

CONSTRUCTION and TRAFFIC MANAGEMENT PLAN

for

**The Residences at
Bronte Lakeside**

85 Bronte Road

Oakville, ON L6L 3B7

Prepared for:

Bronte Lakeside Limited

3190 Harvester Road, Suite 201A

Burlington, ON L7N 3T1

Prepared by:

LANHACK CONSULTANTS INC.

1709 Upper James Street

Hamilton, ON L9B 1K7

Project No. 22049

September 01, 2022

Revised: April 16, 2024



Table of Contents

1.0	Purpose	1
2.0	Prior to Commencement of Construction	2
3.0	Vehicle and Pedestrian Movements	2
4.0	Traffic and Pedestrian Control	2
5.0	Trade Parking	3
6.0	Shoring and Encroachments	3
7.0	Site Servicing	3
8.0	Tower Crane	4
9.0	Site Drainage During Construction	4
10.0	Haulage Routes	4
11.0	Hours of Operation	5
12.0	Existing Utilities	5
13.0	Dust, Air, and Noise Management	5
14.0	Waste Collection	6
15.0	Queuing and Staging of Construction Vehicles	6
16.0	Vehicle Wash Down and Dust Control	6
17.0	Site Setup	7
18.0	Emergency Contact Info	7
19.0	Public Communication	8
	Appendix A: Construction/Traffic Management Plan(s)	9
	Appendix B: Civil Drawing(s) Prepared by Crozier Consulting Engineers	10
	Appendix C: Site Plan Prepared by IBI Group Architects Inc.	11
	Appendix D: Pre-Manufactured Scaffolding Overhead Sidewalk Protection System	12
	Appendix E: Parking Agreement	13



1.0 Purpose

The following plan shall act as the program for the planning, organization, and construction activity for the proposed 6 Storey Mixed Use Building. The project is situated at 85 Bronte Road (Land Assembly of 2448 Lakeshore Road West and 77, 87 & 93 Bronte Road) in the Town of Oakville. The development is located on the southeast corner of Lakeshore Road West and Bronte Road. Lakeshore Road West and Bronte Road both are classified as minor arterial road as per the Town of Oakville Official Plan Schedule C - Transportation Plan. Existing commercial and Mixed-Use buildings are located to the north of the subject property. Existing Mixed-Use development is located to the west and Commercial uses are located to the east and south of the subject property.

Based on the pre-mentioned, the developer will mitigate unnecessary risk and interference to the public. The Construction and Traffic Management Guidelines will address the following items:

- Traffic and pedestrian control measures,
- Hours of Operation
- Traffic Detour
- Noise Control
- Haulage route of construction vehicles
- Air and Dust Management
- Stormwater and Sediment Control
- Tower Cranes
- Trade parking
- Waste Management
- Staging of construction vehicles
- Vehicle wash-down
- Site setup, including sanitary facilities, site offices, material storage, and staging
- Emergency contact information
- Public Communication
- Servicing

Please note: Pest Control, Hydrogeological Investigation, Dewatering, Dust Mitigation, Shoring, including vibration analysis and post-condition inspections will be prepared and addressed by others and submitted under a separate cover if required.

At all times, these construction management guidelines will recognize the immediate and overall surroundings and shall be sensitive to the neighbourhood to minimize any impact to local businesses and residents. As such, this plan shall utilize Truck Routes for construction vehicle routing. An on-location review and meeting of this plan with the relevant Town personnel will be held to make necessary revisions, if any, and finalize this plan. The Town Engineer may revise this plan during construction as required.



2.0 Prior to Commencement of Construction

Prior to the start of construction, including site works, the contractor is to provide photographs of all the Town of Oakville infrastructure along the perimeter of the development including sidewalk, boulevards, roadways, streetlights, etc. Once the project has been completed, all Town infrastructure is to be returned to its original condition by the Town of Oakville at the expense of the applicant (unless an agreement is in place with the Development Planning/Construction).

The contractor also must implement the Construction and Traffic Management Plan prepared Lanhack Consultants Inc. and the Erosion & Sediment Control Plan prepared by Crozier Consulting Engineers. The site contractor must also remove all temporary protection measures at the end of construction mentioned in the Construction and Traffic Management Plan and the Erosion & Sediment Control Plans. This CTMP should not be used as the final Traffic Control Plan (TCP) for the actual works. If the applicant/contractor does not have OTM Book 7 qualifications, they should retain a third-party contractor to prepare the TCP for setup and takedown of any lane and/or sidewalk temporary warning /directional signage.

3.0 Vehicle and Pedestrian Movements

Vehicle movement on Lakeshore Road West will not be interfered by construction activity. Bronte Road, from Lakeshore Road West to Marine Drive will be temporarily converted to one way traffic south bound during construction. North bound traffic on Bronte Road, south Marine Drive, will be detoured east to accommodate a Staging Area on Bronte Road adjacent to the site. Lakeshore Road West will continue to operate without any traffic disruption during the construction period. See Appendix A drawings CM1-1, CM1-2, and CM1-3 for vehicle movements and detour during the construction.

The easterly sidewalk on Bronte Road from Marine Drive to Lakeshore Road West will be closed. Pedestrian traffic will be directed around the staging area on Bronte Road. Pedestrians will be protected by urban barriers and construction fence.

Lakeshore Road West has a designated cyclist route as per the Town of Oakville Cyclist Route Map. The bicycle movement on Lakeshore Road West will not interfered by construction vehicles or construction activities. Bronte Road is not designated as cyclist route as per the Town of Oakville Cyclist Route Map.

4.0 Traffic and Pedestrian Control

Recognizing the importance of vehicle/cyclist and pedestrian traffic to the direct success and vitality of neighborhood businesses and the vehicular and pedestrian routing, drawings CM1-1 and CM1-2 prepared by Lanhack, denotes pedestrian, cyclist, and vehicular movement control measures during the approximate 30 months of construction.

Traffic Control: Motorist will be provided with adequate signage to ensure advance notice and will caution the operator of the upcoming development project and the associated construction works. Due to the Staging Area location the north bound lane on Bronte Road between Lakeshore Road West and Marine Road will be closed. Traffic control/ detour signage will be required to redirect the traffic around the development. Qualified traffic control person(s) (with Book 7 Training) with Stop-sign (TC-22) will control the vehicles on Bronte Road as required.

Lakeshore Road West, Jones Road and Marine Drive are part of proposed truck haulage route as shown in CM1-3 and CM2-1.



Pedestrian Control: Maintaining pedestrian movement on Lakeshore Road West and Bronte Road is essential in maintaining the current balance in the surrounding neighbourhood. No sidewalk closures are anticipated on Lakeshore Road West. The easterly sidewalk on Bronte Road from Marine Drive to Lakeshore Road West will be closed and all pedestrians will be safely directed around the staging area. Qualified traffic control person(s) (with Book 7 training) will control pedestrian and bicycle traffic as required. The developer will construct a covered walkway on the sidewalk on Lakeshore Road West if overhead safety becomes a concern.

