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#### Mary Ellen Bench Counsel

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dentons.com

December 15, 2022

File No.: 571462-6

#### SENT VIA EMAIL TO: noiseTO@toronto.ca

Noise Team 1530 Markham Road 3rd Floor Toronto, Ontario M1B 3G4

License & Permit Issuing Office 850 Coxwell Ave 3rd Floor Toronto, Ontario M4C 5R1

To Whom it May Concern:

#### Re: Noise Exemption Permit Application Appendix 2 – Construction Activity Mizrahi Development Group (The One) Inc. ("Mizrahi") 1 Bloor Street West ("The One") Construction

As you are aware, we are counsel for Mizrahi with regard to the above noted matter.

Pursuant to the Toronto Municipal Code Chapter 591 Noise, the enclosed documentation represents Mizrahi's Noise Exemption Permit Application. Payment for the application will be made through the City of Toronto's Licensing Services Payments webpage upon receipt of an invoice.

Please find enclosed to this covering letter, the following documentation:

- 1. A completed Noise Exemption Permit Application form for Construction Activity (Appendix 2) dated December 15, 2022;
- 2. A completed Noise Mitigation Plan and supporting documentation;
- 3. A copy of Mizrahi's Temporary Street Occupation Permit, dated March 12, 2021;
- 4. A copy of Mizrahi's Construction Permit, dated June 8, 2021; and,
- 5. A copy of Mizrahi's Temporary Street Occupation Permit, dated June 18, 2021.

LuatViet 
Fernanda Lopes & Associados 
Guevara & Gutierrez 
Paz Horowitz Abogados 
Sirote 
Adepetun Caxton-Martins Agbor & Segun 
Davis Brown 
East African Law Chambers 
Eric Silwamba, Jalasi and Linyama 
Durham Jones & Pinegar 
LEAD Advogados 
For more information on the firms that have come together to form Dentons, go to dentons.com/legacyfirms



December 15, 2022 Page 2

Kindly confirm receipt of this Noise Exemption Permit Application package by e-mail to the undersigned. This matter continues to be urgent as it will impact the timing of construction and consequently the impact of construction on the surrounding area. Please also provide the invoice for payment following receipt of this Noise Exemption Permit Application, as soon as possible.

Should you require any further documentation, or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Dentons Canada LLP

-DocuSigned by:

Mary Ellen Bench 50FD4EBF1970402...

Mary Ellen Bench Counsel

Copy : Client

# M TORONTO

#### Overview

This application for a Noise Exemption Permit consists of a mandatory submission page as well as unique appendices for each of the types of permits.

APPENDIX 1	Amplified Sound
APPENDIX 2	Construction Activity
APPENDIX 3	Continuous Concrete Pouring and/or Large Crane Work
APPENDIX 4	Other

Please complete the mandatory submission page as well as the appropriate appendix.

#### Who to contact for more information:

If you would like more information or require this in an alternate format to be accessible, please contact the Municipal Licensing & Standards (ML&S) Noise Team. Offices are open Monday to Friday 8:00AM to 4:00PM, except on holidays.

Noise Team 1530 Markham Road, 3<sup>rd</sup> Floor Toronto, ON M1B 3G4 Email Address: <u>NoiseTO@toronto.ca</u> Phone: 416-392-4380

#### **Noise Regulations and Exemption**

Toronto Municipal Code <u>Chapter 591</u> Noise, provides regulations for noise in the city with the intention of reducing the impact of unwanted in the sound on the inhabitants of the City.

The noise bylaw also allows for circumstances where an exception to the regulated time and sound level requirements in the bylaw may be exceeded through a Noise Exemption Permit process as long as conditions have been met.

#### Who needs to apply?

People who are responsible for one or more events or activities that may be in contravention of the noise bylaw may apply for a Noise Exemption Permit. The types of activities could include: construction noises outside the allowable hours, including continuous concrete pouring and large crane work or special events that facilitate amplified sounds.



17-0188-2019-09

# Application Noise Exemption Permit

#### **Application Process & Fees**

Noise Exemption Permits are provided in 591-3.2. On receipt of an application that is satisfactory to Municipal Licensing and Standards (ML&S), ML&S provides notice, in writing, to the local Ward Councillor(s) where the event or activity is to be held. The Councillor(s) has 14 days to review and respond to the notice. ML&S approves the application if:

- the Councillor(s) does not respond within 14 days, or responds indicating that they have no objection to the application being approved;
- the applicant has complied, to the satisfaction of ML&S, with the last exemption permit issued to them (if applicable);
- the applicant has provided information as requested by ML&S (such as the purpose of the exemption permit, the description of any sound equipment, contact information, etc.); and
- the applicant has paid all required fees.

Under 591-3.2 E (1), where ML&S refuses to grant Noise Exemption Permit, the applicant is notified in writing that they may appeal the decision to the Community Council which has jurisdiction for the location of the proposed event or activity. The timeline for filing the appeal is 21 days of the date of the notice. The appeal fee must also be paid.

Where an application for a Noise Exemption Permit is made for continuous concrete pouring or large crane work, the application is not sent to the local Councillor(s). An exemption permit for continuous concrete pouring and large crane work may be issued if the information requested by ML&S is satisfactory and the conditions of the permit have been met.

## Applicants must apply for a permit at least four weeks before the event or activity is to occur and understand further information may be requested.

#### How to apply:

Noise Exemption Permit applications can be submitted by email, regular mail, or in-person. **All applicants must also pay the \$100 application fee**. Choose <u>ONE</u> of the following methods to apply:

#### 1. EMAIL

Email the completed application to <u>NoiseTO@toronto.ca</u>. Once the application has been submitted, applicants will receive an invoice number by email. This invoice can then be paid online at the City of Toronto <u>Licensing Services Payments web page</u>.

#### 2. IN-PERSON

Submit the completed application and pay the fee in person at this office from 8:30AM to 4:00PM:

Licence & Permit Issuing Office 850 Coxwell Ave., 3<sup>rd</sup> floor Toronto, ON M4C 5R1

#### 3. REGULAR MAIL

Mail the completed application and cheque or money order to: Bylaw Enforcement, Noise Team 1530 Markham Road, 3<sup>rd</sup> Floor Toronto, ON, M1B 3G4

#### Payment information:

The Business Licensing & Regulatory Services office accepts cash, cheques and money orders, credit, and debit. Cheques and money orders should be made payable to "City of Toronto Treasurer."

#### Monitoring fee:

This is an additional fee separate from the application fee. Some events may require noise monitoring by city staff. Upon review of a Noise Exemption Permit application, should the City deem noise monitoring to be a condition for permit approval, the applicant shall be notified. Payment of the assessed monitoring fee must be received prior to permit issuance. The monitoring fee is \$60 per hour per officer plus applicable taxes. Events occurring after 7 pm may require two officers.

#### **Application Package**

A Noise Exemption Permit application package must have the following:

- □ A completed Noise Exemption Permit application form
- $\Box$  The \$100 application fee (no tax)
- □ If previously required, supplementary reasons supporting an exemption permit
- □ The appropriate completed appendix

# Application Noise Exemption Permit

#### Additional Information may be requested

Upon initial review of the Noise Exemption Permit application Municipal Licensing & Standards may require:

- 1. **Reasons supporting an exemption permit.** You may be requested to provide supplementary reasons in greater detail in addition to the information required in this application.
- 2. Noise Mitigation Plan. You may be required to submit a noise mitigation plan outlining actions to be taken to reduce and mitigate the impact of the noise event.
- 3. Statement certified by a professional engineer or acoustical consultant. You may be required to submit a statement for any sounds that are not technically or operationally feasible to control.

#### **Applicant Information**

First Name				Last Name	
Street Number	Street Name				Suite/Unit Number
City/Town			Province	9	Postal Code
Work Telephon	e Number	Mobi	le Teleph	one Number	Email

Identify the organization and/or contact individual (below) who will be responsible for the activity or event requiring exemption, if it is different from the individual applying for the exemption.

#### **Organization Information (if applicable)**

Organization Name						
Street Number	Street Name			Suite/Unit Number		
City/Town			Province	Postal Code		
Business Telephone Number		Busir	ness Mobile Number	Business Email		

# Application Noise Exemption Permit

### Appendix 2 – Construction Activity

Location of Construction Activity						
Location of Building or Project Name (if applicable)						
Street Number	Street Name			Suite/UnitNumber		
City/Town	Province			Postal Code		
Other Location Information (for example, if it is road work – on Dundas St W from Dufferin St to Bathurst St – please show on site plan)						
Was a Temporary Street Occupation Permit       Permit # (Please attach)         granted?       Yes         Yes       No						

#### **Construction Activity Information**

Main Activity Type

### Describe the activity and brief description of why a noise permit is required, including the type of noise impacts anticipated.

The proposed exemption would allow the construction, Monday through Sunday (inclusive of statutory holidays), of 1 Bloor Street West to proceed before 7 am and past 7 pm, as has been permitted by the City in the past. In general, construction crews will use this additional time to conduct low-noise activities, such as concrete-pouring and crane operation (electric crane, minimal noise), and will not conduct jack-hammering or demolition. Due to the nature of the construction site's work flow, there is not enough time in the normally-allotted hours to complete one full cycle of concrete pouring, structural work and glazing. By ending at 7 pm, these activities must be extended to two full days, rather than the 1 and 1/4 days that are actually required.

Expediting construction will move up the overall completion date of the project, shortening the window in which it may contribute to traffic congestion and requests for lane closures at the busy Yonge-Bloor intersection. This construction site was previously permitted to operate past 7 pm, and the crew is well trained and equipped to operate in a conscientious manner. In addition to restricting after-hours construction to low-noise work, these mitigation measures include physical screening and positioning equipment away from the high-traffic areas (for additional information, see Equipment below).

The proposed exemption would also allow the development to progress to higher floors at a faster rate. The bulk of construction activity would then be raised high enough off the ground so that it is no longer in earshot of most ground and lower-level occupants. In addition, the current ground and lower-level occupants in the area of Yonge and Bloor are largely commercial (business, retail, etc.), with a limited amount of residential, and thus the impact to them would be less if appropriately-mitigated construction were permitted to continue to operate in the evenings.

Due to the nature of the equipment and proposed mitigation strategy, the impact on noise levels will be minimal, relative to the noise from the street at this busy intersection. All possible steps will be taken to mitigate noise impact on buildings in the vicinity. We note that the prevalence of office and retail properties in the area means that we will focus our attention on mitigating noise after hours, that could impact the limited number of residential properties.

For clarity, we are also seeking an exemption from restrictions under section 2.4 (A) of the Toronto Municipal Code, Chapter 591, Noise, as it relates to the emission of sound resulting from loading, unloading, delivering, packing, unpacking and otherwise handling any containers, products or materials from 11 pm to 7 am the next day, except until 9 am on Saturdays, Sundays and statutory holidays.

# Application Noise Exemption Permit

#### Equipment

Describe in point form each type of construction equipment which will be used, how it will be used, and if appropriate what types of noise mitigation systems will be incorporated. (E.g. Diesel Generator to provide power to site will be placed furthest location from residents. Acoustical shroud installed.)

#### Dates and Times

List the dates and start and end times of your construction activity. Note that any noise from any construction vehicle or activity outside the approved start and end times is prohibited. This includes any loading/unloading or back up warning of construction equipment.

Activity					
Date(s) (yyyy-mm-dd)	Start time	End time			

#### **Staff on Site during Event**

One or more people are required to be on-site supervising throughout the entire duration of the
event, and are responsible to ensure compliance with the permit's terms. Please list their
contact information here.

Name (First, Last)	Business Telephone Number (Site)
Position Title:	
Name (First, Last)	Business Telephone Number (Site)
Position Title:	
Name (First, Last)	Business Telephone Number (Site)
Position Title:	

#### **Mitigation Measures – Site Organization**

Describe what steps you will take to reduce the impact of the noise. (E.g. measures could include locating construction equipment away from residences, discouraging queuing of vehicles prior to site opening.)

- Pouring of concrete:
  - Initiating concrete pours prior to 3 pm so that they are completed by 7 pm, barring unusual circumstances beyond the control of the construction team.
  - Monitoring, tracking and scheduling concrete trucks using a delivery management app, in order to mitigate queuing.
  - Queuing of concrete trucks in rented city lane along Bloor Street, west of Yonge, to maintain distance form residential buildings.
- Use of a perimeter enclosure around the tower structure at the active construction level, and enclosing 4 trailing levels below, to mitigate sound emissions of formwork installation (banging/hammering/etc.), installation of reinforcing steel, placing of concrete, and finishing of concrete. This enclosure, referred to as the ACS, will contain the noise of the activities occurring within the confines and direct any noise upward.
- Use of a perimeter enclosure around the tower structure at the level where the windows are being installed, and enclosing 4 trailing levels below, to mitigate sound emissions from the installation of the windows at the perimeter of the tower and the installation of the metal siding systems at the interstitial mechanical floors. This enclosure, referred to as the RCS, will contain the noise of the activities occurring within its confines.
- Location of the concrete pump on Balmuto St., as far away as possible from the residential buildings, instead of within the laneway itself, immediately beside a residential tower. This measure mitigates noise from the concrete pump reverberating off the walls of the laneway.
- Employment of a shipping logistics manager dedicated to organizing "just in time" and scheduled deliveries to minimize the queuing of delivery vehicles.
- Limiting noisy deliveries to during the day and early evenings, Monday to Saturday, never on Sundays.

