

CONSTRUCTION MANAGEMENT AND COMMUNITY COMMUNICATION STRATEGY

DRAFT

583-601 SHERBOURNE STREET & 3-7 HOWARD STREET
CITY OF TORONTO

MEDALLION DEVELOPMENTS INC.
970 LAWRENCE STREET WEST, SUITE 304
TORONTO, ON M6A 3B6

DATE: APRIL 2020

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1.0 INTRODUCTION

The purpose of this report is to outline the proposed management plan and community communication strategy for the construction of the project at 583-601 Sherbourne Street & 3-7 Howard Street. It will outline the measures proposed before and during the construction of the site.

1.1 Site Description

The site is generally located between Sherbourne Street and Bleecker Street, south of Howard Street and north of Wellesley Street in the City of Toronto. There are existing commercial and residential buildings and a park on the site, which is approximately 2.04ha.

The proposed development includes new amenity areas, ground floor retail space and a residential tower. The existing park to the north of the Shopper's Drug Mart is included as part of the proposed construction for the project.

The site location is shown on **Figure 1**.

2.0 COMMUNITY COMMUNICATIONS STRATEGY

The most effective approach to achieving positive community relations is through direct and open lines of communication effected within a proactive strategy that seeks to engage the interests of the community before they turn into grievances.

In consultation with local residences association and the Councilor's office, the following communication strategy is proposed:

- Monthly construction schedule to be posted on the exterior of the construction hoarding on site, facing both Howard Street and Sherbourne Street, as well as on the project website. This will highlight important milestones in the project, and provide notification for construction events that could potentially affect the local residents.
- Provide construction schedule updates on the Medallion website at 591Sherbourne.ca. The website will also contain links to relevant City policies and requirements for the construction activities on site.
- Provide an email address (MBethani@medallioncorp.com) to respond to inquiries from the public. A response will be provided within one business day.
- On an as-needed basis, Medallion/591 Sherbourne will provide updates on the work schedule and any upcoming emergency work, road closures, etc. These will be posted/provided as early as possible and prior to any proposed 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. Medallion/591 Sherbourne will strive to provide notice at least 72 hours prior to any unscheduled afterhours work.

- Construction schedule and updates on any change to the posted schedule to be sent to the Councilor, BENA, St. Peter & St. Simon the Apostle, St. James Town Community Corner, 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 responded to as quickly as possible.

Medallion/591 Sherbourne will additionally ensure that throughout all stages of construction, monthly updates will be provided to www.medallioncorp.com for residents to review construction progress and changes to the construction timeline, as applicable. Residents and other stakeholders can contact the project team with any inquiries at MBethani@medallioncorp.com or calling 647.627.0442.

3.0 SITE MOBILIZATION AND STAGING

The site office will be located at the southwest corner of Howard Street and Bleecker Street. All staging areas will be located within the confines of the construction site.

The construction site will be hoarded/fenced as outlined on the Construction Management Plan (CMP). The hoarding will be installed when grading of the site commences and will stay in place until the roof slabs are completed. The anticipated timeframes for these periods are outlined in the preliminary Project Schedule, included in **Appendix A**. A typical detail of the hoarding/fencing is provided on the CMP, and will be updated as needed. All gates to the site 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 if needed. Emergency access to adjacent and nearby properties must not be impeded by construction activities on or for the construction site.

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

5.0 TRAFFIC MANAGEMENT

A traffic management plan has been prepared for the site, to minimize the impact of the proposed construction on the adjacent streets and traffic flow as required under the *Occupational Health and Safety Act and Regulations for Construction Projects* and the *Ontario Traffic Manual: Book 7 Temporary Conditions*. A copy of both the OHS Act and the Ontario Traffic Manual: Book 7 Temporary Conditions will be available for review at the site project office.

LEA has prepared a plan to show the gate locations for construction traffic into and out of the project site, as well as other relevant considerations to provide protection for workers who may be endangered by vehicular traffic; it can be referenced in **Appendix B**.

We note that call-duty officers may be required to control traffic to provide for the safety of pedestrians, cyclists and motorists using Howard Street and Sherbourne Street throughout the construction process. Examples of when this will be required are as follows:

- Building crane erection and dismantle;
- Deliveries of large equipment which may impede traffic flow;
- Work over Howard Street or Sherbourne Street is required.

Qualified flag personnel will be employed throughout the construction on site to assist with the flow of construction vehicles entering or leaving the site. No vehicles will be permitted to back onto Howard Street without flagman assistance. Flag personnel shall ensure that the thru-lane on Howard Street is not blocked by construction vehicles. Funeral processions shall be given top priority by flag personnel.

It is estimated that approximately 1-5 delivery vehicles will enter and exit the site each day from the start to the end of construction. However, some days will have more and some will have less, depending on the work scheduled for the day. The timing for deliveries will be at all times between 7:00am and 7:00pm on weekdays, and 9:00am to 7:00pm on Saturdays. No deliveries are anticipated on Sundays.

6.0 CRANE LOCATIONS

The anticipated locations of the cranes on site can be referenced on the CMP, in **Appendix C**.

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 Tarra, to outline recommendations and requirements for the proposed construction. All requirements outlined in the report will be carried out. Vibration monitoring equipment will be in place and actively monitored, as recommended.

Medallion/591 Sherbourne will comply with all the recommendations in the Vibration Assessment Report.

9.0 WORKING HOURS / NOISE

As outlined in **Section 5.0**, working hours are proposed to be limited to between 7:00am and 7:00pm on weekdays, and 9:00am to 7:00pm on Saturdays. However, there may be unanticipated issues and events throughout the construction process that will impact this timing, specifically concrete pours.

The logistics of concrete pours are such that the construction crews must finish the work on the freshly poured slab after the truck has left the site. This is consistent with standard construction practice, and involves the concrete finishers waiting until the concrete hardens enough (1-3 hours in most cases, depending on ambient temperatures) 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 and potentially create a deficient structural component, jeopardizing the integrity of the tower construction.

Prior to any concrete pour, the required forming and rebar work must be completed. In most cases, this takes several hours. It should also be noted that the timing of concrete pours are dependent on the concrete supplier's availability to deliver concrete to the site. In a large pour (for example, for a floor slab) the work may stretch into the evening even if begins early in the day.

Every effort will be 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 7:00pm when construction logistics require it.

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

10.0 TRUCK ACCESS

There are 2 access points proposed, one on Howard Street and one on Sherbourne Street, as illustrated on the CMP. All trades will be provided with a copy of this plan and a qualified flag person will be present when vehicles enter and exit to ensure that there are no conflicts with other vehicles and pedestrians.

Construction vehicles shall not remain stationary on thru-lanes on Howard Street or Sherbourne Street at any time if there 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:

- On site at the notice board located on the hoarding;
- To the tenants through the property manager of a specific building;
- Posted on the construction communication website www.medallioncorp.com; and
- Delivered directly to the property owner via email.

Efforts will be made to ensure minimum disturbance to tenants and property owners in the immediate vicinity.

The only anticipated service interruption will be to the water supply when the new connection to the subject site is installed. The interruption is expected to only last a few hours. More details will be provided when the work schedule is confirmed.

12.0 EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION

Stormwater management and erosion and sediment control during construction will be completed as outlined on the ESC Plan prepared by HUSSON.

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 catchbasin. Details are provided on the ESC Plan included in **Appendix D**.