Cyclist Control: All cyclists will continue to operate the designated bicycle lane on Lakeshore Road West through the construction zone. Qualified traffic control person(s) will ensure cyclist safety all the time during the construction. Bronte Road is not designated as cyclist route as per the Town of Oakville Cyclist Route Map. However, if any bicycle movement occurs on the Bronte Road near the development, proper safety measures will be taken by OTM Book 7 trained traffic control person(s).

5.0 Trade Parking

Parking permits are available along Ontario Street on a monthly basis on a first come first basis. Permits can be purchased online at Oakville.ca. No parking will occur on the adjacent streets or boulevards by trades/labourers. Arrangements have been made with the Church of the Epiphany at 141 Bronte Road for up to 22 labours to park. Refer to the parking agreement in Appendix E. The labourers will either walk or be shuttled to the site.

Summary of trade personnel as follows:

- **Demolition and Excavation Phase:** 10 Tradespersons
- **Foundation and Framing Phase:** 15 Tradespersons
- **Finishing Phase:** 40 Tradespersons

6.0 Shoring and Encroachments

The CTMP shall be reviewed in conjunction with the shoring plans and subject to the Shoring Agreement and the Encroachment Agreement(s) (both above and below ground), as between the Town of Oakville and the proponent. Structural details for the building foundation (including shoring plans) will be developed as part of the detailed design for the building and submitted to the Town for approval. Please note that a preliminary shoring concept has been prepared by others and will be submitted under a separate cover.

7.0 Site Servicing

Existing services removal and proposed services installation to be completed prior to the installation of staging area and construction fencing. Site servicing across Bronte Road and Lakeshore Road West is required for the installation of the water and sewer services. Lane(s) and sidewalk closures are expected on Bronte Road and only sidewalk closure is expected on Lakeshore Road West. Refer to Appendix B, civil drawings prepared by Crozier Consulting Engineers for limit of saw-cut, removal, and restoration of existing asphalt/concrete on Bronte Road and Lakeshore Road West. The contractor will need to have Book 7 certified staff on-site during the installation of the services.



8.0 Tower Crane

The project will require a two (2) tower crane (SK 415) to construction the proposed building. Refer to Appendix A Drawing CM1-2 for the location of both tower cranes.

9.0 Site Drainage During Construction

Storm and ground water will be addressed by pumping the water to a suitable outlet approved by the Town and Conservation Authority. Only clean water will be pumped from excavation. The contractor will need to construct a sump pit/tank to address sediment.

10.0 Haulage Routes

For the purposes of this plan, the developer has investigated area suppliers and trade contractors to predict relevant origin and destination points. Origin points include Concrete batching plants, excavation dump sites, aggregate suppliers, reinforcing steel suppliers, and building material suppliers. With the source and destination points established, it can be confirmed that the haulage routes will utilize approved truck routes to mitigate disturbance to area residents and businesses, as well as ensure sufficient road allowances for larger construction vehicles. Haulage routes are identified on drawing (CM2-1.)

As detailed in the summary chart Table 1, much of the construction traffic will occur during the excavation (Months 2 to 12) with an expected average of 25 vehicles per day. The neighbourhood will continue to see a steady frequency of construction vehicles during the Structural Phase with an expected average of 20 vehicles per day during Months 3 to 12 can be expected. As such, greater emphasis will be placed on traffic management. During these periods two full time competent (possess formal training and Book 7 certification) traffic control persons will be present to safely monitor and guide vehicular and pedestrian activity. A sharp reduction of construction traffic will be seen during the Finishing Phase of the project (Months 20 to 30). Anticipate 10 construction vehicles per day for the Finishing Phase. Traffic control personnel will remain available for the duration of this phase of work.

Nature of Construction Traffic: Table 1

Description	Frequency	Timing (approx.)	Method of Delivery
Construction Debris Containers	Daily	Months 1 to 30	Bin trucks
Site Washrooms	3x Weekly	Months 1 to 30	Van - Mounted Pump
Construction Tools and Supplies	Daily	Months 1 to 30	Van
Document Couriers	3x Weekly	Months 1 to 30	Car
Mechanical and Electrical Supplies	Weekly	Months 1 to 30	5-ton Truck
Construction Related Traffic	3x Weekly	Months 1 to 30	Truck
Demolition Phase			



Description	Frequency	Timing (approx.)	Method of Delivery
Demolition	Daily	Month 1	Tractor Trailer
Excavation and Shoring Phase			
Excavation	25 trips Daily	Months 2 to 12	Tri-Axle Dump Truck
Shoring	Daily	Months 2 to 12	--
Structural Phase			
Formwork	2x Weekly	Month 3 to 12	Flat bed truck
Concrete Supplies	2x Weekly	Month 3 to 20	Flat Bed Truck
Concrete Ready-mix Supply	15 loads daily	Month 3 to 20	Concrete Truck
Rebar and Rebar Accessories Supply	2 x month	Month 3 to 20	Flat Bed truck
Windows	Weekly	Month 20 to 30	Truck
Brick or Siding	2x Weekly	Month 20 to 30	Flat Bed Truck
Roofing	Weekly	Month 20 to 25	Flat Bed Truck
Finishing Phase			
Interior Masonry	2x Weekly	Month 20 to 30	Flat Bed Truck
Wall Partitions (drywall)	2x Weekly	Month 20 to 30	Flat Bed Truck
Applied Finishes	2x daily	Month 20 to 30	Truck
Stone Flooring and tops	Weekly	Month 20 to 30	Truck
Misc. Metals	2x Weekly	Month 20 to 30	Truck

11.0 Hours of Operation

The hours of operation will be from 7am to 6pm, five (5) days a week (Monday to Friday). Any noise requirement after 7pm and before 7am Monday -Saturday will require a noise exemption permit. Permits require submission 30 days prior to the start date. The noise exemption permit application can be found at Oakville.ca

12.0 Existing Utilities

Refer to Grading Plan prepared by Crozier Consulting Engineers for information regarding relocation (if required) of existing light standards/utility poles/streetlights on Bronte Road and Lakeshore Road West.

13.0 Dust, Air, and Noise Management

Temporary construction fencing (1.8m high) will be erected prior to the start of construction. The pre-mentioned fencing will be draped with dust control fabric. The dust control fabric will be inspected daily and repaired as required.



The development covers the majority of the site. There will not be any earth stockpiles on site to generate dust. If dust during construction becomes a concern, water trucks and sweeper trucks will be on call to deal with the dust the same day. The contractor will have full-time staff available to ensure the site is kept clean and swept daily. Environmentally friendly dust suppressant agents will be used where possible. At no time will equipment/trucks be idling except by concrete trucks and concrete pumps. The idling from the pre-mentioned trucks will be kept to an absolute minimum.

14.0 Waste Collection

No open waste storage will occur on site. All waste will be directly placed into bins which are placed on site. All bins are to be tarped when they are not being used. Waste will be removed off site on a regular basis by a private waste hauler.

15.0 Queuing and Staging of Construction Vehicles

During the excavation phase, Dump trucks and excavation equipment will be required to enter/exit the site using construction Gate #1 as shown in Appendix A drawing CM1-1.

