

CONSTRUCTION IMPACT MITIGATION STRATEGY

For

Kin Village Phase 2
1050 54a Street, Delta

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PRODUCED FOR: The City of Delta

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Project Details

Description of the development

VanMar Constructors is proposing to construct a six-storey seniors affordable rental housing development consisting of 143 residential units along with a ground floor community centre at 1050 54a Street in Delta, BC.

The project is expected to take 26 months to complete.

Site Contacts

Name	Position	Phone Number
Mark Meerstra	Project Manager	(604) 882-0700 ext 223
Dane Stelling	Project Coordinator	(604) 882-0700 ext 236
Stuart Butcher	Health and Safety Manager	(604) 882-0700 ext 237
TBD	Site Superintendent	TBD
TBD	Site Safety Coordinator	TBD

Construction delivery and receiving area

Construction delivery and receiving will take place within the site property and in the lay down area for the duration of the project. With two access points to the site, it will allow us to safely and efficiently receive our deliveries while still maintaining accessibility for the neighbours in the area (Appendix F). To help overcrowding and traffic issues on site, there will be strict scheduling around deliveries that all subcontractors must follow. There will be a crane and mobile equipment on site that will be able to offload material efficiently, further limiting traffic disruptions.

VanMar Constructors will communicate the location of the delivery area and the staging area to all of its subcontractors prior to them starting on site and there will be a delivery schedule in the site office, which be will used to communicate and schedule deliveries prior to their arrival.



Areas that will be affected by construction activities

54a Street and 10th Avenue

We expect minimal disruptions along 54a Street and 10th Avenue as the site having two access points and the site having ample room to accommodate vehicles and materials. All vehicles will be able to drive into either location, turn around within the property and drive out safely, removing the need for reversing and reducing traffic on the public roadway.

VanMar Constructors also schedules all deliveries on the site delivery board located in the site office. If a delivery is not scheduled, it can be refused entry to site if it will cause disruption within the local area. By doing this we can time all deliveries as to not overwhelm the site and we can offload them safely and efficiently.

This site will have a tower crane to aid in the completion of the project. The exact location of the tower crane is to be determined, however it will most likely be on the north side of the project. In order to erect the tower crane, we will follow a very similar set up to Phase One and conduct all activities and staging within the property.

The crane will have a zone limiting device installed and zones will be set to ensure that the crane will only be able to conduct lifts within our property.

With the additional access route to the laydown area at the south of the site, the bus stop on 10th Avenue @ 54a Street (ID 61679) will have to be moved. Prior to the access road being created VanMar Constructors will reach out to TransLink to inform them of our site activities and will request the bus stop be moved further up 10th Avenue.

11th Ave and 55th Street

VanMar Constructors will ensure that no construction activities will occur on 11th Avenue and 55th Street for the duration of the project. This includes (but is not limited to) staging, loading/unloading, equipment operation, or worker activities. Delivery vehicles will not access, stop, or queue on the adjacent street, and no contractor or subcontractor parking will be permitted on that street at any time.

This will be communicated to all our subcontractors once they have been awarded their contract and will be reiterated during our weekly site trade meetings. All complaints will be taken very seriously and immediate action will be taken with any of the subtrades that do not follow this rule.

Schedule and Construction Hours

Schedule

Phase	Timeline
Demolition	Complete
Excavation	February 2027 – May 2027
Foundation/Parkade	May 2027 – September 2027
Above Grade	September 2027 – April 2028
Finishing	April 2028 – April 2029

The development of the site will start with the removal of the existing structures and levelling out the plot. From there we will move into the excavation and concrete stage. Once the concrete foundations and slabs have been poured, framing of the building will begin. Exterior cladding will take place next, then onto finishing and finally landscaping.

Construction Hours

Project work hours will primarily be between 7:00am – 4:00pm, Monday - Friday. On occasions, work could continue onto 7:00pm, but this will consist of a very limited work force based on operational needs.

Saturday work may be permitted based on operational needs but will not be commonplace. These work hours will be between 9:00am – 5:00pm. No work will be permitted on Sundays.

