



BA Group

30 MERTON STREET RESIDENTIAL DEVELOPMENT

Construction Management Report

Prepared For: QuadReal Property Group

November 23, 2021



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1.0 INTRODUCTION

BA Group has been retained by QuadReal Property Group to provide transportation consulting services for the proposed 37 storey (with mechanical penthouse) residential development, consisting of 322 residential units, located at 30 Merton Street.

The Site (30 Merton Street) is located northeast of the Merton Street / Yonge Street intersection. The Site is situated on the north side of Merton Street, east of Yonge Street and approximately 250 metres southeast of Davisville subway station on the Yonge-University subway line (Line 1). It is bounded by Merton Street to the south, Al Green Lane to the west, and residential / commercial buildings to the north and east.

The Site is currently occupied by a four-level public parking garage (three storeys above-grade and one level below-grade) with approximately 330 parking spaces. The existing public parking garage is used for general parking purposes, but notably provides parking used by visitors to the 1849 Yonge Street medical office building and a number of commercial buildings primarily on Yonge Street.

Inbound vehicular access to the existing commercial garage is provided today from Merton Street while outbound vehicular access is taken onto Al Green Lane (a public lane) close to Merton Street. A pedestrian connection is provided from the northwest corner of the existing garage onto the Al Green Lane and forms one of the primary pedestrian routings used by patrons of the 1849 Yonge Street medical office building. Pedestrian access is also provided to Merton Street. No elevator access is currently provided within the parking garage.

The Site location is illustrated on **FIGURE 1**. An aerial photograph depicting the existing Site context is illustrated on **FIGURE 2**. Reduced-scale copies of the proposed architectural development plans (dated April 9th, 2021) are provided in **APPENDIX A**.

The following matters are considered in this report:

- Construction activity sequence and schedule;
- Construction vehicle routes, access and material lay-down needs;
- Construction staff parking strategy;
- Traffic operations, safety and street maintenance;
- Resident communications strategy.

The proposed construction mitigation measures contained in this document are based on information provided by QuadReal Property Group and SkyGRID Construction and will be refined during construction, taking into account more detailed information regarding construction logistics, timing and related discussions with the City of Toronto and other stakeholders.

2.0 CONSTRUCTION SEQUENCE AND SCHEDULE

TABLE 1 CONSTRUCTION SCHEDULE

Stage	Construction Activities	Estimated Time Period
I	Demolition	2.5 months
II	Shoring and Excavation	6.5 months
III	Below-Grade Construction	7.5 months
IV	Above-Grade Construction	26 months
V	Completion of Interior Finishes	22.5 months
VI	Streetscape/Boulevard Works	3 months
	Total	54 months

Note: The proposed construction schedule is approximate only and is subject to change.

There are six main stages of construction which will commence with the demolition of the existing buildings on the Site. Following demolition, shoring and excavation will commence. Once the Site is excavated to the proposed depth, the below-grade construction will take place which will incorporate formwork and concrete work. Once the structure has reached grade-level, the construction of the building structure will continue. Upon completion of the concrete work and exterior cladding, interior finishes will be the remaining stage until the building is ready for occupancy. Nearing the end of the construction, the proposed streetscape/boulevard works will be undertaken thus bringing construction to completion.

The proposed construction schedule for the development is approximately 54 months. It is noteworthy to mention that various factors can affect the overall construction schedule. Notwithstanding these factors, the developer will work diligently to complete the project at an appropriate fashion.

2.1 CONSTRUCTION VEHICULAR ACTIVITY

2.1.1 Stage I - Demolition

Construction vehicular activities are anticipated to be low, with the majority of vehicles being dump trucks. Approximately five to eight construction vehicles per day are anticipated during this stage. Loading and unloading during this phase will be from within the Site.

2.1.2 Stage II – Shoring and Excavation

During the shoring and excavation stage, construction vehicular activities are anticipated to be low. The type of construction vehicles are predominately dump trucks during excavation and concrete trucks during shoring. Approximately six to eight construction vehicles per day are anticipated during this stage. Loading and unloading during this phase will be from within the Site.

2.1.3 Stage III – Below-Grade Building Construction

During the below-grade construction stage, construction vehicular activities are anticipated to be moderate. The anticipated type of construction vehicles are predominately concrete trucks. To a lesser extent other construction related vehicles are anticipated, such large flatbed tractor trailer trucks for steel delivery and other delivery vehicles such as single-unit trucks and typical cube-vans. Approximately four to six trade vehicles and 10 concrete vehicles per day are anticipated during this stage. Steel deliveries are expected three times per week and will typically be scheduled for early morning delivery.

2.1.4 Stage IV – Above-Grade Building Construction

During the above-grade construction stage, construction vehicular activities are anticipated to be heavy. The anticipated type of construction vehicles are predominately concrete trucks. To a lesser extent other construction related vehicles are anticipated, such large flatbed tractor trailer trucks for steel delivery and other delivery vehicles such as single-unit trucks and typical cube-vans. Approximately five to eight trade vehicles and 20 concrete vehicles per day are anticipated during this stage. Steel deliveries are expected once per week and will typically be scheduled for early morning delivery.

2.1.5 Stage V – Completion of Interior Finishes

During this construction stage, construction vehicular activities are anticipated to be low. The anticipated type of construction vehicles are predominately delivery vehicles such as single-unit trucks and typical cube-vans. Approximately five to eight trade vehicles per day are anticipated during this stage.

2.1.6 Stage VI – Streetscape / Boulevard Works

Construction vehicular activities are anticipated to be low, with the majority of vehicles being dump trucks and small delivery trucks (typical cube-vans). Approximately one to two construction vehicles per day are anticipated during this stage.

3.0 CONSTRUCTION MANAGEMENT PLAN

A Construction Management Plan (CMP) will be implemented during construction. The overall objective of the CMP is to address the construction logistics associated with the construction of the proposed development.

3.1 CONSTRUCTION MITIGATION MEASURES

- All Ministry of Labour requirements, QuadReal Property Group's and SkyGRID Construction's safety policies will be strictly adhered to;
- Compliance with the Occupational Health and Safety Act;
- All construction protocols will conform to City of Toronto By-Law requirements with respect to noise control, dust control and construction operation period. **APPENDIX C** and **APPENDIX D** include the City of Toronto noise and dust control By-Laws;
- Traffic control persons will be utilized when required to direct traffic and cyclist activity;
- All construction fencing will be lined with a silt fence to allow water passage and restrict silt and/or soil compounds;
- Mud mats will be positioned at all construction access points, to limit the amount of dirt leaving the Site;
- All existing and proposed catchbasins within the Site and within the public right-of-ways, adjacent to the Site are to be equipped with inlet sediment control traps;
- Dewatering process will involve a licensed contractor and will conform to Ministry of Environment guidelines and regulations;
- All removal disposal of excavation and demolition materials will be transported to licensed dump station as per Ministry of Environment guidelines and regulations;
- Scheduled street maintenance along the local streets surrounding the development Site will be provided during the construction period;
- Winter maintenance measures (ie. snow removal, salting, etc.) shall be undertaken to maintain any roadway and/or pedestrian walkway where the proposed construction management plan interferes with the existing winter maintenance operations.

3.2 CONSTRUCTION VEHICULAR ACCESS

To the greatest extent possible the Construction Management Plan aims to incorporate the following objectives with regards to construction vehicular access:

- Prioritize forward-in/forward-out construction staging area access of construction vehicles;
- Minimize reversing of construction vehicles within public corridors; and
- Where disruption is planned and necessary, minimize the impact to vehicles, cyclists and pedestrian;

3.2.1 Construction Vehicular Access Route

Given the Site location, there are a number of major travel corridors available within the vicinity of the Site, some of which include Yonge Street, Mount Pleasant Road, Davisville Avenue and St. Clair Avenue. Generally construction vehicles are expected to come from the north-east and approach the Site via Mount Pleasant Road and Merton Street.

3.2.2 Construction Vehicle Queuing Strategy

There is very limited opportunity to queue vehicles within the Site. Any vehicle queues exceeding the capacity of the staging area will queue at a private, off-site area (to be determined) and be radioed in as required. In order to reduce the incidence of queuing vehicles exceeding the available capacity of the Site, all trades will be expected to comply with a strict schedule of deliveries.

3.3 CONSTRUCTION MATERIAL DELIVERY AND MATERIAL LAY-DOWN AREAS

The proposed construction staging area on Merton Street will be utilized primarily for delivery and lay-down of concrete, steel, construction equipment, and other construction materials. Once the building construction reaches grade, the building sets back slightly from the property line and there will be additional staging area within the Site; portions of which will be designated for material lay-down.

3.4 OFF-SITE PARKING

3.4.1 Arrangement for Construction Staff Parking

The current proposal is for construction staff to park off-site. All contractors/trades are required to make suitable off-site arrangements for the construction staff parking until such time that the new garage is available for temporary use. Construction staff parking along local residential streets in the surrounding neighbourhood is prohibited. It is anticipated that a large number of the non-local construction staff will arrange to carpool. Additionally, due to the Site's close proximity to the Davisville TTC Subway Station, many construction staff are anticipated to utilize existing public transit as a means of transportation to and from the Site.

While the Site will require varying levels of parking throughout the different phases of construction, the demand is anticipated to be available from the existing public parking supply in the surrounding community.

The proposed Site is within one kilometre of nine existing parking facilities, as detailed in **TABLE 2**. The existing parking facilities have a cumulative total parking supply of more than one thousand spaces.

TABLE 2 NEAR-BY PARKING SUPPLY

Ownership	Distance	Address	Approximate No. of Spaces
Precise ParkLink Inc.	±100 m	68 Merton St	unknown
TargetPark Inc.	±350 m	33 Davisville Ave	48 spaces
Canada Wide Parking Inc.	±400 m	1941 Yonge St	100 spaces
Imperial Parking Canada	±400 m	Davisville Centre (1920 Yonge St)	295 spaces
Toronto Parking Authority	±900 m	1501 Yonge St	37 spaces
Toronto Parking Authority	±900 m	30 Alvin Avenue	177 spaces
Toronto Parking Authority	±1000 m	20 Delisle Ave	238 spaces
Toronto Parking Authority	±1000 m	30 St.Clair Ave W	173 spaces
Toronto Parking Authority	±1000 m	650 Mt.Pleasant Rd	68 spaces
		Total	1136 spaces

Note: Parking Supply based on Parkopedia (2021) and Green P (2021).

The existing public parking supply is illustrated on **FIGURE 3**.

3.4.2 Alternate Arrangement for Existing Parking Garage Users

In addition to planning for construction staff parking alternate arrangements will be made for the parking needs of the 1849 Yonge Street medical office building. The medical office building presently relies upon the existing commercial parking of the development site for approximately 70 lease-protected parking spaces. Alternate parking arrangements will need to be made for these 70 parking spaces within one kilometre of the office; shuttle service will be provided, if required. Arrangements for an additional 25 monthly parking users will be made within one to three kilometres of the Site; shuttle service will also be provided for these users, if required. The local area parking supply is anticipated to accommodate the relocated 95 parking spaces for the medical office building and monthly parking users without significant impact to other area users.

4.0 TRAFFIC MANAGEMENT DURING CONSTRUCTION

A traffic management during construction (TMDC) plan will be implemented during the construction period. The overall objectives of the TMDC plan is to consider and address the following:

- Facilitate construction of the proposed residential condominium development;
- Minimize and/or prevent the extent and duration of public road closures;
- Minimize impacts and disruption to local area businesses and residential neighbourhoods;
- Provide appropriate temporary traffic and pedestrian management measures;
- Provision for hoarding, temporary fencing, temporary condition signage and covered walkway;
- The three key elements that have been considered with respect to maintaining mobility extend to pedestrians, cyclists and vehicular access. The priority of the proposed TMDC plan, with respect to these key elements is the maintenance of:
 - A viable and functional public realm and pedestrian access system during the construction process that will serve local residential buildings and the variety of businesses and destination facilities that surround the Site;
 - On-street bicycle facilities or provision of appropriate alternates throughout the construction process; and
 - Appropriate vehicular, emergency services and other (i.e. delivery, garbage collection) access to buildings and land uses within the adjacent properties. Construction staging will respond to the need to provide appropriate and logical circulation routings and access arrangements in all instances. Access disruption due to localized construction activity (i.e. sidewalk reconstruction) immediately adjacent and across entrance will be limited to the maximum extent possible.

Preliminary drawing(s) illustrating the proposed conceptual traffic management during construction plan(s) is/are attached in **APPENDIX B**.

4.1 CONSTRUCTION MANAGEMENT PLAN – CMP-1

PEDESTRIANS

For all phases of construction a minimum 2.10m pedestrian walkway will be maintained across the Merton Street frontage of the Site. During the building construction phases it is proposed that the pedestrian walkway be temporarily relocated in to the road and occupy the westbound parking lane. Once the construction reaches grade overhead protection will be erected on the temporary walkway.

The Ministry of Labour defines all public laneways as a pedestrian way. As per the MOL requirements, once construction reaches grade overhead protection will also be required on Al Green Lane along the west frontage of the Site.

CYCLISTS

There are presently no designated cycling facilities on Merton Street or Al Green Lane.

LOCAL TRAFFIC OPERATION, ACCESS AND CIRCULATION

The current Construction Management Plan (CMP-1) proposal includes the occupancy of the westbound parking lane and boulevard on Merton Street for construction staging purposes. The proposed occupancy results in a staging area depth of approximately 7.0m at the widest section. As the proposed staging area on Merton Street is limited to the boulevard and parking lane, there will have no impact to existing vehicular traffic operations.

There are a number of businesses and residences presently serviced by Al Green Lane. Upon initial review it has been determined a priority to minimize disruption to the existing operations of the laneway. In an effort to up-hold this, no occupancy of Al Green Lane is presently proposed. As a result, greater emphasis has been placed on the Merton Street staging area to provide for the full range of construction staging area needs.

5.0 RESIDENT COMMUNICATION STRATEGY

As part of the construction mitigation plan, a resident communication strategy will be implemented to provide construction related information to local residents on a regular basis. Some of the information covered may include, but is not limited to:

- Construction phases and timing of works;
- Provision of advance notice (where possible) of the start and estimated completion dates of each construction stage and major works;
- Potential road closures and the anticipated duration;
- Contact names, telephone numbers and other contact information for residents to call regarding noise and other construction related questions, complaints or any other matters that may be appropriate including but not limited to the anticipated interruptions to services and provision of alternative services.

The Developer is committed to providing a comprehensive communication strategy subject to input from the City of Toronto and local Councillor. Some of these measures may include, but are not limited to:

- A website for local residents provided by QuadReal Property Group informing of up-to-date construction information and notice of potential road closures related to the project;
- A posting board mounted on the proposed covered walkway for immediate construction notices;
- A 24-hour hotline posted at the Site;
- A designated person responsible for addressing all construction related inquiries from the local residents; and/or
- Meetings with residents, the City and other affected parties, as required.

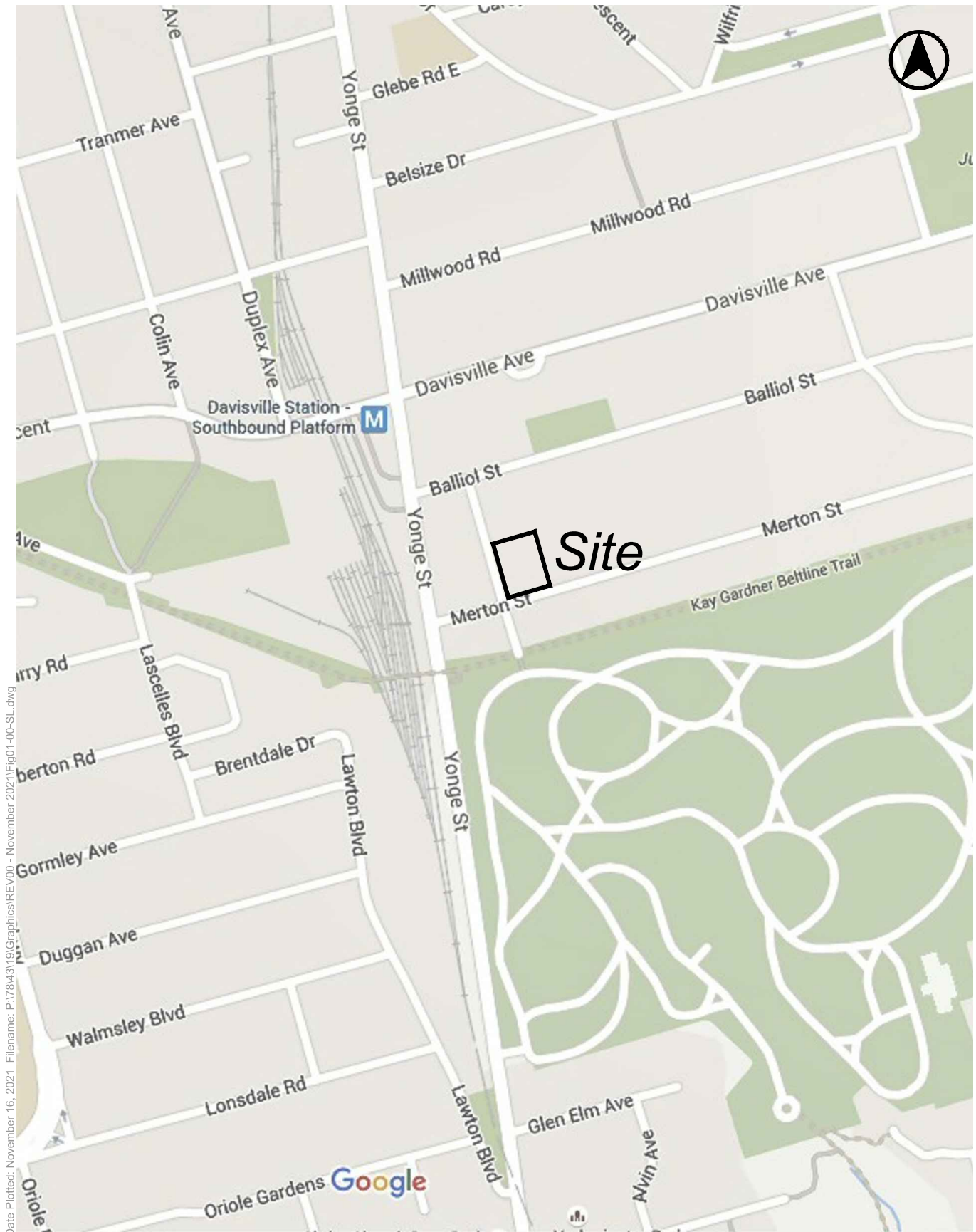
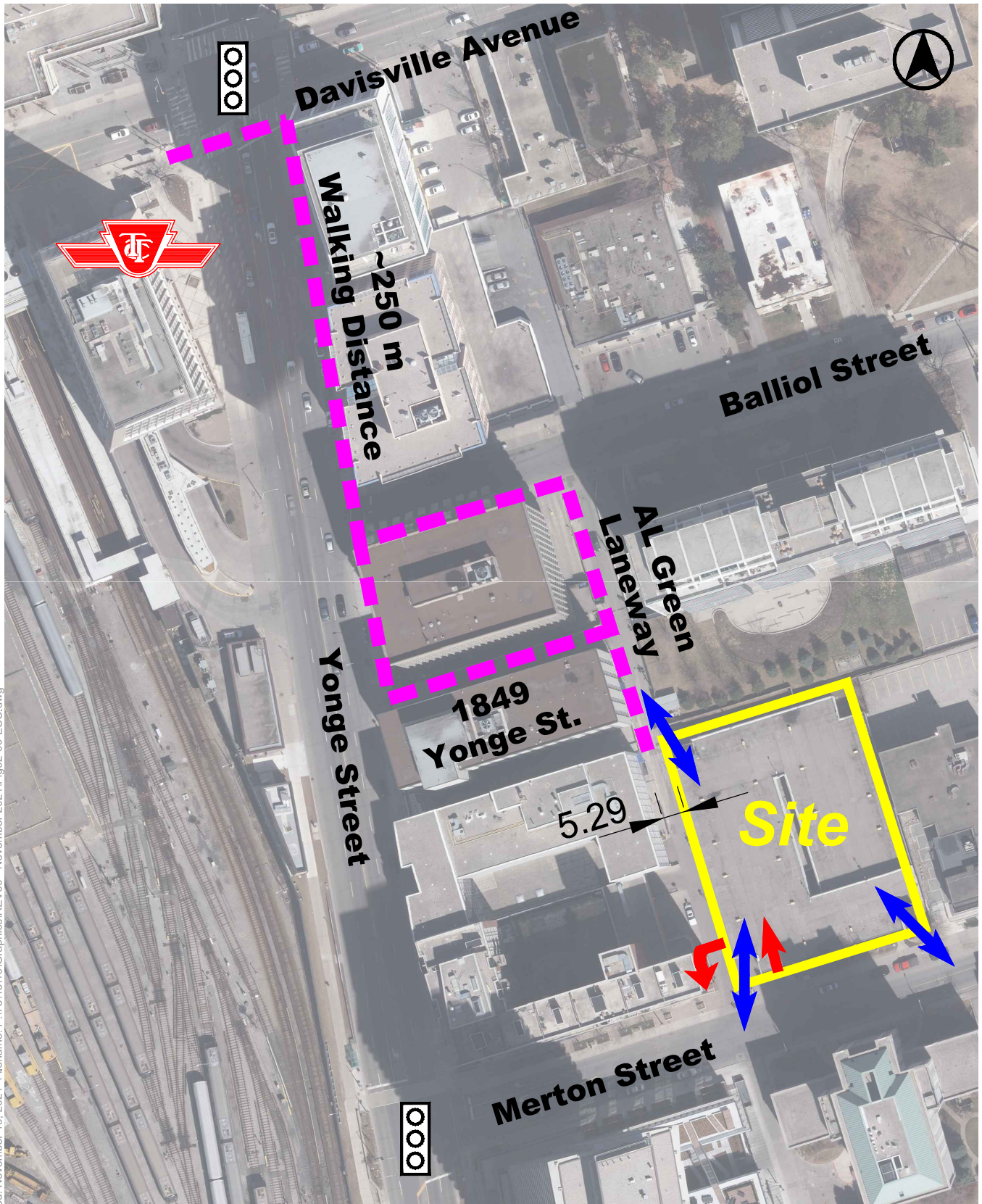