One (1) temporary truck staging area will be proposed on east side of Bronte Road during the building construction stage. The developer has secured the TSO permit and has paid the necessary fees for the seven (7) on street parking stalls to allow the staging area in the road allowance.

WB-17 tractor-semitrailer will use the proposed truck staging area located on Bronte Road for all building material deliveries during the building construction stage as shown in Appendix A drawing CM1-2. WB-17 tractor-semitrailer will enter the staging area through construction Gate #1 and exit through construction Gate #2. Qualified traffic control person(s), Book 7 trained will control the pedestrian, cyclist, and vehicle traffic during the entry/exit operation of construction trucks. All construction vehicles and equipment will be coordinated to ensure that there is no queuing on municipal roads except in the Staging Area.

To analyze and confirm the accessibility of the proposed staging areas and construction gates, Vehicle Tracking tool is used to develop a vehicle turning path for WB-17 and HSU (Heavy Single Unit Truck). As shown in Appendix A drawings CM1-1 and CM1-2.

16.0 Vehicle Wash Down and Dust Control

Truck wash down will occur prior to the vehicle traveling on public roadways. The wash down area on the mud-mat will be conducted on the development site, not on the road. If for whatever reason the wash down proved to be inadequate, a road washing program will be in place to wash the roadway of any debris. This will be done by both the general contractor and third-party services. As a safeguard, silt sacks will be installed and maintained on all nearby storm catch basins/manholes to prevent any debris from entering the Town's sanitary or storm or combined sewers. Concrete trucks will be equipped with self-cleaning chutes to negate the need for on-site concrete wash down. Refer appendix A drawing CM1-1 for location of Mud-Mat/Washing Bay during excavation phase.



17.0 Site Setup

Sanitary Facilities: Sanitary facilities will initially be available onsite at the northwest corner of the site within the fencing limit. Additional sanitary units will be added as required per ministry guidelines. Refer appendix A drawing CM1-1 and CM1-2 for location of sanitary facilities on site.

Site Offices: There will be a site construction trailer (Miller Office Trailer Size: 30' x 10') will be located at the north-west corner of the site to accommodate the necessary management personnel as well as house adequate meeting spaces for a Joint Health and Safety Committee (JHSC), Worker Trade Committee (WTC), worker orientations, and space to administer proper first aid treatments. Dedicated routes to the office trailer will be clearly identified and maintained at all times.

Material Storage and Unloading Zones: Generally, material storage for all phases of construction will be received and stored on-site only. two (2) tool/material container (Size 8' x 20') will be located beside the site trailer at the northwest corner of the site. As the project advances, materials will be off-loaded on to the superstructure. Flammable and combustible materials will be identified, protected, and stored in designated "compounds" as prescribed by the Ministry of Labour and TSSA guidelines. Unloading and temporary storage will only occur within the fencing limits. There will not be any stockpiling of any earth material onsite.

Perimeter Construction Fencing: The perimeter construction fencing to be used as per ministry guidelines or as required. Refer appendix A drawing CM1-1 and CM1-2 for fencing limit and location of construction gate(s).

18.0 Emergency Contact Info

In the event of an emergency, the Town and the general public may contact project personnel responsible for the orderly conduct of the construction at all times. Contact information of persons provided will possess the authority to attend and act, as necessary. Contact information will be provided once the General Contractor has been selected, as follows:

Contact #1:

Contact Name: Igor Malyavskiy

Cell Number: 289-700-3750

Email Address: igor@brooklyncontract.com

Note: Should the Site Superintendent change during construction, Brooklyn Contracting will assign a new contact name(s) and phone number(s).



19.0 Public Communication

All project information (phone numbers, email address, fax, website, etc.) shall be included on all signage surrounding the site. Public communications for the job site shall also include:

- 48-hour notice shall be provided to adjacent properties should any construction operations produce impacts beyond the normal day-to-day operations of the site.
- A pre-construction notice shall be sent out to adjacent properties and along the construction access route
- Signs around the site shall include project working hours, a project website to provide construction updates, and emergency contact information
- Inform the ward councilor, public transit, business community and residents of the start of the construction
- Communication with Corridor Management is required prior to the distributing any notices or contact to the Ward Councilor, public, etc.

On-site emergency protocols:

- Reporting the emergency to the required chain of command (emergency contacts)
- Establishing communication and alerting all parties involved
- Ordering evacuation, if necessary
- Alerting external agencies, if necessary
- Alerting outside population of possible risk, if necessary
- Requesting external aid, if necessary
- Providing medical aid, if necessary
- Ensuring emergency shut offs are closed, if necessary
- Sounding the all-clear
- Advising media, if necessary

(Website Reference: <https://www.ccohs.ca/oshanswers/hsprograms/planning.html>)

These on-site emergency protocols are needed for handling unexpected situations. The objective is to be prepared to prevent fatalities and injuries, reduce damage to buildings and equipment, protect the environment and the community, and accelerate the resumption of normal operations.

Respectfully submitted,

A handwritten signature in black ink that reads 'Steve Pongracz'. Below the signature is a horizontal line.

Steve Pongracz C.E.T.
Lanhack Consultants Inc.



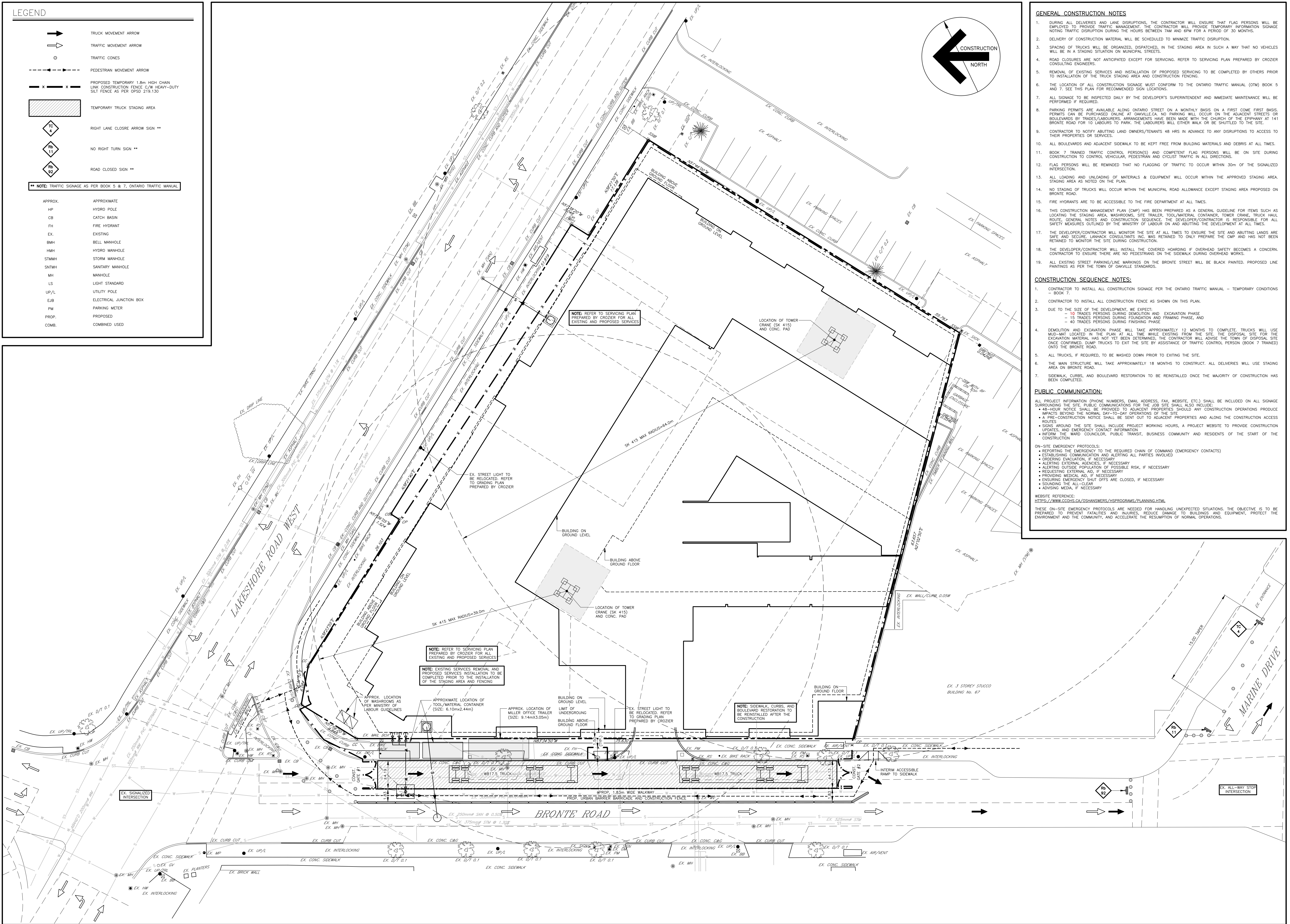
Appendix A: Construction/Traffic Management Plan(s)