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. These will include (but not be limited to):

- Placement of mud mats at all truck access points;
- Spraying of calcite along the access routes to maintain moisture and minimize dust on construction access roads;
- Washing of trucks and wheels when leaving the site during shoring and excavation; and
- Regular street and sidewalk and bike lane sweeping and watering to clean paved surfaces.

The effectiveness of the 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 Howard Street and Sherbourne Street will be swept daily when required to keep the sidewalks reasonably clean. As required, the sidewalk fronting the site on Howard Street and Sherbourne 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 outlined on the CMP. It is proposed that the sidewalk on the south side of Howard Street adjacent to the site will be closed and fenced off in order to provide the required space for construction. A covered pedestrian walkway with hoarding is proposed for Sherbourne Street.

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

The estimated timeline for the project can be referenced in **Appendix A**. Resident communication updates will be uploaded monthly onto the construction communication website, and emailed as appropriate.

16.0 CONTACTS

The following are the relevant contacts for the construction work for this site.

Site Office:

Contact: Mo Bethani

Tel: 647.627.0442

Hours: 9am – 5pm

Security Dispatch:

Tel:

Hours:

Medallion Construction Info:

Contact: Isaac Gabay

Tel: 416.419.0238

Email: IsaacGabay@medallioncorp.com

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APPENDIX A

PROJECT SCHEDULE

Construction Schedule

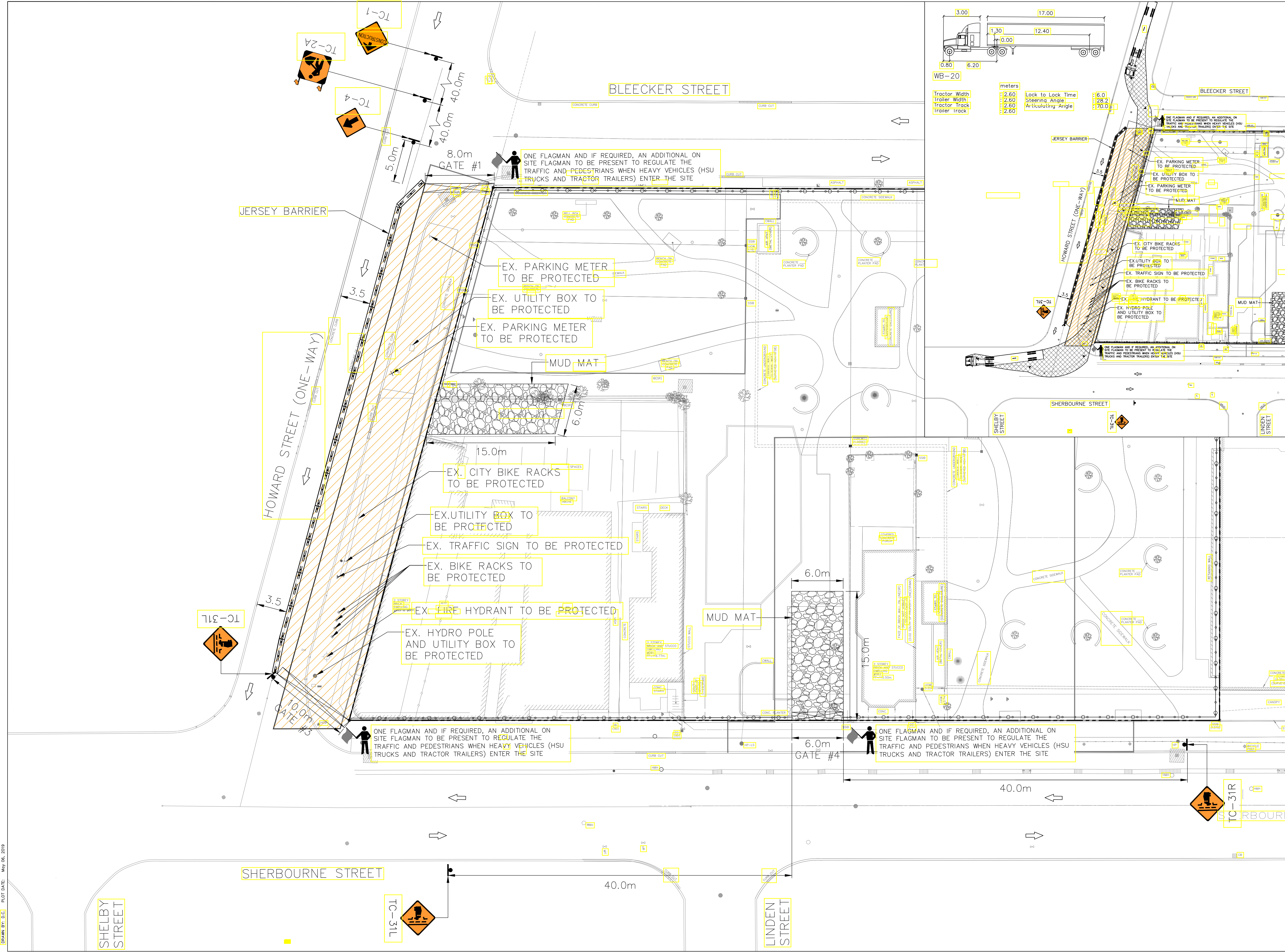
591 Sherbourne St.

Revised Mar 3, 2020

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22	16-Feb-22	24-Sep-22	19-Nov-22	7-Jan-23	18-Feb-23	16-Mar-23	8-Apr-23	29-Apr-23	20-May-23	10-Jun-23	18-Nov-23	2-Dec-23	16-Dec-23	30-Dec-23	30-Sep-23	21-Oct-23	11-Nov-23	2-Dec-23	23-Dec-23	13-Jun-24	27-Jan-24	10-Feb-24	17-Feb-24				
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14	23-Oct-21	30-Jul-22	24-Sep-22	12-Nov-22	24-Dec-22	21-Jan-23	11-Feb-23	4-Mar-23	25-Mar-23	15-Apr-23	29-Jul-23	12-Aug-23	26-Aug-23	9-Sep-23	23-Sep-23	12-Aug-23	2-Sep-23	23-Sep-23	14-Oct-23	4-Nov-23	9-Dec-23	23-Dec-23	30-Dec-23				
13	13-Oct-21	23-Jul-22	17-Sep-22	5-Nov-22	17-Dec-22	14-Jan-23	4-Feb-23	25-Feb-23	18-Mar-23	8-Apr-23	15-Jul-23	29-Jul-23	12-Aug-23	26-Aug-23	29-Jul-23	19-Aug-23	9-Sep-23	30-Sep-23	21-Oct-23	11-Nov-23	25-Nov-23	9-Dec-23	16-Dec-23				
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8	4-Aug-21	18-Jun-22	13-Aug-22	1-Oct-22	12-Nov-22	10-Dec-22	31-Dec-22	21-Jan-23	11-Feb-23	4-Mar-23	8-May-23	20-May-23	3-Jun-23	17-Jun-23	24-Jun-23	15-Jul-23	5-Aug-23	26-Aug-23	16-Sep-23	7-Oct-23	21-Oct-23	4-Nov-23	11-Nov-23				
7	21-Jul-21	11-Jun-22	6-Aug-22	24-Sep-22	5-Nov-22	3-Dec-22	24-Dec-22	14-Jan-23	4-Feb-23	25-Feb-23	22-Apr-23	8-May-23	20-May-23	3-Jun-23	17-Jun-23	29-Jul-23	19-Aug-23	9-Sep-23	30-Sep-23	21-Oct-23	28-Oct-23	4-Nov-23					
6	7-Jul-21	4-Jun-22	30-Jul-22	17-Sep-22	29-Oct-22	17-Dec-22	7-Jan-23	28-Jan-23	15-Feb-23	11-Mar-23	18-Feb-23	8-Apr-23	22-Apr-23	8-May-23	20-May-23	10-Jun-23	1-Jul-23	22-Jul-23	12								