FIGURE 1 SITE LOCATION

Date Plotted: November 16, 2021, Filename: P:\7843\19\Graphics\REV00 - November 2021\Fig02-00-ESC.dwg



↔ Vehicular Site Access ↔ Pedestrian Site Access 250m Walking Distance

FIGURE 2 EXISTING SITE CONTEXT

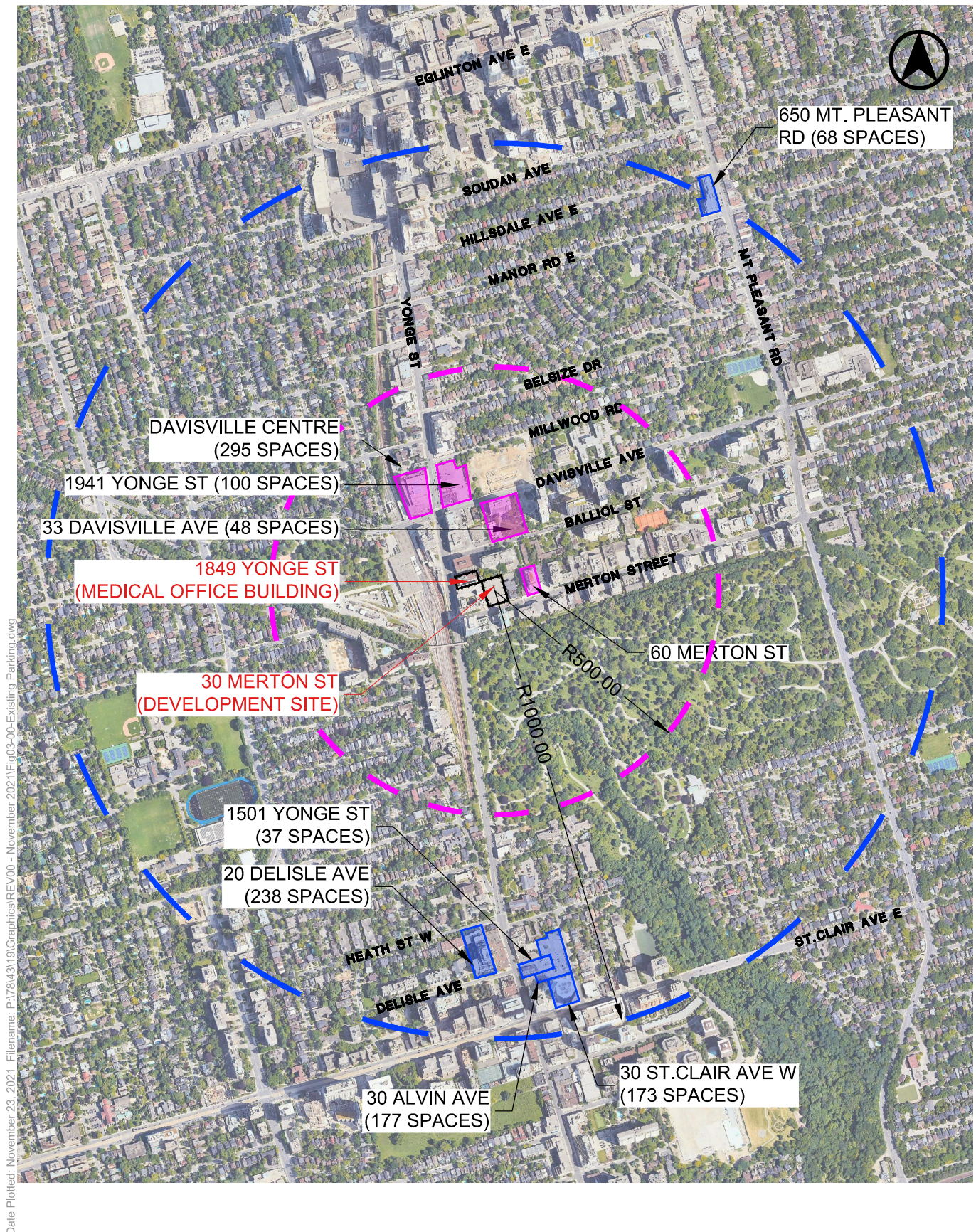


FIGURE 3 EXISTING PUBLIC PARKING SUPPLY

Appendix A:
Reduced-Size Architectural Development Plans (Dated April 9th, 2021)





30 MERTON STREET RESIDENTIAL DEVELOPMENT

ARCHITECTURAL DRAWINGS

RE-ISSUED FOR OPA/ZBA APRIL 9TH, 2020

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TRANSPORTATION ENGINEER
BA GROUP
45 ST CLAIR AVE W, SUITE 300
TORONTO ONTARIO M4V 1K9
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SITE SERVICES ENGINEER
WSP
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LIST OF ARCHITECTURAL DRAWINGS

Drawing No.	Drawing Name
A000	Cover sheet
A001	Building Statistics
A002	GFA 569-2013
A003	Types of Bicycle and Car Parking Spaces & Toronto Green Standard
A100	Context
A101	Site Survey
A200	P3 Floor Plan - Commercial Parking
A201	P2 Floor Plan - Commercial Parking
A202	P1 Floor Plan - Commercial Parking
A203	Ground Floor Plan
A204	2nd Floor Plan
A205	3rd Floor Plan
A206	4th Floor Plan
A207	5th Floor Plan
A208	6th Floor Plan
A209	7th to 20th Typical Floor Plan
A210	21st to 34th Typical Floor Plan
A237	35th to 36th Typical Floor Plan
A239	37th Floor Plan
A240	Mechanical Penthouse Floor Plan
A241	Roof Plan
A301	Section
A411	South Elevation
A412	North Elevation
A413	East Elevation
A414	West Elevation

DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

This drawing shall not be used for construction purposes until signed by the consultant responsible. This drawing, as an instrument of service, is provided by and is the property of Sweeney & Co. Architects.

ISSUED / REVISED

yy-mm-dd
17-05-31 Issued for OPA & ZBA
18-10-23 Issued for OPA/ZBA/SPA
19-10-07 Re-issued for OPA/ZBA
20-04-09 Re-issued for OPA/ZBA

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PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE
Cover sheet

DATE : Mar 04, 2020
SCALE :
DRAWN : BM
CHECKED : CR
PROJ. No. : 1660



DWG No.
A000

12/01/2019 10:30 AM - Drawing: 30 Merton - Rezoning Drawing 1 - 30 Merton - Toronto, Ontario, Canada
2020-04-15 10:15 PM

GENERAL INFORMATION :

Project Description : Proposed 37 storey mixed-use building, including three levels of underground commercial parking
Address : 30 Merton Street, Toronto, ON
Gross Site Area : 2,686.0 m² 28,912 SF
Net Site Area : 2,644.2 m² 28,462 SF
Public Lane Widening Area: 41.8 m² 450 SF

ZONING INFORMATION :

ZONING BYLAW 569-2013

Zoning : CR 2.0 (c2.0 ; r2.0) SS2 (x2495)
Height limit : 21 m
Gross Floor Area : 32,440.50 m² (area above-grade)
25,422.91 m² (area above-grade excluding above-grade parking)
39,496.21 m² (area above-grade and below-grade)
Density : 12.08 (area above-grade including above-grade parking / gross site area)
9.46 (area above-grade excluding above-grade parking / gross site area)
Building height :
Average Grade : 152.275m CGD

* Notes:

- Open to below areas included in GFA.
- Above-grade parking areas included in GFA.
- Exclusions from GFA:
 - required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
 - storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - amenity space, elevator shafts, garbage shafts, mechanical penthouse and exit stairwells in the building;
 - parking, loading, bicycle parking below-ground

BELOW-GRADE BUILDING STATISTICS				Total Floor Area		*GFA - CITY OF TORONTO BYLAW 569-2013							
# OF FLRS				TOTAL		RESIDENTIAL				PARKING		TOTAL	
				Area m²	Area SF	Area m²	Area SF			Area m²	Area SF	Area m²	Area SF
Commercial Parking (Below-Grade)													
P3 Level	1			2468.7 m²	26,573 SF	0.0 m²	0 SF			2402.0 m²	25,855 SF	2402.0 m²	25,855 SF
P2 Level	1			2468.7 m²	26,573 SF	0.0 m²	0 SF			2395.9 m²	25,789 SF	2395.9 m²	25,789 SF
P1 Level	1			2467.4 m²	26,559 SF	0.0 m²	0 SF			2257.8 m²	24,303 SF	2257.8 m²	24,303 SF
Total	3			7404.8 m²	79,705 SF	0.0 m²	0 SF			7055.7 m²	75,947 SF	7055.7 m²	75,947 SF

ABOVE-GRADE BUILDING STATISTICS							Total Floor Area		*GFA - CITY OF TORONTO BYLAW 569-2013							
# OF FLRS	STUDIO	1BED	2BED	3BED	TOTAL	TOTAL			RESIDENTIAL	FLEX	NON-RESIDENTIAL RETAIL	PARKING	TOTAL			
Residential/Retail/Parking entries																
Level 1	1	0	0	0	0	0	2314.0 m²	24,908 SF	397.9 m²	4,283 SF	163.8 m²	1,763 SF	1338.3 m²	14,405 SF	1899.9 m²	20,451 SF
Level 2	1	0	0	0	0	0	2421.7 m²	26,067 SF	768.1 m²	8,268 SF	162.4 m²	1,748 SF	1070.8 m²	11,526 SF	2001.3 m²	21,542 SF
Residential Parking (Above-Grade)																
Level 3	1	0	0	0	0	0	2448.7 m²	26,357 SF	52.8 m²	569 SF			2304.3 m²	24,803 SF	2357.1 m²	25,372 SF
Level 4	1	0	0	0	0	0	2448.7 m²	26,357 SF	430.7 m²	4,636 SF			1935.5 m²	20,834 SF	2366.2 m²	25,469 SF
Level 5	1	0	0	0	7	7	2437.7 m²	26,239 SF	793.0 m²	8,536 SF			1259.7 m²	13,559 SF	2294.3 m²	24,696 SF
Residential																
Level 6	1	0	1	2	2	5	750.0 m²	8,073 SF	480.9 m²	5,176 SF					480.9 m²	5,176 SF
Level 7	1	0	6	5	0	11	750.0 m²	8,073 SF	699.1 m²	7,525 SF					699.1 m²	7,525 SF
Levels 8-20	13	0	78	65	0	143	9750.0 m²	104,948 SF	9088.2 m²	97,825 SF					9088.2 m²	97,825 SF
Level 21	1	0	7	3	1	11	750.0 m²	8,073 SF	699.1 m²	7,525 SF					699.1 m²	7,525 SF
Levels 22-34	13	0	91	39	13	143	9750.0 m²	104,948 SF	9088.2 m²	97,825 SF					9088.2 m²	97,825 SF
Level 35	1	0	0	0	7	7	750.0 m²	8,073 SF	699.1 m²	7,525 SF					699.1 m²	7,525 SF
Level 36	1	0	0	0	7	7	750.0 m²	8,073 SF	699.1 m²	7,525 SF					699.1 m²	7,525 SF
Level 37	1	-	-	-	-	-	396.0 m²	4,262 SF	67.9 m²	731 SF					67.9 m²	731 SF
Level MPH	-	-	-	-	-	-	396.7 m²	4,270 SF	0.0 m²	0 SF					0.0 m²	0 SF
Total	37	0	183	114	37	334	36113.3 m²	388,720 SF	23964.2 m²	257,948 SF	241.6 m²	2,601 SF	326.1 m²	3,510 SF	7908.6 m²	85,128 SF
32440.5 m²																
349,187 SF																
Percentage of Units		0.0%	54.8%	34.1%	11.1%	100.0%										
Average Unit size (m²)		0.0	50.4	66.9	91.7	61.6										

SUBTOTAL AREAS OF BELOW-GRADE	7404.8 m ²	79,705 SF	0.0 m ²	0 SF	0.0 m ²	0 SF	0.0 m ²	0 SF	7055.7 m ²	75,947 SF	7055.7 m ²	75,947 SF
SUBTOTAL AREAS OF ABOVE-GRADE	36113.3 m ²	388,720 SF	23964.2 m ²	257,948 SF	241.6 m ²	2,601 SF	326.1 m ²	3,510 SF	7908.6 m ²	85,128 SF	32440.5 m ²	656,791 SF
GRAND TOTAL OF OVERALL AREAS	43518.1 m ²	468,425 SF	23964.2 m ²	257,948 SF	241.6 m ²	2,601 SF	326.1 m ²	3,510 SF	14964.3 m ²	161,075 SF	39496.2 m ²	425,134 SF

Provided Parking Below-Grade

Commercial Parking	Subtotal	Total
Level 1 :	3 spaces	
Level P1 :	58 spaces	
Level P2 :	66 spaces	
Level P3 :	68 spaces	
Subtotal :		195 spaces

Parking Above-Grade (Residents) *

Level 3 :	53 spaces
Level 4 :	41 spaces
Level 5 :	29 spaces

Subtotal :	121 spaces
Total :	316 spaces

Bicycle Parking requirement:

For visitors:	Short Term	
0.1 X 334 units = 33.4	Level 1	34
	Long Term	
	Level 1	50
	Level 2	250
For Residents:		
0.9 X 334 units = 300.6		
Total = 334	Grand Total	334

Parking Ratios

Type	Formula	Subtotal	Total
Residents	0.36 spaces/unit	121 spaces	
Commercial:		195 spaces	
Total :			316 spaces

Res. Visitors : 0.1 spaces / unit : 34 spaces *
* Visitor parking provided within Commercial Parking

Amenity Provided

Indoor Amenity		
Level 3 :	29.7 m ²	
Level 05	120.8 m ²	
Level 06	207.7 m ²	
Level 37	276.4 m ²	
Subtotal	634.6 m ²	1.90m ² per Unit
Outdoor Amenity		
Level 06	314.0 m ²	
Level 37	354.0 m ²	
Subtotal	668.1 m ²	2.00m ² per Unit
Total Amenities provided =	1,303 m ²	

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

Building Statistics

DATE : Mar 04, 2020

SCALE :

DRAWN : BM/LL

CHECKED : CR

PROJ. No. : 1660



DWG No.
A001

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PROJ. NAME
30 Merton

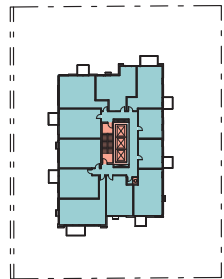
30 Merton Street, Toronto

OWNER
Quadreal

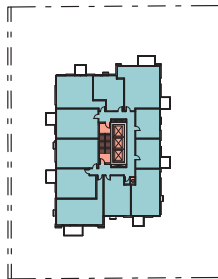
DWG TITLE
GFA 569-2013

DATE : Mar 04, 2020
SCALE : 1 : 750
DRAWN : LL
CHECKED : CR
PROJ. No. : 1660

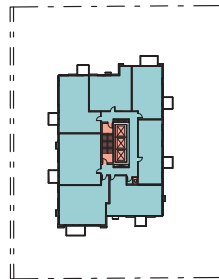
DWG No.
A002



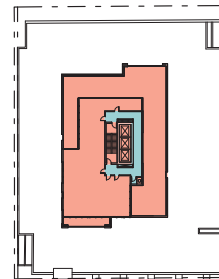
10 7th to 21st
1 : 750



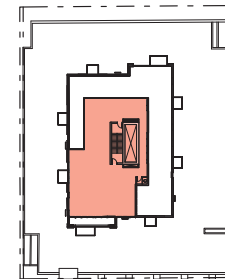
11 569-2013 - Level 22
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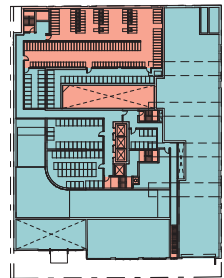
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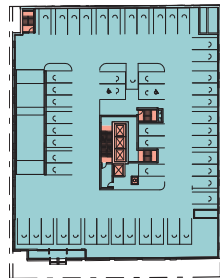
13 37th Floor Plan
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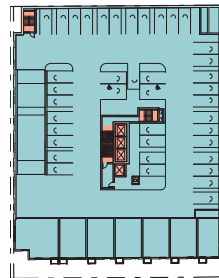
14 MPH
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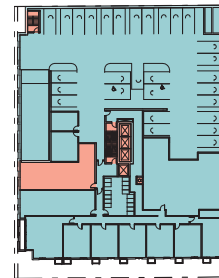
5 2nd Floor Plan
1 : 750



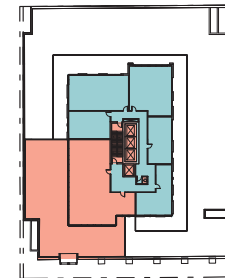
6 3rd Floor Plan
1 : 750



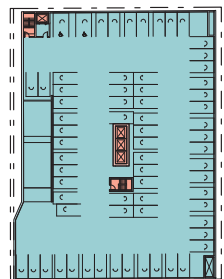
7 4th Floor Plan
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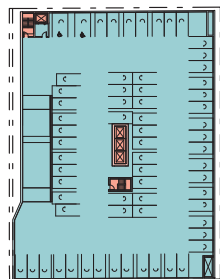
8 5th Floor Plan
1 : 750



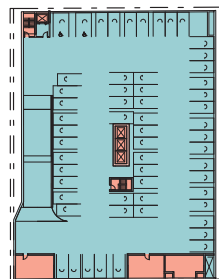
9 6th Floor Plan
1 : 750



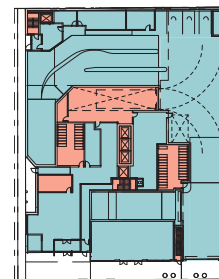
1 U/G Parking Plan P3
1 : 750



2 U/G Parking Plan P2
1 : 750

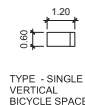


3 U/G Parking Plan P1
1 : 750



4 Ground Floor Plan
1 : 750

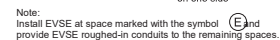
DEDUCTION
GROSS FLOOR AREA



1 : 150



1 - 200



1 : 200

yy-mm-dd

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[illegible]

311

Page 1 of 3



DWG No.
A003

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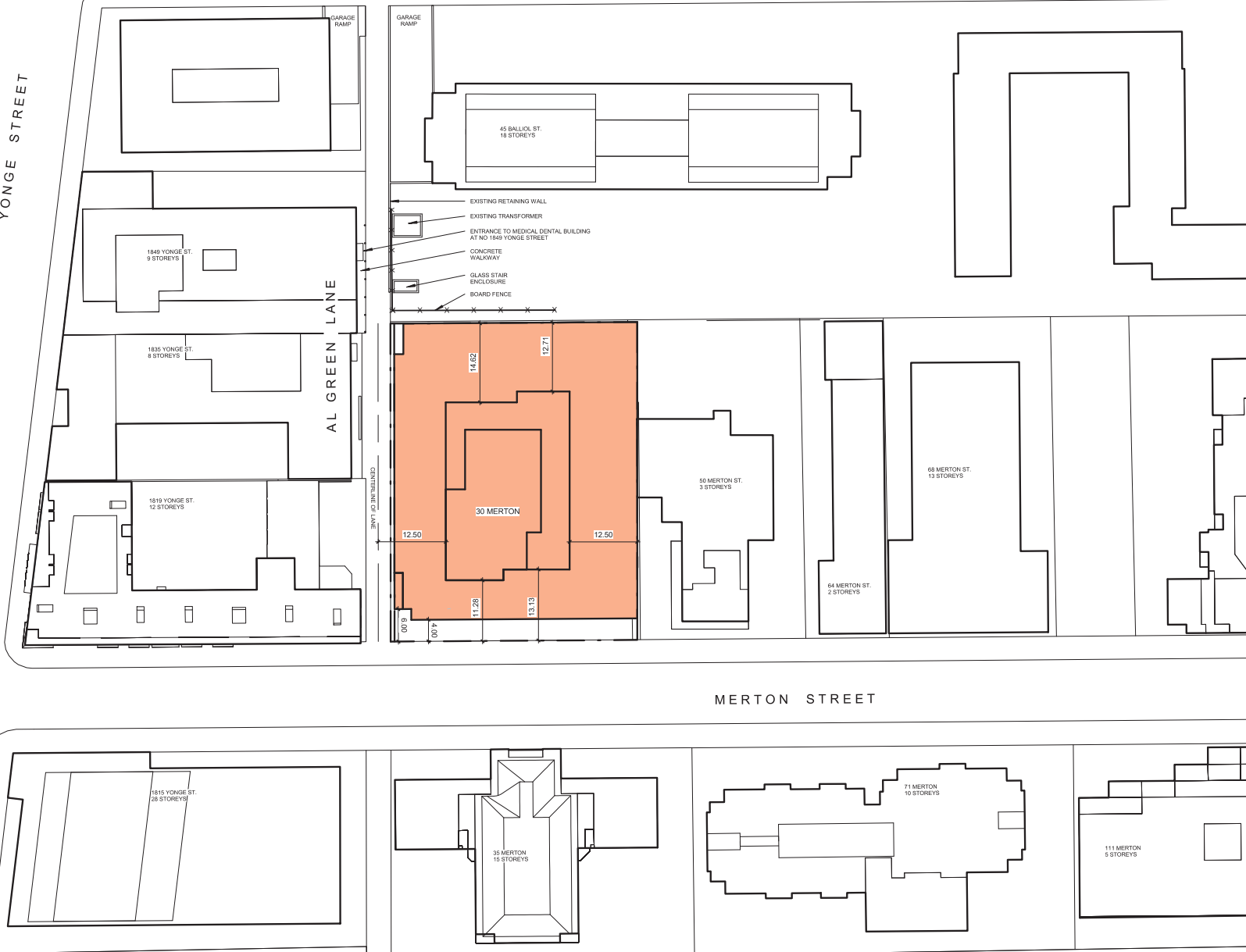
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YONGE STREET

