

## **Construction Management Plan**

**152-164 Bathurst & 623-627 Richmond Street**

**Prepared by: CITI-CORE GROUP Ltd.**

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**Prepared for: Originate Developments  
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**Date: April 27<sup>th</sup>, 2022**

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CITI-CORE Construction Management Ltd. 17 Belfield Road, M9W 1E8

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## **1.0 INTRODUCTION**

The intent of the following Construction Management Plan is to illustrate how the Development Team, as identified in section 3.0, intends to manage the following:

- Public safety and site security
- Operating hours, noise and vibration
- Dust and sediment control
- Storm water management
- Waste and material management
- Traffic management
- Communication

## **2.0 PROJECT DESCRIPTION**

Proposal to construct a 17 storey mixed use development with 217 residential units and non-residential uses at grade. Proposal incorporates the current heritage building located at 164 Bathurst Street on the lands.

## **3.0 CONTACTS AND RESPONSIBILITIES**

The following list summarizes the project's key members.

Developer	Bathurst and Richmond LP C/O Originate Developments	Adam Sheffer 2 St. Clair East, Unit 1204, Toronto ON, M4T 2T <a href="mailto:adam@originate.build">adam@originate.build</a>
Planner	Bousfield Inc,	Kate Cooper
Architect	Kirkor Architects	Carlos Antunes
Construction Manager	CITI-CORE Group Ltd.	Tony Manocchio <a href="mailto:tony@citicoregroup.ca">tony@citicoregroup.ca</a>
Heritage Consultant	GBCA Architects	
Civil Engineer	Husson Engineering	
Traffic Consultant	BA Group Ltd	
Pedestrian Wind Consultant	RWDI Ltd	

Landscape Architect	Marten-Nikzad	
Noise and Vibration Consultant	RWDI Ltd	

#### **4.0 PUBLIC SAFETY AND SITE SECURITY**

##### ***4.1 Construction Sequencing***

The construction of 152-164 Bathurst Street can be broken down into eight major sequences. Each sequence is illustrated in (Note: Sequencing and descriptions noted below and illustrated in Appendix A are subject to adjustment and further confirmation on timing).

##### **Sequence 1: Heritage Façade Retention Project Activation- March 2023**

###### **Duration 6- Months**

- Existing Heritage facades to be retained will be supported by engineered retention systems/structures on the exterior heritage elements including vertical, horizontal, and diagonal (as the case may be) steel truss members.
- Retention systems to be designed and engineered with applicable micro piles and or ballast systems (as the case may be, as prescribed by engineer),
- Install prescribed engineered connections between to-be retained Heritage façade portions and the retention support structure.

##### **Sequence 2: Demolition Works**

###### **Duration 2 months post Retention**

- 
- Provide Designated Substance Survey (DSS).
- Reinforce portions of the to-be retained Heritage portions as prescribed by the engineer,
- Commence Demolition Activities – Abatement of any Designated Substances.
- Carry out general demolition of non-heritage portions
- Carry out special demolition adjacent to the to-be retained Heritage façade portions.
- Installation of overhead protection and hoarding on Bathurst and Richmond exposures and as required to facilitate the required works
- Installation of site office, temporary power stations and storage facilities,

##### **Sequence 3: Shoring and Excavation**

###### **Duration 3 months post completion of Demolition**

- Pile and Caisson installation
- Shoring to perimeter of property
- Vertical drilling at Bathurst and Richmond Streets

- Excavation, Lagging, Underpinning
- Installation of Tie- Backs, Rakers, whalers, etc
- Excavate the site in stages (coordinate with Shoring)

#### **Sequence 4: Below Grade Structure**

**Duration 5 months post completion of Shoring and Excavation**

- Delivery and installation of tower crane and concrete pump (exact location to be determined for best efficiency).
- Construction of below grade parking structure P3-Footings, Verticals & Slab-on-Grade.
- Followed by P2 and P1 – Walls, Columns, and Suspended Slabs

#### **Sequence 6: Above Grade Superstructure and Building Envelope**

**Duration 10 months post completion of Ground Floor Suspended Slab**

- Construction of above grade superstructure, Grnd FL to roof,
- Install exterior cladding, windows, roofing, etc.

#### **Sequence 7: Phase 2 Podium Towers & Finishes**

**Duration 12 months post completion of roof top structure and building envelope**

- Dismantle tower cranes
- Construction of interior finishes
- Partial Occupancies

#### **Sequence 8: Exterior Works**

**Duration- 4 months**

- Dismantle plywood hoarding and replace with temporary chain link fence
- Construction of exterior hard and soft landscaping, streetscape improvements, tree planting, etc.

