

Update on 1555/1575 Queen Street E Construction Site

Dear neighbours,

As we continue construction, we wanted to update local residents and stakeholders on events that may cause a noise disturbance and how we are addressing this. We acknowledge that some residents have been affected by this and we appreciate the feedback received in order for us to respond to the disturbances in a timely fashion.

The site is currently running three generators, primarily to power the cranes, until Toronto Hydro supplies permanent power to the project. We were scheduled to have permanent power connected by now to avoid prolonged use of generators, yet we have faced multiple delays with Toronto Hydro – see timeline summary at the end – and still have not received a firm commitment date to connect this critical service.

Although we were initially able to mitigate most disruptions overnight by either only running the generators on the south-end of the site – which are furthest from residents – or by turning the generators off all together, the severe drop in temperature in the past couple of weeks had made this more challenging. As we witnessed on the weekend February 4 & 5, as a result of keeping the equipment turned off overnight the cold caused one of our generators to malfunction resulting in a cloud of smoke witnessed by several concerned residents.

We anticipate Toronto Hydro supplying power to the site within the next couple of weeks, however we do not have any means to guarantee this will be achieved on this timeline. In order to mitigate the situation and to manage the expectations of the community, we recently applied for a Noise Bylaw Exemption which would allow us to run the generators overnight to keep our cranes from freezing in the event of the return of more extreme weather. Please note that we do not intend to use the generators unless the temperature reaches the threshold of -10 degrees Celsius and below.

We continue to welcome any questions or concerns in order to reduce further inconveniences. We are firmly committed to being a good neighbour and will do everything in our power to mitigate further disturbances however possible.

For questions regarding the any activity at the site, please contact Adam Clerici, General Superintendent, Bluescape Construction Management at aclerici@bluescape.ca or 416-580-4650.

For all other matters, contact Norma Thiessen, Vice President of Customer Relations, RC Ashbridge Inc. at norma@qaconstruct.ca or 437-421-6130.

Timeline of coordination with Toronto Hydro:

- June 2021 – Commencement of Toronto Hydro design works
- July 2022 – Commencement of Toronto Hydro construction coordination
- October 2022 – Issue with below-grade connection design flagged by Toronto Water. Proposed route of temporary service connection noted to cross over existing infrastructure along Queen St E rejected due to utility conflicts
- November 2022 – Revised preliminary design received from Toronto Hydro for overhead connection to Hydro line above Queen St at North-side to alleviate Toronto Water concerns. Internal review of proposed re-designed commenced by Toronto Hydro
- December 2022 – Revised design received from Temporary Power Subcontractor correlating to updated overhead strategy. Revised design submitted to Toronto Hydro and approved
- January 2023 – Hydro pole installed by Temporary Power Subcontractor within Site per approved revised design
- February 2023 – Hydro internal review of revised overhead temporary service connection completed and approved. Required works to North-side of Queen St (erection of temporary hydro pole and connection to site hydro pole) issued for tender by Hydro. Hydro inspection of hydro pole with Site completed and passed.