# Application Noise Exemption Permit

#### **Mitigation Measures - Equipment**

Describe what steps you will take to reduce the impact of the noise. (E.g. measures could include sound barriers to muffle generators.)

#### **Mitigation Measures - Other**

Describe what steps you will take to reduce the impact of the noise. (E.g. measures could include, training staff, traffic mitigation.)

#### Attachments, if Required

ML&S may require after review of the initial permit application any or all these further attachments before a decision is made.

- □ 1) Reasons supporting an exemption permit, and/or
- □ 2) A Noise Mitigation Plan, and/or
- □ 3) A statement certified by a professional engineer or acoustical consultant

#### **Required Conditions**

If the exemption permit is granted, the applicant must abide by all conditions in the permit. This includes a notice of the exemption permit to be posted in a visible location where each event will occur 7 days prior to the event. This condition may be waived by ML&S.

# Application Noise Exemption Permit

#### Authorized Signature

By submitting this application for a Noise Exemption Permit, the Applicant shall at all times observe and comply with, and endeavour to ensure strict observance of and compliance with all statutory requirements, rules, regulations, by-laws, terms and conditions, or other authority which in any manner affect or related to this permit, including without limitation, the by-laws of the City of Toronto.

Note that an exemption permit is not guaranteed; an exemption permit is issued pending approval from the area Councillor and all applicable fees paid. The application fee is non-refundable.

**Applicant Signature** Date (yyyy-mm-dd) 2022-12-15

Note: It is an offence to knowingly provide false information in this application. Every person who fails to comply with an exemption permit issued is guilty of an offence and on conviction is liable to a fine of no more than \$100,000.

Municipal Licensing and Standards collects personal information on this form under the legal authority of the City of Toronto Act, 2006, SO 2006, Chapter 11, Schedule A, s 136 (c) and the Toronto Municipal Code, Chapter 591, Noise, s 591-10. The information is used to determine the eligibility for noise exemption permit(s) outside permitted hours and for further communication regarding the application. Questions about this collection can be directed to the Manager, Noise Team, 1530 Markham Rd, 3rd Floor, Toronto, Ontario, M1B 3G2 or by telephone at 416-392-4380.



### **Noise Mitigation Plan Template**

#### Noise Regulations and Exemption

Toronto Municipal Code <u>Chapter 591</u> Noise, provides regulations for noise in the city with the intention of reducing the impact of unwanted in the sound on the inhabitants of the City.

The noise bylaw also allows for circumstances where an exception to the regulated time and sound level requirements in the bylaw may be exceeded through a Noise Exemption Permit process as long as conditions have been met.

#### Who needs to submit a mitigation plan?

Upon initial review of the Noise Exemption Permit application, the applicant may be required to submit a noise mitigation plan outlining actions to be taken to reduce and mitigate the impact of a noise event. This template should be used to submit the noise mitigation plan.

Noise mitigation plans are required as part of a Noise Exemption Permit application when:

- Municipal Licensing & Standards' belief that the noise impact from the activity or event may be of a far-reaching nature in terms of sound levels, length and times of noise impacts and/or numbers of residents that may be affected.
- A previous contravention of a noise exemption permit and/or where valid complaints were received from the public.

#### Who needs to submit a mitigation plan?

The lists below represents examples that can cover construction, amplified sounds and general exemption requests. Please check off below any applicable noise mitigation procedures and elaborate on each in the box below and/or describe any other mitigation strategy:

Source Equipment

- X Usage of equipment that is rated at lower noise levels
- X Installation of noise shields and/or noise barriers
- X Other (details below)

#### Orientation and setbacks

- X Orienting speakers away from residential homes
- X Placing noisy equipment in locations that minimize impact to the public
- X Taking steps to minimize usage of the noisiest equipment late at night and early in the morning
- X Other (details below)

**Application Form** 

### **Noise Exemption Permit**

Public Notification

- X Public notification, outside of the legislated requirements, will be initiated
- X Conditions of the Noise Exemption Permit and mitigation plan placarded (posted) and placed in a location that employees and public have access to
- X Other (details below)

Training

- ☑ Training for employees, contractors and sub-contractors on the conditions and expectations of the noise bylaw, Noise Exemption Permit conditions and mitigation plan
- X Other (details below)

Monitoring and controlling

- X Identifying someone responsible for the following (name and contact information required)
  - X Monitoring sound levels
  - X Ensuring start and stop times are followed
  - X Identified and available to professionally respond to public complaints at the site
  - $\overline{\mathbf{X}}$  Have authority to stop or reduce the noise impact of an activity or event
- □ Other (details below)

Please provide details for all checked boxes and/or describe other mitigation strategies (attach more pages if required):

Please see the attached documents which cover the above items:

1. Aercoustics - 1 Bloor W - Noise Assessment Summary

2. Aercoustics - 1 Bloor W - Noise Control Recommendations

3. Brickeye - Noise Mitigation Plan Proposal

4. Mizrahi Developments - The ONE - Project Health and Safety Orientation Package & Site Orientation Acknowledgement

5. ASG Security - 1 Bloor W - Site Log

Please see the below contact information for 1 Bloor W:

Esteban Yanquelevech	OR	Brandon Timmins <u>Site Superintendent</u>
(647)-204-9745		(416)-270-4552
Esteban@Mizrahidevelopments.c	a	Brandon@Mizrahidevelopments.ca



### 1 BLOOR ST W - NOISE MITIGATION PLAN December 2022

#### **Table of Contents:**

- Aercoustics 1 Bloor W Noise Assessment Summary September 15, 2022
- 2. Aercoustics 1 Bloor W Noise Control Recommendations September 12, 2022
- 3. Brickeye Noise Mitigation Plan Proposal July 2022
- 4. Mizrahi Developments The ONE Project Health and Safety Orientation Package & Site Orientation Acknowledgement
- 5. ASG Security 1 Bloor W– Site Log

Based on the City of Toronto's recommendations, the 1 Bloor Noise Mitigation Plan includes the following:

- a) A more detailed description of how you will deploy sound level metres at the location, including drawings or other details which show what is meant by "at the perimeter of the site, or if permitted, on adjacent buildings;" *Please refer to Aercoustics Noise Assessment Summary Figure 1.*
- b) A description of the process you will follow to ensure sound levels do not exceed the limits set out in section 591-3.2D(4), and steps that will be taken when sound levels reach or exceed those limits;
   Please refer to Brickeye Noise Mitigation Plan Proposal
- c) A plan for training and monitoring all workers, subcontractors and others working on the site for compliance with the terms of the permit and the noise mitigation plan, including:
  - a. A list of the positions/roles which will be required to take such training;



- b. A description of how minutes will be kept at training sessions, including details of what was discussed, with such minutes being made available to the City on request; and
- c. A description of the steps you will take to ensure all your workers, subcontractors and/or others working on the site comply with the terms of the permit and noise mitigation plan.

Please refer to Mizrahi Developments – The ONE – Project Health and Safety Orientation Package & Site Orientation Acknowledgment

- d) In addition to the notice required by section 591-3.2D(1), you will post additional signage on the site that can be viewed by the public listing information including:
  - a. The hours for which the noise exemption permit has been granted;
  - b. The purpose for the noise exemption permit, including permitted activities;
  - c. Contact information for the dedicated liaison person(s) at Mizrahi Developments who the public can speak to with respect to noise issues;
  - d. Building on the information provided in your application form, one or more dedicated liaison person(s) from Mizrahi Developments who will serve as a 24/7 contact person who can receive and address noise complaints from the public and the City, including their telephone number and e-mail address;

Please refer to the draft signage – and locations on drawing

e. A plan for recording all complaints received by you with respect to noise and the actions taken to address those complaints. Such records shall be made available to the City on request;

All Complaints will go to the two listed personnel or the listed <u>security@mizrahidevelopments.ca</u> email address posted publicly around the 1 Bloor W Site. These records will be made available to the City on request.

- f. A plan for creating a log for each gate on the site which will be available to the City on request, with such log indicating:
  - Dates, times and reasons for any gate opening prior to 7 a.m. on weekdays or 9 a.m. on Saturdays, Sundays and Statutory Holidays.



• The identity of any subcontractors who arrive before 7 a.m. on weekdays or 9 a.m. on Saturdays, Sundays and Statutory Holidays.

Please refer to the ASG Security – 1 Bloor W Log

g. Details of any other noise mitigation features, operational procedures or tools that will minimize the noise impact to the community such as electric power floats.

Please refer to Brickeye – Noise Mitigation Plan Proposal



Aercoustics Engineering Ltd. Tel: 416-249-3361 1004 Middlegate Road, Suite 1100 Fax 416-249-3613 Mississerues Oble 4/4/201 Mississauga, ON L4Y 0G1

aercoustics.com

September 15, 2022

Aercoustics Project #: 16293.04

#### Mizrahi Developments Group

125 Hazelton Avenue Toronto, Ontario M5R 2E4

- ATTN: Brian Kester, brian@mizrahidevelopments.ca Iman Salam, iman@mizrahidevelopments.ca Esteban Yanquelevech, esteban@mizrahidevelopments.ca
- CC: Sean Syman, seans@aercoustics.com Nicholas Sylvestre-Williams, nicholass@aercoustics.com

Subject: Noise Assessment Summary – 1 Bloor / The One

#### Introduction 1

Mizrahi Developments Group has retained the services of Aercoustics Engineering Limited ('Aercoustics') to perform attended measurements for ongoing construction activity at the 1 Bloor ('The One') construction site, located at 1 Bloor Street West in Toronto, Ontario.

The noise-generating construction activities identified at this site include:

- truck deliveries on the east side of the site at Yonge Street and through the public • laneway on the west side of the site
- concrete pumping activities, which include trucks pouring concrete into a hopper • and pump system
- rebar cutting activities at the top level of structure
- the ACS Climbing System construction scaffolding •
- one existing and one planned temporary hoist system •

A site visit was conducted on the morning of Wednesday, August 10<sup>th</sup>, between the hours of 7:00 AM and 10:30 AM.

#### 2 Measurement Locations

Measurements for construction equipment activity at this site were taken at a variety of positions for each construction noise source to gain an understanding of the noise source and line-of-sight to adjacent buildings.

Noise measurements were taken for equipment in the following locations:

- The hoist system was recorded at grade, at the top of the structure, and on the 4<sup>th</sup> level at varying setback distances;
- Rebar cutting noise was recorded at grade;
- Concrete Truck and Hopper noise was recorded at grade at the hopper location on Balmuto Street; and
- Concrete pump noise was measured radiating from concrete pipes atop the structure.

The ACS climbing system and truck deliveries were not operating during this site visit.

#### 3 Measurement Results

The results of measurements taken during the site visit have been summarized in Table 1. Note that the measured sound levels have been adjusted to a sound level at 20 m for direct comparison to the Toronto Noise Bylaw. Of the measurements taken, only the highest observed levels have been included in this report as the worst-case. Representative sound level measurements were taken for periods of time between 10 seconds and 1-minute during the worst-case operation of all construction equipment.

Description	Sound Level (dBA)				
Description	20 m separation	40 m separation	60 m separation		
Hoist (High Speed)	64	58	54		
Hoist (Low Speed)	62	56	53		
Rebar Cutting	79	73	69		
Concrete Trucks + Hopper	81	75	71		
Concrete Pumping (Noise Radiated from Pipes)	60	54	50		

Table 1: Noise levels observed during construction activity (corrected to 20m, 40m, and 60 m separation)



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#### Page 3 of 4

Description	Sound Level (dBA) 20 m separation 40 m separation 60 m separation			
Truck Reversing Noise*	75	69	65	

\*Note: Truck reversing noise level was not measured on site but was instead taken from Aercoustics' noise source library.

The Toronto Noise Bylaw requires that noise sources as part of a Noise Bylaw Exemption must be limited to a 10-minute  $L_{eq}$  of 85 dBA at 20 m from the source.

#### 4 Construction Noise Model

Locations of equipment operation are displayed in Figure 1. Concrete trucks and the hopper are modelled as operating at-grade on Balmuto Street. Concrete pumping noise through the pipes is modelled as a line source rising up the west side of the structure and then along the top of the structure, where this noise source was observed. Truck delivery noise is represented as a back-up beeper spectrum along a line source, running over 10% of a worst-case hour. Both hoists are represented as vertical line sources, and rebar cutting is modelled on the top of the structure near to the closest receptor.

The nearest residential receptors which are affected by construction noise from this site are listed in Table 2, along with the expected sound level (1-hour  $L_{eq}$ ) from construction noise at the site both with concrete pour sources running and not running. Concrete pour sources refer to the concrete trucks and hopper at grade as well as the noise radiating from the concrete pipes.

A background sound level of 55 dBA was assumed as representative for this urban area. This value represents the ambient noise level due to urban hum and typical traffic with no influence from construction activities, and may be used to compare with the impacts of construction noise activities and the sound levels of specific equipment at a distance of 20 m given in Table 1.



aercoustics.com

Table 2: Nois	Table 2: Noise Predictions at Nearby Residential Receptors - With and Without Concrete Pour Sources					
Receptor Description		Height (m)	1 hour L Concrete On	. <sub>eq</sub> (dBA) Concrete Off		
R01	The Uptown Residences (east façade) 35 Balmuto Street	30	76	76		
R02	The Uptown Residences (west façade) 35 Balmuto Street	4.5	79	72		
R03	Crystal Blu Condo 21 Balmuto Street	30	67	67		
R04	35 Charles Street West	30	63	63		
NA	Background Sound Level for Area	NA	5	5		

The results of these attended measurements and the noise model indicate that the noise generating equipment and construction activities on site are within the 85 dBA limit set out in the Toronto Noise Bylaw Exemption Permit.

