

# Construction Management Plan (Preliminary)

Harbour House  
31 Huron Street,  
Collingwood

## General, Project Safety and Security

### (1A) Project Description

The Shipyards Development Area is located at the north end of downtown Collingwood at the Georgian Bay shoreline. The Shipyards Development Area is bounded by Heritage Drive to the east, Huron Street to the south, and an unopened road allowance for Beech Street to the west, and is legally described as Part of Lot 44, Concession 9, Town of Collingwood, County of Simcoe.

The Harbour House development block is legally described as Block 11, Registered Plan 5 IM-926 and Part of Lot 44, Concession 11, Town of Collingwood, County of Simcoe. The site covers an area within the Shipyards Development Area of approximately 0.47ha in size and is bounded by Side Launch Way to the north, a vacant lot to the west for a planned Town plaza, Heritage Drive to the east and Huron Street to the south.

31 Huron Street Limited is proposing to develop the Harbour House block to consist of one six-storey (plus mezzanine level) mid-rise building with 130 residential units and 16,469 sq. ft. of retail space. The development also incorporates open landscaped areas; 2 private roadway entrances; 2 level underground, above ground and visitor parking facilities; municipal servicing; and stormwater management infrastructure.

### (1B) Project Team Contact Information

| Streetcar Contact List – Harbour House Collingwood |                                        |                |                        |
|----------------------------------------------------|----------------------------------------|----------------|------------------------|
| Name                                               | Position                               | Phone Number   | Email Address          |
| Penny Lane Eves                                    | Design Manager                         | 647-772-1867   | penny@streetcar.ca     |
| TBD                                                | Construction Mgr.                      | TBC            | TBC                    |
| TBD                                                | Site Supervisor                        | TBC            | TBC                    |
| Brendan Hummelen                                   | Consultant – C.F. Crozier & Associates | (705) 719 3449 | bhummelen@cfcrozier.ca |
| Streetcar                                          | Contractor Site Rep                    | TBC            | TBC                    |
| Streetcar                                          | Owner Rep                              | TBC            | TBC                    |

| Deliverable                      | Description                                                                                                                                                                                                  | Completed By | Approver(s) |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|
| 1. Project Plan                  | Outlines key high-level objectives of the project including, scope, schedule, budget, resources, risk, and governance.                                                                                       | TBD          |             |
| 2. Construction Project Schedule | Detailed project schedule specific to the physical construction aspects of the project.                                                                                                                      | TBD          |             |
| 3. Master (Integrated) Schedule  | High level integrated schedule containing both operational and construction milestones.                                                                                                                      | TBD          |             |
| 4. Risk Register/Issue Log       | Consolidated list of any potential project risks or issues, their likelihood of occurrence, identification of the risk owner and their mitigation strategy.                                                  | TBD          |             |
| 5. Communication Matrix          | Detailed communication strategies, schedules, and owners.                                                                                                                                                    | TBD          |             |
| 6. Project Close Questionnaire   | Questionnaire for project team/external stakeholders as required to identify project wins and challenges and provide context for the Project Close Report.                                                   | TBD          |             |
| 7. Project Close Report          | The Project Close-Out Report is the project's epilogue. Provides detail on all project wins and challenges and recommendations on how replicate the good and mitigate the issues in like projects in future. | TBD          |             |

#### (1C) Construction Schedule

##### Project Schedule:

- Mobilization – To be confirmed
- Excavating / shoring – To be confirmed
- Concrete Forming and Placing for U/G parking levels– To be confirmed
- Backfill and Compact – To be confirmed
- Erect Structural concrete building above grade – To be confirmed
- Roofing – To be confirmed
- Masonry for Envelope – To be confirmed
- Mechanical / plumbing – To be confirmed
- Partition Framing – To be confirmed
- Electrical Rough- Ins – To be confirmed
- Drywall – To be confirmed
- Painting – To be confirmed
- Flooring – To be confirmed
- Millwork – To be confirmed
- Mechanical and Electrical Finishes – To be confirmed
- Occupancy and Demobilization – To be confirmed
- Deficiencies – To be confirmed

Total Timeline – To be confirmed

#### (1D) Construction Safety and Security

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In order to meet the overall goal of project safety and security, the Project will be organized and managed to accomplish the following objective:

- The contractor will comply with the Occupational Health and Safety Act and all Ministry of Labour requirements to maintain a safe construction site
- The construction site will be fenced to prevent public access, as per Town by-law 2019-039
- Security measures are unknown at this time

#### (1E) Fire and Emergency Access

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The emergency access and fire route are to be via Huron St to Heritage Drive and Side Launch Way.

