

## Attachment #13

### *Preliminary Construction and Traffic Management Plan*



**51 ELLIOT ST.**

**PRELIMINARY CONSTRUCTION  
MANAGEMENT AND TRAFFIC  
MANAGEMENT PLAN**

**FEB 20, 2024**

**SCOTT CONSTRUCTION**

SUBMITTED BY KRYSTAL SMITH  
DIRECTOR, BUSINESS DEVELOPMENT  
C|604.762.4236  
E|KRYSTALS@SCOTTCONSTRUCTIONGROUP.COM



# 1.0 CONSTRUCTION MANAGEMENT PLAN

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## Introduction

### Purpose

The purpose of this Construction Management Plan is to provide clear logistical, safety goals and information to the client, surrounding neighbors, and stakeholders.

### Site Location

This project is to be located at 51 Elliot Street in New Westminster. Scott is familiar with the local area and site because we completed the Elliot Residential Tower in 2017, located at 188 Agnes Street, a 19-storey high-rise on the north-west side of this site.

Areas of note that are near-by the project site:

- École Qayqayt Elementary – coordinate activities outside of drop-off / pick-up times to ensure safety of students and staff.
- 1<sup>st</sup> & Royal Residential Construction Site – coordinate trucking/access to minimize disruption to the neighborhood.
- Royal Avenue- considerations for the ongoing construction.



## Excavation and Site Work

The site work will consist of a 3 level parkade excavation utilizing the various recommended site dewatering techniques to excavate this project adequately and safely. At the start of construction this project will likely require a cut off wall to be installed to sufficiently hold back the water from entering the excavation and will require drilling and extensive site preparation. We will coordinate this work and provide ample notice to all residents in the surrounding community and work within the required limits of work hours. We will also have various off-site works that will upgrade/ tie into existing service, which will be coordinated with the City of New Westminster and the surrounding community. Proper signage and traffic rerouting will be coordinated and communicated ahead of time to limit the impact to the surrounding neighborhoods.

Below are items of note for excavation:

- Prior to excavation beginning on-site, we would hold a town hall meeting for the neighbourhood to hear their concerns and address/mitigate the concerns.
- We understand that the City of New Westminster has a Construction Noise bylaw permitting noise from 7am - 8pm Monday – Friday and 9am – 6 pm on Saturdays. We will operate within the stated requirements.
- As mentioned, this project involves a three-level parkade on a sloped site, with a cut off wall required. This is the same condition that was previously present in our Elliot Tower project.
- We will coordinate the cutoff wall/ secant piles with neighbours to minimize disruption and continue with traditional excavation for the remainder of the project.

## Dewatering

- Dewatering will be conducted during construction in accordance with all applicable bylaws.
- An erosion and sediment control (ESC) plan will be submitted to the City

## Site Fencing

The site will be fully surrounded by locked security fencing to ensure physical site security at all times. Signage will be posted on the fence warning of dangers such as: deep excavation present. Signage with site contact information will also be present in case of emergency. Site security of monitored cameras and guard response will be used as required.

## Community Relations

As a Project Team we are always excited about being part of bringing new buildings and spaces to a community, however the construction of those spaces often carries a burden to the residents and businesses close to the construction site. As guests in these communities, it is important to mitigate our impact.

### Host a Townhall- Prior to Project Start

As a Project Team we are always excited about being part of bringing new buildings and spaces to a community, however the construction of those spaces often carries a burden to the residents and businesses close to the construction site. As guests in these communities, it is important to mitigate our impact.

Letters will be sent to our neighbours (both the strata council and the individual units) about a townhall meeting and for providing the contact information for someone who can address construction-related questions.

### Post-Townhall Communication Letters

- After the townhall meeting, a project website\* will be maintained. Updates will be posted from time to time in advance of construction work that will impact the neighbours (such as changes to traffic pattern, road closures, a work phase that will generate more noise than usual and change in coordinates of the construction contact person) .
- The project website will provide spaces to collect constructive feedback from the public. Such feedback will first be reviewed by the construction team, and then, reported to the developer on a weekly basis.
- The developer will ensure actionable concerns are investigated and addressed by means of improvements to site operations.
- Where personal contact methods are provided, a response to the received feedback will be provided in a reasonable amount of time.
- A more detailed communication plan will be submitted to the City as required during Building Permit review.

\*Please note that informing the public using an actively managed website is preferred over pushing email updates to registered individuals. Email communication is subject to issues such as frequent email address update logistics and junk mail screening issues.

