

February 18, 2021

Mr. Kirk Hatcher
Planner, Community Planning
100 Queen Street West
18th Floor (East Tower)
Toronto, Ontario
M5H 2N2

**Re: 621 Runnymede Road
Runnymede Healthcare Centre
Site Plan Control (19 183049 STE 04 SA)
Construction Management Plan**

Dear Mr. Hatcher

We are pleased to provide our Construction Management Plan to satisfy the Pre-Approval Conditions set forth in the Notice of Approval Conditions.

Project Description

The project site is bordered by the following streets:

- North Side: Existing Runnymede Healthcare Centre and residential/commercial uses with Dundas Street West beyond, to the north.
- South Side: St Johns Road
- East Side: Fiskin Avenue
- West Side: Runnymede Road

In its completed state, the building will be a 5-storey Long Term Care Facility, with the capacity for 200 beds. A total of 155 vehicle parking spaces will be provided in a 2-level underground garage (137 spaces) as well as surface parking spaces on the north side of the hospital (18 spaces). All vehicular access will be from Runnymede Road, which will provide direct access to the underground garage ramp at the east side of the drop-off court. The new Long Term Care building will share the use of the five existing loading spaces at the north end of the existing hospital. Trucks will access the existing loading docks from Runnymede Road and will exit via Fiskin Avenue. There will be two amenity uses at grade at the south side of the building, the secured garden and the privately owned public space (POPS).

Schedule

Onsite activities will begin March 2021. Construction is expected to be finished in June, 2023.

Nature of Construction Traffic

The following is a description and anticipated timing of the construction traffic expected for 621 Runnymede Road.

<u>Description</u>	<u>Frequency</u>	<u>Timing</u>	<u>Delivery Method</u>
Construction Garbage Boxes	Twice Weekly	Apr/21 – May/23	Tractor Unit
Site Washroom Maintenance	Twice Weekly	Apr/21 – May/23	Van – Mounted pump
Tools and Office Supplies	Daily	Apr/21 – May/23	Van
Document Couriers	Daily	Apr/21 – May/23	Car
Mechanical and Electrical Supplies	Daily	Jun/21 – May/23	Van
<u>Excavation & Shoring Phase</u>			
Excavation	100 trips/day	May/21	Tri-axles dump truck
Shoring	2 trips/day	Sept/21 May/21 – Sept/21	Tractor Trailer
<u>Concrete Work Phase</u>			
Formwork	2 loads/week	Jun/21 – Apr/22	Tractor Trailer
Concrete Accessories	2 loads/week	Jun/21 – Apr/22	Straight Truck
Concrete Trucks	8 loads/day	Apr/21 – Apr/22	Concrete Truck
Reinforcing Steel Trucks	4 loads/week	Apr/21 – Apr/22	Tractor Trailer
<u>Building Enclosure Phase</u>			
Exterior Masonry and Steel	2 loads/week	Jan/22 – Sep/22	Straight Truck
Roofing	2 loads/week	Jun/22 – July/22	Straight Truck
Windows, Aluminum & Glass	2 loads/week	Apr/22 – Aug/22	Straight Truck
<u>Interior Finishing Phase</u>			
Interior Masonry	1 load/week	Jan/22 – Jun/22	Straight Truck
Drywall	4 loads/week	Mar/22 – July/22	Straight Truck
Finishes	20 loads/week	July/22 – Jan/23	Straight Truck

Proposed Construction Lanes

Please refer to the attached "Construction Management Plan for Stage 1, 2, 3 and 4 dated February 17, 2021" by Lea Transportation Consultants that shows the proposed construction vehicle gates 01 and 02 as well as a temporary access road to the existing Runnymede Healthcare Centre from St. John Road.

Vibration and Noise

The project will be built in conformance with the City of Toronto Municipal Code, Noise Regulations. Construction activities will take place between 7:00am to 7:00pm on weekdays and from 9:00am to 7:00pm on Saturdays. The site will be shut down on Sundays and Statutory Holidays. As permitted by the Municipal Code, concrete finishing may need to take place after the above noted hours.

Vibration Zone of Influence Study (ZOI) has been conducted and monitoring will be deployed during vibration sensitive construction activities such as shoring.

Excavation

Excavation activities will require soil to be removed from the site by using trucks. During this time the excavation pit will be de-watered and water will be trucked off site as well. Silt sack sedimentation controls will be placed on adjacent catch-basins.

Truck, Loading, Access, and Staging

Trucks are intended to use construction gates for accessing the construction site. Truck loading points will remain on the property. Truck routing and signage is shown on the Stages 1, 2, 3 and 4 plans detailed by Lea Consultants.

Parking Management Plan

All construction staff and subtrades will use offsite parking. There is no provision of on-site parking available. Hospital staff and construction vehicles may have access to unmonitored parking spaces at the nearby arena, an approximately 10-minute walk from the hospital.

Hoarding, Fencing, and Pedestrian Access

Hoarding is per phasing plan attached.

Garbage Bins

Garbage bins will be provided as needed. The construction manager will manage deliveries accordingly.

Mud, Dust, and Sediment Control

Mud mats will be installed to capture excess mud from trucks leaving the construction site. Silt fencing will be installed along the perimeter of the project site to prevent migration of dust. Furthermore, street cleaning and dust control will be deployed on an as-needed basis.

Tree Hoarding and Protection

Kuntz Forestry Inc. completed a Tree Inventory and Presentation Plan. A tree inventory was conducted and reviewed in the context of the proposed site plan. The findings of the study indicated a total of 93 trees on and within six meters of the subject property. The removal of 70 trees is required to accommodate the proposed development. The remaining 23 trees will be saved, and appropriate tree protection will be provided prior to and during construction. Tree protection barriers and fencing has been erected to ensure that the trees identified for protection will not be impacted by the development during construction.

Site Security Measures

The Construction Manager will employ security personnel to oversee the construction site.

Communication and Acknowledgement

621 Runnymede Road will post a copy of the Construction Management Plan on a visible and accessible section of the site fence. The posted Construction Management Plan will be presented on a board that is minimum 2' wide by 6' high.

621 Runnymede Road will obtain a signature from each major sub-contractor on the Construction Management Plan in an effort to confirm receipt, understanding and agreement to abide with. 621 Runnymede Road will also provide all Paid Duty Officers (when and if required) with a copy of the Construction Management Plan at the beginning of their shift onsite. Runnymede Healthcare has established an email address, longtermcare@runnymedehc.ca, to receive communication directly

from the public and other stakeholders.

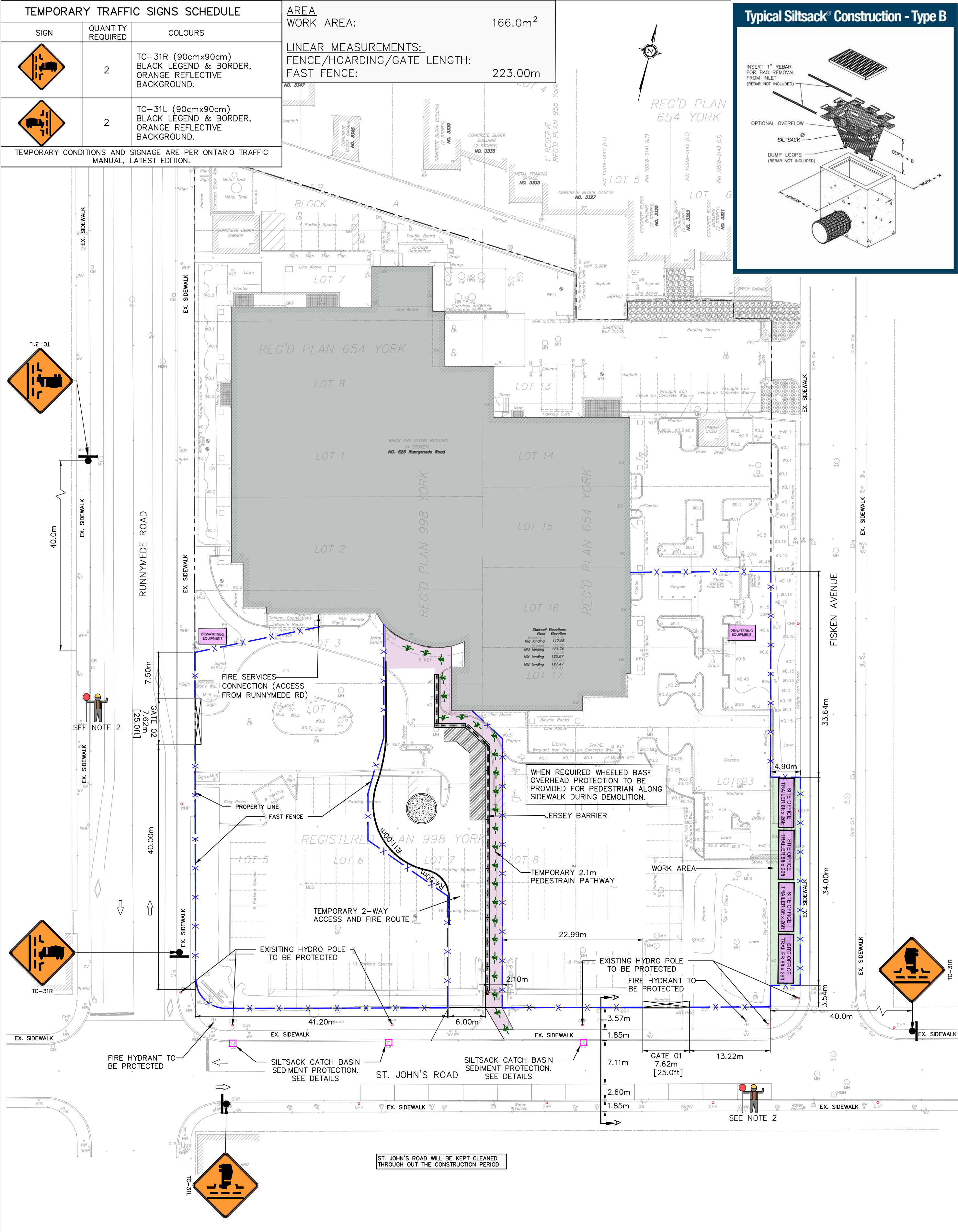
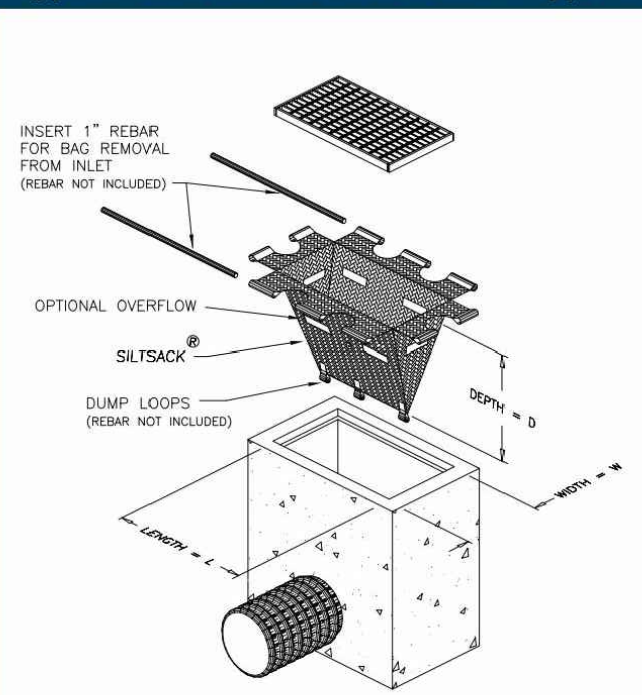
Best Regards,