Any work that needs to be conducted outside of the Delta Bylaw hours of 7:00am – 7:00pm, will be coordinated with the City and the relevant noise variance will be applied for well in advance.

Mobility Impact

Impact on Vehicle and Pedestrian Traffic

During the majority of the project there will be minimal impact on pedestrians, persons with disabilities, cyclists, transit services, emergency vehicles, trucks and general purpose traffic. The site will have two access points from 54a street. One will provide access to the north side of the building while the second will provide access to the laydown area to the south of the building. Both of these areas will have enough space for vehicles drive in and turn around within our property and exit safely onto 54a Street without the need for reversing on the public roadway. This will limit the amount of traffic disruptions on 54a Street from construction vehicles.

All concrete placing and pumping will be done within the building footprint or from within our laydown area. We will be utilizing concrete pump trucks and the crane to complete these pours. We do not predict that there will be any need for staging concrete trucks off site due to the amount of room we have within the property. Concrete trucks will also be instructed to wash out on site and not in the local area.

Expected number of truck trips

Excavation

There will be an estimated 12 trucks per day, averaging 1.5 trucks per hour during the excavation phase of the project. Trucks will arrive onto 54a Street and turn left into the construction site, or down 53a Street, left onto 10th Avenue and straight on into the construction site. Trucks will be timed to avoid any staging in the parking lane on 54a Street or 10th Avenue. All trucking activity will take place during normal work hours and will follow Appendix F.

Foundation/Parkade

There will be an estimated 1 truck per day during the foundation/parkade phase of the project. Trucks will arrive onto 54a Street and turn left into the construction site, or down 53a Street, left onto 10th Avenue and straight on into the construction site. Trucks will be timed to avoid any staging in the parking lane on 54a Street or 10th Avenue. With the small number of trucks arriving during this time timing will be based on a day by day basis and will follow Appendix F.

Above Grade

There will be an estimated 2 trucks per day, during the framing and above grade phase of the project. Trucks will arrive onto 54a Street and turn left into the construction site, or down 53a Street, left onto 10th Avenue and straight on into the construction site. Trucks will be timed to avoid any staging in the parking lane on 54a Street or 10th Avenue. The delivery schedule will be utilized to coordinate the delivery times to ensure multiple deliveries are not showing up at the same time and will follow Appendix F.

Finishing

There will be an estimated 2 trucks per day during the finishing phase of the project. Trucks will arrive onto 54a Street and turn left into the construction site, or down 53a Street, left onto 10th Avenue and straight on into the construction site. Trucks will be timed to avoid any staging in the parking lane on 54a Street or 10th Avenue. The delivery schedule will be utilized to coordinate the delivery times to ensure multiple deliveries are not showing up at the same time and will follow Appendix F.

Landscaping

There will be an estimated 1 truck per day, during the landscaping phase of the project. Trucks will arrive onto 54a Street and turn left into the construction site, or down 53a Street, left onto 10th Avenue and straight on into the construction site. Trucks will be timed to avoid any staging in the parking lane on 54a Street or 10th Avenue. With the small number of trucks arriving during this time timing will be based on a day by day basis and will follow Appendix F.

These specific routes will be communicated to our subcontractors and their drivers prior to their scheduled delivery time to limit the chance of mistakes occurring. If a driver does not follow the instructions provided they will be immediately turned away from site and corrective action will be taken up with the subcontractor.

Community Impact

Trades and Contractor Parking

This site is predicted to have up to 100 workers on site at the peak of construction. This will bring in a lot of trade vehicles that the site will need to accommodate. VanMar Constructors does not want to overwhelm the local area with street parking and cause disruption to the local neighbours and have identified two areas where the trades can park. There will be a section within our laydown area that will be dedicated for trade parking and will rent parking stalls at 5365 12th Avenue (Appendix D). Parking permits will be issued to the trades that will have to be displayed within their vehicles so that we can identify vehicles that are parking in these areas for site purposes.