The Toronto Noise Bylaw prohibits construction activities during the following time periods:

- From 7:00 p.m. to 7:00 a.m. most days and to 9:00 a.m. Saturdays
- No activity on Sundays and statutory holidays

Construction activities that are expected to occur during the prohibited periods must apply To the City of Toronto for a Bylaw Exemption Permit in advance.

Sincerely,

#### **AERCOUSTICS ENGINEERING LIMITED**

Whill

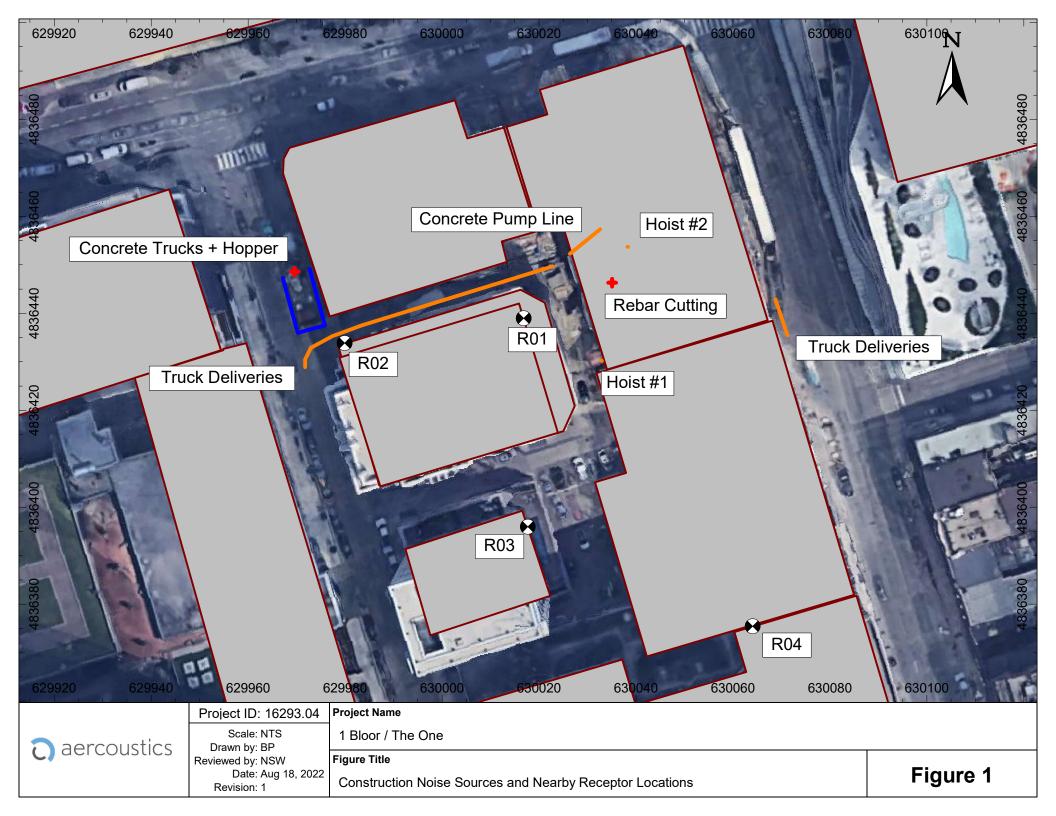
Ben Phillipson, B.A.Sc., E.I.T. SSIONAL ЯŅ estre-Williams, M.Eng., P.Eng., INCE AROVINCE OF ON 2.34





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aercoustics.com





Aercoustics Engineering Ltd. 1004 Middlegate Road, Suite 1100 Fax 416-249-3613 Mississauga, ON L4Y 0G1

Tel: 416-249-3361 aercoustics.com

September 22, 2022

Aercoustics Project #: 16293.04

#### Mizrahi Developments Group

125 Hazelton Avenue Toronto, Ontario M5R 2E4

- ATTN: Brian Kester, brian@mizrahidevelopments.ca Iman Salam, iman@mizrahidevelopments.ca Esteban Yanquelevech, esteban@mizrahidevelopments.ca
- CC: Tim Wiens, timw@aercoustics.com Sean Syman, seans@aercoustics.com Nicholas Sylvestre-Williams, nicholass@aercoustics.com

Subject: Noise Control Recommendations – 1 Bloor / The One

#### 1 Introduction

Mizrahi Developments Group has retained the services of Aercoustics Engineering Limited ('Aercoustics') to provide Noise Control Recommendations for ongoing construction activity at the 1 Bloor ('The One') construction site, located at 1 Bloor Street West in Toronto, Ontario.

The noise-generating construction activities identified at this site include:

- truck deliveries on the east side of the site at Yonge Street and through the public • laneway on the west side of the site
- concrete pumping activities, which include trucks pouring concrete into a hopper and pump system
- rebar cutting activities at the top level of structure •
- the ACS Climbing System construction scaffolding •
- one existing and one planned temporary hoist system •

A site visit was conducted on the morning of Wednesday, August 10<sup>th</sup>, between the hours of 7:00 AM and 10:30 AM.

#### 2 Administrative Control

The Toronto Noise Bylaw prohibits construction activities during the following time periods:

- From 7:00 p.m. to 7:00 a.m. most days and to 9:00 a.m. Saturdays; and
- On all Sundays and statutory holidays.

It is not possible to carry out construction activities on site in silence. Construction will be audible at the nearest receptors during the hours that construction noise is permitted in the Toronto Noise Bylaw. Construction activities should not commence before 7:00 am each weekday, and before 9:00 am on Saturdays. This administrative control can be managed by the Site Supervisor.

It is understood that concrete pouring activities are operating under an existing Noise Exemption Permit. Mizrahi Developments Group should apply to obtain a Noise Exemption Permit for any future construction activities that may take place before or after the permitted hours.

#### **3** Noise Mitigation Recommendations

The Toronto Noise Bylaw requires that noise sources subject to a Noise Bylaw Exemption must be limited to a 10-minute  $L_{eq}$  of 85 dBA at 20 m from the source. As detailed in the Noise Assessment Summary issued on September 6, 2022, all construction noise sources observed on site are within this limit.

The following noise mitigation measures may however be implemented on-site for further reduction of the noise impact exposure off-site and as a gesture of goodwill towards the residential neighbours during construction hours.

- Rebar cutting activities should be relocated to a central location that benefits from line of site obstruction offered by existing structure of the building. Blocking line-of-sight may reduce the noise impact from this source up to 10 dBA.
- Hoist operations are the second loudest noise source on-site. While the hoists can be operated at high and low speeds, site measurements found that the difference in sound level for these two modes was very small. The barrier around the concrete hopper on Balmuto Street should be maintained. Truck delivery noise, while infrequent and not a significant factor in this noise model, do cause irritation at surrounding residential receptors due to the tonality of older 'back-up beepers' present on most trucks. It is recommended to request deliveries be done with trucks fitted with the less intrusive broadband backup alarms, which do not generate tones at the most sensitive area of the human hearing spectrum.

Construction noise monitoring system is available and can be set-up on west edge
of build site to enhance noise impact exposure vigilance and improve public safety
and relations.

Construction noise generated from the site may be tracked through real-time alerts with the use of a long-term and continuous noise monitor system. This monitor could be set up at an elevated level on the west edge of the site and would provide notifications for exceedances of background noise levels in the area during off-hours. These exceedances could then be investigated to determine if these are a result of construction on the subject site or a different source off-site. This system would provide validation that the construction site is adhering to the Toronto Noise Bylaw requirements, offer peace-of-mind to Mizrahi Developments and serve as a further gesture of goodwill to the nearby residents.

Sincerely,

#### **AERCOUSTICS ENGINEERING LIMITED**

By Phillips Ben Phillipson, B.A.Sc., E.I.T.

Tim Wiens PEssion Nicholas Sylvestre-Williams, M.Eng., P.Eng., INCE 22 Sept 23





Sept 22, 2022

#### Subject: 1 Bloor St W Noise Mitigation Plan

To whom it may concern,

The following summary outlines the noise monitoring plan between Mizrahi Developments and Brickeye for the construction of The One project at 1 Bloor West, Toronto, Ontario, M4Y 2Z1.

Brickeye will provide Mizrahi Developments a total of three noise monitoring kits which will monitor the One Bloor construction site in compliance with City of Toronto by-laws for a duration of 2 years. Upon completion of the two years the noise requirements will be re-assessed at that given time for possible noise monitoring extension. Sample noise reports, along with technology information and relative locations can be found in Appendix A.

Sincerely,

Michael Fadalti Sr Account Executive Brickeye 301-155 Gordon Baker Rd Toronto, ON M2H 3N5 Canada Office: +1 (647) 812-2806 Mobile: +1 (289)385-9823 Email: Michael.fadalti@brickeye.com



### Appendix A

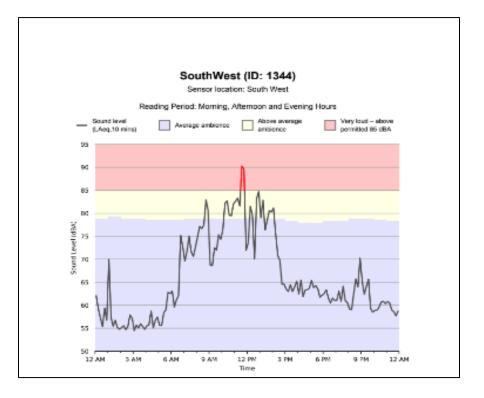


Figure 1: Sample Noise Monitoring Report



Figure 2: Recommended Installation Locations



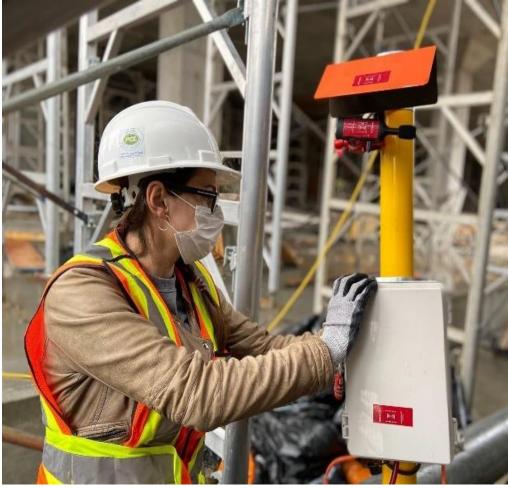
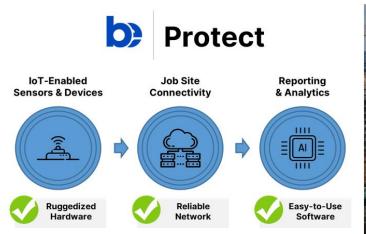


Figure 3: Sample Site Noise Monitoring Kit



#### End-to-End Monitoring Platform Our Construction Technology







#### Real-Time & Remote Job Site Status Our Construction Technology

## brickeye



Figure 5: Brickeye Technology

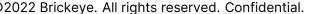
# **b brickeye** Noise Risk Mitigation Plan Proposal



## **ONE BLOOR ST WEST**

July 2022

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### **Construction Risk Mitigation Plan** Outline

- **Platform Overview** •
- **Risk Mitigation Plan Objectives** •
- **Environmental Monitoring** •
  - Job Site Perimeter Noise
  - Pricing Summary



**brickeye** 



# End-to-End Monitoring Platform



55



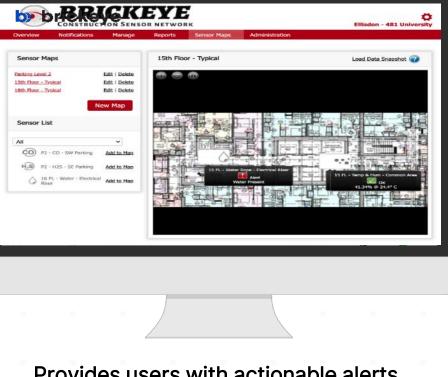


## Real-Time & Remote Job Site Status Our Construction Technology

# brickeye

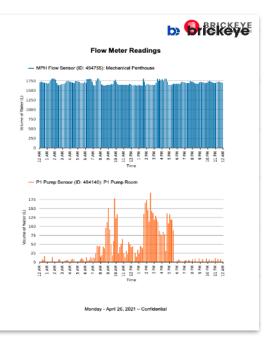
#### Web Dashboard





# Provides users with actionable alerts, reporting and analytics

### Daily 5am Summary Reports





# Integrated Response Plans

### **Our Construction Technology**



Multiple thresholds of low/high values can be configured for each sensor, enabling different actions based on the criticality of the situation.