#### (1F) Hours of Construction

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Hours of construction will be within the allowable hours for construction equipment noise of 7:00 – 19:00 on weekdays, and 8:00 – 16:00 on Saturdays. No construction activities will take place on Sundays or holidays, as per Town by-law 2018-032.

#### (1G) Community Liaison Contact Information

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| Community Liaison Contact – Harbour House Collingwood |             |              |               |
|-------------------------------------------------------|-------------|--------------|---------------|
| Name                                                  | Association | Phone Number | Email Address |
| TBD                                                   | Streetcar   | TBD          | TBD           |

#### (1H) Construction Process Outline

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- i) Excavating and Grading
  - To be confirmed
- ii) Shoring
  - To be confirmed
- iii) Servicing
  - To be confirmed
- iv) Crane and Hoist Operations
  - To be confirmed
- v) Construction of Structure
  - To be confirmed

vi) Interior and Exterior Finishing

- To be confirmed

vii) Occupancy

- To be confirmed

## 2. Noise, Dust and Vibration Control

### (2A) Preconstruction Survey of Neighbouring Properties

A survey of the neighbouring properties will be completed prior to the start of construction.

### (2B) Dust and Mud Control

Refer to the 2<sup>nd</sup> Submission Sediment and Erosion Control Plan Drawing No. C102 for details.

### (2C) Road Cleaning Schedule

The road cleaning schedule will be assessed on an ongoing basis depending on the stage of construction and on-site activities. Street sweeping will be completed as required.

### (2D) Emissions and Air Quality Control

It is not expected that air quality will be negatively impacted during construction.

### (2E) Noise

Construction and associated noise will take place between the hours of 7:00 – 19:00 on weekdays, and 8:00 – 16:00 on Saturdays, with no construction activities taking place on Sundays on holidays, as per Town by-law 2018-032.

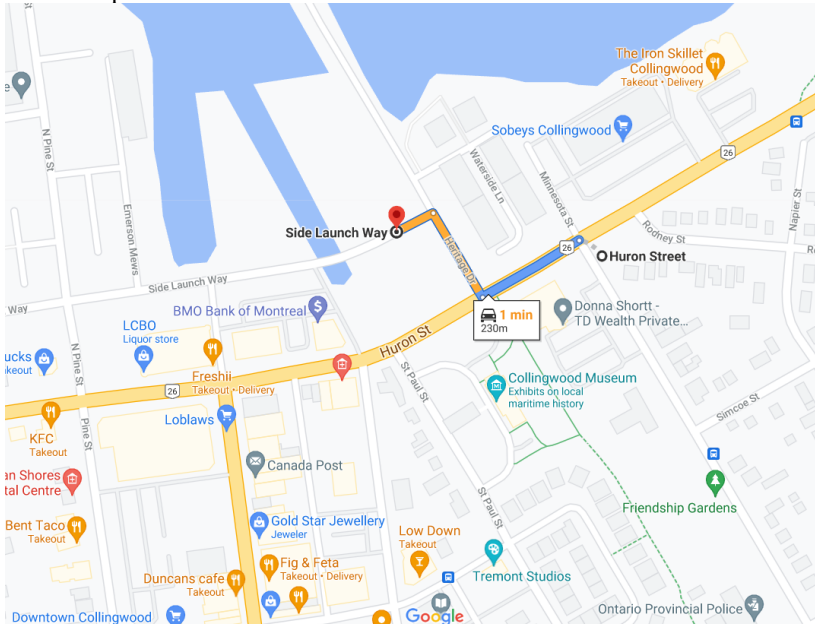
### (2F) Vibration

Construction and associated vibration will take place between the hours of 7:00 – 19:00 on weekdays, and 8:00 – 16:00 on Saturdays, with no construction activities taking place on Sundays on holidays, as per Town by-law 2018-032.

### 3. Site Management

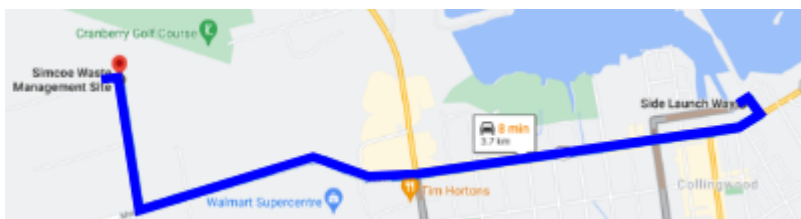
#### (3A) Site Access and Haul Route Map

The site will be accessed by a main access point from the north side, off Side Launch Way. The exact haul route is currently unknown and is to be provided prior to construction. Below is the suggested site access and haul route map, which is to be confirmed prior to the start of construction.



