

Construction Management Plan



SW Corner of Robie St. and Jubilee Road, Halifax

June 10, 2025

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Table of Contents

Section 1 – Introduction.....	1
Section 1.1 – Project Description and Objectives	1
Section 1.2 – Project Contact Information.....	1
Section 2 – Construction Schedule and Logistics	2
Section 2.1 – Schedule	2
Section 2.2 – Logistics and Work Within the Public Right-of-Way.....	2
Section 2.3 – Hours	4
Section 3 – Relevant Regulations & Guidelines	4
Section 3.1 – Occupational Health & Safety Regulations.....	4
Section 3.2 – Municipal Regulations & Guidelines	4
Section 4 – Vehicle and Pedestrian Management	5
Section 4.1 – Vehicular Traffic Control	5
Section 4.2 – Traffic Control Plan Preparation & Monitoring	5
Section 4.3 – Notifications of Traffic Closures	5
Section 4.4 – Traffic Control Element Inspection & Maintenance.....	5
Section 4.5 – Emergency Vehicle Access.....	6
Section 4.6 – Haul Route Plan	6
Section 4.7 – Parking.....	6
Section 4.8 – Pedestrian Management.....	6
Section 5 – Construction Site Protection	6
Section 5.1 – Site Protection and Hoarding Materials	6
Section 5.2 – Fencing	7
Section 5.3 – Snow Removal.....	7
Section 5.4 – Site Lines.....	7
Section 5.5 – Signage	7
Section 6 – Lifting, Hoisting and Crane Operations	7
Section 7 – On-Site Conditions.....	8
Section 7.1 – Site Safety and Security	8
Section 7.2 – Hot Works.....	8
Section 7.3 – Ignition Source Controls	8
Section 7.4 – Storage of Combustible Materials.....	8
Section 7.5 – Waste Management Practices	8
Section 7.6 – Emergency Contact Information	9

Section 7.7 – After-Hours Lighting	9
Section 7.8 – Smoking Area	9
Section 7.9 – Material Handling, Loading/Unloading, Delivery, and Vehicle Staging	9
Section 7.10 – Street & Right-of-Way Maintenance	9
Section 7.11 – Stormwater Management and Runoff Pollution	9
Section 7.12 - Noise Pollution	10
Section 7.13 - Dust Pollution	10
Section 7.14 – Rodent Control	10
Section 7.15 - Blasting	10
Section 7.16 – Storms and Hurricane Readiness	10
Section 8 – Community Engagement & Notification	11
Section 8.1 – Pre-CMP Community Engagement	11
Section 8.2 – Community Information During Construction	11
Section 8.3 – Closure Notification Requirements	11
Section 9 – Permit & Notification Requirements	12
Section 10 – Regulation & Enforcement	12
Section 10.1 – Inspection & Monitoring	12
Section 11 – Summary	12
Appendix A - Site Logistics Plans	13
Appendix B - Vehicle Haul Routes	20
Appendix C - Traffic Control Plans	22
Appendix D - Site Servicing Plans	27
Appendix E – Encroachment & Truck Turning Diagrams	32
Appendix F – Pedestrian Management Plan	39
Appendix G – Site Safety Signage	41
Appendix H – Draft Notification Letter	50
Appendix I – Tree Protection Detail	52
Appendix J – Community Consultation Map and Letter	54

Section 1 – Introduction

Section 1.1 – Project Description and Objectives

PEJK Rentals are proposing to develop a multi-unit residential building consisting of one level parking below grade and ten levels of residential living above grade. The building contains 78 residential units, common areas and Amenity Space at the Penthouse level. This project is located on the Southwestern Corner of Robie St. and Jubilee Rd. in Halifax. The proposed Lot is currently identified as 4 separate lots, 1682, 1686, 1690, 1694 Robie St. The properties each currently contain residential buildings, all of which need to be demolished for consolidation into a single lot. The proposed building will take up most of the consolidated lot, while respecting setbacks and can be accessed from both Robie and Jubilee. This Construction Management Plan outlines all activities occurring after this consolidation has occurred.

This is an urban setting, and it is recognized that there will be significant construction taking place nearby affecting street traffic. To both the South and West there are residential buildings that will be impacted during construction. There is a bus stop in the ROW directly in front of the subject property that will need to be relocated. Robie is a multi-lane arterial street, full time truck route with a priority bus lane being added soon by HRM. Jubilee is not a truck route, is very busy and there is often traffic sitting on Jubilee attempting to move through the intersection. Tate Engineering has prepared this Construction Management Plan (CMP) to reduce negative impacts to the community because of construction activities. This CMP is intended to be an evolving document to help guide the project team to mitigate impacts to the adjacent community before they arise and to address unforeseen issues. Should any changes be required to any aspect of this CMP, an email of the proposed changes shall be sent to HRM for review a minimum of 10 days prior to their proposed implementation.

PEJK Rentals has purchased 6026 Jubilee, the adjacent property, and its backyard will be incorporated into the site.

Section 1.2 – Project Contact Information

The project team for the proposed development consists of:

Owner:

PEJK Rentals.

1107 South Park St., Halifax, NS B3H 2W6

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Construction Manager:

Tate Engineering Inc.

Contact: Murray Tate – (902) 818-8070 – murray@tateengineering.com

24 Hour Emergency Contact: Tom Perry – (902) 818-3965 – tom@tateengineering.com

Civil Contractor:

Dexter Construction Company Ltd.

Contact: Wesley Morehouse – (902) 943-8857 – wmorehouse@dexter.ca

Traffic Control Planning Services:

Dexter Construction Company Ltd.

Contact: Wesley Morehouse – (902) 943-8857 – wmorehouse@dexter.ca

Rodent Control Services:

Truly Nolen Pest Control

Contact: Mark Chapman – (902) 488-8784 – mchapman@trulynolen.ca

Section 2 – Construction Schedule and Logistics

Section 2.1 – Schedule

It is our intention to address the CM Plan over six main phases of work, during which there will be defined encroachments required for regular work to occur safely, as well as additional temporary Right-of-Way stoppages and closures to further facilitate construction activities in a manner that protects pedestrian and vehicle traffic around the site.

Phase	Description	Period	Duration
Phase 1	Demolition Finish & Mass Excavation Start	July 2025	1 months
Phase 2	Mass Excavation Finish & Concrete Substructure Start	Aug 2025 – Oct 2025	3 months
Phase 3	Concrete Substructure Finish & Backfilling	Nov 2025 – Dec 2025	2 months
Phase 4	Building Superstructure & Envelope	Jan 2026 – Jul 2027	19 months
Phase 5	Restore Jubilee ROW	Aug 2027 – Sept 2027	2 months
Phase 6	Restore Robie ROW	Oct 2027 – Dec 2027	3 months

From start to completion, the project will take approximately 30 months. All durations are subject to change.

Section 2.2 – Logistics and Work Within the Public Right-of-Way

Please refer to Appendix A for Logistic Plan diagrams for each of the six phases.

Phase 1 will commence once the lots have been consolidated and encompasses the start of mass excavation as well as any remaining demolition efforts. It will begin with encroaching site bounds into the Right of Way. Jersey barrier and chain link fencing barricades will be installed by Dexter such that the south sidewalk on Jubilee, and the west sidewalk and park lane of Robie are within site bounds. For southbound vehicles on Robie, two lanes will be kept open for traffic, with 3.5 meters from the center line to the outside face of the jersey barriers being maintained. To protect the tree at the corner of Robie, the jersey barriers next to it will be placed along existing sidewalks so as not to disturb root mounds.

This encroachment will remain in place for the duration of construction until the exterior of the building is complete and the Right of Ways are ready to be reinstated. Traffic control will be in place for this installation, and the temporary crosswalk that was installed at Jubilee and Edward St during demolition efforts will be used to reroute pedestrian foot traffic. Between this crosswalk and the newly installed crosswalk at Binney St on Robie, pedestrian traffic impact will be minimal through construction. Please see Appendix F for the Pedestrian Management Plan.

A no parking sign will be installed on Robie, south of the site, to create a buffer zone between civilian vehicles and construction traffic exiting site from this location.