## Project Signage and Hoarding

Clear signage will help direct and inform pedestrians out of the construction site and provide points of contact. We will provide:

- Temporary signages containing relevant contact information will be posted on site hoardings visible from each frontage of the site boundaries.
- Wayfinding signage to direct the public including pedestrians, cyclists and motor vehicles.
- A Project Directory Information Posting on the site hoarding to provide public with points of contact.
- Erect hoarding to keep the public safe and provide a clear delineation between construction and public areas.
- Maintain site fencing 24/7 with site security.

## Site Logistics Plan

How the site operates needs to be well thought out to ensure a smooth operating site. We will create a site logistics plan that shows:

- Locations of Site Trailers, First Aid, Muster Points, etc.
- Site fencing Parameters
- Laydown areas
- Trucking routes
- Dewatering Equipment

*See Pages 8-9 for Site Logistics Plans.*

## Keep Site Clean

A clean site reduces visual pollution, instills confidence in the public and keeps people safe. We will maintain a clean site by cleaning up daily with trade participation. During excavating and site preparation we will cycle street sweeping equipment periodically throughout the day to ensure streets are kept clean. We recognize that the site is sloped, we will do daily site perimeter clean up, including street sweeping when needed. We will also put up silt fence to protect neighbouring property and gravel pads at site entry/exit points. Rubbish removal will be in designated, secured bins and emptied regularly. We strive for 75% waste diversion on all our project sites, and we look to reduce rubbish wherever possible.



## Project Safety

Our approach to health and safety management is one of collaboration, communication, and innovation. Scott construction is a COR Certified contractor and undergoes a yearly audit of our safety program. Rules for safe work are established to provide a consistent framework within which all employees can work safely in the communities we work. It is the responsibility of all supervisory staff (Scott Construction & Contractors) to ensure all workers understand and comply with the general safety rules on site. We believe a safe site is critical to a positive worker and community experience. We utilize the processes outlined below within our construction sites to ensure a well-run site that reduces its impact on the surrounding community:

1. Daily FLRA's (Field Level Risk Assessments/Hazard Assessments) are to be documented, reviewed and signed by each trade crew member PRIOR to the start of any work. A copy is to be made for Scott Construction.
2. PPE (Personal Protective Equipment) is to be worn on site. Each trade is responsible for providing their own PPE for their crew. Hardhat must be worn at all times. Eye protection/safety glasses must be worn at all times. Face shields are required when using a grinder or chop saw. Gloves are to be worn for the hazards and tasks found in the workplace. Hearing protection must be used in work areas when necessary and must be readily available for workers. CSA safety work boots must be worn at all times on site. The height of the boot must measure 6" (from sole of boot to the top of the boot). Every worker must wear appropriate clothing for work (long sleeve shirts and long pants).
3. The use of illegal drugs or the consumption of alcoholic beverages on the project is prohibited and may result in immediate dismissal. Employees will be removed from site until appropriate disciplinary action can be taken. Any worker taking prescribed medications must report this to their Supervisor especially if the prescription may involve side effects and prevent the worker from performing their normal duties an alternative job/task that is appropriate shall be assigned to the worker.
4. No Harassment, violence, horseplay and/or fighting are permitted on site or off site. It is offensive and will not be tolerated.
5. Smoking is only permitted in designated areas and theft of company property will not be tolerated.
6. Port-o-potties are provided on site and are regularly serviced to provide appropriate facilities for our workers.
7. All injuries, no matter how slight, must be reported to the CSO/ First Aid attendant (site Superintendent if there is no CSO) on the day of the occurrence to ensure there is no delay in processing a claim.
8. Maintain good housekeeping in your immediate area of work and the surrounding areas. All hazardous conditions must be corrected immediately and/or reported to your immediate Supervisor.

9. Use of hazardous materials must conform to WHMIS requirements. Any contractor bringing a controlled product onto site must provide Scott Construction with a copy of the Safety Data Sheet (SDS) to be made available for all workers on site.
10. The use of personal electronic devices is not allowed on site. This includes and is not limited to; radios, MP3 players, Bluetooth/headsets, etc. Communication radios only are permitted.
11. A hot work permit may be required. Check with the site Superintendent or site CSO before commencing any hot work (e.g. welding, cutting, grinding, brazing, torching, soldering,).
12. Only qualified and authorized personnel may operate company vehicles, equipment, and tools and all workers must adhere to all safety guards, barriers, signage, and tags. Never render safety devices (guards) inoperable.

## Housekeeping

Scott will ensure Trade Contractor compliance of the following Jobsite Housekeeping Rules:

- Rubbish cleanup happens daily, and rubbish bins are serviced regularly to mitigate attractants of rodents and birds.
- Site Waste Diversion is a priority, and we strive for 75% or better. Rubbish is sorted and organized for proper disposal.
- Construction areas will be cleaned frequently to remove construction dust and debris. Cleaning measures and frequency will be selected according to the pollutants generated in the space to be cleaned.
- Spills will be cleaned up promptly using methods necessary.
- Street Sweeping will be completed regularly during site preparation work and other times as deemed necessary throughout construction.
- Work areas are to be kept as dry as possible to discourage standing water and insect attractants.