LEGEND

- TRUCK MOVEMENT ARROW
- ⇨ TRAFFIC MOVEMENT ARROW
- TRAFFIC CONES
- ⇦ PEDESTRIAN MOVEMENT ARROW
- x — x — PROPOSED TEMPORARY 1.8m HIGH CHAIN LINK CONSTRUCTION FENCE C/W HEAVY-DUTY SILT FENCE AS PER CPSP 214.130
- ▭ TEMPORARY TRUCK STAGING AREA
- ◊ (with R) RIGHT LANE CLOSE ARROW SIGN **
- ◊ (with R) NO RIGHT TURN SIGN **
- ◊ (with R) ROAD CLOSED SIGN **

** NOTE: TRAFFIC SIGNAGE AS PER BOOK 5 & 7, ONTARIO TRAFFIC MANUAL

APPROX.	APPROXIMATE
HP	HYDRO POLE
CB	CATCH BASIN
FH	FIRE HYDRANT
EX	EXISTING
BMH	BELL MANHOLE
HMH	HYDRO MANHOLE
STMH	STORM MANHOLE
SNTMH	SANITARY MANHOLE
MH	MANHOLE
LS	LIGHT STANDARD
UP/L	UTILITY POLE
EJB	ELECTRICAL JUNCTION BOX
PM	PARKING METER
PROP.	PROPOSED
COMB.	COMBINED USED



GENERAL CONSTRUCTION NOTES

- DURING ALL DELIVERIES AND LANE DISRUPTIONS, THE CONTRACTOR WILL ENSURE THAT FLAG PERSONS WILL BE EMPLOYED TO PROVIDE TRAFFIC MANAGEMENT. THE CONTRACTOR WILL PROVIDE TEMPORARY INFORMATION SIGNAGE NOTING TRAFFIC DISRUPTION DURING THE HOURS BETWEEN 7AM AND 6PM FOR A PERIOD OF 30 MONTHS.
- DELIVERY OF CONSTRUCTION MATERIAL WILL BE SCHEDULED TO MINIMIZE TRAFFIC DISRUPTION.
- SPACING OF TRUCKS WILL BE ORGANIZED, DISPATCHED, IN THE STAGING AREA IN SUCH A WAY THAT NO VEHICLES WILL BE IN A STAGING SITUATION ON MUNICIPAL STREETS.
- ROAD CLOSURES ARE NOT ANTICIPATED EXCEPT FOR SERVICING. REFER TO SERVICING PLAN PREPARED BY CROZIER CONSULTING ENGINEERS.
- REMOVAL OF EXISTING SERVICES AND INSTALLATION OF PROPOSED SERVICING TO BE COMPLETED BY OTHERS PRIOR TO INSTALLATION OF THE TRUCK STAGING AREA AND CONSTRUCTION FENCING.
- THE LOCATION OF ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 5 AND 7. SEE THIS PLAN FOR RECOMMENDED SIGN LOCATIONS.
- ALL SIGNAGE TO BE INSPECTED DAILY BY THE DEVELOPER'S SUPERINTENDENT AND IMMEDIATE MAINTENANCE WILL BE PERFORMED IF REQUIRED.
- PARKING PERMITS ARE AVAILABLE ALONG ONTARIO STREET ON A MONTHLY BASIS ON A FIRST COME FIRST BASIS. PERMITS CAN BE PURCHASED ONLINE AT OAKVILLE.CA. NO PARKING WILL OCCUR ON THE ADJACENT STREETS OR BOULEVARDS BY TRUCKS/LOADERS. ARRANGEMENTS HAVE BEEN MADE WITH THE CHURCH OF THE EPHANY AT 141 BRONTE ROAD FOR LOADING TO MARK THE LOADING WILL EITHER WALK OR BE SHUTTLED TO THE SITE.
- CONTRACTOR TO NOTIFY ADJUTING LAND OWNERS/TENANTS 48 HRS IN ADVANCE TO ANY DISRUPTIONS TO ACCESS TO THEIR PROPERTIES OR SERVICES.
- ALL BOULEVARDS AND ADJACENT SIDEWALK TO BE KEPT FREE FROM BUILDING MATERIALS AND DEBRIS AT ALL TIMES.
- BOOK 7 TRAINED TRAFFIC CONTROL PERSON(S) AND COMPETENT FLAG PERSONS WILL BE ON SITE DURING CONSTRUCTION TO CONTROL VEHICULAR, PEDESTRIAN AND CYCLIST TRAFFIC IN ALL DIRECTIONS.
- FLAG PERSONS WILL BE REMINDED THAT NO FLAGGING OF TRAFFIC TO OCCUR WITHIN 30m OF THE SIGNALIZED INTERSECTION.
- ALL LOADING AND UNLOADING OF MATERIALS & EQUIPMENT WILL OCCUR WITHIN THE APPROVED STAGING AREA. STAGING AREA AS NOTED ON THE PLAN.
- NO STAGING OF TRUCKS WILL OCCUR WITHIN THE MUNICIPAL ROAD ALLOWANCE EXCEPT STAGING AREA PROPOSED ON BRONTE ROAD.
- FIRE HYDRANTS ARE TO BE ACCESSIBLE TO THE FIRE DEPARTMENT AT ALL TIMES.
- THIS CONSTRUCTION MANAGEMENT PLAN (CMP) HAS BEEN PREPARED AS A GENERAL GUIDELINE FOR ITEMS SUCH AS LOCATING THE STAGING AREA, WASHROOMS, SITE TRAILER, TOOL/MATERIAL CONTAINER, TOWER CRANE, TRUCK HAUL ROUTE, GENERAL NOTES AND CONSTRUCTION SEQUENCE. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY MEASURES OUTLINED BY THE MINISTRY OF LABOUR ON AND ADJUTING THE DEVELOPMENT AT ALL TIMES.
- THE DEVELOPER/CONTRACTOR WILL MONITOR THE SITE AT ALL TIMES TO ENSURE THE SITE AND ADJUTING LANDS ARE SAFE AND SECURE. LANHACK CONSULTANTS INC. WAS RETAINED TO ONLY PREPARE THE CMP AND HAS NOT BEEN RETAINED TO MONITOR THE SITE DURING CONSTRUCTION.
- THE DEVELOPER/CONTRACTOR WILL INSTALL THE COVERED HOARDING IF OVERHEAD SAFETY BECOMES A CONCERN. CONTRACTOR TO ENSURE THERE ARE NO PEDESTRIANS ON THE SIDEWALK DURING OVERHEAD WORKS.
- ALL EXISTING STREET PARKING/LINE MARKINGS ON THE BRONTE STREET WILL BE BLACK PAINTED. PROPOSED LINE PAINTINGS AS PER THE TOWN OF OAKVILLE STANDARDS.