### **4.2 Hoarding**

Hoarding will be constructed and maintained along the site boundaries to provide safety and security to the site and the surrounding neighbourhood. The proposed hoarding layout is illustrated in **Appendix A Construction Sequencing and Hoarding Plan and Traffic Management Plan**

Fencing, initially, and then plywood hoarding will be utilized to secure the site on Bathurst Street, Richmond Street and remainder of site boundaries. A gate will be installed on Bathurst Street to provide access to the site.



Public and worker safety are of the utmost importance. All hoardings will be designed and engineered and constructed to municipal standards and will be inspected on an ongoing basis to ensure safety standards are maintained.

Furthermore, in accordance with Toronto Forestry Division requirements, all City trees required to be protected shall be protected as specified and approved by Toronto Forestry.

Temporary Road Occupation Permit(s), both short term and long term, at various stages of construction will be secured for a portion of Bathurst Street in order to provide an adequate, secure, controlled, and safe-for-vehicles-and-pedestrians area for construction material deliveries (reinforcing steel and concrete

#### **4.3 Health and Safety**

The construction site shall meet or exceed all federal, provincial and municipal occupational health and safety legislative requirements governing work at the site. All trade contractors and subcontractors will be held accountable to maintain safe working conditions by the construction manager, Citi-Core Construction Management Ltd.

The construction manager will utilize covered walkways and/or mesh netting during the above grade structure sequence as a precaution to protect site staff, pedestrians and neighbouring properties from possible falling debris and damage.

The construction manager will also retain a safety consultant to monitor and advise on site safety. Safety manuals and logbooks will be found in the site office for reference.

Any future Covid-19 measures and policies and practices will be in full affect and adherence by all workers is mandatory.

#### **4.4 Site Security**

Security personnel will be employed to patrol the site during off hours, when deemed necessary.

During the latter stages of construction, security personnel will typically patrol the site from 6pm to 6am (as required). A log book will be stored on site which identifies the security personnel's activities during their watch.

### **5.0 OPERATING HOURS, NOISE AND VIBRATION CONTROL**

The intent of this section is to illustrate how Citi-Core Construction Management Ltd. intends to limit the negative impacts of noise and vibration during construction.

### **5.1 Construction Period, Hours of Operation and Noise Control**

Construction is expected to begin in March 2023 (subject to future development approvals and permissions) and be ready for first occupancy in December 2025. All on-site work is expected to occur Monday to Friday between the hours of 7:00 am and 7:00 pm. It is expected that finishing of concrete slabs will extend beyond 7:00pm, provided that the concrete pour commenced prior to 7:00pm and complies with City of Toronto regulations for working hours (**and or as mandated by the Province, as may be the case, during the Covid-19 emergency measures provisions**).

Weekend and/or holiday work may occur in order to maintain the schedule when required and will be undertaken between the hours of 9:00 am and 7:00 pm. The developer may also apply to the City to extend the working hours if necessary.

Best practices will be followed during the construction period. These practices include:

- Limiting working hours to periods outlined above.
- Providing notice to all on-site personnel of potential fines should noise by-laws be violated.
- Responding to any noise concerns from the City or surrounding community in a structured and prompt manner.
- General review of vibration impacts during construction as well as ongoing vibration monitoring will be continuously carried out by the appointed engineering teams

A specialized vibration consultant will be retained to collect, analyze and report the vibration monitoring data for review. The monitors will also be configured to provide automatic alerts if threshold levels are exceeded at which point the construction manager will assess the situation and surrounding area and proceed accordingly.

Noise complaints can be made in person to Citi-Core Construction Management Ltd. on-site personnel, at which point any noise issues will be addressed in a timely manner. Alternatively, noise complaints can be made directly to CITI-CORE Group's Office at (416) 860-1980 or our 24 hour emergency line which will be posted on the premises

### **5.2 Piling, Shoring and Excavation**

Piling and shoring will occur within the perimeter of the site, below grade, will have shoring along the property line. Tie-back agreements will be executed by the developer and the affected lands prior to tie-back drilling activities.

### **5.3 Crane Swing Guidelines**

The potential crane location is identified in **Appendix A Construction Tower Crane Plan**. Please note that the crane location shown is approximate and may vary as construction plans are finalized.