Once the jersey barriers are installed, excavation work will begin within site bounds. The curb and sidewalk along Robie within the encroachment will be stripped and material removals will start. Mats will be placed to preserve tree roots. All trucking in and out of site will happen along Robie, with the ramp into the excavation being located

on the south end of the site. This will greatly minimize construction impacts to traffic along Jubilee and allow trucks to directly follow haul routes. Soil anchors will be installed along the site perimeter into the Right of Ways, along Jubilee and for a short distance at the northern portion of Robie.

Phase 2 encompasses the start of the concrete substructure, completion of mass excavation, and delivery of the tower crane. Deliveries, material hauling, and concrete activities will continue to be conducted off Robie, with trucks either sitting at the street level inside the site bounds or driving down the ramp into the excavation. Traffic control will be deployed for vehicles that have the potential to impact open traffic lanes during entry and exit to site. These will largely be brief stop and holds as vehicles with wide turning radii need to drive or back into site. Please see Appendix E for truck turning analysis in relation to encroached site bounds.

In this phase, we will install the duct bank on Jubilee, requiring closure of a lane to facilitate excavation in the Right of Way. This will be coordinated with the city and adjacent construction endeavors and will be promptly reinstated to minimize impact outside of site bounds.

Phase 3 encompasses the completion of the concrete substructure. Concrete activities will continue along Robie, within site bounds, using routine stop and holds to bring vehicles in and out of site. It is our intention to bring the gas lateral into site from Robie during this phase. This will be performed by Eastward Energy with appropriate traffic control measures for any work outside of site bounds.

Phase 4 encompasses the building of the concrete superstructure, and subsequent envelope and cladding work. During this phase we will require routine stop and hold traffic control, like Phase 3, for concrete activities. We also intend to install water, sanitary, and storm services for the project and bring them into the building. These tie ins will occur on Jubilee and will require road closure. We intend to complete this and reinstate the roadway as weekend work to minimize impacts on traffic. Towards the end of the phase, we will also require a subsequent weekend closure of Jubilee to facilitate the removal of the tower crane, using a mobile crane.

Also in this phase, the existing water and sewer laterals from the four demolished houses will be capped and abandoned. These all occur along Robie. We anticipate this excavation will occur within the existing site encroachments, however should any temporary lane closures of Robie be needed traffic control will be implemented and scheduled to minimize impact.

Phase 5 encompasses the restoration of the Jubilee Right of Way, once the exterior construction of the building is complete. This includes the reinstatement of curbs, sidewalks, and landscaped areas. The jersey barriers along Jubilee will be replaced with temporary fence panels that will be brought to the curb line. This will require lane closure. There is a possibility for the need to close or squeeze Jubilee lanes to perform the work, however we do not anticipate this currently. During this phase all construction traffic will continue to enter and exit site via Robie gates, as the interior of the building is being finished and material deliveries to do so are still being received.

Phase 6 encompasses the restoration of Robie Street Right of Way, once Jubilee is restored. In a similar fashion the jersey barriers will be replaced with temporary fence panels to allow flexibility in reinstating curbs, sidewalks, and landscaping. At this point we anticipate only foot traffic and small deliveries into the building, which will be handled through Robie entries in coordination with the work being completed.

In summary, it is the Construction Manager's goal to minimize the impact of the project on the public. With well-defined bounds that give us flexibility within the site, construction activity can progress safely in a way that is contained from the adjacent community. Any supplemental work outside of the bounds will be organized and completed in a safe manner, with all the needed traffic control measures in place. Should any adjustments be made to this plan the Construction Manager will notify the appropriate HRM authorities to obtain approval. It is also understood that Street Closure requests require a minimum of 10 days' notice to HRM prior to their planned implementation and must be approved by HRM prior to implementation. Proactive scheduling and transparent

discussion of the intended work will be the Construction Manager's goal as the project progresses.

Section 2.3 – Hours

Normal site operations will occur during the following hours:

- Monday to Friday: 7:00 a.m. – 7:00 p.m.
- Saturdays: 8:00 a.m. – 7:00 p.m.
- Sundays, Statutory Holidays, & Remembrance Day: 9:00 a.m. – 7:00 p.m.

If work outside this time is required, a permit will be applied for.