CONSTRUCTION SEQUENCE NOTES:

- CONTRACTOR TO INSTALL ALL CONSTRUCTION SIGNAGE PER THE ONTARIO TRAFFIC MANUAL - TEMPORARY CONDITIONS - BOOK 7.
- CONTRACTOR TO INSTALL ALL CONSTRUCTION FENCE AS SHOWN ON THIS PLAN.
- DUE TO THE SIZE OF THE DEVELOPMENT, WE EXPECT:
 - 10 TRADES PERSONS DURING DEMOLITION AND EXCAVATION PHASE
 - 15 TRADES PERSONS DURING FOUNDATION AND FRAMING PHASE, AND
 - 40 TRADES PERSONS DURING FINISHING PHASE
- DEMOLITION AND EXCAVATION PHASE WILL TAKE APPROXIMATELY 12 MONTHS TO COMPLETE. TRUCKS WILL USE MID-WAY LOCATED IN THE PLAN AT ALL TIME WHILE EXISTING FROM THE SITE. THE DISPOSAL SITE FOR THE EXCAVATION MATERIAL HAS NOT YET BEEN DETERMINED. THE CONTRACTOR WILL ADVISE THE TOWN OF DISPOSAL SITE ONCE CONFIRMED. DUMP TRUCKS TO EXIT THE SITE BY ASSISTANCE OF TRAFFIC CONTROL PERSON (BOOK 7 TRAINED) ONTO THE BRONTE ROAD.
- ALL TRUCKS, IF REQUIRED, TO BE WASHED DOWN PRIOR TO EXITING THE SITE.
- THE MAIN STRUCTURE WILL TAKE APPROXIMATELY 18 MONTHS TO CONSTRUCT. ALL DELIVERIES WILL USE STAGING AREA ON BRONTE ROAD.
- SIDEWALK, CURBS, AND BOULEVARD RESTORATION TO BE REINSTALLED ONCE THE MAJORITY OF CONSTRUCTION HAS BEEN COMPLETED.

PUBLIC COMMUNICATION:

ALL PROJECT INFORMATION (PHONE NUMBERS, EMAIL ADDRESS, FAX, WEBSITE, ETC.) SHALL BE INCLUDED ON ALL SIGNAGE SURROUNDING THE SITE. PUBLIC COMMUNICATIONS FOR THE JOB SITE SHALL ALSO INCLUDE:

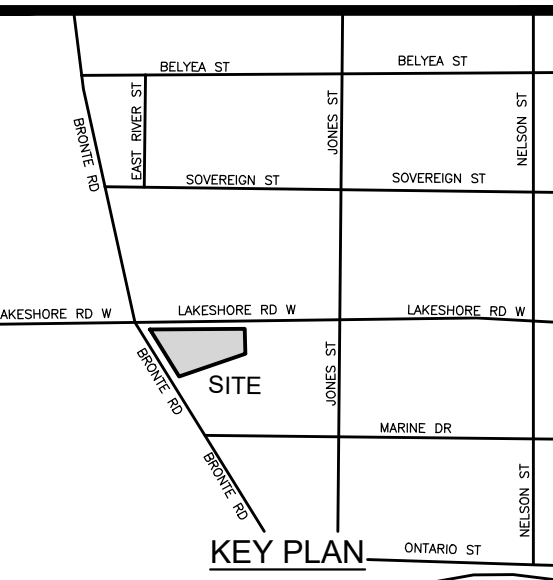
- 48-HOUR NOTICE SHALL BE PROVIDED TO ADJACENT PROPERTIES SHOULD ANY CONSTRUCTION OPERATIONS PRODUCE IMPACTS BEYOND THE NORMAL DAY-TO-DAY OPERATIONS OF THE SITE.
- A PRE-CONSTRUCTION NOTICE SHALL BE SENT OUT TO ADJACENT PROPERTIES AND ALONG THE CONSTRUCTION ACCESS ROUTES.
- SIGNS AROUND THE SITE SHALL INCLUDE PROJECT WORKING HOURS, A PROJECT WEBSITE TO PROVIDE CONSTRUCTION UPDATES, AND EMERGENCY CONTACT INFORMATION.
- INFORM THE WARD COUNCILOR, PUBLIC TRANSIT, BUSINESS COMMUNITY AND RESIDENTS OF THE START OF THE CONSTRUCTION.

ON-SITE EMERGENCY PROTOCOLS:

- REPORTING THE EMERGENCY TO THE REQUIRED CHAIN OF COMMAND (EMERGENCY CONTACTS)
- ESTABLISHING COMMUNICATION AND ALERTING ALL PARTIES INVOLVED
- ORDERING EVACUATION, IF NECESSARY
- ALERTING EXTERNAL AGENCIES, IF NECESSARY
- ALERTING OUTSIDE POPULATION OF POSSIBLE RISK, IF NECESSARY
- REQUESTING EXTERNAL AID, IF NECESSARY
- PROVIDING MEDICAL AID, IF NECESSARY
- ENSURING EMERGENCY SHUT OFFS ARE CLOSED, IF NECESSARY
- SOUNDING THE ALL-CLEAR
- ADVISING MEDIA, IF NECESSARY

WEBSITE REFERENCE:
[HTTPS://WWW.OSHSW.CA/OSHSWNEWS/PROGRAMS/PLANNING.HTML](https://www.ohsnw.ca/oshanswnews/programs/planning.html)

THESE ON-SITE EMERGENCY PROTOCOLS ARE NEEDED FOR HANDLING UNEXPECTED SITUATIONS. THE OBJECTIVE IS TO BE PREPARED TO PREVENT FATALITIES AND INJURIES, REDUCE DAMAGE TO BUILDINGS AND EQUIPMENT, PROTECT THE ENVIRONMENT AND THE COMMUNITY, AND ACCELERATE THE RESUMPTION OF NORMAL OPERATIONS.



Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.

This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.

© COPYRIGHT - LANHACK Consultants Inc. All rights reserved.

SOURCE
 EXISTING BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM SCHAEFER GEALOV BENNETT LTD. ON FEB 15, 2022 JOB NO 18-200-01, DATED FEBRUARY 18, 2021.

THE POSITION OF THE POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

Revision Record

No.	Description	Date (m/d/y)
C	ISSUED AS PER CITY COMMENTS	02/09/24
B	ISSUED AS PER CITY COMMENTS	11/01/23
A	ISSUED FOR SPA	09/01/22

Issue Record

No.	Description	Date (m/d/y)

LANHACK Consultants Inc.
 Consulting Engineers
 1709 Upper James Street
 Hamilton, ON L9B 1K7
 Tel: (905) 777-1454
 Fax: (905) 336-8142

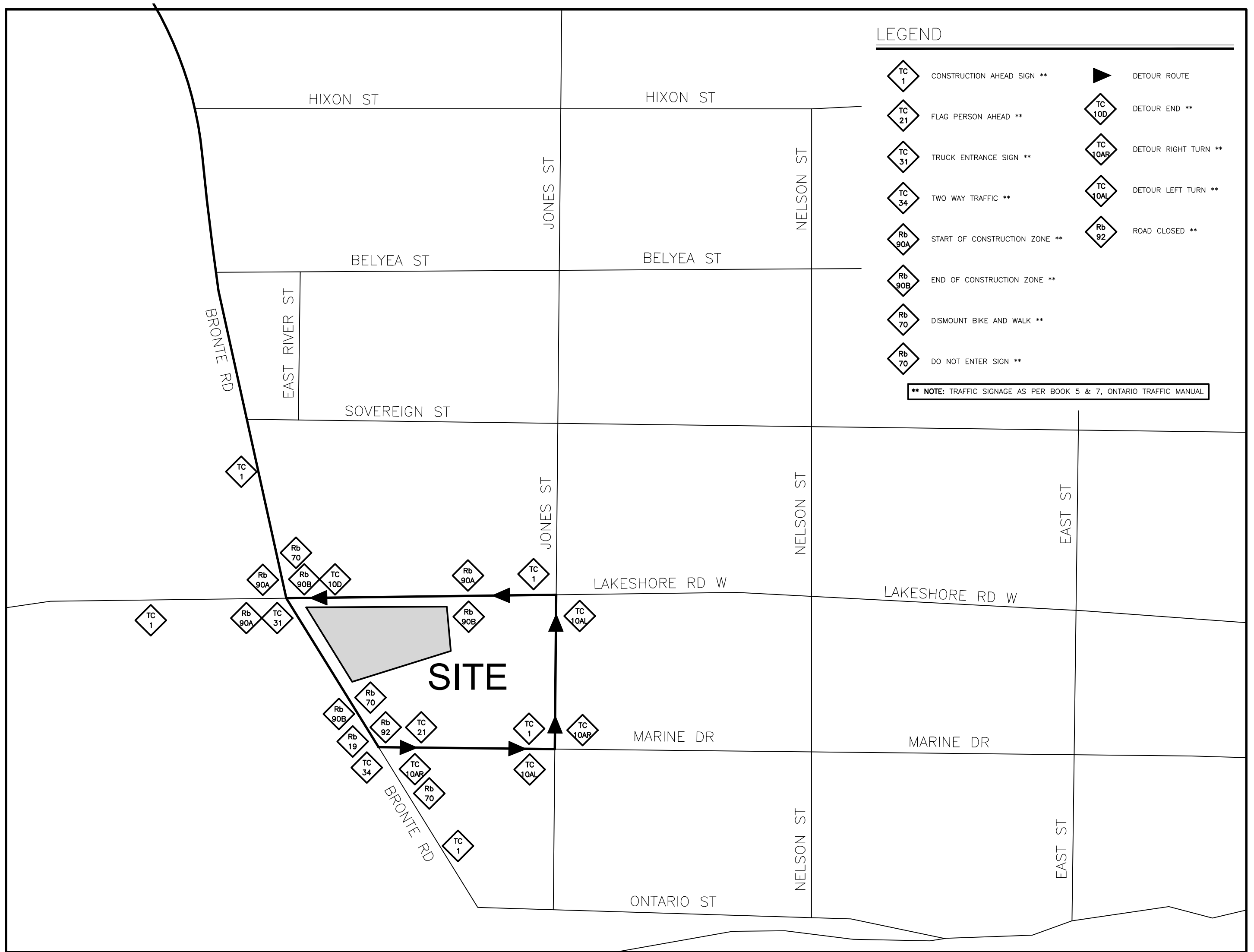
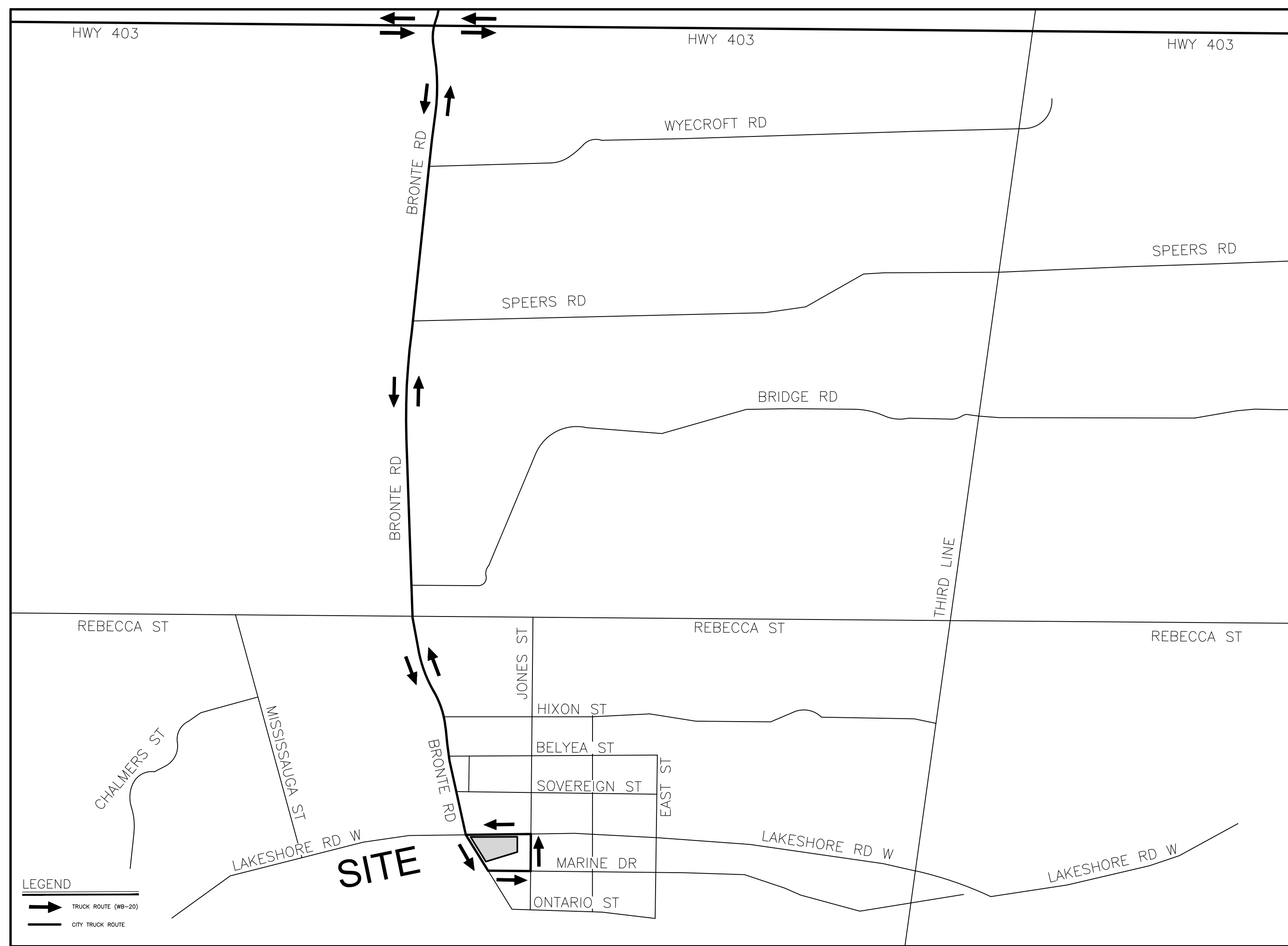
The Residences At Bronte Lakeside

