



**Highland Gate Developments Inc.
(SUB-2015-01)**

**Construction Impact Mitigation Plan
No. 1
(Phase 1 – Site Alteration Works)**

February 2017

Submitted by:

**SCS Consulting Group Ltd
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Project Number: 1587

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Project Description	1
1.2	Project Team	1
1.3	Project Schedule	2
1.4	Stakeholders	2
1.5	Objectives	2
2.0	CONSTRUCTION IMPACT MITIGATION PLAN No. 1	4
2.1	Construction Hours	4
2.2	Pre & Post Construction Condition Inspections	4
2.3	Existing Transportation and Traffic Access	4
2.4	Temporary Road Closures	4
2.5	Fencing	5
2.6	Vibration Monitoring	5
2.7	Utility Service Disruptions	5
2.8	Dust Control	5
3.0	IMPLEMENTATION	7
3.1	General Contractor	7
3.2	Consultant	7
3.3	School Board and School Bus Services	7
3.4	Canada Post	7
3.5	Public Utilities	7
3.6	Waste Management Collection	7
3.7	Transit	8
3.8	Emergency Services (Fire, Police, Ambulance, etc.)	8
4.0	COMMUNICATION	9
4.1	Methods	9
4.2	Field Contact and Emergency Contact Information	9

LIST OF FIGURES

Figure C.1 Construction Mitigation Plan No. 1

LIST OF APPENDICES

Appendix A Phasing Plan
Appendix B Sample of Notifications

1.0 INTRODUCTION

The following Construction Impact Mitigation Plan has been prepared on behalf of Highland Gate Developments Inc. for the re-development of the former Highland Gate Golf Course (“the subject lands”), in the Town of Aurora (see Appendix A – Phasing Plan). The Construction Impact Mitigation Plan is a dynamic document that will assist the project team to proactively mitigate potential impacts during the proposed construction program before they arise, and address any unforeseen issues.

Multiple Construction Impact Mitigation Plans will be required to facilitate the different stages of construction for each phase of development.

The following Construction Impact Mitigation Plan has been prepared in support of Phase 1 Site Alteration Works

1.1 Project Description

The site consists of the former Highland Gate Golf Course lands (the "subject lands") located in the southwest quadrant of Aurora, between Yonge Street on the east and Bathurst Street on the west, south of Wellington Street and north of Henderson drive, within the urban boundary.

The proposed development is approximately 41 ha in size and includes 159 single detached residential lots, a high density block for a building with an estimated yield of 114 condominium apartment units, and an extensive open space, parks and trails system.

The subject lands will be developed in 3 phases (See Appendix A – Phasing Plan).

1.2 Project Team

Developer

Highland Gate Developments Inc.
3190 Steeles Avenue, Suite 300
Markham, Ontario L3R 1G9

Project Engineer/Consultant

SCS Consulting Group Ltd.
30 Centurian Drive, Suite 100
Markham, Ontario L3R 8B8

Project Health & Safety and Environmental Services Consultant

Golder Associates Limited
100 Scotia Court
Whitby, Ontario L1N 8Y6

1.3 Project Schedule

Anticipated construction Start Date: May 2017 (exact date to be confirmed)
Anticipated construction Completion Date: Fall 2017

1.4 Stakeholders

The stakeholders for development of the subject lands within the Construction Impact Mitigation Plan include:

- Developer;
- Consultant Team;
- Health & Safety Consultant;
- Local Residents;
- General Contractor;
- Town of Aurora;
- Region of York;
- Lake Simcoe Region Conservation Authority;
- School Board;
- Public Utilities;
- Canada Post;
- Emergency Services (Fire, Police, Ambulance, etc.); and
- Transit and Public School Bus Services.

1.5 Objectives

The purpose of this Construction Impact Mitigation Plan is to outline the planned communication process and construction protocols to safely redevelop the subject lands.

Objectives include:

- Issuing drawings demonstrating:
 - the proposed construction access locations;
 - temporary partial or full road closure locations;
 - temporary lane restriction locations;
 - general erosion and sediment control and dust mitigation measures; and
 - working hours.