Construction will be completed during daytime hours to avoid interruptions to residents in the evenings and night. Construction activities must adhere to all restrictions outlined in the HRM Noise Bylaw (N-200). It is understood that work requiring lane closures on both Robie and Jubilee need to occur between 9am to 4pm weekdays or on weekends as these streets are Peak Hour Restricted. Any weekend Right of Way work shall be planned such that, in the event of unforeseen circumstances preventing completion, the Right of Way can be sufficiently restored to allow for scheduled reopening.

Section 3 – Relevant Regulations & Guidelines

Section 3.1 – Occupational Health & Safety Regulations

This CMP shall be utilized in agreement with all applicable Provincial and Federal Occupational Health and Safety Regulations. At a minimum, construction activities must always meet the standards of:

- National Building Code of Canada, as adopted and modified under the Building Code Act and the Nova Scotia Building Code Regulations made under that Act;
- Nova Scotia Occupational Health and Safety Act, and the Nova Scotia Occupational Safety General Regulations made under that Act;
- The Transportation Association of Canada (TAC)'s Manual of Uniform Traffic Control Devices for Canada (MUTCDC); and
- Nova Scotia Temporary Workplace Traffic Control Manual (NSTCM).

Section 3.2 – Municipal Regulations & Guidelines

In addition to the Provincial and Federal standards referenced in Section 3.1, this CMP shall be utilized in agreement with and meet, at a minimum, the standards of all relevant municipal by-laws including, but not limited to, the following:

- S-300 Streets;
- E-200 Encroachments;
- B-201 Building;
- N-200 Noise;
- T-600 Trees;
- S-900 Controlled Access Streets;
- T-400 Truck Routes;
- W-101 Discharge into Public Sewers;

- B-600 Blasting;
- HRM TCM Supplement; and
- G-200 Grade Alteration

Section 4 – Vehicle and Pedestrian Management

Section 4.1 – Vehicular Traffic Control

This project site is in an urban environment which poses real risks related to vehicular traffic. This CMP identifies vehicle traffic controls to protect motorists, the public, and on-site workers. Prior to any construction activity, all temporary workplace traffic control devices and signage will be in place as per the Nova Scotia Temporary Workplace Traffic Control Manual (latest edition) in accordance with the Traffic Control Plans in Appendix C.

Phase	Description of Work	Estimated Duration	Traffic Control Plan
1	Robie St – Install Jersey Barrier Site Bounds – Lane Closure	3-5 days	TCP 1
2	Jubilee Rd – Install Electrical Duct Bank – One Way Closure	3-4 days	TCP 2
3	Jubilee Rd – Concrete Pour Event – Pump Entry and Exit – Stop & Hold	15 Mins	TCP 3
3	Robie St – Install Gas Lateral – Lane Closure	3-4 days	TCP 1
4	Jubilee Rd – Concrete Pour Event – Pump Entry and Exit – Stop & Hold	15 Mins	TCP 3
4	Jubilee Rd – Install Water, Storm, Sanitary Service Laterals – Road Closure	3-5 days	TCP 4
4	Jubilee Rd – Tower Crane Removal with Mobile Crane – Road Closure	1-3 days	TCP 4
4	Jubilee Rd – Site Trailer Removal with Mobile Crane – Road Closure	½ day	TCP 4
5	Jubilee Rd – Remove Jersey Barriers – One Way Closure	2-3 days	TCP 2
5	Jubilee Rd – Reinstate ROW – One Way Closure	2-3 days	TCP 2
6	Robie St – Remove Jersey Barriers – Lane Closure	2-3 days	TCP 1
6	Robie St – Reinstate ROW – Lane Closure	2-3 days	TCP 1

All access gates to site have been positioned at existing curb cuts during early phases. Truck turning profiles are included as part of Appendix E.

Section 4.2 – Traffic Control Plan Preparation & Monitoring

Separate Traffic Control Plans (TCPs) have been prepared as required for each project phase in accordance with the standards identified in the TAC Manual of Uniform Traffic Control Devices, the NSTIR Temporary Workplace Traffic Control Manual, and the HRM Traffic Control Manual Supplement. TCPs will be prepared by a certified temporary workplace signer. The TCPs illustrate the proposed signage which will be installed to warn vehicular traffic ahead of, and throughout, the construction zone.

