



November 26, 2019

City Clerk's Office - City of Toronto
City Hall, 2nd Floor
100 Queen Street West
Toronto, ON
M5H 2N2

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Attention: City Clerk

**Re: Noise Exemption Permit – Application No. B986803
18 Spadina Ave. – The Well – Bldg F & G**

EllisDon Corporation is in receipt of your letter dated November 21, 2019, informing us that our Noise Exemption Application has been denied for Construction Activities at 18 Spadina Ave.. This letter states that our application has been denied based on Section 3.2. (C)(1). *"The City Councillor where the activity is to take place has provided an objection to the application being approved"* (Appendix 6 – Letter from City of Toronto) (Appendix 7 – Noise Exemption Application – The Well – 18 Spadina Ave. EllisDon)

Please accept this letter as our formal request for appeal to this decision.

EllisDon Corporation has been engaged by Allied and RioCan as the Construction Manager for Buildings F & G at The Well. This is a multiple building complex with EllisDon constructing two of seven buildings; the two Buildings being built by EllisDon are Buildings F & G. These are located on south east corner of the property adjacent to Front St and Spadina Ave. (See Appendix 1 – The Well – Building F & G – Logistic Plan 2019-11-14) Building G will rise 39 storey and consisting of mostly office space within the tower and retail spaces within the podium. EllisDon is also constructing the podium portion of Building F which is a mix of office and retail and will stand 7 floors in height. The residential tower on top of Building F podium will be constructed by Deltera/Tridel and is not part of this noise exemption request.

In anticipation of the new noise by law EllisDon engaged Aeroustics to complete a noise study for the surrounding neighbourhood in the late summer of 2019. Between August 29 and September 11, 2019 Aeroustic deployed five monitors at various locations around the site to monitor noise levels. During the monitoring period the hourly average sound levels were recorded. The results of this study can be found in Appendix 5 – The Well Construction Noise Impact Study. The study looks at locations of noise emitting activity and receptors. The results show that based on EllisDon's work being completed on Front and Spadina in Zone F & G the impacts to the residents within the surrounding neighbourhood would be minimal. That being said we realized that this is just a study that provided a baseline for our



discussions. We intend to work with the councillor and the neighbourhood to ensure that disruption from construction is minimized and people can enjoy their homes.

As part of our Noise Exemption Application EllisDon is requesting the following:

Early Morning 6:00am to 7:00am – Tower Crane Start Up and Safety

The start-up and safety of the cranes involves the operator climbing the cranes and turning them on. The cranes are all run off electricity and when in operation produce minimal noise. Safeying of the cranes involves the operator rotating the boom, moving the boom up and down and lifting test blocks to ensure the machine is properly calibrated.

Tower Crane Operation Durations

- Crane G1 – May 16, 2018 to April 21, 2021
- Crane G2 – April 17, 2018 to October 30, 2020
- Crane F – July 17, 2018 to September 2, 2020

Early Morning 6:00am to 7:00am – Hoist Start Up/Safety and Movement of Personnel

The start-up and safety of the hoists involves the operator starting the hoist and running it through it's safety checks which includes moving the hoist up and down the mast. EllisDon currently has one double hoist in operation serving the office tower near Front St. and Spadina Ave. In the spring we will be installing a second hoist which will service the 7 storeys of Building F. Once the safety has been completed the hoist would be used to take personnel to the floor so they can prepare to start work at 7:00am.

Hoist Operation Durations

- Hoist G – August 10, 2019 to February 9, 2021
- Hoist F – April 27, 2020 to April 7, 2021

Early Morning – 6:00am-7:00am - Delivery of Reinforcing Steel

EllisDon would like to accept deliveries of reinforcing bar in the morning. These deliveries would entail one to four 52' foot trucks. This would not occur every day and the number of trucks will vary. The reinforcing steel would be picked up off the 52' flat bed with the tower crane and place on floors. Installation would start as part of the delivery with four – eight men onsite placing reinforcing. Installation involves twisting wire around the cages. 75% of our reinforcing bar is being delivered to site prefabricated so it is being set into its final resting place and tied. EllisDon would work to ensure that the cages are set in place and not dragged along the concrete.