George Millis
Senior Director, Construction
Runnymede Health Centre
Address: 625 Runnymede Rd. Toronto, ON
E: longtermcare@runnymedehc.ca

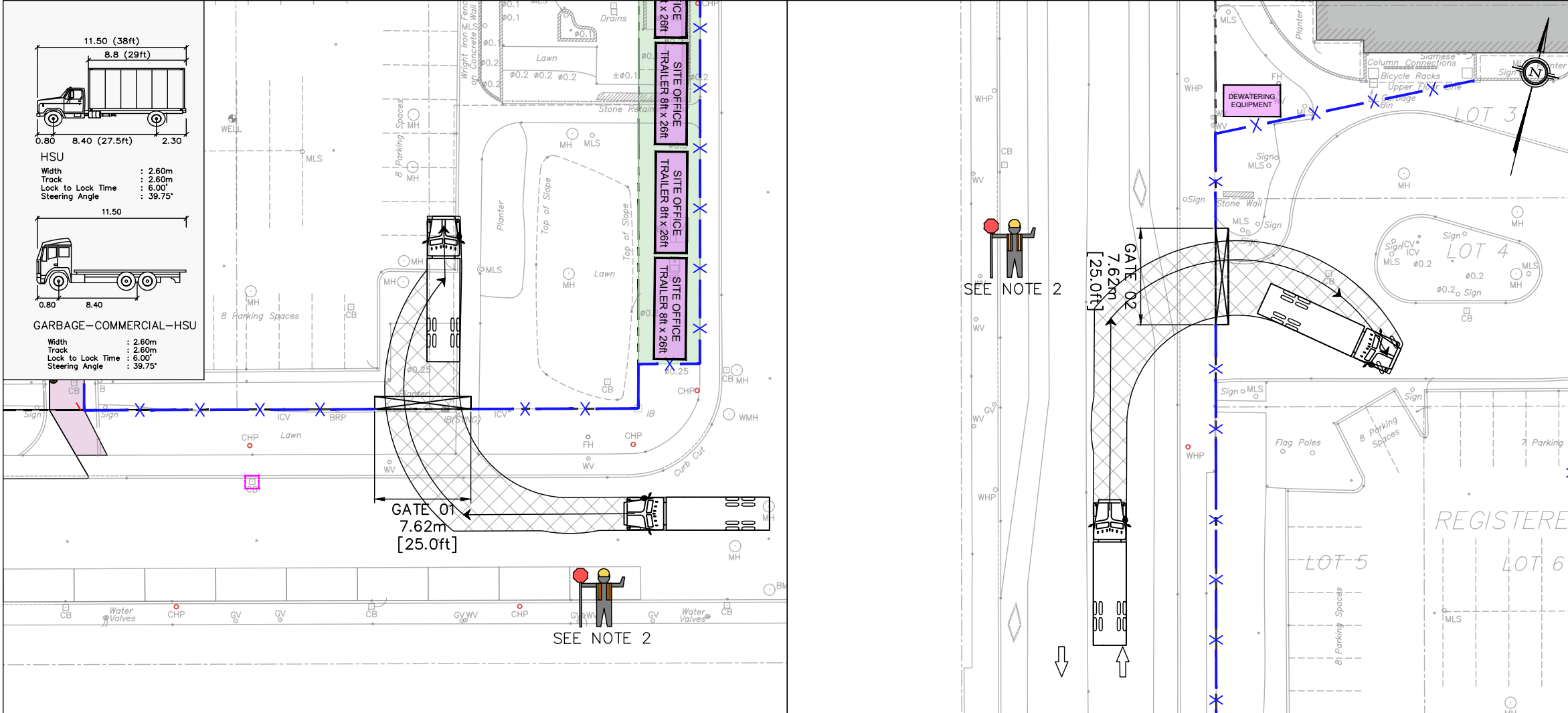
TEMPORARY TRAFFIC SIGNS SCHEDULE		
SIGN	QUANTITY REQUIRED	COLOURS
	2	TC-31R (90cmx90cm) BLACK LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.
	2	TC-31L (90cmx90cm) BLACK LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.
TEMPORARY CONDITIONS AND SIGNAGE ARE PER ONTARIO TRAFFIC MANUAL, LATEST EDITION.		

AREA WORK AREA:	166.0m ²
LINEAR MEASUREMENTS:	
FENCE/HOARDING/GATE LENGTH:	223.00m
FAST FENCE:	