Section 4.3 – Notifications of Traffic Closures

The contractor shall notify HRM and the public of proposed traffic closures. It is understood that Street Closures requests require 10 days' (minimum) notice to HRM prior to their planned implementation and must be approved by HRM prior to implementation.

Section 4.4 – Traffic Control Element Inspection & Maintenance

All TCPs are developed by an approved Temporary Workplace Signer and implemented by certified Traffic Control Persons (as recognized by the Nova Scotia Department of Transportation and Infrastructure Renewal). Construction

warning signage will be displayed throughout the approaches, to and adjacent to, the project site in accordance with the Nova Scotia Temporary Workplace Traffic Control Manual. They will inspect traffic control elements at the start and end of the workday, or more frequently as required, and will maintain traffic control elements as required to ensure that the TCPs are effectively and correctly implemented. Requests for modifications to TCPs will be sent to HRM for approval a minimum of 10 days prior to their proposed implementation.

Section 4.5 – Emergency Vehicle Access

Emergency vehicle access to the project site will be always maintained along Robie St with access through Gate 2. The Superintendent, JOHS Committee and all First Aiders will be made aware during their orientation. This access point will be visibly signed for Emergency Responders. Gates for access will always remain unlocked when workers are on site.

Section 4.6 – Haul Route Plan

The primary reason for setting up the main construction operations on Robie St. is to avoid adding congestion to Jubilee, especially at the intersection. Robie is a full-time truck route and connects to several other truck routes. The haul route plan is shown and described in Appendix B.

Section 4.7 – Parking

Parking will be at legal parking spots near the site on side streets or parking lots. Once the parking garage level is available and safe to use contractors will be provided the option to use the parking garage.

Section 4.8 – Pedestrian Management

Pedestrian safety is of the utmost importance. This is the key reason why the sidewalks adjacent to the site need to be closed and the bus stop relocated. The activity on site and the room required to complete the necessary tasks demands this action. Temporary sidewalks on the construction site side will create unnecessary safety risks due to cross traffic and impacts to vehicular traffic.

For pedestrians travelling north on Robie, they will need to cross at the new crosswalk at Binney which is 80m from the site. For pedestrians travelling South on Robie, they will need to cross at the intersection, we will leave the sidewalk cut open at the Southwest corner of the intersection for use. The graveyard on the East Side of Robie, extends from Jubilee past Binney and should not generate impact to the sidewalk on that side of the street. Pedestrians travelling West on Veterans Memorial will cross to the North side of Jubilee. Pedestrians travelling East on Jubilee will need to cross using the new crosswalk intended to be installed at Edward St as part of the demolition phase of this project.

A Pedestrian Management Plan illustrating sidewalk closures can be found in Appendix F.

Section 5 – Construction Site Protection

Section 5.1 – Site Protection and Hoarding Materials

The worksite is to be kept separate of public areas and the work is to be clearly delineated to minimize effect on the neighbors and travelling public. There are various methods we will employ to accomplish this.

Section 5.2 – Fencing

Phases 1 through 4 will use concrete jersey barriers, complete with metal fencing to a minimum of 6' high, on the North and East boundaries of the site. The South and West boundaries will use 6' high chain link fencing, or existing property fencing. Privacy screenings will be installed on the chain link on Robie and Jubilee to mitigate visual impact of construction on the community and better contain debris. Graphics and development information will be displayed on these screenings as part of the site beautification effort. A sliding gate will be installed at Gate 1 on Jubilee, and two in swing gates will be installed at Gates 2 and 3 on Robie.

During Phases 5 and 6, the rigid fence and barricades are removed and replaced with temporary fence panels, first along Jubilee, then along Robie, to facilitate reinstatement of the ROW.

Section 5.3 – Snow Removal

It will be the contractor's responsibility throughout all construction phases to keep snow accumulation on their property to levels that do not impact site lines or cause run off or icing conditions during periods of freeze/thaw. Snow melting cannot have a negative effect on the commercial plaza to the east or the sidewalks/roads adjacent. Depending on snow accumulation and time of year, it may be necessary to remove snow from the site and transfer to a dump site. All piles of snow must not impact traffic or impact vehicles leaving/entering the site at any of the gates in use. The contractor will be responsible for removing snow and ice as required to ensure that emergency access is maintained to the project site.