These parking rules will be constantly reiterated within our weekly trade meetings to ensure that the trades are following them. If there are any issues we will encourage the neighbours to get in contact with the site first so that we can appropriately and quickly deal with the issue on site so that the City does not have to use their resources on the matter.

Control of noise, dust, litter and other nuisances

Dust will be controlled by water suppression as outlined in our subcontractors Exposure Control Plans. This applies to concrete dust and general construction dust. The use of compressed air and electric blowers is not permitted on site and other methods of clean up such as the use dustbane, will be used to ensure the spread of dust does not leave the construction site. The site fencing will also be equipped with dust fabric to limit the dust spread outside of the construction site.

Catch basins are equipped with a silt sack that will catch any foreign debris before it enters into the storm water drainage system. This will be maintained by our site staff and checked weekly in order to follow our ESC plan.

Water run off containing sediments and waste will be controlled and maintained by the installation of an ESC system.

During the excavation and construction phase of the project, the access points to the site have the potential to become dirty with mud and gravel. VanMar Constructors will have mobile equipment on site that will be able to sweep and keep it clean. We will also have a labour team on site that can aid in keeping the areas around the site clean.

The site will generate a lot of construction noise. This noise will be kept within Delta's noise bylaw hours of 7:00am – 7:00pm Monday to Friday and 9:00am – 5:00pm on Saturday. No work will be permitted on Sunday or stat holidays. If any work needs to happen outside of these hours, VanMar Constructors will apply for a Noise Variance with the City.

Communication

Communication about construction activities and their impacts

Neighbours that could be affected by some construction activities are:

1050 54a St, Delta, BC V4M 4B4 (KinVillage Phase one)

5441 10 Ave, Delta, BC V4M 3X8

5431 10 Ave, Delta, BC V4M 3X8

5421 10 Ave, Delta, BC V4M 3T9

5420 10a Ave, Delta, BC V4M 3T9

5492 11 Ave, Delta, BC V4M 1Z3

5472 11 Ave, Delta, BC V4M 1Z3

These owners will be notified prior to the start of each phase of construction and major events such as a crane erection. There will also be contact information on the entrance to the site and on the site fencing. The neighbours are more than welcome to contact us to bring up any concerns they may have.

Businesses that could be affected by some construction activities are:

Kinsmen Retirement Centre Association

KinVillage Community Centre

These businesses will also be contacted about any major disturbances that could occur on site that may affect them. VanMar Constructors will also ensure that no trade parking will happen in their parking lots, as to not disrupt their day to day business activities.

Along the property line, we will ensure that our fence line is maintained and will be secured from falling over. Over the feet of the fence panels, if they protrude onto the sidewalk, we will ensure that they have appropriate feet covers that are slightly ramped to allow for wheelchairs and strollers to earlier maneuver over them. On this fence line we will also have banners attached as an added layer of protection for the public from the construction site.

See Appendix A and B for a template that will be used to notify local neighbours and businesses of site activity and disruptions.

Signage

There will be site signage placed around the perimeter fencing. This will consist of the location of the site office, PPE to be worn, mobile equipment entry and exit, site plans, site contact information, muster points and site safety rules.

Any member of the public who walks past the site or has an inquiry is more than welcome to use the contact information on the signs to report any issues or ask for more information. We are happy to help and focus on keeping a good neighbour policy.

Monitoring

Monitoring and reviews

This Construction Impact Mitigation Survey will be reviewed by the site team prior to construction activities starting on site. It will then be printed and kept in the site office and will be reviewed quarterly to measure its effectiveness. If there are any complaints from the City or neighbours, the plan will be reviewed to and updated if necessary. The Health and Safety Manager will also review this plan and ensure that the site is meeting its requirements when they conduct their monthly visits.

Camera surveillance and lighting

As soon as possible, cameras will be installed on site so that the site team and office staff can view the project in real time to ensure compliance with this plan. Cameras will be strategically placed so that the entire perimeter of site will be covered by surveillance. It is typical that the cameras are in each corner of the site.

VanMar Constructors is responsible for access and egress lighting for the project. This will be achieved by the installation of string lights in these areas. These string lights will not be bright enough to have an effect on the adjacent residents.