- If and as required- an agreement to swing a crane through the airspace above adjacent lands for the purpose of constructing the project is a temporary right subject to mutual agreement between parties. Based on the current crane methodology, there is the possibility that a non encroaching luffer crane can be utilized if required.
- Prior to the installation and operation of the crane, the developer will obtain all necessary approvals and/or permits relating to the installation and operation of the crane.
- The developer agrees to ensure that its trade contractors and subcontractors operate the crane in accordance with all laws, by-laws, rules and regulations prescribed by all governmental or other authorities having jurisdiction with respect to such matters and in accordance with prudent construction operating procedures.
- Crane heights will be in accordance with Transportation and Navigation Canada. It will be the Developer's responsibility to ensure all agreements are in place and secured with the City of Toronto and or any adjacent landowners if required.

## **6.0 DUST MANAGEMENT**

During construction, measures will be taken to limit the generation of dust on and adjacent to the construction site caused by work on site.

The dust management plan includes, but not necessarily limited to the following:

- Wetting of all soft and hard surfaces to limit air born dust resulting from the construction works as required
- Regular cleaning of road and sidewalks adjacent to the site and surrounding areas affected by construction activities and vehicular access into and out of the site.
- An on-site delivery zone will be designated for loading and unloading of materials. This area will have a gravel base and be maintained on an ongoing basis to prevent mud, dirt or dust being tracked out of the delivery zone and onto adjacent lands.
- All delivery vehicles leaving site shall be cleaned of all loose soil and/or debris prior to exiting the site.

In addition to the items listed above, the construction site will be monitored daily to ensure dust levels are kept to a minimum.



## **7.0 STORMWATER MANAGEMENT**

During construction, a dewatering firm and or site personnel will be appointed and measures will be taken to limit the amount of sediment deposited into nearby catch basins via storm water runoff by utilizing silt fencing to the perimeter of the construction site and/or inlet sediment control devices and or facilities. The on-site rainwater and ground water will be collected, contained and hauled off site to Ministry of the Environment approved facilities. Furthermore, a Hydrological Engineering Firm will be appointed in preparation for both short-term and long-term discharge monitoring and agreements.

## **8.0 WASTE AND MATERIAL MANAGEMENT**

The intent of the waste management and disposal approach is to dispose of clean fill at an appropriately licensed facility. Waste generated by construction activities will be disposed of into waste bins located on the construction site and removed on a regular basis. Demolition debris will be recycled wherever possible to reduce the amount of materials being sent to dump facilities.

## **9.0 TRAFFIC MANAGEMENT**

In addition to City of Toronto requirements, the construction team shall reduce, as much as possible, the potential impact to traffic to the adjacent roads & sidewalks during the construction period. Full-time traffic control signal persons will manage the site perimeter and staging and gate areas to ensure safe access and egress around the site for vehicles, trucks, and pedestrians alike.

At some stages during the construction period, off-duty police and/or traffic control personnel will be on site to direct traffic. This is expected to occur for specific deliveries only and the need for this will be kept to a minimum.

### ***9.1 Construction Vehicular Access***

Bathurst Street will be planned as the main access point for delivery to the construction site. When required, lane rental permits will be secured for loading and/or unloading of equipment or construction material deliveries.

During construction, certain activities will impact traffic on Richmond Street. Specifically, crane delivery, erection and dismantling. Traffic control during these operations will be supervised by paid duty police officers with the support of the Construction Manager's staff and construction labour company. See ***Appendix A – Construction Sequencing and Hoarding Plan and Traffic Management Plan***

### ***9.2 Pedestrian Traffic***

Maintaining pedestrian traffic on the sidewalks adjacent to the site are of high importance. Pedestrians will have full and protected access along Bathurst and Richmond Street's. Full time safety flagging will be provided during all stages of Construction on site.



**Appendix B – Construction Hoarding Plan and Traffic Management Plan** illustrates how the construction manager intends to manage pedestrian traffic using hoarding, overhead protection, and concrete barriers.

### **9.3 Site Staff, Trade Contractor, and Visitor Parking**

As with most downtown infill construction sites, parking on site will not be provided to site staff, trade contractors or visitors. All staff and visitors are encouraged to make use of public transit. Staff and visitors who are not able to utilize public transit can also choose to park in the surrounding parking lots in the area.

## **10.0 COMMUNICATION**

Communication will be handled by Mr. Tony Manocchio of Citi-Core. Mr. Manocchio will be responsible for communicating to the City and the property neighbours as well as ensuring compliance with the provisions of this construction management plan.

A Construction Management Working Group committee will be formed and include community members at the securement of a temporary road occupation permit which will be prepared for council consideration. This CMWG will reach out and organize meetings to keep all interested parties aware of progress on site and planned monthly activities.