85 BRONTE ROAD
 OAKVILLE, ON L6L 3B7

Date: MARCH 2022
 Drawn By: NDM
 Chkd By: SMP
 Scale: 1 : 250

Construction and Traffic Management Plan

Project No.: 22049 Drawing No.: CMI-2 Rev.: C



LEGEND

	CONSTRUCTION AHEAD SIGN **		DETOUR ROUTE
	FLAG PERSON AHEAD **		DETOUR END **
	TRUCK ENTRANCE SIGN **		DETOUR RIGHT TURN **
	TWO WAY TRAFFIC **		DETOUR LEFT TURN **
	START OF CONSTRUCTION ZONE **		ROAD CLOSED **
	END OF CONSTRUCTION ZONE **		
	DISMOUNT BIKE AND WALK **		
	DO NOT ENTER SIGN **		

** NOTE: TRAFFIC SIGNAGE AS PER BOOK 5 & 7, ONTARIO TRAFFIC MANUAL



Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.

This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.

© COPYRIGHT - LANHACK Consultants Inc. All rights reserved.

SOURCE
EXISTING BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM SCHAEFFER GZALDOV BENNETT LTD. ON FEB 15, 2022 JOB NO 18-200-01 DATED FEBRUARY 18, 2021.

THE POSITION OF THE POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

Revision Record

No.	Description	Date (m/d/y)
D	ISSUED AS PER CITY COMMENTS	02/09/24
C	ISSUED AS PER CITY COMMENTS	11/01/23
B	RE-ISSUED FOR SPA	08/10/23
A	ISSUED FOR SPA	09/01/22

Issue Record

No.	Description	Date (m/d/y)

2 Construction Truck Route Map
CM2-1

3 Construction Signage and Detour Map
CM2-1

NTS

NTS

LANHACK Consultants Inc.
Consulting Engineers
1709 Upper James Street
Hamilton, ON L9B 1K7
Tel: (905) 777-1454
Fax: (905) 336-8142

The Residences At Bronte Lakeside

85 Bronte Rd
Oakville, ON L6L 3B7

Date: MARCH 2022
Drawn By: NDM
Chkd By: SMP
Scale: AS NOTED

Construction Truck Route, Signage and Detour Maps

Project No.: 22049	Drawing No.: CM2-1	Rev.: D
--------------------	--------------------	---------

Plot Date: 02/09/24
M/2022/22049 - Lakeside Oakville, CM/CM/1
22049_CM2-1_Construction Management_Plan.dwg



File No. 22049
Construction and Traffic Management Plan

Appendix B: Civil Drawing(s) Prepared by Crozier Consulting Engineers



File No. 22049
Construction and Traffic Management Plan

Appendix C: Site Plan Prepared by IBI Group Architects Inc.

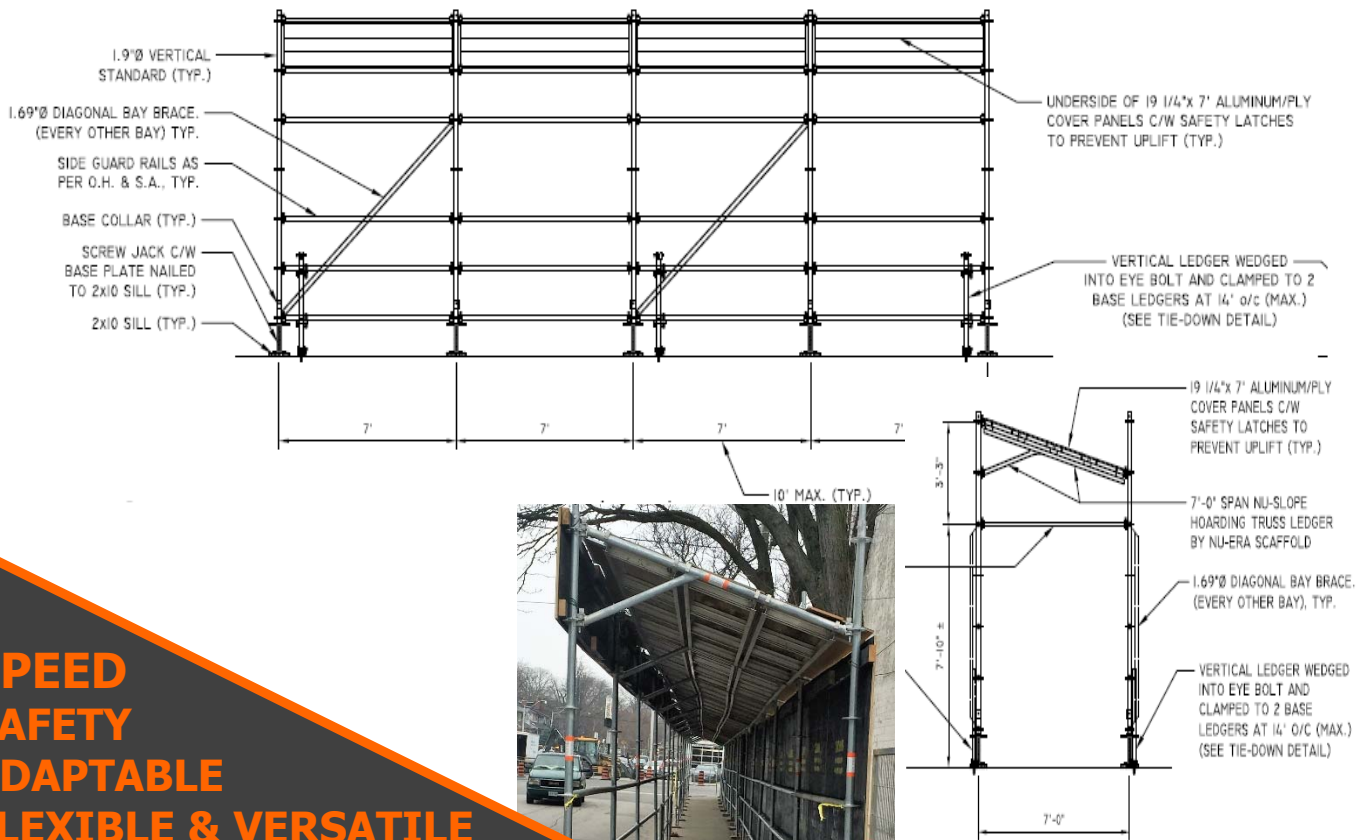
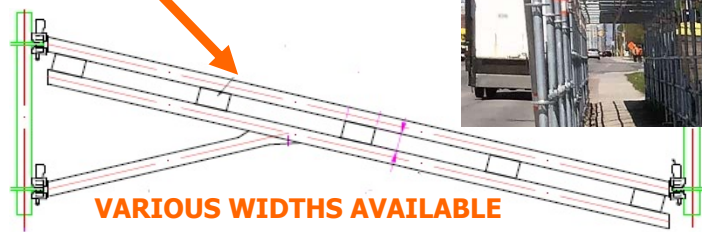