Once the crane has been erected there are plans to have a light attached to the crane. This light will be engineered and will be placed low enough so that again it will not affect the adjacent residents.

Subtrades that need additional lighting to complete their work are to provide task specific lighting. VanMar Constructors will ensure that these lights are directed at the work activity to avoid any effect on the adjacent neighbours.

Coordination

Coordination with other developments

There are no other developments or major infrastructure works in the area of this project. If any projects arise during the duration of this project, VanMar will reach out to them to coordinate any overlapping activities.

Highway Use Permit

A Highway Use Permit is required for site activities that will have an impact on any City street, lane, sidewalk or boulevard. This permit will be obtained before any work begins by using the City's online portal and the relevant Traffic Management Plans will be submitted to the City for acceptance.

VanMar Constructors has assessed the site activities and has concluded that with the two access points and the ability for vehicles to enter and exit site safely, there is no foreseeable need for us to obtain a Highway Use Permit.

Traffic Management Plans

Traffic Management Plans

Detailed traffic management plans (TMPs) for each phase of the project and for each activity for which the highway will be occupied if traffic (vehicle, pedestrian, cyclist) will have to be disrupted to accommodate construction and civil works will be submitted for acceptance by the City of Delta during the Highway Use Permit phase. These plans will be developed by VanMar Constructors and will not be submitted for acceptance by the City until two weeks (ten working days) prior to the proposed commencement date.

TMPs will be completed in accordance with the Workers Compensation Board Act – Section 18, the Traffic Control Manual for Work on Roadways – BC Ministry of Highways, and the Canadian Manual of Uniform Traffic Control Devices.

VanMar Constructors has assessed the site activities and has concluded that with the two access points and the ability for vehicles to enter and exit site safely, we will not need to create and submit any Traffic Management Plans. A detailed hazard assessment and controls will be implemented on site to ensure worker safety surrounding mobile equipment activities on site.

Summary of Findings

The Construction Impact Mitigation Strategy outlines VanMar Constructors' plan to mitigate construction impacts for a six-storey seniors' affordable rental housing development at 1050 54A Street, Delta, BC, with an estimated 26-month schedule. Deliveries and receiving are planned to occur entirely within the project site and designated laydown area, supported by two site access points, strict delivery scheduling, and the use of a crane/mobile equipment to reduce congestion and traffic disruption.

The plan anticipates minimal impacts to 54A Street and 10th Avenue by ensuring vehicles can enter, turn around, and exit the property without reversing on public roads, and by using a delivery board to prevent unscheduled deliveries and potential off-site staging. A tower crane will be equipped with a zone-limiting device to ensure lifts remain within the property. The plan also notes a required bus stop relocation at 10th Avenue @ 54A Street due to the south access route, with coordination intended through TransLink.

A key community protection commitment is that no construction activity will occur on 11th Avenue and 55th Street, including staging, loading/unloading, equipment operation, worker activity, delivery vehicle stopping/queuing, or trade parking. The document describes enforcement through subcontractor communication, weekly trade meetings, and corrective action for non-compliance.

Environmental and nuisance controls include dust suppression with water, prohibiting blowers/compressed air, use of dust control measures (e.g., dust fabric/fencing), erosion and sediment control (including silt sacks and ESC systems), regular site cleaning/sweeping, and adherence to Delta noise bylaw hours, with noise variances to be requested if required. The plan also includes communications to nearby residents and businesses, site signage, quarterly reviews of the plan's effectiveness, and camera surveillance and lighting practices intended to avoid impacts on neighbours.