Section 5.4 – Site Lines

Rigid fences and signage will be installed such that vehicular site lines are maintained.

Section 5.5 – Signage

Site signage will be posted to inform both the public, as well as contractors, of site safety policies, procedures, and hazards. These will be maintained and updated as construction progresses to provide accurate and vital information.

Typical site signage can be found in Appendix G. Traffic control signage, as well as their locations of use can be found in the Traffic Control Plans in Appendix C.

Section 6 – Lifting, Hoisting and Crane Operations

The vast majority of lifts will be completed from within the project site with no effect on the public. The tower crane movements must be restricted to respect safe clearance around power lines. The Construction Manager will obtain a safe clearance report from NSP, and the power line along Robie directly in front of the site will be de-energized for the project's duration. Lifting will not occur above neighboring residential properties and the tower crane will have these restrictions placed onto its operations. Signage will be posted advising the public that there is risk of falling objects because of lifting and work occurring at heights.

There will be two lifts with a mobile crane that needs to occur from Jubilee, one to remove the tower crane, and a second to remove the office trailer. These will require road closure. The Contractor who is retained to complete this work will be required to complete a Hazard Assessment, and in consultation with the Construction Manager

submit to the Municipality a safe work procedure as part of the road closure request. Any concerns of the Municipality will be addressed at the time they become known.

Section 7 – On-Site Conditions

Section 7.1 – Site Safety and Security

Contractors will be required to comply with all applicable safety codes and regulations. The contractor will be required to provide a mandatory site safety orientation for all trades and site visitors. The contractor will be required to have certified first aid responders on site during all construction activities. First aid kits will be made available at the project site and site office and locations of first aid kits will be prominently posted and communicated to all on-site workers and visitors. In addition, fire extinguishers will always remain available on site. The contractor will be responsible to carry out regular inspection of safety and security equipment to ensure adequate inventory, working condition, and type of equipment is present.

Section 7.2 – Hot Works

Hot works will be undertaken a minimum of 3 m inside the project site property boundary. During hot works, the contractor will ensure that a first aid kit and fire extinguisher are readily available and dedicated to the hot works in the immediate vicinity of the hot work. In addition, hot works will be undertaken away from heavy equipment and heavy equipment routes and ignition sources.

Section 7.3 – Ignition Source Controls

It will be the contractor's responsibility to review potential ignition sources regularly and to proactively mitigate the potential for them to ignite. Potential ignition sources include faulty wiring, hot surfaces, motors, welding, grinding, sparks, convex lenses (magnifying glasses), fuel and reactive chemicals. Material and equipment specifications and best practices will be followed during all construction activities to reduce the risk of ignition. In addition, potential ignition sources and work which may result in potential ignition will be kept away from heavy equipment and heavy equipment routes. Fuel cubes will need to be located in an accessible and protected location with signage posted.

Section 7.4 – Storage of Combustible Materials

On-site materials will be protected as required from environmental conditions such as snow, rain, and wind to prevent materials from causing harm to on-site workers or the public. Combustible materials, as well as explosive, reactive, and corrosive materials, will be stored in accordance with their product specifications using storage sheds and containers within the loading area and on-site as required and will be kept away from heavy equipment and heavy equipment routes.

Section 7.5 – Waste Management Practices

Throughout construction the contractor will be required to maintain a clean and tidy work environment and work to proactively eliminate risks. The contractor will monitor the project site at the start and end of the workday, or more frequently as required, to ensure that waste is removed in a prompt and timely manner such that it does not pose a risk to on-site construction activities, on-site workers, or the general public.

Section 7.6 – Emergency Contact Information

Emergency contact information will be prominently posted on all gates and at the site office.

Section 7.7 – After-Hours Lighting

Once permanent power is established, the site will be always illuminated to reduce the risk of theft and increase safety. This lighting will be placed strategically to not cause glare for neighboring properties.

Section 7.8 – Smoking Area

Smoking will not be permitted in the buildings being constructed. A designated smoking area will be established on the site with no impact to the public.

