



Leslie & York Mills

Construction Mitigation Plan & Tenant and Neighbourhood Communication Strategy May 30, 2022



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1. Purpose of the Construction Management Plan

The Construction Mitigation Plan (“CMP”) addresses the construction of the project located at the northwest corner of Leslie & York Mills Road in the city of Toronto. The purpose of the CMP is to minimize negative traffic impacts, disturbance to existing residents, disturbance to neighbours, public safety hazards caused by construction. The scope of works covered by this CMP includes demolition, temporary parking construction, site services, excavation, shoring, underground and above ground structure up to roof, building façades and interior finishes.

2. Purpose of the Tenant and Neighbourhood Communication Strategy

The purpose of the Tenant and Neighbourhood Communication Strategy (“TNCS”) is to establish responsibilities, contacts, methods and timelines for the distribution of project information to our tenants and neighbours. Minimizing the negative impacts of construction requires effective communications and two-way dialogue.

3. Project Description

The Project includes the construction of a new (2) level underground parking garage, (4) townhouse blocks with 192 units and an amenity building with an indoor swimming pool.

Street Address:	740, 750 York Mills Road & 17 Farmstead Drive
Site Area:	31,279 m ²
Proposed Building Height:	14.00 m
Existing Residential GFA:	44,773 m ²
Existing Amenity GFA (to be retained):	544 m ²
Proposed Residential GFA (excluding required amenity):	20,047 m ²
Proposed Amenity GFA:	796 m ²
Total GFA (excluding required amenity):	64,341 m ²
Existing Residential Units	409
Proposed 1 Bedroom Units:	0 (0.0%)
Proposed 2 Bedroom Units:	160 (83%)
Proposed 3 Bedroom Units:	32 (17%)
Proposed Total Units:	192 (100%)
Total Units:	601
Proposed Underground Parking:	644
Proposed Surface Parking:	44
Proposed Total Parking:	688

4. Project Directory

Owner:	MLYM Rentals LP Inc.	
	Contact:	Jonathan Li
	Title:	Chief Operating Officer
	Address:	600-4101 Yonge Street, Toronto, ON, M2P 1N6
	Phone:	(416) 977-0777
	Email:	JLi@minto.com
Asset Manager:	Contact:	Ben Mullen
	Title:	Vice President, Asset Management
	Address:	200-180 Kent Street, Ottawa, ON, K1P 0B6
	Phone:	(613) 696-3308
	Email:	BMullen@minto.com
Property Manager:	Contact:	Michael Kidd
	Title:	Director of Residential Properties
	Address:	600-4101 Yonge Street, Toronto, ON, M2P 1N6
	Phone:	(416) 977-0777 ext. 3466
	Email:	MKidd@minto.com
Development Manager:	Contact:	Maun Demchenko
	Title:	Senior Development Manager
	Address:	600-4101 Yonge Street, Toronto, ON, M2P 1N6
	Phone:	(416) 268-1386
	Email:	MDemchenko@minto.com
Construction Manager:	Contact:	Frank Pagliuca
	Title:	Vice President, Construction
	Address:	600-4101 Yonge Street, Toronto, ON, M2P 1N6
	Phone:	(416) 977-0777
	Email:	FPagliuca@minto.com

5. Project Communication Guidelines

The intent of the communication guidelines is to ensure that issues, questions and emergencies are directed to the appropriate parties who can resolve them accurately and quickly.

The Project will erect an information board on a designated area of the construction site along both the York Mills, Leslie & Farmstead frontages. Information displayed on the board will include a website address which will be the primary interaction point for public inquiries regarding the Project. This information board will also display emergency contacts other relevant information regarding construction activities for this Project. The above information will be displayed in an easy to read

format and will be weather protected. Due to COVID-19 concerns, relevant information will be also distributed through email deployment via Adestra and even underdoor where necessary.

5.1 Communication with Existing Residents and Neighbours

A Tenant & Neighbourhood Liaison will be assigned to the project to act as the point of contact between the tenants, neighbours and the construction manager. They will meet directly with the community as required. Their objective will be to achieve harmonious implementation of the construction activities and to resolve any issues that may arise. In addition they will establish a communications plan with the following components:

- Routine contact: the Tenant & Neighbourhood Liaison will be able to answer and/or route questions related to construction activities during business hours using the email at LYMLiaison@minto.com or 416-444-0322.
- Routine updates: the Tenant & Neighbourhood Liaison will issue regular updates that will be emailed and placed on the website that advise of construction progress and upcoming service interruptions.
- Notice deadlines: the Tenant & Neighbourhood Liaison will provide at least one week's notice to affected tenants and residents when access to parking, sidewalks or existing amenities will be temporarily interrupted, affected or eliminated, and except in the case of an emergency to give at least (48) hours notice to affected tenants when water or electricity will be temporarily interrupted, affected or eliminated.
- Emergency contact: Members of the project team who are available in case of emergency. The contacts will be provided to city agencies including the Police Department, Fire Department and Public Works.
- After-hours contact procedures that provide instructions for the general public in case of an after-hours emergency at 1 866 996 4686.

