

CONSTRUCTION MITIGATION STRATEGY AND TENANT COMMUNICATION PLAN FOR THE DEVELOPMENT OF 596 LOLITA GARDENS, MISSISSAUGA ONTARIO.

DATED: February 28, 2023

The following Construction Mitigation Strategy and Tenant Communication Plan has been developed by Hanseatic Holdings Limited, the “Owner” of 596 Lolita Gardens.

The Owner has engaged the services of the Toddglen Group, “Toddglen”, as Construction Managers for the development of one dedicated rental building consisting of a 25-storey building containing 270 units the “Proposed Development”. Toddglen will work with City of Mississauga agencies, Park Property Management staff (the Property/Development Managers for the Owner), and existing tenants at 600 and 620 Lolita Gardens to carry out the plan outlined below.

To communicate effectively and directly with the existing tenants, the Owner has appointed Zain Ali for the position of Resident Relations. The Resident Relations’ office at 620 Lolita Gardens will be open daily, Monday through Friday, during regular office hours.

Phasing of Construction

The construction of the Proposed Development at 596 Lolita Gardens involves several phases. Construction of a new 25-storey dedicated rental building will occur, while the exiting buildings at 600 and 620 Lolita Gardens will be substantially renovated. The renovation scope of work at 600 and 620 Lolita Gardens includes but is not limited to: alterations to basement and ground floor levels, outdoor areas of the existing buildings, and the select demolition and construction of the existing underground parking garage.

Phase 1: Site logistics and underground work ~ 19 months duration

- 1.1** Construction of a new at-grade exterior bicycle shelter. The reconfiguration and renovation of the tenant lounge/media/games room, study room and upgraded laundry facilities at 600 and 620 Lolita Gardens. **Estimated duration: 8 months.**
- 1.2** Select Demolition, reconstruction of below grade parking garage for the Proposed Development at 596 Lolita Gardens. **Estimated duration: 6 months.**

Phase 2: Above grade work ~ 21 months duration

- 2.1.** Above ground structure. **Estimated duration: 18 months.**
- 2.2.** Building Envelope. **Estimated duration: 12 months.**
- 2.3.** Interior finishes. **Estimated duration: 15 months.**
- 2.4.** Landscaping, indoor and outdoor amenities. **Estimated duration: 4 months.**

Construction Mitigation and Traffic Plan

Construction Hours

Construction activities directly affecting the Proposed Development, and renovations to the existing buildings, will be subject to City of Mississauga By-Laws.

Access

The removal of existing trees complete with the erection of hoarding and the use of landscaped area(s) for construction staging will commence prior to the start of construction of the New Development. During this time, Tenant access to the identified landscaped area(s) will not be permitted. The Tenants of 600 and 620

Lolita Gardens will be provided a minimum of 2 (two) weeks notices prior to construction occupancy of the above-mentioned landscaped area(s). Detailed information can be found via the included Construction Mitigation and Traffic Plan located within Appendix A.

Safety Measures

A protocol will be setup for work within the interiors of 600 and 620 Lolita Gardens, covering all aspects related to communication, COVID-19 clearance, access, noise, vibration, fumes, short term disruption of services. Provision of safety measures and protocols will be made available for residents via Appendix C: Health & Safety Job Site Policies and Procedures.

Toddglen will ensure Ministry of Labour requirements are in place at all times, as well as specific COVID-19 related safety procedures and checks. Toddglen's health and safety policies will be updated with requirements and conditions specific to this project and imposed on all trades contractors via agreements.

Trades that will require access to the interior of 600 and 620 Lolita Gardens will be required to sign in and wear identifiable clothing, ensuring that the area remains safe and clean at all times.

The construction site will be fully separated with hoarding, temporary fences, gates, with traffic control during working hours. Traffic control personnel to direct pedestrians, cyclists, and motorists, will be provided as needed.

Security will be coordinated to avoid potential gaps during various stages of construction.

Dust Mitigation & Construction Waste Management Protocol

Toddglen will implement measures to monitor and limit the generation of dust caused by construction of the Proposed Development. This may include the wetting of all soft and hard surfaces as needed, cleaning of roads and sidewalks adjacent to the Proposed Development, measures to limit the amount of sediment deposited into nearby catch basins, and measures to limit the tracking of dirt and dust off-site. This work will be done in accordance with City of Mississauga standards. Detailed information can be found via the included Construction Mitigation and Traffic Plan located within Appendix A.

Toddglen will ensure all waste generated by construction activity of the Proposed Development shall be deposited into waste bins and removed as needed, in accordance with applicable City by-laws.

Parking

During construction, approximately 180 occupied parking spaces will be removed. Residents will be provided off-site parking, nearby at 1 City Centre Drive, Mississauga, accessed through a valet service. Residents with special needs and/or mobility issues will be prioritized and will be able to continue parking on site.

Should changes be required to offsite parking, the Owner shall update the parking plan, with ample notice to all tenants parking onsite.

Communication Protocol for Tenants and Property/Development Manager

Purpose of Resident Relations

- Their primary purpose is to be the “go to person”, to address issues, concerns and complaints raised by existing tenants, including but not limited to noise complaints.
- To act as the main point of contact between the Owner, the Construction Manager, The Property Managers, and the Divisional Manager.
- To assist existing tenants in such matters as relocation options.
- To assist and advise tenants of construction phases, providing advance notice of the expected start and estimated completion date of each construction phase, and the anticipated level of disruption they can expect to experience.
- To assist tenants when required.
- To notify tenants of changes to any scheduling changes, or changes to primary contacts in the project.

Methods and Frequency of Communication

In addition to communicating personally with Resident Relations, information will be provided to the tenants via posted bulletins within the elevator lobby, postings on lobby monitor(s), and by direct mail and/or periodic newsletters. Residents are encouraged to visit the Proposed Development Site’s website at www.lolitagardens.com for all relevant communication and construction updates.

Tenant Requests for Additional Information & Complaint Protocol

Tenant complaints to be filed with Resident Relations and escalated to the Property/Development Manager and/or Construction Manager.

Contact information

The site office for the Toddglen Project Management Team will be in an onsite trailer at the Proposed Development.

Resident Relations	Zain Ali	T: (905) 306-8886 E: lolitaresidentrelations@parkpropertyrentals.ca
Park Property Management Office	600 Lolita Gardens	T: (437)-372-5778
Park Property Sr. Project Manager	Christopher Janisse	T: (905) 940-1718
Park Property Project Manager	Jingwei Zhang	T: (905) 940-1718
Construction Manager 24-hour Response Number		T: TBC
*Construction Manager Site Foreperson	TBC	T: TBC

*Prior to the start of construction, The Owner will provide tenants and City staff with the contact details of the Construction Manager’s site foreperson.

Website

www.lolitagardens.com

Special Needs Requirements

Property Manager to address specific tenant special needs requirements as requested.

Interruption of services and facilities

During the final phase, power to 600 and 620 Lolita Gardens will be temporarily interrupted for a short duration to conduct mandatory tests and verification of the fire alarm system. Tenants will be notified three (3) days in advance of said test, and is estimated to take place in August 2025.

With the exception of emergencies, the Owner will provide a minimum of three (3) days' notice should disruptions to utility services be required.

Amendment of Construction Mitigation Plan and Tenant Communication Plan

The Construction Mitigation Plan and Tenant Communication Strategy may be amended from time to time. Amendments of said document will be available to the tenants of 600 and 620 Lolita Gardens.

Appendix A: Construction Mitigation & Traffic Plan (Proposed Building)

Appendix B: Health and Safety Job Site Policies and Procedures