## **Appendix A-**

**Preliminary Construction Tower Crane Plan**

## **Appendix B-**

**Preliminary Construction Hoarding, and Traffic Management Plan**

PROGRESS SET  
March 09, 2022

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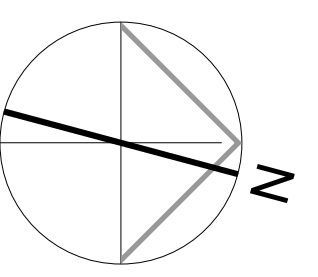
No.	Revision	Date

1	Zoning By-Law Amendment #1	April 29, 2021
No.:	Issued For:	Date:

Client  
**Originate Developments**  
152-164 Bathurst Street &  
623-627 Richmond Street, Toronto  
Proposed Residential Development

Drawing Title:  
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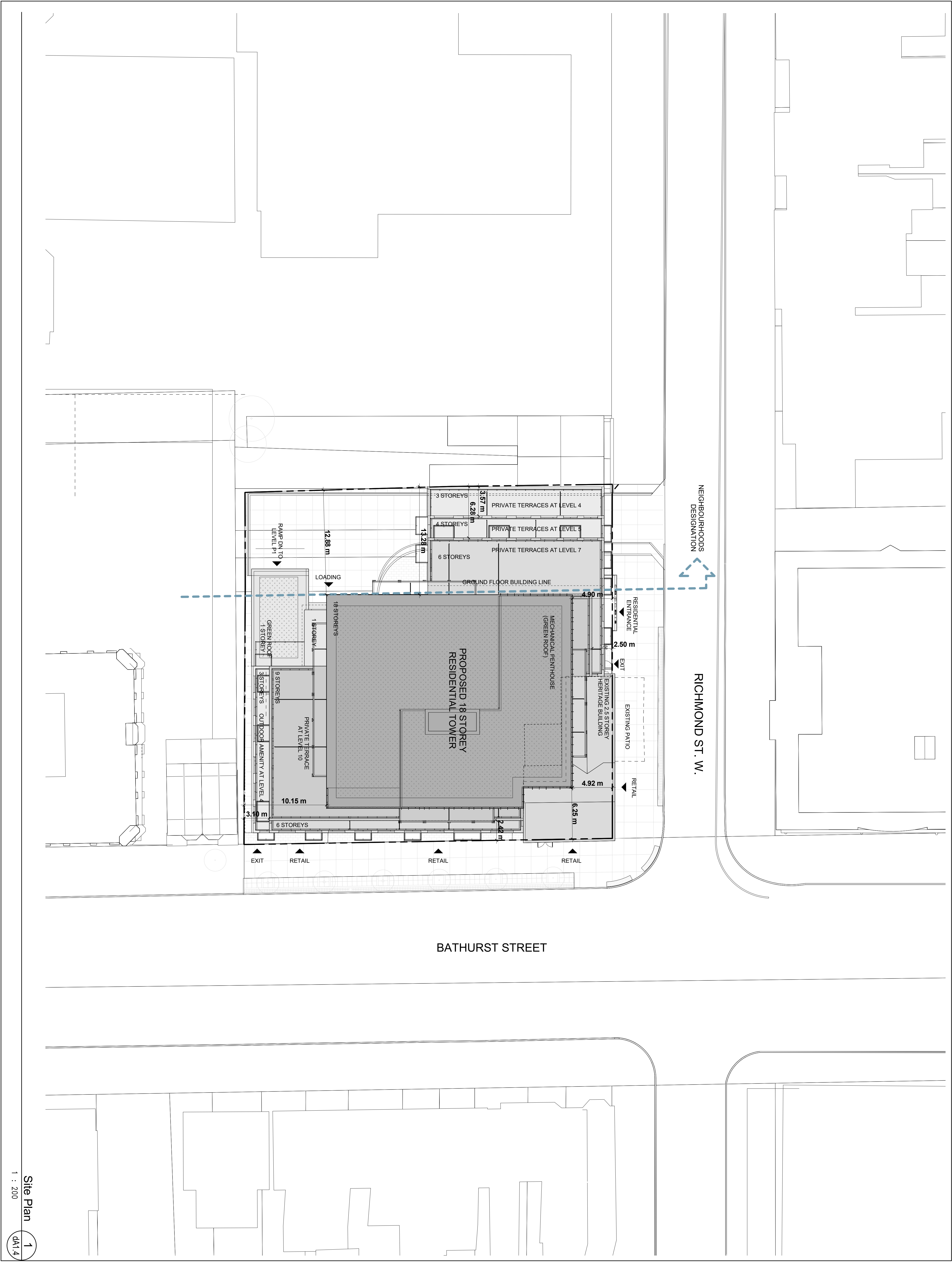
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Site Plan  
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March 09, 2022