6. Construction Schedule (see appendix for corresponding plans)

Milestone	Forecast Start	Forecast Finish	Phase
Tree Removal & Site Preparation	January 3, 2022	March 17, 2022	0
Temporary Parking Site Preparation	February 24, 2022	October 30, 2022	0
Reroute Existing Building Services	March 26, 2022	October 15, 2022	0
Site Servicing Connections	April 1, 2022	February 15, 2023	1
Demolish Existing Parking	May 9, 2022	September 23, 2022	1
Temporary Parking Erection*	October 31, 2022	December 6, 2022	1A to 1D
Excavation & Shoring	December 7, 2022	April 18, 2023	1A to 1D
U/G Parking Forming	March 7, 2023	March 5, 2024	1D
Parkland Dedication/ Mossgrove Park Civil Works	November 18, 2023	February 6, 2024	1E
Waterproofing & Backfilling	January 23, 2024	July 9, 2024	1F
Form & Pour Ground Floor Slab	May 14, 2024	August 14, 2024	1F
Townhouse Wood Framing	May 21, 2024	April 29, 2025**	1F +
Townhouse Finishes	August 6, 2024	July 29, 2025**	1F +
Municipal Sidewalk, Curb and Boulevard Work	August 6, 2024	July 29, 2025	1F +
Temporary Parking Removal*	January 11, 2024	October 27, 2024	1E
Softscaping around New Townhouses and POPS areas	August 6, 2024	December 24, 2025	See landscape plan below
Townhouse Occupancy	January 8, 2025	December 24, 2025**	See landscape plan below

* Temporary parking structures are permitted onsite for two years after receipt of permit.

** Townhouses to be occupied in Phases. Order is Block A2, then Block B1, then Block B2, ending with Block A1.

Please see the diagram plan below to fully show what the finished site will look like with all landscaping completed.

Diagram of Final Landscape Plan:



7. Construction Management Site Plan

The construction area will be enclosed by a combination of temporary fencing, covered hoarding and construction entrance gates. The main objective of the site plan is to ensure the safety of tenants and area residences and the security of the construction materials and equipment. The Construction Management Site Plan requires:

- Covered pedestrian walkway on Farmstead and Leslie
- Temporary fencing around the perimeter of the active construction area, as shown in Appendix A

- (2) access gates with mud mats, as shown in the Civil Erosion and Sediment Control plans prepared by Odan Detech
- (3) tower cranes, as shown in Appendix A
- (1) site office, as shown in Appendix A
- Access through site maintained at all times

8. Temporary Parking Plan for Existing Residents

The replacement of the existing parking garages and carports requires the erection of (2) temporary parking structures. The parking structures are a prefabricated structure by Canam. A minimum of 397 temporary parking spaces will be provided at all times.

The relocation of the existing residents parking will be organized by the Tenant & Neighbourhood Liaison. A minimum of one week's notice will be given to residents before they are required to park in the temporary parking structures.

Please refer to the following appendices for the Temporary Parking Plan;

- Appendix A – Construction Sequencing Plans

9. Construction Traffic Management Plan

The control of construction traffic is required to minimize negative impact on the area residents and to ensure efficient delivery of labour and materials to the construction site. The plan will be created to avoid the closure of any lanes on Farmstead, Leslie and York Mills. The plan will also been created to ensure the ongoing operation of the (3) existing buildings. Garage removal, resident moves, school bus pick-up's and drop off's will be maintained and all construction activity will be organized so as not to interrupt these operations. No construction staging or idling will be permitted along Farmstead, Leslie Street, or York Mills.

9.1 Construction Trailer, Material Storage and Waste Management

The construction site offices will be located within the existing 17 Farmstead residential building. Material storage and waste management containers will be within the boundaries set by the temporary fencing and hoarding. Trades will move their equipment and supplies to dedicated storage areas within the building once lower levels are constructed.