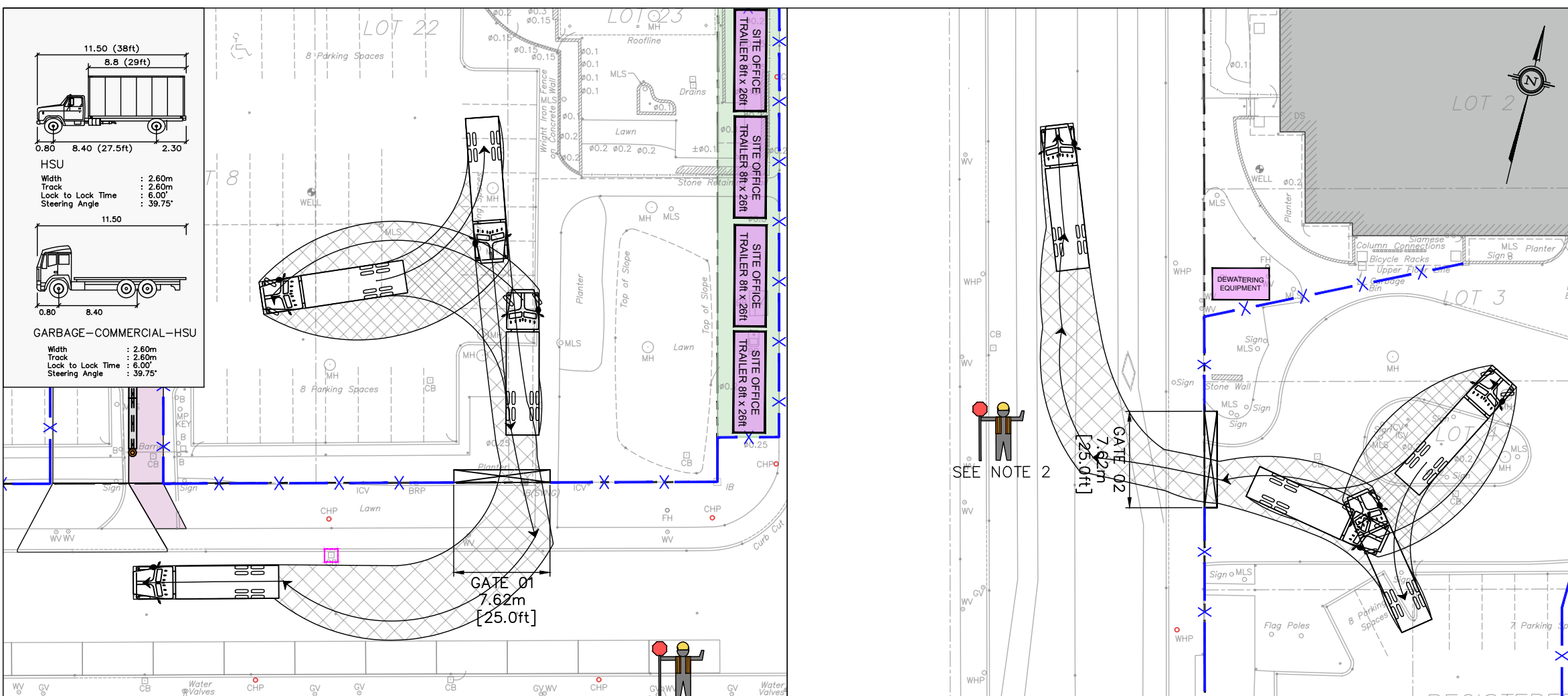
Typical Siltsack® Construction - Type B



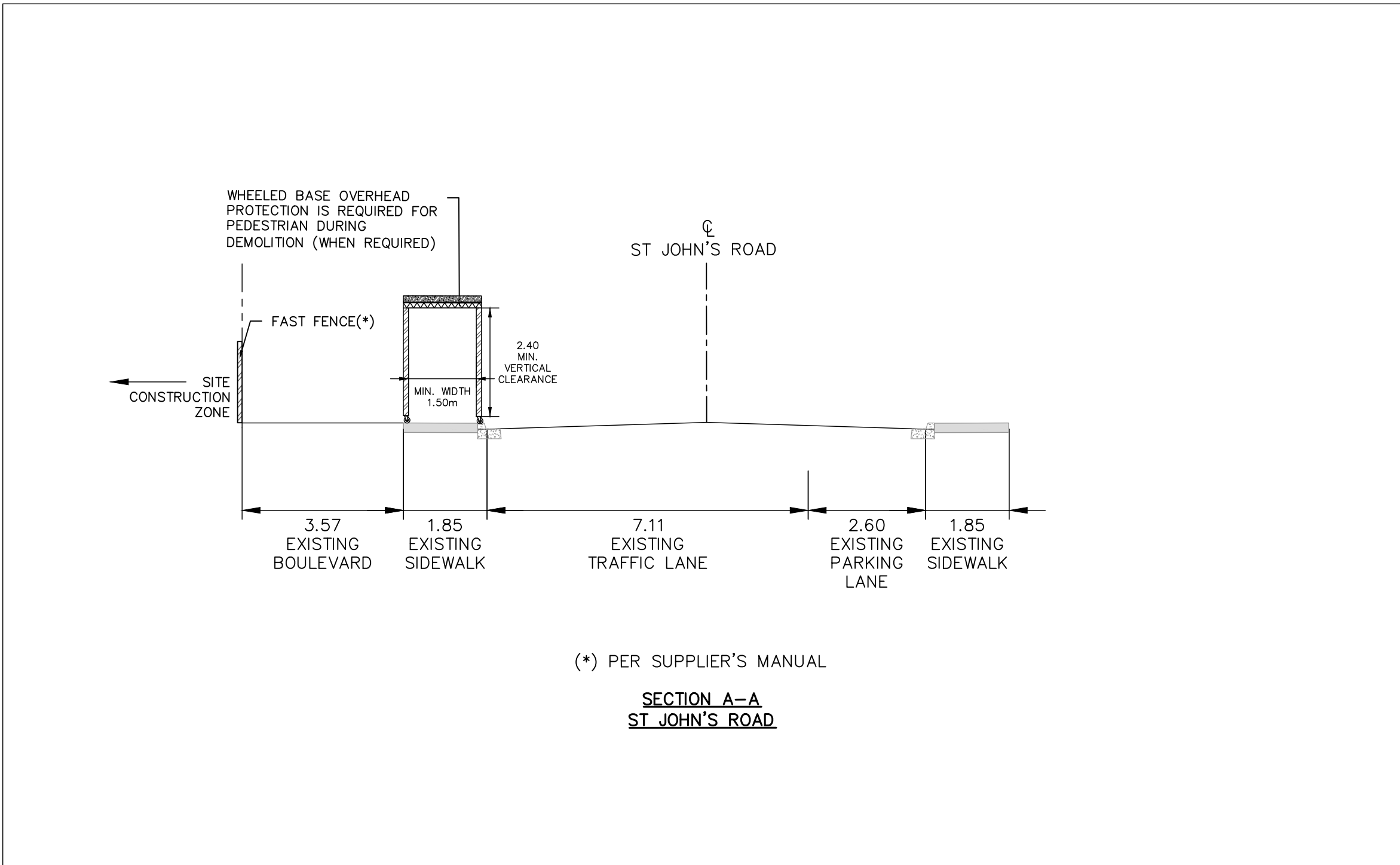
PROPOSED HOARDING PLAN AND SIGNAGE PLAN
SCALE - 1:400



HSU (DUMP/DELIVERY) TRUCK: ENTRY PATH - FORWARD IN
SCALE - 1:400



HSU (DUMP/DELIVERY) TRUCK: EXIT PATH - FORWARD OUT
SCALE - 1:400



CROSS SECTIONS
SCALE - 1:100

NOTES:

1. THE TAC DESIGN VEHICLE HSU REPRESENTS THE LONGER SINGLE UNIT VEHICLE LIKE THE "DUMP" AND "CONCRETE" TRUCKS, ETC.
2. TWO (2) CERTIFIED TRAFFIC CONTROL FLAGMAN TO BE PRESENT TO REGULATE THE TRAFFIC AND PEDESTRIANS WHEN THE TRUCKS ARE ENTERING OR EXITING THE SITE.
4. CONSTRUCTION DURATION IS ESTIMATED TO BE 16 DAYS (MARCH 01, 2021 - MARCH 22, 2021). THE DURATION DOESN'T INCLUDE LOST DAYS DUE TO WEATHER AND MAY VARY.
5. SIDEWALK TO REMAIN OPEN TO PUBLIC.

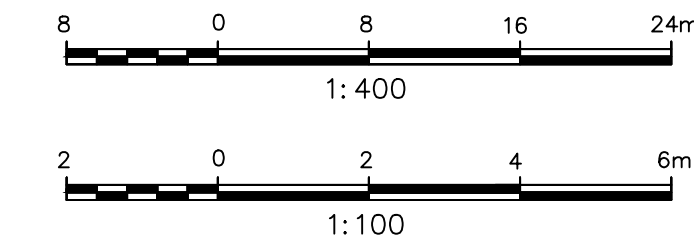
POSTED REGULATORY SPEED LIMIT:

RUNNYMEDE ROAD (CITY OF TORONTO):	40 km/h
ST. JOHN'S ROAD (CITY OF TORONTO):	40 km/h

LEGEND:

	PROPERTY LINE
	FAST FENCE
	TRAFFIC CONTROL PERSON
	TRAFFIC FLOW DIRECTION
	TEMPORARY 2.1m PEDESTRIAN PATHWAY
	WORK AREA
	EXISTING BUILDING TO REMAIN
	SIGN LOCATION
	EXISTING POLE
	GATE
	JERSEY BARRIER
	SILTSACK PROTECTION
	PEDESTRIAN ACCESS

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2	R.R. 2021-02-17	SUBMISSION
1	R.R. 2021-02-01	SUBMISSION
REV	Drawn	Date



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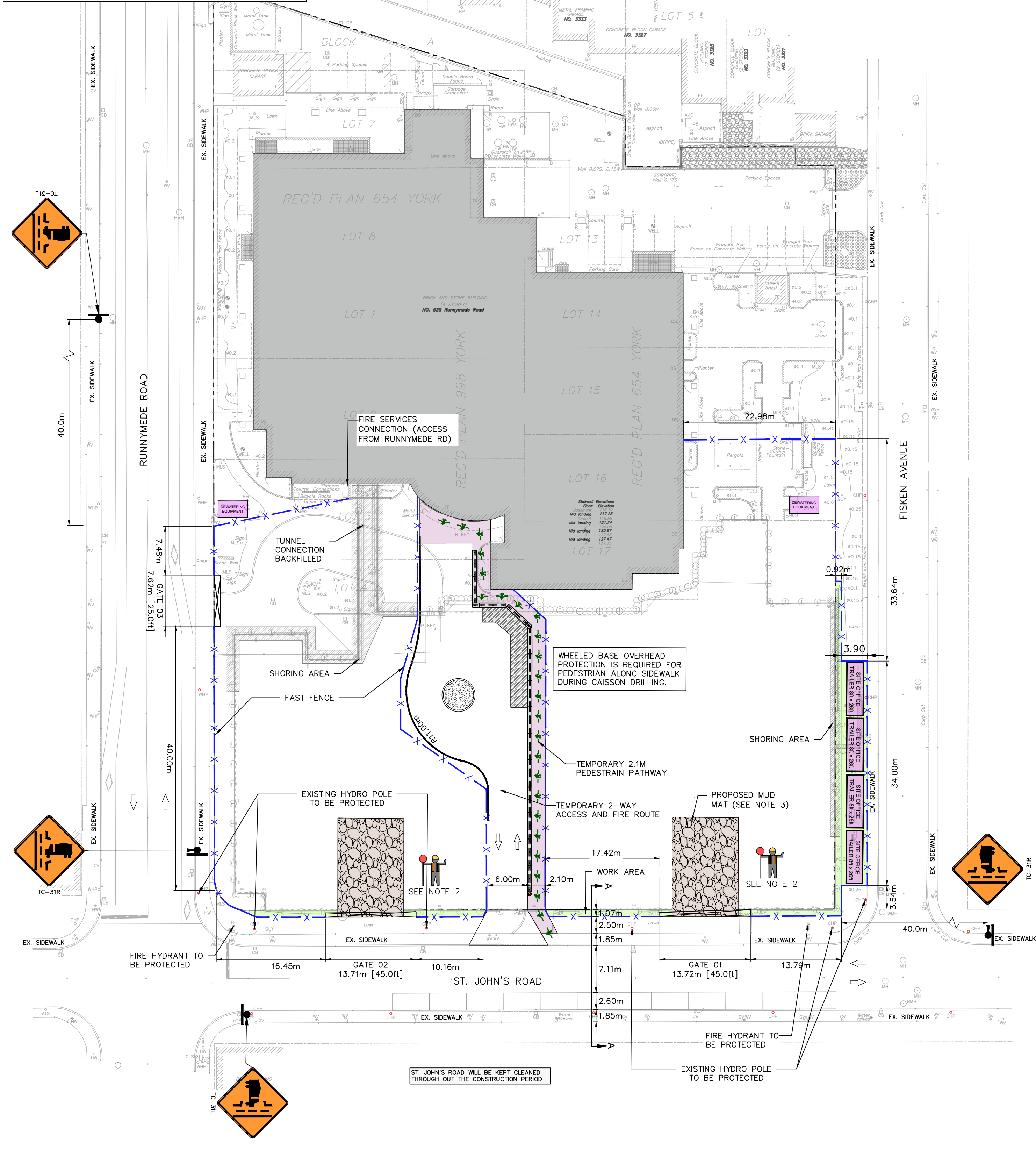
625 RUNNYMEDE ROAD
TORONTO ONTARIO

CONSTRUCTION MANAGEMENT PLAN STAGE 1 - DEMOLITION, HOARDING PLAN, PAVEMENT MARKING, AND SIGNAGE PLAN

Design By	S.T.	Date	JAN. 29, 2021
Drawn By	R.R.	Checked By	K.C.
Project No.	21066	Drawing No.	001