File No. 22049
Construction and Traffic Management Plan

Appendix D: Pre-Manufactured Scaffolding Overhead Sidewalk Protection System

PATENTED "Nu-Slope"™ - Overhead Sidewalk Protection

- Protective public pedestrian walkway with attractive curb appeal
- One piece "Y" shaped, 3 lock connection
- Quick cost efficient assembly
- Sloped design deflects weather, debris or other objects to site side
- Accommodates elevated advertising space street side, privacy on site side with plywood & fitted panel options
- Modular design suits neighbouring scaffolds, heights, corners, uneven terrain, gateways, truck entrances, lighting etc.



(B) TYPICAL SCAFFOLD SECTION (ALT. 3)
(2) SCALE: 1/4" = 1'-0"

**SPEED
 SAFETY
 ADAPTABLE
 FLEXIBLE & VERSATILE
 DESIGNED TO LAST
 ENGINEERED TO PERFECTION**



File No. 22049
Construction and Traffic Management Plan

Appendix E: Parking Agreement



2489 Lakeshore Road West | Oakville, ON | L6L 1H9 | 905-827-1643
www.waltonmemorial.com | office@waltonmemorial.com

**Parking Agreement between
Walton Memorial United Church
Hereinafter called “Walton”
and
Bronte Lakeside Limited
Hereinafter called “Bronte Lakeside Limited”**

1. Term

- a. Commencing Wednesday May 1, 2024 for a Term of 36 months, ending May 31, 2027. Walton agrees to rent 22 designated parking spaces on the east side of the church parking lot to Bronte Lakeside Limited.
- b. Bronte Lakeside Limited shall provide monthly updates by email for the exact number of parking spaces required, not exceeding 22 spaces. Anticipated use May 1st to October 31, 2024 – 10 spots, November 1st 2024 to April 30th 2025 – 15 spots, May 1st 2025 to May 31, 2027 – 22 spots.
- c. The Term will be reviewed every 6 months and may be extended by written agreement of the parties

2. Termination

- a. The Term may be terminated prior to its expiry:
 - i. Upon 30 days’ written notice for convenience by Walton or Bronte Lakeside Limited
 - ii. Immediately with notice in the event of any physical or environmental damage resulting from or in any way related to the use of the parking lot; and said damage is not rectified to the satisfaction of Walton within a reasonable time prescribed by Walton.

3. Use of Walton Premises

- a. The Walton parking lot shall be used only for parking personal vehicles. No storage of equipment or materials.
- b. The name of the owner, make, model, and license plate of those participating in this parking agreement shall be provided by Bronte Lakeside Limited to Walton in advance of parking in the lot.
- c. All vehicles parking at Walton will display a parking authorization permit provided by Walton to Bronte Lakeside Limited for distribution.
- d. Vehicle owners may not transfer parking permits.
- e. Vehicles shall only park in designated, marked spots, unless directed otherwise by Walton
- f. Access shall be limited to 7:00am to 3:15pm, Monday through Friday.
- g. **All illegally parked vehicles, or vehicles not displaying a permit will be tagged and towed at the owner’s expense.**
- h. Both the building and entire property at Walton are designated a smoke free zone.

4. Walton Operations

Bronte Lakeside Limited shall not impede, delay, or restrict Walton’s operations, and:

- a. No parking on days with weddings, funerals or other special events – Bronte Lakeside Limited will be given 2 days advance notice and is responsible for advising those participating in the rental agreement of this condition.
- b. No parking on days with church fundraisers – Bronte Lakeside Limited will be given 1 week notice and is responsible for advising those participating in the rental agreement of this condition.

5. Insurance

- a. Bronte Lakeside Limited confirms that insurance policies covering fire and theft are in place and to maintain such insurance during the term.
- b. Bronte Lakeside Limited agrees to provide proof of insurance to Walton prior to the commencement of this agreement.
- c. Those parking their vehicles in the Walton parking lot do so entirely at their own risk. Walton and the United Church of Canada assume no responsibility for loss of or any damage to any vehicle and/or any property in, on or about any vehicle however such loss or damage may be caused.

6. Fees


- a. **\$125.- per month per vehicle permit, payable monthly in advance. Prorated monthly for total parking space occupancy.**
- b. A total of **22 permits** will be issued by Walton.
- c. **Payment is due by the 1st of each month** and can be made by credit card online. A direct link to the Bronte Lakeside Limited payment page on Walton’s website will be provided.

7. Notices

Any notice, request, objection, invoice, or other communication to be given by either party to the other shall be in writing and delivered by hand, email, or mail as follows:

- a. In the case of Walton:
Attention: Nicole Reist
Administration & Facilities Coordinator
Walton United Church
2489 Lakeshore Rd. W.,
Oakville, Ontario
L6L 1H9
office@waltonmemorial.com
905-827-1643
- b. In the case of Bronte Lakeside Limited:
3190 Harvester Rd Suite 201A, Burlington, ON L7N 3T1
Attention: Igor Malyavskiy
Brooklyn Contracting Inc.
3245 Harvester Rd, Burlington, ON L7N 3T7
Igor@brooklyncontract.com
289-700-3750

8. Signatories

Walton Memorial United Church
 Signature: 
 Print Name: Nicole Reist
 Date: April 12, 2024

Bronte Lakeside Limited
 Signature: Diane Bertolin
 Print Name: Diane Bertolin
 Date: April 12, 2024