9.2 Nature of Construction Traffic

Description	Frequency	Timing	Method of Delivery
General Deliveries			
Construction Garbage Bins	Weekly		Tractor Unit
Site Washroom Maintenance	Weekly		Van – Mounted Pump
Tools & Office Supplies	Daily		Van
Document Couriers	Daily		Car
M&E Supplies	Daily		Straight Truck
Excavation Phase			
Mass Excavation	80 trips/day		Tri-axes dump truck
Backfill	40 trips/day		Tri-axes dump truck
Concrete Work Phase			
Formwork	2 loads/week		Tractor Trailer
Concrete Accessories	2 loads/week		Straight Truck
Concrete Trucks	30 loads/day		Concrete Truck
Reinforcing Steel Trucks	4 loads/week		Tractor Trailer
Building Enclosure Phase			
Architectural Precast Concrete	5 loads/week		Straight Truck
Windows	2 loads/week		Straight Truck
Railings	2 loads/week		Straight Truck
Roofing	2 loads/week		Straight Truck
Interior Finishing Phase			
Interior Masonry	2 loads/week		Straight Truck
Drywall	2 loads/week		Straight Truck
Finishes	20 loads/week		Straight Truck

9.2 Police Details

Police details will be presented in the following situations:

- Queuing of trucks
- Delivery of materials and equipment that will impede traffic flow
- Work is required in public streets
- Building crane erection and dismantle

9.3 Construction Access & Parking

Depending on the stage/activity of construction, there will be approximately 5 to 200 construction personnel on site at a time. Trades are encouraged to use public transportation and/or use the high occupancy vehicle (HOV) lanes through carpooling. Along with numerous local bus stops within walking distance. In order to reduce disturbances to neighbouring residents and the public, the CM will direct workers not to park on the streets or resident/visitor parking. No construction staging or idling will be permitted along Farmstead, Leslie Street or York Mills.

9.4 Pedestrian Accessibility

Pedestrian accessibility is vital in order to keep the site running efficiently. Temporary fencing along the perimeter of the site will assist in preventing pedestrians from entering the site. The temporary fencing will encompass the entire construction area. The section of the crane swing above any public sidewalk will be accounted for by the addition of a covered walkway system with plywood hoarding. The covered walkway system will also have lighting fixtures throughout its coverage to allow pedestrians to access it during the night and/or low visibility situations. There will also be message boards, directional signs, traffic signs, safety signs and temporary lighting around the perimeter of the site to help inform/redirect pedestrians in a safe manner.

9.5 Street Closure Management

Any street closures will be done in compliance with and to the satisfaction of the City of Toronto. Every effort will be made to reduce the number of any street closures to avoid disruption to regular street traffic but intermittent closures may occur. Wherever possible, as much advance notice as possible will be provided.

10. Construction Safety and Security

Construction safety is the No. 1 priority on the site. Full time on-site supervision and safety management will be provided by the CM. After-hours security will be provided by remotely monitored CCTV system, alarm systems and warning signs which will help deter public access, theft and damage.

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

All vendors and visitors will not be allowed on site unescorted and must sign in and out at the CM’s site office. Gates will be provided 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 Board.

10.1 On-Site Safety Orientation and Documents

All employees and trade contractors that will work onsite will be required to complete the on-site safety orientation session. Additionally, all Contractors must submit their Registration Form 1000, WSIB Clearance Certificate and safety policies/procedures prior to working on the site. A copy of their safety program will be kept on site. 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 which acknowledges his or her participation. A Joint Health and Safety Committee (JHSC) will be created pursuant to OHS regulation and have regular meetings with a representative of the CM. The CM's safety representative will also periodically conduct his/her own internal safety audit.

10.2 Fire and Emergency Access

The Fire Department and emergency vehicles will access the site through the Farmstead entrances and the York Mills entrance driveway. The gates into the construction area will remain open during construction hours. Temporary fire standpipes will be provided when appropriate which will be based on the stages of construction.

10.3 Hours of Construction

The Project will undertake construction activities between the hours of 7:00am to 7:00pm Monday to Friday and rarely between 9:00am to 7:00pm on Saturdays in accordance with the City of Toronto By-Laws. Start-up and warm-up of equipment will not commence until after 7:00am. Please note typically most work will occur Monday to Friday unless absolutely necessary. If it is deemed necessary to undertake construction activities outside of the above hours, the CM will coordinate and obtain the required approvals from the City of Toronto.