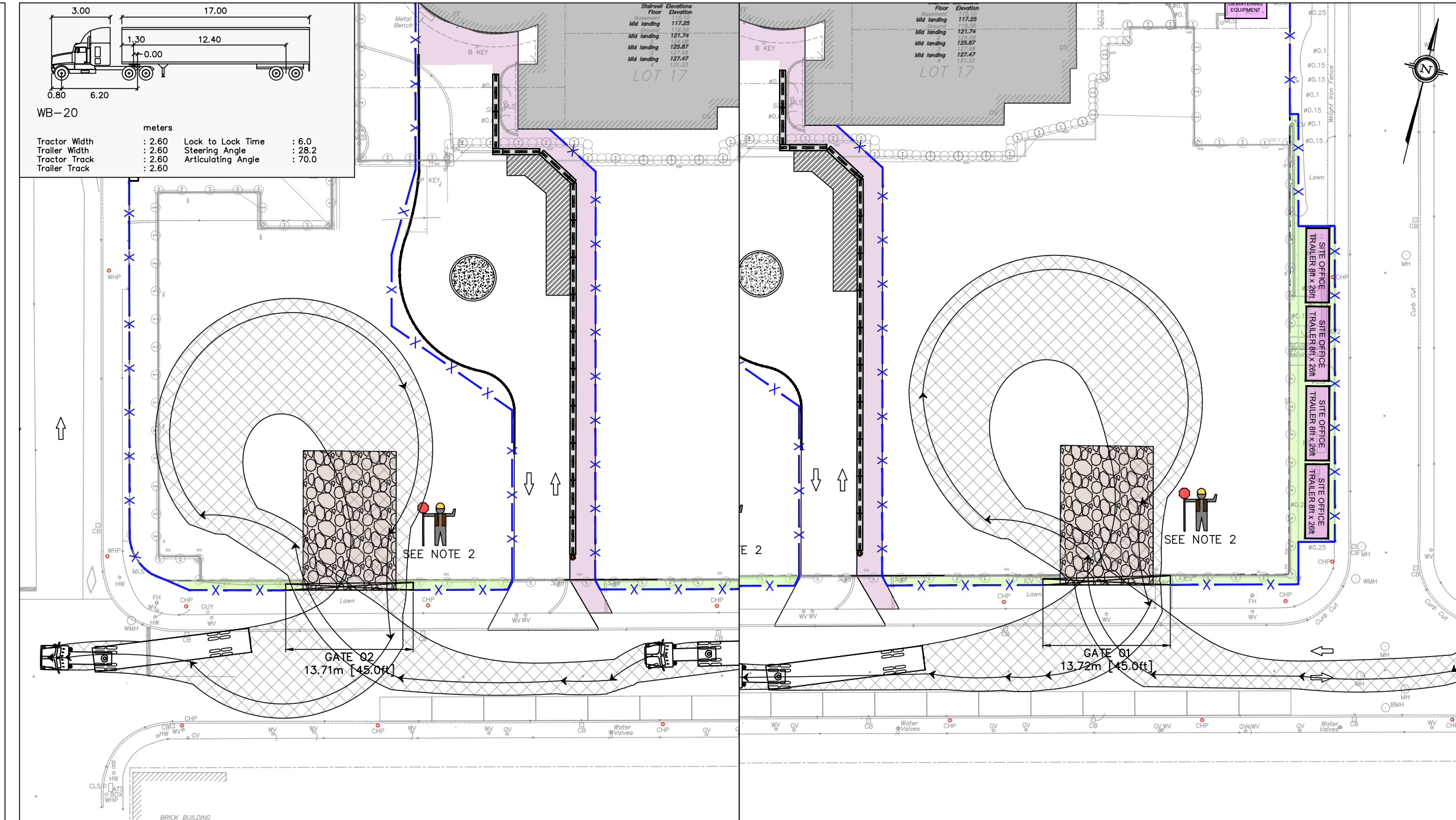
TEMPORARY TRAFFIC SIGNS SCHEDULE		
SIGN	QUANTITY REQUIRED	COLOURS
	2	TC-31R (90cmx90cm) BLACK LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.
	2	TC-31L (90cmx90cm) BLACK LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.
TEMPORARY CONDITIONS AND SIGNAGE ARE PER ONTARIO TRAFFIC MANUAL, LATEST EDITION.		

AREAS:
WORK AREA: 263.00m²
LINEAR MEASUREMENTS:
FENCE/HOARDING/GATE LENGTH: 232.00m
FAST FENCE:

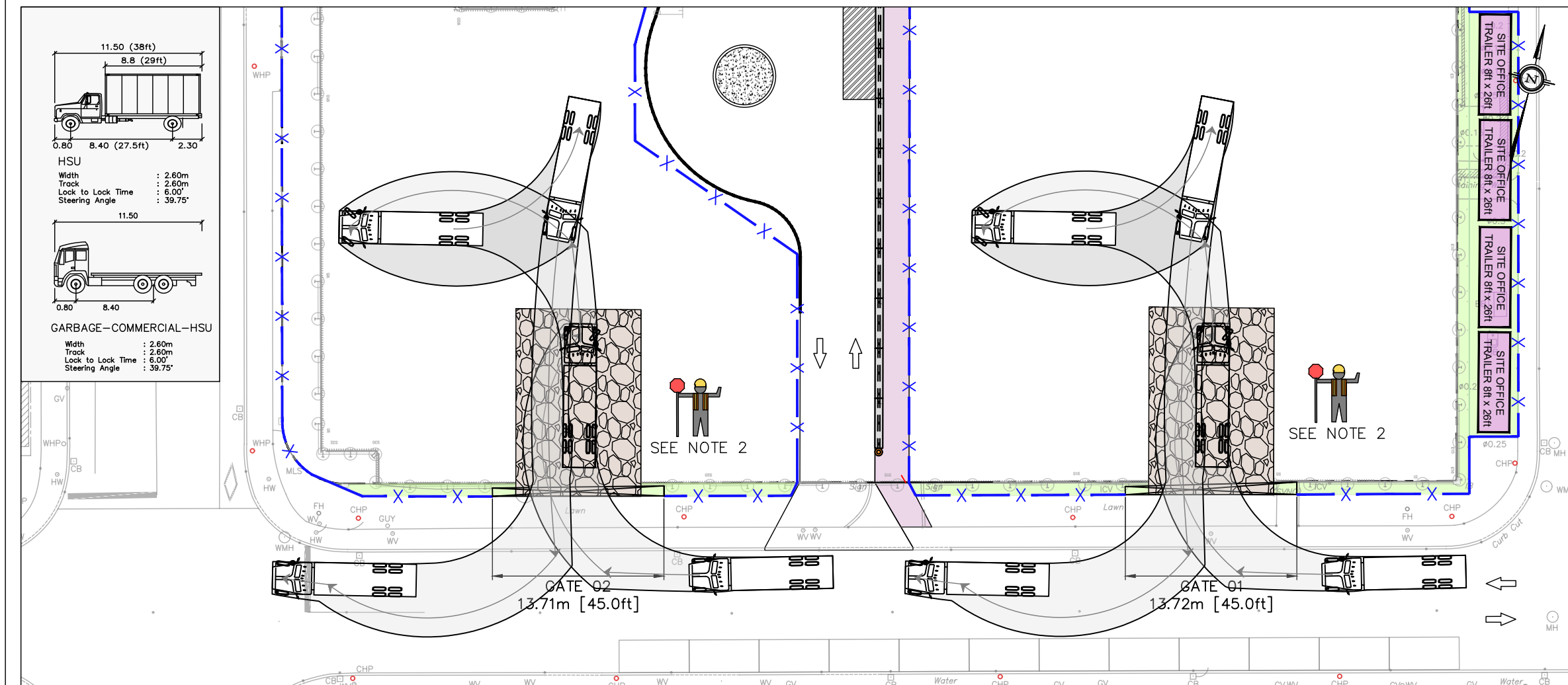


PROPOSED HOARDING PLAN AND SIGNAGE PLAN
SCALE - 1:400

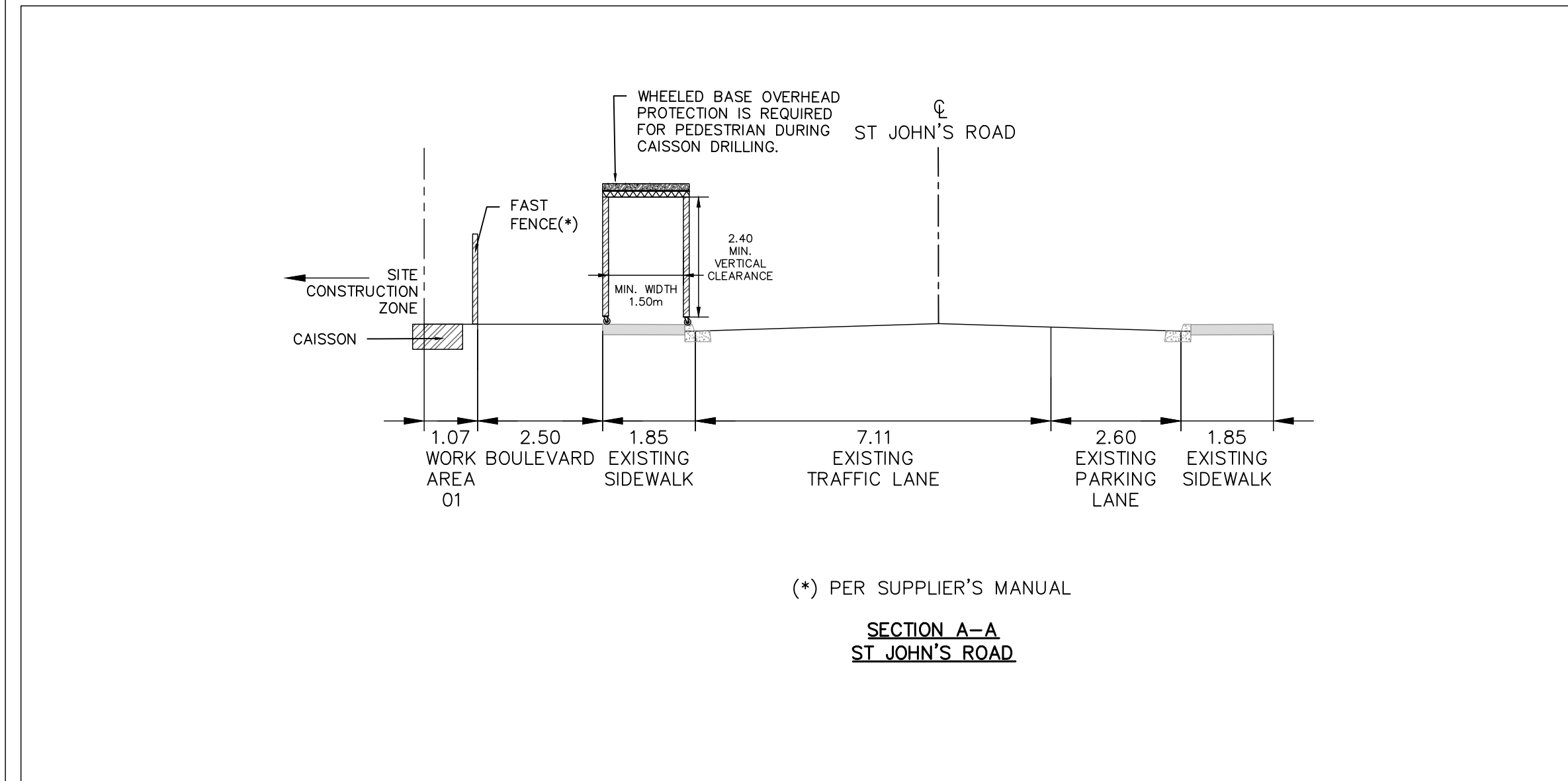
DRAWING NAME: F:\21066\Drafting\21066WF009.dwg