APPENDIX B

TRAFFIC MANAGEMENT PLAN



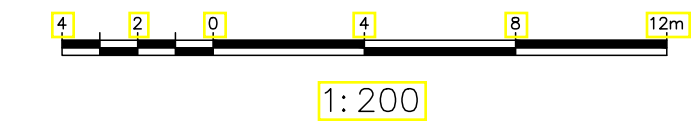
- NOTES:
1. IT IS ESTIMATED THAT APPROXIMATELY 30 DELIVERY VEHICLE WILL ENTER AND EXIT THE SITE EACH DAY FROM THE START TO THE END OF CONSTRUCTION. HOWEVER, SOME DAYS WILL HAVE MORE AND SOME WILL HAVE LESS, DEPENDING ON THE WORK SCHEDULED FOR THE DAY.
 2. THE TIMING FOR DELIVERIES WILL BE AT ALL TIMES BETWEEN 7:00am AND 7:00pm ON WEEKDAYS, AND 9:00am TO 7:00pm ON SATURDAYS. NO DELIVERIES ARE ANTICIPATED ON SUNDAYS.

LEGEND:

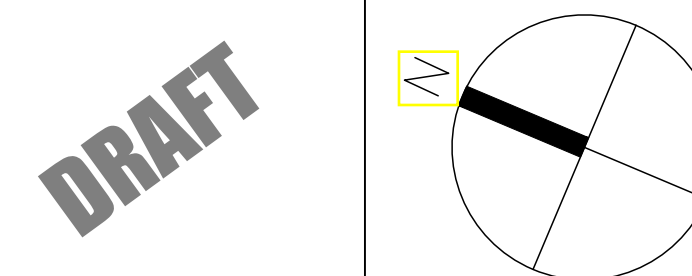
- PROPERTY LINE
- CHAIN LINK FENCE (1.8m)
- JERSEY BARRIERS (WITH FENCE)
- TC-54 BARREL
- TEMPORARY SIGN
- TRAFFIC FLOW DIRECTION
- WORK AREA
- MUD MAT PER CITY OF TORONTO STANDARDS
- FLAG MAN

AREAS:
WORKING AREA 01 - LANEWAY:
HOWARD ST - 662.23 m²

5			
4			
3			
2			
1			
REV.	Drawn	Date	Description



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Consulting Engineers
and Planners
www.LEA.ca



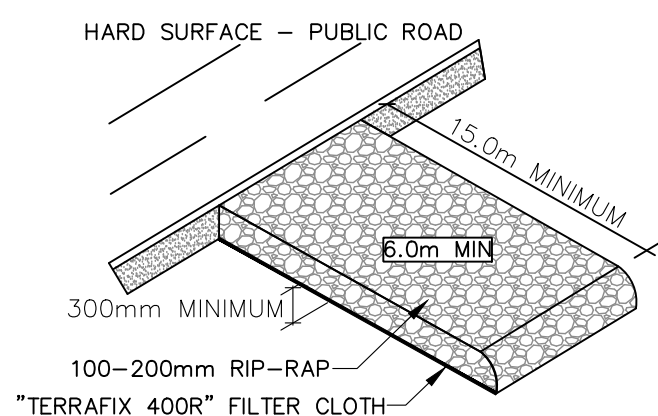
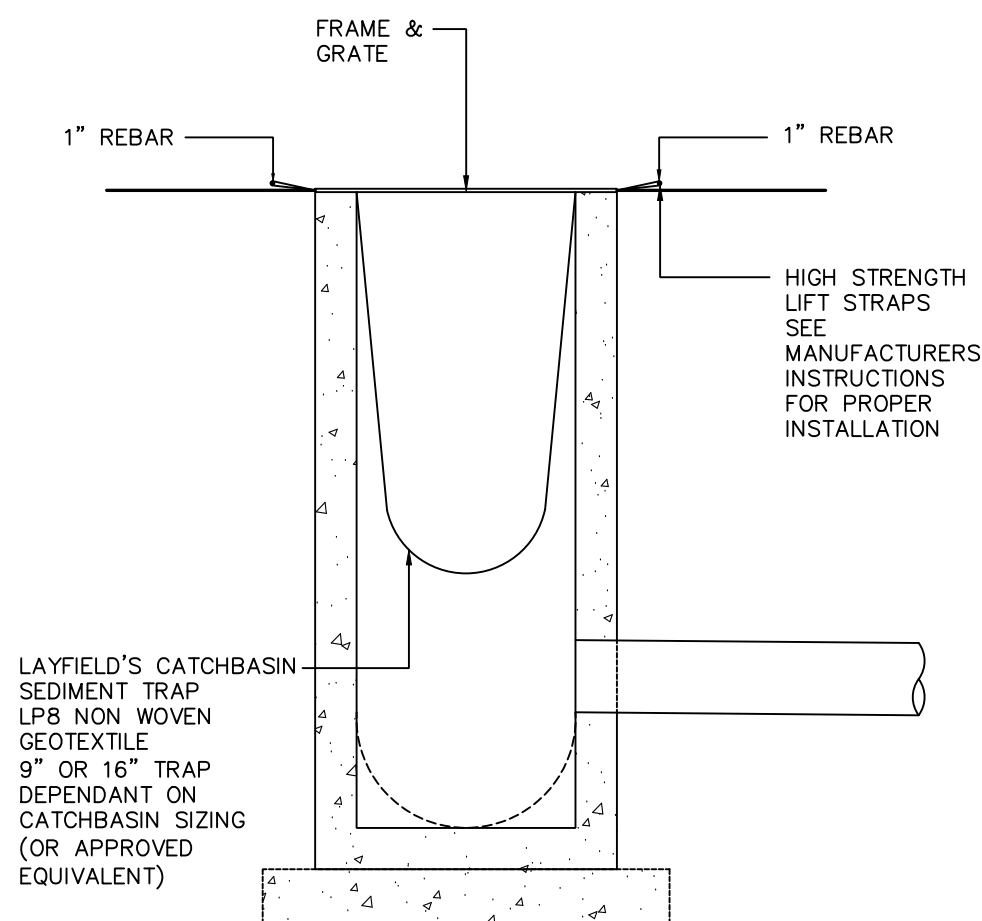
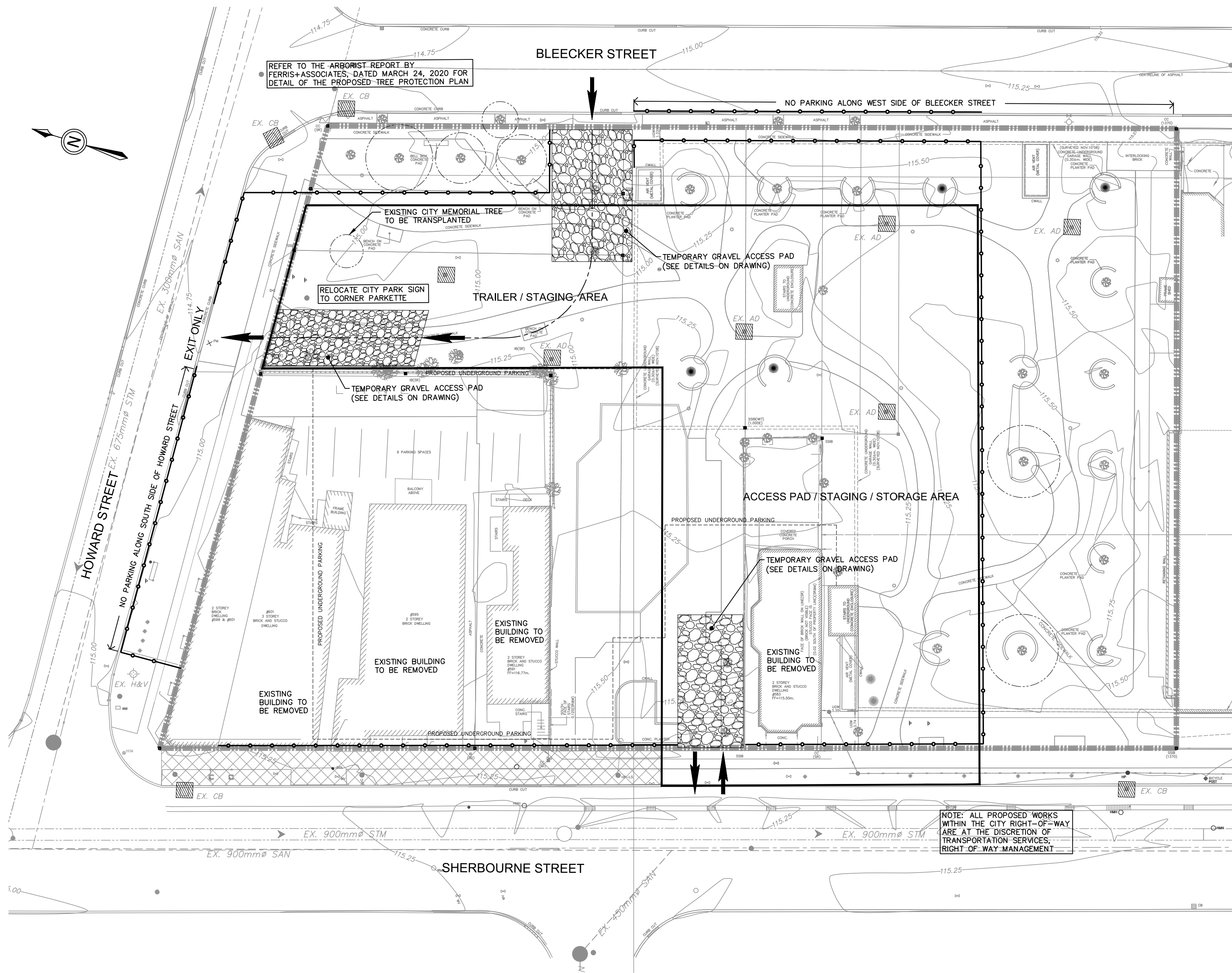
591 SHERBOURNE STREET
TORONTO ONTARIO