10.4 Temporary Power

Construction power is to be provided from one source, but is subject to available capacity. The installation of the temporary construction power supply shall commence as early as possible to minimize the need for generators.

10.5 Precautions during Demolition and Concrete Placing

Precautions during demolition will be carried out by using conventional means with standard equipment and procedures suited for demolition work. Debris/demolished material will be removed from site as efficiently as possible to avoid stockpiling. Precautions in regards to material storage/placing must also be taken when the building becomes erect. Any loose debris/material must either be disposed of or strapped down to avoid potential problems produced by high winds.

11. Construction Methodologies

11.1 Tree Removal & Demolition

The demolition of the existing buildings/structures will commence the site preparation for excavation. The demolished materials will be separated into different stockpiles according to type of materials which will help facilitate the waste diversion process. The excavator will then load the trucks for removal of the separated materials to their designated sites.

Prior to the commencement of any demolition works a number of key demolition implementation works are required to be carried out to ensure safety and continuity of the process. They are as follows:

- Permit Application to City of Toronto for the erection of hoardings.
- Permit Application to the City of Toronto for demolition which includes engineer review of deconstruction plan.
- Erection of hoardings around the Project including directional signage.
- Fix notices for Project contact details, hours of work and safety signage.
- Overhead protection, where applicable.
- Disconnect of services: water, storm water, hydro, gas, sanitary, and any communications.
- Identify and protect services that are to remain.
- Protect trees that are to remain in accordance with City of Toronto Protection policy and/or an arborist's report.
- Establish truck cleaning facilities via mud mat and hose, where possible. Truck tires are to be washed before leaving site to eliminate mud/dirt and debris from roadway.
- Designated substance removal within the buildings.
- Removal of any free standing or fall away material (glass, signs, etc.).
- Establishment any sedimentation and environmental controls to the site and surrounding storm water systems.

11.2 Excavation & Shoring

Excavation and shoring is required for the construction of the (2) level parking garage. The shoring has been designed by a professional engineer and will be review and approved by the City of Toronto. The excavation and shoring activities will be monitored to ensure that the existing buildings will not be compromised or damaged by the operation. No construction staging or idling will be permitted along Farmstead, Leslie Street or York Mills. Important excavation activities which will be undertaken as part of the works are as follows:

- Dust & mud control by using hoses and water trucks to wash truck tires before leaving site to eliminate mud/dirt and debris from roadway.
- Mud Mat at the vehicle exits.
- Tarpaulins over truck trailers.
- Street sweeping when required to control any dust, mud and/or debris use of a flusher and sweeper in tandem to eliminate dust when washing roads.
- Flagmen for traffic management for trucks entering and leaving the site.
- Establishment of sedimentation and environmental controls to the site and surrounding storm water systems.

On completion of the bulk excavation and concurrent with the detailed excavation, it is anticipated that tower crane footings shall be prepared.

11.3 Construction of Structure

The parking garage will be constructed with concrete and rebar material and undertaken with conventional formwork systems. Concrete shall be placed using a combination of the building crane, concrete buckets and concrete pumps. The concrete truck delivery will enter from Farmstead and York Mills Road, depending on the section of the building.

The townhouse units will rise above the ground plane by 14.0m and will consist of a 3 storeys. The townhouse units will be typical wood framed construction.

11.4 Tower Crane Operation

Tower cranes will be used for the erection of the parking garage. The tower cranes will be erected upon completion of the bulk excavation. The crane base footing shall be engineered and constructed with reinforced concrete complete with cast-in anchor base in conjunction with the grade beams. The tower crane shall be erected using a mobile crane.

Tower Cranes will operate during construction hours and will occasionally have extended hours depending on material delivery schedule.

11.5 Interior & Exterior Finishing

Interior finishing of the building will commence after installation of the exterior facade and the windows are complete. Exterior finishing, grounds landscaping will be done in the latter stages of construction.

11.6 Occupancy

Occupancy will begin after the completion of interior finishes, installation of elevators, mechanical systems and city inspections have been completed.

12. Noise, Dust and Vibration Control

Noise, dust and vibration complaints are not foreign to construction sites and these complaints usually arise when there are disturbances to the people's activities and personal comfort. Misunderstandings and lack of knowledge of site activities and their timing/duration are also important factors that contribute towards these complaints. The CM will ensure that the best efforts are taken to minimize/control these disturbances and provide sufficient information to the public about site related processes.