#### (3B) Fill Source and/or Disposal Site

1. Below is the planned location of the Waste Disposal site that will be used, which is to be confirmed prior to the start of construction.



2. The planned location for the Excavation material disposal site is to be confirmed prior to the start of construction.

3. The planned location for the Fill material supply location is to be confirmed prior to the start of construction.

### (3C) Traffic Management Plan

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The Traffic Management Plan is unknown at this time. Diversion and on-route detour signs are to be confirmed prior to construction.

### (3D) Construction Trailer and Materials Storage Location

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The construction trailer and material storage locations are unknown at this time. It is assumed that municipal boulevards located on Heritage Drive and Side Launch Way will be utilized for storage. Negotiations will be initiated with the Town for allowing temporary storage on the Town owned lands immediately to the west of the site.

The opportunity to place temporary construction trailers on construction scaffolding overtop of the sidewalk along Huron Street will be explored with the Town.

### (3E) Off-Site Requirements

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Off-site requirements are unknown at this time. Trade parking location is to be determined prior to construction. Confirmation of the materials storage locations will be completed prior to the start of construction.

### (3F) Delivery Time and Loading Areas

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Delivery times are unknown at this time and are to be confirmed prior to the start of construction. It is assumed that delivery times will occur during regular hours of operation on weekdays. The site will open at 7:00 and remain open in compliance with municipal by-laws.

### (3G) Worker Access and Parking

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Worker access and trade parking locations are unknown at this time and are to be determined prior to construction. The opportunity to negotiate parking areas with neighbouring landowners will be investigated. It is assumed that workers will access the site off Side Launch Way.

### (3H) Pedestrian Access

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Impact to pedestrian access routes are unknown at this time and are to be confirmed prior to the start of construction. There is currently no pedestrian access along Side Launch Way or Heritage Drive. Sidewalks are to be constructed at the end of construction. The sidewalk along the north side of Huron Street is to be maintained except as negotiated with the Town.

### (3I) Adjacent Property Access Impacts

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The residential dwellings in the Shipyards development to the west of the site will be able to access their property from North Pine Street and Hurontario Street, but access along Side Launch Way abutting the site will be subject to frequent lane closures and heavy construction traffic so discussions with the Town will be required prior to start of construction to discuss temporary closures. The residential dwellings on the east side of Heritage Drive will access from their normal route.

Commercial businesses to the west of the site will have access from Huron Street maintained and from Side Launch Way from the west of the site.

## 4. Waste Management

### (4A) General Waste Management

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Daily garbage removal will be done by all trades as per their contract. The detailed waste management plan is unknown at this time but will be confirmed prior to construction.

The direction to be provide to the construction management team will be to divert at least 75% of the total construction waste material using at least three material streams.

### (4B) Site Tidiness

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General cleaning will be done at the end of every day. The general cleaning plan will be coordinated by the General Contractor will be determined prior to construction.

## 5. Environmental Management

### (5A) Erosion and Sediment Control

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All sediment and erosion controls (silt fencing and silt sacks) will be constructed prior to the start of construction and will be maintained until assumption of the development, as per Town engineering standards.

C.F. Crozier and Associates will inspect the erosion and sediment controls once per week and after each rainfall of 1 cm or greater, as per Town engineering standards.

See attached Appendix A for Sediment and Erosion Control Plan, Drawing No C102 and C103 for details.

#### (5B) Water Quality Control

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Silt fencing and silt sacks will be constructed prior to the start of construction and will be maintained until assumption of the development, as per Town engineering standards. These sediment and erosion controls will help to prevent any silt mitigation off-site during and after construction and protect the water quality of nearby bodies of water.

See attached Appendix A for Sediment and Erosion Control Plan, Drawing No C102 and C103 for details.

#### (5C) Tree Protection

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There are no trees on site. Trees along Huron Street will be protected prior to start of construction (refer to Tree Protection Barrier Detail on Drawing C103 in Appendix A).

#### (5D) Spill Response Plan

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If a spill is to occur on-site, MECP Spills Action Centre will be contacted immediately.