TRAFFIC MANAGEMENT PLAN

File No.	
Design By	Date
	D.C. MAY 06, 2019
Drawn By	Checked By
	D.C. A.S.
Project No.	Drawing No.
9496	C001

APPENDIX C

**CONSTRUCTION
MANAGEMENT PLAN**



LEGISLATION, REGULATION AND CODES:

1. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS MAY, SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO, BE USED WHERE NO CITY STANDARD OR SPECIFICATION IS AVAILABLE.
2. ALL WORK SHALL BE COMPLETED ACCORDING TO THE CURRENT *OCCUPATIONAL HEALTH AND SAFETY ACT* AND *REGULATIONS FOR CONSTRUCTION PROJECTS*. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
3. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE ACCORDING TO THE CURRENT *ONTARIO TRAFFIC MANUAL BOOK 2: TEMPORARY CONDITIONS FIELD EDITION*.

CONTACT INFORMATION:

1. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR SHALL APPLY FOR A ROAD OCCUPANCY PERMIT FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT DISTRICT OFFICE.
2. ALL TTC TRAFFIC IS TO BE MAINTAINED DURING CONSTRUCTION OF THIS WATERMAIN, SEWER OR ROAD. IN ORDER TO CO-ORDINATE ALL DISRUPTIONS IN SERVICE, CONTRACTOR TO CONTACT MS EMILY ASSUNCAO 416-393-3302 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. NOTIFY TORONTO WATER, WATER TREATMENT AND SUPPLY AT 416-397-0187 OR SEND AN E-MAIL MESSAGE TO TRUNKWATER@TORONTO.CA TWO WEEKS PRIOR TO EXCAVATION NEAR THE 600MM TRANSMISSION WATERMAIN SO THAT A TORONTO WATER INSPECTOR MAY BE PRESENT.
4. DURING THE CONSTRUCTION OF WATERMAIN / SERVICES OR SEWER / LATERALS CLOSE TO AN EXISTING TRANSMISSION WATERMAIN, CONTRACTOR TO NOTIFY TORONTO WATER AT 416-397-0187 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT CONTACT 416-392-7877.

SPILLS CONTROL NOTES:

ALL CONSTRUCTION EQUIPMENT SHALL BE REFUELED, MAINTAINED AND STORED NO LESS THAN 30 METERS FROM THE WATERCOURSES, STREAMS, CREEKS, WOODLOTS AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR A 5 OTHERWISE THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY MEASURES IN ORDER TO PREVENT LEAKS, DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AND ADVERSE IMPACT TO THE NATURAL ENVIRONMENT. IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF A POLLUTANT, DELETERIOUS MATERIAL OR SUBSTANCE WHICH WOULD OR COULD CAUSE AND ADVERSE IMPACT TO THE NATURAL ENVIRONMENT, THE CONTRACTOR SHALL,

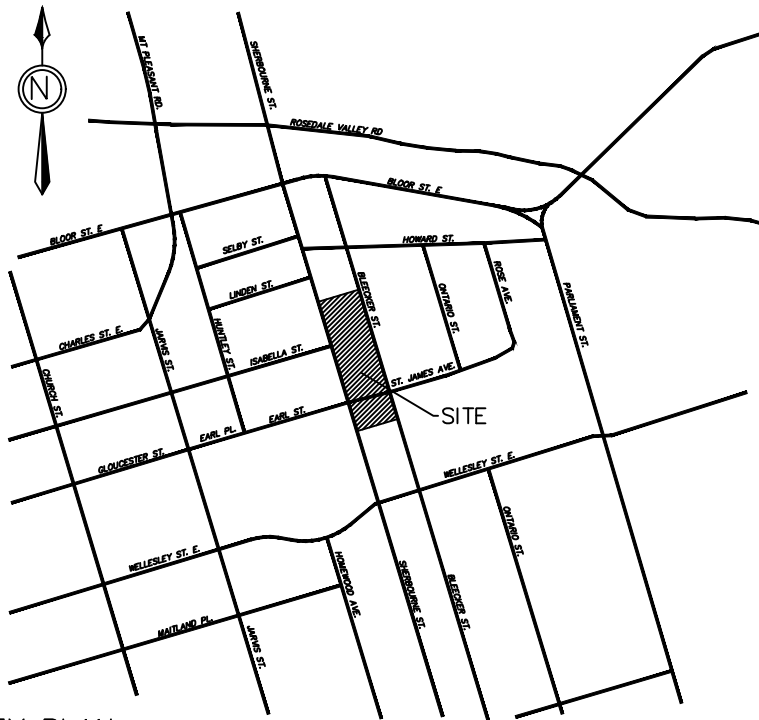
1. IMMEDIATELY NOTIFY THE APPROPRIATE FEDERAL, PROVINCIAL AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS, PERMITS, APPROVALS, ETC.
2. TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES AS THEY DEEM APPROPRIATE TO MITIGATE AGAINST THE ANY ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.
3. THE CONTRACTOR SHALL RESTORE THE AFFECTED AREA TO ORIGINAL CONDITION OR BETTER, ALL TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

