction

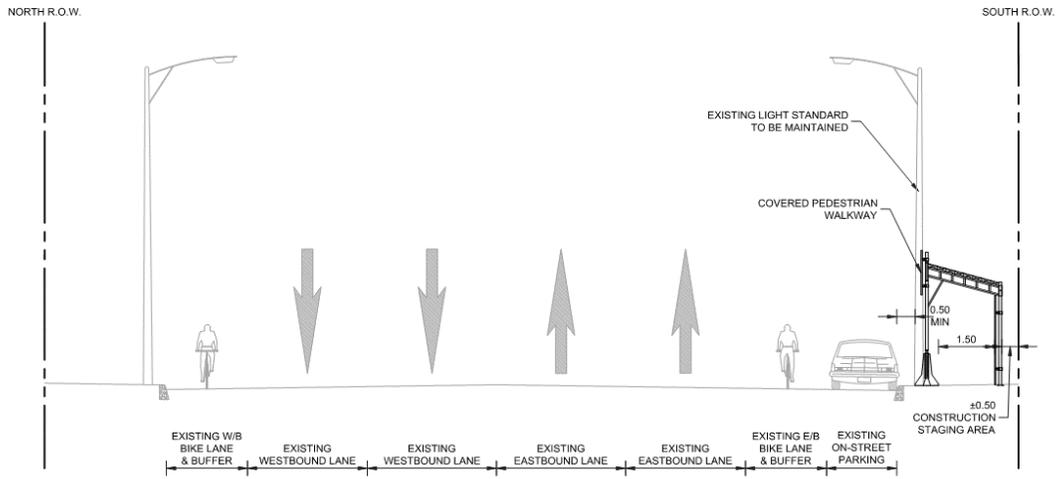


## Appendix 2: Project Timelines

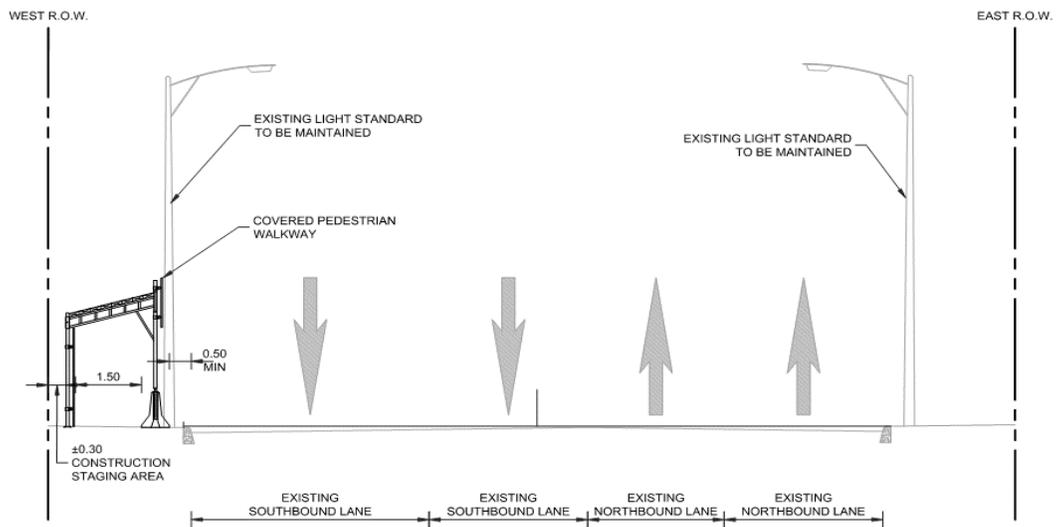
| <b>Activity</b>    | <b>Estimated Start</b> | <b>Estimated Completion</b> | <b>Duration</b> |
|--------------------|------------------------|-----------------------------|-----------------|
| Shoring/Excavation | February 2018          | July 2018                   | 5 Months        |
| Forming            | July 2018              | May 2020                    | 23 Months       |
| Building Envelope  | May 2019               | August 2020                 | 16 Months       |
| Interior Finishing | September 2019         | October 2021                | 26 Months       |
| Streetscaping      | August 2020            | Jan 2021                    | 6 months        |
| Occupancies        | February 2021          | October2021                 | 9 Months        |

\*\*Hoarding and overhead protection to be removed throughout streetscaping activities; current forecasted removal is between July 2020 to Dec 2020.