## Sustainable Construction Practices

Our Environmental Social Governance (ESG) Committee's purpose is to ensure that we align with the world around us. We seek to identify and implement goals and initiatives that are guided by our vision, values, and commitment to sustainable business practices.

### Innovation

Throughout phases of a project, Scott will seek opportunities where waste is designed out, natural systems are regenerated, and products and materials are kept at their highest utility and value. We will prioritize products that are designed for maximum useful life and/or be easy to maintain, repair, upgrade, refurbish or remanufacture. We will collaborate with relevant partners and sectors to help drive innovation towards more circular services and products.



## Extracted Resources

Scott will minimize the use of raw materials and introduce fully renewable, or recyclable materials, that can be used in consecutive life cycles. This will minimize environmental footprints and impacts and protect the habitat and functioning ecosystems that provide critical services to the environment.

## Manufacturing

During the pre-construction phase, our team will make the effort to source materials that use fewer raw materials, consume less energy, and generate less waste where possible.

## Waste

Our ESG Committee has implemented an Environmental Team's Construction Waste Management Program. This program is implemented on all our project sites and aims to meet or exceed diverting 75% of Construction waste from landfills.

## Tree Protection

Scott Construction will implement a tree protection and monitoring plan to adhere to the arborist recommendations and city permit requirements. Tree protection will be set up to the standards required protecting the tree and the surrounding area from disruptions. We will work with the arborist when excavating work encroaches on the tree protection area and implement best practices for root maintenance and tree health. Our commitment to preserving the natural environment is part of our ESG initiatives and we will do everything in our capacity to preserve and maintain these trees during construction.

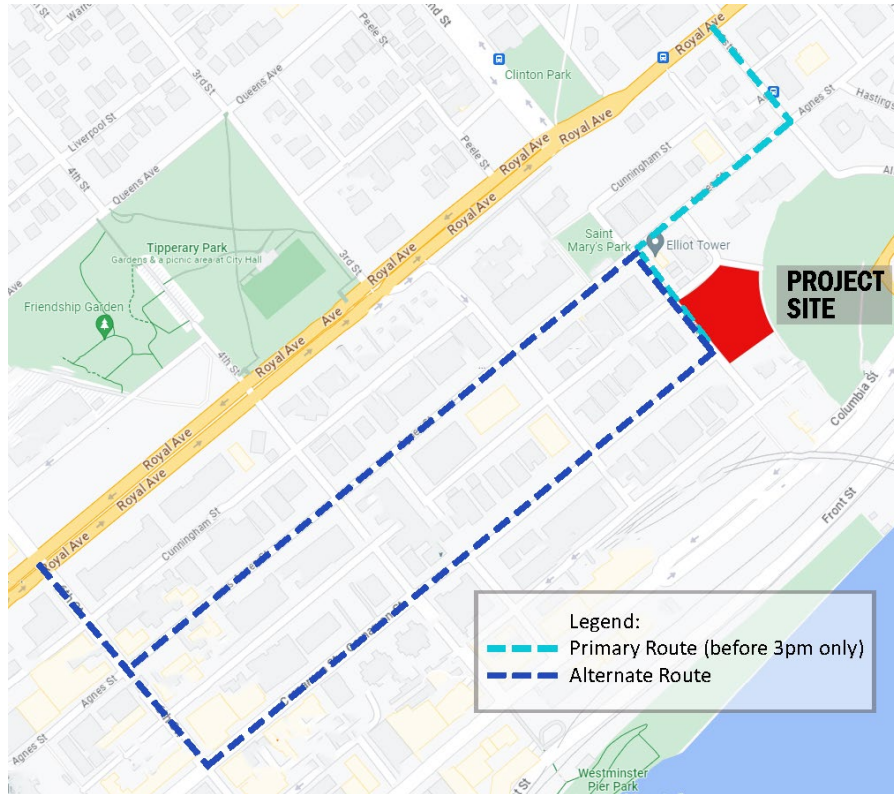
# SITE LOGISTICS PLANS

## Cycling Plan:



Project Site is not directly adjacent to major cycling infrastructure and routing. Site Logistics will be coordinated to accommodate general cycling use throughout construction and ensure safe passage on city streets. The existing cycle path on Agnes St will be always maintained.

## Proposed Truck Routing Plan:



## Preliminary Site Logistics Plan:

