

Regent Park Revitalization – Phase 4 and 5 Construction Mitigation & Tenant Communication Strategy April, 2023

This Construction Mitigation Strategy and Tenant Communication Plan (Strategy) has been prepared by Toronto Community Housing Corporation (TCHC) in fulfillment of Section 2.2.3 and 7 of the Section 37 Agreement dated September 29, 2005 and Section (6)(d)(ii) of Zoning By-law 141-2005, which requires approval of this Strategy prior to the lifting of the Holding “H” provision for each phase of the Regent Park Revitalization.

The purpose of the Strategy is to anticipate possible issues that may arise during the phased construction of Phases 4 and 5 of the Regent Park Revitalization and to outline how TCHC and TCHC’s development partner, Deltera Inc., will minimize disruptions and respond to tenants' questions and concerns.

More detailed demolition and construction management plans will be submitted to the City of Toronto through future Demolition Permit Applications and Site Plan Control Applications for each site in Phases 4 and 5. Any site-specific concerns will be addressed in those more detailed reports once construction methods, site conditions and building forms are determined for each site. The general principles of construction mitigation and communication are outlined below.

Site Organization & Access

- All construction sites will be fenced off to separate the construction activities from individuals passing by the site. Signs will be posted around the construction sites highlighting safety and identifying the risks associated with demolition and construction activities taking place within the fenced area.
- Depending on the type of work being performed, where the construction site is directly adjacent to a public street frontage, a covered walkway will be provided to ensure pedestrian safety, where required by Transportation Services/ROW
- Access for pedestrians to local streets on the site will be maintained where possible. In case of changes, residents will receive, at least one week in advance, proper notification of any alternate route of access.
- Gates to construction sites will be locked during hours without construction activity.

Demolition & Construction Activity

- All demolition contractors’ scopes of work will include establishing a demolition strategy and monitoring of demolition activities, as well as conducting dust control, vibration and air quality monitoring, and to align with best practices.
- During construction, a variety of mitigation techniques will be implemented based on varying site and weather conditions to avoid accumulation of dirt and excessive dust.
- A vibration assessment report will be completed for each site requiring piling, shoring or other vibration-causing work, or where deemed necessary.

- Working hours will conform to the City of Toronto's noise by-law. After hours noise will be minimized unless an application for an exemption from the by-law has been submitted due to special circumstances.
- All fire exits from existing buildings will be maintained free of encumbrances.
- If utilities and/or services will be temporarily affected or interrupted, due notice will be provided to residents and special efforts will be taken to ensure minimum disturbance.
- All construction vehicles will be directed by posted traffic signs to the specified travel route on public streets.
- All heavy construction traffic will be accompanied by a construction flag person, as appropriate.
- TCHC and Deltera will continuously monitor possible negative impacts that construction activities may have on residents and adjacent buildings, and implement required mitigation measures.

Security during Demolition and Construction

Safety will be of utmost importance during all construction activities in Regent Park. Contractors will be required to implement safety measures during demolition and construction. At minimum, they will be required to:

- Close off construction sites to prevent illegal activity and unauthorized access.
- Ensure sites are secure at all times.
- Inspect construction sites each morning before starting work to make sure there are no unauthorized persons present.

Tenant Communication & Notices

Communication with residents, agencies and any other key stakeholders in advance of and during all construction activities will be a key component of the Phase 4 and 5 build out. At minimum, TCHC and Deltera will:

- Provide updates and advance notice for each phase of development identifying the date of commencement of the specific construction phase to residents, stakeholders and agencies using a variety of methods such as bulletins, virtual newsletter circulation, mailings or door to door distribution.
- Distribute notices related to specific construction related issues, as they may arise, to residents, stakeholders and agencies using a variety of methods such as bulletins, virtual newsletter circulation, mailings or door to door distribution.
- Post emergency contact numbers at each construction site.
- Maintain continuous contact with tenants, stakeholders and agencies using a variety of methods such as meetings, bulletins, virtual newsletter circulation, mailings or door to door distribution to ensure the community is well informed on the construction schedule and activities.

- Provide construction updates on both the TCHC (www.torontohousing.ca) and project-specific website (www.rp4and5.ca).