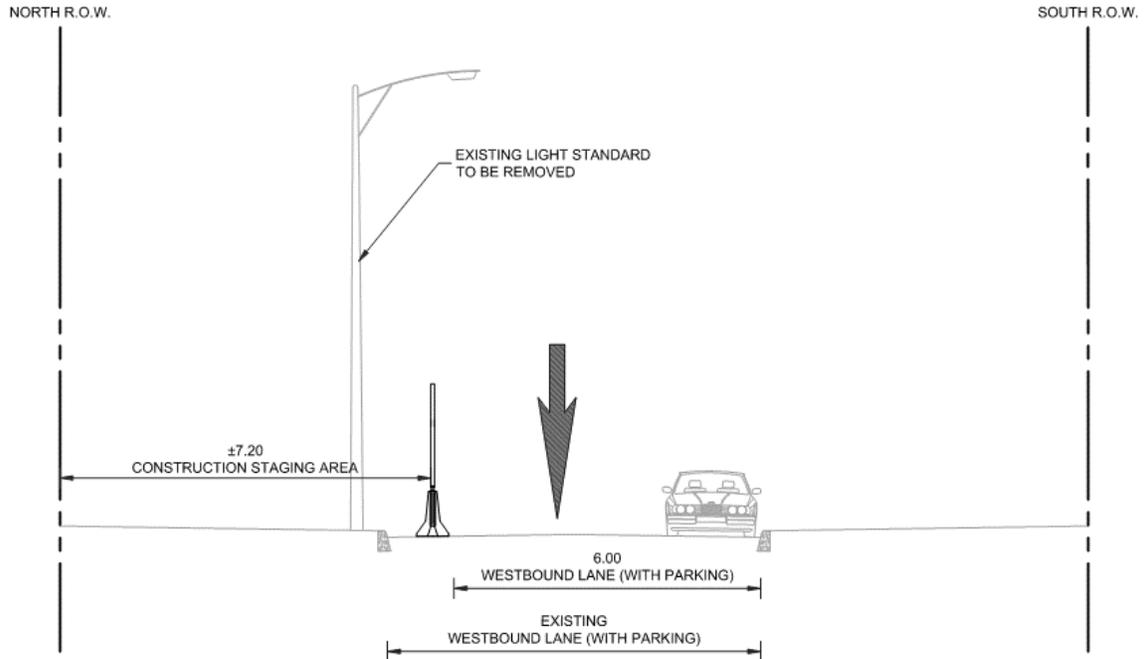
# Appendix 3: Fencing Detail



**BLOOR STREET EAST**  
**SECTION A-A**  
 N.T.S.

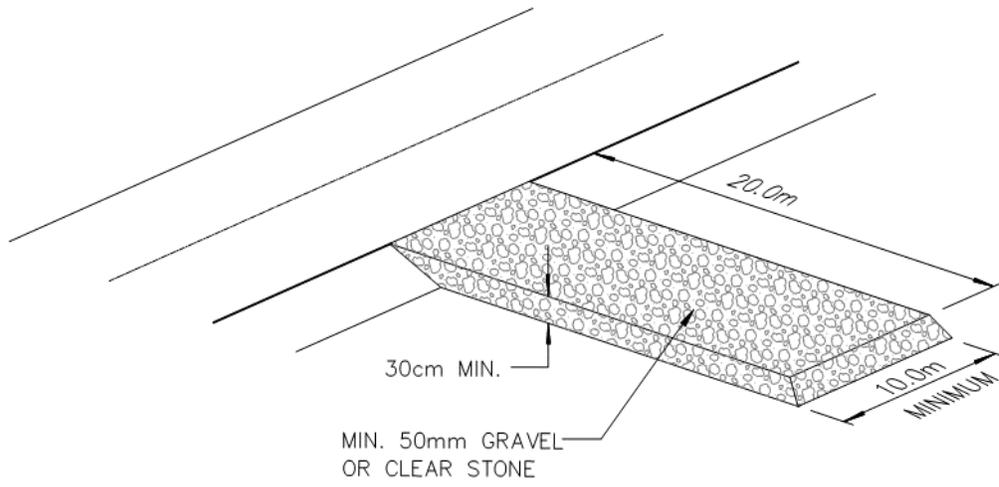


**PARLIAMENT STREET**  
**SECTION B-B**  
 N.T.S.



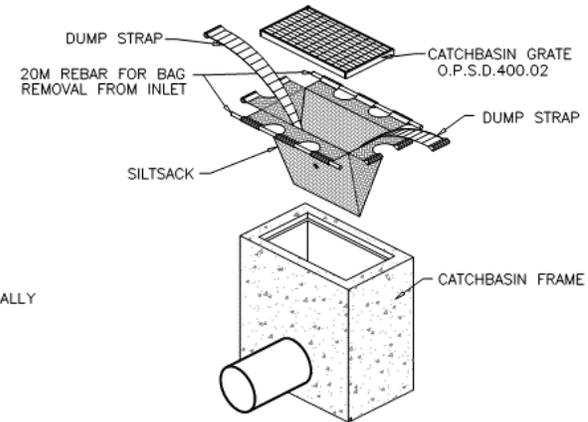
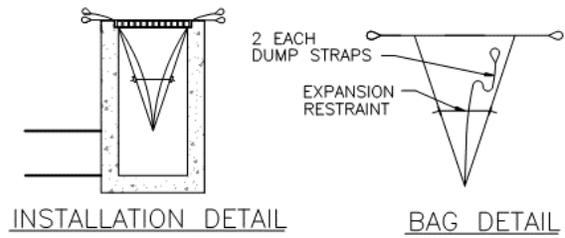
**HOWARD STREET**  
**SECTION C-C**  
N.T.S.

Appendix 4: Mud Mat Detail



MUD MAT – CONSTRUCTION ENTRANCE  
N.T.S.

## Appendix 5: Catch Basin Detail



### NOTE

1. TO BE USED UNDER APPROPRIATE DRAINAGE CIRCUMSTANCES, BETWEEN APRIL AND DECEMBER
2. WOVEN GEOTEXTILE TO HAVE EQUIVALENT OPENING SIZE OF 0.15mm AND A MAXIMUM EQUIVALENT OPENING SIZE OF 0.25mm
3. WOVEN GEOTEXTILE TO BE CLEANED OUT PERIODICALLY WHEN ACCUMULATED SEDIMENTS INTERFERES WITH DRAINAGE.

### CATCHBASIN SEDIMENT PROTECTION DETAIL

N.T.S.