- Providing guidelines for construction mitigation measures including:
 - working hours;
 - construction impact mitigation measures;
 - street cleaning protocol; and
 - information signage.
- Developing a formal document to aid in communications and public relations support;
- Raising public awareness;
- Appointing a liaison to answer any questions or concerns raised by those affected by the project, such as residents and commercial parties; and,
- Distributing notices regarding the proposed project.

2.0 CONSTRUCTION IMPACT MITIGATION PLAN No. 1

2.1 Construction Hours

As specified in the Town of Aurora Noise By-law, noise prohibitions are required at the following times:

- 1900 (7:00pm) of one day to 0700 hours (7:00 am) of the next day; and
- All day Sundays and Public Holidays

2.2 Pre & Post Construction Condition Inspections

Golder Associates Limited has been retained to undertake pre-construction condition assessment surveys of the existing residential dwellings located in the near vicinity of the proposed construction program.

Neighbouring homeowners in the near vicinity of the site will have the opportunity to arrange for inspections prior to the start of construction.

2.3 Existing Transportation and Traffic Access

Two (2) construction access points to the developments areas are proposed off Bathurst Street. Construction traffic on adjacent local roads will be minimized to the greatest extent possible. Construction traffic will be limited to the hours specified in the Town of Aurora Bylaw. Signage and flagmen will be used, where necessary, to ensure access to the public street is available to local traffic without barrier.

Pedestrian walkways on municipal streets will be maintained, where possible. If construction does impact existing pedestrian walkways, alternate access will be provided on the opposite side of the road. Temporary pedestrian crossing signage will be in place.

Proposed access locations are provided on Figure C.1.

2.4 Temporary Road Closures

No temporary road closures are required for this stage.

2.5 Fencing

Temporary security fencing (with screening) in combination with sediment control fence will be used to delineate the construction boundary as well as provide sediment control protection for existing properties. The temporary fencing is to be monitored by both the Contractor, the Consulting Engineer, and the Health & Safety Consultant.

Pedestrian access is prohibited within the delineated construction areas.

2.6 Vibration Monitoring

A vibration monitoring program will be established during these activities to monitor the vibration level to adjacent buildings.

2.7 Utility Service Disruptions

Utility disruptions are not expected for this stage of construction. If utility disruptions are required, they will be minimized and notice will be provided in advance.

2.8 Dust Control

The following measures for dust control will be implemented by the general contractor as required:

A. Pre-grading planning

- Topsoil stripping and earthworks will be timed to end as servicing of the project begins. This will reduce the overall amount of time that area is left susceptible to wind that creates blowing dust;
- Consultant will work with the Developer and the contractor to ensure that they will apply vegetation ground cover to pre-graded or topsoil stripped areas, where construction servicing will be delayed more than thirty (30) days after grading or topsoil stripping operations end;
- Confine load in/load out procedures to leeward (downwind) side of the material and where possible away from existing residential areas; and
- Apply water to haul roads and stockpile by way of water truck.

B. Watering

- Within areas where earthworks is ongoing water is to be utilized at sufficient frequency and quantity to control dust and mud tracking from extending more than thirty (30) meters from the point of origin.

C. Wind Fencing

- 1.8 metre high barriers with privacy screen located adjacent to all adjacent properties and roadways to reduce the amount of windblown material leaving the site.

D. Reduce Vehicle Speed

- An on-site speed limit for construction vehicles will be twenty-five (25) km/hr maximum. This may need to be used in conjunction with watering to prevent visible dust.

E. Minimize Disrupted Surface Areas

- Disturb only those areas absolutely required. Vegetation left in place during site work reduces the area subject to wind erosion.

F. Restrict Activities During High Wind Periods

- Proximity and population impacted should be taken into consideration when scheduling dust-producing work, particularly during high wind periods.

G. Road Cleaning

- Spillage, erosion or materials “tracked out” on a road will be cleaned using mechanical street sweepers or flusher truck by the end of the work day as a minimum. If this spillage, erosion or materials extends more than fifteen (15) metres along a paved public roadway it must be cleaned up immediately; and
- Importing and exporting of materials on and off site will be shut down during and after inclement weather.