WB-20 TRUCK: ENTRY AND EXIT PATH - FORWARD IN/OUT
SCALE - 1:500



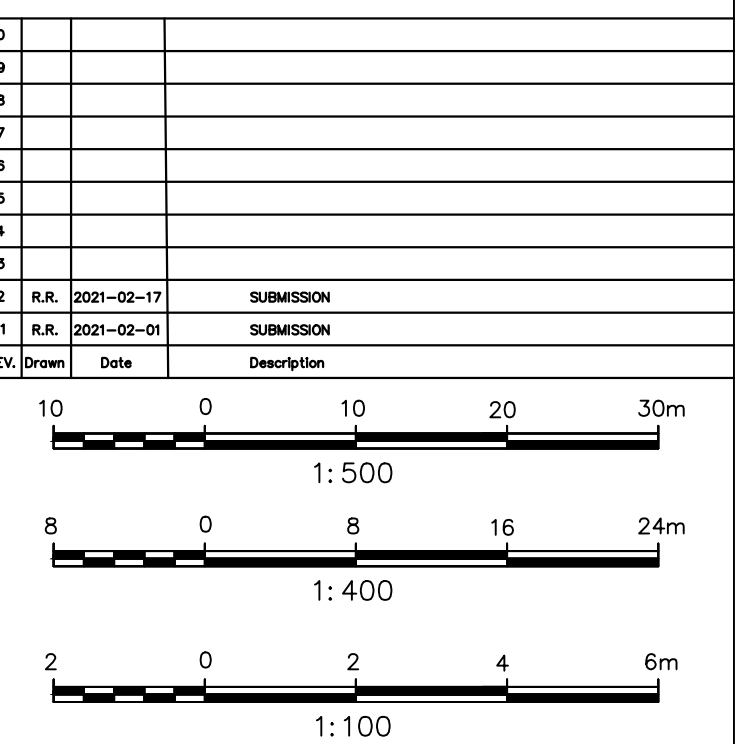
HSU (DUMP/DELIVERY) TRUCK: ENTRY AND EXIT PATH - FORWARD IN/OUT
SCALE - 1:400



CROSS SECTIONS
SCALE - 1:100

- NOTES:
1. THE TAC DESIGN VEHICLE HSU REPRESENTS THE LONGER SINGLE UNIT VEHICLE LIKE THE "DUMP" AND "CONCRETE" TRUCKS, ETC.
 2. TWO (2) CERTIFIED TRAFFIC CONTROL FLAGMAN TO BE PRESENT TO REGULATE THE TRAFFIC AND PEDESTRIANS WHEN THE TRUCKS ARE ENTERING OR EXITING THE SITE.
 3. MUD MAT:
50MM DEPTH OF 2" CLEARSTONE
250MM DEPTH OF 6" ROCK.
 4. CONSTRUCTION DURATION IS ESTIMATED TO BE 2 MONTHS (APRIL 2021 - MAY 2021). THE DURATION DOESN'T INCLUDE LOST DAYS DUE TO WEATHER AND MAY VARY.
 5. SIDEWALK TO REMAIN OPEN TO PUBLIC.
- POSTED REGULATORY SPEED LIMIT:
RUNNYMEDE ROAD (CITY OF TORONTO): 40 km/h
ST. JOHN'S ROAD (CITY OF TORONTO): 40 km/h

- LEGEND:
- PROPERTY LINE
 - FAST FENCE
 - TRAFFIC CONTROL PERSON
 - TRAFFIC FLOW DIRECTION
 - EXISTING BUILDING
 - SIGN LOCATION
 - EXISTING POLE
 - GATE
 - MUD MAT
 - TEMPORARY 2.1m PEDESTRIAN PATHWAY
 - WORK AREA
 - JERSEY BARRIER
 - PEDESTRIAN ACCESS



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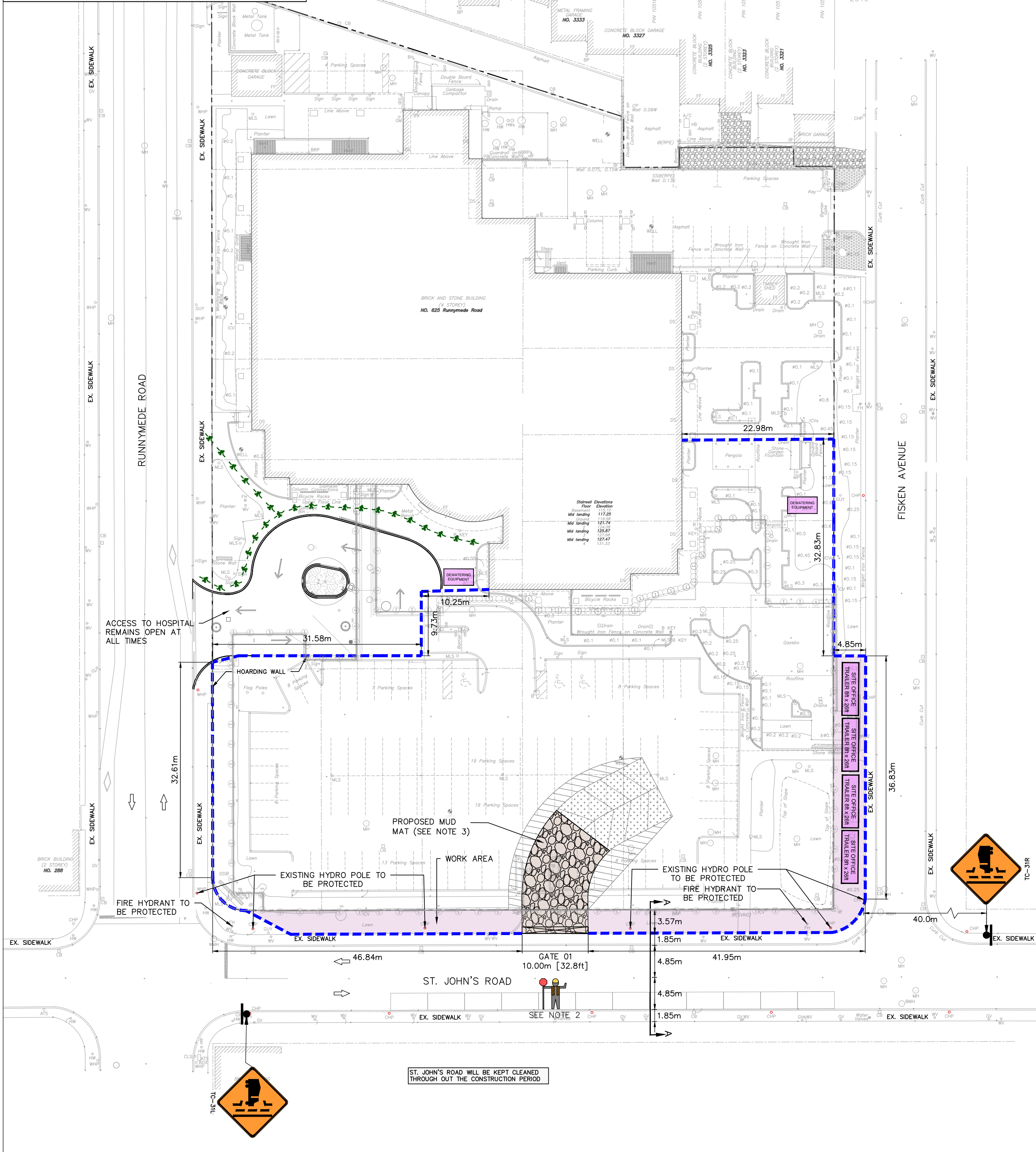
625 RUNNYMEDE ROAD
TORONTO ONTARIO

CONSTRUCTION MANAGEMENT PLAN
STAGE 2-SHORING AND PILE DRILLING,
HOARDING PLAN, PAVEMENT MARKING,
AND SIGNAGE PLAN

Design By	S.T.	Date	JAN. 29, 2021
Drawn By	R.R.	Checked By	K.C.
Project No.	21066	Drawing No.	002

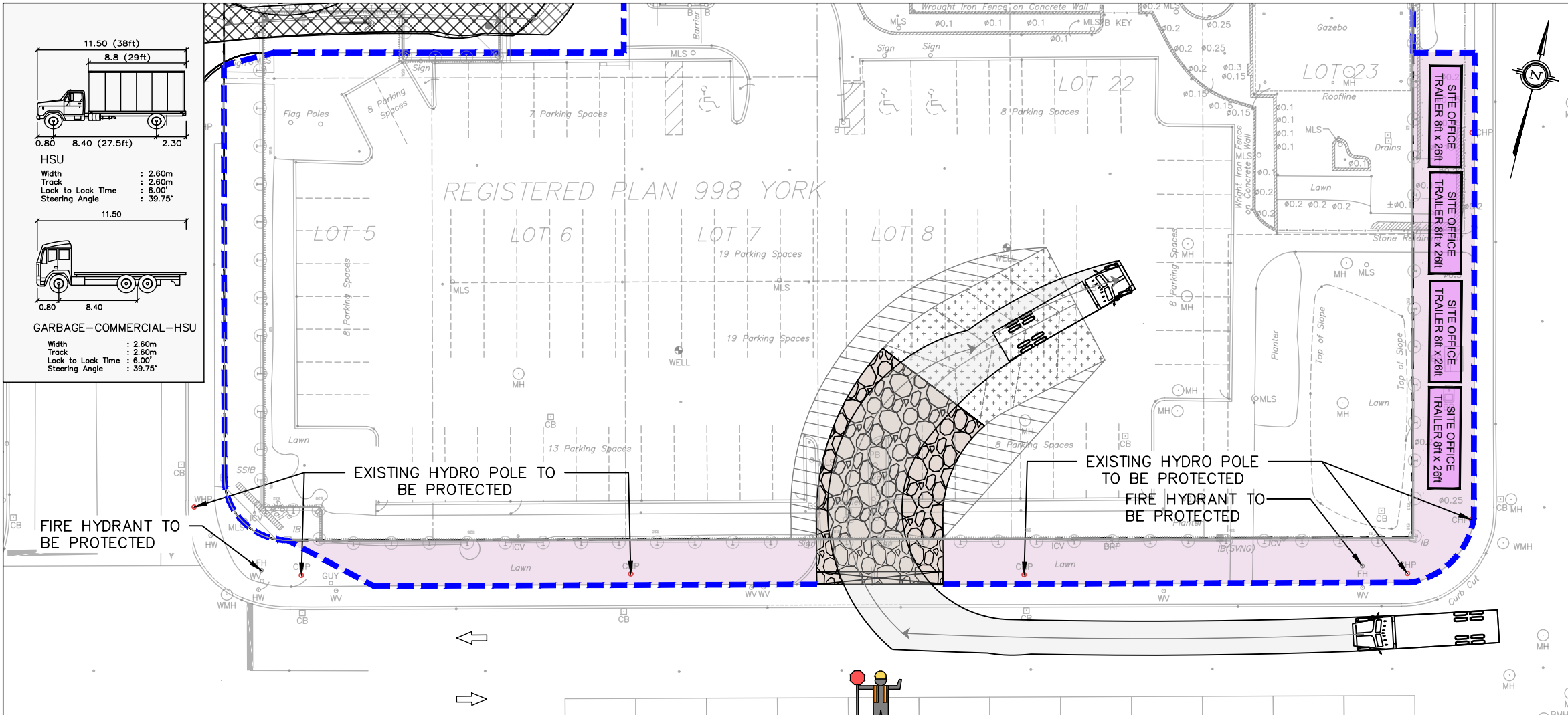
TEMPORARY TRAFFIC SIGNS SCHEDULE		
SIGN	QUANTITY REQUIRED	COLOURS
	1	TC-31R (90cmx90cm) BLACK LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.
	1	TC-31L (90cmx90cm) BLACK LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.
TEMPORARY CONDITIONS AND SIGNAGE ARE PER ONTARIO TRAFFIC MANUAL, LATEST EDITION.		

