

# QUEBEC AVENUE CONSTRUCTION - INFORMATION

## Meeting Thursday June 15, 2017 Meeting Room

The construction for the Grenadier Square Redevelopment is underway and will last at least until May 2019. During this time we will have to live with the noise, dirt and disruption caused by a construction of this size. Our 50 Quebec Construction Monitoring Committee (CMC) met with Councilor Sarah Doucette and the builder's representatives to determine how we can keep the noise and dirt to a minimum. As a result we have prepared a monitoring and complaints management protocol for residents if required.

### 1. Rules set out for the construction site and their impact

- The construction and associated traffic has to follow existing laws and by-laws
- **Construction is from 7am to 7pm Monday to Friday and 9am to 7pm on Saturday.** However they can ask for special extensions that are usually easily given
- The Builder promised to keep the dust down by using water and chemicals
- Residents will have limited enjoyment of their balconies during these times and should keep their windows closed during the day, on weekdays and Saturdays

The Good News is:

- **Residents should be able to enjoy evenings/nights and Sundays and statutory holidays**
- There should be no trucks idling along Quebec or Gothic streets waiting to enter the construction site.

### 2. Traffic Laws that protect us

- No truck traffic along Quebec Ave and Gothic Ave between 7pm and 7am.
- No idling of trucks beyond **one minute** on the street (the same rule as for buses at bus stops)
- No offloading of equipment over night between 7pm and 7am.

### 3. Construction and Progress Information

- a. The Builder has set up an information website providing up to date information on the progress of the construction:

<http://www.grenadiersquareredevelopment.com>

- b. For more information on the construction go to the Application Information Centre - City of Toronto website, it contains all public accessible documents and studies:

<http://app.toronto.ca/DevelopmentApplications/mapSearchSetup.do?action=init>

Fill in the on-line form: City district: Etoibicoke York; Ward: Ward 13; Click Search and from the drop-down list select 51 Quebec Ave. In the pop-up click on Learn more.

### 4. So What Can Be Done If Any Of These Rules Are Broken?

- First and foremost call or go to Isan and report the problem and he will log your complaint and pass it on to the Builder's Representative, Monica Silva, to have it corrected.
- You can also call Monica directly during her office hours at 416-546-4184 and log your complaints.
- For problems during working hours, but outside Monica's office hours, please use Monica's e-mail.
- For complaints to the city or police please follow the instructions on the other side.

### Note:

Please don't forget to inform Isan as well so he can keep a log of **all** complaints.

## 5. Contact List for Grenadier Square Redevelopment Issues

### Before you call:

- For all calls you will need the address of the property (Grenadier Square Redevelopment, **51 Quebec Ave**) and details of your concern
- Please inform Isan of **ALL** complaints. He is keeping a log of all complaints and their resolution.

WHEN TO CALL	CONTACT		NUMBER
<b>TO MAKE A COMPLAINT</b>			
Complaints associated with the construction at 51 Quebec	<b>Property Manager,</b> 50 Quebec	Isan Mon - Fri 9am to 5pm Thu. 10am to 6pm	<b>416-763-6919</b> <a href="mailto:yorkcondo323@rogers.com">yorkcondo323@rogers.com</a>
	<b>Project Relationship Manager</b> 40 High Park	Monica Silva Mon - Fri 9am to 5pm	<b>416-546-4184</b> or <a href="mailto:monica.silva@vertica.ca">monica.silva@vertica.ca</a>
Construction related issues outside of office hours		7 – 9am & 5 – 7pm and Saturdays	<a href="mailto:monica.silva@vertica.ca">monica.silva@vertica.ca</a>

**Grenadier Square does not provide a direct contact beyond Monica's office hours.**

<b>TO MAKE AN OFFICIAL COMPLAINT TO THE AUTHORITIES</b>			
Dust or air quality complaint	<b>Toronto Building District Inspection Office</b>	<b>Etobicoke York District</b>	<b>416-394-8055</b>
Unsafe construction or building conditions			
Hazardous materials coming from a demolished building			
Concern about vibration resulting from construction			
Messy construction site			
Construction messes in streets and lanes	<b>City Information</b>	<b>Call Centre</b>	<b>311</b>
Excessive construction noise			
Blocked streets and sidewalks			
Truck idling	<b>Residential On-Street Permit Parking Office</b>	report with identifying information (see above) and/ or a photo	<b>416- 392-7873</b> <a href="mailto:pparking@toronto.ca">pparking@toronto.ca</a>
Construction problems affecting 50 Quebec residents or neighborhood	<b>City Councillor</b>	Sarah Doucette	<b>416-392-4072</b> <a href="mailto:doucette@toronto.ca">doucette@toronto.ca</a>
Traffic violations and obstructions	<b>Police</b>	Please use non-emergency telephone number (keep 9-1-1 free for real life threatening emergencies)	<b>416-808-2222</b>
Trucks on residential streets overnight from 7pm to 7am (see # 2)			
Truck idling			