

55 Dunlop Street West Barrie, Ontario

Construction Management Plan



Prepared by: Caliber Structures Limited

For: Barrie Waterfront Developments Holdings Inc.

Date: April 24, 2020

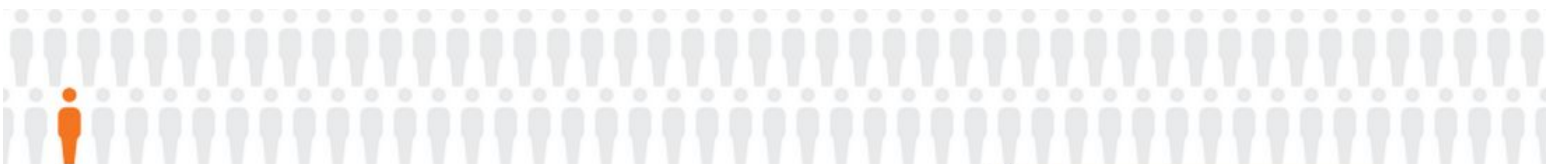


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1.0 INTRODUCTION

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
- Stormwater management
- Waste and material management
- Traffic management
- Communication

2.0 PROJECT DESCRIPTION

The project located 55 Dunlop Street West in Barrie, is a mixed use condominium development by Barrie Waterfront Developments Holdings Inc. located at 107 – 8 Dovercourt Toronto, Ontario M6J 0B6.

The project consists of two high-rise residential condominium towers with thirty three storeys above grade with 562 units. Incorporating a six storey podium with commercial and residential space also containing 543 parking stalls.



3.0 CONTACTS AND RESPONSIBILITIES

The following list summarizes the project's key contacts.

Developer	Barrie Waterfront Development Holdings Inc.	Gary Silverberg gary@silverbergrealestate.com Matt Silverberg Mattsilverberg1@gmail.com
Construction Manager	Caliber Structures Limited	Ken Warkentin ken@caliberstructures.com Brendan Conway brendan@caliberstructures.com
Architect	Scott Schields Architects	Andrew Shields ashields@scottarch.ca
	Oleson Worland Architect	David Oleson owa@interlog.com
Structural Engineer	Jablonsky	Craig SLama cslama@astint.on.ca
Mechanical	Reinbold Engineering Group	Jason Edey bc@mvshore.com
Electrical Engineer	Nemetz (S/A) & Associates	John Bayers johnb@nemetz.com
Shoring/Caisson Engineer	TBD	TBD
Shoring/Caisson Monitoring	TBD	TBD
Civil Engineer/ Traffic Control Consultant	Tatham Engineering	Bryan F. Stanton bstanton@tathameng.com
Landscape Architect/Arborist	Envision-Tatham Inc.	Alison Bond abond@envision-tatham.com



4.0 PUBLIC SAFETY AND SITE SECURITY

4.1 Construction Staging

The construction of the Project can be broken down into two major stage/phases. Each stage is illustrated in **Appendix A – Construction Staging/Phasing**.

*Note: Staging and descriptions noted below and illustrated in Appendix A may be subject to adjustment

STAGE	DESCRIPTION OF WORK	PHASE 1	PHASE 2
1(a)	Demolition	✓	Inc. in Ph.1
	Site Clearing	✓	Inc. in Ph.1
1(b)	Shoring & Foundations	✓	✓
	Excavation	✓	✓
	Dewatering	✓	✓
	Substructure	✓	✓
	Superstructure (up to and including 7th floor slab):		
	- Podium	✓	✓
	- West Tower	✓	-
	- East Tower	-	✓
2	Superstructure (7th floor and above):		
	- Podium	-	-
	- West Tower	✓	-
	- East Tower	-	✓
	Cladding:		
	- Podium	✓	✓
	- West Tower	✓	-
	- East Tower	-	✓
	Finishes:		
	- Podium	✓	✓
	- West Tower	✓	-
	- East Tower	-	✓
	Landscape at grade	✓	✓
	Landscape on structure	✓	✓

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 Staging/Phasing**.



Public and worker safety are of the upmost importance. All hoarding will be constructed to Municipal Standards and will be inspected on an ongoing basis to ensure safety standards are maintained.

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, Caliber Structures Limited.

The construction manager may utilize covered walkways and/or mesh netting during the demolition and above grade structure stage 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 (Smart Safety Solutions) to monitor and advise on site safety. Safety manuals and logbooks can be found in the site trailer for reference.

4.4 Site Security

Cameras will be used on site as a means of security. A security company may be engaged to visit/patrol the site after hours when deemed necessary by the Owner. When the suite finishes start, security personnel may patrol the site, typically between 6 pm and 6 am, but this will be amended as required.

5.0 OPERATING HOURS, NOISE AND VIBRATION CONTROL

The intent of this section is to illustrate how Caliber Structures Limited 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 2021 and be ready for first occupancy in 2023. 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 7:00 pm, provided that the concrete pour commenced prior to 7:00 pm and complies with City of Barrie regulations for working hours. 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 of Barrie 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



- Advising all site personnel of the working hours, to be good neighbours and the potential of fines should noise by-laws be violated.
- Responding to any noise concerns from the City or surrounding community in a structured and prompt manner.
- An engineer will be retained to provide a general review of vibration impacts during construction.

Noise complaints can be made in person to Caliber Structures on-site personnel, at which point any noise issues will be addressed in a timely manner. Alternatively, noise complaints can be made directly to Barrie Waterfront Developments Holdings Inc.

5.2 Piling, Shoring and Excavation

Piling and shoring are expected to start in 2021. The sites, below grade, will likely utilize some minor shoring and caisson foundations. Required agreements will be executed by the developer and the affected neighbours prior to site activities. Excavation will follow a Containment Management Strategy plan.

5.3 Crane Swing Guidelines

Two potential crane(s) locations have been identified in **Appendix A – Construction Staging/Phasing**. Please note that the crane locations shown are approximate and may vary as construction plans are finalized.

If required the Owner will enter into Crane Swing Agreements with the adjacent lands owner(s)

The following crane swing guidelines will apply:

- A licence 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
- 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 shall provide to the adjacent land's owners copies of all such approvals and/or permits on request
- The developer's intent is to limit the reach for temporary crane swing rights over adjacent lands subject to final crane design
- 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.

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 all sides of the site (Dunlop Street West, Mary Street, Maple Avenue and the Bus Station Laneway.)
- 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.
- Facilities to be provided for cleaning of concrete truck chutes. No fouled water used for truck cleaning will be discharged onto municipal property.

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, measures will be taken to limit the amount of sediment deposited into nearby catch basins via stormwater runoff by utilizing silt fencing to the perimeter of the construction site and/or inlet sediment control devices; catch basin siltation devices to be inspected regularly and repaired / replaced as required.

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. 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 Barrie requirements, the construction team shall reduce, as much as possible, the potential impact to traffic to the adjacent roads and sidewalks during the construction period.

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*

The Site Entrances will be off Mary Street, Maple Avenue and the Bus Station Laneway. 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. Specifically, crane delivery and erection; equipment deliveries; some material lifts; and the post-construction crane dismantling and removal will require traffic control measures that may be supervised by paid-duty police officers with the support of the Construction Manager's staff and construction labour with traffic control training.

See *Traffic Management Report (To Follow) – refer to Appendix D*

9.2 *Pedestrian Traffic*

Dunlop Street West

Maintaining pedestrian traffic on the sidewalks at the North side of the site are of high importance. It is expected that pedestrian traffic on Dunlop Street West will only be impacted during certain specific construction activities, such as the demolition crane delivery, grading and landscaping. The existing sidewalk on Dunlop Street West will be maintained.