BALLIOL STREET

AL GREEN LANE

MERTON STREET



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PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE
Context

DATE : Mar 04, 2020
SCALE : 1 : 500
DRAWN : PG
CHECKED : CR
PROJ. No. : 1660



DWG No.
A100



yy-mm-dd	
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18-10-23	Issued for OPA/ZBA/SPA
19-10-07	Re-issued for OPA/ZBA
20-04-09	Re-issued for OPA/ZBA

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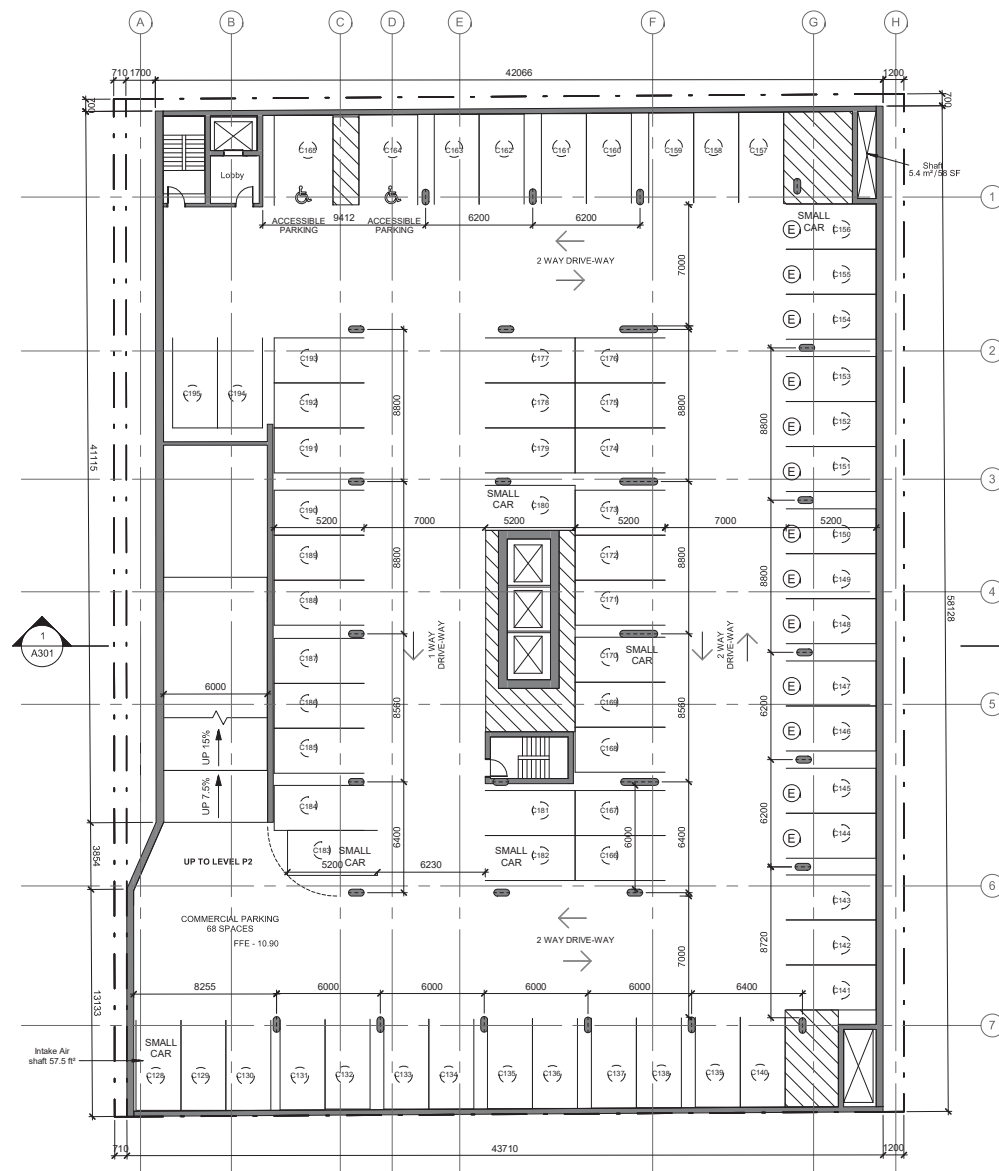
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30 Merton Street, Toronto

DWG TITLE
P3 Floor Plan -
Commercial Parking



DWG No.
200



LEVEL P3:
NO. OF SMALL CARS = 6

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PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE
**P2 Floor Plan -
Commercial Parking**

DATE : Mar 04, 2020

SCALE : 1 : 200

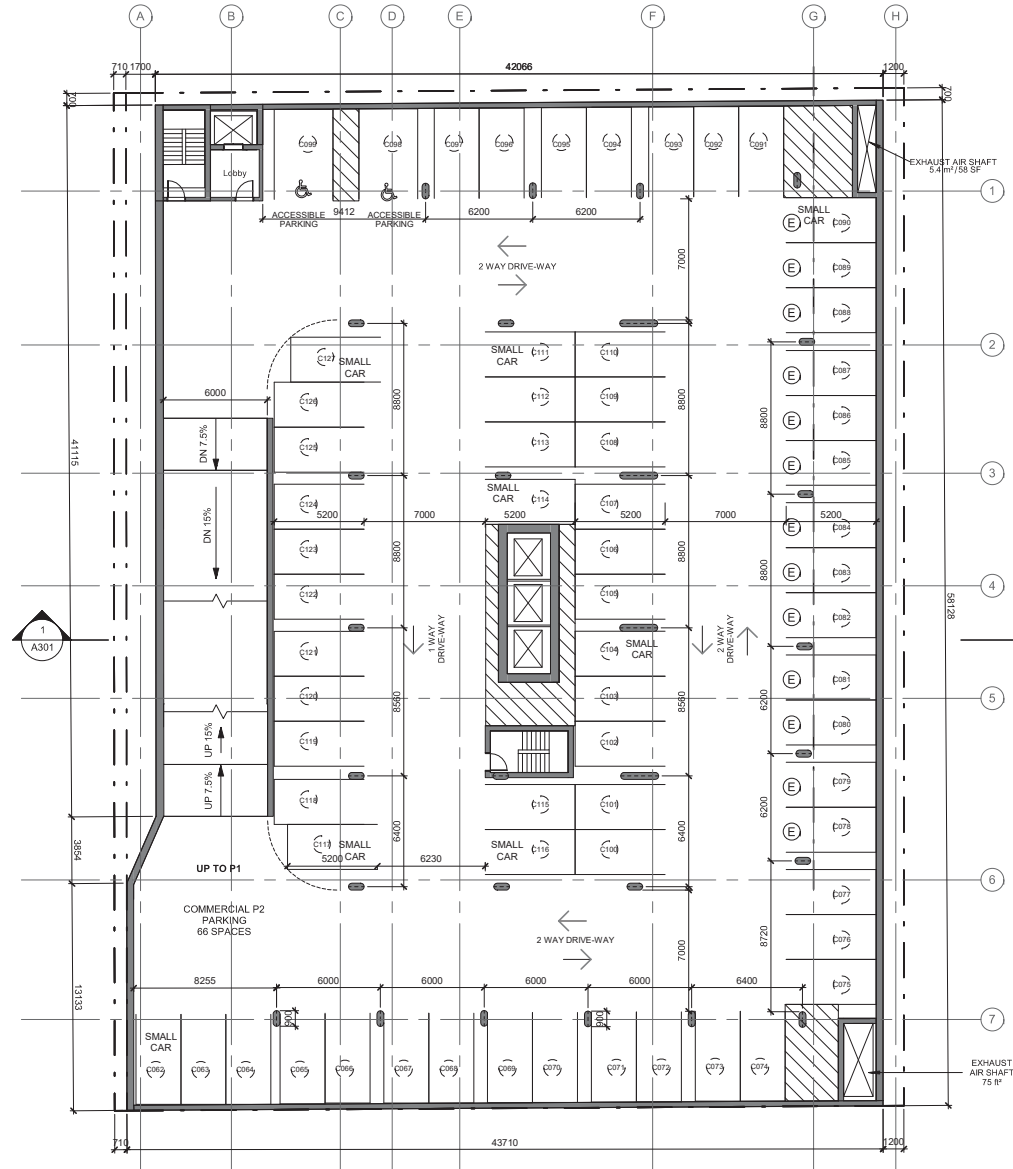
DRAWN : LL/BM

CHECKED : CR

PROJ. No. : 1660



DWG No.
A201



yy-mm-dd	
17-05-31	Issued for OPA & ZBA
18-10-23	Issued for OPA/ZBA/SPA
19-10-07	Re-Issued for OPA/ZBA
20-04-09	Re-Issued for OPA/ZBA

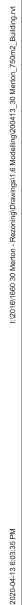
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OWNER
Quadreal



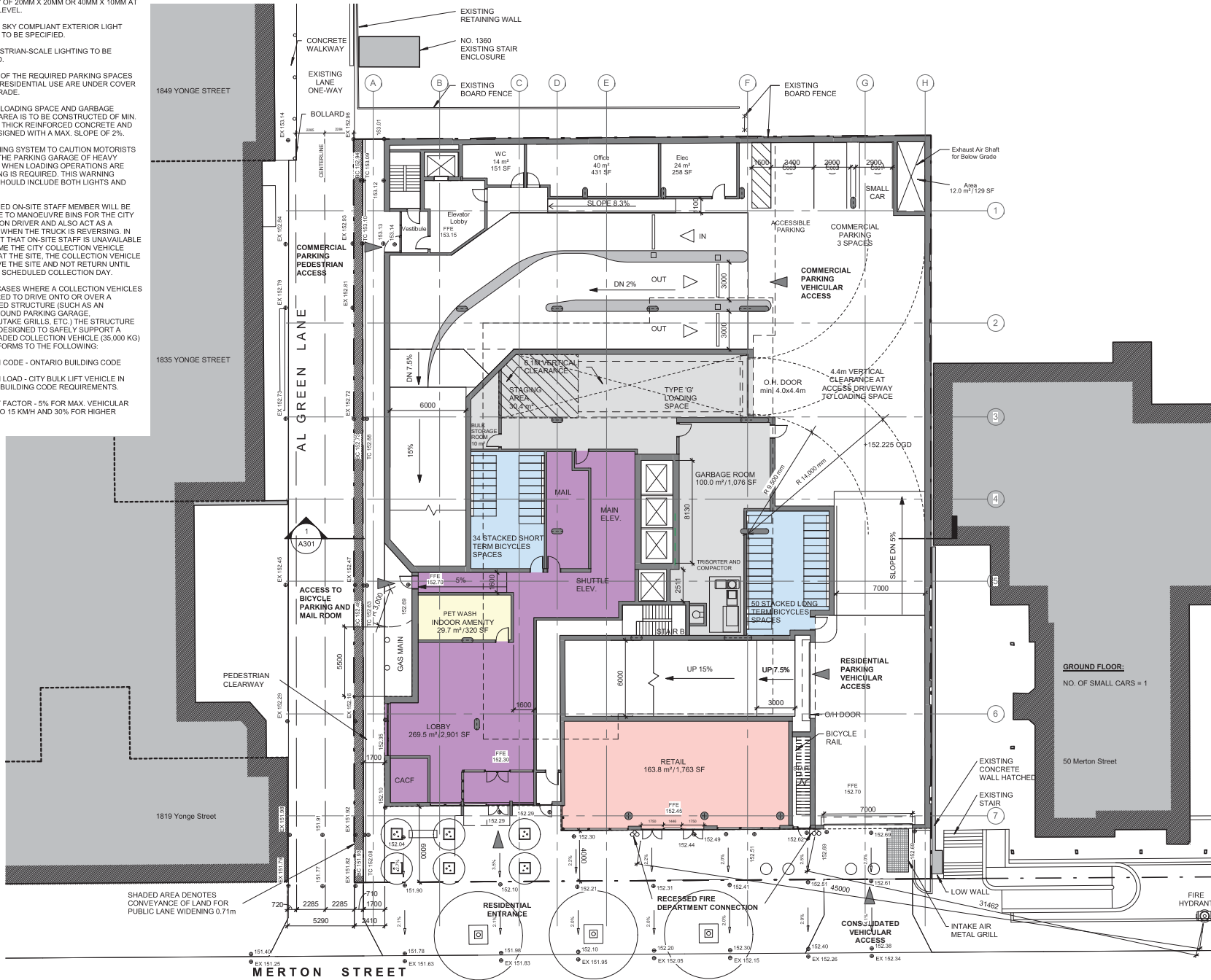
DWG No.
A202



NOTES:

1. ALL METAL GRATES TO HAVE MAXIMUM POROSITY OF 20MM X 20MM OR 40MM X 10MM AT GROUND LEVEL.
2. DARK SKY COMPLIANT EXTERIOR LIGHT FIXTURES TO BE SPECIFIED.
3. PEDESTRIAN-SCALE LIGHTING TO BE SPECIFIED.
4. 100% OF THE REQUIRED PARKING SPACES FOR NON-RESIDENTIAL USE ARE UNDER COVER BELOW GRADE.
5. TYPE G LOADING SPACE AND GARBAGE STAGING AREA IS TO BE CONSTRUCTED OF MIN. OF 200MM THICK REINFORCED CONCRETE AND TO BE DESIGNED WITH A MAX. SLOPE OF 2%.
6. A WARNING SYSTEM TO CAUTION MOTORISTS LEAVING THE PARKING GARAGE OF HEAVY VEHICLES WHEN LOADING OPERATIONS ARE OCCURRING IS REQUIRED. THIS WARNING SYSTEM SHOULD INCLUDE BOTH LIGHTS AND SIGNS.
7. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE CITY COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THAT ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
8. IN ALL CASES WHERE A COLLECTION VEHICLES IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE, INTAKE/OUTAKE GRILLS, ETC.) THE STRUCTURE MUST BE DESIGNED TO SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KG) AND CONFORMS TO THE FOLLOWING:
 - A) DESIGN CODE - ONTARIO BUILDING CODE
 - B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
 - C) IMPACT FACTOR - 5% FOR MAX. VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.

- A) DESIGN CODE - ONTARIO BUILDING CODE
- B) DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION BUILDING CODE REQUIREMENTS.
- C) IMPACT FACTOR - 5% FOR MAX. VEHICULAR SPEEDS TO 15 KM/H AND 30% FOR HIGHER SPEEDS.



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PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE
Ground Floor Plan

DATE : Mar 04, 2020
SCALE : 1 : 200
DRAWN : RS
CHECKED : CR
PROJ. No. : 1660



DWG No.
A203

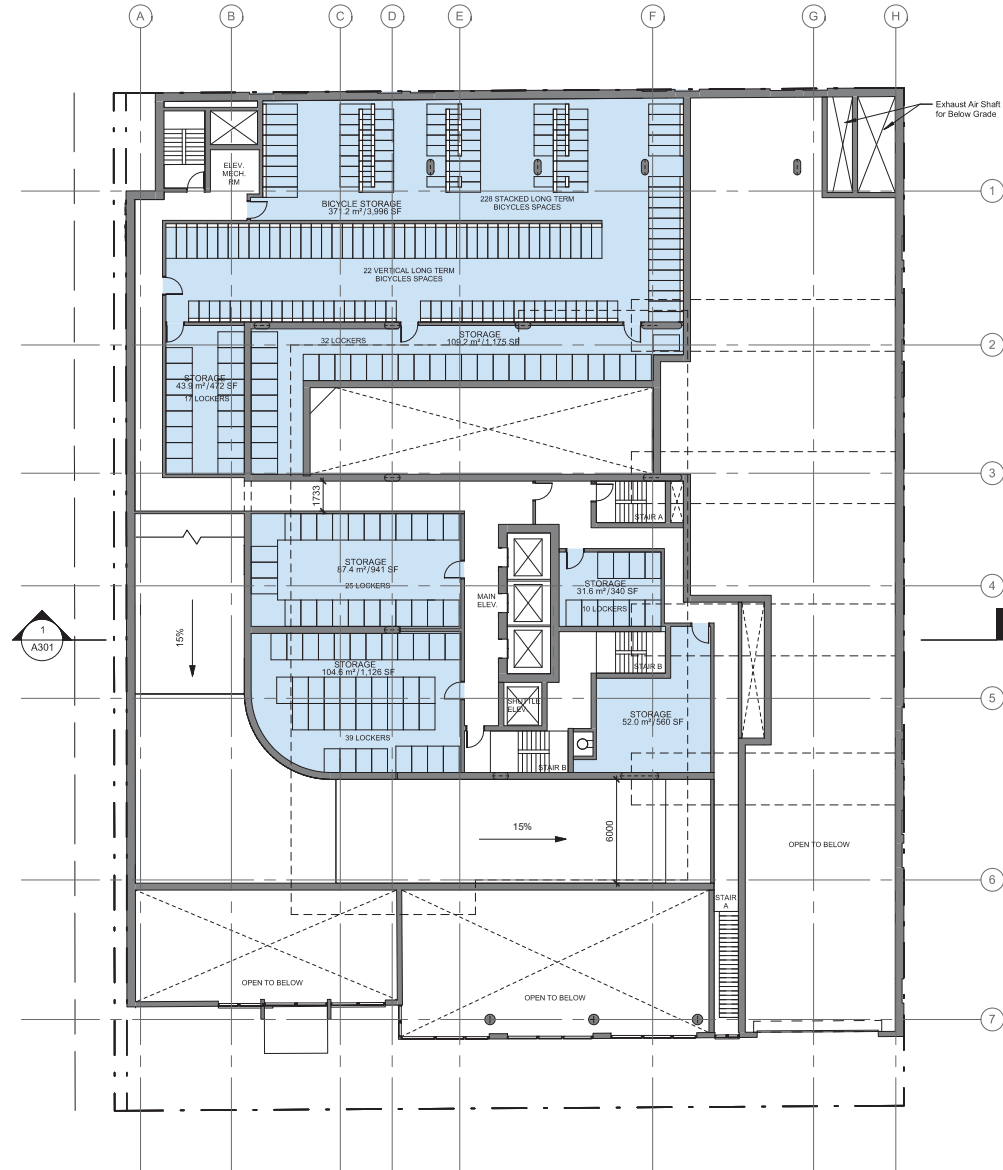
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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

2nd Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

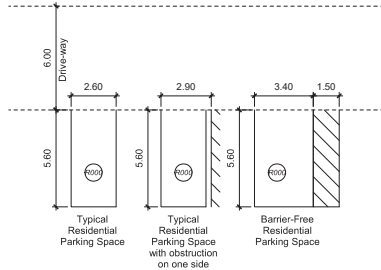
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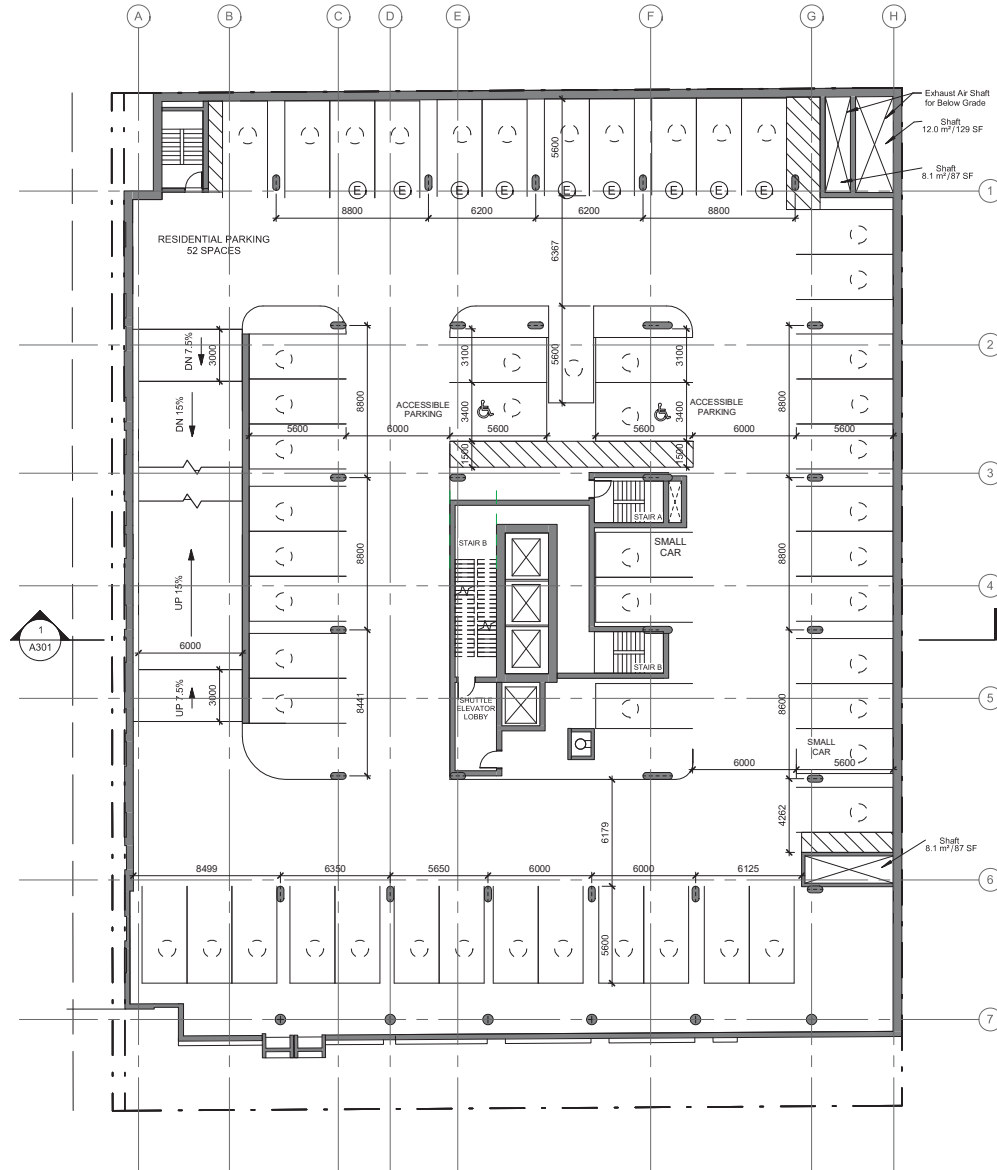
PROJ. No. : 1660



DWG No.
A204



Note:
Install EVSE at spaced marked with the symbol (E) and
provide EVSE rough-in conduits to the remaining spaces.