CONSTRUCTION MANAGEMENT NOTES:

1. BEFORE PROCEEDING WITH ANY AREA GRADING CONSTRUCT THE FOLLOWING:
 - MUD MAT WHERE INDICATED AND AS PER DETAIL ON THIS DRAWING.
 - SILT FENCE WHERE INDICATED AND AS PER DETAIL ON THIS DRAWING. THESE ARE TO BE MAINTAINED FOR THE ENTIRE CONSTRUCTION PERIOD.
 - TEMPORARY DRAINAGE INTERCEPTOR SWALES AND/OR BERMS AS REQUIRED.
2. DURING THE GRADING OPERATIONS, ALL STORM WATER RUNOFF FROM THE WORKING AREAS SHALL BE DRAINED TO THE STORM CATCHBASINS WITH SEDIMENT PROTECTION DETAIL CIA THE TEMPORARY SWALES AND/OR BERMS WHERE SHOWN.
3. CONTRACTOR TO MAINTAIN MUD AND DUST CONTROL TO THE SATISFACTION OF THE CITY AND ENGINEER THROUGHOUT THE TERM OF THIS CONTRACT.
4. PERIODIC ROAD CLEANING / SWEEPING TO BE DONE, AT THE COMPLETION OF ROAD CONSTRUCTION, SEDIMENT TRAPS SHALL BE PROVIDED ON ALL CATCHBASINS, SEE DETAILS. THESE SEDIMENTATION TRAPS ARE TO BE MAINTAINED DURING THE CONSTRUCTION PERIOD UNTIL THE LOTS HAVE BEEN SODDED. THE CLEARING HAULING AND DISPOSAL OF THE SEDIMENTS TRAPPED IN THE SILTATION POND SHALL BE DONE AFTER EACH RAINFALL EVENT.
5. THE CLEARING HAULING AND DISPOSAL OF THE SEDIMENT TRAPPED ON SITE SHALL BE DONE ON A REGULAR BASIS AS DETERMINED BY THE ENGINEER.
6. THE SILT FENCE MUST BE INSPECTED WEEKLY AND IMMEDIATELY AFTER RAINFALL EVENTS FOR RIPS OR TEARS, BROKEN STAKES BLOW OUTS (STRUCTURAL FAILURE AND ACCUMULATION OF SEDIMENT. THE SILT FENCE MUCH BE FIXED AND/OR REPLACED IMMEDIATELY WHEN DAMAGED. SEDIMENT MUCH BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING THE MUNICIPAL ROADWAY CLEAN, WASH AND SWEEP THE ROADWAY AS REQUIRED.
8. THE APPLICANT IS REQUIRED TO MAKE A ROAD ALLOWANCE APPLICATION AND PAY A MUNICIPAL ROAD DAMAGE DEPOSIT. (3 COPIES OF THE APPROVED SITE PLAN MUST BE SUBMITTED IN SUPPORT OF THIS APPLICATION/DEPOSIT).
9. SILTATION CONTROL TO BE PLACED ON INTERNAL AND EXTERNAL CATCHBASINS AND AREA DRAINS. (SEE DETAIL).
10. THE ON SITE SUPERVISION IS RESPONSIBLE FOR MONITORING THE CONDITION OF THE TRUCK ROUTE AND SCHEDULE CLEANING AS REQUIRED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO KEEP THE ADJACENT ROADS, AFFECTED BY SITE TRUCKING OPERATIONS, CLEAN.

OTHER NOTES

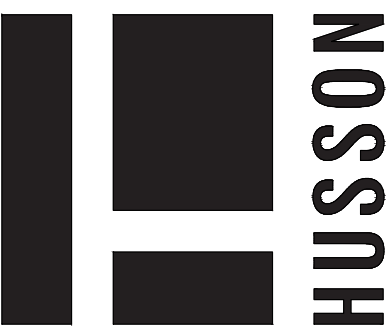
1. MEASUREMENTS IN METERS AND/OR MILLIMETERS UNLESS OTHERWISE SHOWN.
2. REFER TO CITY OF TORONTO SITE PLAN APPLICATION NO: 17-157361-WET-07-SA FOR PHASE 2 BUILDING AREA DETAILS.
3. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE COMPLIANCE WITH ALL APPLICABLE PROVISIONAL STANDARDS AND TO OBTAIN ALL PROVISIONAL APPROVALS, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL COMPLIANCE APPROVALS AND PRIVATE DRINKING WATER SYSTEM APPROVALS.
4. THE SIGNED ACCEPTANCE BY ENGINEERING AND CONSTRUCTION SERVICES PERTAINS TO THE SERVICE CONNECTIONS LOCATED WITHIN THE MUNICIPAL TIGHT OF WAY.
5. HYDRANT SHALL BE RATED FOR 250 PSI. FM WORKING PRESSURE AND 200 PSI. ULC WORKING PRESSURE.
6. HYDRANT SHALL BE CLASS AA-RATED CAPACITY OF 5680 L/M OR GREATER - LIGHT BLUE
7. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM TORONTO WATER ENVIRONMENTAL MONITORING & PROTECTION UNIT FOR ANY PROPOSED TEMPORARY OR SEWER SYSTEMS AND WATERCOURSES. THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVISIONAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CLIMATE CHANGE WITH REGARD TO ANY PROPOSED Dewatering.



LEGEND

- GRAVEL ACCESS PAD/MUD MAT (REFER TO DETAIL ON DRAWING)
- EXISTING STORM CATCHBASIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EX. HYDRANT AND VALVE
- SITE BOUNDARY
- OVERLAND FLOW ROUTE
- EXISTING ELEVATION
- EXISTING STORM SEWER
- FAST FENCE MODULOC
- SITE CATCHBASIN SEDIMENT CONTROL DEVICE (REFER TO DETAIL ON DRAWING)
- OVERHEAD PROTECTION
- TREE PROTECTION ZONE (REFER TO THE ARBORIST REPORT BY FERRIS+ASSOCIATES, DATED MARCH 24, 2020 FOR DETAIL)

9.	FOR CITY REVIEW	20/03/31
8.	ZBL AND SPA RESUBMISSION	20/01/24
7.	ZBL AND SPA RESUBMISSION	19/04/18
6.	ZBL AND SPA RESUBMISSION	18/12/07
5.	FIRST SUBMISSION FOR SPA	18/04/19
4.	FOURTH SUBMISSION FOR RZA	18/03/05
3.	THIRD SUBMISSION FOR RZA	17/11/22
2.	SECOND SUBMISSION RZA	17/02/02
1.	FIRST SUBMISSION FOR RZA	15/08/14
REV.No.	REVISION NOTE	DATE