Mary Street and Maple Avenue

The sidewalk to the West of the site is not as high a priority as Dunlop Street West. For the project it is expected that the Mary Street sidewalk, boulevard will be closed to pedestrian and bike traffic during Phase 1 and Maple Avenue during Phase 2.

Bus Station Laneway

Maintaining bus traffic on the bus station laneway to the south of the site is a high priority.

Appendix A – Construction Staging/Phasing illustrates how the construction manager intends to maintain/manage pedestrian traffic using hoarding, overhead protection and concrete barriers.



9.3 Site Staff, Trade Contractor and Visitor Parking

Parking on site will be provided to site staff, trade contractor foreman and visitors in areas as designated by Caliber Structures Limited to the extent that the site allows. All staff, trades and visitors are encouraged to car pool, where possible. If the site is at capacity for parked vehicles, or if for any other reason Caliber Structures Limited decides to stop trades from parking on site, trades will be responsible to park their vehicles in a lawful manner and absorb any associated costs.

10.0 COMMUNICATION

Communication will be handled by Gary Silverberg at Barrie Waterfront Developments Holdings Inc. Gary 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 newsletter will be issued weekly by Caliber Structures Limited to keep all interested parties aware of progress on site and planned weekly activities. See **Appendix F – Sample Weekly Look Ahead**



Appendix A

Construction Stages and Phasing

DRAFT



OVERALL SITE PLAN

Notes:

- Building site to utilize perimeter fencing and hoarding (see Site Plans for details).
- The Construction Site Office will be inside the building site hoarding (east side)
- The building site will be bounded by:
 - Dunlop Street West sidewalk to the North
 - Mary Street to the West (the building site will incorporate the Mary Street boulevard and sidewalk – Phase 1)
 - Maple Avenue to the east (the building site will incorporate the Maple Avenue boulevard and sidewalk – Phase 2)
 - The bus station laneway the South will be maintained.
- Construction manager will establish and secure legal agreements with City of Barrie for encroachments and usage of adjacent land.
- A traffic management plan for boulevard hoarding, signage, truck maneuvering and equipment and vehicle routes will be created



SITE PLAN

- Construction Stage 1 – Site Plan: Demolition & Site Clearing Stage (Phase 1)
- Construction Stage 2 – Site Plan: Foundations & Excavations (Phase 1)
- Construction Stage 3 – Site Plan: Phase 1 Build Out
- Construction Stage 4 – Site Plan: Phase 1 Landscaping and Completion
- Construction Stage 5 – Site Plan: Foundations and Excavations (Phase 2)
- Construction Stage 6 – Site Plan: Phase 2 Build Out
- Construction Stage 7 – Site Plan: Phase 2 Landscaping and Completion
- Construction Stage (Optional) – Site Plan: Phase 1 & 2 Build Out (Same time/Overlap)
- Construction Site Plan – Crane Swing Diagram
- Construction Site Plan – Man & Material Hoist Locations



Construction Stage 1: Demolition & Site Clearing (Phase 1)

- Demolition Contractor to take out notice of project (NOP)



- General Notes
- 1. ALL DIMENSIONS IN MILLIMETRES.
 - 2. VERIFY ALL DIMENSIONS.
 - 3. DO NOT SCALE DRAWINGS.
 - 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
 - 5. USE THE LATEST REVISED DRAWINGS ONLY.
 - 6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
 - 7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.

Legend:

- Demolition Hoarding █
Pedestrian Gates █
Vehicular Gates █

9	Issued for Pre-Consultation	Feb. 21/2020
No.	Issue	Date

Oleson Worland
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architects
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Project
BARRIE
WATERFRONT
DEVELOPMENTS

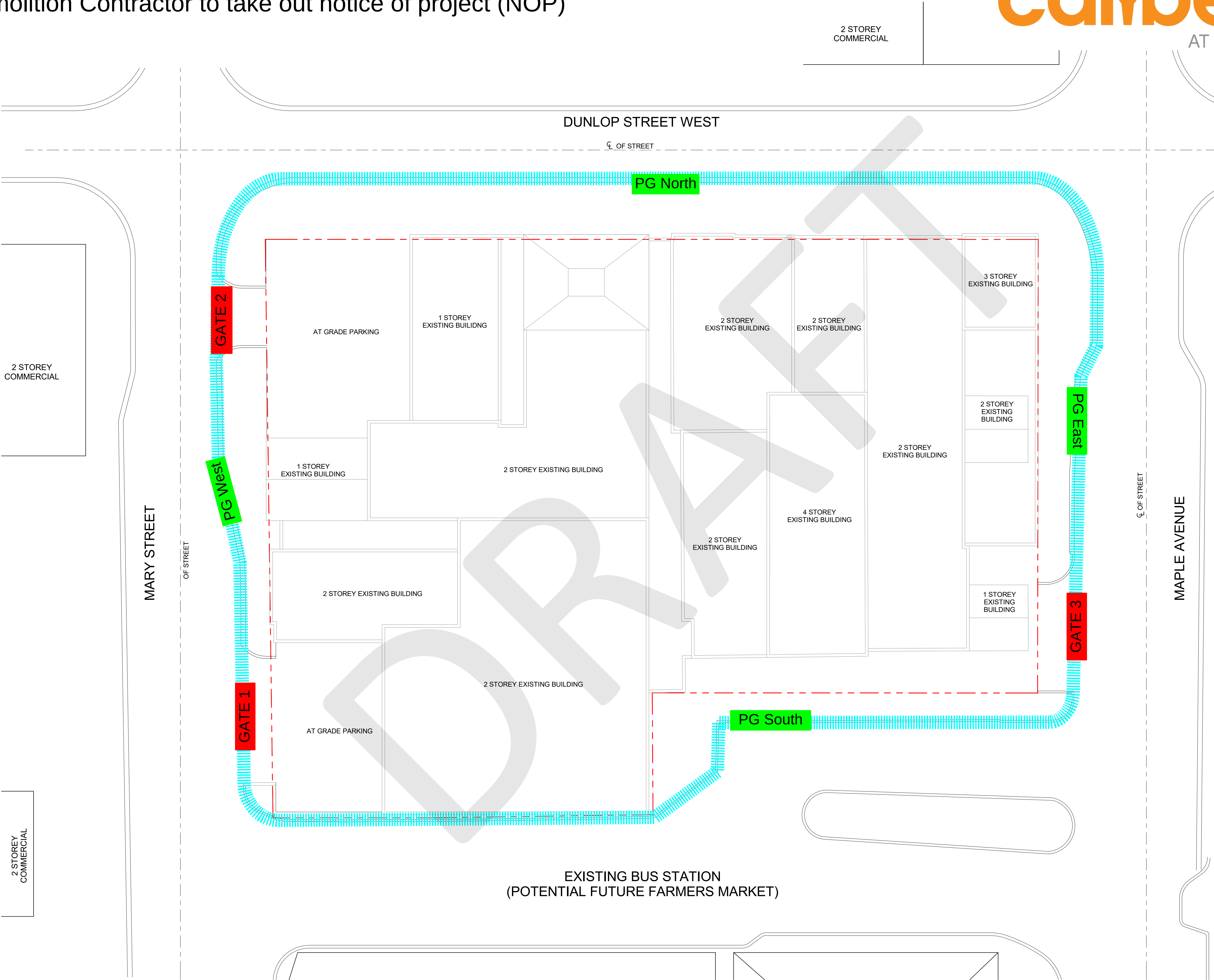
Address
55 Dunlop St. W.