LEVEL 03:
NO. OF SMALL CARS = 2

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PROJ. NAME
30 Merton

30 Merton Street, Toronto

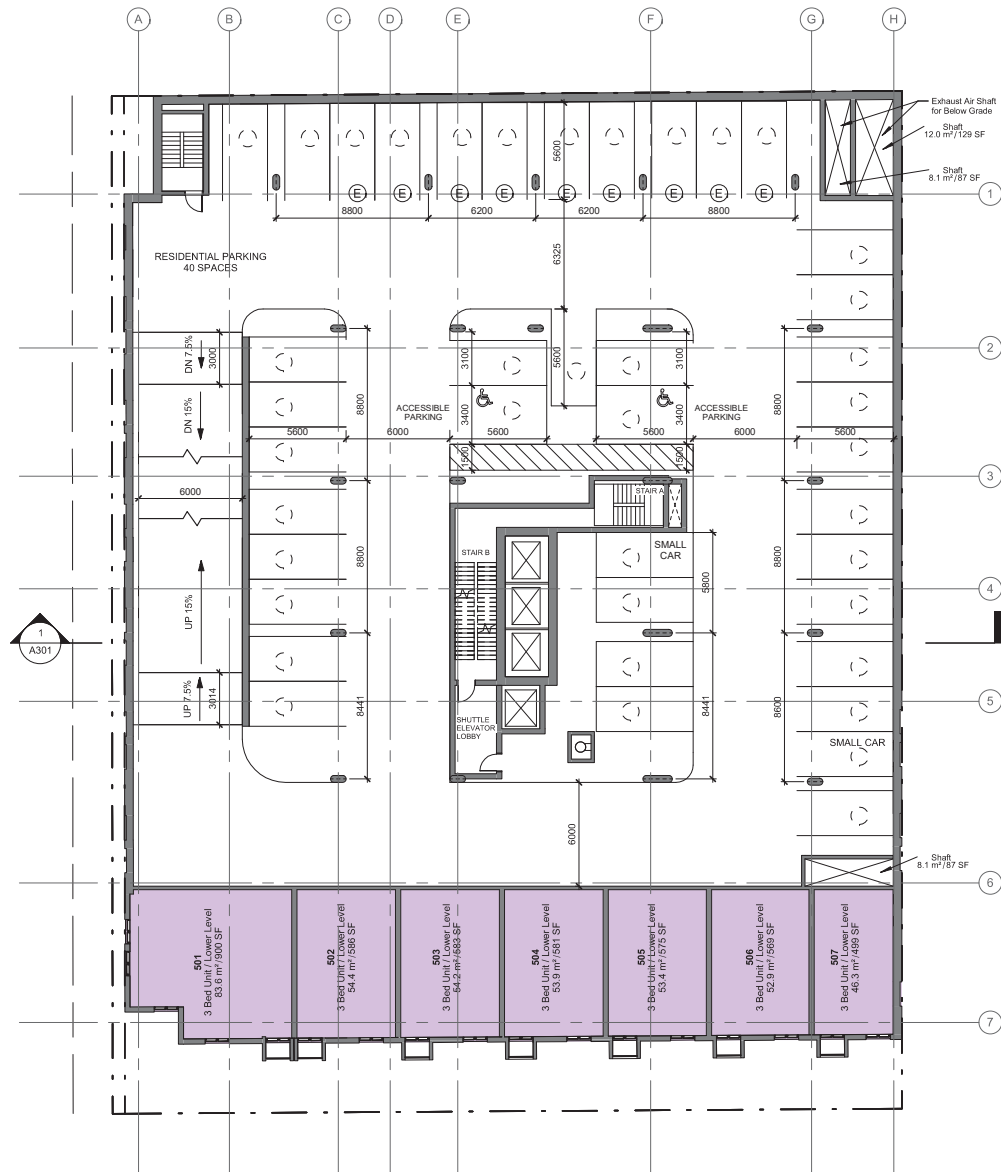
OWNER
Quadreal

DWG TITLE
3rd Floor Plan

DATE : Mar 04, 2020
SCALE : 1 : 200
DRAWN : SS/LL/BM
CHECKED : CR
PROJ. No. : 1660



DWG No.
A205



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19-10-07 Re-Issued for OPA/ZBA
20-04-09 Re-Issued for OPA/ZBA

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PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE
4th Floor Plan

DATE : Mar 04, 2020
SCALE : 1 : 200
DRAWN : BM
CHECKED : CR
PROJ. No. : 1660



DWG No.
A206

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 19-06-07 Issued for Information
 19-10-07 Re-issued for OPA/ZBA
 20-04-09 Re-issued for OPA/ZBA



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PROJ. NAME
 30 Merton

30 Merton Street, Toronto

OWNER
 Quadreal

DWG TITLE
 5th Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : SS/LL

CHECKED : CR

PROJ. No. : 1660



DWG No.
A207

17-05-31	Issued for OPA & ZBA
18-10-23	Issued for OPA/ZBA/SPA
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20-04-09	Re-Issued for OPA/ZBA

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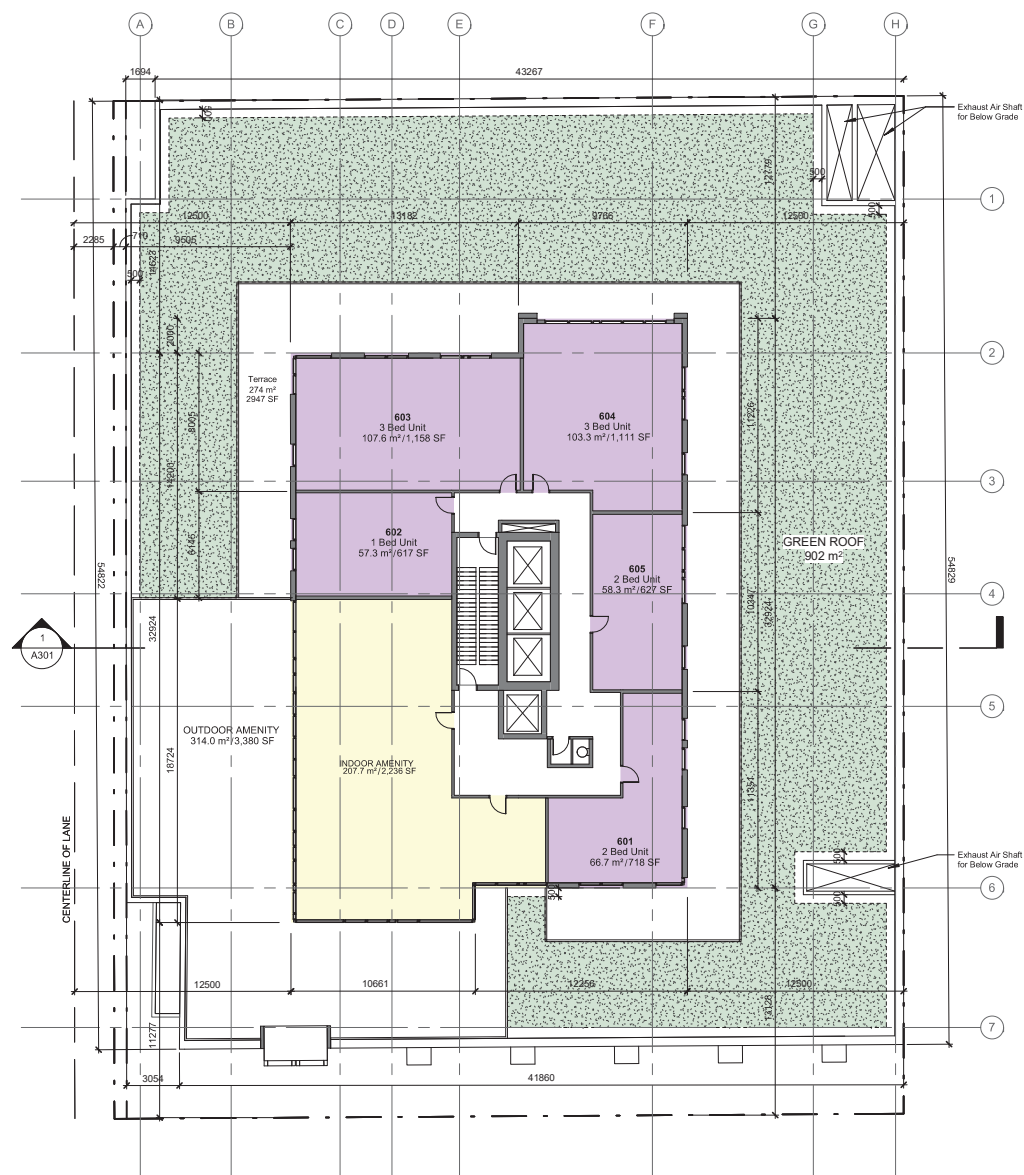
134 PETER STREET | SUITE 1601
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30 Merton Street, Toronto

DWG TITLE
6th Floor Plan



DWG No.
208



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20-04-09 Re-issued for OPA/ZBA

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PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE
**7th to 20th Typical
Floor Plan**

DATE : Mar 04, 2020

SCALE : 1 : 200

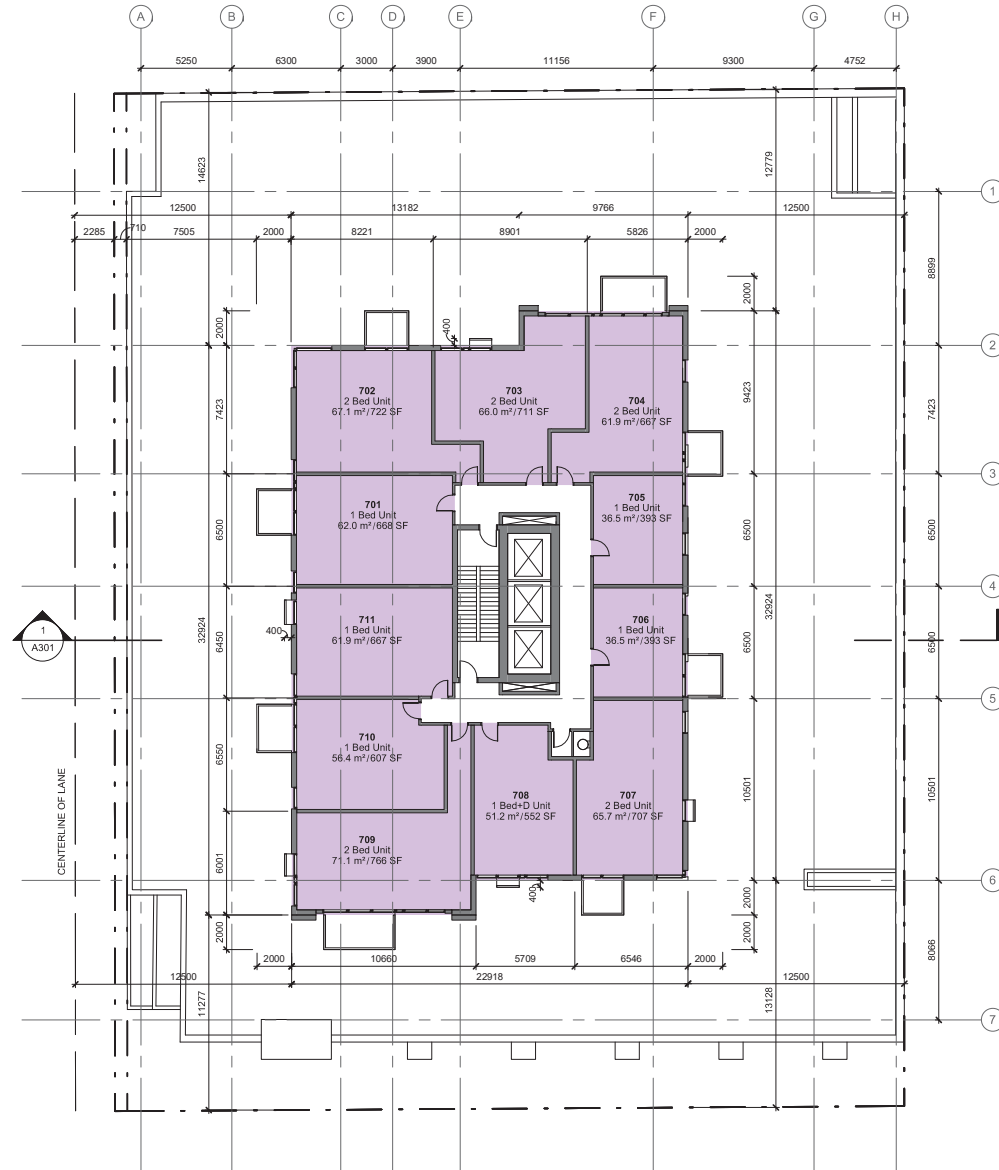
DRAWN : BM/RS

CHECKED : CR

PROJ. No. : 1660



DWG No.
A209



DRAWING NOT TO BE SCALED

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

21st to 34th Typical
Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : Author

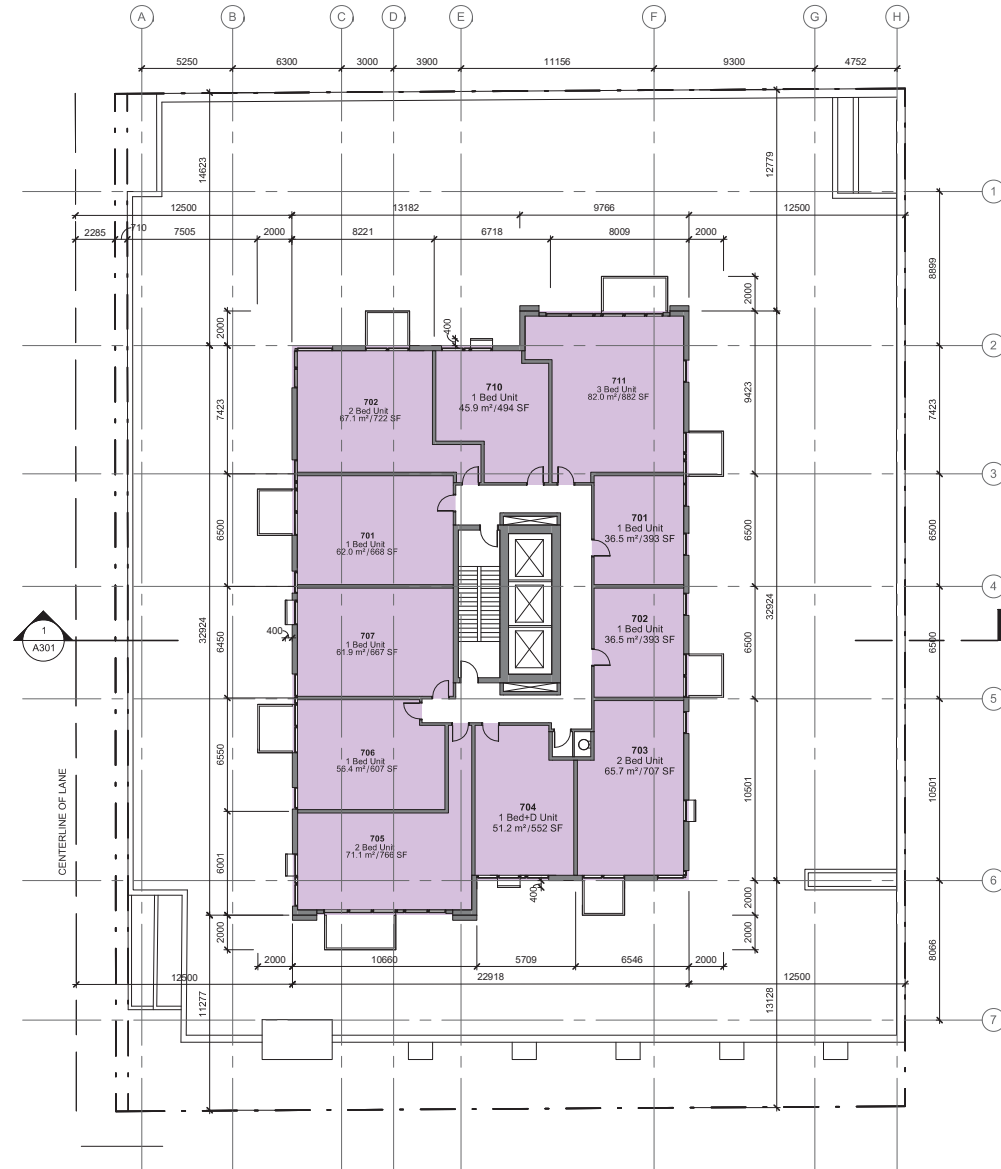
CHECKED : Checker

PROJ. No. : 1660



DWG No.

A210



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PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE
**35th to 36th Typical
Floor Plan**

DATE : Mar 04, 2020

SCALE : 1 : 200

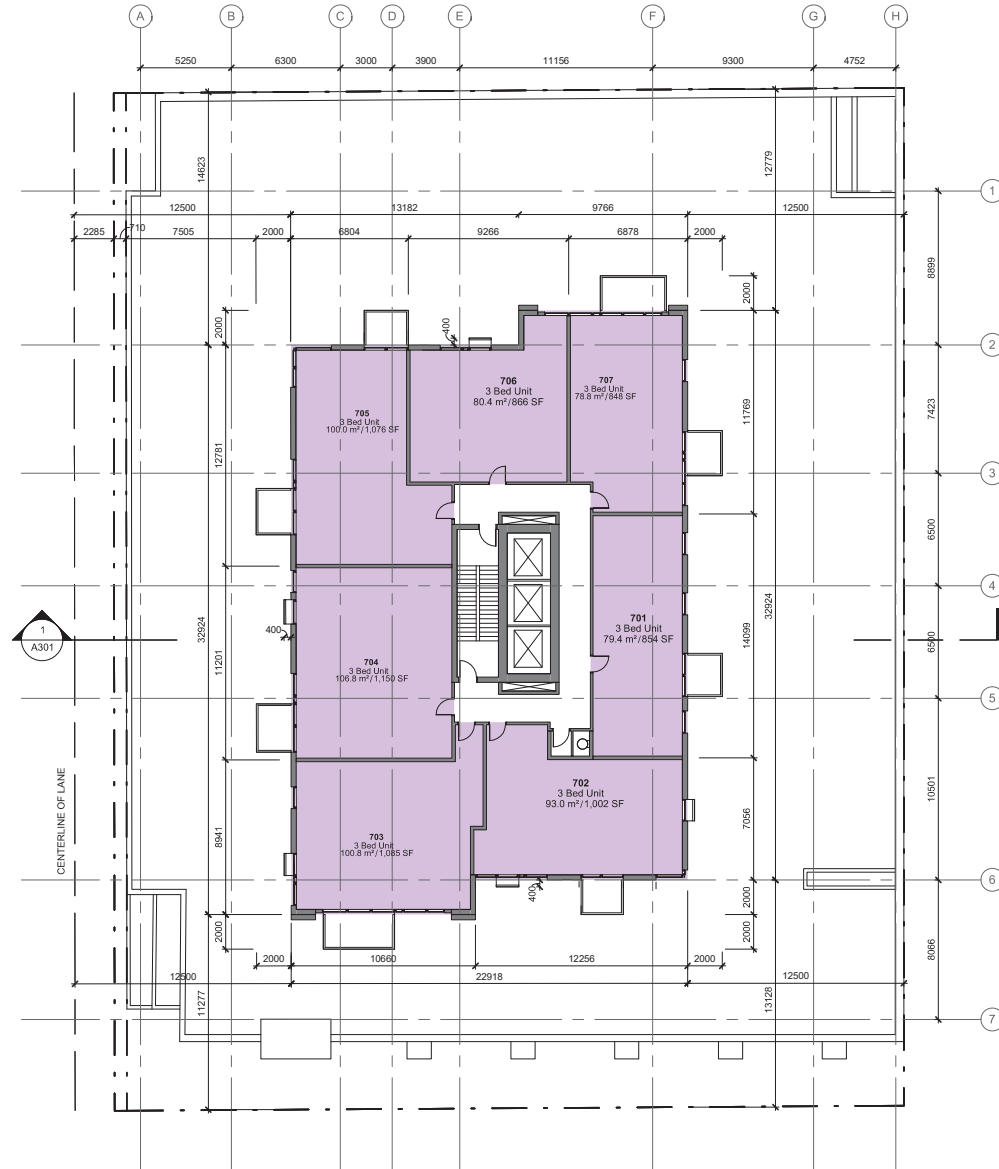
DRAWN : BM

CHECKED : CR

PROJ. No. : 1660



DWG No.
A237



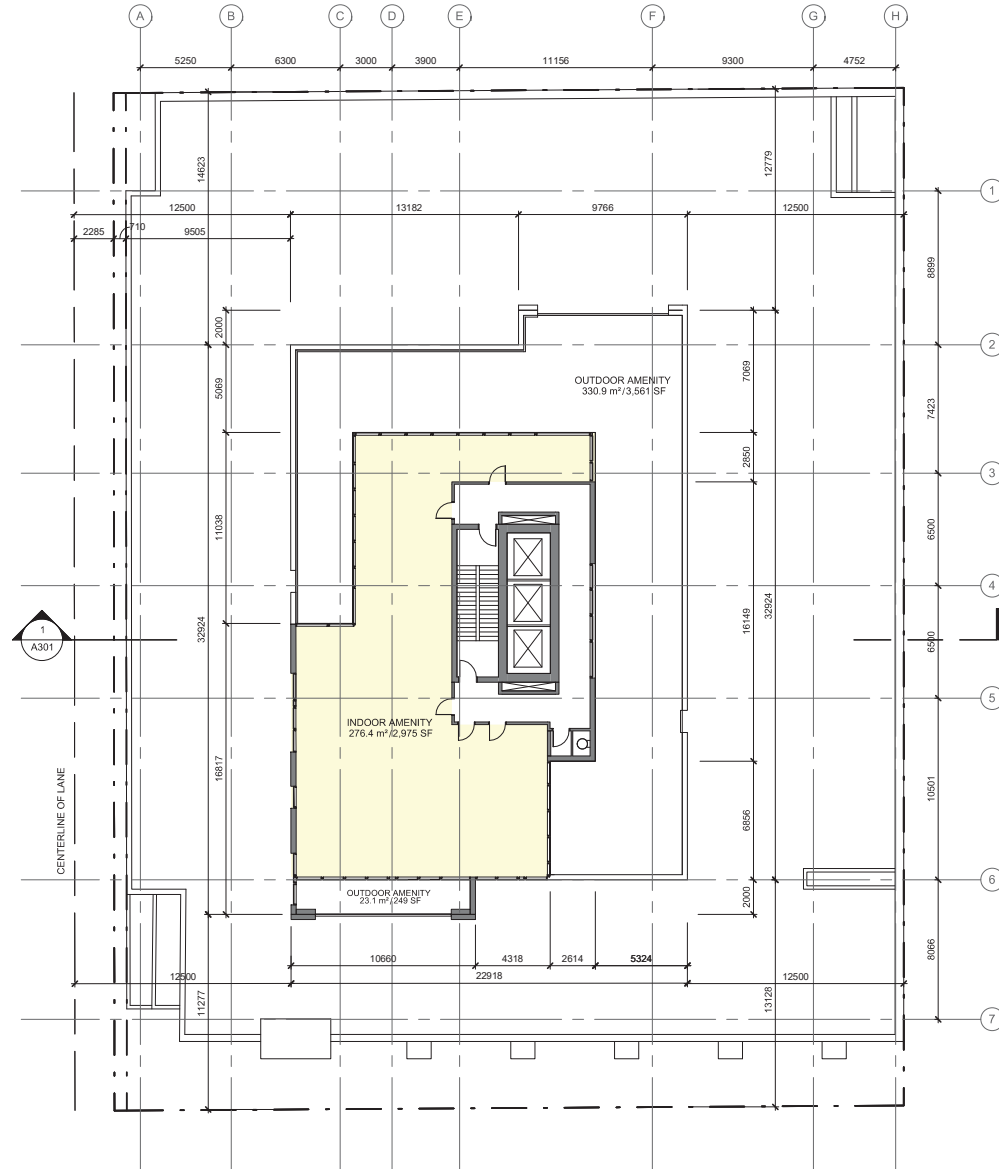
DRAWING NOT TO BE SCALED

Contractor must check and verify all dimensions on the job and report any discrepancies to the architect before proceeding with the work.

