



March 29, 2019

NOTICE OF CONSTRUCTION IMPACT MITIGATION PLAN

To all Residents of Brentwood Towers:

Further to our notices on October 1, 2018, December 21, 2018, and March 20, 2019 regarding the construction of 10 townhouses on the area fronting Lascelles Blvd. and surrounded by 17, 19, and 23 Lascelles Blvd., we wish to advise you of the following mitigation measures that we will implement:

Hours of Construction Activities & Noise Control

All exterior, structural and major construction activities and construction of interior elements and finishes, including delivery of materials, will be conducted between 7:00 am and 7:00 pm from Monday to Friday and on Saturday between 9:00 am and 5:00 pm. No construction activities will take place on Sundays and any statutory public holiday including Christmas Day, Boxing Day, New Year's Day, Victoria Day, Canada Day, Labour Day and Thanksgiving Day. When statutory holidays fall on a Saturday or Sunday, the following weekday will be designated as the holiday.

All construction work will be carried out in accordance with City of Toronto by-laws and requirements with respect to noise (by-law 505-2006).

Dust Control

1. The road pavement and sidewalks on the property and along the entire frontage of the property and extending for a distance of twenty-five meters (25m) beyond the property line, will be cleaned as necessary in accordance with City of Toronto street maintenance by-laws and requirements (by-law 1088-2018).
2. Truck loading points will be designated to avoid trucks tracking construction debris off site. Such loading points will be maintained on a stone base to minimize tracking of debris onto the streets. If the loading point becomes contaminated, it will be cleaned and/or replaced.
3. All trucks leaving the site will be cleaned of all construction debris and dust. If necessary, trucks will be washed including washing of tires and sweeping or washing of truck exteriors and tailgates.
4. All trucks leaving the site which have been loaded with construction debris which may generate dust will be tarped.
5. A dust control measures program will be put into place as necessary throughout the construction of the project.

All construction work will be carried out in accordance with City of Toronto by-laws and requirements with respect to air-borne pollution (by-law 1088-2018).

Hoarding and Pedestrian Traffic

Following the clearing of the overburden as stated in our December 21, 2018 notice, painted plywood hoarding will be installed at the interior perimeter of the project with two construction traffic access gates. The chain link/wire fencing will be maintained at the Lascelles Boulevard street frontage. All construction enclosures will be maintained in a safe



condition throughout the course of construction with the intention of preventing entry by unauthorized persons at all times and protecting passersby from construction activities.

CAR WASH

For residents who park close to the construction activities on basement and sub-basement levels and their vehicles may be affected by dust, the car wash area is on sub-basement level, east of 23 Lascelles. Please look for parking spots 596/597. Please close the valve completely after washing.

QUIET SUITE

There are 2 Quiet Suites at 21 Lascelles Blvd. Each of these 1 BR-units has a bed for residents who may wish to use the bedroom to sleep in during the construction hours. They also have tables & chairs and couch, for residents who may wish to work in the living room. Please take note that you may use the living room work desk with other residents or you may sleep in the bedroom, with other residents working in the living room. Both rooms will be ready with internet. The etiquette in using the quiet suite will be posted inside, for all users to be guided with.

Please make reservations anytime between 9AM to 5PM at the Management Office, Suite 102-23 Lascelles Blvd., 416-487-2333 or kgarrick@oshanter.com.

PARKING AND PARKING CONTROL

The new townhouses, when completed, will require only a few parking spots. However, due to the site preparation, construction, the City-approved landscape north of 25 Lascelles requiring the move of visitors' parking to underground level, and safety reasons, it was imperative for us to relocate residents' vehicles.

Given the number of parking spots affected, we advise residents to park on their ASSIGNED SPOTS. The security guards and representatives of the parking control company will monitor the garage and issue warning notice/tickets to residents/vehicles that fall into any of the following:

- a) NOT AUTHORIZED to park in the underground garage
- b) AUTHORIZED but parked on the wrong spot
- c) AUTHORIZED/REGISTERED with us but DO NOT have the O'Shanter-issued sticker
- d) May have the O'Shanter-issued stickers but are not the same license plate numbers registered with the Management Office

Please make sure that your vehicles have the O'Shanter-issued stickers; advise the Management Office of changes in your vehicle information, at 416-487-2333 or kgarrick@oshanter.com.

If the parking spot assigned to you is used by someone else, at any given time, please call your Building Manager or Security (416-529-3615). You can also send us the vehicle information i.e. license plate #. We will deal with violators, accordingly, including termination of the parking agreement.

For any questions/comments, please contact Ernie Puguon at 416-487-5517 or epuguon@oshanter.com.

MANAGEMENT