HUSON
ENGINEERING + MANAGEMENT
P 905.709.5825
1726 16TH AVENUE, SUITE 103
RICHMOND HILL, ON L4B 4C6
HUSON.CA

591 SHERBOURNE STREET
MEDALLION DEVELOPMENTS
CONSTRUCTION MANAGEMENT
PLAN

DESIGN BY:	DWS	CHECKED BY:	GRG	DRAWING:	SW4
DRAWN BY:	WJ	CHECKED BY:	GRG		
SCALE: 1:300		PROJECT: 15748			



ENGINEERING and CONSTRUCTION SERVICES DIVISION

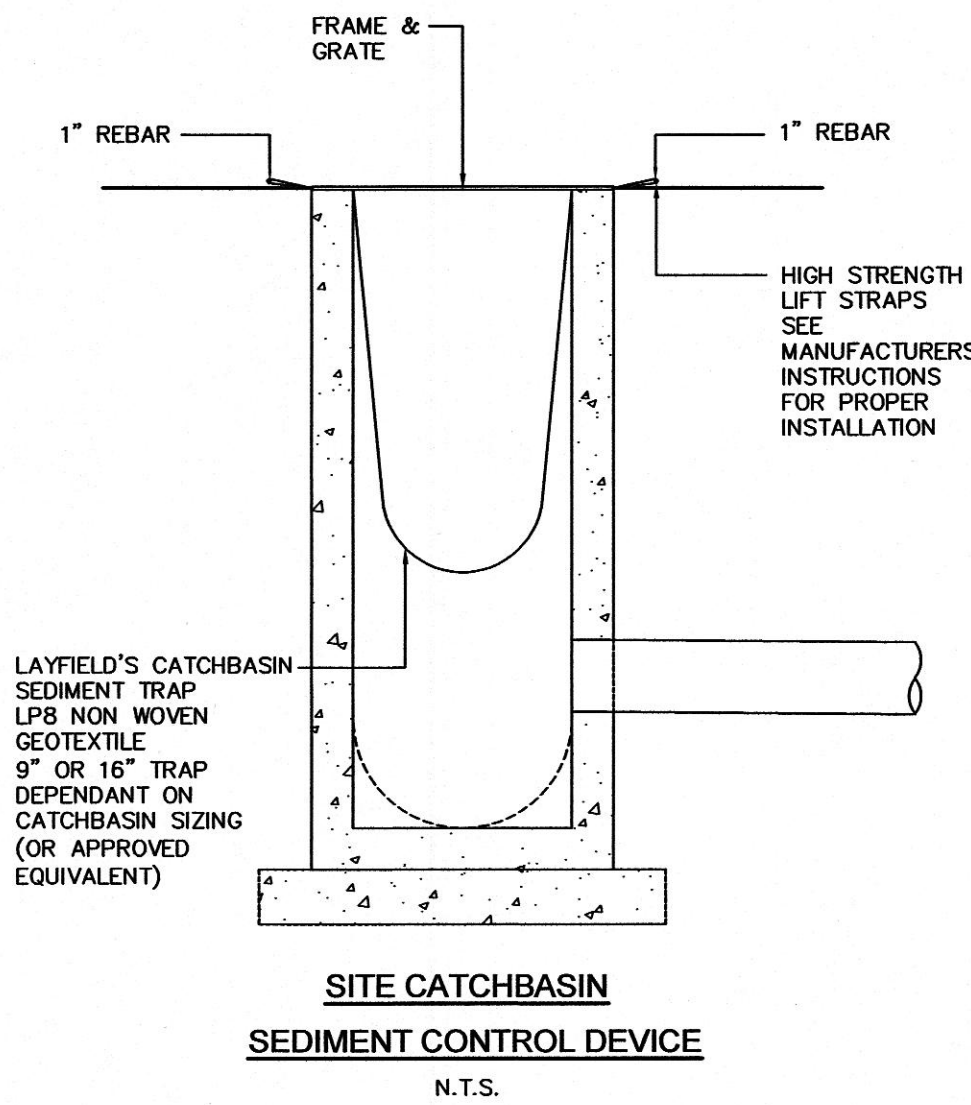
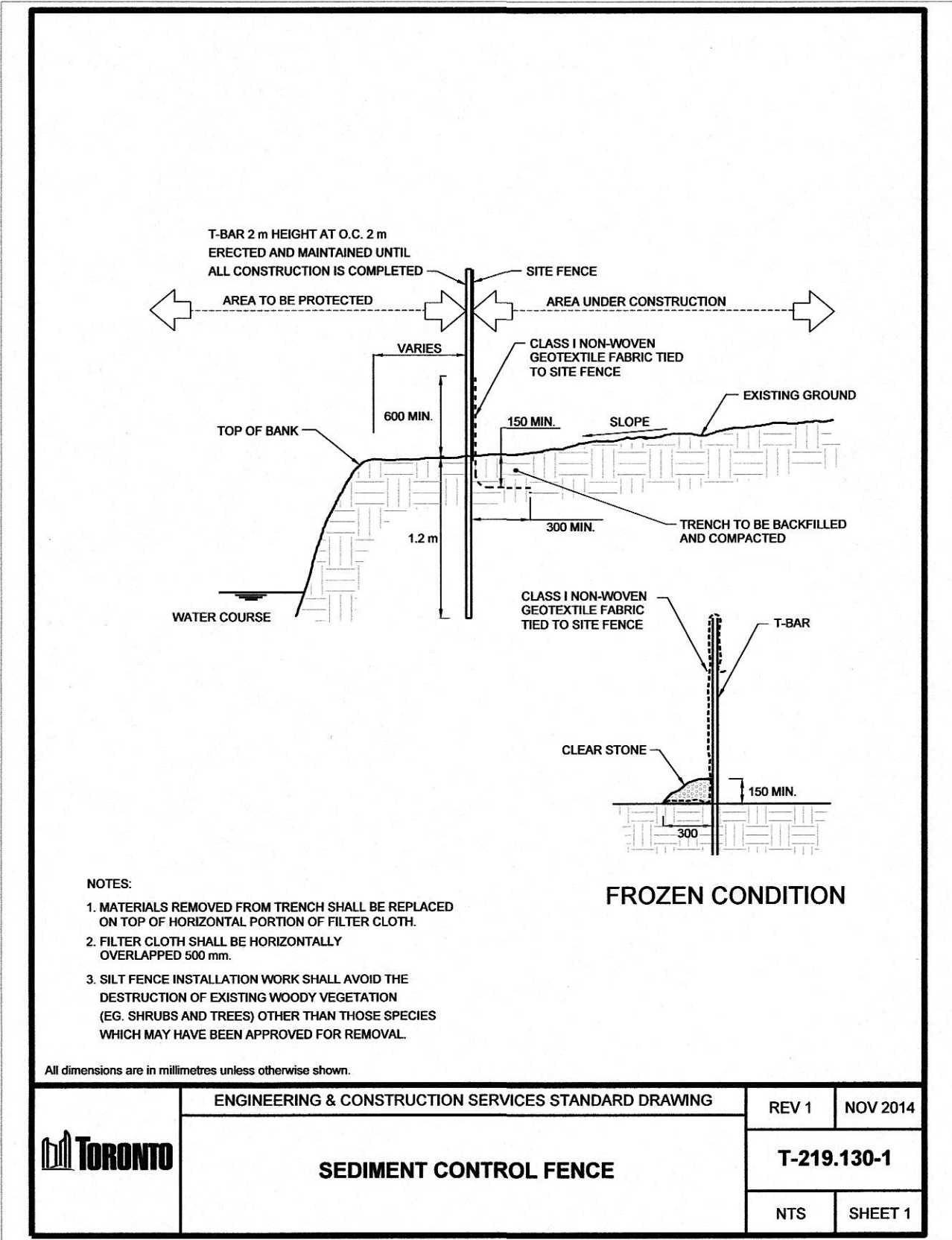
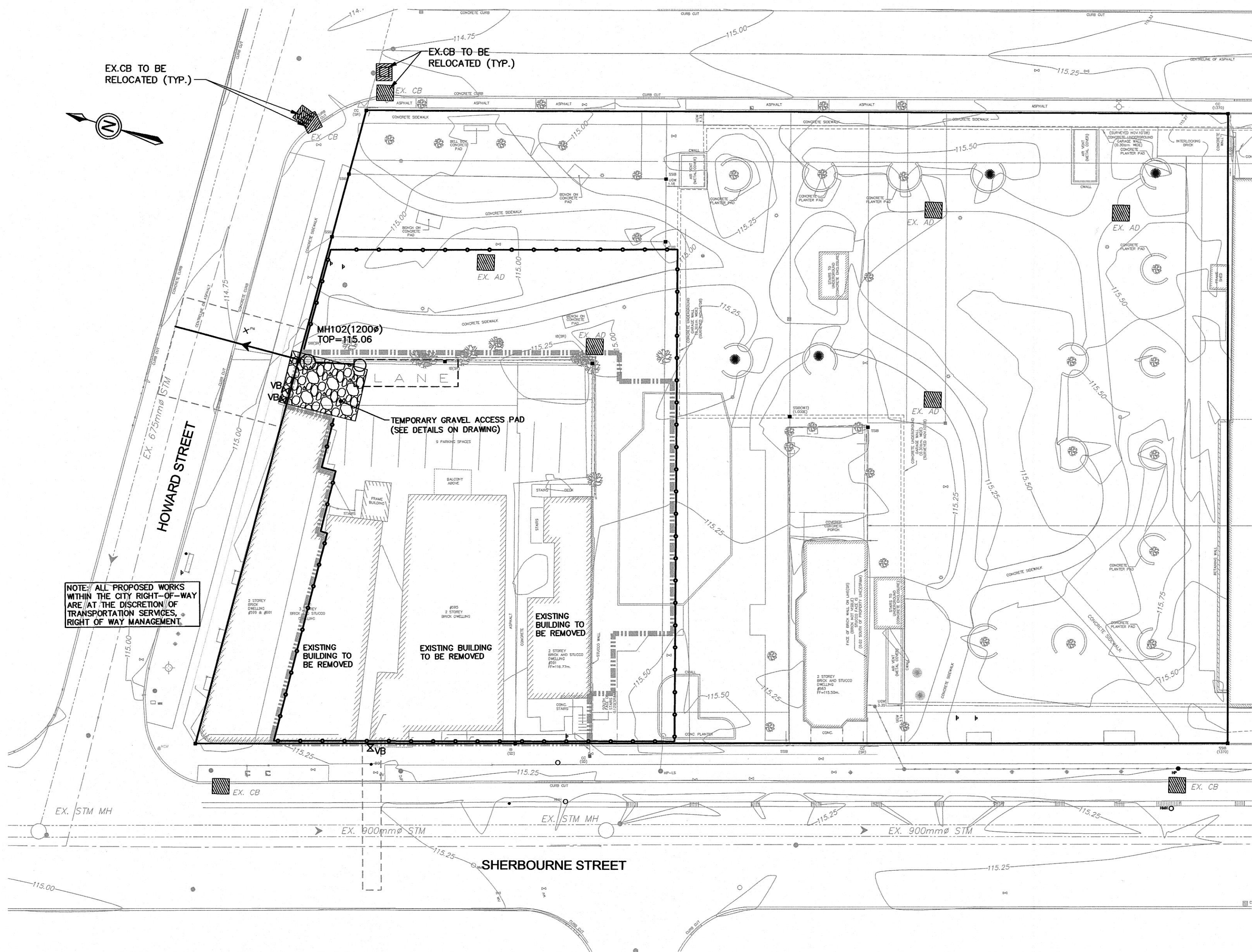
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS.
THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION
OF ENGINEERING CONTENT.