3.0 IMPLEMENTATION

3.1 General Contractor

The General Contractor will assume the responsibility of ordering and placing all signage and pavement markings as required for traffic control and traffic notification in accordance with requirements of the Ontario Traffic Manual Book 7. The General Contractor will keep the Consultant apprised of any changes to the construction schedule as it relates to the Construction Impact Mitigation Plan.

3.2 Consultant

SCS Consulting Group Ltd. will be the point of contact for the Town of Aurora and the public. The Consultant will oversee the implementation of this plan by the General Contractor.

3.3 School Board and School Bus Services

There are two elementary schools located on Murray Drive, south of the subject lands.

Construction access will be limited to Bathurst Street subject to permit approvals for the construction haul road shown on **Figure C.1**. School Board and School Bus services disruptions are not expected.

3.4 Canada Post

The Consultant and General Contractor will ensure that community mailboxes will remain accessible throughout the construction program.

3.5 Public Utilities

Public utilities such as gas, hydro, cable and phone will be required on-site during construction to monitor their specific utilities. General Contractor and Consultant will notify utilities regarding pending construction as necessary.

3.6 Waste Management Collection

Service disruptions are not expected for this stage of construction.

3.7 Transit

York Region Transit currently operates a transit route (#32- Aurora South) south along Bathurst Street, east along Kennedy St. W, south and east along Murray Drive to Yonge Street.

No temporary road closures are required at this time. Transit service disruptions are not expected for this stage of construction.

3.8 Emergency Services (Fire, Police, Ambulance, etc.)

No temporary road closures are required at this time. Emergency Services disruptions are not expected.

4.0 COMMUNICATION

4.1 Methods

Public Notices

Listed below are examples of Public Notices which can also be found in Appendix A.

- a) **NT-1** Advance Notification of Project will be distributed prior to construction.

Newspaper Advertising

The Developer is responsible to post an advertisement in the local newspaper prior to the start of construction.

Project Construction Signs

Prior to the commencement of any temporary road closures, the General Contractor will install appropriate traffic control signs, construction signs and barricades as per the Ontario Traffic Manual Book 7 in the vicinity of the development site.

The General Contractor will notify SCS Consulting Group Ltd. and the Town of Aurora of any changes to the schedule and plan of construction, if required. All such signs are subject to change during the duration of construction as necessary.

Pre-Construction Meeting

A pre-construction meeting will be required prior to the commencement of the construction. Part of the purpose of the meeting will be to confirm the Construction Impact Mitigation Plan details and any further community notification that is required, as well as to review the appropriate measures to help minimize the effects of the construction on the public.

4.2 Field Contact and Emergency Contact Information

SCS Consulting Group Ltd. will provide staff contact information in order to maintain communication that is available during construction hours (7:00am to 7:00pm).

Additionally the following individuals will be available 24/7 during the period of development.

Mr. Blair Seeley

*SCS Consulting Group Ltd.
30 Centurian Drive, Suite 100
Markham, ON, L3R 8B8
Tel: 905 475 1900
Cell: 416 991 9400
Fax: 905 475 8335
bseeley@scsconsultinggroup.com*

Ms. Farrah Ward

*Highland Gate Developments Inc.
3190 Steeles Avenue East, Suite 300
Markham, ON L3R 1G9
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Fax: 905 477-1279*

Mr. Paul Sarta

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psarta@scsconsultinggroup.com*