12.1 Noise Control

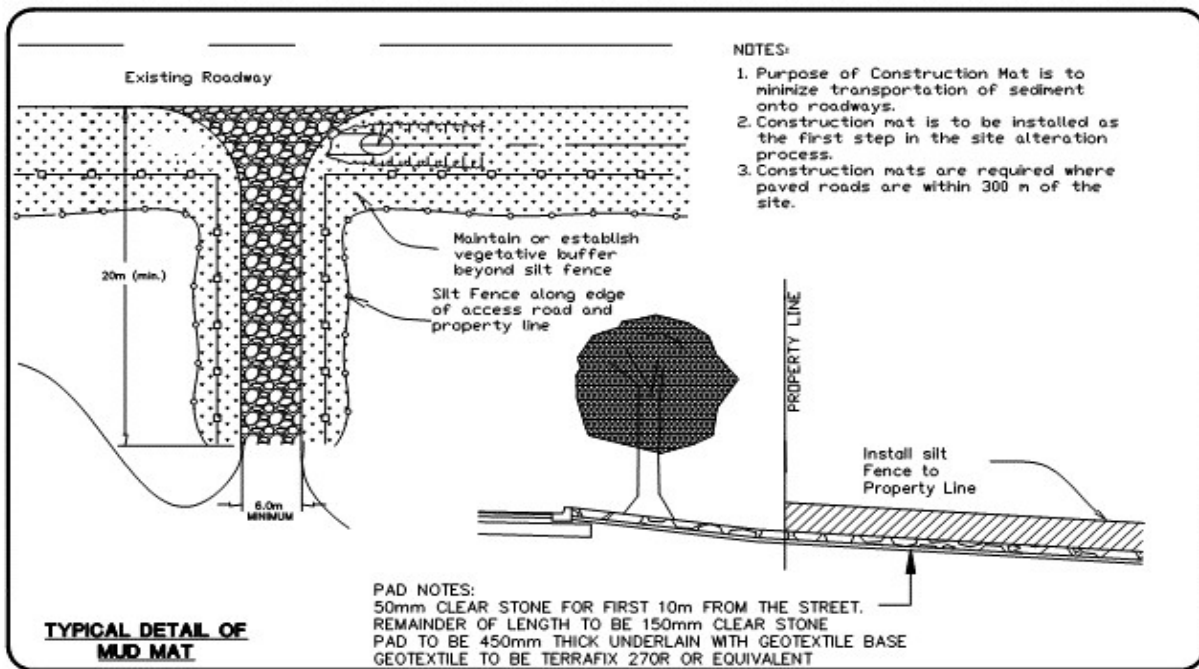
Construction noise impacts are related to the intensity of the noise sources and their distance from sensitive receptors. All construction activity on the site shall be conducted in compliance with City of Toronto By-Laws. The following noise management practices will be employed by the CM to help prevent excessive noise impacts:

- Work will comply with noise by-laws.
- The use of truck and equipment mufflers, including periodic inspections to ensure proper operation.
- Low-pitch back-up alarms.
- Limited truck or equipment idling.
- Provide power grid temporary electric to minimize use of onsite generators.
- Smooth surfaces (except for the mud mat) on construction site and public ways to minimize unnecessary noise from potholes or irregularities.
- Identify in advance activities that may generate unavoidable excessive noise and use all reasonable efforts to minimize noise emission levels.

12.2 Dust & Mud Control

The tracking of mud, dirt, debris and stone onto the municipal R.O.W. is strictly prohibited and trackings off-site shall be cleaned immediately. In order to prevent this problem, mud mats will be installed at the main entrances of the site. The location and size of the mud mats can be seen on the "Erosion and Sediment Control Plan" prepared by the Odan/Detech Group. Designated truck loading points will further decrease the chance of trucks tracking mud and demolition debris off-site. Trucks will also be cleaned prior to leaving the site including the washing of tires and sweeping/washing of exteriors by a designated labourer when required. A flusher and sweeper will be used in tandem to eliminate dust when washing roads.

