

Preliminary Construction Management Plan

320 Bren Maur

Project Address: 320 Bren Maur Avenue

Applicant: Uniform Urban Developments

Prepared by: Ryan Smith

Date: July 28, 2026

Section 1 – Diagram

See Appendix A for the labeled diagram showing the proposed site for development and the area within the right of way that will be required for construction including tree protection fencing.

Section 2 – Checklist

1. Will construction require the temporary detour of a bus route?

Answer: No.

2. Will this work block or impact a bike lane?

Answer: No.

3. Will this work block or impact a sidewalk?

Answer: Yes, a temporary sidewalk closure will be required to re-instate the Bren Maur to Longfields connection including wider depressed curb

4. Will this work require a lane reduction or traffic lane closure?

Answer: Yes, a single-lane closure will be required along Longfields to perform the above-noted reinstatements.

5. Will this work require a full road closure?

Answer: No.

3. General Description of Work

The proposed development includes one 35-unit three-storey rental apartment building.

4. Project Schedule and Phasing

- Construction Start: March 2027
- Duration: 24 months (occupancy by March 2029)
- Leasing: March 2029 – March 2030

5. Site Access (During Construction)

All construction access will be from Bren Maur via Longfields Drive. Gates will be secured, and emergency access maintained at all times.

6. Material Handling and Staging Areas

Staging for excavation and concrete will be on the North-East end of the site, at the end of the existing Bren Maur right of way. After backfill the fencing on City property will be removed and staging for the remainder of construction will be contained within the private site.

7. On-Site Office and Washroom Facilities

On-site office will be inside the building. Portable washroom(s) will be located on private property and serviced regularly.

8. Construction Fencing and Hoarding

Full-height steel construction fencing will enclose the perimeter of the building, up to the property lines on the West, North and East sides. All fencing will include required safety signage.

9. Truck Routing Plan

Construction trucks will access the site via Longfields Drive

10. Temporary Sidewalk Closures or Detours

Temporary sidewalk closures will only occur along Longfields Drive when the sidewalk and depressed curbs are reinstated at the end of the development.

11. Pedestrian and Cyclist Protection Measures

Not applicable.

12. Noise, Dust, and Vibration Mitigation

Work hours: 7 AM – 10 PM. Dust suppression through water spraying and road cleaning. Noise and vibration mitigated through low-noise equipment and monitoring near sensitive zones.

13. On-Site Parking for Workers

Construction worker parking will be on Bren Maur.

14. Emergency Vehicle Access

A 6m-wide fire route will be maintained and signed throughout construction. Hydrants and fire connections will remain accessible.

15. Contact Information

Site Supervisor: [TBD]

Developer: Annibale Ferro – Uniform Urban Developments

Email: aferro@uniformdevelopments.com

Contractor Contact: Ryan Smith

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