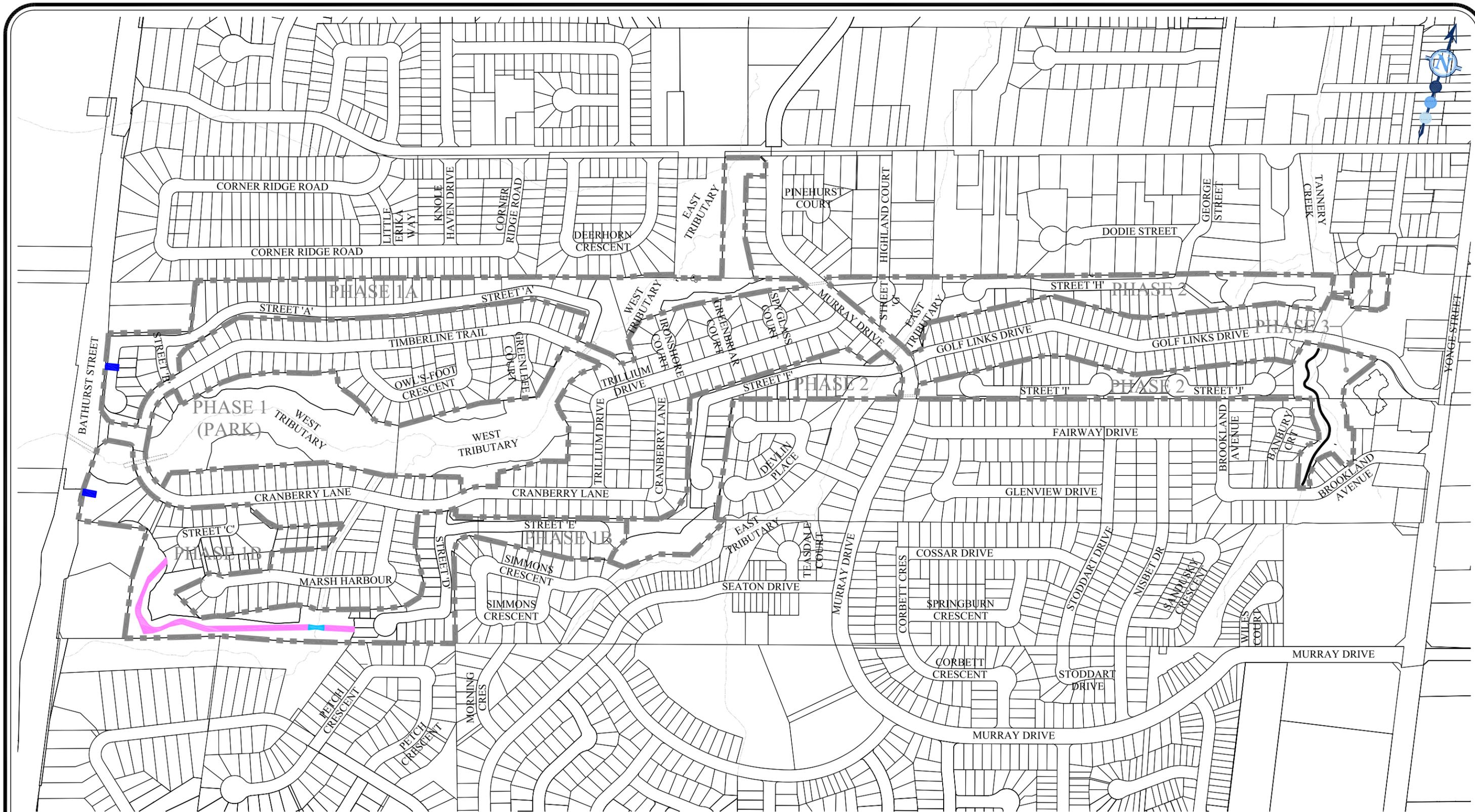
Town of Aurora

*Tel: 905 727-1375
info@aurora.ca*

Mr. Peter Engelking

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Markham, ON, L3R 8B8
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Fax: 905 475 8335
pengelking@scsconsultinggroup.com*

General Contractor (TBD)



*NOTE: LAYOUT IS SCHEMATIC ONLY, DETAILS TO BE PROVIDED AT DETAILED DESIGN STAGE.

Geranium
CORPORATION
3190 STEELES AVENUE EAST, SUITE 300
MARKHAM, ONTARIO L3R 1G9
TEL: (905) 477-1177
FAX: (905) 477-1279

scs consulting
group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

LEGEND:

	LIMIT OF SUBDIVISION
	PROPOSED SITE ACCESS LOCATION
	CONSTRUCTION HAUL ROAD
	TEMPORARY CREEK CROSSING

AURORA (HGD) INC.
HIGHLAND GATE - PHASE 1

DESIGNED BY: P.S.	CHECKED BY: P.S.
SCALE: 1:6000	DATE: FEBRUARY 2017

CONSTRUCTION MITIGATION PLAN No. 1

PROJECT No:	FIGURE No:
1587	C.1

HIGHLAND GATE DEVELOPMENTS INC.**IMPORTANT NOTICE TO AREA RESIDENTS AND BUSINESSES**NOTICE OF PROJECT (NT-1)