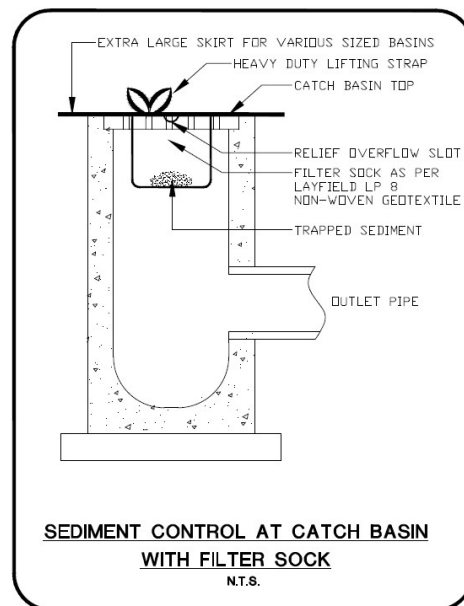
Diagram of mud mats to be installed at the gates:



Along with the tracking of debris and mud by site vehicles, another major concern is dust. In order to maintain/monitor air quality, the CM may implement a Construction Air Quality/Dust Control program. The following management practices will be implemented as needed in order to control and contain the dust produced on site:

- Monitoring of dust/dust control within the active work areas.
- Silt fencing shall be used to prevent silt/dust from entering catch basins or from migrating onto adjacent properties or streets.
- Existing or new catch basins shall be inspected/cleaned regularly and protected from sediment as indicated in the diagram below.
- Frequent wetting of surfaces throughout the site with the use of calcium chloride, water spray or equivalent methods to suppress loose dust and prevent it from carrying over to off-site areas during any building demolitions and excavation processes, including wash truck tires before leaving site to eliminate mud/dirt and debris from roadway.
- A street sweeping/flushing procedure will be developed to keep roadways that will remain open to the public clean from excessive dirt build-up, including using a flusher and sweeper in tandem to eliminate dust when washing roads.
- Windscreens atop construction fences of durable mesh material or other effective material shall be used along areas bordering adjacent properties or public streets and sidewalks.
- Minimize the free drop height of excavated or aggregate material during earthwork operations such as that with a front-end loader, clamshell bucket or backhoe.
- Ensuring the proper secure of tarp covers on truck cargos during transport of earth or debris.

Diagram of Sediment Trap for Catch Basin:



12.3 Vibration Control

A consultant engineering firm will be engaged to monitor vibration at regular intervals throughout demolition, shoring and excavation stages and/or during other occasions where heavy vibrations may be expected.

13. Waste Management

The CM will ensure that the site is free of accumulated waste materials through waste recycling programs. These programs will help ensure the diversion of at least 80% of waste material. The disposal of waste produced on site will be performed by a licensed waste hauler who will also provide monthly waste divergence reports/audits. These reports will be maintained by the Project office and will assist in ensuring that the minimum percent of waste diverted is met. A waste management plan will be implemented with all workers required to follow it. This plan includes:

- Order the correct quantities of materials.
- Prefabricate materials where possible.
- Reuse formwork, where possible.
- Use modular construction and basic designs to reduce the need for cut-offs.
- Co-ordinate and sequence trades people to minimize waste.
- Minimize and/or reuse packaging of materials brought to site.

13.1 Excavated & Demolished Material Disposal/Removal

The demolition of the existing garages is being performed under a separate demolition permit. The CM will develop a plan for demolition debris to be disposed to the Ministry of Environment standards. Measures to improve the minimization of demolition waste include:

- Selections of reputable waste removal contractors with sorting facilities who will ensure that appropriate material are recycled; fully documented.
- Earth excavated from the demolition site will be used for infill and landscaping where feasible, the remainder of clean fill would be sent to be reused at an alternate fill site. Contaminated soil would be addressed per MOE requirements.
- Concrete components from existing structures will be, if possible, crushed and reused on site, the remainder would be sent to a recycling facility.
- Fuel and oil storage from demolition machinery would be secured and managed responsibly within compound sites during works, and removed upon completion of works.

13.2 Concrete Waste

Excess concrete produced from the pours will be located to a specific area on site. The excess concrete will then readily be available for retrieval and removal. The designated waste hauler will be responsible to dispose of the concrete to an approved landfill.

13.3 Rodent Control

Colonizing or displaced rodents can produce many problems for construction workers and neighbouring residents. The CM will implement rodent control measures which may include the following:

- Training sessions which will provide construction personnel with information on how they can minimize rodent attraction to the site.
- Use heavy-duty refuse containers with fitting lids.
- Maintain construction and staging areas free of trash and garbage. Provide and enforce proper use of refuse containers to ensure that rodents and other pests are not harboured or attracted.
- Designate specific locations as lunch and coffee break areas to prevent random disposal of garbage and trash. Keep those areas free of litter and garbage, and provide refuse containers.