Manager, Development Engineering

DATE: _____

APPENDIX D

**EROSION AND SEDIMENT
CONTROL PLAN**



CONSTRUCTION NOTES:

1. ALL MATERIAL FOR SEWER, FORCEMAIN, WATERMAIN, HYDRANTS AND APPURTENANCES, SHALL BE ACCORDING TO CITY OF TORONTO MATERIAL/MANUFACTURER SPECIFICATIONS AS REQUIRED BY CHAPTER 6, MATERIAL SPECIFICATIONS FROM DESIGN CRITERIA FOR SEWERS AND WATERMAINS MANUAL.
2. UTILITY SEPARATION SHALL BE ACCORDING TO APPENDIX 'D' OF THE CITY OF TORONTO DESIGN CRITERIA FOR SEWERS AND WATERMAINS MANUAL.
3. SERVICE CONNECTIONS AND UTILITY CUTS MADE IN ROAD PAVEMENTS SHALL BE BACKFILLED WITH UNSHRINKABLE FILL ACCORDING TO TS 4.60.
4. ALL AREAS DISTURBED DURING CONSTRUCTION WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AND TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR. GRASS AREAS SHALL BE TREATED WITH 100 MM OF TOPSOIL AND SHALL BE SOILED ACCORDING TO TS 5.00 AND TS 5.10.
5. ALL EXISTING UTILITIES SHOWN ON DRAWINGS (PLAN AND PROFILE) ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL SATISFY THEMSELVES AS TO THE ACTUAL LOCATION AND DEPTH OF ANY UTILITY AND SHALL BE LIABLE FOR ALL OR ANY DAMAGE.
6. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND CONSTRUCTION DRAWINGS MUST BE REPORTED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
7. ALL SURVEY STAKE LAYOUT POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE IMMEDIATELY REPORTED TO THE CITY.
8. ATTENTION IS DIRECTED TO THE POSSIBILITY OF EXISTING PRIVATE SPRINKLERS AND LIGHTING SYSTEMS WITHIN THE RIGHT-OF-WAY WHICH ARE NOT SHOWN ON THE PLANS. LOCATING, WORKING AROUND AND PROTECTING THESE SYSTEMS SHALL BE COMPLETED AT NO EXTRA COST TO THE CITY.
9. AT ALL LOCATIONS WHERE THE PROPOSED WATERMAIN CROSSES UNDER OR ABOVE THE EXISTING SEWERS, OR UTILITIES, GRANULAR A BEDDING MATERIAL IS TO EXTEND FROM THE LOWER PIPE TO THE TOP OF THE UPPER PIPE. GRANULAR A TO BE COMPACTED TO MINIMUM 98% OF MAXIMUM DRY DENSITY.
10. CONTRACTOR TO PROVIDE ADEQUATE SUPPORT DURING CONSTRUCTION BETWEEN THE NEW WATERMAIN AND EXISTING GAS MAINS. MAINTAIN 300MM MINIMUM VERTICAL CLEARANCES BETWEEN NEW WATERMAIN AND EXISTING GAS MAINS. MINIMUM 600 MM VERTICAL CLEARANCE BETWEEN NEW WATERMAIN AND GAS MAINS LARGER THAN 300 MM DIAMETER.
11. ALL EXISTING WATERMAINS AND SEWER PIPES LARGER THAN 300 MM DIAMETER SHALL BE SUPPORTED ACCORDING TO DRAWING T-1007.01-4.
12. ALL DIMENSIONS ARE EXPRESSED IN METRES (M) AND PIPE SIZES ARE EXPRESSED IN MILLIMETRES (MM) UNLESS OTHERWISE NOTED.