Drawing
EXISTING

Project number	24601
Date	Apr. 30, 2019
Drawn by	Author
Checked by	Checker

PH0.1

Scale



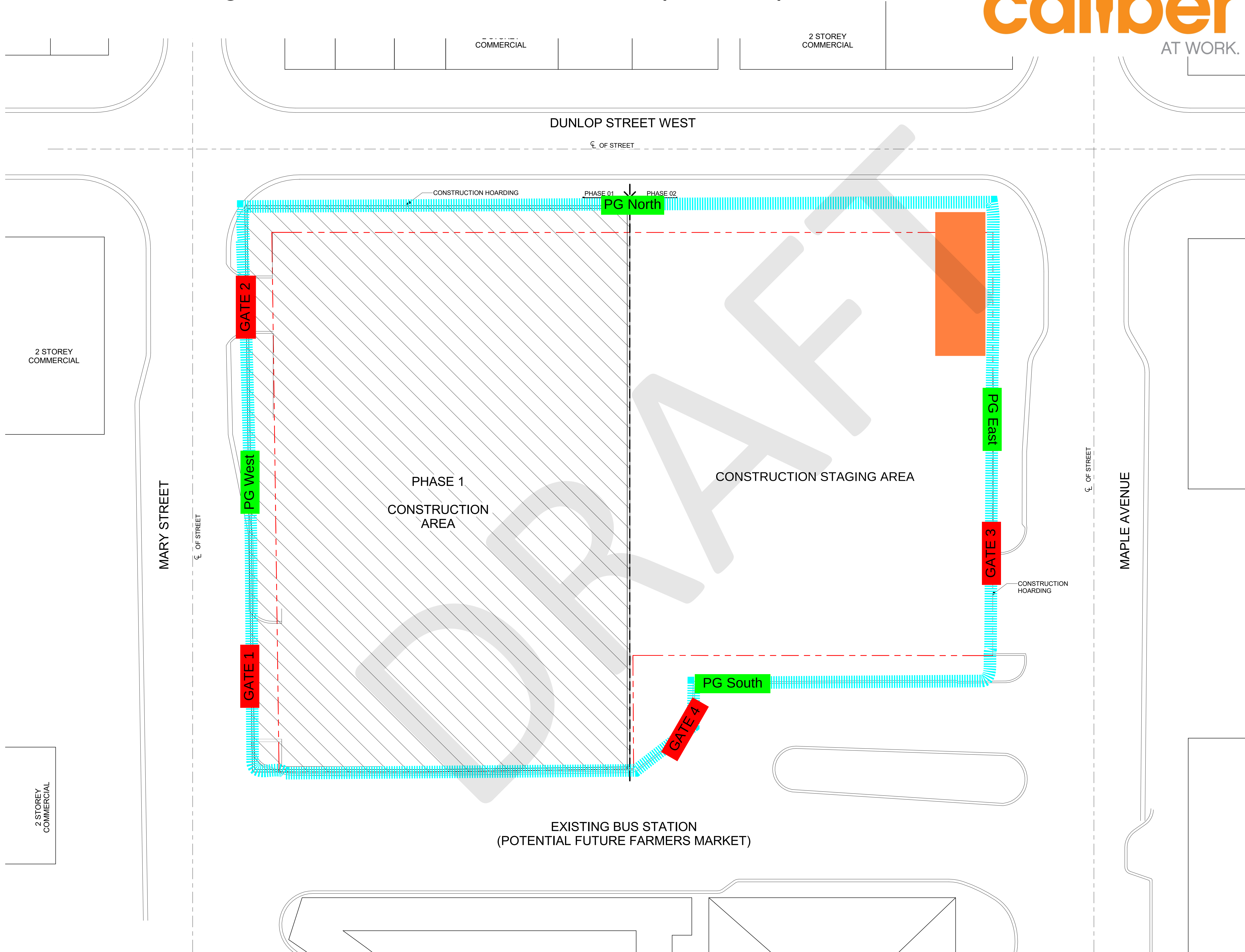
Construction Stage 2: Foundations & Excavation (Phase 1)



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Legend:

- Construction Hoarding
Pedestrian Gates
Vehicular Gates
Trailer Complex



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Project

BARRIE
WATERFRONT
DEVELOPMENTS

Address

55 Dunlop St. W.

Drawing

PHASE 1 -
CONSTRUCTION

Project number 24601

Date Apr. 30, 2019

Drawn by Author

Checked by Checker

PH0.2

Scale

Construction Stage 3: Phase 1 Build Out



- General Notes
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Legend:

- Construction Hoarding
Pedestrian Gates
Vehicular Gates
Trailer Complex

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Project

BARRIE
WATERFRONT
DEVELOPMENTS

Address

55 Dunlop St. W.

Drawing

PHASE 1 - BUILD OUT

Project number 24601

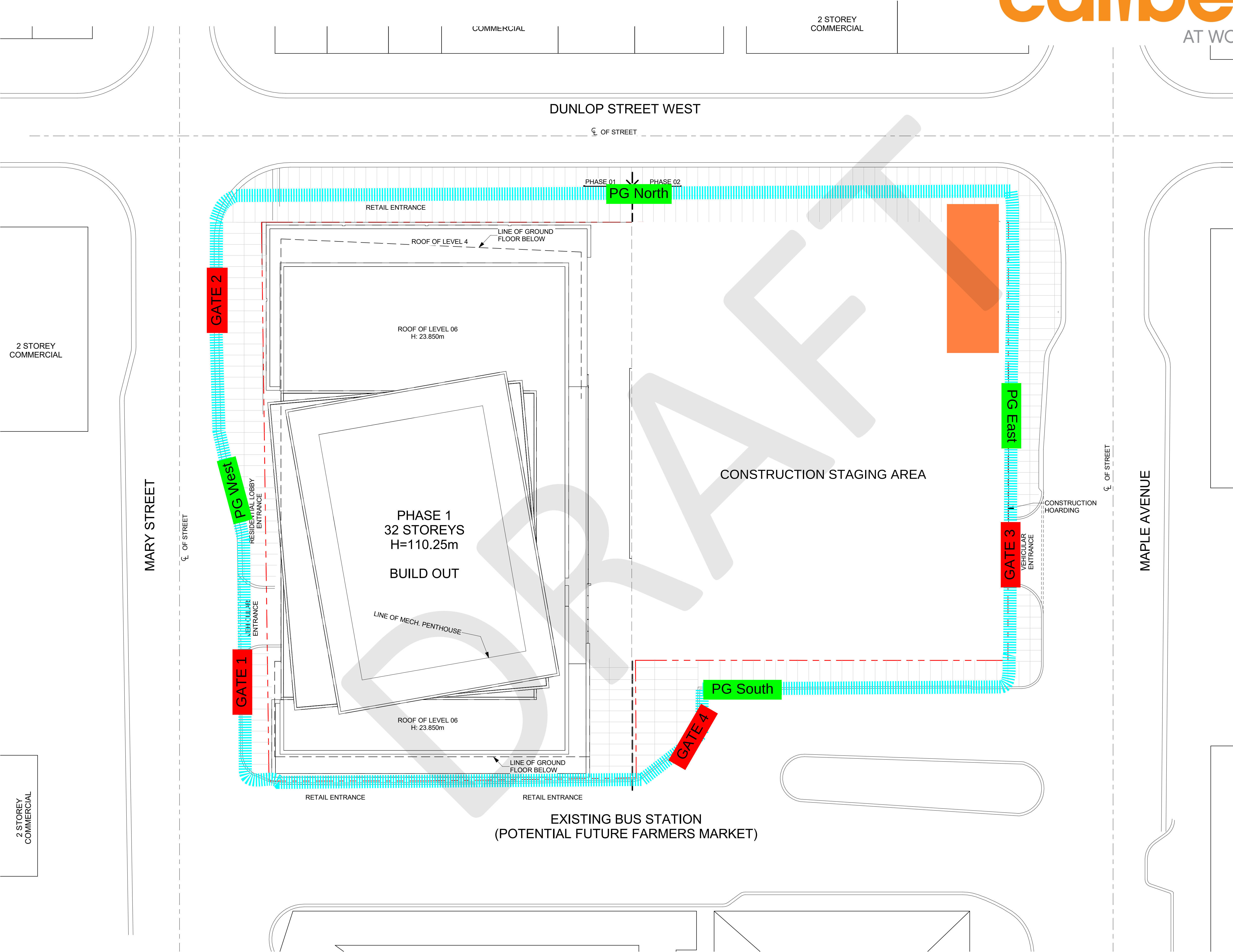
Date Apr. 30, 2019

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Scale



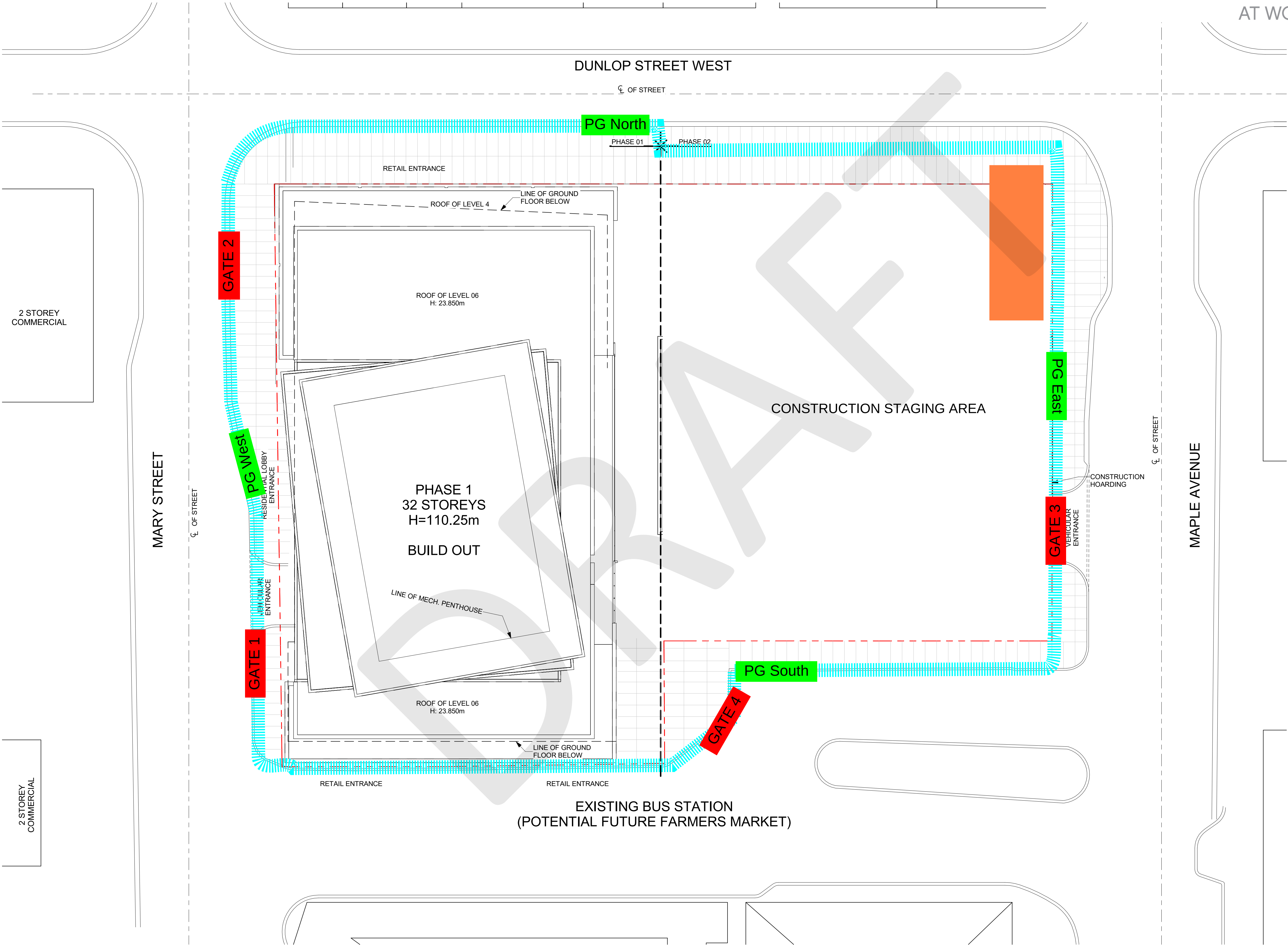
Construction Stage 4: Phase 1 Landscaping and Completion

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IERCIAL



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- Legend:
- Construction Hoarding
 - Pedestrian Gates
 - Vehicular Gates
 - Trailer Complex



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Project

BARRIE
WATERFRONT
DEVELOPMENTS

Address

55 Dunlop St. W.

Drawing

PHASE 1 - BUILD OUT

Project number 24601

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PH0.3

Scale

Construction Stage 5: Foundation & Excavation (Phase 2)



- General Notes
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Legend:

Construction Hoarding

Pedestrian Gates

Vehicular Gates

****Note:** Trailer Complex to be located in Phase 1, or offsite

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Project

BARRIE
WATERFRONT
DEVELOPMENTS

Address

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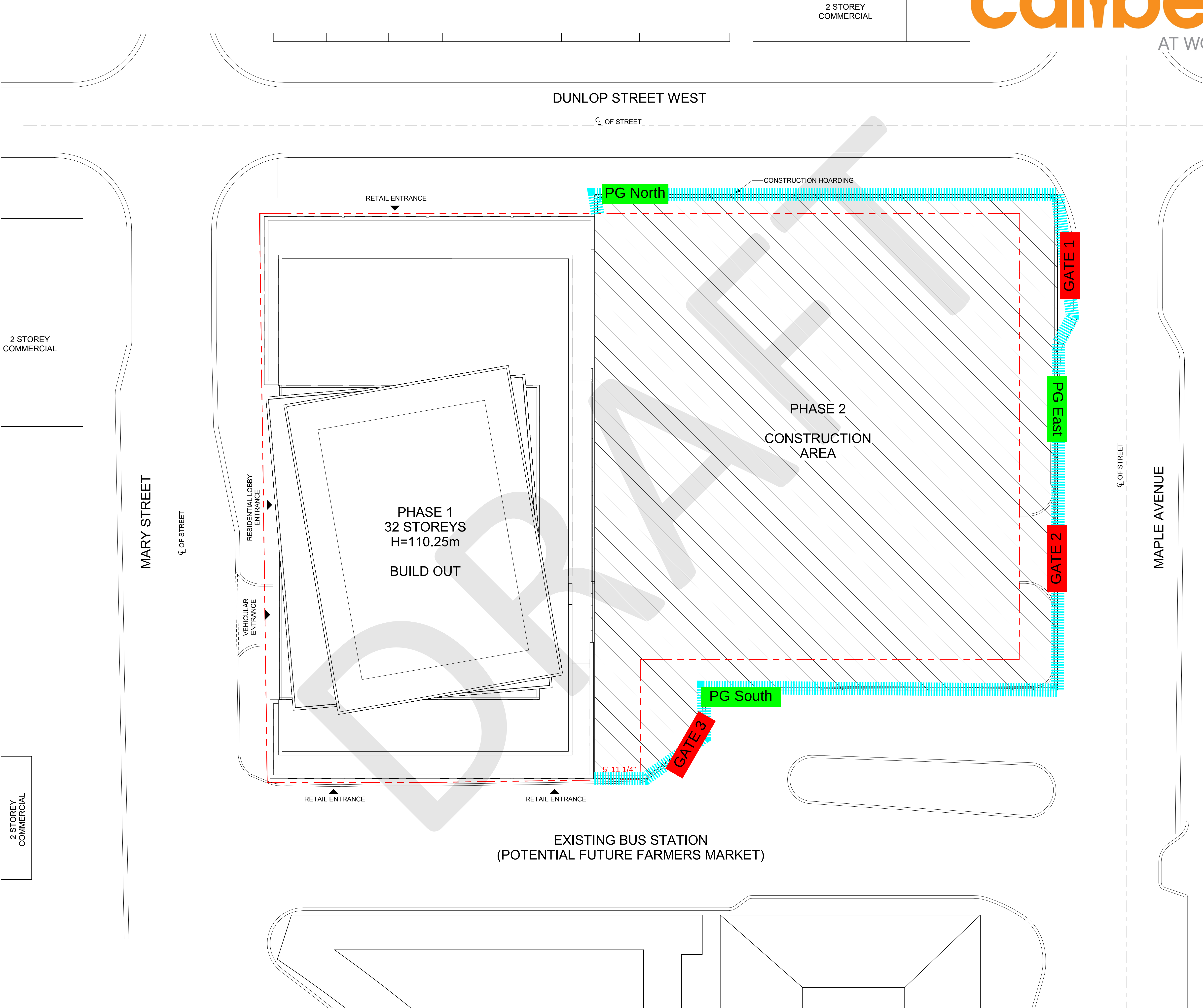
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PHASE 2 -
CONSTRUCTION