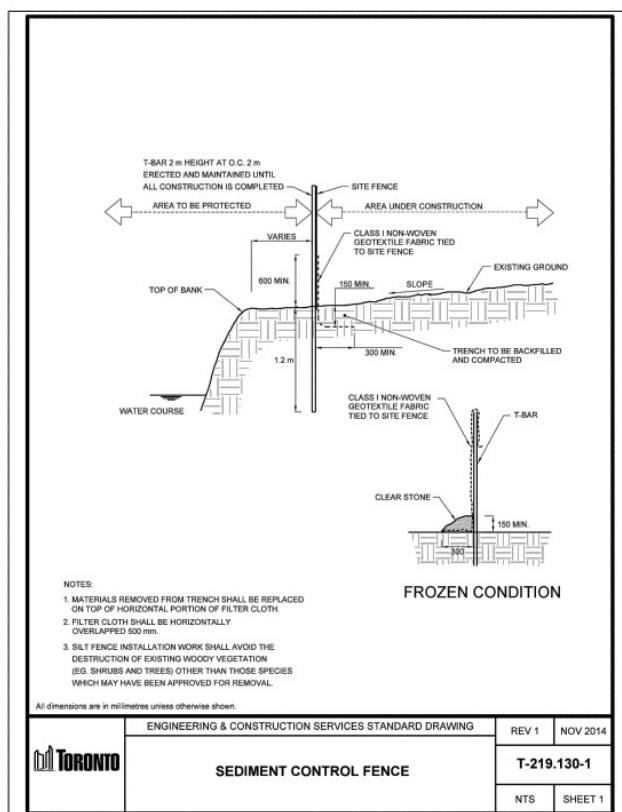
14. Environmental Management

14.1 Erosion & Sediment Control

The following erosion and sediment control measures are in accordance with TRCA and City of Toronto Guidelines for Urban Construction.

- All hoarding and sediment controls are to be erected prior to the commencement of any earth work operations. Geotextile will be installed on the hoarding only as directed by the geotechnical engineer. It is proposed to grade the site edges towards the excavation to ensure containment of surface runoff.
- Silt control fences (refer to following diagram) will be installed throughout the perimeter of the site (please see Erosion and Sediment Control Plans prepared by Odan/Detech Group for locations). The fences will prevent storm water runoff from collecting sediment and transferring it outside of the site.

Diagram of Silt/Sediment Control Fence as Per City of Toronto Standards:



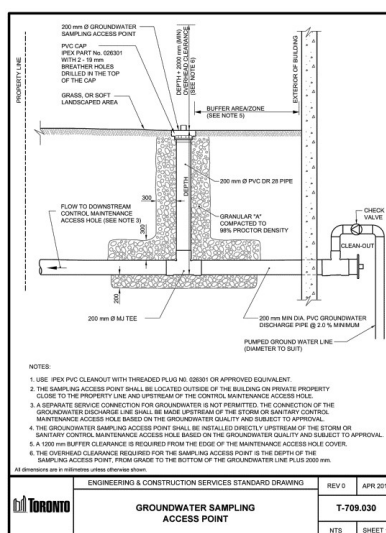
- Storm water runoff within the site will be managed by the proposed catch basins, storm water manholes and a series of swales (check Erosion and Sediment Control Plan prepared by Odan/Detech Group for locations). The catch basins will also be using sediment protection barriers as shown in the catch basin diagram provided in the Dust and Mud Control section. Sediment protection barriers are to be maintained on a regular basis and to the satisfaction of the City of Toronto.

- Hoarding will assist in the prevention of dust migration but it is the responsibility of the CM to ensure that appropriate measures be taken to control dust at the source, such as the use of wetting techniques.
- If site construction activities are interrupted and/or inactivity exceeds 30 days, all stripped and/or bare soil areas are to be stabilized by sodding/seeding/mulching or other approved method, to the satisfaction of the City of Toronto.
- All erosion and sediment controls are to be regularly inspected and maintained, as required, to the satisfaction of City of Toronto.
- During all construction phases, dust and mud tracking control consisting of flushing and sweeping roads, is to be provided for all roads by the Owner and/or CM as warranted to the satisfaction of City of Toronto. Trucks will be cleaned of mud as necessary prior to leaving the site.

14.2 Water Quality Control

Construction dewatering will be used when necessary throughout the construction process. The water will be discharged into the existing 300mm diameter municipal sanitary sewer in Farmstead Road on a temporary and permanent basis. A groundwater meter and sampling port will be provided upstream in accordance with City of Toronto standards.