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yy-mm-dd
17-05-31 Issued for OPA & ZBA
18-10-23 Issued for OPA/ZBA/SPA
19-10-07 Re-issued for OPA/ZBA
20-04-09 Re-issued for OPA/ZBA



**Sweeny&Co
Architects**

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E: info@sweenyandco.com | www.sweenyandco.com

PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

37th Floor Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : BM

CHECKED : CR

PROJ. No. : 1660



DWG No.

A239

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18-10-23	Issued for OPA/ZBA/SPA
19-10-07	Re-issued for OPA/ZBA
20-04-09	Re-issued for OPA/ZBA

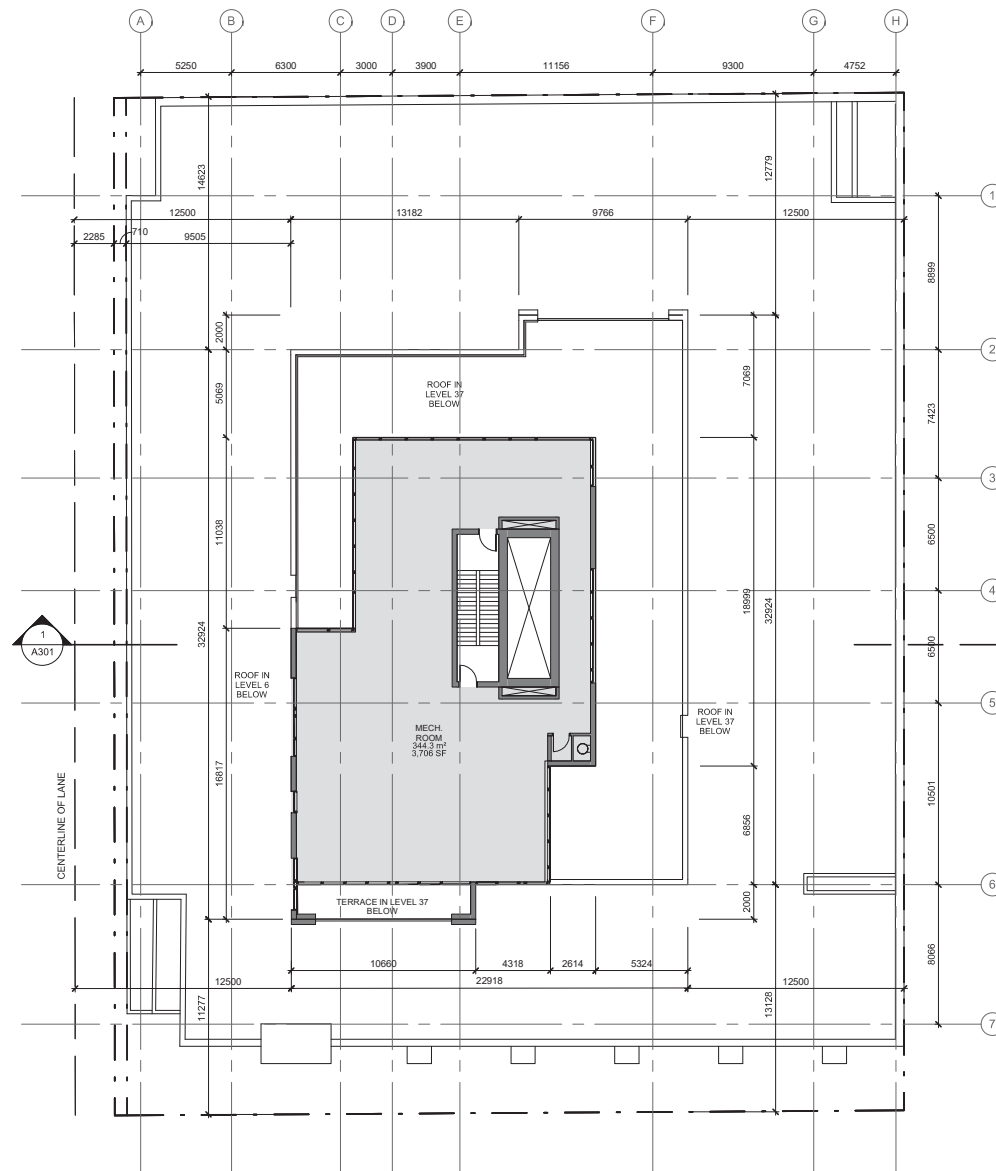
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30 Merton

OWNER
Quadreal

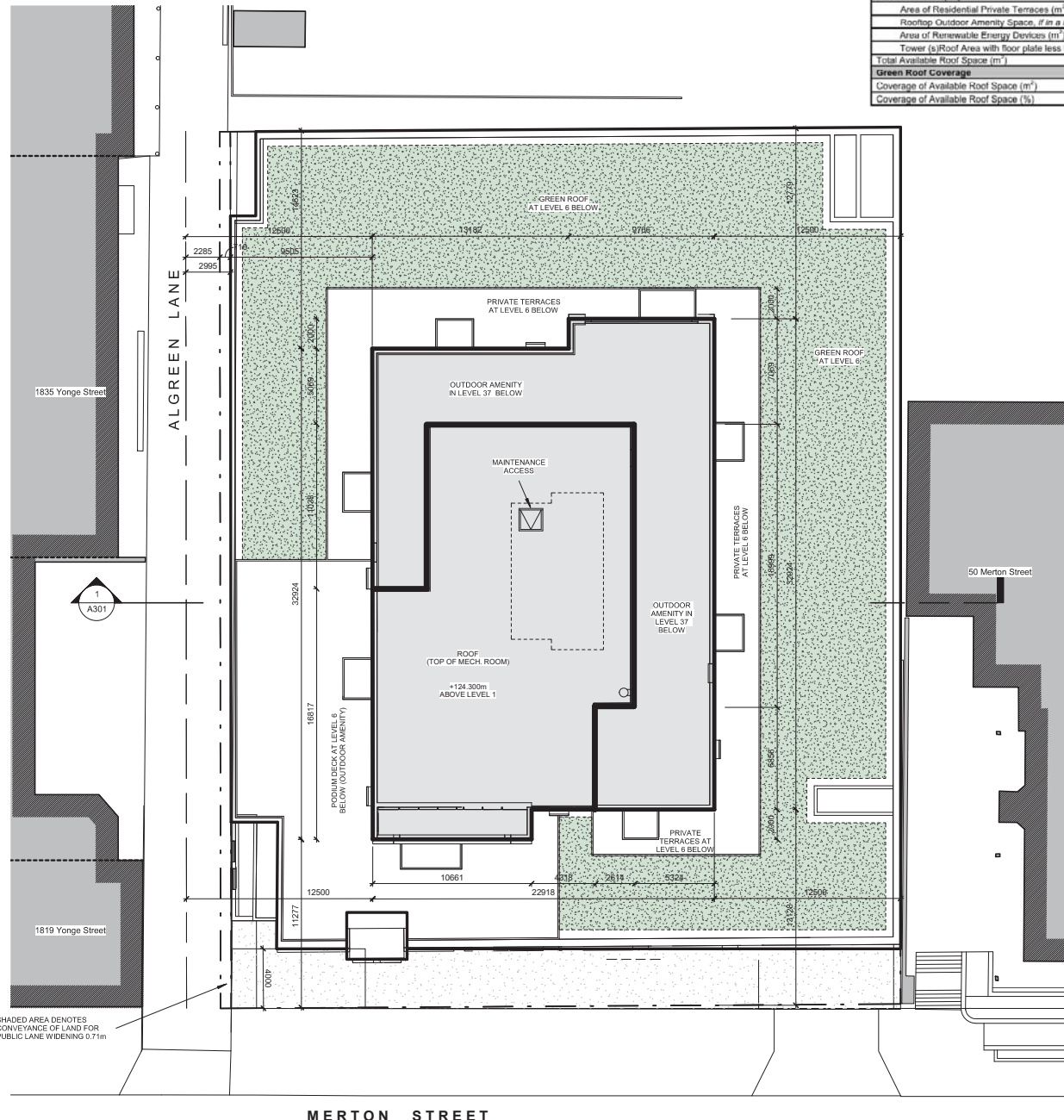
DWG No.
A240



I:\2016\1660 30 Merton - Rezoning\Drawings\1.6 Modelling\200413_30 Merton_750m2_Building.nrt

2020-04-13 6:03:46 PM

1:2019/1662 30 Merton - Roofing/Drainage/2 Modelling/2019/12_30 Merton_Tonic_Bldg.dwg
2020-04-15 15:45:45 PM



Green Roof Statistics

Available Roof Space Calculation		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		33,443.4
Total Roof Area (m ²)		9,454
Area of Residential Private Terraces (m ²)		380
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		888
Area of Renewable Energy Devices (m ²)		0
Tower (s)/Roof Area with floor plate less than 750 m ²		0
Total Available Roof Space (m ²)		1,268
Green Roof Coverage		
Coverage of Available Roof Space (m ²)	Required	Proposed
	902	802
Coverage of Available Roof Space (%)	61%	63%

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yy-mm-dd
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PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE
Roof Plan

DATE : Mar 04, 2020

SCALE : 1 : 200

DRAWN : BM/LL

CHECKED : Checker

PROJ. No. : 1660



DWG No.
A241

yy-mm-dd	
17-05-31	Issued for OPA & ZBA
18-10-23	Issued for OPA/ZBA/SPA
19-10-07	Re-Issued for OPA/ZBA
20-04-09	Re-Issued for OPA/ZBA

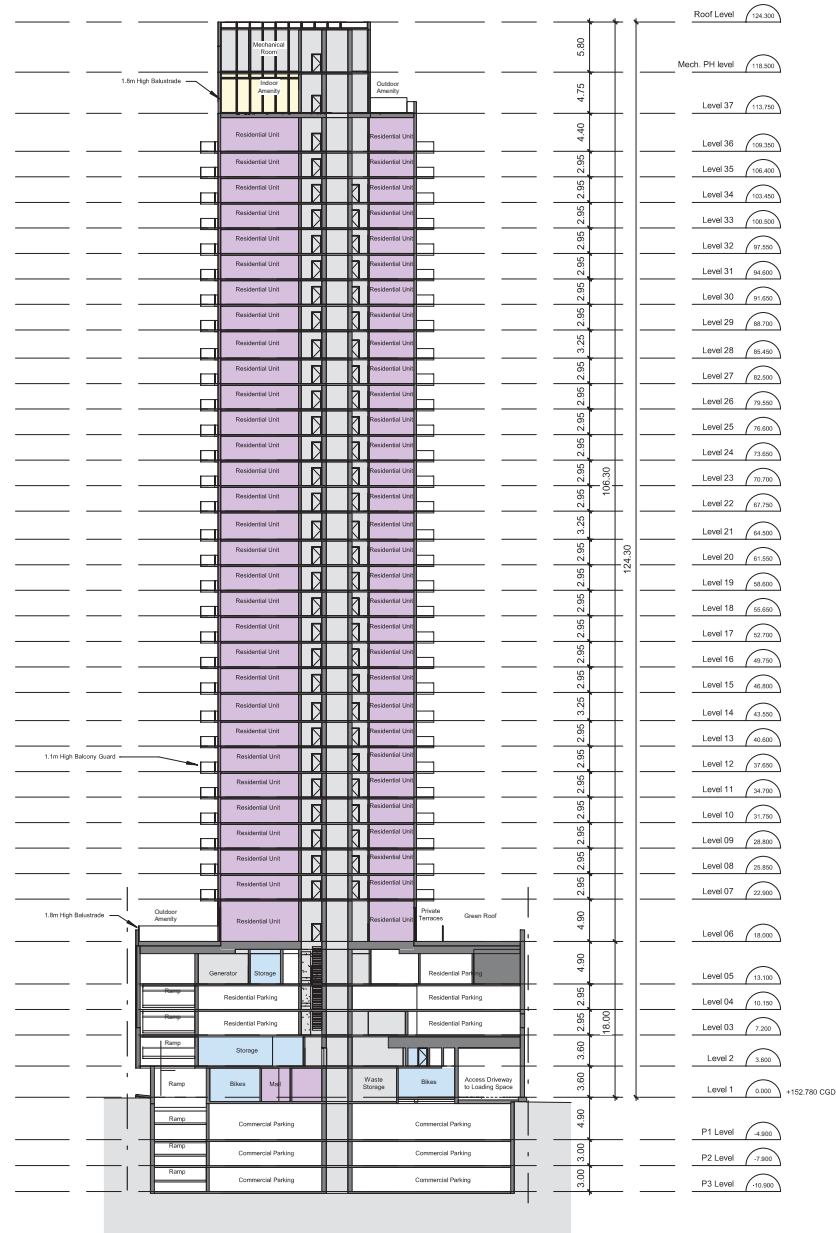
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P: 416-971-6252 | F: 416-971-5420
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OWNER
Quadreal

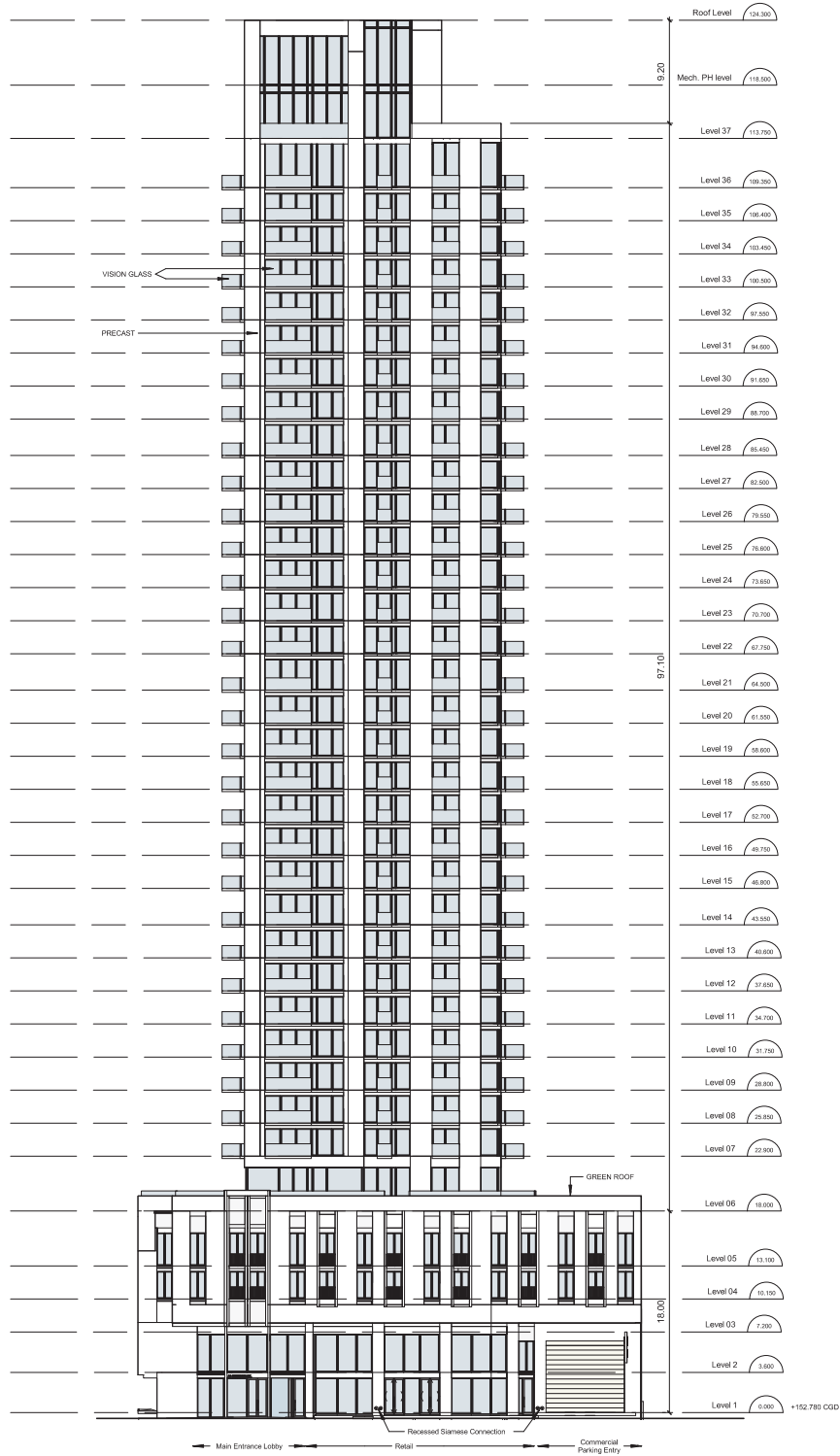


DWG No.
A301



1:2019/05/20 30 Merton - Revision [Drawing] 2 Modeling [2019] 20 Merton - Sweeney & Co. Architects

2020-04-15 15:53:51 PM



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yy-mm-dd
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18-10-23 Issued for OPA/ZBA/SPA
19-10-07 Re-issued for OPA/ZBA
20-04-09 Re-issued for OPA/ZBA

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E: info@sweeneyandco.com | www.sweeneyandco.com

PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

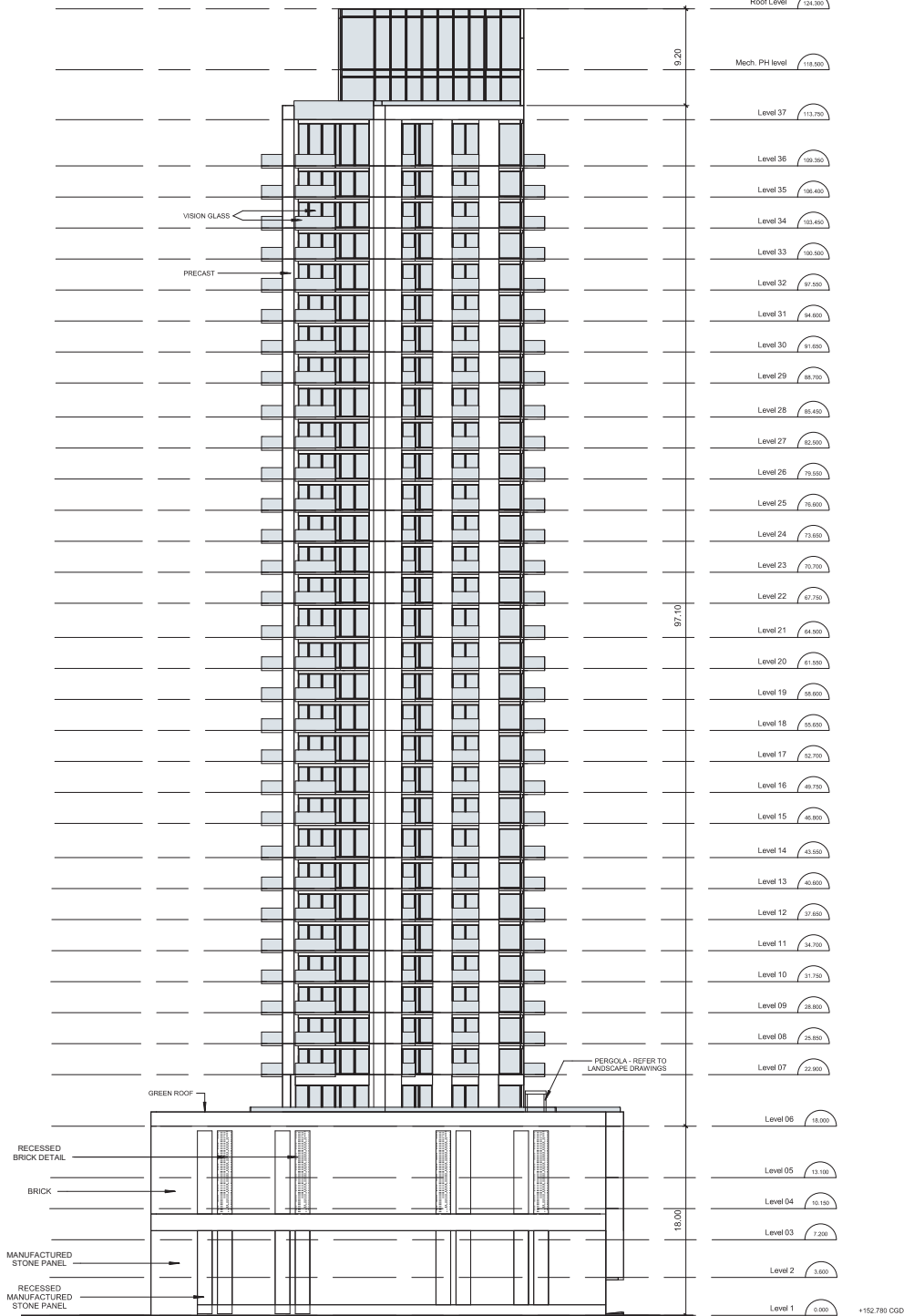
DWG TITLE
South Elevation

DATE : Mar 04, 2020
SCALE : 1 : 300
DRAWN : BM/RS
CHECKED : CR
PROJ. No. : 1660

DWG No.
A411

I:\2019\1660 30 Merton - Rendering\Drawings\3 Modeling\204112_30 Merton_Toronto_Building.rvt

2020-04-15 15:25:56 PM



DRAWING NOT TO BE SCALED

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ISSUED / REVISED

yy-mm-dd
17-05-31 Issued for OPA & ZBA
18-10-23 Issued for OPA/ZBA/SPA
19-10-07 Re-issued for OPA/ZBA
20-04-09 Re-issued for OPA/ZBA

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PROJ. NAME
30 Merton

30 Merton Street, Toronto

OWNER
Quadreal

DWG TITLE
North Elevation

DATE : Mar 04, 2020

SCALE : 1 : 300

DRAWN : BM/RS

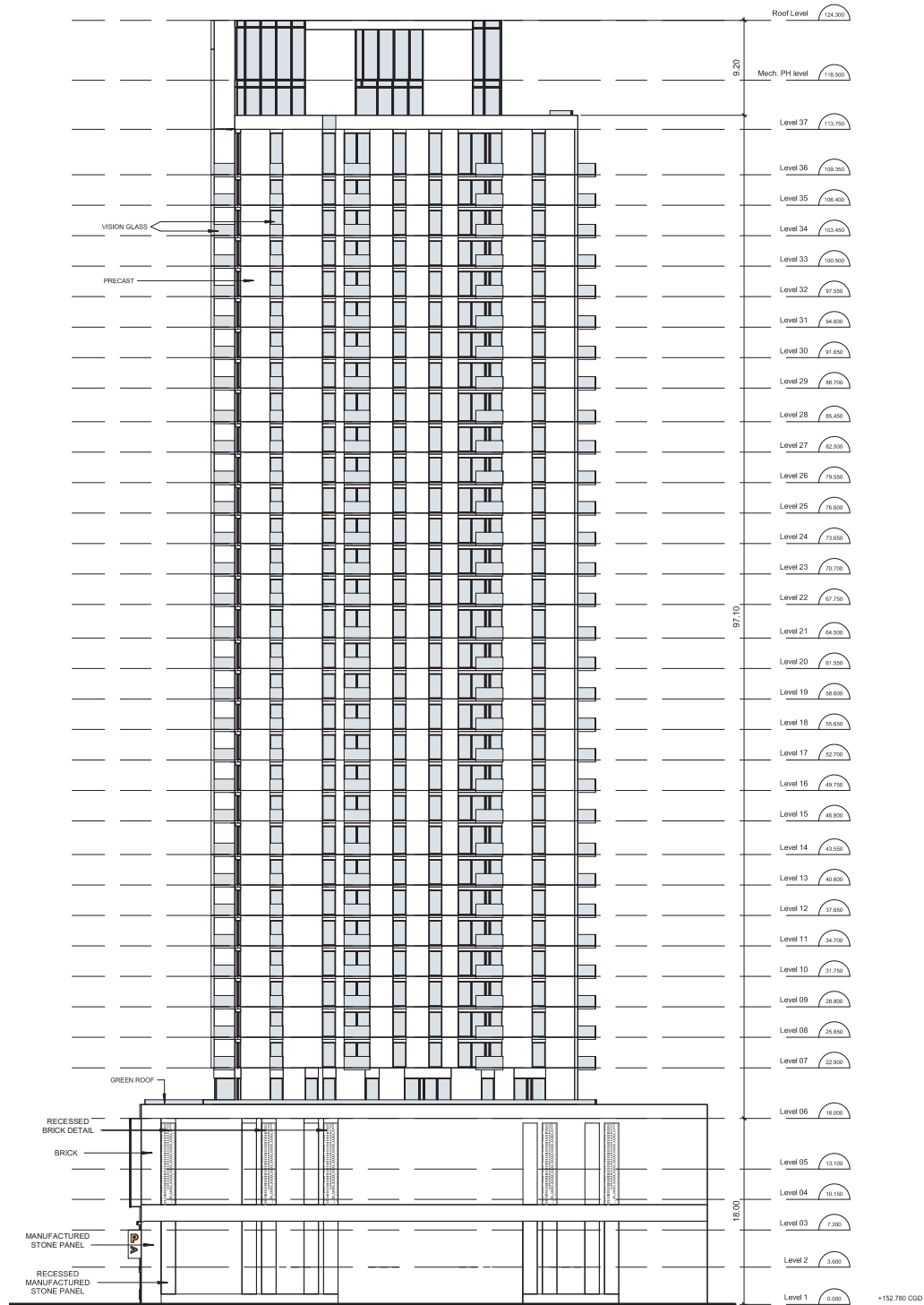
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PROJ. No. : 1660



DWG No.
A412

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2020-04-15 09:55 PM



DRAWING NOT TO BE SCALED

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yy-mm-dd
17-05-31 Issued for OPA & ZBA
18-10-23 Issued for OPA/ZBA/SPA
19-06-07 Issued for Information
19-10-07 Re-issued for OPA/ZBA
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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

East Elevation

DATE : Mar 04, 2020

SCALE : 1 : 300

DRAWN : BM/RS

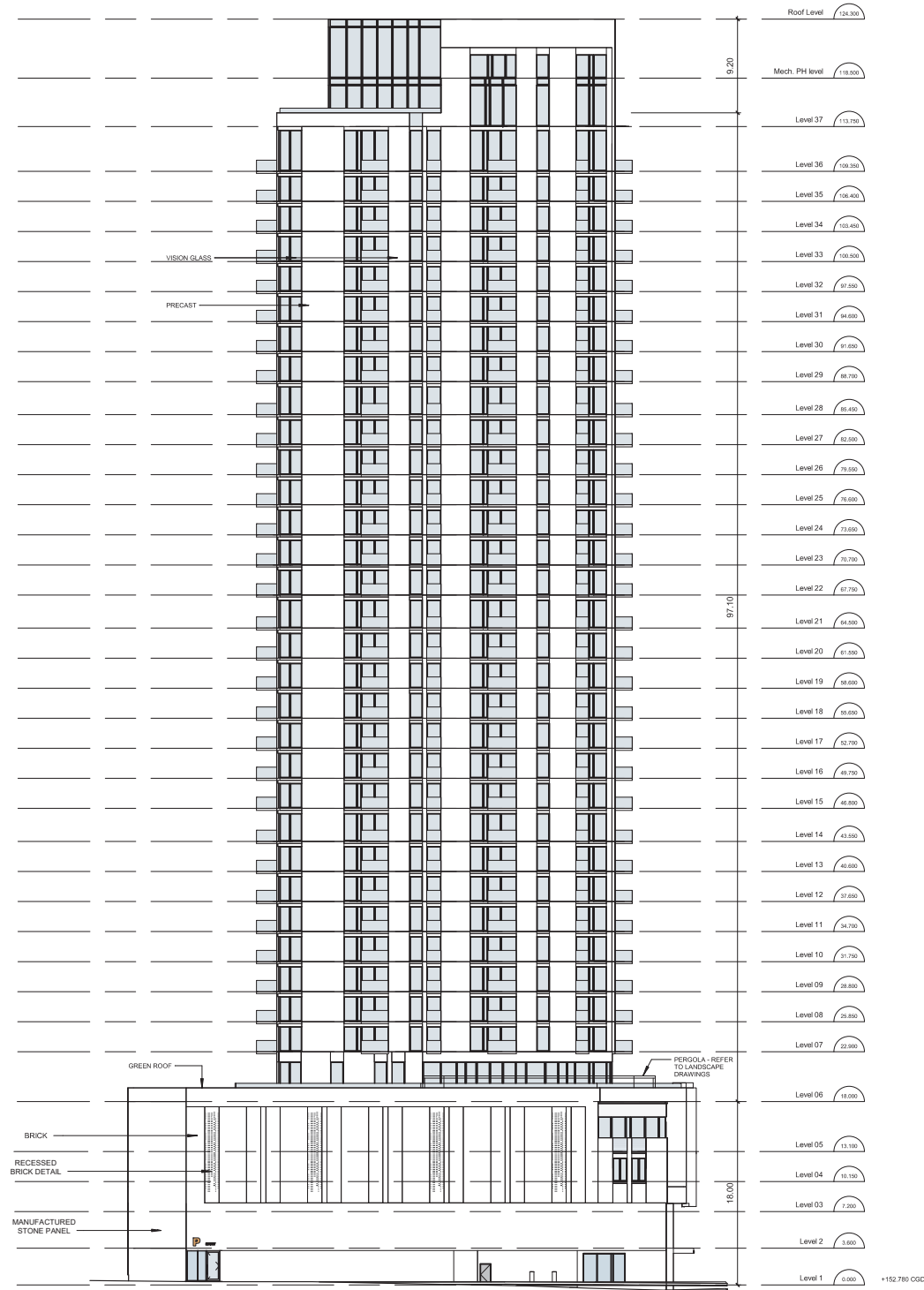
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PROJ. No. : 1660



DWG No.
A413

I:\2019\1660 30 Merton - Rezoning\Drawings\30 Merton_Typical Building.dwg
2020-04-13 09:05:07 PM



DRAWING NOT TO BE SCALED

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19-10-07 Re-issued for OPA/ZBA
20-04-09 Re-issued for OPA/ZBA

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PROJ. NAME

30 Merton

30 Merton Street, Toronto

OWNER

Quadreal

DWG TITLE

West Elevation

DATE : Mar 04, 2020

SCALE : 1 : 300

DRAWN : BM/RS

CHECKED : CR

PROJ. No. : 1660

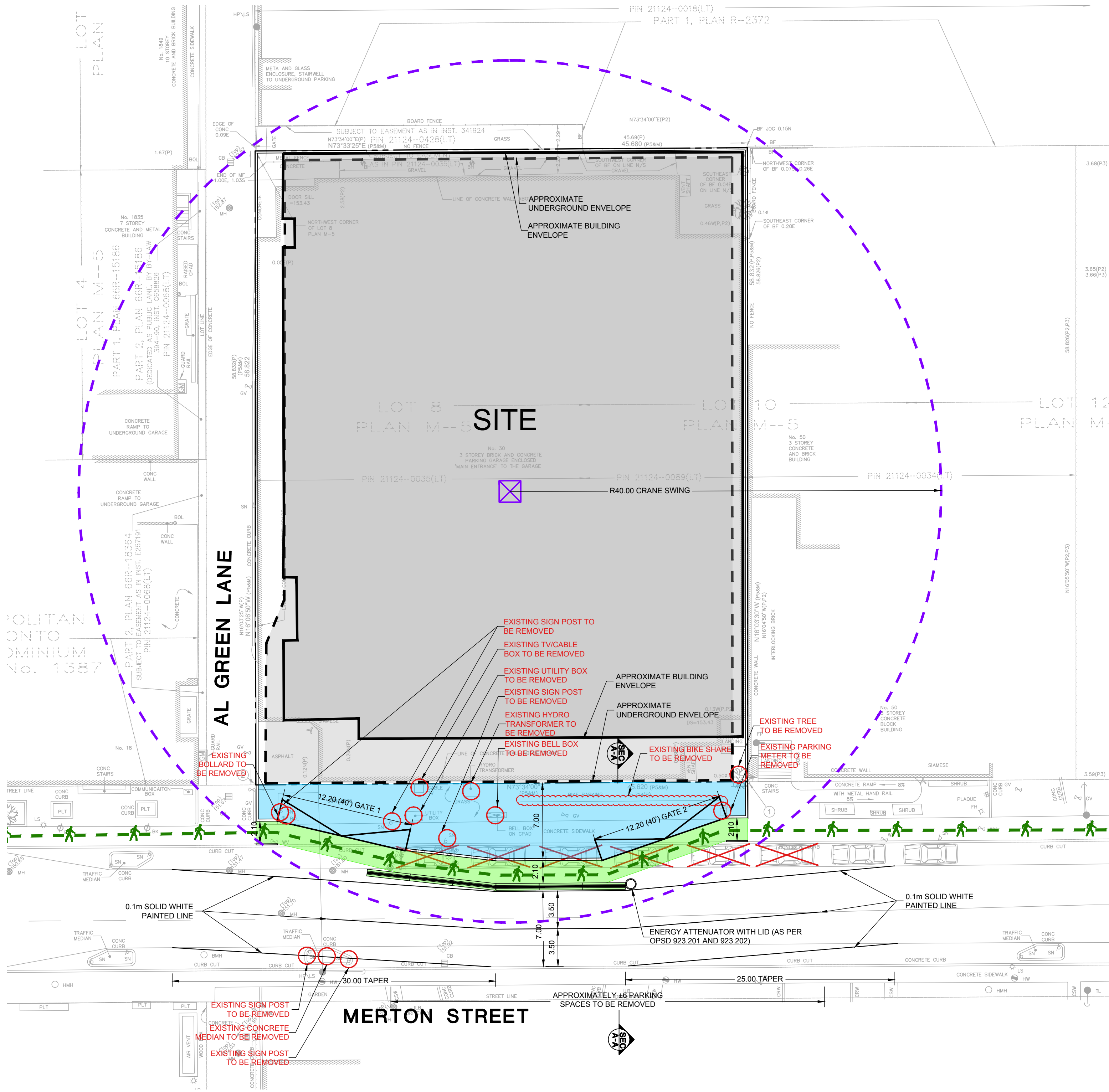


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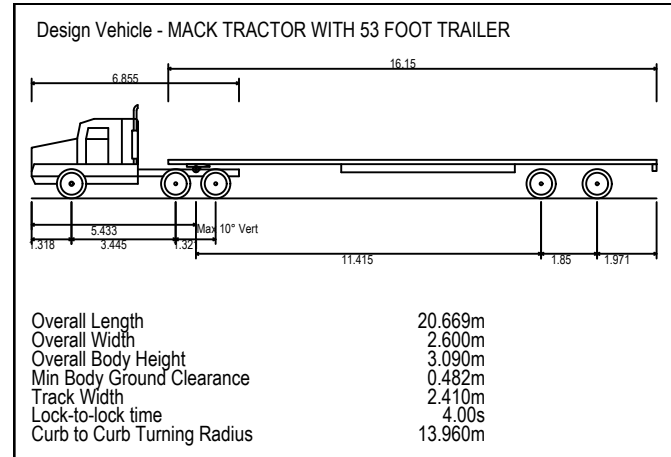
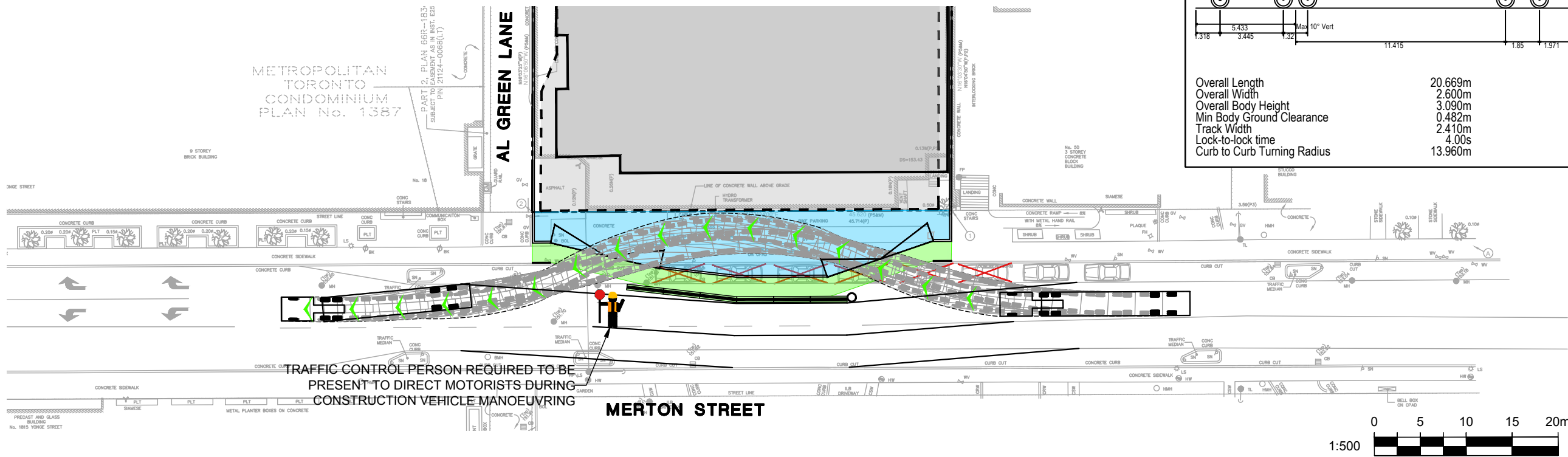
Appendix B:

Conceptual Traffic Management During Construction Plan CMP-1

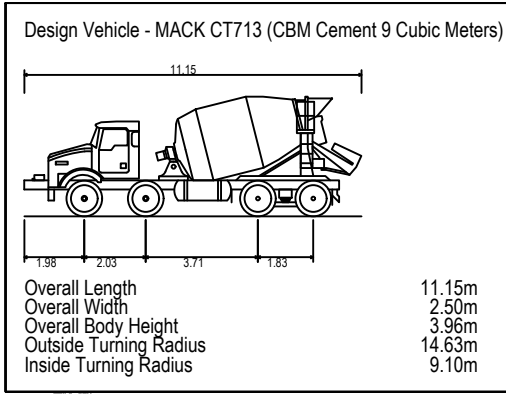
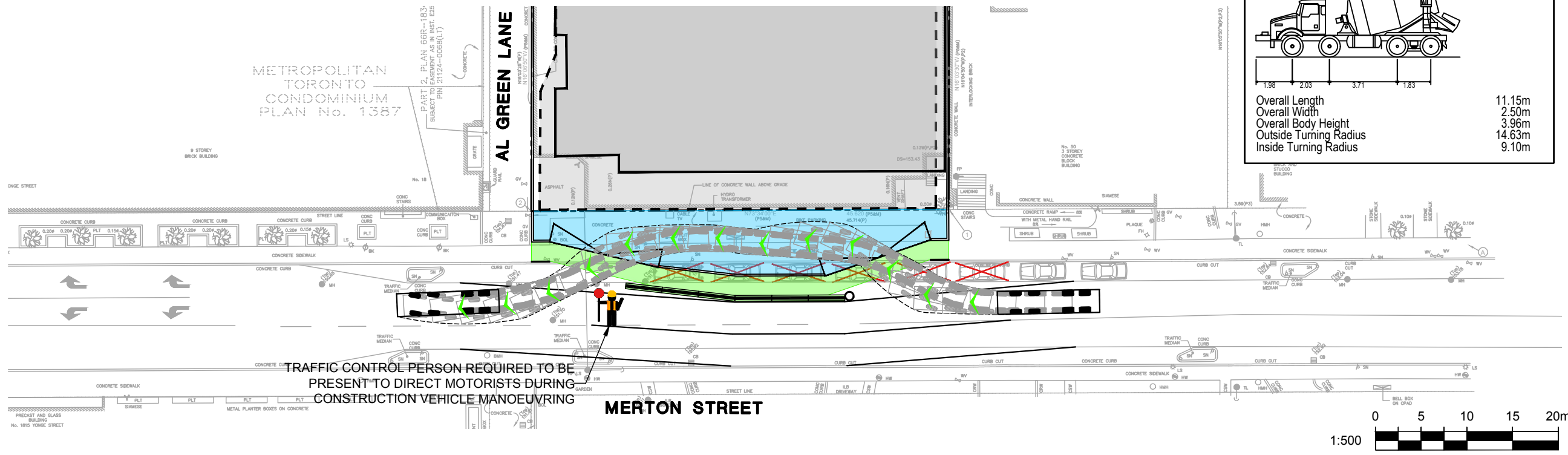