Concrete and Reinforcing Bar Operations Timeframe

- Building G – Complete October 20, 2020
- Building F – Complete August 15, 2020

Evening Work – 7:00pm – 10:00pm - Installation of Curtain Wall

EllisDon would like the ability to install curtain wall on the tower after 7pm at night. Installation of curtain wall involves curtain wall being picked up from the floor above with an electrical spider crane (see Appendix 3 - Spider Crane Installation), the curtain wall is then pulled out to the side of



the building on dolly and stood into place. Installers then use hand tools including complete fastening of the curtain wall to the embeds. As part of the curtain wall installation EllisDon has an electric climber system at north end of building (See Appendix 4 – Klimber System). This is used as there is a shear wall at the north end which does not allow us to install using typical methods. The office tower also has exterior cross bracing on the north and south face. To install the cross bracing at the north we would use the climber system. The installation of the cross bracing at the south would be completed using an electrical swing stages. All components of the curtainwall are fastened using mechanical hand tools.

Evening Work – 7:00pm – 10:00pm - Deliveries

As shown on Appendix 1 – The Well – Building F & G – Logistic Plan 2019-11-14 the loading dock for EllisDon is located on the Front St. of the Building for both Buildings F and G. EllisDon would like to extend our ability to load the building into the evening. Trucks would deliver to the loading docks on Front St., materials would be unloaded from trucks using dollies and pump trucks, moved to the hoist and delivered to the floors. Depending on the evening we would see at anywhere from 4 – 8 trucks making deliveries after 7:00pm. This timeslot would only allow for deliveries there would be no work occurring after 7:00pm within the tower.

As part of our current operation EllisDon has implemented the following noise mitigation strategies:

- Hoists and loading docks have been located on Front St. away from the residential areas.
- Our concrete operation for Building G is located within the building footprint.

EllisDon Corporation would like to work with the City of Toronto, the Community Council and our neighbours to obtain all or any part of our request for noise exemption. We would be open to looking at all or any of the following items to assist in our request:

- We are willing to look at reducing the hours of work, the duration of the work or the type of work we are completing if required.
- We would be open to doing this work on a trial basis for a set period of time, with noise levels monitored by a 3rd party agency and activities onsite documented. If the noise being generated by the activities is not acceptable we would stop work and re-evaluate the request.
- EllisDon would be open to having noise monitoring conducted by the City as outlined in the Noise By Law.
- We would be willing to install permanent noise sensors on surrounding buildings to record noise levels to ensure we are not exceeding. The data would be made available to the City of Toronto.
- Staff will be trained to reduce the time spent backing into the site, to ensure trucks are shutting down during offloading and to stop noise causing activities if they are occurring.



- A direct hotline with the number posted on our fence and distributed to our neighbours could be set up to report noise issues so that these can be dealt with immediately.

EllisDon's team at The Well is willing to work with all parties on this noise exemption to ensure that our neighbours can enjoy their homes while allowing us to work outside the confines of noise by law while maintaining peace and quiet in the neighbourhood. If you have any questions, comments or concerns please do not hesitate to reach out to myself or Jeff Murkar, Senior Project Manager for further information. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'K Slater', written over a light blue horizontal line.

EllisDon Corporation
Kelly Slater, Project Manager

Appendices

- Appendix 1 – The Well – Building F & G – Logistics Plan 2019-11-14
- Appendix 2 – The Well – Building F & G – Demarcation
- Appendix 3 – Spider Crane Installation
- Appendix 4 – Klimber Installation
- Appendix 5 – The Well Construction Noise Impact Study
- Appendix 6 – Letter from the City of Toronto
- Appendix 7 – Noise Exemption Application – The Well – 18 Spadina Ave. EllisDon