

This document came from Councillor Brockington's office, August 2018

FAQ – Pending Construction of Canoe Bay Development Site at 3071 Riverside Drive – August 2018

The zoning bylaw and official plan amendments for the development proposal at 3071 Riverside Drive were approved by City Council on March 28, 2018. The amendments will allow Canoe Bay to develop the land which consists of one and two storey houses on the north and east side of the property; one six-storey apartment building; one six-storey retirement home in the middle of the property; stacked apartments on the east side of the property; a new park on the south side of the property; and mixed use commercial and residential on the west side of the property fronting Riverside Drive.

Work continues on the finer details of the site plan application process, which has yet to be approved.

As you know, I hosted a public meeting on June 25 with neighbours who abut the Canoe Bay property. The intent of the meeting was to review the 23-month construction schedule, mitigation plan on nearby residences and to discuss other issues.

Also present at the pre-construction meeting was PCL Construction. PCL is the general contractor and will be overseeing the construction on-site. PCL provided a general overview of their construction plans, including timelines and site logistics.

Below, are the main issues and themes that were gathered at the pre-construction meeting on June 25, 2018:

1. Please provide approximate construction timelines. (Note: Timelines are tentative.)

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| • Mobilize to Site | Late summer 2018 |
| • Commence Earthworks | Late summer 2018 |
| • Structure D&E | 9 Month Duration |
| • Structure C | 8 Month Duration |
| • Exterior Cladding (C,D,E) | 7-8 Month Duration |
| • Riverside Signalization | Summer 2019 |
| • Landscaping | Fall 2019 – Spring 2020 |
| • Demobilize Site | 23 MONTHS FROM START |

2. Would Canoe Bay be open to pre-construction home inspections for residents that back on to their property?

Canoe Bay is not planning on blasting, therefore, it is not common practice to have pre-construction home inspections for residents that back on to the property. If at any point they need to blast rock a reevaluation of home inspections will take place.

3. Will there be any blasting during construction?

The geotechnical reports submitted as part of the development approval process suggests that blasting will not be required during the project. If at any point blasting is necessary, the community and the City will be provided with the appropriate advanced notice.

4. What is the dust suppression plan during construction?

Canoe Bay and PCL have committed to providing industry standards for both water trucks and street sweeping as required through the construction process. This will be monitored by City inspectors.

5. Would Canoe Bay be open to providing annual or bi-annual window washing / siding treatments for homes that back onto the property?

The site will be continuously monitored for dust suppression and cleanliness. Canoe Bay will not commit to providing this service to residents at this point in time however we will continue to work with abutting residents should the need arise.

6. Please confirm approximate amount of vehicles per day entering and exiting the site and the route that they will take. (All contractors are expected to avoid using Mooney's Bay Place and Springland Drive as well as local residential streets during construction activities.)

There will be approximately 150 trucks per day (15 tri-axle trucks an hour during bulk excavation for an 8 hour haul day). In addition to this, there will be 10-30 concrete trucks during the foundation works. Regular delivery trucks will replace the concrete trucks as they transition to exterior and interior works later in the project. Traffic will use Riverside Drive. Contractors will be advised not to use Mooney's Bay Place or Springland Drive to access the construction site.

7. Will alternative parking arrangements for contractors be made? Can a designated location be made available on-site for contractor parking?

On site parking will be limited/restricted as this interferes with site activities. I will insist that PCL make parking arrangements offsite by the respective trade contractors.

8. Will the sidewalk on the east side of Riverside Drive remain open during construction activities?

Sidewalk will remain open for much of the project but will experience short term closures for its removal/reinstatement as part of the development as well as to trench in city utilities/curbs, asphalt works etc. These closures will be communicated to the community in advance.

9. What are the approximate daily working hours on-site?

With a few exceptions, the approximate daily working hours on-site will be from 7 a.m. to 5:30 p.m. Monday to Friday.

10. Could there be a continuous pour of concrete that could last into the night?

This practice is very rare. Finishing of the concrete would be the only practice that extends outside of the bylaws. The noise levels of this practice are not enough to disturb residents and would not require an exemption.

11. Will any noise exemptions be sought during construction?

There is potential for a noise exemption to be sought for the Riverside traffic signal construction only however, there will be none expected within the site.

12. Will there be lights on at night at the construction site? Please ensure they do not impact/spillover on to neighbors.

There will be selective lights used to maintain security and safety on site property. These lights will be aimed so not to disrupt the neighboring properties. Any issues that arise will be reviewed and addressed on an ongoing basis. City inspectors will be monitoring for any light spill over.

13. What will be the approximate size and height of the soil pile? Will it be covered?

The soil pile will be approximately ± 25 feet in height and will be covered.

14. Who is the on-site contact who will oversee daily construction operations?

Justin Chubaty will be reachable for any issues that arise. If he is out of town, Justin will provide the Councillor's office with an alternative contact or forward the issues to who ever is taking his place.

Contact information for Justin

Cell phone: 613-447-0208

Email: justin@canoebay.ca

Other Notes/Issues from Meeting

15. Please confirm the fence plan/replacement, type of wood, future ownership/maintenance, and height for residents on Mooney's Bay and Bayside Private.

The fence, located on the property line, is constructed of pressure treated wood and will be the standard 6' in height. Any fence or structure located on Canoe Bay property will be moved back to the property line in consultation and agreement with the affected properties. In regards to existing fences, property owners will need to notify whether they wish their fence remain in place or whether they prefer to have their fence removed and their side yard fence connected to the new fence. Once again this will be accomplished through consultation and agreement with each homeowner. Homeowners who wish to remove/move their fences or structures prior to the installation of the fence may do so at their own cost.

****The site plan for this development is still outstanding. No building permits have been issued at this time.***