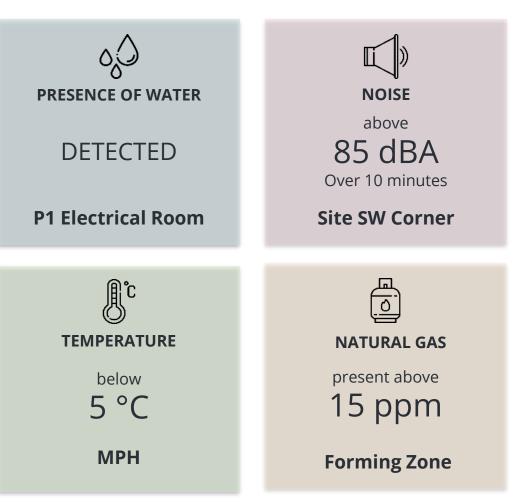
#### Alerts

Virtual alerts can be displayed in our dashboard or sent via SMS or email. Each alert has an acknowledgement state to ensure that appropriate actions are taken.



#### **Automations**

Rules can be configured to control other devices based on sensor values. For example, valves or relays can be closed, lights can be turned on, or sirens and strobe lights can be activated.



**brickeye** 





# Hardware & Software-as-a-Service

Our Turnkey Service Model

# **brickeye**

### How it Works

Brickeye installs sensors and connectivity in desired job site locations to temporarily monitor areas of concern:



Billed month to month, easily added anytime to reduce risk during course of construction



Non-intrusive equipment removed once risk is no longer of concern or construction is complete



Project-specific Risk Mitigation Plans can augment Builders Risk insurance applications

### What's Included

### Hardware

- ((Ô)) (
  - $\checkmark$  All-inclusive sensor and network equipment rental + data plan
  - ✓ Full installation, movement, and removal

### Software



- ✓ Site-specific software configuration, threshold and alerts setup
- ✓ Secure mobile app and web dashboard access for unlimited users
- ✓ Real-time alerts by text, email notifications, daily reports



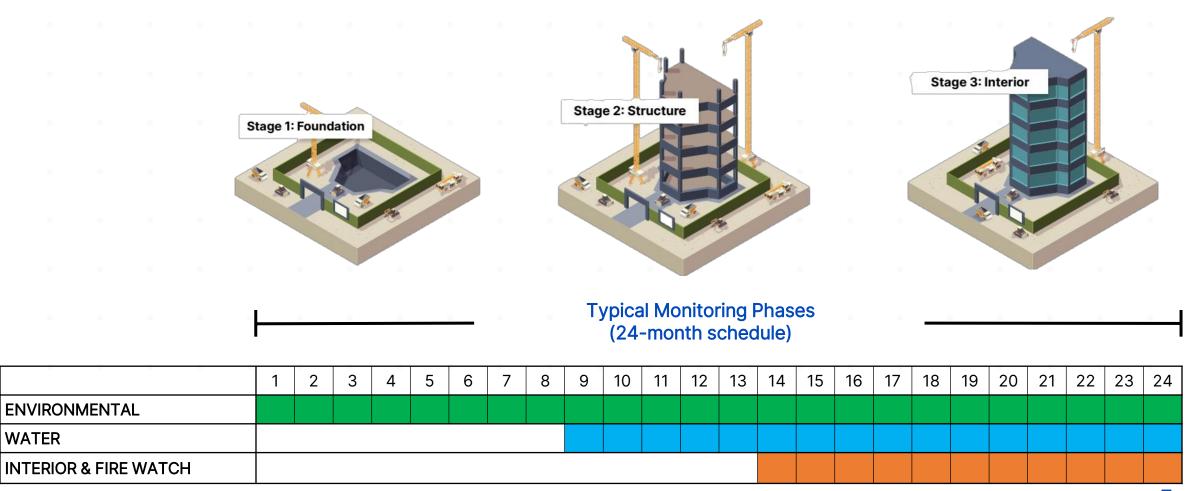


- ✓ Team onboarding & Response Plans
- ✓ 24/7 Service Desk & Technical Response
- ✓ \$5 million insurance certificate
- ✓ ContractorCheck approval



#### Monitoring by Construction Stage High Rise Building Course of Construction

# brickeye



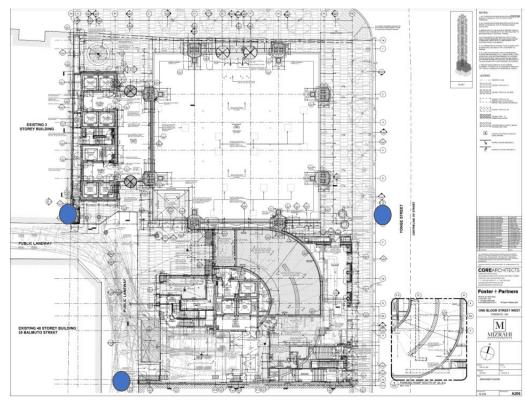


WATER

Project Recommendation:		
Benefit	<ul> <li>Gain 40+ hours / month via noise exemption permit</li> <li>Avoid community complaints, delays and fines</li> <li>Decibel level recording used for by-law summons</li> </ul>	
Equipment	3 x Noise Monitoring Kit	
Monitoring Period	Present to (End of Envelope) - 24 Months Aug 2022 – Aug 2024	
Location(s)	Perimeter – Corner(s) of building	
Misc	Requires available electrical outlet for network gateway or hoarding mount.	

#### Job Site Perimeter Noise **Environmental Monitoring**

# **brickeye**



**Recommended locations. Final** locations will be determined during installation



#### THE ONE

#### **PROJECT HEALTH AND SAFETY ORIENTATION**

2022



### **Project Description**

The project address is:

**1 Bloor Street West** Toronto, Ontario M6H 1M9

This project is a high rise, mixed-use, commercial and residential building. The building will be over 95 storeys tall, with 416 residential units, retail, hotel suites, and a 4-level underground parking garage.





## **Hours of Operation**

The hours of operation for the project are:

Monday to Friday - 7:00 AM to 7:00 PM

Saturday – 9:00 AM to 4:00 PM

Sunday- With After hours permit only as approved by Mizrahi Management

Working on weekends, statutory holidays, or outside of the hours listed above is forbidden without prior approval from site management. Subcontractors wishing to work outside of the regular hours of operation listed above must complete an After Hours/Weekend Work Permit and have it signed and approved by the site supervisor.

When we received a noise permit,we will add it to our orientation of each person coming to site and file it accordantly.

Any person who does not comply with the terms of the noise permit he or she will removed from site.



### **Contact Information**

In case of any emergencies, concerns, or questions regarding health and safety on the project, please report to the site office or contact the following:

Esteban Yanquelevech	Vice President - Construction	647-204-9745
Bob Scott	Project Director	416-677-4243
Jeff Murva	Project Director	416-315-7822
Brandon Timmins	General Supervisor	416 270 4552
David Paris	Site Superintendent	416-903-3558
Joe Wilson	Site Superintendent	613-854-9677
Richard Nunes	Site Superintendent	437-332-7027
David Belsey	Director Health & Safety	647-991-5444
Sofia Taffur	Health & Safety Consultant	647-298-5856
Chelsey VanderHeyden	Health & Safety Consultant	416-709-3983

Site management contact information is posted on the safety board.



## **Records of Training**

#### ALL personnel MUST attend to orientation upon arrival at the project.

#### As a minimum, <u>all personnel must submit the following proof of training upon arrival at the project</u> for orientation:

- WHMIS (current, updated within the past year)
- •Worker or Supervisor Health & Safety Awareness
- •Working at Heights

#### Additional proof of training may be requested if it required to complete tasks safely, for example:

- Certificate of Qualification
- Equipment operator training
- Supervisor competency training





Every person who works on a construction project in the province of Ontario must follow the legal requirements. This includes, but is not limited to;

- The Ontario Occupational Health and Safety Act
- Ontario Regulation 213/91: Construction Projects

Additional regulations may apply depending upon the scope of work.

A copy of the Act and Construction Regulation ("Green Book") is available for reference, located on the site safety board.



#### **Employer Responsibilities:**

- Take all reasonable precautions to protect the health and safety of workers.
- Establish and maintain a joint health and safety committee, or have workers select at least one health and safety representative.
- Train employees about any potential hazards and in how to safely use, handle, store and dispose of hazardous substances and how to handle emergencies.
- Supply personal protective equipment and ensure workers know how to use the equipment safely and properly.
- Immediately report all critical injuries to the government department responsible for OH&S.
- Appoint a competent supervisor who sets the standards for performance, and who ensures safe working conditions are always observed.



#### **Responsibilities and Accountabilities**

#### **Supervisor Responsibilities:**

- Ensure workers work in compliance with the Occupational Health and Safety Act and applicable regulations, and our Health and Safety Policy.
- Ensure that workers use or wear the equipment, protective devices, or clothing required by the employer.
- Advise a worker of the existence of any potential or actual health and safety dangers known by the supervisor.
- Take every precaution reasonable in the circumstances for the protection of a worker.



#### Worker Responsibilities:

- Work in compliance with the Occupational Health and Safety Act and applicable regulations, and our Health and Safety Policy.
- Use or wear the equipment, protective devices, or clothing required by the employer.
- Report to his or her employer or supervisor about any known missing or defective equipment or protective device that may endanger himself, herself or another worker.
- Report to his or her employer or supervisor about any known workplace hazards or violations of the Occupational Health and Safety Act.
- Not remove or make ineffective any protective device required by the employer or by the regulations.



## **Responsibilities and Accountabilities**

Workers have three legal rights in the workplace:

- Right To Know about workplace hazards and what to do about them.
- **Right To Participate** in workplace health and safety activities.
- **Right To Refuse** work they believe is unsafe.



## **Safety Documentation**

All subcontractors working on the project are required to submit documentation to Mizrahi, including:

- Start up documentation (health and safety program, form 1000, Safe Work Procedures, SDS, etc.) provided before beginning work on site
- Daily crew safety talk
- Weekly toolbox talk
- Daily Equipment inspections: PPE, MEWP, CRANE WORKS, FORMWORKS, etc
- After hours work Permits, Confined Space Permits, Suspended access platform work must all be submitted to Mizrahi Safety Team well in advance of mobilization
- JHA'S MUST BE SUBMITTED PRIOR TO WORK COMMENCING FOR REVIEW BY MIZRAHI SAFETY TEAM
- All DAILY CREW SAFETY TALKS MUST BE MADE AVAILABLE FOR REVIEW
- ALL WEEKLY TOOL BOX TALKS ARE REQUIRED TO BE PROVIDED TO MIZRAHI WEEKLY NO LATER THAN CLOSE OF OPERATIONS FRIDAY



## **Safe Work Procedures**

A **Safe Work Procedure (SWP)** is required to be completed by all subcontractors prior to beginning any high risk work activities. The completion of this document ensures that all potential risks have been identified and appropriate controls are put in place. This is vital for high risk work activities due to the increased hazards associated with these types of tasks.

All SWPs must be submitted to site management for review and approval **before** high risk work activities begin, in order to ensure that the documentation is complete and accurate and all control measures are put in place when required.

General safe work procedures or practices for typical tasks should also be submitted by subcontractors prior to beginning works on site.



## **Daily Crew Safety Talk**

A **Daily Crew Safety Talk** is to be completed by all subcontractors at the beginning of each shift. Copies of all daily talks for the week must be submitted to the site office each Friday.

These must list all tasks being performed, hazards associated with the tasks, and hazard controls. All workers will be responsible for participating in the talk at the beginning of their shift and ensuring that they understand all information before signing the document.

An additional crew safety talk will be required if there is a change in task, work environment, or potential hazards.

If you have any questions about how to correctly complete this Daily Crew Safety Talk, please speak with site management for assistance.



## Weekly Tool Box Talk

A Weekly Tool Box Talk is to be completed by all subcontractors every week. Copies of the week's Tool Box Talk must be submitted to the site office by Friday.

Topics must be relevant to the scope of work of the subcontractor, and focus on safety items related to the tasks being completed. All workers must participate and sign off.

If you have any questions about how to correctly complete your Tool Box Talk, please speak with site management for assistance.



## **Safety Committees (JHSC & WTC)**

A Joint Health & Safety Committee (JHSC) will be established on the project when there are 20 or more workers, in order to facilitate communication between workers and management. The committee will consist of both management representatives and worker representatives.

A Worker Trades Committee (WTC) with a worker representative from each trade will also be established when there are 50 or more workers on the project. This committee will allow workers to discuss concerns about safety on the site without a management representative present.

JHSC and WTC meetings will be held monthly once the required number of personnel has been reached. A list of committee members and meeting minutes will be posted on the safety board for reference.



## **Personal Protective Equipment**

Minimum required Personal Protective Equipment (PPE) at all times while on this project is;

- CSA approved hard hat
- CSA approved, green patch safety boots
- CSA approved eye protection
- High visibility, reflective vests or similar clothing
- Gloves appropriate for your task (must be kept on your person at all times, and used when required)

Mandatory PPE listed above must be worn from the time you enter the site gates until you leave the project. There are no exceptions.

Other types of PPE are not mandatory at all times on the project, but are to be used or worn as prescribed when there is a risk of injury or illness due to specific work. This includes but is not limited to:

- Fall protection equipment
- Respiratory protection
- Hearing protection



## **Incident Reporting & Emergencies**

Any worker incurring an injury of any severity shall report it to their direct supervisor **immediately**. All incidents, injuries, and near misses must be reported to the site supervisor **immediately** to ensure corrective actions and any necessary incident investigations are completed in a timely manner.

If at any time you suspect there could be a need to implement an evacuation of the premises, notify your supervisor or the site supervisor as soon as possible.