AREA:	500.00m ²
WORK AREA:	
FENCE/HOARDING/GATE LENGTH:	268.00m
HOARDING WALL:	

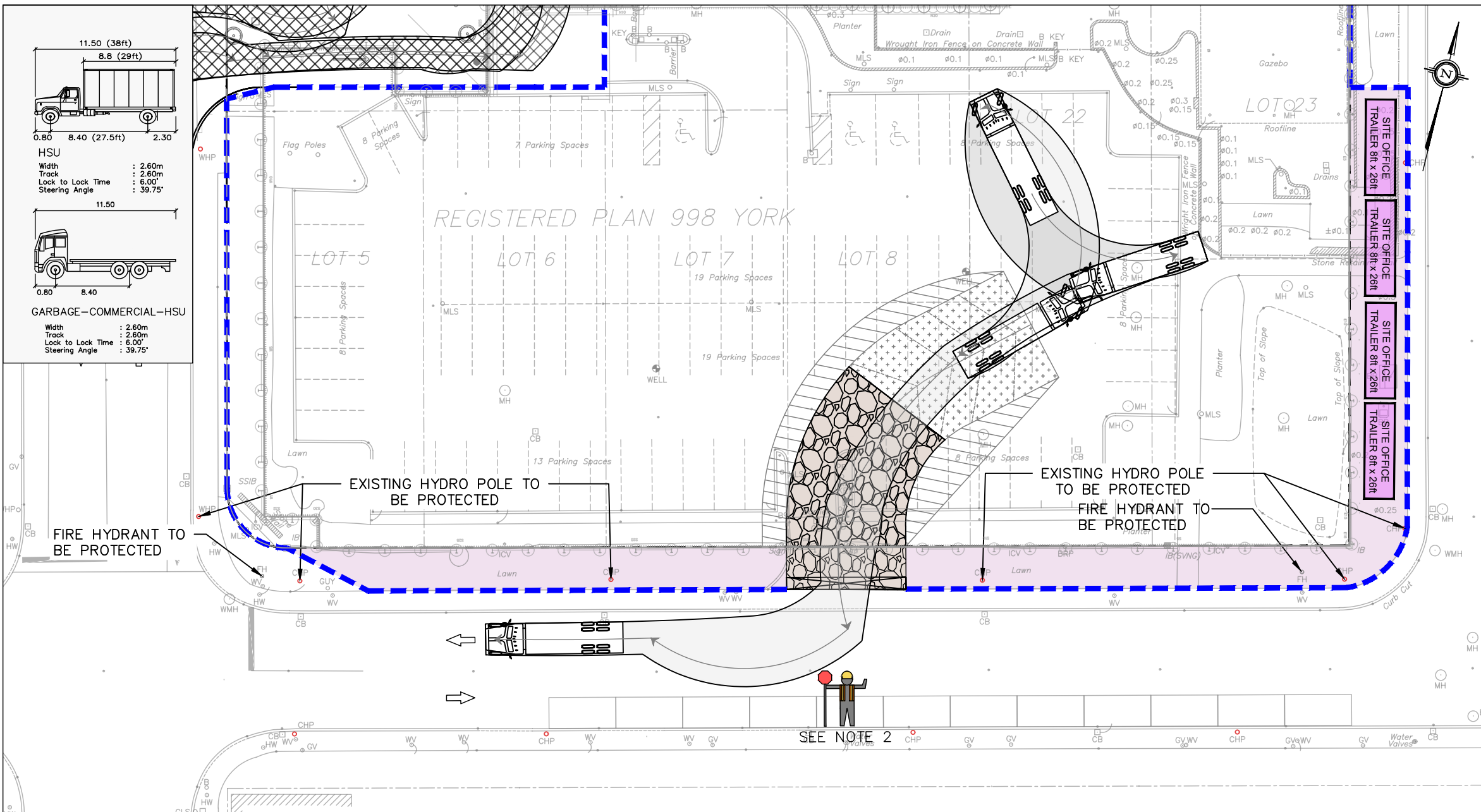


PROPOSED HOARDING PLAN AND SIGNAGE PLAN
SCALE - 1:400

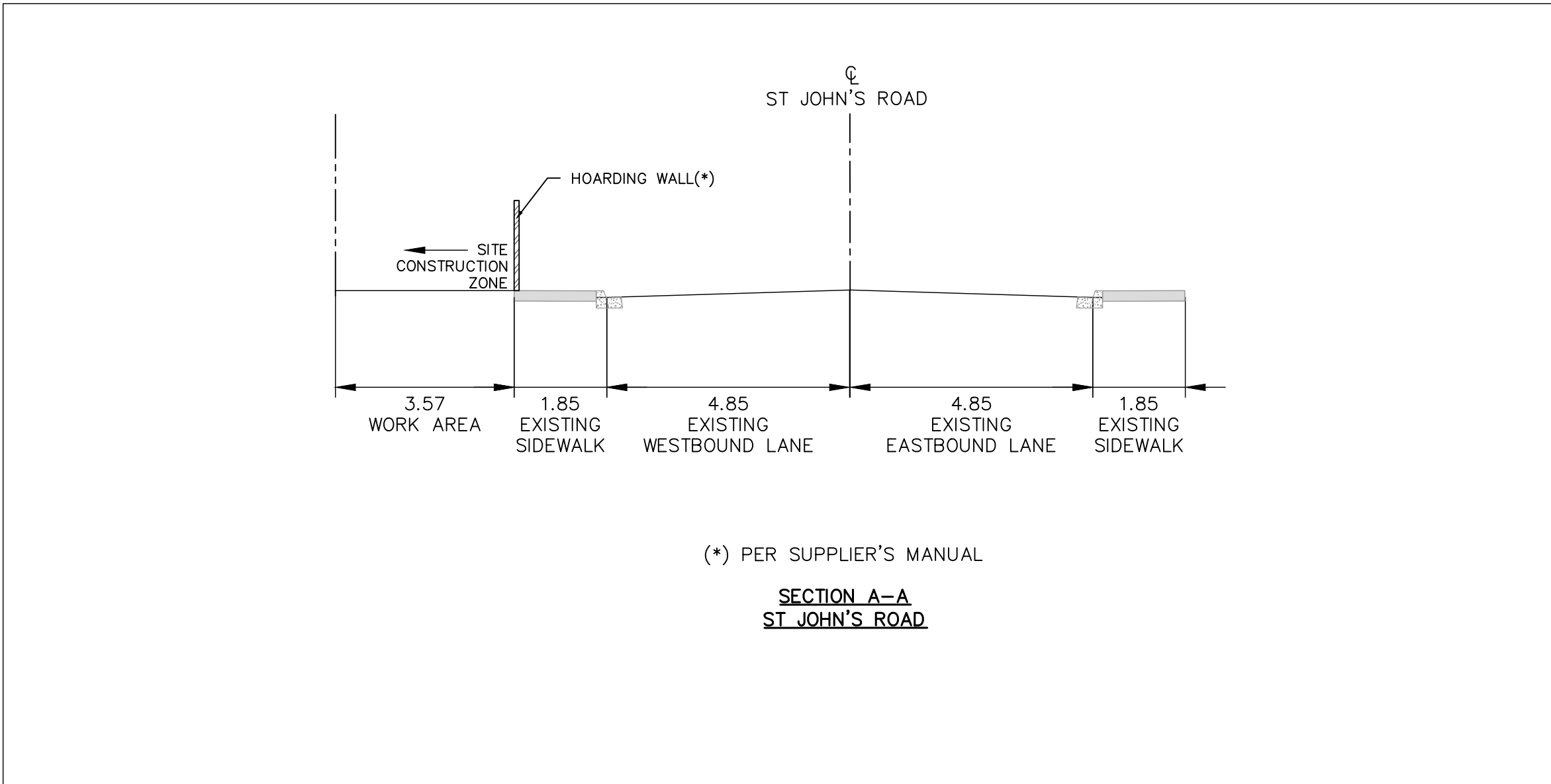
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HSU (DUMP/DELIVERY) TRUCK: ENTRY PATH - FORWARD IN
SCALE - 1:400



HSU (DUMP/DELIVERY) TRUCK: EXIT PATH - FORWARD OUT
SCALE - 1:400



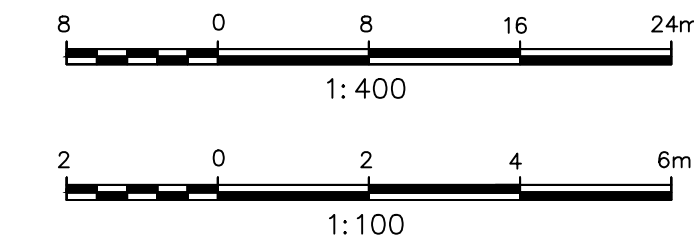
CROSS SECTIONS
SCALE - 1:100

- NOTES:
1. THE TAC DESIGN VEHICLE HSU REPRESENTS THE LONGER SINGLE UNIT VEHICLE LIKE THE "DUMP" AND "CONCRETE" TRUCKS, ETC.
 2. TWO (2) CERTIFIED TRAFFIC CONTROL FLAGMAN TO BE PRESENT TO REGULATE THE TRAFFIC AND PEDESTRIANS WHEN THE TRUCKS ARE ENTERING OR EXITING THE SITE.
 3. MUD MAT:
50MM DEPTH OF 2" CLEARSTONE
250MM DEPTH OF 6" ROCK.
 4. CONSTRUCTION DURATION IS ESTIMATED TO BE 5 MONTHS (MAY 2021 - SEPTEMBER 2021). THE DURATION DOESN'T INCLUDE LOST DAYS DUE TO WEATHER AND MAY VARY.