Additional Requirements



Appendix A

Sample Letter – Noise Exemption

NOISE EXEMPTION LOCATION TIME AND DATES

Dear Neighbors,

RE: _____

Please be advised we have applied to the city of (CITY) for a Noise Bylaw Exemption for

_____ From _____ to _____ and _____ to _____

The application is for _____

We will do our best to minimize the noise. If you have any cause for concern, please contact

VanMar Constructors Superintendent _____ Directly at _____

Thank you

_____ Project Superintendent

Phone _____

Email _____



Appendix B

Sample Letter - Temporary Street Closure

TEMPORARY STREET CLOSURE/BUILDING ZONE LOCATION TIME AND DATES

DATE _____

Dear Residents and Business Owners

We regret that we must close ____ between ____ & ____

This Closure is necessary to ____ adjacent to the _____

The closure will be required during weekday business hours from _____ to _____

Description of the Impact

During the construction there will be traffic diversions, parking restrictions and road closures. The actual work site will be kept as compact and as tidy as reasonably possible. The workers will cooperate with the businesses to minimize the impact the work will have on a day-to-day business operations.

We apologize for any inconvenience the work may cause and thank you for your understanding and cooperation. Please contact the undersigned at _____ or by email at _____ if you would like to discuss this matter further

INSERT PICTURE/ DRAWING