The first aid kits are located in the following locations:

**MIZRAHI construction office** 

HOIST

Labourers Office area

In each of the Trades offices or main work location areas

Workers trained in first aid will be in charge of the first aid kit. Contact information and names of certified first aiders are posted on the safety board.

If any critical injury or prescribed incident occurs and the Ministry of Labour must be notified, notification will come from site management **only.** 



### **Critical Injuries**

A critical injury is defined as an injury of a serious nature which;

(a) places life in jeopardy,

(b) produces unconsciousness,

(c) results in substantial loss of blood,

(d) involves the fracture of a leg or arm but not a finger or toe,

(e) involves the amputation of a leg, arm, hand or foot but not a finger or toe,

(f) consists of burns to a major portion of the body, or

(g) causes the loss of sight in an eye

These injuries must be reported to the Ministry of Labour who will conduct a full incident investigation.



### **Critical Injuries**

Where a person is critically injured, the following procedure must be followed;

1. Call 911 immediately. Provide first aid or comfort as appropriate and notify the site superintendent.

2. Stop all work, turn off any equipment, and remain as calm as possible.

3. Supervisor will assign a person to meet EMS and direct them to the location of the injured worker.

4. The site superintendent will call the Ministry of Labour to report the incident.

5. Isolate the scene. Cordon off the area and do not remove, disturb, or alter any equipment, device, or debris, except to aid the injured person. Supervisor must ensure that the scene remains intact until the MOL arrives and investigates.

6. Any witness or worker involved with the incident must remain at the scene to be interviewed by the MOL inspectors.



## **Injuries Requiring Medical Attention**

Where a person is disabled from performing his or her usual work or requires medical attention (but is not critically injured) the following procedure must be followed;

1. Notify the site superintendent and injured worker's supervisor immediately. Do not move the injured person until an assessment is made by a trained first aid certificate holder.

2. Administer first aid within the confines of qualifications only. Call 911 if necessary.

3. If 911 is called, assign a worker to meet EMS and direct them to the location of the injured worker.

4. If any doubt exists as to the critical or non-critical nature of the injury, treat the injury as critical, and follow the appropriate steps.



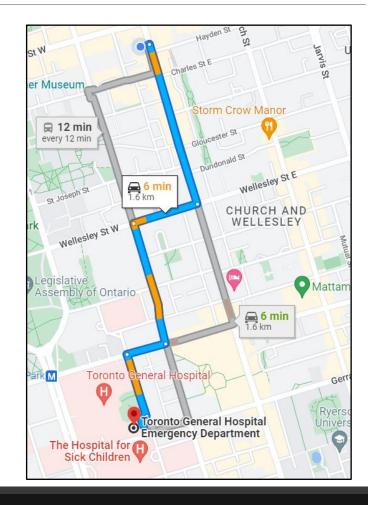
## **Map to Hospital**

The closest emergency medical facility to the project is:

**Toronto General Hospital – Emergency Dept** 190 Elizabeth St, Toronto, ON M5G 2C4

The emergency entrance is located at the northwest corner of Elizabeth St and Gerrard St.

If any worker is injured and needs to go to the hospital for medical attention, **they must be accompanied by another person**. Injuries must be reported to the site superintendent before the injured worker leaves the site.





### **Onsite Incidents**

Where a notice or report is not required because of personal injury, but there has been an accident, explosion, fire, or failure of equipment, or other prescribed incident, the project supervisor shall complete a report and submit it to the Ministry of Labour and the site Joint Health and Safety Committee. Examples of other incidents are;

- The deployment of a fall arrest system
- Accidental electrical contact by a worker or worker's tool with energized equipment or conductors
- Structural failure of all or part of a column, beam, wall, false work, truss, or scaffold
- The overturning of a crane or similar hoisting device
- The collapse of part of an excavation



### **Site Evacuation Plan**

In the case of an emergency that requires an evacuation, the site supervisor will sound an air horn **3 times**. Upon hearing the air horn, you are required to evacuate the area in which you are working and proceed to the designated assembly point. Please see site map for location.

Upon evacuating the site, you MUST remain at the designated assembly area until a head count is performed, and further instructions will be administered as to the next course of action. Please see site map for location.

#### **UPON HEARING THE AIR HORN:**

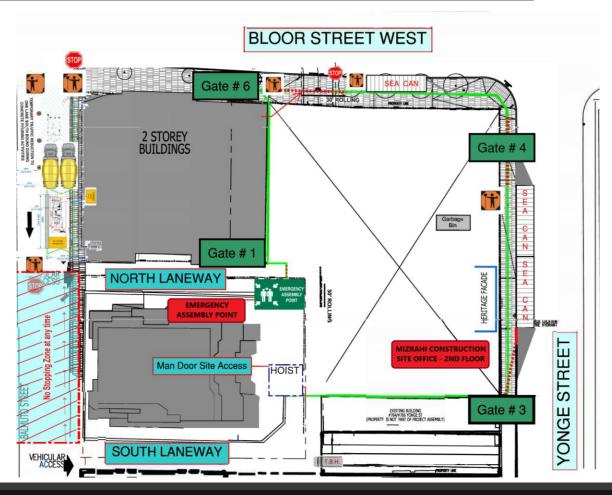
- Shut off any equipment or tools being used and disconnect all power supply.
- Leave the work area immediately via the nearest exit.
- Proceed to the emergency assembly point (at Bloor Street, or at the laneway behind the site office).
- Remain at the assembly point until head count has been taken. Do not leave the site.
- Wait for further instruction from supervisory staff.
- Any emergency vehicles will be escorted or directed by site staff personnel.



### **Site Evacuation Plan**

The emergency assembly points are shown on this diagram. Please proceed to this location in an emergency evacuation.

If you are unable to report to an evacuation assembly point, please notify your supervisor immediately.





### Conduct

- Under no circumstances will a worker debate orders or directions given by representatives of the Ministry of Labour.
- At no time is it permissible for a worker to swear, yell, or act in a boisterous manner to owners and staff. Offenders will be warned once. A second offence will result in permanent removal from the project.
- •Long pants and t shirts are minimum clothing requirements at all times on the projects. No shorts, tank tops, or sleeveless shirts will be permitted.
- •The use of electronic devices (radios, personal cell phones, etc.) is not permitted on site. No music or headphone are permitted. Work related cell phone use is permitted; personal cell phones are for emergency use only.



## **Public Safety & Interaction**

- Public safety is of utmost important at all times.
- Always watch for pedestrians, cyclists, and motorists when performing any work near the perimeter of the site, near the sidewalk, or on the road.
- Maintain gates and access points closed and locked when not in use. Only authorized construction personnel are permitted to enter the site.
- If any member of the public approaches you with concerns, speak with them in a polite and courteous manner. Do not attempt to handle any concerns yourself – direct them to site management. Notify the site supervisor that there has been a concern brought to your attention, and management will follow up as appropriate.
- If any representative of the media approaches you with questions, do not provide any information to them. Direct them to site management for answers to any questions.



## **Workplace Violence & Harassment**

Workplace Violence and Harassment is not tolerated on any Mizrahi Developments construction projects. Any instances will result in disciplinary action. Workplace Violence and Harassment is defined as:

•Vexatious, inappropriate, or unwelcome comments or conduct against a worker

- •Vexatious comments or conduct against a worker because of sex, sexual orientation, gender identity, or gender expression
- Making a sexual solicitation or advance where the person knows or reasonably may know that the solicitation or advance is unwelcome
- •The exercise of physical force by a person against a worker that causes or could cause physical injury to the worker
- •An attempt to exercise physical force against a worker that could cause physical injury to the worker
- •A statement or behaviour that it is reasonable for a worker to interpret as a threat to exercise physical force against the worker





As per the *Smoke-Free Ontario Act*, smoking is not permitted within an enclosed workplace. An enclosed workplace is defined as:

The inside of any place, building or structure or vehicle or conveyance or a part of any of them,

(i) that is covered by a roof,

(ii) that employees work in or frequent during the course of their employment whether or not they are acting in the course of their employment at the time, and

(iii) that is not primarily a private dwelling

This means that smoking is not permitted inside of any enclosed or finished areas of the building, parking garages, trailers or washrooms.

Smoking is also not permitted in flammable storage areas.





## Parking

Parking of personal vehicles is not permitted on the project. Any vehicles entering the site must be given permission by the site superintendent.

Workers may park personal vehicles at a public lot or street parking area nearby the project. Those failing to park in designated areas or pay required parking fees may be subject to fines or towing as per City of Toronto parking by-laws.





## **Hygiene Facilities**

Hygiene facilities are provided by the constructor at readily accessible locations throughout the job site, for use by workers. Washroom facilities will be serviced and cleaned as required to maintain them in a clean and sanitary condition. Urinating or defecating outside or in a building under construction is not permitted. Any worker found using anything other than the provided facilities will be **removed from the site immediately**, and a written letter sent to their employer.

If washrooms are in need of service, cleaning, or repair, please report your concerns to the site supervisor.

Drinking water is available for all workers in the site office.





All visitors must sign in and out at the site entrance. All visitors must then report to the Mizrahi Site office. Any visitor MUST BE ESCORTED BY a Mizrahi Designate while on site

Visitors on the project must wear all mandatory PPE required on the project.

Visitors also must be accompanied at all times while on the project by a person who has completed this orientation.

There are no exceptions.



## **Working at Heights**

A personal fall protection system must be used when working in any situation set out in the Construction Regulation 213/91 for fall protection. This includes where workers may be exposed to:

- Falling more than 3 metres
- Falling more than 1.2 metres, if the work area is used as a path for a wheelbarrow or similar equipment.
- Falling into operating machinery
- Falling into water or another liquid
- Falling into or onto a hazardous substance or object
- Falling through an opening on a work surface

If the system of choice is fall restriction or fall arrest, the subcontractor must submit a fall rescue plan, signed by all workers involved, before work commences.



## **Working at Heights**

All workers who use personal fall protection equipment must hold a valid **Working at Heights** training card. The worker's employer must also ensure that he or she is adequately trained in its use.

Personal fall protection systems consist of components such as:

- Full-body harness
- Lanyard
- Lifeline
- Anchor point

All personal fall protection equipment must be inspected prior to use, and always used in accordance with the regulations, CSA standards, and manufacturer's instructions. Any damaged or defective equipment should be taken out of service and reported immediately to your supervisor.





### **Guardrails**

Guardrails are the primary method of fall protection on the project. Guardrails must be correctly built as per legislative requirements. If the guardrails are part of an engineered system, they must be installed as per manufacturer's instructions.

Any workers who remove guardrails to complete their work must ensure that a fall protection system is in place and the area is adequately blocked off with tape and hazard signage to protect all workers.

All guardrails must be replaced in the same condition as they were found before leaving the area. Failure to do so will result in disciplinary action.

If you find any guardrails missing, report the hazard immediately.





# **Housekeeping & Material Storage**

All subcontractors are responsible for their material storage and daily housekeeping. Housekeeping must be performed at least once daily.

Nothing is to be placed within 6 feet of an elevator (i.e. garbage, material, tools). No unsecured material, garbage or tools are to be placed within 2 meters of the perimeter of the building with no exterior enclosure.

All other material and debris throughout floors with no exterior enclosure or balconies must be stored away or secured to prevent it from potentially falling or blowing off the building.

A waste reduction work plan is in effect on the project to make every effort to reuse materials and reduce the amount of waste produced on site. All workers must ensure they dispose of materials as directed. For more information, refer to the waste audit and work place posted on the site safety board.

# Workplace Hazardous Materials Information System (WHMIS)



All WHMIS controlled products used on the project must have Safety Data Sheets (SDS) or Material Safety Data Sheets (MSDS) readily available on site. Subcontractors are requested to submit SDS/MSDS to Mizrahi before working on the project.

- Every worker on the project must hold valid WHMIS training.
- All containers for WHMIS products must be labelled with a supplier or workplace label. If you encounter an unlabeled substance, report it to your supervisor.
- All workers must be familiar with safe handling and usage of products they are using. Consult the data sheets for more information if required.

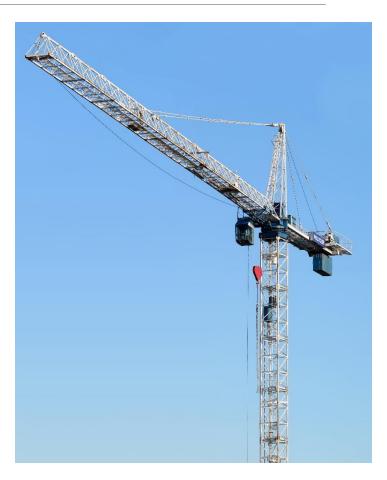




# **Hoisting and Rigging**

Hoisting and rigging for all cranes must be performed by a competent worker designated by the crane/formwork contractor. No other personnel are permitted to direct the crane.

- •The signal person (swamper) will communicate with the crane operator to ensure safe movement of materials. Follow the directions given to you by the signal person at all times.
- The tower crane horn will be used when swinging dangerous loads or when a worker is in the vicinity of the hoist and must be warned to not walk under the load. All workers must pay attention when horn is used.





# **Heavy Equipment**

Heavy equipment on site (excavators, loaders, etc.) must be operated by trained personnel only. A visual inspection must be completed prior to use each day, and documented on a checklist. The completed inspection checklists must be kept readily available with the equipment and provided for inspection upon request. When working around heavy equipment:

- Be aware of your surroundings at all times. Stay away from active equipment.
- Always make eye contact with the operator before you move or walk near equipment.
- Watch for the swing radius and travel path of equipment.
- Listen for backup alarms. Never stand behind reversing equipment or vehicles.





# **Elevating Work Platforms (EWP)**

All Elevating Work Platforms (EWP) on site must be maintained and operated in accordance with manufacturer's instructions and *Regulation* 213/91.

An EWP must be used and inspected by a competent worker **only**. A visual inspection must be completed prior to use each day, and documented on a checklist. The completed inspection checklists must be kept readily available with the EWP and provided for inspection upon request.

EWPs shall not be loaded in excess of their weight limit, and all workers must be wearing fall protection and be tied off at all times while using the EWP.





# Scaffolding

Scaffold systems will only be erected by competent workers who are trained in scaffold erection. Scaffolds must be erected according to engineered drawings and or manufacturer's instructions which are available on site. No scaffolding is to be used unless it has been inspected and tagged as safe to use by the erector. At no time may any scaffold systems be changed or altered by any subcontractors other than the erectors.

Mobile (baker) scaffolds with wheels must be used with all wheels locked while a worker is on the platform at all times.

If the worker is in a situation which constitutes Working at Heights, appropriate fall protection measures or equipment must be in place.



# **Traffic Control**

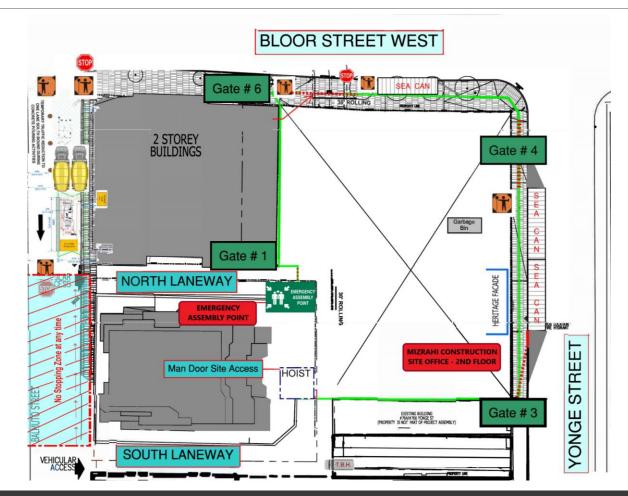


All traffic control measures or controls in place must be in accordance with the *Occupational Health & Safety Act, Ontario Traffic Manual* (Book 7), *Ontario Regulation 213/91*, and any other applicable legislation (i.e. municipal bylaws) in order to ensure that workers and the public is protected at all times.

- All workers performing traffic control duties must be familiar with the site traffic management plan and be trained traffic control persons.
- Traffic control persons must wear high visibility vests or other clothing and use required traffic signage
- A signal person must present when operating vehicles in reverse, if the driver's view is obstructed, or when moving vehicles in or out of the site at the roadway.
- The site traffic control plan has been developed by Mizrahi and is available on the safety board for reference.
- No vehicles are permitted to operate in reverse without a signal person.



### **Traffic Control Plan**



A daily traffic plan will be issued each previous evening to all subcontractors with information regarding deliveries, work, and vehicles on site the following day.

For more information, see the traffic plan posted on the site safety board.



### **Deliveries**

All deliveries to site must be scheduled with the site coordinator in advance of any material or equipment being brought to the project.

An updated traffic plan and delivery schedule will be distributed at the end of each day to all subcontractors. This should be provided to your suppliers so that they are aware of the site requirements (including traffic plans, restrictions, PPE, etc) and conditions (lane closures, temporary detours).

It is the responsibility of the subcontractor to ensure that their deliveries have been adequately scheduled in advance. Any unscheduled deliveries will not be permitted to offload on site and will be rejected.



# **Fire Safety**

Fire extinguishers will be made available at designated locations throughout the project. These extinguishers, provided and maintained by Mizrahi, are for emergency use only.

No one is permitted to remove these extinguishers from their designated locations unless to use them in an emergency situation. These emergency extinguishers are not to be used as standby extinguishers for hot work.

If you encounter a fire on the project, the primary concern is for your own safety. Do not try to fight a fire – if necessary use an extinguisher to safely evacuate the area. Alert the site superintendent to the situation and follow site emergency evacuation procedures.





## **Hot Work**

Hot work operations are any works involving open flame (torching, welding), heated materials, or any process that generates heat or sparks. In order to perform these works on site, a Hot Work Permit must be approved by site management.

The contractor performing the work must ensure that proper PPE is worn, and that a 4A40BC fire extinguisher is provided (by the subcontractor performing the work) and kept readily available in the immediate vicinity reachable by the worker.

Every fire extinguisher shall be inspected for defects or deterioration at least once a month by a competent worker and shall record the date of the inspection on a tag attached to it.



# **Tools & Equipment**

All tools and equipment must be maintained in good working order, and used at all times in accordance with manufacturer's instructions, CSA standards, and regulations.

- Extension cords and electrical conductors must be free of tape or fraying wires. Ground pins must always be present.
- Safety guards must always be in place. Never operate equipment or leave it unattended with no guard.
- Do not attempt to repair equipment on your own. Have the equipment serviced by an authorized person, or replace it.
- Visually inspect all tools, including small items such as hammers and screwdrivers

Report any damaged equipment to your supervisor and take it out of service immediately.











Any contractor using ladders on site must do so in accordance with the *Occupational Health & Safety Act* and regulations.

Subcontractors must also follow the *Ladder Use in Construction Guideline* that was prepared by the Provincial Labour-Management Health & Safety Committee, including development of a risk assessment. The Ministry of Labour views the guideline as a recommended set of industry best practices that may be used as part of an employer's health and safety program. The guideline is available on the IHSA website.

Only Grade 1, 1A, or 1AA portable ladders may be used on construction projects. Any damaged or defective ladders must be removed from site.



# Lock Out and Tag Out (LOTO)

Lock out and tag out procedures are to be followed in order to ensure safety for all personnel working on electrical, hydraulic, pressurized water and heating systems, as well as any gas or air systems under pressure.

All subcontractors who are performing lock out and tag out must submit copies of their Lock Out and Tag Out procedures to Mizrahi before working on the project.

Locks and tags are not to be removed by any person other than those who have put them in place. Disciplinary action will be taken against those who are found working in contravention.





# **Disciplinary Procedures**

Disciplinary action will be taken against any individual who knowingly and willfully, or in the case of a subcontractor or supervisor, allows workers to violate the *Occupational Health and Safety Act*, applicable regulations, and Mizrahi Developments health and safety program, policies, or site rules developed and stated in this document for the safety of the workers.

Disciplinary action will be taken depending on the severity of the offense that occurs.



### **Zero Tolerance**

Zero Tolerance' refers to an individual's immediate discipline. The following incidents will be dealt with on a zero tolerance basis. Immediate discipline for a violation listed may mean permanent dismissal from current and future Mizrahi Developments projects.

others. This includes workers under the influence of alcohol, cannabis or other illegal substances.

- •Any person who does not have proof of training in WHMIS, Health & Safety Awareness, or any other certification required for the tasks they are completing.
- Any person who does not have the required mandatory personal protective equipment.
- Any person performing work without proof of training, whereby regulation dictates that the work be performed by a competent worker.
- Any person working in a situation that requires a fall protection system to be in place and does not use that system as regulated.
- Any worker that engages in violence or harassment towards any individual on the project or member of the public.
- Any person found smoking in an enclosed workplace.



# **Three Strike Disciplinary Policy**

For situations where an individual violates this policy or any OH&SA legislation, site management will ensure that the supervisory personnel stop productive work and enact the following disciplinary measures.

1<sup>st</sup> Offense – A documented verbal warning, accompanied by a Safety Talk to be signed by the offender(s).

2<sup>nd</sup> Offense – A written warning outlining the specific violation, signed by the worker and supervisor will be forwarded to the office of the employer of the individual(s), as well as a 48 hour suspension from the project.

**3<sup>rd</sup> Offense** – A written letter will be sent to the employer outlining the specific circumstances of the violation. The letter will be signed by the offender(s), their supervisor, and will serve as notice of their permanent removal from the project.

Depending upon the severity of the offense, one or more of the above steps may be bypassed.



Construction projects have a multitude of workers, trades, equipment, and vehicles in operation simultaneously. We value and need each worker's input and cooperation to ensure the safest possible environment for all workers. The goal of Mizrahi Developments is to work together with all subcontractors and workers on site to ensure the site is as safe as possible for everyone.

If you have any concerns about health and safety or encounter any uncontrolled hazards when working on the site, please report **immediately** to your direct supervisor, the project superintendent, or another Mizrahi Developments representative. Do not delay! The sooner a hazard or issue can be corrected, the less likely an incident is to occur.

Reporting a hazard can save yourself or another worker from a serious injury.



### **Hours of Operation**

The hours of operation for the project are:

Monday to Friday - 7:00 AM to 7:00 PM

Saturday – 9:00 AM to 4:00 PM

### Sunday- With After hours permit only as approved by Mizrahi Management

Working on weekends, statutory holidays, or outside of the hours listed above is forbidden without prior approval from site management. Subcontractors wishing to work outside of the regular hours of operation listed above must complete an After Hours/Weekend Work Permit and have it signed and approved by the site supervisor.

When we received a noise permit, we will add it to our orientation of each person coming to site and file it accordantly .

Any person who does not comply with the terms of the noise permit he or she will removed from site.

© Safety First Consulting Professional Corporation



### **Records of Training**

### ALL personnel MUST attend to orientation upon arrival at the project.

### As a minimum, <u>all personnel must submit the following proof of training upon arrival at the project</u> for orientation:

- WHMIS (current, updated within the past year)
- •Worker or Supervisor Health & Safety Awareness
- •Working at Heights

### Additional proof of training may be requested if it required to complete tasks safely, for example:

- Certificate of Qualification
- Equipment operator training
- Supervisor competency training



### SITE ORIENTATION ACKNOWLEDGEMENT

EMPLOYER/COMPANY NAME

DATE

#### EMPLOYEE NAME (PRINT FIRST AND LAST)

EMERGENCY CONTACT NAME

EMERGENCY CONTACT PHONE NUMBER

MEDICAL CONDITIONS (AILMENTS, ALLERGIES, PREVIOUS INJURIES)

### By signing below, I agree that I will have my training records available at all times on site and I understand the hours of operation on site are: MONDAY TO FRIDAY 7:00 AM TO 7:00 PM AND SATURDAY 9:00 AM TO 4:00 PM

ТОРІС	Initial upon Review	ΤΟΡΙϹ	Initial upon Review
1. Project Information		19. Hygiene Facilities	
2. Hours of Operation		20. Visitors	
3. Noise Exemption Permit		20. Working at Heights	
4. Contact Information		21. Guardrails	
5. Records of Training		22. Housekeeping & Material Storage	
6. Legislation		23. WHMIS	
7. Site Rules and Information		24. Hoisting & Rigging	
8. Responsibilities & Accountabilities		25. Heavy Equipment	
9. Safety Documentation		26. Elevating Work Platforms (EWP)	
10. Safety Committees (JHSC & WTC)		27. Scaffolding	
11. Personal Protective Equipment		28. Traffic Control	
12. Incident Reporting & Emergencies		29. Fire Safety & Hot Work	
13. Injuries & Other Incidents		30. Tools & Equipment	
14. Hospital Location		31. Ladders	
15. Site Evacuation		32. Lock Out Tag Out (LOTO)	
16. Workplace Violence & Harassment		33. Disciplinary Procedures	
17. Smoking		34. Communication	
18. Parking		35. Hazard Reporting	