Project number	24601
Date	Apr. 30, 2019
Drawn by	Author
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PH0.4

Scale



Construction Stage 6: Phase 2 Build Out



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Legend:

- Construction Hoarding
Pedestrian Gates
Vehicular Gates

****Note:** Trailer Complex to be located in Phase 1, or offsite

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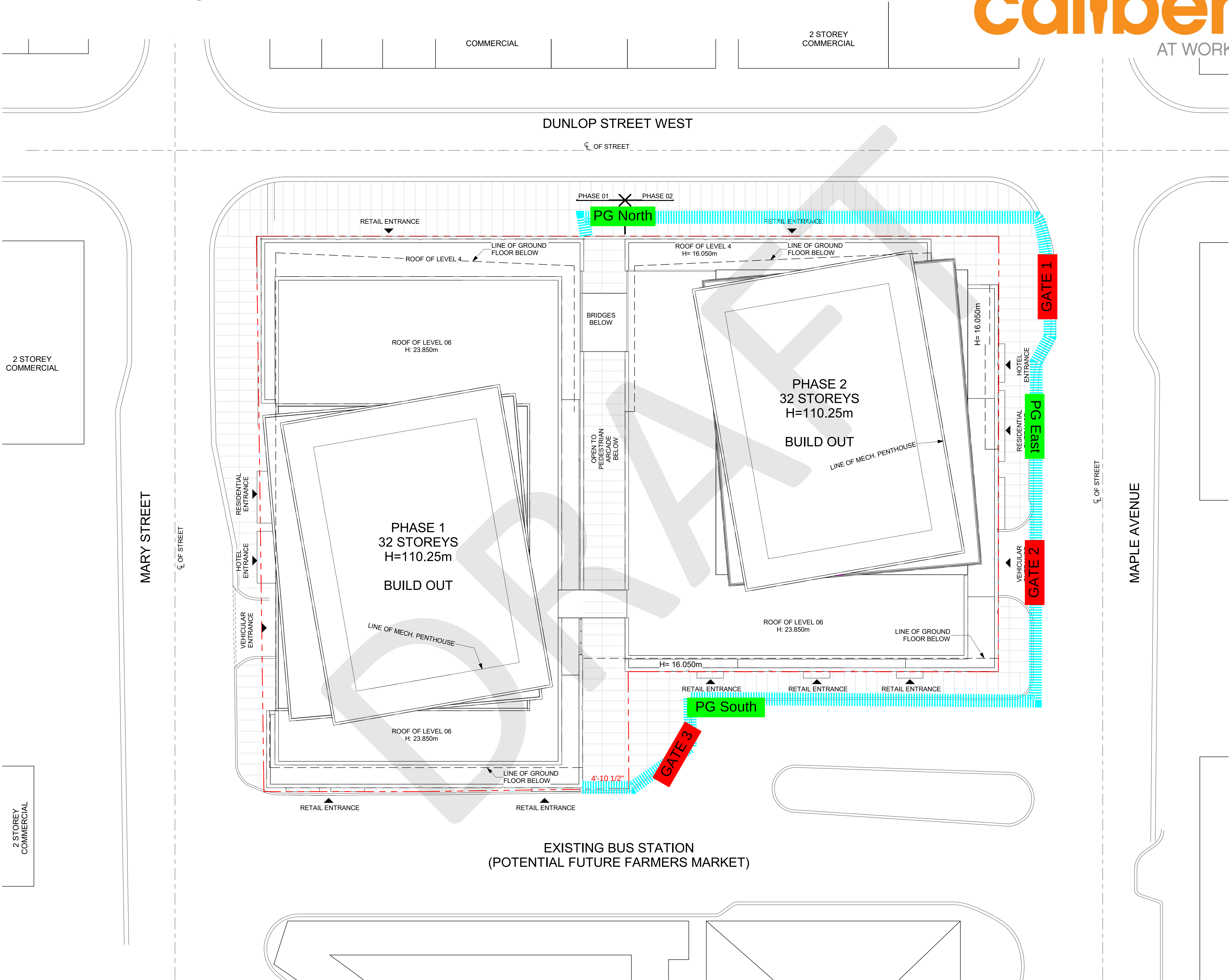
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PHASE 2 - BUILD OUT

Project number	24601
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Scale



Construction Stage 7: Phase 2 Landscaping & Completion



- General Notes
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- Legend:
- Construction Hoarding
 - Pedestrian Gates
 - Vehicular Gates