POSTED REGULATORY SPEED LIMIT:	
RUNNYMEDE ROAD (CITY OF TORONTO):	40 km/h
ST. JOHN'S ROAD (CITY OF TORONTO):	40 km/h

LEGEND:	
	PROPERTY LINE
	HOARDING WALL
	TRAFFIC CONTROL PERSON
	TRAFFIC FLOW DIRECTION
	EXISTING BUILDING
	MUD MAT
	WORK AREA
	SIGN LOCATION
	EXISTING POLE
	GATE
	PEDESTRIAN ACCESS

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2	R.R. 2021-02-17	SUBMISSION
1	R.R. 2021-02-01	SUBMISSION
REV	Drawn	Date



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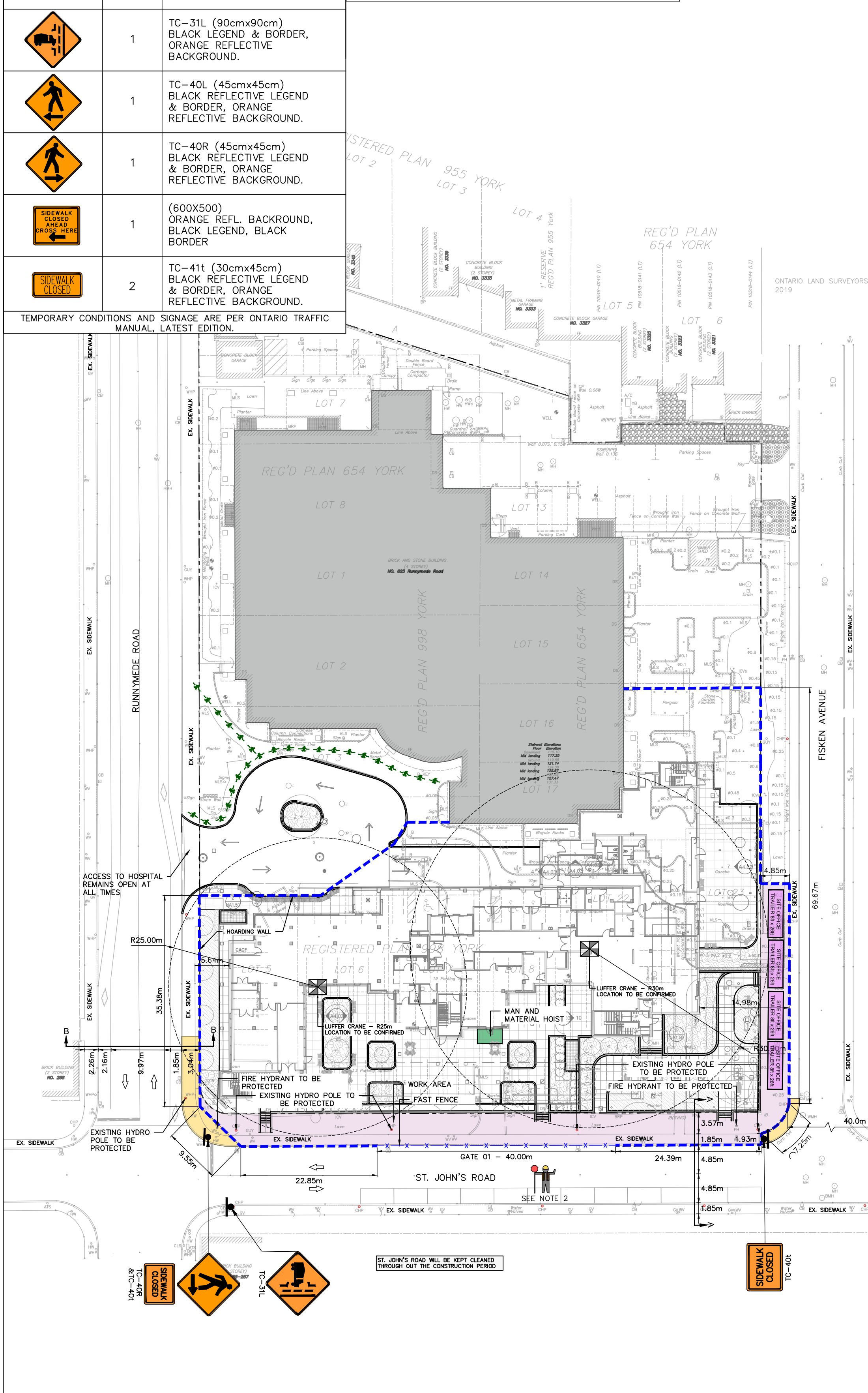


625 RUNNYMEDE ROAD
TORONTO ONTARIO

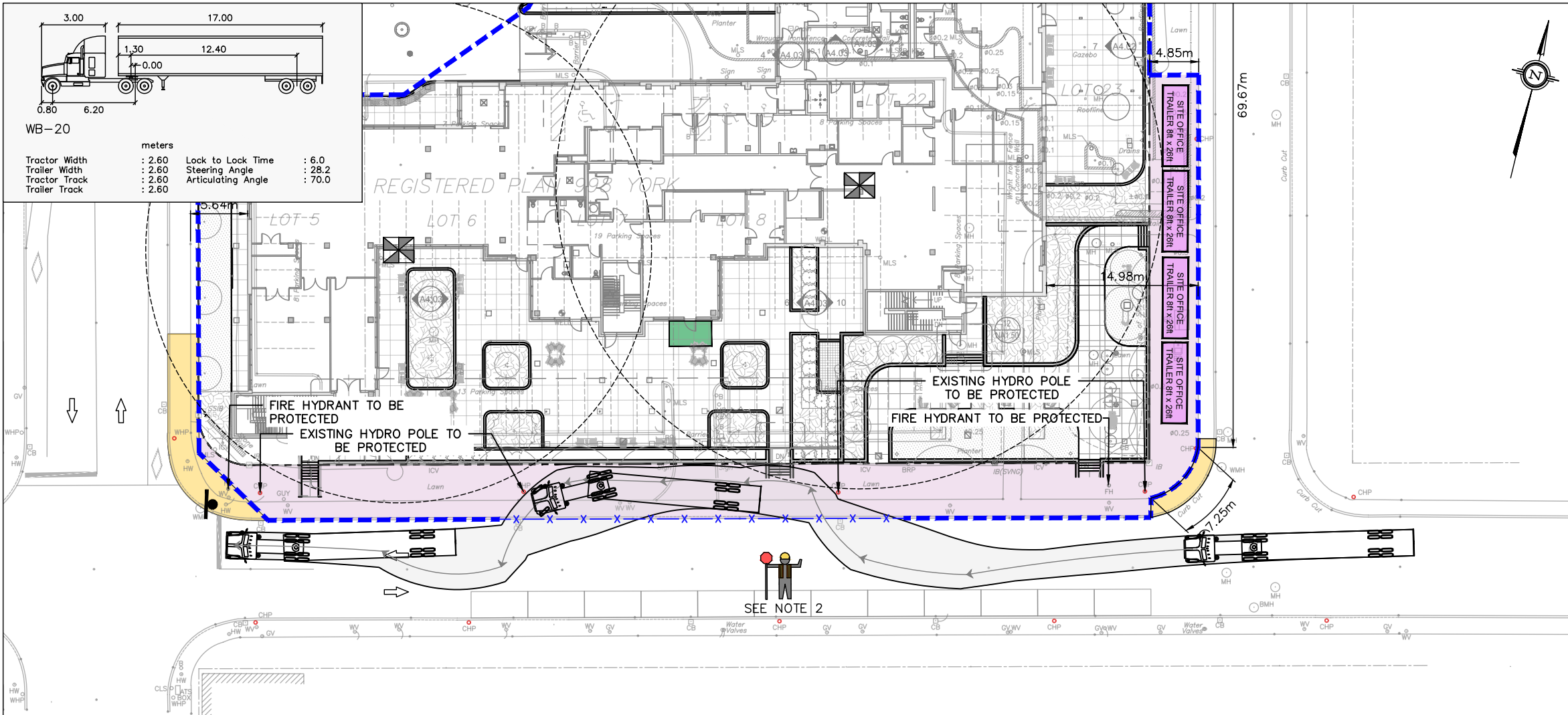
CONSTRUCTION MANAGEMENT PLAN
STAGE 3 -SHORING AND START OF EXCAVATION
HOARDING PLAN, PAVEMENT MARKING,
AND SIGNAGE PLAN

Design By	S.T.	Date	JAN. 29,2021
Drawn By	R.R.	Checked By	K.C.
Project No.	21066	Drawing No.	003