#### EMPLOYEE SIGNATURE



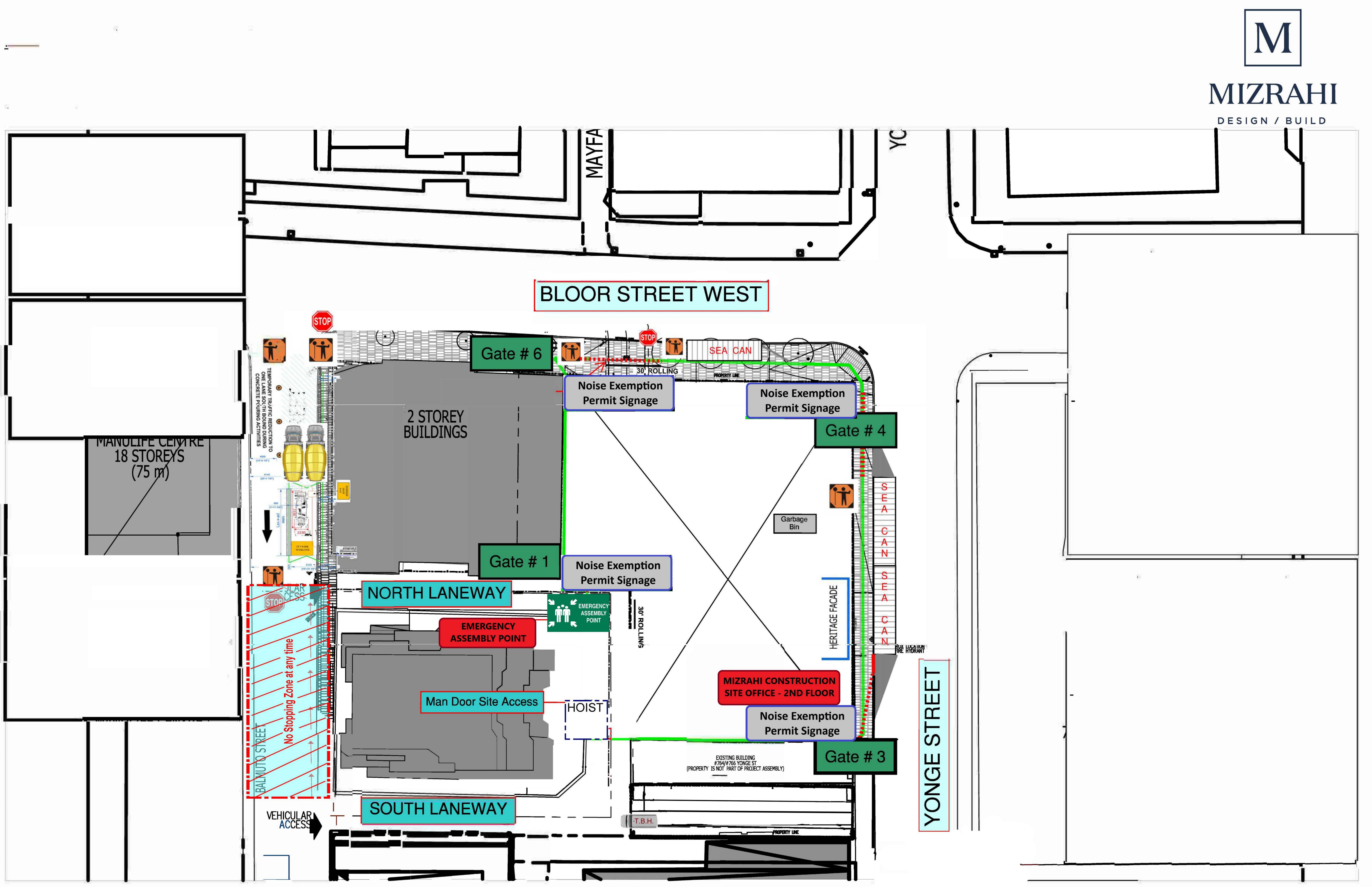
### SITE ORIENTATION ACKNOWLEDGEMENT

### ACKNOWLEDGEMENT

By signing below, I agree that I have attended the 1 Bloor Street West Site Safety orientation, and I understand the rules and requirements for working safely on the project. I am aware of what is required of me on the project. I agree to work according to the Occupational Health and Safety Act, all applicable reguations, and all site rules at all times.

#### FOR OFFICE USE ONLY

WHMIS (Mandatory):		Traffic Control Person:			
Awareness Training (Mandatory):		Elevated Work Platform/Aerial Lift:			
Certificate of Qualification:		Lift Truck/Fork Lift:			
Uworking at Heights:		Fire Extinguisher Use:			
First Aid/CPR:		Propane Handling:			
Supervisor Competency:		Confined Space:			
Joint Health and Safety Committee:		Other:			
Orientation Conducted by:					
NAME			SIGNATURE		
Sticker #	Valid Training Records Attached		Entered in Orientation Log 🗌		



# THE HOURS THE NOISE EXEMPTION PERMIT **IS IN EFFECT XXAM -XXPM** THIS SITE HAS A NOISE EXEMPTION PERMIT - ALLOWING FOR CONSTRUCTION NOISE INCLUDING BUT NOT LIMITED TO XX" **CONTACT INFORMATION IF THERE ANY QUESTIONS OR CONCERNS TO CONTACT** BRANDON TIMMINS AT SECURITY@MIZRAHIDEVELOPMENTS.CA



MIZRAHI DEVELOPMENTS Building Futures.			Gate o
<u>Details</u>	M	Ī	<u>W</u>
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opening Log Sheet	SECURITY GROUP UTD 0			
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		48 Hour Fax Notification: Construction, Toronto Metro Hall 17 Floor	
		,	48501
EQUIPMENT This is issued for	RY STREET OCCUPATION PERMIT /MATERIAL the locations specified and subject to the Applicant complying with a reverse, and shall be subject to cancellation at any time without notion		he Terms and Conditions set forth
APPLICANT:	Mizrahi Development Group (The One) Inc. 125 Hazelton Ave Toronto, Ontario M5R 2E4	<b>CONTACT</b> Cellular:	: Brandon Laughlin (647) 892-2839
	1 BLOOR ST W at BLOOR ST E to MAYFAIR MEWS On Balmuto Street in front of 19 Bloor St W.		City Ward: 11 District: Toronto and East York
PURPOSE:	Construction Hoarding Sign Permit To insta 41.39m, height 3.05m) on existing hoarding o –Bloor St W.		
TIME PERIO	D:		
<b>From:</b> June 18, 2021	<b>To:</b> 1 12:01 am December 31, 2021 11:59 pm		
	nditions all, at their expense, comply with the conditions described in Appendi A copy of these conditions can be found at http://www.toronto.ca/lego		and Sidewalks") of the Toronto

Phone:

Fax:

(416)-392-7877

(416) 392-7465

(416) 392-5556

### SPECIAL CONDITIONS:

1.0 Approved by David Hutchinson, By-Law Officer.

TRANSPORTATION

- Applicant must comply with the requirements of the Ministry of Labour Regulations.
- 2.0 Proposed Graphics have been confirmed to be devoid of all commercial messaging thus the fee is not applicable.
- 3.0 IT IS THE APPLICANT'S RESPONSIBILITY TO RENEW THIS PERMIT PRIOR TO THE EXPIRY DATE. PLEASE CONTACT OUR OFFICE 10 BUSINESS DAYS PRIOR TO THE EXPIRY DATE. FAILURE TO COMPLY IN RENEWING THE PERMIT ON TIME WILL RESULT IN BY-LAW ENFORCEMENT MEASURES
- 4.0 Applicant to notify when graphics signage has been removed for inspection and billing purposes.
- 5.0 Ward Councillor approval/sign-off required via Graphics Approval Form- received.
- 6.0 Site protection signage shall not contain text (including text in logos) in excess of 20% of the overall area.
- 7.0 Site protection signage shall not contain graphics and blank space in excess of 30% of the overall area.
- 8.0 Hoarding signage shall allocate 50% of the overall area to community artwork; unless Ward Councillor approval/sign-off via Graphics Approval Form is submitted authorizing proposal.
- 9.0 THIS PERMIT IS ONLY VALID IN CONJUNCTION WITH A VALID, UP-TO-DATE, APPLICABLE STAGING PERMIT# 85909202.
- 10.0 The insurance on file expires on November 25, 2022.

The Applicant, (and where applicable, all heirs, executors, administrators, successors and assigns), agrees to indemnify and save harmless the City of Toronto, and any other corporations, boards, commissions or entities having utilities or services in the vicinity of any work undertaken pursuant to this permit which as a result of such work suffers any loss, costs, damages, claims for lien, charges or expenses, (except such that are attributable to the negligence of the City, its servants, agents or contractors other than in granting this permit as requested). This indemnity shall survive the expiry of this permit. The cost of permanent repairs carried out by the City shall be paid by the Applicant.

NOTE: This permit authorizes occupation only during the times and at the location specified herein. Any change or extension of time or any change in location must be the subject of a new application to the General Manager of Transportation Services.

For: General Manager of Transportation Services

Issued by: Kazi Helen Date Issued: Jun 18, 2021 Applicant or Signing Officer:

TORONTO TRANSPORTATION SERVICES		Phone:       (416)-392-7877         Fax:       (416) 392-7465         Emergency:       (416) 392-5556         48 Hour Fax Notification:       Construction, Toronto Metro Hall 17 Floor         PERMIT NO:       85909201		
CONSTRU	CTION PERMIT	CA APPL Site Protection CA PM Site Protection CA PM SiteProt BIdEncl Lost Parking Meter Fees CA PM Site Protection Re	Dadway-Area A	\$657.11 \$266.59 \$76.37 \$3,114.48 \$7038.50
APPLICANT:	Mizrahi Development Group (The One) Inc. 125 Hazelton Ave Toronto, Ontario M5R 2E4	<b>CONTACT:</b> Phone: Cellular:	Sam Mizrahi (416) 922-4200 (416) 818-5288	
LOCATION:	1 BLOOR ST W at BLOOR ST E to MAYFAIR MEWS on northbound lanes and east sidewalk on Balmuto St in	front of 19 Bloor St W.	City Ward District:	<b>1:</b> 11 Toronto and East York
PURPOSE:	<b>URPOSE:</b> To stage concrete truck and deliveries on both northbound lanes of Balmuto Street fronting 19 Bloor St W pertinent to the development of 1 Bloor St W.			
TIME PERIOD	):			
<b>From:</b> November 30,	<b>To:</b> 2020 12:01 am December 31, 2020 11:59 pm			
Standard Cor	nditions			

The applicant shall, at their expense, comply with the conditions described in Appendix A of Chapter 743 ("Use of Streets and Sidewalks") of the Toronto Municipal Code. A copy of these conditions can be found at http://www.toronto.ca/legdocs/municode/1184\_743.pdf

### **Special Conditions**

#### 1.0 City Council Decision

City Council on November 25 and 26, 2020, adopted the following:

i. City Council authorize the closure of a 5 metre wide portion of the northbound curb lane and east sidewalk on Balmuto Street, between a point 29 metres south of Bloor Street West and a point 12 metres further south, from November 30, 2020 to November 30, 2022.

ii. City Council rescind the existing designated commercial loading zone on the west side of Balmuto Street, between a point 25.5 metres south of Bloor Street West and a point 11.5 metres further south.

iii. City Council rescind the existing designated on-street accessible parking space on the west side of Balmuto Street, between a point 37 metres south of Bloor Street West and a point 20 metres further south. Continued on condition# 2

2.0 iv. City Council rescind the existing parking prohibition in effect from 6:30 p.m. of one day to 8:00 a.m. of the next following day, Monday to Friday, from 6:00 p.m. to 12:00 a.m. Saturday and at all times Sunday on the east side of Balmuto Street, between Bloor Street West and a point 57 metres south.

v. City Council rescind the existing stopping prohibition in effect from 3:30 p.m. to 6:30 p.m., Monday to Friday on the east side of Balmuto Street, between Bloor Street West and a point 57 metres south.

vi. City Council rescind the existing standing prohibition in effect from, 8:00 a.m. to 3:30 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday on the east side of Balmuto Street, between Bloor Street West and a point 57 metres south of Bloor Street.

vii. City Council prohibit stopping, at all times, on both sides of Balmuto Street, between Bloor Street West and a point 57 metres south.

I/We hereby agree and bind myself/ourselves my/our heirs, executors, administrators, successors, or assigns to indemnify fully and save harmless the City of Toronto, or it's officers, agents, officials, employees or workers from any and all actions, claims, demands, damage, loss or expense whatsoever, arising from or incidental to the issuing of this permit, the occupation of any part of the street hereunder, or the erection, continuance, want of repair or inadequacy in any respect whatsoever of any structure or thing erected, and agree to abide by all of the conditions listed on this permit.

For: General Manager of Transportation Services

Issued by: Kazi Helen Date Issued: Jun 08, 2021 Applicant or Signing Officer: \_

### **Special Conditions**

3.0 STREET NAME: Balmuto Street

TOTAL LINEAL: 12 Lineal Metres SIDEWALK/BOULEVARD ENCLOSURE: 10m2 STREET/ROAD ENCLOSURE: 52m2

LOSS OF PARKING METRE REVENUE TOTAL SPACES: 3 SPACES WITHN THE ENCLOSURE:0 SPACES OUTSIDE OF ENCLOSURE:3

- 4.0 Applicant must comply with the requirements of the Ministry of Labour Regulations.
- 5.0 Work must be contained within the projected lot lines. Any work/occupation beyond property owners lot lines required written approval.
- 6.0 Traffic Control Plan to be submitted and reviewed/approved by the workzone coordinator.
- 7.0 Paid Duty Officers / Traffic Control Persons (TCP's) must be on-duty at all times during construction activities in accordance with the approved Traffic Control Plan.
- 8.0 Must maintain 2 way traffic at all times.
- 9.0 Municipal Road Damage Deposit to be provided.
- 10.0 Applicant must ensure street signs are not obstructed, or must be relocated at cost of applicant (contact Traffic Signs Unit via 311/311@toronto.ca)
- 11.0 Access to the maintenance access holes must be maintained and kept clear at all times.
- 12.0 Applicant is responsible for any damage caused to City streets, curbs, sidewalks, and/or any installations on the City ROW.
- 13.0 Applicant must ensure the streets and sidewalks are kept clean, clear, and safe at all times; fouling of the ROW is not permitted.
- 14.0 Must obtain all required building permits and comply with Ontario Building Code regulations.
- 15.0 No overhead work permitted within 4.5m of a pedestrian walkway.
- 16.0 A 2.0m clearance is required around a fire hydrant.
- 17.0 Must maintain a minimum interior width of 1.5m for pedestrian passage.
- 18.0 Scaffolding must not cover traffic or pedestrian lights.
- 19.0 Access to all entrances/exits to be maintained.
- 20.0 "Hydro- 1) No work, object or structure to be placed or installed within 3m of overhead electricity lines. (Requirement under the Occupational Health and Safety Act and Regulation 213 S188.).
  - 2) Applicant to contact Toronto Hydro (416-542-2618) to have the overhead electricity lines de-energized or relocated at the Applicant's cost prior to starting work."
- 21.0 Scaffold to be planked on top and screened or hoarded on the inside.
- 22.0 All other areas surrounding the scaffolding are to be blocked off to pedestrians.
- 23.0 Scaffolding to be a minimum of 4.5m high at driveway entrances.
- 24.0 Scaffolding to be stationary and not movable.
- 25.0 Scaffolding at the corners must provide clear pedestrian access in all directions and must not create any vision hazards.
- 26.0 Scaffolding not to be attached to transit shelter, hydro pole or trees. Access to shelter and TTC stop to be maintained.
- 27.0 Proper access and clearance (0.3m) to be maintained to street furnishings e.g. litter container, vending boxes and bike rings. If not possible, prior arrangements to remove/relocate must be made by the applicant with the appropriate department.
- 28.0 Applicant to ensure that all liquid run off from the scaffolding is either trapped or flows in a safe manner, not onto the sidewalk or street. No liquid chemicals to be sent to the catch basin.
- 29.0 All plywood hoarding attached must be painted and kept free of graffiti & posters. No Red, Green and Yellow with in 30m of a signalized intersection.
- 30.0 All access doors to swing inwards.
- 31.0 Proper vision splays at each end must be installed.
- 32.0 All graphics/advertising on hoarding/scaffolding must be approved. Request letter and photos/graphics to be submitted prior to obtaining permit.
- 33.0 Hydro poles and traffic signs not to be enclosed and a minimum 0.5m clearance is required around hydro poles and traffic sign/signal installations.