****Note:** Trailer Complex to be located in Phase 1, or offsite

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Project

BARRIE
WATERFRONT
DEVELOPMENTS

Address

55 Dunlop St. W.

Drawing

PHASE 2 - BUILD OUT

Project number 24601

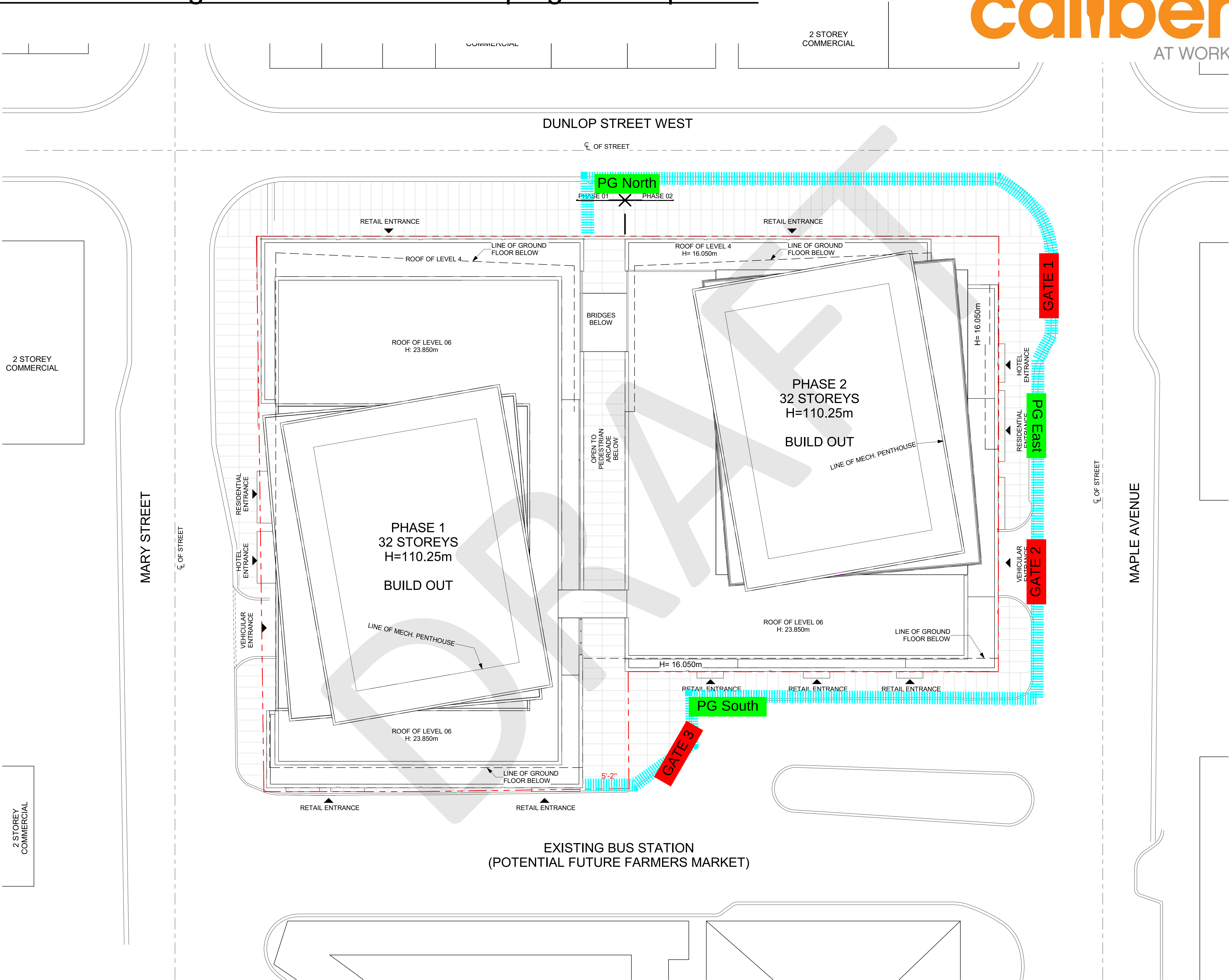
Date Apr. 30, 2019

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PH0.5

Scale



Construction Stage (Optional): Phase 1& 2 Build Out
(Same time/Overlap)



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Legend:

- Construction Hoarding
Pedestrian Gates
Vehicular Gates

****Note:** Trailer Complex to be located in Phase 1, or offsite

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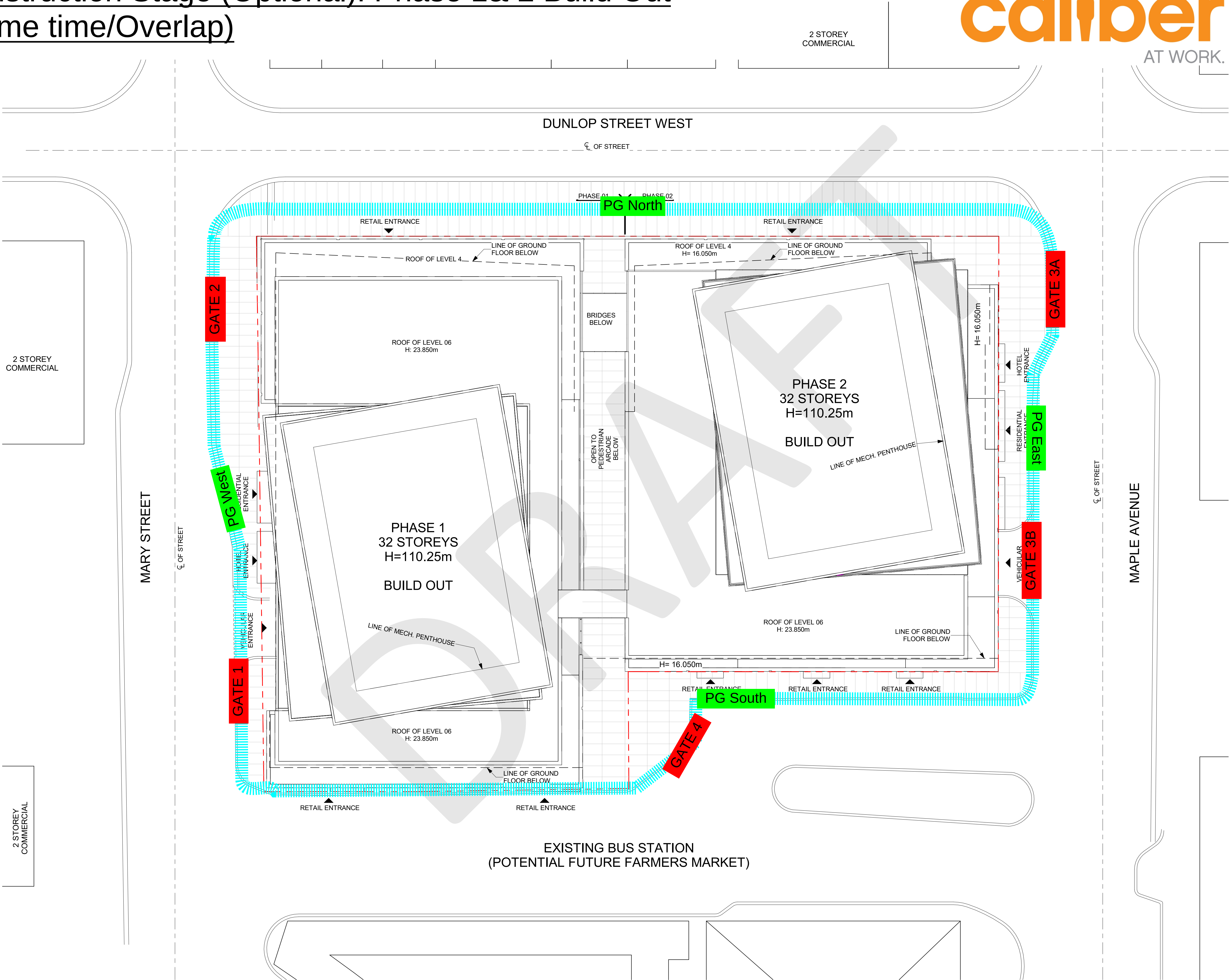
Drawing

PHASE 2 - BUILD OUT

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PH0.5

Scale



Crane Swing Diagram



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Legend:

- Phase 1 Crane: ■
Phase 2 Crane: ■
Man & Material Hoists: ■

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PHASE 2 - BUILD OUT

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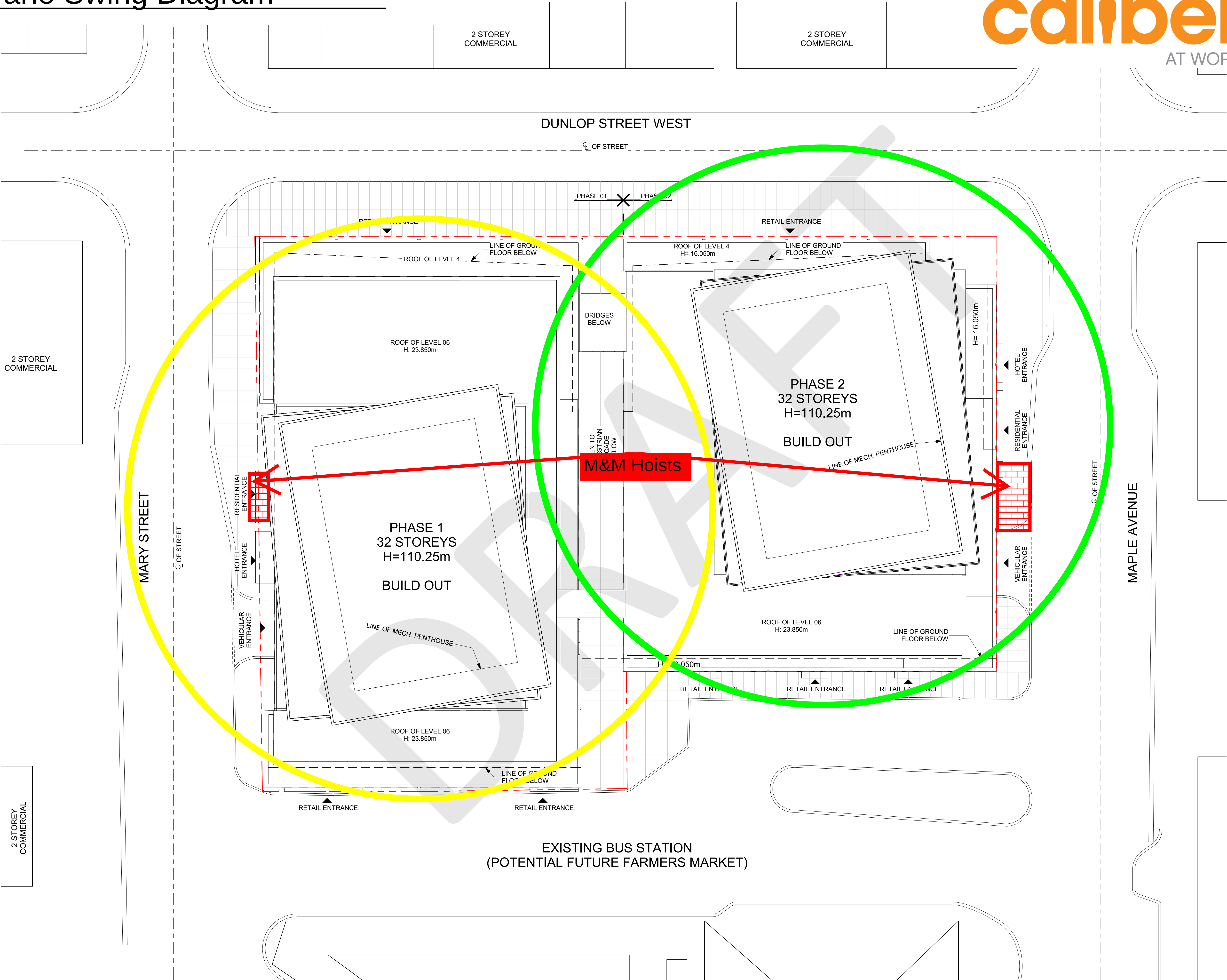
Date Apr. 30, 2019

Drawn by Author

Checked by Checker

PH0.5

Scale

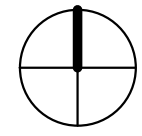
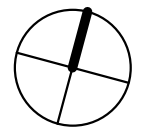


Man & Material Hoists

DUNLOP STREET WEST

caliber
AT WORK.

- General Notes
1. ALL DIMENSIONS IN MILLIMETRES.
 2. VERIFY ALL DIMENSIONS.
 3. DO NOT SCALE DRAWINGS.
 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
 5. USE THE LATEST REVISED DRAWINGS ONLY.
 6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.
 7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.



True North Project North

Legend:

Man & Material Hoists: —

9	Issued for Pre-Consultation	Feb. 21/2020
8	Issued for Coordination	Feb. 07/2020
7	Re-Issued for Rezoning	Oct. 09/2019

No.	Issue	Date
-----	-------	------

Oleson Worland
architect

scott shields
architects

317 King Street West 2nd Floor, Toronto, ON,
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Project

BARRIE
WATERFRONT
DEVELOPMENTS

Address

55 Dunlop St. W.

Drawing

GROUND FLOOR PLAN

Project number 24601

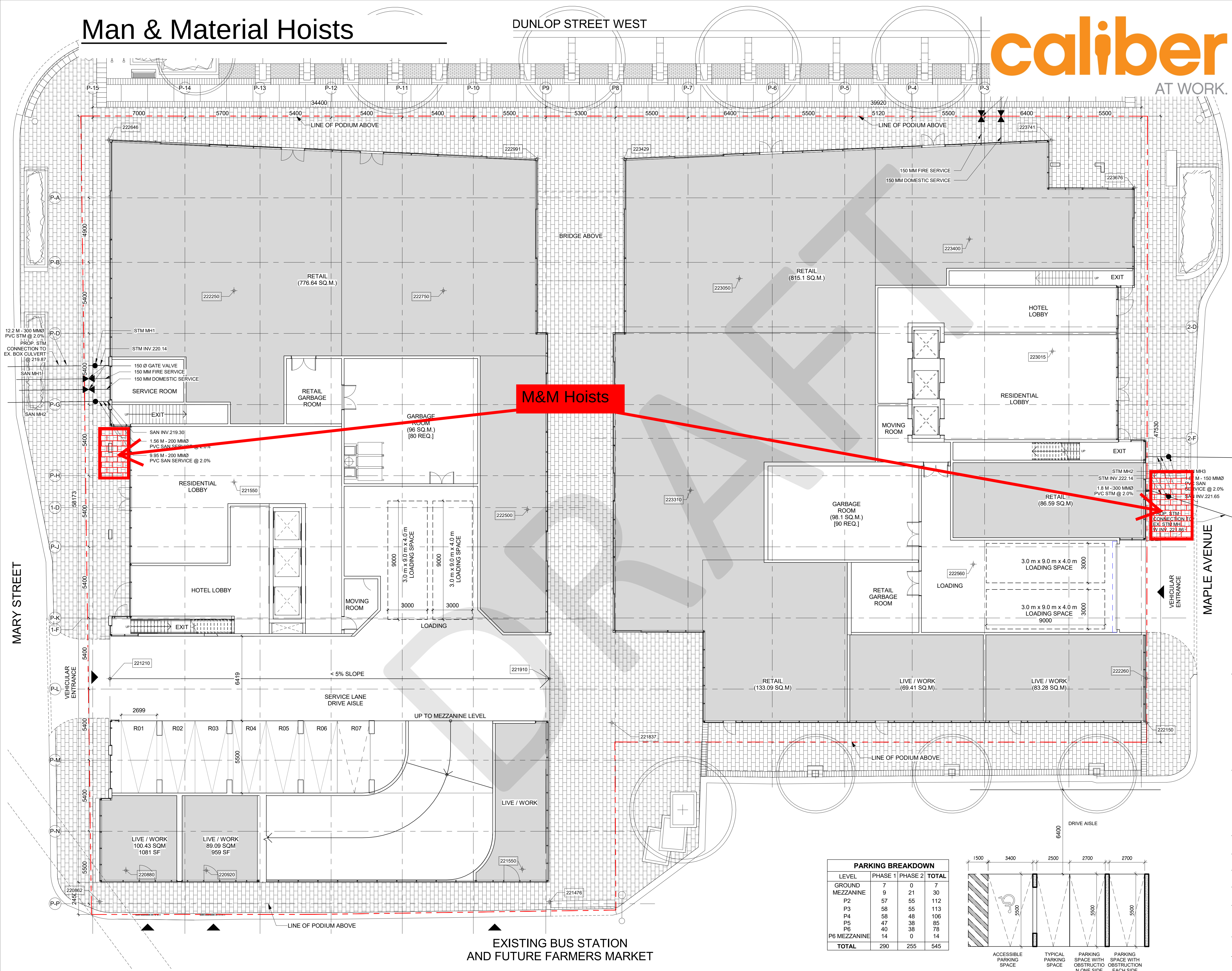
Date Apr. 30, 2019

Drawn by Author

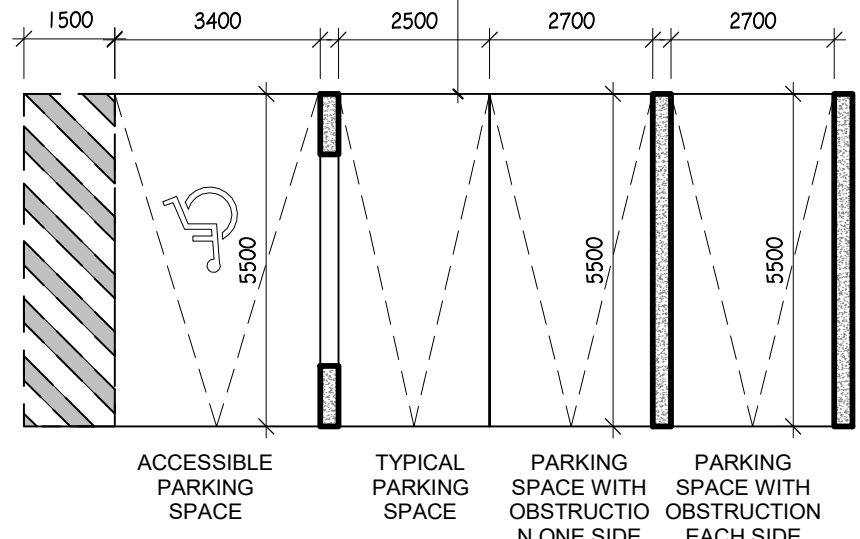
Checked by Checker

A1.0

Scale

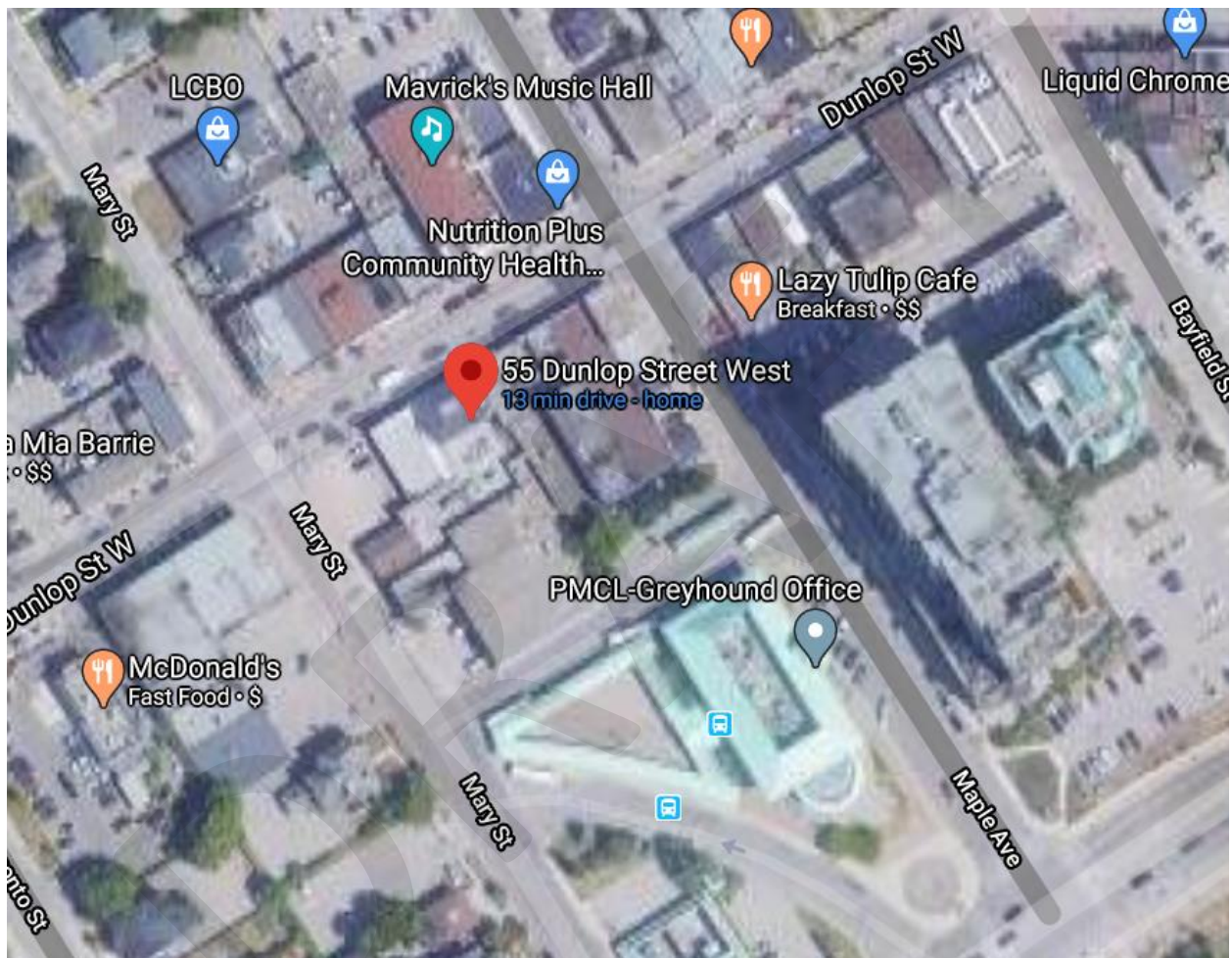


PARKING BREAKDOWN			
LEVEL	PHASE 1	PHASE 2	TOTAL
GROUND	7	0	7
MEZZANINE	9	21	30
P2	57	55	112
P3	58	55	113
P4	58	48	106
P5	47	38	85
P6	40	38	78
P6 MEZZANINE	14	0	14
TOTAL	290	255	545



Appendix B

Area Map



Appendix C

Overview Schedule

DRAFT



April 24, 2020

[illegible]

Appendix D

Traffic Management Plan – To Follow

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Appendix E

Streetlight Design – To Follow

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Appendix F

Sample Weekly Look Ahead

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55 Dunlop St. West
Barrie Waterfront Development Holdings Inc.

WEEKLY NEWSLETTER

Weekly Newsletter No: 1
Issued on: XXXXX
Week Beginning (Saturday): XXXXX
Site Address: 55 Dunlop Street West, Barrie, Ontario

The following is a general overview of the anticipated construction activities scheduled for the 55 Dunlop Street West, construction site. (Scheduled work is subject to change.)

DAY	DATE	DESCRIPTION
Saturday	16	Closed
Sunday	17	Closed
Monday	18	• XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX
Tuesday	19	• XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX
Wednesday	20	• XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX
Thursday	21	• XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX
Friday	22	• XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX • XXXXXXXXXXXXXXXXXXXXXXXX