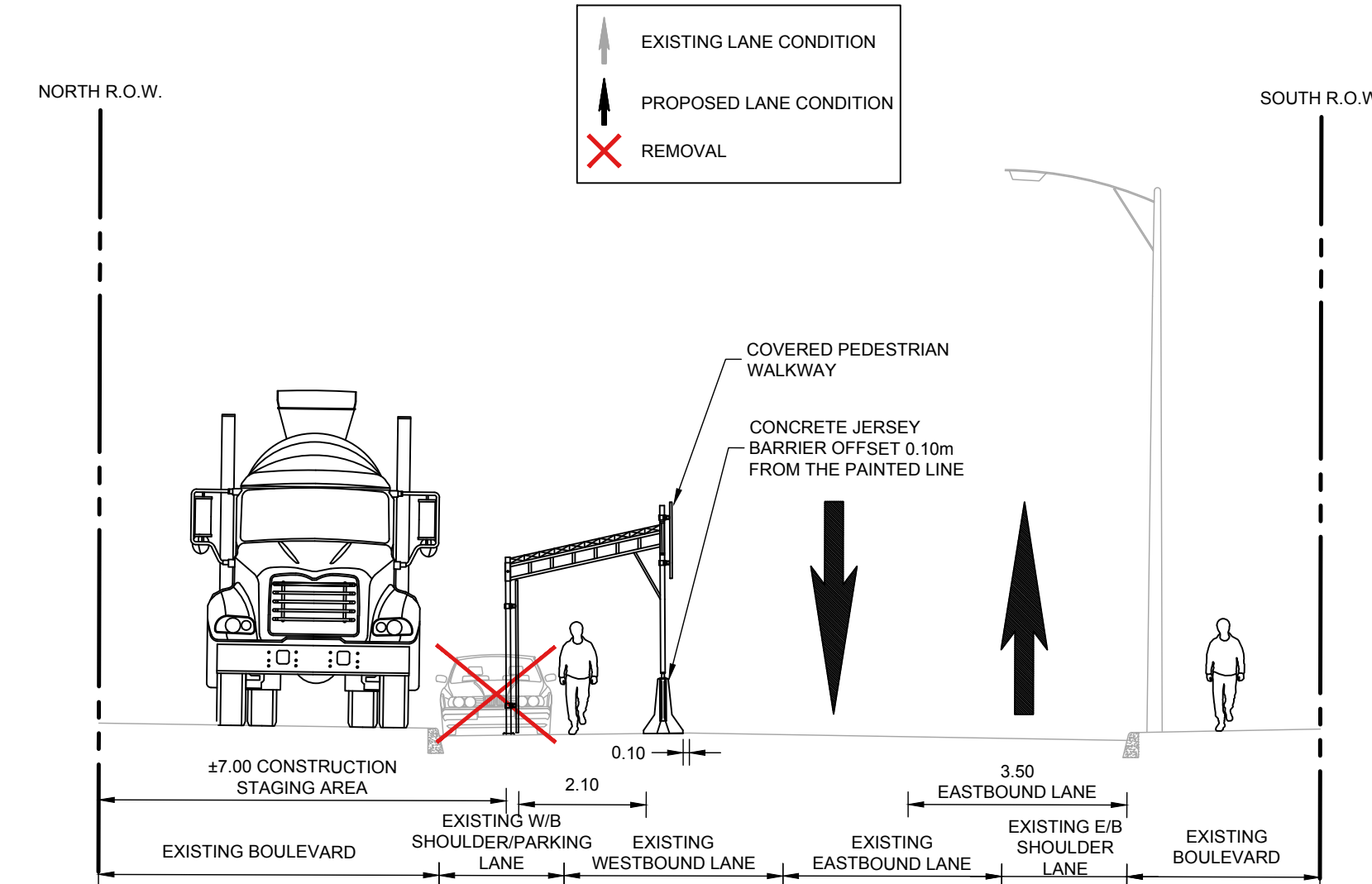
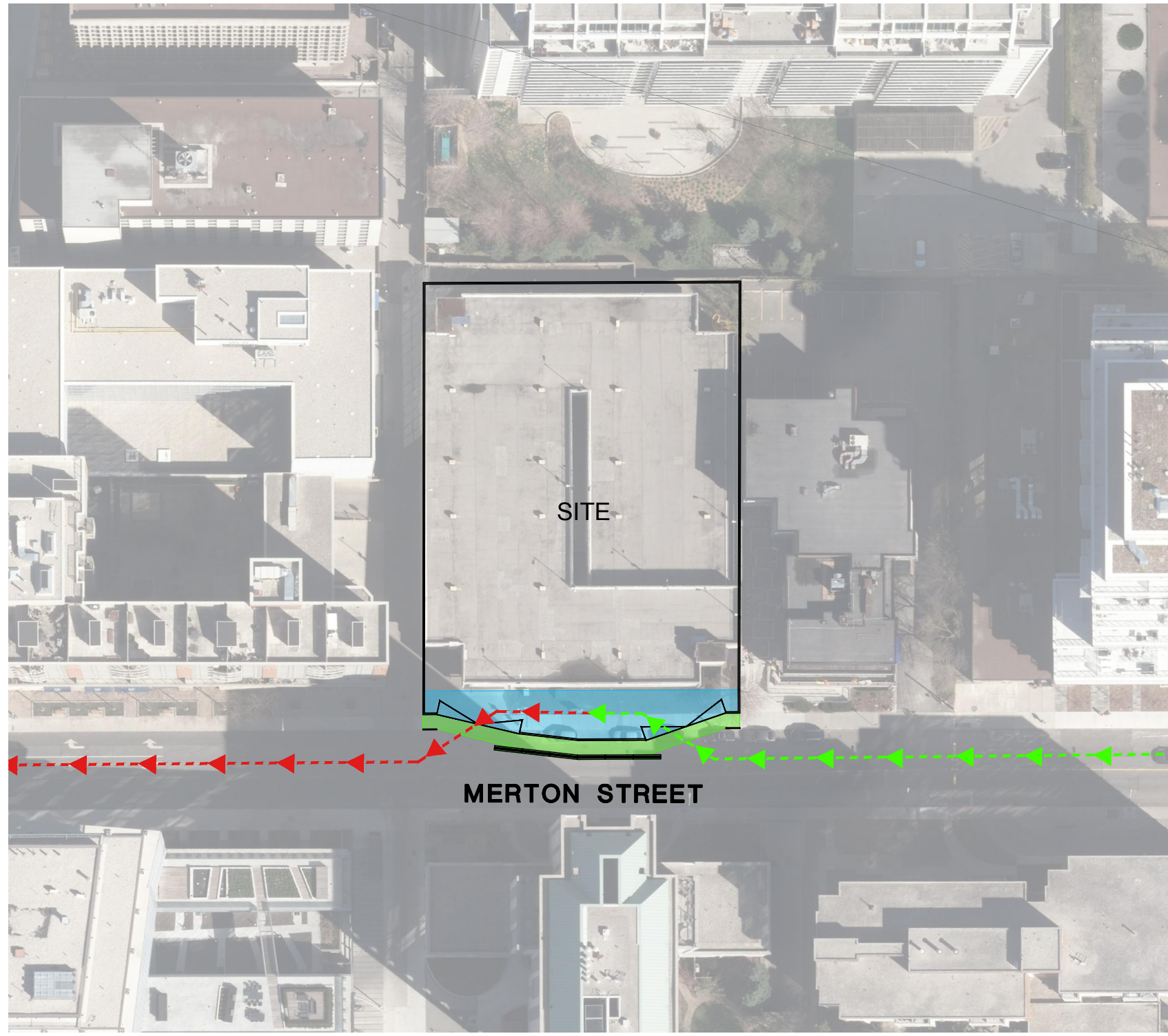
TRACTOR TRAILER MOVEMENT



CONCRETE TRUCK MOVEMENT



POTENTIAL TRUCK ROUTE



MERTON STREET
SECTION A-A
N.T.S.

NOTE:
A. COVERED WALKWAY IS FOR ILLUSTRATIVE PURPOSES ONLY. DETAIL DESIGN TO BE COMPLETED BY OTHERS

PRELIMINARY
DRAFT
FOR DISCUSSION
PURPOSES ONLY

GENERAL NOTES

- BASE SURVEY PLAN PREPARED WITH THE FOLLOWING DRAWINGS:
 - SURVEY DRAWING 2885-07 DATED JUNE 1, 2011 COMPLETED BY R. AVIS SURVEYING INC.
- THE LOCATION AND EXTENT OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE CONSIDERED APPROXIMATE ONLY. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION OF UTILITIES AND BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.
- ALL WORK TO CONFORM TO THE APPLICABLE MUNICIPALITIES STANDARDS, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND ALL OTHER RELEVANT CODES, STANDARDS, GUIDELINES, ETC.
- ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF TRANSPORTATION ROADSIDE SAFETY MANUAL.
- EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
- NOISE LEVELS SHALL BE KEPT IN ACCORDANCE WITH THE APPLICABLE MUNICIPALITIES BY LAWS AND REGULATIONS.
- PEDESTRIAN WALKWAY TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
- CONSTRUCTION ZONE TO HAVE SUPPLEMENTARY REPLACEMENT STREET & PEDESTRIAN LIGHTING. (REQUIREMENTS TO BE DETERMINED BY THE CITY OF TORONTO.)
- ALL TRAFFIC SIGNALS & POLES, TRAFFIC CONTROLLERS, LIGHT STANDARDS, UTILITY POLES, SIGN POSTS, STREET FURNITURE, PIPE BARRIERS, TRAFFIC/PARKING CONTROL SIGNAGE REMOVAL/RELOCATION/REPLACEMENT SHALL BE BY THE APPLICABLE MUNICIPALITY OR APPROPRIATE UTILITY COMPANY/TRANSPORTATION AUTHORITY.
- CROSS SECTION ITEMS, INCLUDING BUT NOT LIMITED TO, COVERED WALKWAY ARE FOR ILLUSTRATIVE PURPOSES ONLY. DETAILED DESIGN OF THESE ITEMS TO BE DESIGNED BY OTHERS.

EROSION & SEDIMENT CONTROL NOTES

- ALL CONSTRUCTION FENCING WILL BE LINED WITH A SILT FENCE TO ALLOW WATER PASSAGE AND RESTRICT SILT AND/OR SOIL COMPOUNDS;
- MUD MATS WILL BE POSITIONED AT ALL CONSTRUCTION ACCESS POINTS, TO LIMIT THE AMOUNT OF DIRT LEAVING THE SITE;
- ALL EXISTING AND PROPOSED CATCHBASINS WITHIN THE SITE AND WITHIN THE PUBLIC RIGHT-OF-WAYS, ADJACENT TO THE SITE ARE TO BE EQUIPPED WITH INLET SEDIMENT CONTROL TRAPS;
- THE DEWATERING PROCESS WILL INVOLVE A LICENSED CONTRACTOR AND WILL CONFORM TO MINISTRY OF ENVIRONMENT GUIDELINES AND REGULATIONS;
- ALL REMOVAL, DISPOSAL OF EXCAVATION AND DEMOLITION MATERIALS WILL BE TRANSPORTED TO LICENSED DUMP STATION AS PER MINISTRY OF ENVIRONMENT GUIDELINES AND REGULATIONS;
- SCHEDULED STREET MAINTENANCE ALONG THE LOCAL STREETS SURROUNDING THE DEVELOPMENT SITE WILL BE PROVIDED DURING THE CONSTRUCTION PERIOD.

LEGEND

- CONSTRUCTION STAGING AREA
- COVERED PEDESTRIAN WALKWAY
- ITEM REMOVAL / RELOCATION
- TC-54 FLEXIBLE DRUM (BARREL)
- JERSEY BARRIER (AS PER OPSD 911.140)
- ENERGY ATTENUATOR (AS PER OPSD 923.302)
- TRAFFIC CONTROL PERSON
- CONSTRUCTION EQUIPMENT/ MACHINERY
- CRANE SWING
- CONSTRUCTION FAST FENCE (OR EQUIVALENT)
- PEDESTRIAN DETOUR ROUTE

00 10-08-21 DAP ISSUED TO CLIENT FOR PRELIMINARY REVIEW
00 MM-DD-YR INT REVISION NOTE

THIS CONSTRUCTION MANAGEMENT PLAN AND CONTAINED CONSTRUCTION LOGISTICS ARE PRELIMINARY AND SUBJECT TO CHANGE. THIS PLAN IS INTENDED TO SUPPORT THE PLANNING PROCESSES OF RE-ZONING AND/OR SITE PLAN APPLICATION, NOT THE PERMIT APPLICATION FOR RIGHT-OF-WAY OCCUPANCY.



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MOVEMENT
IN URBAN
ENVIRONMENTS
BAGROUP.COM

30 MERTON STREET

CONSTRUCTION MANAGEMENT
PLAN

Date: OCTOBER 08, 2021

Project No.: 7843-19

Scale: 1:250

Appendix C:

City of Toronto Noise By-Law



Chapter 591

NOISE

ARTICLE I Interpretation

§ 591-1. Interpretation.

ARTICLE II General Provisions

§ 591-2. General prohibition.

§ 591-2.1. Specific prohibitions.

§ 591-3. Specific prohibitions (point of reception).

§ 591-4. Prohibitions by time and place.

§ 591-5. General limitations on sound levels due to stationary sources.

§ 591-6. Limitation on sound levels for residential air conditioners.

§ 591-7. Disturbing religious ceremony in a place of worship.

§ 591-8. Most restrictive provision applies.

§ 591-9. Exemption; public safety and highways.

§ 591-10. Exemptions.

§ 591-11. Offences.

ARTICLE III Railway Whistles

§ 591-12. Definitions.

§ 591-13. Prohibited locations.

Schedule A to Chapter 591, Publications

[HISTORY: Adopted by the Council of the City of Toronto 2003-02-07 by By-law No. 111-2003.¹ Amendments noted where applicable.]

GENERAL REFERENCES

False alarms — See Ch. 433.
Fees and charges — See Ch. 441.

Idling of vehicles and boats — See Ch. 517.
Noise in parks — See Ch. 608.

¹ Editor's Note: This by-law was passed under the authority of section 129 of the *Municipal Act, 2001*, S.O. 2001, c. 25. Section 2 of this by-law provided that, except for the purposes set out in Section 3 of this by-law, the following by-laws are repealed: By-law No. 71-89 of the former Borough of East York, as amended; Chapter 174, Noise, of the Municipal Code of the former City of Etobicoke; By-law Nos. 31857 and 31317 of the former City of North York, as amended; By-law Nos. 16575 and 24389 of the former City of Scarborough, as amended; Article I, Noise Restrictions Generally, of Chapter 241, Noise, of the Municipal Code of the former City of Toronto; and Chapter 895, Noise, and Chapter 896, Noise – Unusual – Likely to Disturb, of the Municipal Code of the former City of York. Section 3 of this by-law (as amended 2003-05-23 by By-law No. 458-2003, which came into force 2003-02-07) provided that, where a person is alleged to have contravened a by-law listed in Section 2 before the date this by-law comes into force, the by-law listed in Section 2 continues to apply for the purposes of any enforcement proceedings brought against the person until the proceedings have been concluded.

TORONTO MUNICIPAL CODE
NOISE

§ 591-1

ARTICLE I
Interpretation

§ 591-1. Interpretation.

- A. In this chapter, all the words which are of a technical nature shall have the meanings specified for them in Publication NPC-101 — “Technical Definitions.”
- B. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

COMMISSIONER — The Commissioner of Urban Development Services or his or her designate.

CONSTRUCTION — Includes erection, alteration, repair, dismantling, demolition, structural maintenance, land clearing, earth-moving, grading, excavating, the laying of pipe and conduit whether above or below ground level, street and highway building, application of concrete, equipment installation and alteration and the structural installation of construction components and materials in any form or for any purpose, and includes any work in connection therewith.

CONSTRUCTION EQUIPMENT — Any equipment or device designed and intended for use in construction, or material handling, including but not limited to hand tools, power tools, air compressors, pile drivers, pneumatic or hydraulic tools, bulldozers, tractors, excavators, trenchers, cranes, derricks, loaders, scrapers, pavers, generators, off-highway haulers or trucks, ditchers, compactors and rollers, pumps, concrete mixers, graders, or other material-handling equipment.

CONTINUOUS POURING OF CONCRETE — Slip-forming, deck pour or pre-pour operations that cannot be interrupted once the operations have commenced. **[Added 2007-12-13 by By-law No. 1400-2007²]**

CONVEYANCE — Includes a vehicle and any other device employed to transport a person or persons or goods from place to place, but does not include any such device or vehicle if operated within the premises of a person.

HIGHWAY — Includes a common and public highway, street, avenue, parkway, driveway, square, place, bridge, viaduct or trestle designed and intended for, or used by, the general public for the passage of conveyances.

INHABITANTS — One or more persons who reside in the City.

² Editor's Note: This by-law came into force 2008-01-01.

LARGE CRANE WORK — The erection and dismantling of a crane or any other crane work that requires a road closure in order for the work to be started and finished. [Added 2007-12-13 by By-law No. 1400-2007³]

MOTOR VEHICLE — Includes an automobile, motorcycle, and any other vehicle propelled or driven other than by muscular power; but does not include the cars of electric or steam railways, or other motor vehicles running only upon rails, or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road-building machine within the meaning of the *Highway Traffic Act*.⁴

NECESSARY MUNICIPAL WORK — City rehabilitation or maintenance processes using construction equipment that must be performed at times that minimize lane closures or lane reductions, or both, of City streets, or minimize use of the Toronto Transit Commission's subway or street car rights-of-way or any ancillary facilities associated with the transit system, including, but not limited to, the following: [Added 2007-12-13 by By-law No. 1400-2007⁵]

- A. Deck removal over an expressway or arterial roadway;
- B. Major intersection rehabilitation; and
- C. All Toronto Transit Commission work respecting the transit system, including any ancillary facilities.

NOISE — Unwanted sound.

PLACE OF WORSHIP — A building dedicated to religious worship and includes a church, synagogue, temple, mosque, monastery or convent.

POINT OF RECEPTION — Any point on the premises of a person where noise originating from other than those premises is received.

POWER DEVICE — Any powered device used in the servicing, maintenance or repair of property except devices driven by muscular power only and snow blowers.

PROPERTY — A building or structure or part of a building or structure, and includes the lands appurtenant thereto and all mobile homes, mobile buildings or mobile structures and vacant land.

PUBLICATION — A specified publication of the Ministry of the Environment which is listed in Schedule A at the end of this chapter.

³ Editor's Note: This by-law came into force 2008-01-01.

⁴ Editor's Note: See R.S.O. 1990, c. H.8.

⁵ Editor's Note: This by-law came into force 2008-01-01.

TORONTO MUNICIPAL CODE
NOISE

§ 591-2

REGULAR BUSINESS HOURS — 7:00 a.m. to 7:00 p.m. Monday to Friday, 9:00 a.m. to 7:00 p.m. Saturday, and excluding statutory holidays. **[Added 2007-12-13 by By-law No. 1400-2007⁶]**

STATIONARY SOURCE — A source of sound which does not normally move from place to place and includes the premises of a person as one stationary source, unless the dominant source of sound on those premises is construction or a conveyance.

C. Zones.

In this chapter, the following terms shall have the meanings indicated:

QUIET ZONE — Any property within the municipality used as a hospital, retirement home, nursing home, senior citizens residence, or other similar use.

RESIDENTIAL AREA — Any property within the municipality which is zoned for residential uses by an applicable zoning by-law or which is used in whole or in part for human habitation.⁷

D. A copy of every publication listed in Schedule A at the end of this chapter is attached to and forms part of this chapter.

ARTICLE II
General Provisions

§ 591-2. General prohibition.

No person shall make, cause or permit noise or vibration, at any time, which is likely to disturb the quiet, peace, rest, enjoyment, comfort or convenience of the inhabitants of the City.

§ 591-2.1. Specific prohibitions.

[Added 2006-09-27 by By-law No. 964-2006]

A. Loudspeakers and other amplified sound projected on streets or public places.

- (1) No person shall emit or cause or permit the emission of sound resulting from the operation of any electronic device or a group of connected electronic devices incorporating one or more loudspeakers or other electro mechanical transducers, and intended for the production, reproduction or amplification of

⁶ Editor's Note: This by-law came into force 2008-01-01.

⁷ Editor's Note: The definition of "residential low-rise area," added 2006-06-29 by By-law No. 505-2006, which previously followed this definition, was repealed 2007-12-13 by By-law No. 1400-2007; said By-law No. 1400-2007 came into force 2008-01-01.

sound, that projects noise beyond the lot line of the property from which the noise emanates and into any street or public place.

- (2) Subsection A(1) does not apply to a security alarm, if the activation of the security alarm results in sound for a duration of not more than five minutes.

B. Construction. [Added 2007-12-13 by By-law No. 1400-2007⁸]

- (1) No person shall emit or cause or permit the emission of sound resulting from any operation of construction equipment or any construction, if it is clearly audible at a point of reception:
- (a) In a quiet zone or residential area within the prohibited period of 7:00 p.m. one day to 7:00 a.m. the next day, 9:00 a.m. on Saturdays, and all day Sunday and statutory holidays; or
 - (b) In any other area within the prohibited period of all day Sunday and statutory holidays.
- (2) Subsection B(1) does not apply to the continuous pouring of concrete, large crane work, necessary municipal work and emergency work that cannot be performed during regular business hours.

C. Major transit projects. [Added 2010-08-27 by By-law No. 973-2010]

- (1) As used in Subsection C, the following terms shall have the meanings indicated:

CIVIL CONSTRUCTION ACTIVITIES:

- (a) Includes all construction activities as described in the definition of "construction" in § 591-1B.
- (b) Includes utility relocations by third parties.
- (c) Does not include the welding or installation of rail, tunneling by tunnel boring machines ("TBM") and other related rail and tunnel activities.

MAJOR TRANSIT PROJECT:

- (a) Toronto-York Spadina Subway Extension.
- (b) Toronto Transit City – Light Rail Plan that includes:
 - [1] Eglinton Crosstown LRT.
 - [2] Finch West LRT.
 - [3] Scarborough RT.