LEGISLATION, REGULATION AND CODES:

1. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO THE LATEST CITY OF TORONTO STANDARD DRAWINGS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS MAY, SUBJECT TO THE APPROVAL OF THE CITY OF TORONTO, BE USED WHERE NO CITY STANDARD OR SPECIFICATION IS AVAILABLE.
2. ALL WORK SHALL BE COMPLETED ACCORDING TO THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
3. ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE ACCORDING TO THE CURRENT ONTARIO TRAFFIC MANUAL BOOK 2: TEMPORARY CONDITIONS FIELD EDITION.

ORIGINAL DATA SOURCE:

1. REFER TO THE LATEST PLAN PREPARED BY IBI GROUP ARCHITECTS UPDATED JULY 3, 2015.
2. EXISTING SITE INFORMATION ON DRAWINGS AS PER TOPOGRAPHICAL SURVEY PREPARED BY KROMAR SURVEYORS LTD. DATED NOV. 2008.
3. PLAN AND PROFILE PROVIDED BY THE CITY (B-272, H-249, M-277-7, S-340)

OTHER NOTES:

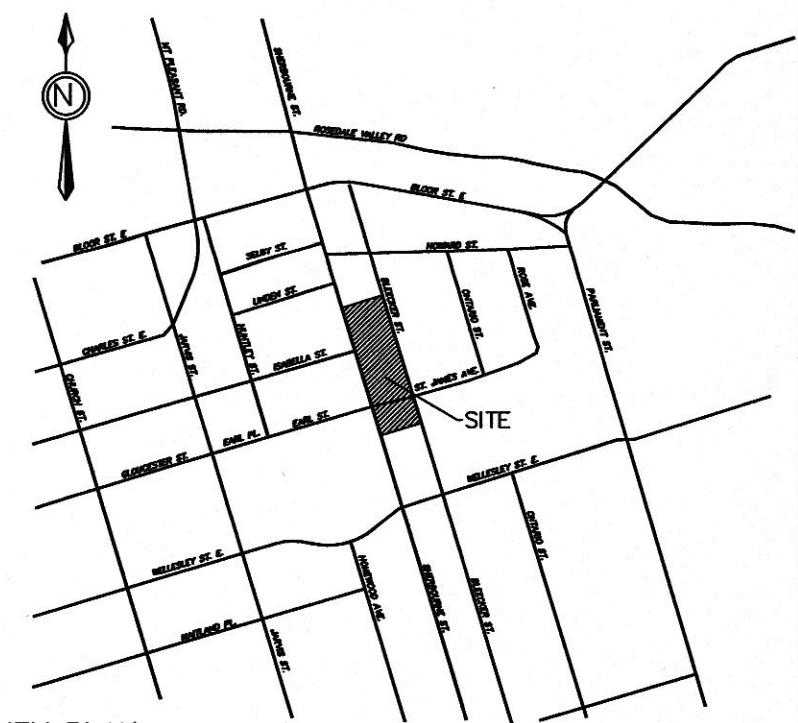
PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT CONTACT 416-392-7877.

EROSION AND SEDIMENT CONTROL:

1. EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED OR REPLACED WITHIN 48 HOURS OF INSPECTION OR BOTH.
2. ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
3. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LOADED RUNOFF FROM LEAVING THE WORK AREA. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS AND A TORONTO REGION CONSERVATION AUTHORITY ENFORCEMENT OFFICE SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.
4. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE AND REFUELING WILL BE CONDUCTED A MINIMUM OF 30 M FROM THE WATER.
5. ALL GRADES WITHIN THE REGULATORY FLOOD PLAN WILL BE MAINTAINED OR MATCHED.

CONTACT INFORMATION:

1. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR SHALL APPLY FOR A ROAD OCCUPANCY PERMIT FROM THE CITY'S RIGHT-OF-WAY MANAGEMENT UNIT DISTRICT OFFICE.
2. ALL TTC TRAFFIC IS TO BE MAINTAINED DURING CONSTRUCTION OF THIS WATERMAIN, SEWER OR ROAD, IN ORDER TO CO-ORDINATE ALL DISRUPTIONS IN SERVICE. CONTRACTOR TO CONTACT MS EMILY ASSUNCAO 416-393-3302 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. NOTIFY TORONTO WATER, WATER TREATMENT AND SUPPLY AT 416-397-0187 OR SEND AN E-MAIL MESSAGE TO TRUNKWATER@TORONTO.CA TWO WEEKS PRIOR TO EXCAVATION NEAR THE 1200 MM TRANSMISSION WATERMAIN SO THAT A TORONTO WATER INSPECTOR MAY BE PRESENT.
4. DURING THE CONSTRUCTION OF WATERMAIN / SERVICES OR SEWER / LATERALS CLOSE TO AN EXISTING TRANSMISSION WATERMAIN, CONTRACTOR TO NOTIFY TORONTO WATER AT 416-397-0187 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.



LEGEND

- GRAVEL ACCESS PAD/MUD MAT (REFER TO DETAIL ON DRAWING)
- EXISTING STORM CATCHBASIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EX. HYDRANT AND VALVE
- SITE BOUNDARY
- OVERLAND FLOW ROUTE
- EXISTING ELEVATION
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- HEAVY DUTY SILT CONTROL FENCE AS PER CITY STD. T-219.130-1
- SITE CATCHBASIN SEDIMENT CONTROL DEVICE (REFER TO DETAIL ON DRAWING)
- LIMIT OF CONSTRUCTION WITHIN CITY RIGHT-OF-WAY

8.	ZBL AND SPA RESUBMISSION	20/01/24
7.	ZBL AND SPA RESUBMISSION	19/04/18
6.	ZBL AND SPA RESUBMISSION	18/12/07
5.	FIRST SUBMISSION FOR SPA	18/04/26
4.	FOURTH SUBMISSION FOR RZA	18/03/05
3.	THIRD SUBMISSION FOR RZA	17/11/22
2.	SECOND SUBMISSION FOR RZA	17/02/02
1.	FIRST SUBMISSION FOR RZA	15/08/14
REV.No.	REVISION NOTE	DATE



HUSSON ENGINEERING + MANAGEMENT
P 905.709.5825
1725 16TH AVENUE, SUITE 103
RICHMOND HILL, ON L4B 4C8
HUSSON.CA

591 SHERBOURNE STREET
MEDALLION DEVELOPMENTS

ESC PLAN

Toronto ENGINEERING and CONSTRUCTION SERVICES DIVISION
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS.
THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.
Manager, Development Engineering
DATE: _____

DESIGN BY:	DWS	CHECKED BY:	CHG	DRAWING:	SW3
DRAWN BY:	WZ	CHECKED BY:	CHG	PROJECT:	15748
SCALE:	1:300				