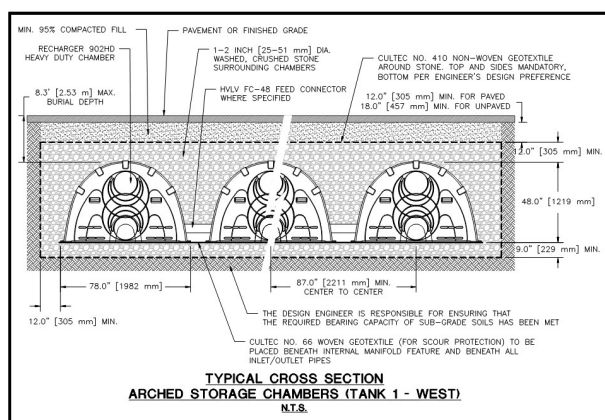
Diagram of Groundwater Sampling Access Point:



Toronto Water has approved both the short term and long term dewatering permit applications for this site. In order to control the post-development flows to Farmstead Road to the allowable flow rate, on-site storage will be required. Two SWM tanks are proposed to provide the storage needs for the site and control storm runoff rates to the allowable flows. In addition Imbrium's Jellyfish Filter system will be used to meet the City's 80% Total Suspended Solids removal target

under the Tarp Tier II Testing protocols used by the NJCAT assessment and certification program. Please see the Storm Water Report prepared by Odan Detech for further details.

Diagram of Typical Cross section of Storage Chambers:



14.3 Tree Protection

All street trees that are not approved for removal shall be protected at all times during construction. All trees on the Project that are not approved for removal will be protected in accordance with City of Toronto By-Laws and the Arborist's report. Please see the Landscape Drawings prepared by Ferris for further details.

15. Emergency Preparedness Plan

The Emergency Preparedness Plan is designed to help maintain control in situations where there is a threat towards the safety of the workers and/or the general public whether it is within the construction site, an adjacent site or within a specific area. This plan will identify means of identifying and reporting an emergency along with alerting, contacting, and evacuating workers and public in an emergency situation. This plan will be presented to workers during site orientation (mandatory for all workers). This plan also provides the framework for the pre-planning of a task specific rescue plan, damage mitigation, identification of the cause of an incident and taking corrective action. During the site orientation all workers will be instructed to call 911 in the event of an emergency and alert the Minto Site Superintendent as soon as possible to allow consideration for site evacuation.

The Emergency Preparedness Plan corresponds to specific stages in the construction process so it is subject to change throughout the duration of the Project. Changes to the EPP will be made and provided by the Joint Health and Safety Committee established for the site. By providing workers with the plan in advance and ensuring that the plan is reviewed and understood, Minto can reduce/mitigate danger towards workers, the public and neighboring infrastructure.

15.1 Prevention & Plan Testing/Review

Prevention through pre-planning is the single largest factor to avoiding or mitigating injury or damage resulting from an incident on site. The creation of a job specific Job Hazard Analysis (“JHA”) for activities of high risk of injury or damage is enforced through the Joint Health and Safety Committee on site. Each JHA can identify hazards or potential causes of incidents in each step of the operation, provide a rating system for the severity of the risk, and identify solutions to eliminate or control these hazards. Areas where a JHA are recommended are during:

- Equipment start-up
- Working on live equipment
- Hoisting large equipment
- Working at heights
- Working near live utilities
- Demolition

15.2 Working near a Utility

Prior to any underground work, contractors will take out independent utility locates for all utilities in the area and have them renewed every 30 days. The project team will coordinate the removal, relocation, disconnection, capping of any services that are found to be within the Project’s property line boundaries in preparation for construction activities. Minto will vacuum excavate any utilities that are shown on the utility locates to fall outside the Property line OR utilities that fall within one meter from any shoring drilling operations. This process of “daylighting” any nearby utility service will confirm the service location with the utility locates and allow the utility to be surveyed to confirm no conflicts exist between the Project structure or its incoming utility services. Should the utility service run parallel to the Project and fall within one meter, the daylighting process will be done along several points along the service to ensure the utility does not “jog” any closer to the Project.

Due to the proximity of Communication, Hydro, Gas, Water and Sanitary utilities, additional precautions and an Emergency Preparedness Plan is required prior to commencing the work. The Emergency Preparedness Plan will vary as each utility will pose its unique constraints and risks therefore can be created through a job specific Job Hazard Analysis.

All excavation/ underground drilling workers working near a utility will be required to have completed or be aware of the Job Hazard Analysis requirements for each utility. The work will be closely monitored by Minto. The Minto Site Superintendent will be informed of contact information to each utility as well as be prepared to contact 911 for any emergencies.