⁸ Editor's Note: This by-law came into force 2008-01-01.

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[4] Sheppard East LRT.

- (2) With the exception of Subsection C(3), no other provision of this chapter shall apply to the emission of sound or vibrations resulting from construction work required to be performed for the purposes of a major transit project in order to expedite the completion of the major transit project and minimize lane closures or lane reductions, or both, of City streets, and disruption of the Toronto Transit Commission's subway or street car service or any ancillary facilities associated with the transit system.
- (3) All civil construction activities shall occur between 7:00 a.m. to 11:00 p.m., except in the case of an emergency as described in § 591-9.

§ 591-3. Specific prohibitions (point of reception).

[Amended 2006-09-27 by By-law No. 964-2006]

No person shall emit or cause or permit the emission of sound resulting from an act listed below if the sound is clearly audible at a point of reception:

- A. Racing of any motor vehicle other than in a racing event regulated by law.
- B. The operation of a motor vehicle in such a way that the tires squeal.
- C. The operation of a vehicle, engine, motor, construction equipment, or pneumatic device without an effective exhaust, intake-muffling device or other sound attenuation device of a type specified by the manufacturer, which is in good working order, and in constant operation.
- D. The operation of a vehicle or a vehicle with a trailer resulting in banging, clanking, squealing or other like sounds due to improperly secured load or equipment, or inadequate maintenance.
- E. The operation of a vehicle horn or other warning device except where required or authorized by law or in accordance with good safety practices.

§ 591-4. Prohibitions by time and place.

- A. No person shall emit or cause or permit the emission of sound resulting from any act listed in the table below if clearly audible at a point of reception located in a prescribed area of the municipality within a prohibited time shown for such an area.
- B. Prohibited periods of time.

The prohibited periods of time as described in the table below shall be as follows:

- (1) 7:00 p.m. one day to 7:00 a.m. the next day, 9:00 a.m. Sundays and statutory holidays.

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- (2) 9:00 p.m. one day to 7:00 a.m. the next day, 9:00 a.m. Sundays and statutory holidays.
- (3) 11:00 p.m. one day to 7:00 a.m. the next day, 9:00 a.m. Sundays and statutory holidays.
- (4) 7:00 p.m. one day to 7:00 a.m. the next day, and all day Sunday and statutory holidays.
- (5) 9:00 p.m. one day to 7:00 a.m. the next day, and all day Sunday and statutory holidays.
- (6) 7:00 p.m. one day to 9:00 a.m. the next day; and all day Sunday and statutory holidays.
- (7) 7:00 p.m. one day to 7:00 a.m. the next day, 9:00 a.m. on Saturdays, Sundays, and statutory holidays.

TABLE — PROHIBITIONS BY TIME AND PLACE

Type of Act	Prohibited Period of Time ⁹	
	Quiet Zone	Residential Area
1. The operation of an engine or motor which is, is used in, or is intended for use in a toy or a model or replica of any device, which model or replica has no function other than amusement and which is not a conveyance.	At all times	B(2)
2. The operation of any electronic device or a group of connected electronic devices incorporating one or more loudspeakers or other electro-mechanical transducers, and intended for the production, reproduction or amplification of sound, other than a security alarm.	At all times	B(3)
3. The venting, release or pressure relief of air, steam or other gaseous material, products or compound from any autoclave, boiler pressure vessel, pipe, valve, machine, device or system, other than furnace vents.	At all times	B(3)

⁹ Editor's Note: The subsection designations in this column refer to the time periods set forth in § 591-4B.

TABLE — PROHIBITIONS BY TIME AND PLACE

Type of Act	Prohibited Period of Time ⁹	
	Quiet Zone	Residential Area
4. Loading, unloading, delivering, packing, unpacking, or otherwise handling any containers, products or materials.	B(4)	B(3)
5. (Reserved) ¹⁰		
6. The operation of any power device.	B(1)	B(2)
7. Operation or use of any tool or device for domestic purposes, except power devices and snow blowers.	B(6)	B(2)
8. Activation of a security alarm resulting in sound for a duration in excess of 5 minutes.	At all times	At all times
9. Vehicle repairs.	At all times	B(5)
10. Playing of music.	At all times	B(3)
11. Persistent barking, calling or whining or other similar persistent noise-making by any animal kept or used for any purpose. [Added 2003-07-24 by By-law No. 693-2003]	At all times	At all times
12. Loading, unloading, delivering, packing, unpacking, or otherwise handling any animals, containers, products or materials at any abattoir. [Added 2003-09-25 by By-law No. 1008-2003]	B(2)	B(2)
C. (Reserved) ¹¹		

¹⁰ Editor's Note: Former No. 5, Operation of construction equipment, was repealed 2007-12-13 by By-law No. 1400-2007; said By-law No. 1400-2007 came into force 2008-01-01.

¹¹ Editor's Note: Former § 591-4C, Residential low-rise area construction noise, added 2006-06-29 by By-law No. 505-2006, amended 2006-09-27 by By-law No. 964-2006, was repealed 2007-12-13 by By-law No. 1400-2007; said By-law No. 1400-2007 came into force 2008-01-01.

§ 591-5. General limitations on sound levels due to stationary sources.

- A. No person shall emit or cause or permit the emission of sound from a stationary source such that the level of sound from that source at a point of reception located in a quiet zone or residential area exceeds the applicable sound level limit prescribed in Publication NPC-205 — “Sound Level Limits for Stationary Sources in Class 1 and 2 Areas (Urban)”.
- B. Subsection A shall not apply to residential air-conditioning devices regulated under § 591-6. [Amended 2003-05-23 by By-law No. 458-2003¹²]

§ 591-6. Limitation on sound levels for residential air conditioners.

- A. No person shall emit or cause or permit the emission of sound from the operation of a residential air-conditioning device of a type referred to in Publication NPC-216 — “Residential Air Conditioning Devices” resulting in a sound level at a point of reception located in a quiet zone or residential area in excess of the applicable sound level limit set out in Publication NPC-216 — “Residential Air Conditioning Devices.”
- B. No person shall emit or cause or permit the emission of any sound from any air-conditioning device of a type referred to in Publication NPC-216 — “Residential Air Conditioning Devices” unless one of the following applies:
 - (1) The device was manufactured prior to January 1, 1979.
 - (2) The device bears a label affixed by the manufacturer or distributor which states the year of manufacture and that the device when new complied with the sound emission standard set out in Publication NPC-216 — “Residential Air Conditioning Devices,” as applicable to that type of device and date of manufacture.
 - (3) The owner, operator, manufacturer or distributor provides proof that the device when new complied with the sound emission standard set out in Publication NPC-216 — “Residential Air Conditioning Devices,” as applicable to that type of air conditioner and date of manufacture.

§ 591-7. Disturbing religious ceremony in a place of worship.

No person shall make, cause or permit the emission of sound that disturbs a religious ceremony in a place of worship.

¹² Editor’s Note: This by-law came into force 2003-02-07.

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§ 591-8. Most restrictive provision applies.

Where a source of sound is subject to more than one provision of this article, the most restrictive provision shall apply.

§ 591-9. Exemption; public safety and highways.

Despite any other provision of this chapter, it shall be lawful to emit or cause or permit the emission of sound in connection with measures undertaken for:

- A. The immediate health, safety or welfare of the inhabitants of the City under emergency circumstances.
- B. Any emergency requiring immediate action for the construction, preservation, restoration or demolition of any highway.

§ 591-10. Exemptions.

[Amended 2003-07-24 by By-law No. 693-2003]

- A. Any person may apply for a permit for an exemption from a noise prohibition or noise limitation provision in this chapter, in connection with an event or activity, by filing with the Commissioner the following:
 - (1) An application in the form prescribed by the Commissioner; and
 - (2) The non-refundable application fee set out in Chapter 441, Fees and Charges.
[Amended 2006-12-06 by By-law No. 12-2007¹³]
- B. Upon receipt of an application under Subsection A, the Commissioner shall give written notice to the Councillor of any ward where the event or activity is to be held and, where the event or activity is to be held on a boundary street between wards, to the Councillors of the adjoining wards.
- C. The Commissioner shall issue a permit if all of the following conditions have been met:
 - (1) All of the Councillors notified under Subsection B have either:
 - (a) Not responded within 14 days of the notice; or
 - (b) Responded indicating that they have no objection to the application being approved.
 - (2) The applicant has complied with all terms and conditions of approval of the last permit issued to them under this section, if any.

¹³ Editor's Note: This by-law came into force 2006-09-27.

- (3) The applicant has provided the following:
 - (a) The applicant's name, address, and telephone number;
 - (b) The date, time and location of the event or activity for which the permit is sought and, where applicable, the number of people expected to attend;
 - (c) The purpose for which the permit is required;
 - (d) The description of any sound or construction equipment to be used;
 - (e) The name, address and telephone number of at least one contact person who will supervise the event or activity; and
 - (f) A written undertaking that one or more contact persons responsible for supervising the event or activity will be on-site during the entire event or activity to ensure compliance with the terms and conditions of the permit.
 - (4) The applicant enters into a written agreement satisfactory to the Commissioner concerning compliance with the terms and conditions of the permit.
 - (5) The applicant has paid all required fees.
- D. A permit issued under Subsection C shall be subject to the following terms and conditions:
- (1) The sound emitted from any equipment shall not exceed an equivalent sound level (Leq) of 85 dBA when measured 20 metres from the source over a five-minute period;
 - (2) Where the sound level exceeds 85 dBA, the applicant shall comply with any request made by an officer of the Toronto Police Service or a municipal standards officer of the Municipal Licensing and Standards Division with respect to the volume of sound from the equipment to ensure compliance with Subsection D(1);
 - (3) No sound or construction equipment other than the equipment approved under the permit shall be used by the applicant;
 - (4) The event or activity shall be restricted to the approved location; and
 - (5) The permission granted is for the date and times for the event or activity as set out in the permit.
- E. Where the Commissioner refuses to grant a permit under this section, the applicant shall be notified in writing and advised that they may appeal the Commissioner's decision to the community council which has jurisdiction for the location of the

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proposed event or activity by filing an appeal within 21 days of the date of the notice, along with the applicable fee as set out in Chapter 441, Fees and Charges, with the City Clerk at the address shown on the notice. **[Amended 2006-12-06 by By-law No. 12-2007¹⁴]**

- F. Notice of hearing shall be sent to all residents within 100 metres of the location where the event or activity is proposed to be held as shown on the last revised assessment rolls and at the applicant's expense.
- G. Where the location of the proposed event or activity under appeal falls on the boundary street of more than one community council, each affected community council shall provide its recommendations to Council for its consideration of the appeal under Subsection E. **[Amended 2007-03-06 by By-law No. 176-2007]**
- H. Council, or the community council under delegated authority, may issue or refuse a permit. **[Amended 2007-03-06 by By-law No. 176-2007]**
- I. If the community council under delegated authority or Council issues a permit, the permit is subject to the conditions set out in Subsection D, unless the community council under delegated authority or Council provides otherwise, and to any other conditions respecting health, safety and nuisance as the community council under delegated authority or Council considers advisable. **[Amended 2007-03-06 by By-law No. 176-2007]**
- J. A community council under delegated authority or Council may require, as a condition of approval, that City staff monitor the sound levels resulting from the event or activity at the expense of the applicant. The charges payable to the City for this monitoring are set out in Chapter 441, Fees and Charges. **[Amended 2006-12-06 by By-law No. 12-2007¹⁵; 2007-03-06 by By-law No. 176-2007]**
- K. Despite anything contained in this section, where an application for a permit is made by the City or any of its agencies, boards or commissions:
 - (1) The application shall be submitted directly to the Commissioner by the City department, agency, board or commission seeking the permit.
 - (2) The fees in Chapter 441, Fees and Charges, do not apply. **[Amended 2006-12-06 by By-law No. 12-2007¹⁶]**
 - (3) Subsections C(3)(e) and (f) do not apply.

¹⁴ Editor's Note: This by-law came into force 2006-09-27.

¹⁵ Editor's Note: This by-law came into force 2006-09-27.

¹⁶ Editor's Note: This by-law came into force 2006-09-27.

§ 591-11. Offences.

Any person who contravenes any provision of this article is guilty of an offence.¹⁷

ARTICLE III
Railway Whistles
[Added 2004-09-30 by By-law No. 795-2004]

§ 591-12. Definitions.

As used in this article, the following abbreviations and terms shall have the meanings indicated:

CN — Canadian National Railway.

CP — Canadian Pacific Railway.

GO — Go Transit.

§ 591-13. Prohibited locations.

The use of the whistle on any railway equipment in respect of the highway crossings described in the following table is prohibited, except as otherwise provided in section 23.1 of the *Railway Safety Act*, R.S. 1985, c. 32 (4th Supp.):

No.	Railway	Subdivision, Branch or other Trackage	Mileage	Street Name
A.	Go	Uxbridge Subdivision	55.73	Sheppard Avenue East in the vicinity of the Agincourt Go Station
B. [Added 2004-10-28 by By-law No. 960- 2004]	Go	Uxbridge Subdivision	55.44	Marilyn Avenue in the vicinity of the Agincourt Go Station

¹⁷ Editor's Note: This section was passed under the authority of section 425 of the *Municipal Act, 2001*, S.O. 2001, c. 25, and, under section 61 of the *Provincial Offences Act*, R.S.O. 1990, c. P.33, a person convicted of an offence under this section is liable to a fine of not more than \$5,000.

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No.	Railway	Subdivision, Branch or other Trackage	Mileage	Street Name
C. [Added 2007-02-06 by By-law No. 36- 2007]	Go	Uxbridge Subdivision	60.19	Danforth Road west of Midland Avenue
D. [Added 2007-05-25 by By-law No. 532- 2007; amended 2007-06-22 by By-law No. 664- 2007]	Go	Uxbridge Subdivision	59.96	Corvette Avenue pedestrian crossing mile 59.96 Uxbridge Subdivision

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SCHEDULE A TO CHAPTER 591, PUBLICATIONS

Publications Forming Part of this Chapter

Publication Number	Name
Publication NPC-101	Technical Definitions
Publication NPC-102	Instrumentation
Publication NPC-103	Procedures
Publication NPC-104	Sound Level Adjustments
Publication NPC-205	Sound Level Limits for Stationary Sources in Class 1 and 2 Areas (Urban)
Publication NPC-206	Sound Levels Due to Road Traffic
Publication NPC-216	Residential Air Conditioning Devices

Appendix D:

City of Toronto Dust Control By-Law



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Chapter 417

DUST

ARTICLE 1

Definitions

§ 417-1.1. Definitions.

ARTICLE 2

General Requirements, Exceptions

§ 417-2.1. Dust; general requirements.

§ 417-2.2. Exceptions.

ARTICLE 3

Enforcement, Orders, Offences and Penalties

§ 417-3.1. Orders, offences and penalties.

[History: Adopted by the Council of the City of Toronto July 27, 2018 by By-law 1088-2018¹.]

General References

City of Toronto Act, 2006 - See S.O. 2006, c. 11.

ARTICLE 1

Definitions

§ 417-1.1. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

COMMERCIAL PROPERTY - Any property which is zoned for commercial use by an applicable Zoning By-law or which is used in whole or in part for commercial use.

CONSTRUCTION EQUIPMENT - Any equipment or device designed and intended for use in construction or material handling, including, but not limited to, hand tools, power tools, pneumatic or hydraulic tools, or other material-handling equipment.

DUST - Solid particles which may become or be airborne as a result of residential construction activities, including, but not limited to, trimming, blasting, drilling, crushing, grinding, sawing, screening, cutting, altering or moving of clay, mortar, stone, rock, stucco, concrete, tile, and insulation.

¹ Editor's Note: This by-law came into force September 4, 2018.

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EXECUTIVE DIRECTOR - The Executive Director, Municipal Licensing and Standards Division, and the Executive Director's designate or successor.

INDUSTRIAL PROPERTY - Any property which is zoned for industrial use by an applicable Zoning By-law or which is used in whole or in part for industrial use.

MULTI-RESIDENTIAL -

- A. Land used for residential purposes that has seven or more self-contained units located on it, or
- B. Vacant land principally zoned for multi-residential development.

NECESSARY MUNICIPAL WORK - Construction, rehabilitation, or maintenance processes using construction equipment conducted by, or on behalf of, the City, the Province of Ontario, the Government of Canada, or any of their respective agencies or agents.

OFFICER - Any City employee assigned responsibility for enforcing this chapter.

PREMISES - A property, multi-residential, or mixed-use building, or a part of a property, multi-residential, or mixed-use building owned or occupied by any person, including a corporation.

RESIDENTIAL CONSTRUCTION - Anything to do in the erection, installation, extension, or material alteration or repair of a residential property, including decorative stonework, retaining walls, and walkways.

RESIDENTIAL PROPERTY - Land, a building, or structure used, capable of being used, designed, or intended for residential use, excluding a multi-residential building.

ARTICLE 2
General Requirements, Exceptions

§ 417-2.1. Dust; general requirements.

- A. No person shall cause or permit dust that occurs as a result of residential construction activities to escape a residential property onto another premises.
- B. No person shall direct or cause a person to cause or permit dust that occurs as a result of residential construction activities to escape a residential property onto another premises.
- C. It is an offence for any person to contribute to, take any action or fail to take any action that would result in the commission of an offence under Subsection A or B.

§ 417-2.2. Exceptions.

- A. Section 417-2.1 does not apply if reasonable preventative measures were taken to prevent dust from escaping a residential property.
- B. Reasonable preventative measures required in Subsection A must include one or a combination of the following dust control measures to the satisfaction of the Executive Director:

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- (1) wetting the construction material;
 - (2) using a wet saw;
 - (3) using dustless saw technology;
 - (4) tarping or otherwise containing the source of dust;
 - (5) installing wind fencing or a fence filter;
 - (6) using a vacuum attachment when cutting; or
 - (7) any other preventative measure deemed by the Executive Director to be adequate in the mitigation of dust escaping a residential property based on the nature of the activity.
- C. Section 417-2.1 does not apply to:
- (1) necessary municipal work;
 - (2) work occurring on commercial and industrial properties; and
 - (3) the construction of a multi-residential building, subdivision, or mixed-use development; and
 - (4) a residential demolition project for which an approved demolition permit has been issued.

ARTICLE 3
Enforcement, Orders, Offences and Penalties

§ 417-3.1. Orders, offences and penalties.

A. Offences.

- (1) Every person who contravenes any provision of this chapter, or a notice of violation or direction or order issued in accordance with this chapter, is guilty of an offence and on conviction is liable to a fine of not more than \$100,000.
- (2) In addition to a fine or fines provided for in this section every person who gains an economic advantage from contravening this chapter, or a notice of violation or direction or order issued in accordance with this chapter, is liable to a special fine in an amount equal to the fair market value of the economic advantage obtained from the contravention.
- (3) In addition to offences in Subsections A(1) and (2), every person is guilty of an offence under this chapter who:
 - (a) Hinders or obstructs or attempts to hinder or obstruct any person exercising a power or performing a duty under this chapter;

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- (b) Neglects or refuses to produce or provide any information or thing to any person acting pursuant to an order made under section 378 of the City of Toronto Act, 2006;
 - (c) Knowingly makes, participates in, assents to or acquiesces in the provision of false information in a statement, affidavit, application or other document prepared, submitted or filed under this chapter.
 - (4) Where a corporation contravenes any of the provisions of this chapter, or a notice of violation or direction or order issued in accordance with this chapter, every director or officer who concurs in such contravention is guilty of an offence and on conviction is liable to a fine of no more than \$100,000.
 - (5) Each offence is designated as a continuing offence and is subject to, for each day or part of a day that the offence continues a maximum fine of no more than \$10,000. The total of all of the daily fines imposed for each offence may exceed \$100,000.
- B. Entry to inspect.
- (1) In accordance with section 376 of the City of Toronto Act, 2006, an officer may enter upon land within the City at any reasonable time for the purpose of carrying out inspections to determine whether the following are being complied with:
 - (a) This chapter; or
 - (b) A notice of violation or direction or order issued in accordance with this chapter.
 - (2) For the purposes of an inspection under Subsection B(1), an officer may:
 - (a) Require, for inspection, the production of documents or things relevant to the inspection;
 - (b) Inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts of them;
 - (c) Require information from any person concerning a matter related to the inspection;
 - (d) Be accompanied by such person or persons as the officer determines is necessary if such person or persons possesses special or expert knowledge related to the purpose of the inspection; and
 - (e) Make examinations or take tests, samples or photographs necessary for the purposes of the inspection.
- C. Orders to comply or notices of violation.
- (1) An officer who finds a contravention of this chapter may make one or more orders or notices of violation requiring discontinuance of the contravening activity or to

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do work to correct the contravention under section 384 or 385 of the City of Toronto Act, 2006.

- (2) An order or notice of violation may be of immediate effect should the Executive Director determine that a delay would result in circumstances that endanger the health or safety of any person or similarly serious consequences.
- (3) The order or notice of violation may be served personally on the person to whom it is directed or to an email or social media address that person has provided to the City or by registered mail to the last known address of that person, in which case it shall be deemed to have been given on the third day after it is mailed.
- (4) If there is evidence that the occupant of the land is not the registered property owner, the order or notice of violation shall be served on both the registered property owner and the occupant of the land.
- (5) If the address of the owner is unknown or the City is unable to effect service on the owner or occupant under Subsection C(3), a placard stating the terms of the order or notice of violation and placed in a conspicuous place upon land on or near the property shall be deemed to be sufficient notice to the owner.
- (6) If the delay necessary to serve an order or notice of violation under Subsection C(3) would result in circumstances that endanger the health or safety of any person or similarly serious consequences, the order or notice of violation may be served by a placard stating the terms of the order or notice of violation and placed in a conspicuous place upon land on or near the property.

D. Remedial action.

If a person fails to comply with an order or a notice of violation to correct a contravention of this chapter, the Executive Director or persons acting upon the Executive Director's instructions, may enter the lands at any reasonable time for the purposes of doing the things described in the order or notice of violation at the person's expense.