Dear Resident / Business Operator:

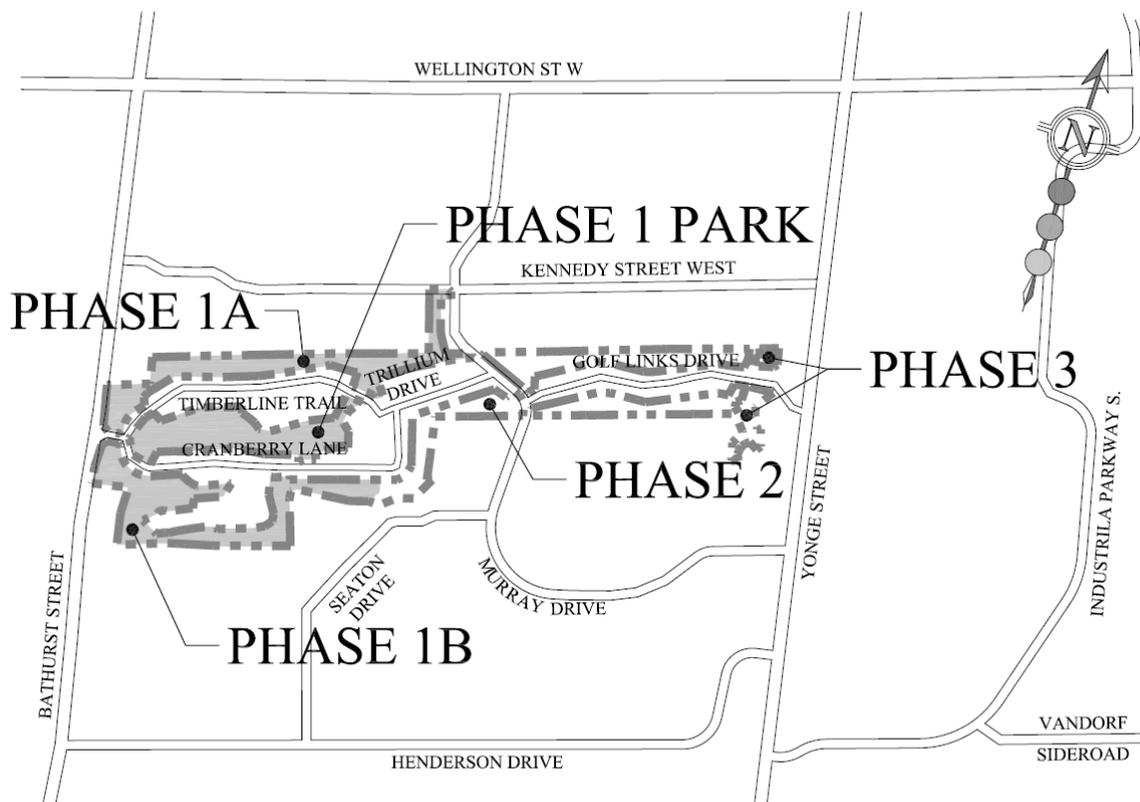
We wish to advise that Site Alteration Works (topsoil stripping and earthworks construction) for Phase 1 of Highland Gate Developments Inc. will be commencing on [Date].

Every effort will be made to minimize any construction related disruptions.

SCS Consulting Group Ltd. is the Consulting Engineer on this project and will provide the supervision and inspection of the Developer's contractor on the site. We are also available to address any concerns you may have with respect to the construction.

Construction access to the development areas will be provided directly off Bathurst Street. Construction traffic on local roads will be minimized to the greatest extent possible.

The development areas under construction will be fenced off and secured. Pedestrian access to the development areas is strictly prohibited at all times.



We thank you in advance your co-operation for the duration of this project. If you have any questions or concerns please feel free to contact the undersigned at (905) 475 1900.

Mr. Blair Seeley, C.Tech., CAN-CISEC

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