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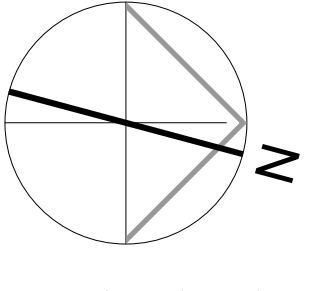
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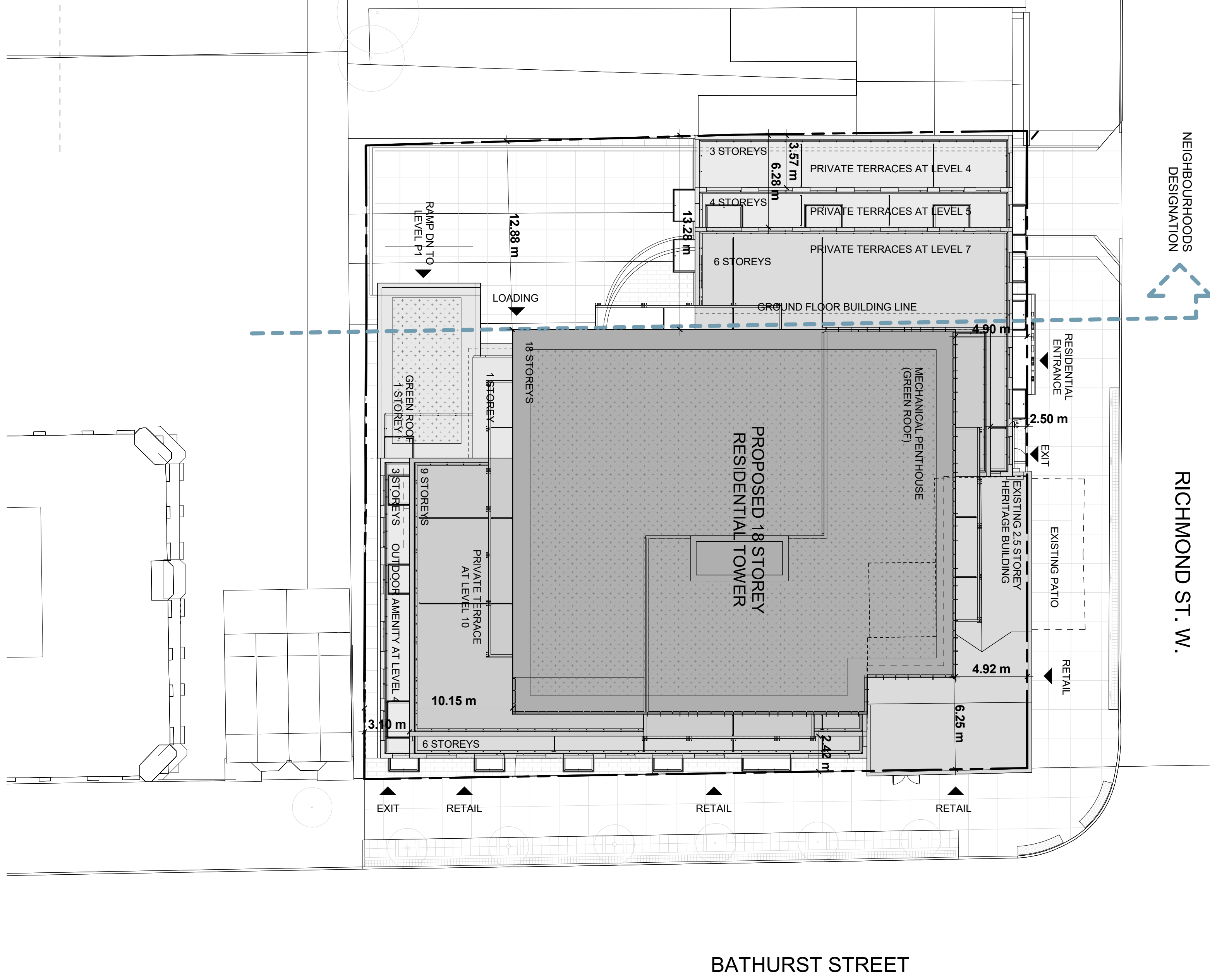
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**DA1.4**



BATHURST STREET

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