Please also refer to the City's website at _____ for construction updates

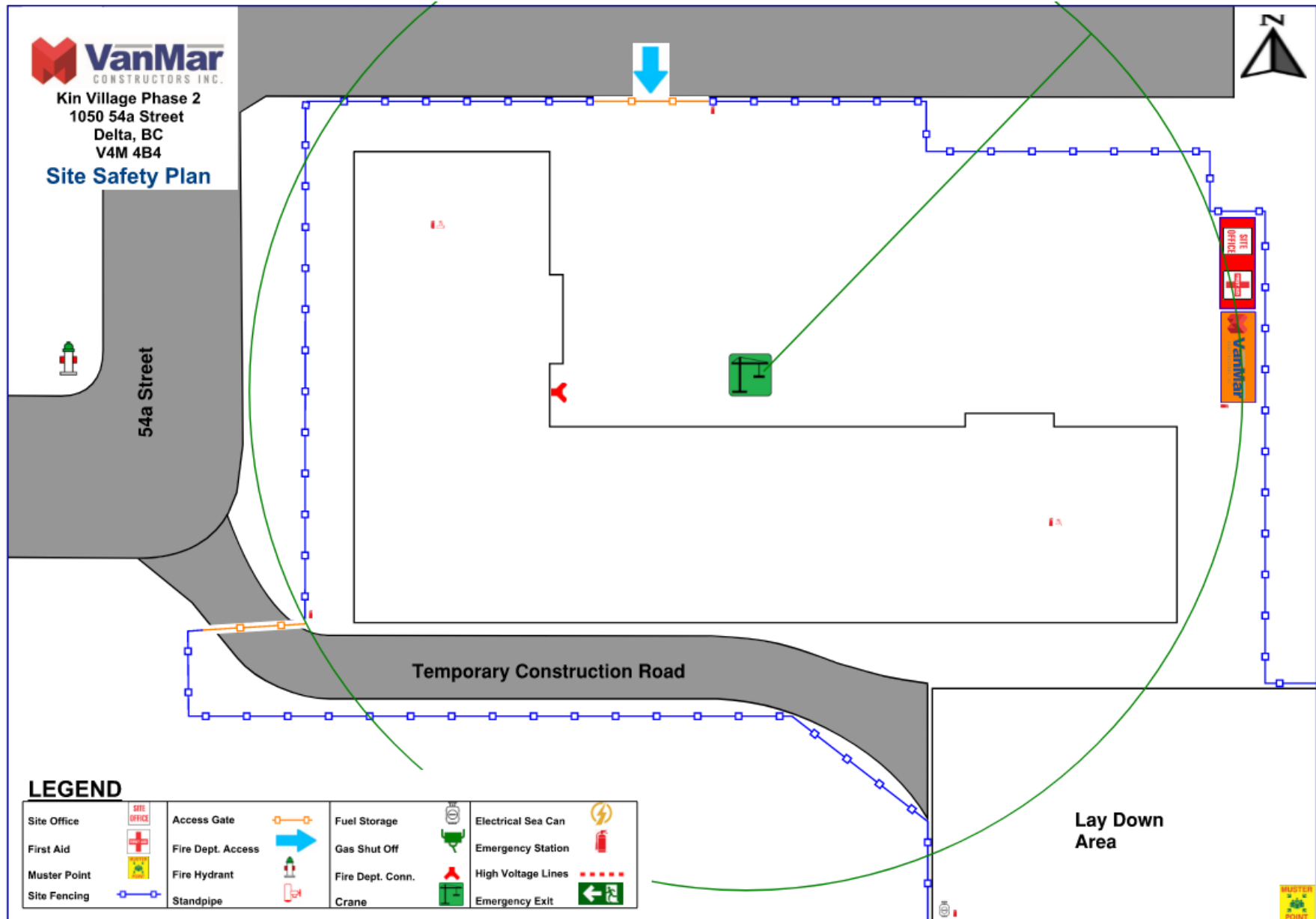
Thank you,

_____ Project Superintendent

Phone _____

Email _____

Appendix C Site Plan



Appendix D

Parking Proposal

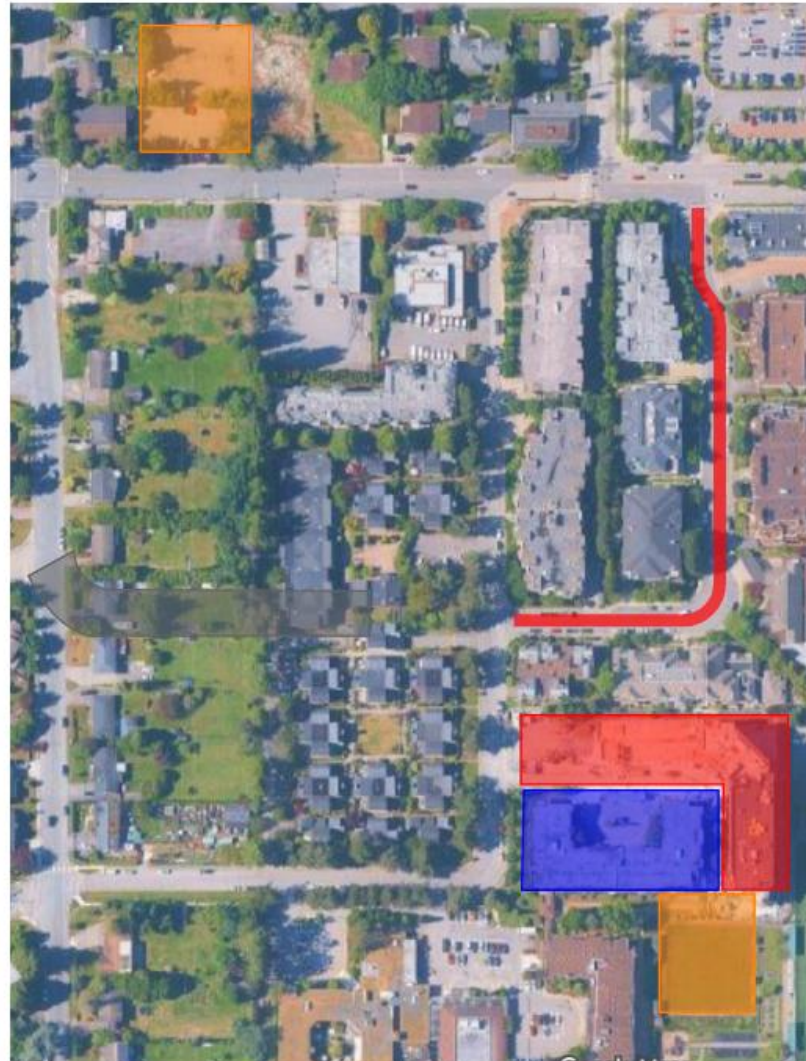


Kin Village Phase 2
1050 54a Street
Delta, BC
V4M 4B4

Site Safety Plan

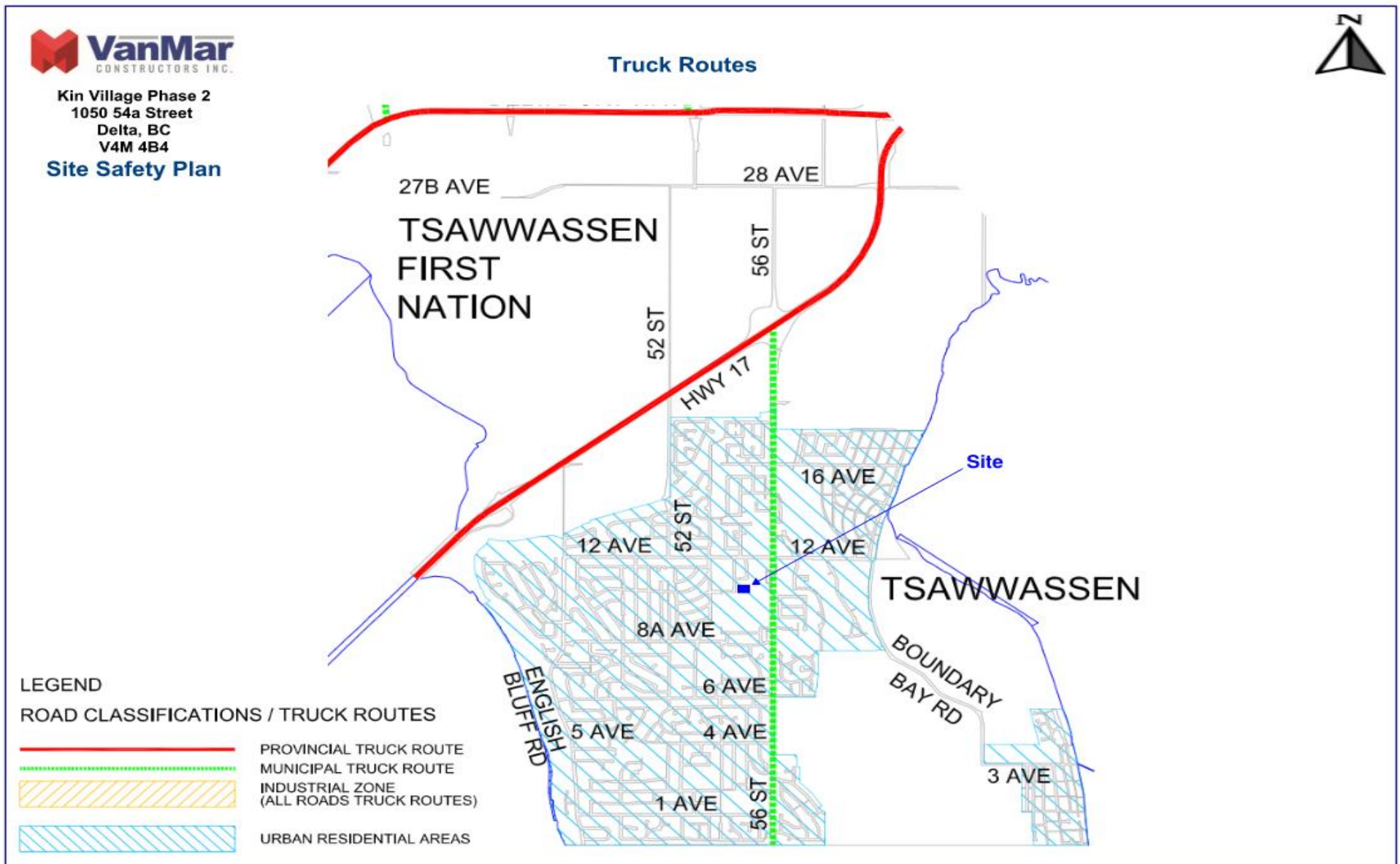
-  Phase 1
-  Phase 2
-  Site Parking
-  No Construction Parking

Parking Proposal



Appendix E

Truck Routes



Appendix F

Truck Routes



Kin Village Phase 2
1050 54a Street
Delta, BC
V4M 4B4

Site Safety Plan

-  Construction vehicles arriving to site
-  Construction vehicles leaving site
-  No construction vehicle use

Truck Routes