### **Special Conditions**

- 34.0 All chutes discharging into disposal bins, must be secured and bin must be tarped to prevent any discharge.
- 35.0 All chutes over the public sidewalk must have a walk-through scaffold to protect pedestrians.
- 36.0 Loss of parking revenue to be paid by applicant.
- 37.0 Appropriate Traffic Control requirements required, as per Table 1, OTM Book 7.
- 38.0 Materials and/or equipment cannot be left unattended or stored on scaffolding.
- 39.0 Site Protection is not to be secured to the Right-of-Way (i.e. sidewalk) in any fashion.
- 40.0 IT IS THE APPLICANT'S RESPONSIBILITY TO RENEW THIS PERMIT PRIOR TO THE EXPIRY DATE. PLEASE CONTACT OUR OFFICE 10 BUSINESS DAYS PRIOR TO THE EXPIRY DATE. FAILURE TO COMPLY IN RENEWING THE PERMIT ON TIME WILL RESULT IN BY-LAW ENFORCEMENT MEASURES.
- 41.0 Applicant to notify when site protection has been removed for inspection and billing purposes.
- 42.0 Applicant is not permitted to use the top of the canopy for material storage, erecting scaffolding, as a staging area or as a work platform.
- 43.0 Access must be maintained to all above ground public utility structures. Hydro vaults not to be obstructed.
- 44.0 All installations must provide appropriate vision splays when in close proximity to an intersection or adjacent to a driveway or lane. If the proposed occupation will, in any way interfere with traffic lights, traffic signs or parking metres, Transportation Services must be informed before proceeding.
- 45.0 Scaffold to be secured to building when higher than the ground floor.
- 46.0 Applicant is responsible for the cost any damage caused to the City Right-of-Way.
- 47.0 Site protection must not cause any safety hazards, i.e. trip hazards, accessible to the public.
- 48.0 Additional occupation or closure of the public right of way requires an additional Street Occupation Permit (SOP). This includes the portion of the roadway beyond the enclosed staging area that will be used to stage concrete trucks during construction activities. You can apply for the Street Occupation Permit at SOPTEY@toronto.ca or 416-392-6593.
- 49.0 Application fee of \$657.11 is due.
- 50.0 Payment information will be obtained and payment will be processed at a later date, contingent to the Province's State of Emergency. Payment receipt will be provided upon processing of the payment. Failure to provide this payment may result in the City recovering the cost by adding the costs to the tax roll of this property.
- 51.0 The insuranec on file expires on November 25, 2022.

	CTION the locations specified and subject to the Applicant complying with all or reverse, and shall be subject to cancellation at any time without notice		e Terms and Conditions set forth
APPLICANT:	Mizrahi Development Group (The One) Inc. 125 Hazelton Ave Toronto, Ontario M5R 2E4	<b>CONTACT:</b> Cellular:	Dario Abramovich (647) 330-7348
	1 BLOOR ST W at BLOOR ST E to MAYFAIR MEWS		City Ward: 11 District: Toronto and East York
PURPOSE:	Construction Staging Phase 1 - Hoarding, Co Yonge St and Rear Laneway	overed Walkway / Stagiı	ng on Bloor St W,
	):		
<b>From:</b> January 1, 202	<b>To:</b> 21 12:01 am December 31, 2021 11:59 pm		
Standard Cor	nditions		

Phone:

Permit No:

24 Hours Dispatch: 48 Hour Fax Notification: Permit Parking, Toronto City Hall-1st fl

**CA PM SiteProt BIdEncl** 

CA PM SiteProt roadway-Area A

76124907

\$32,252.46

\$305,612.57

Fax:

### **SPECIAL CONDITIONS:**

1.0 City Council on March 10, 2021, adopted the following:

TRANSPORTATION SERVICES

TEMPORARY STREET OCCUPATION PERMIT

i. City Council authorize the continuation of the closure of the west sidewalk and a three-metre-wide portion of the southbound curb lane on Yonge Street, between Bloor Street West and a point 66 metres south, from September 1, 2020 to December 31, 2021.

The applicant shall, at their expense, comply with the conditions described in Appendix A of Chapter 743 ("Use of Streets and Sidewalks") of the Toronto

Municipal Code. A copy of these conditions can be found at http://www.toronto.ca/legdocs/municode/1184\_743.pdf

ii. City Council authorize the continuation of the closure of the south sidewalk and a 1.2-metre-wide portion of the eastbound curb lane on Bloor Street West, between Yonge Street and a point 49 metres west, from September 1, 2020 to December 31, 2021.

- 2.0 City Council approve the closure of the west sidewalk and a 3 metre wide portion of the southbound curb lane on Yonge Street, and the provision of a temporary sidewalk in the curb lane, between Bloor Street West and a point 66 metres south, from October 9, 2017 to October 31, 2019.
- 3.0 City Council approve the closure of the south sidewalk and a 1.2 metre wide portion of the eastbound curb lane on Bloor Street West, and the provision of a temporary sidewalk in the curb lane, between Yonge Street and a point 49 metres west, from October 9, 2017 to October 31, 2019.

4.0 Bloor St W Total Lineal: 57.0m Sidewalk/Boulevard Enclosure: 213.0sqm

Street/Road Closure: 35.0sqm

The Applicant, (and where applicable, all heirs, executors, administrators, successors and assigns), agrees to indemnify and save harmless the City of Toronto, and any other corporations, boards, commissions or entities having utilities or services in the vicinity of any work undertaken pursuant to this permit which as a result of such work suffers any loss, costs, damages, claims for lien, charges or expenses, (except such that are attributable to the negligence of the City, its servants, agents or contractors other than in granting this permit as requested). This indemnity shall survive the expiry of this permit. The cost of permanent repairs carried out by the City shall be paid by the Applicant.

NOTE: This permit authorizes occupation only during the times and at the location specified herein. Any change or extension of time or any change in location must be the subject of a new application to the General Manager of Transportation Services.

For: General Manager of Transportation Services

Issued by: Kazi Helen Date Issued: Mar 12, 2021 Applicant or Signing Officer:

Sam Mizrahi, President

Date Printed: Mar 12, 2021

- 5.0 Yonge St Toal Lineal: 61.0m Sidewalk/Boulevard enclosure: 142.0sqm Street/Road Enclosure: 87.0sqm
- 6.0 Rear Laneway Total Lineal: 39.0m Street/Road Enclosure: 68.0sqm
- 7.0 Applicant must comply with the requirements of the Ministry of Labour Regulations
- 8.0 A 2.0m clearance is required around a fire hydrant
- 9.0 Must maintain a minimum interior width of 2.1m for pedestrian passage
- 10.0 A setback of 0.5m required from curb
- 11.0 Scaffolding must not cover traffic or pedestrian lights
- 12.0 Access to all entrances/exits to be maintained
- 13.0 Adequate lighting must be installed
- 14.0 Hydro- 1) No work, object or structure to be placed or installed within 3m of overhead electricity lines. (Requirement under the Occupational Health and Safety Act and Regulation 213 S188.). 2) Applicant to contact Toronto Hydro (416-542-2618) to have the overhead electricity lines de-energized or relocated at the Applicant's cost prior to starting work.
- 15.0 Scaffold to be planked on top and screened or hoarded on the inside
- 16.0 All other areas surrounding the scaffolding are to be blocked off to pedestrians
- 17.0 Scaffolding to be a minimum of 4.5m high at driveway entrances
- 18.0 Scaffolding to be stationary and not movable
- 19.0 Scaffolding at the corners must provide clear pedestrian access in all directions and must not create any vision hazards
- 20.0 Scaffolding not to be attached to transit shelter, hydro pole or trees. Access to shelter and TTC stop to be maintained
- 21.0 Proper access and clearance (0.3m) to be maintained to street furnishings e.g. litter container, vending boxes and bike rings. If not possible, prior arrangements to remove/relocate must be made by the applicant with the appropriate department
- 22.0 Applicant to ensure that all liquid run off from the scaffolding is either trapped or flows in a safe manner, not onto the sidewalk or street. No liquid chemicals to be sent to the catch basin
- 23.0 Applicant to arrange for the removal of the bike ring(s)
- 24.0 All plywood hoarding attached must be painted and kept free of graffiti & posters. No Red, Green and Yellow with in 30m of a signalized intersection
- 25.0 All access doors to swing inwards
- 26.0 Proper vision splays at each end must be installed
- 27.0 All graphics/advertising on hoarding/scaffolding must be approved. Request letter and photos/graphics to be submitted prior to obtaining permit
- 28.0 Applicant to provide Tree Protection for all trees
- 29.0 Hydro poles and traffic signs not to be enclosed and a minimum 0.5m clearance is required around hydro poles and traffic sign/signal installations
- 30.0 Traffic signs to be relocated
- 31.0 All chutes discharging into disposal bins, must be secured and bin must be tarped to prevent any discharge
- 32.0 All chutes over the public sidewalk must have a walk-through scaffold to protect pedestrians
- 33.0 All planking for dewatering pipes crossing the sidewalk must be non-slip and have a 1:12 ratio for slope
- 34.0 Appropriate Traffic Control requirements required, as per Table 1, OTM Book 7
- 35.0 Proper temporary ramps to be installed for pedestrian access
- 36.0 Temporary asphalt ramps not to exceed more than 0.3m into curb lane
- 37.0 Materials and/or equipment cannot be left unattended or stored on scaffolding
- 38.0 Covered walkway/walkthrough scaffolding must have a minimum 2.5m interior height clearance
- 39.0 IT IS THE APPLICANT'S RESPONSIBILITY TO RENEW THIS PERMIT PRIOR TO THE EXPIRY DATE. PLEASE CONTACT OUR OFFICE 10 BUSINESS DAYS PRIOR TO THE EXPIORY DATE. FAILURE TO COMPLY IN RENEWING THE PERMIT ON TIME WILL RESULT IN BY-LAW ENFORCEMENT MEASURES

- 40.0 Applicant to notify when site protection has been removed for inspection and billing purposes
- 41.0 Applicant is not permitted to use the top of the canopy for material storage, erecting scaffolding, as a staging area or as a work platform
- 42.0 Access must be maintained to all above ground public utility structures. Hydro vaults not to be obstructed
- 43.0 All installations must provide appropriate vision splays when in close proximity to an intersection or adjacent to a driveway or lane. If the proposed occupation will, in any way interfere with traffic lights, traffic signs or parking metres, Transportation Services must be informed before proceeding
- 44.0 Scaffold to be secured to building when higher than the ground floor
- 45.0 Fouling of the City road allowance is not permitted (i.e. mud, dirt, gravel, dust, debris, etc.)
- 46.0 Applicant is responsible for the cost any damage caused to the City Right-of-Way
- 47.0 Site protection must not cause any safety hazards, i.e. trip hazards, accessible to the public
- 48.0 Any/all occupation or closure of the street/sidewalk is subject to an additional Street Occupation Permit
- 49.0 Minimum pedestrian clearance on Yonge = 1.7m and Bloor 2.1m
- 50.0 Engineered stamped drawings required for drive-through scaffolding in the rear laneway
- 51.0 Approval required from Traffic Operations, Street Furniture, TTC, BIA, and Toronto Water
- 52.0 Applicant is responsible for the removal of traffic signs, street funiture (i.e. bike rings, plantes), TTC Bus Stop, fire hydrant, and all costs associated.
- 53.0 Applicant is to contact Toronto Water to have fire hydrant relocated prior to any work being done. Please contact 416.395.6082
- 54.0 Applicant is responsible for providing a hard, level, and safe walkway surface for pedestrians
- 55.0 Temporary occupation of additional lanes/full closure sidewalk requires an additional temporary SOP
- 56.0 Applicant is responsible for any damage caused to City streets, curbs, and/or sidewalks.
- 57.0 Certificate of Insurance expires: Nov 25, 2022