

GALLERY CONDOS + LOFTS

421 Brant St, Burlington ON

Project Update - July 2019

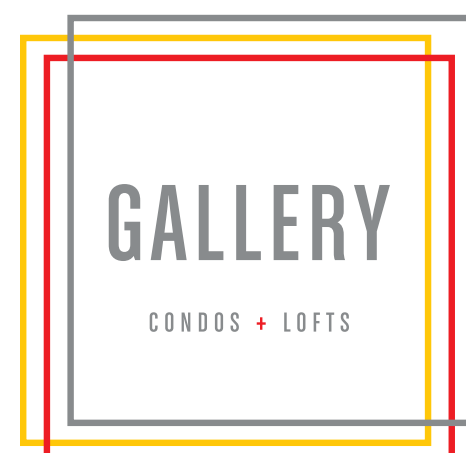
As part of our continuing efforts to provide information updates to our neighbors and friends regarding our upcoming development, we offer the following update;

Upcoming Work Activities and Anticipated Schedule:

Activity	Description	Schedule
Fencing/Hoarding (Interim)	Existing buildings 421 to 431 Brant St being vacated. Hoarding fence to be erected as demolition forces mobilize.	August 2019
Pre-condition survey	Independent Engineering Consultant has been engaged to review condition of adjacent buildings, sidewalks, roadways, etc.	On-going
Demolition Work	Crews will be clearing out interior of the buildings in preparation for structural demolition.	On-going
Structural Demolition	Heavy equipment mobilized to begin taking down the buildings.	Early September 2019
Fencing/Hoarding (Construction)	Crews will erect permanent construction hoarding and gates around the site that will remain in place for the duration of work.	Early September 2019
Shoring & Excavation	Heavy equipment will mobilize to begin work to excavate for building underground.	October 2019
Foundation Substructure	Forming crews will begin work on the concrete structure.	Early Spring
Above Grade Structure	Crews will continue to complete the 23 level structure.	Summer 2020

Project contact personnel:

Inquiries	Contact	Contact Info
Day-to-day construction inquiries or concerns	Karol Perreira, Carriage Gate Homes	karol@carriagegatehomes.com 905-637-8888 ext 206
Emergency Site Contact	Peter Esperanca, Carriage Gate Homes	416-500-3239



Site Hours

Regular hours in accordance with Municipal by-laws. Monday to Friday 7am to 7pm.

Vibration Potential and Noise

We venture to minimize impacts to our neighbors and adjacent properties while working within the municipal by-laws. As with every construction project, there may be times during the work day where noise is experienced due to equipment, tools, etc. Site protocols require us to work within the requirements of Municipal by-laws.

We intend to implement methods resulting in as little vibration as possible during shoring activities. Vibration control monitoring procedures will be followed, however there may be times during the work day when some minor vibration is experienced. As a precaution, delicate objects and items should be secured.

Dust and Mud

At certain times, an increase of dust & mud migration may be experienced. In particular conditions are at times more difficult to control with precipitation events. We are also implementing erosion and sediment control measures as prescribed by our Engineer(s) and approved by The City. Along with our daily diligence of sweeping, we intend to have as little impact as reasonably possible to adjacent roadways and properties.

Temporary Road & Sidewalk Alterations/Closures

During structural demolition work in Sept 2019, the sidewalk on the East side of Brant St will be temporarily modified for the length fronting our construction site. A jersey barrier separation is being implemented re-routing pedestrian traffic similar to the local patio configurations we see downtown during the summertime. This configuration will turn into a typical covered hoarding back into the existing sidewalk routing after approximately 2 weeks.

Throughout construction it is necessary to occupy the northern (inside) westbound lane of James St. During this time to allow for continued vehicular and pedestrian traffic in a modified manner. The southbound western (inside) parking lane on John St will be occupied by our construction entrance. During this time, the west side sidewalk will be temporarily closed. Pedestrians will be re-directed to the east side sidewalk in travelling north and south on John St.

Local Mail & Garbage Service

There should be no impact or interruption to the current mail service and garbage pick-up.