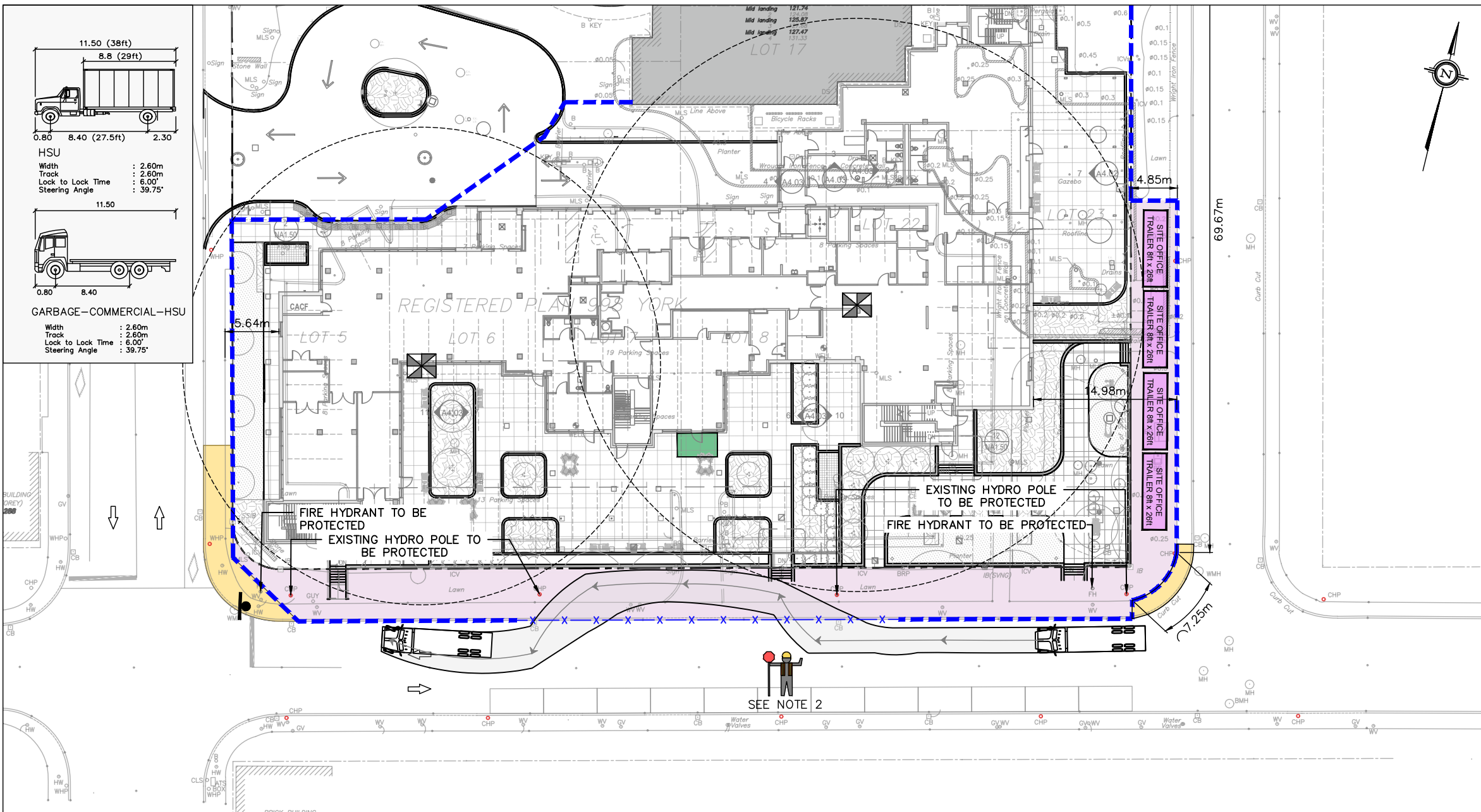
TEMPORARY TRAFFIC SIGNS SCHEDULE			AREA: WORK AREA : 688.00m ² OVERHEAD PROTECTION: 84.00m ²
SIGN	QUANTITY REQUIRED	COLOURS	LINEAR MEASUREMENTS: FENCE/HOARDING/GATE LENGTH: 142.00m HOARDING WALL: 142.00m
	1	TC-31R (90cmx90cm) BLACK LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.	
	1	TC-31L (90cmx90cm) BLACK LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.	
	1	TC-40L (45cmx45cm) BLACK REFLECTIVE LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.	
	1	TC-40R (45cmx45cm) BLACK REFLECTIVE LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.	
	1	(600x500) ORANGE REFL. BACKGROUND, BLACK LEGEND, BLACK BORDER	
	2	TC-41t (30cmx45cm) BLACK REFLECTIVE LEGEND & BORDER, ORANGE REFLECTIVE BACKGROUND.	



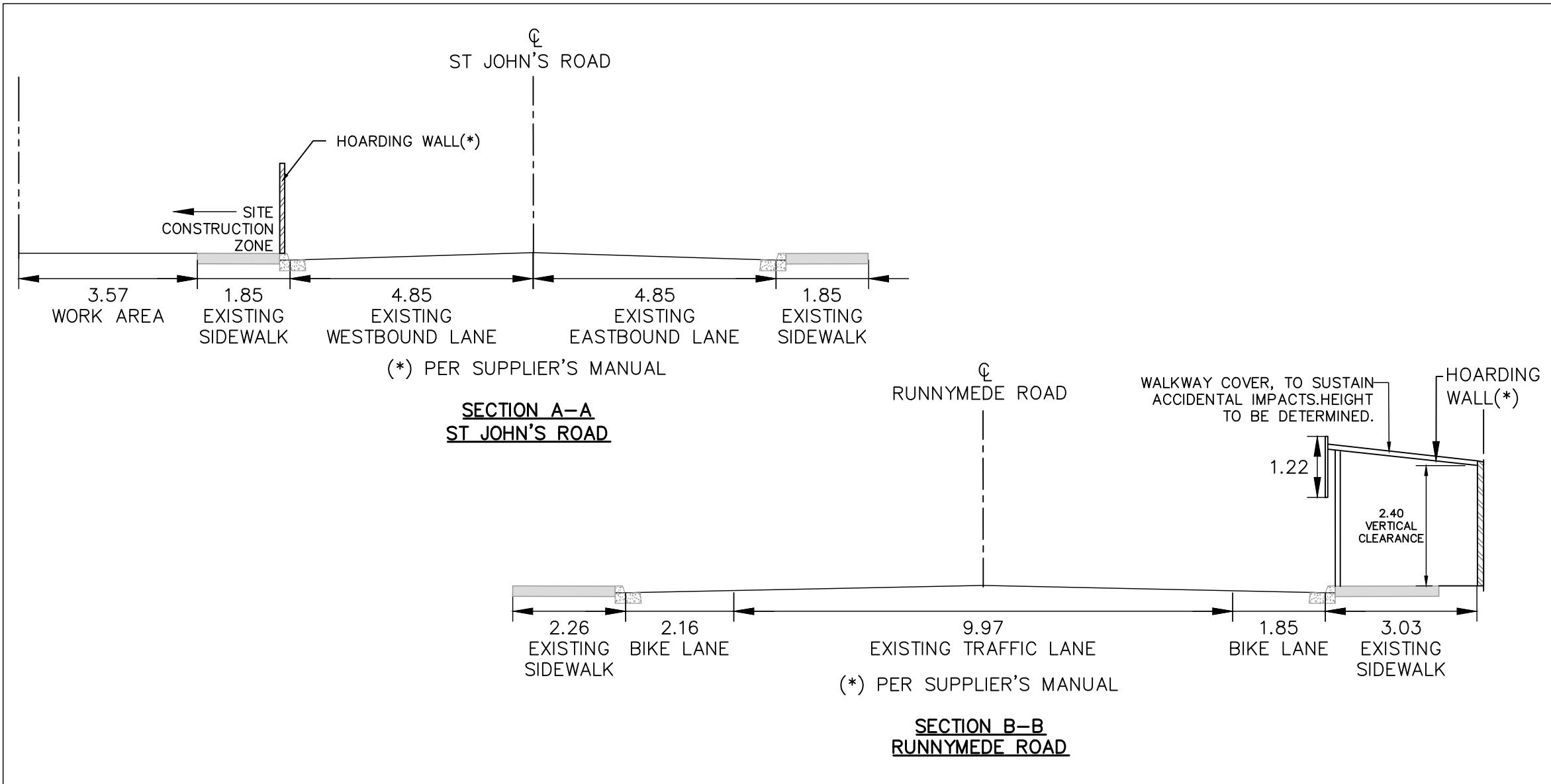
PROPOSED HOARDING PLAN AND SIGNAGE PLAN
SCALE - 1:500



WB-20 TRUCK: ENTRY AND EXIT PATH - FORWARD IN/OUT
SCALE - 1:500



HSU (DUMP/DELIVERY) TRUCK: ENTRY AND EXIT PATH - FORWARD IN/OUT
SCALE - 1:500



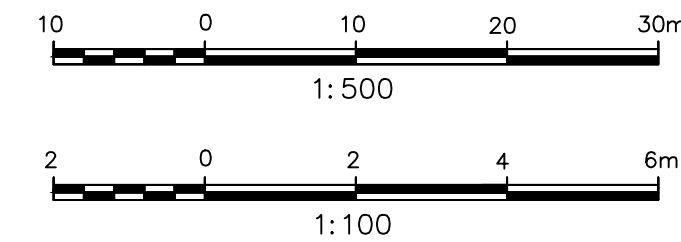
CROSS SECTIONS
SCALE - 1:100

- NOTES:
1. THE TAC DESIGN VEHICLE HSU REPRESENTS THE LONGER SINGLE UNIT VEHICLE LIKE THE "DUMP" AND "CONCRETE" TRUCKS, ETC.
 2. TWO (2) CERTIFIED TRAFFIC CONTROL FLAGMAN TO BE PRESENT TO REGULATE THE TRAFFIC AND PEDESTRIANS WHEN THE TRUCKS ARE ENTERING OR EXITING THE SITE.
 3. CONSTRUCTION DURATION IS ESTIMATED TO BE 20 MONTHS (SEPTEMBER 2021 - MAY 2023). THE DURATION DOESN'T INCLUDE LOST DAYS DUE TO WEATHER AND MAY VARY.

POSTED REGULATORY SPEED LIMIT:
RUNNYMEDE ROAD
(CITY OF TORONTO): 40 km/h
ST. JOHN'S ROAD
(CITY OF TORONTO): 40 km/h

- LEGEND:
- PROPERTY LINE
 - HOARDING WALL
 - X-X- FAST FENCE
 - SEE NOTE 2 TRAFFIC CONTROL PERSON
 - TRAFFIC FLOW DIRECTION
 - EXISTING BUILDING
 - OVERHEAD PROTECTION
 - WORK AREA
 - SIGN LOCATION
 - EXISTING POLE
 - PEDESTRIAN ACCESS

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2	R.R. 2021-02-17	SUBMISSION	
1	R.R. 2021-02-01	SUBMISSION	
REV	Drawn	Date	Description



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625 RUNNYMEDE ROAD
TORONTO ONTARIO

CONSTRUCTION MANAGEMENT PLAN
STAGE 5 - ABOVE GRADE,
HOARDING PLAN, PAVEMENT MARKING,
AND SIGNAGE PLAN

Design By	S.T.	Date	JAN. 29, 2021
Drawn By	R.R.	Checked By	K.C.
Project No.	21066	Drawing No.	004