Section 7.9 – Material Handling, Loading/Unloading, Delivery, and Vehicle Staging

As a result of the decision to move most deliveries through the Robie St. construction lane, there will be limited impact to the city's vehicular flow of traffic. The Construction Manager will maintain a delivery schedule that all parties need to adhere to. This will avoid congestion in the intersection. If a truck shows up unannounced or out of sequence they will be required to move along. With direct access to MacKay Bridge, the staging area for most trucks will be Burnside as many deliveries originate there.

The exception to this rule will be concrete deliveries. Staging for concrete could occur at the plant itself on departure, with unpredictable nature of traffic patterns, this does not always work out especially given bottlenecks along the main trucking route. To mitigate this risk, we have designed the work zone in such a fashion that we can hold multiple concrete trucks on site at any given time. See Phase 2, 3, and Phase 4 Logistics Plans and Encroachment & Truck Turning Diagrams for reference.

Section 7.10 – Street & Right-of-Way Maintenance

The Erosion and Sedimentation Control Plan will show rumble strips at all entrances and exit to the site during the excavation phase and through the backfilling phases. Once the site is backfilled and set up in its extended operational Phase 4, the surface along Robie and the access point at Jubilee will need to be maintained as a hard packed, possibly temporary asphalt condition, that avoids rocks from entering the ROW. The contractor will be responsible to keep the adjacent streets clean along with any publicly accessible sidewalks or Right of Ways. The Construction Manager will monitor the performance and bring any issues to the Contractors' attention for remediation. The Owner will have laborers available who will check the street every two hours and sweep debris back onto the site. The Owner will retain Contractors who will return the Right of Way to the existing condition or agreed upon final design.

Section 7.11 – Stormwater Management and Runoff Pollution

The contractor will be required to prevent sediment from entering all adjacent properties using erosion and sediment controls (see NSE Erosion & Sedimentation Control Handbook for Construction Sites). All water on site will be screened out using fabric filters prior to being discharged from the site. The proposed construction will not cause negative impacts to the storm systems or affect drainage paths in accordance with HRM Bylaw W101 and G200 and accompanying administrative order 2020-010-OP.

The contractor will follow the Engineers' Erosion and Sedimentation Control Plan which will be developed,

submitted, reviewed and approved for this project. The Stormwater Management Plan for this project identifies surface drainage patterns, catch basin locations, material storage locations and protection measures, site entrance/exit locations, and runoff quantity and control measures. The Contractor is to follow By-Law S300.

Section 7.12 - Noise Pollution

The contractor will respect noise bylaw N-200 and ensure the trades equipment is properly maintained to avoid noise complaints from the neighbors. If work is required outside of the Work Time established in Section 2.3, we will provide 48 hours' notice to the adjacent property owners. This is not a normal situation however it can become a requirement when placing large slabs of concrete. We avoid the night work by placing it on warm days, adding additives to improve cure time and we start early. Sometimes the weather changes and the concrete mix just needs more time. A draft notification letter is available in Appendix H.

Section 7.13 - Dust Pollution

The contractor will be responsible for carrying out the following dust/debris controls:

- Buildings will be watered to keep the dust down when demolition of structures is occurring.
- Robie and Jubilee will remain clean of organics and rock.
- We monitor the trucks leaving during all phases to ensure debris remains in the box.
- We have retained sufficient labor resources to pick up any stray product if required.
- Spillage will be cleaned up regularly as street cleanliness will be monitored at a frequency that is in line with the site activities.
- Rock rumble strips will be installed and maintained at the exit from site to allow any mud to drop off before entering the street.
- We have access to street sweepers that can be mobilized as required.
- All fencing will include dust barriers to capture any debris or airborne particulate matter.
- Most of the site will be rock, except during the last parts of Phases 5 and 6 when landscaping is completed. The site will not generate significant dust.

Section 7.14 – Rodent Control

Rodent control was routinely implemented by the Owner around the existing structures. From mass excavation on, we will keep our site clean, tidy and have all food sources removed from the site regularly. Our activities will not increase the rodent population. We will keep our buildings rodent free.

Section 7.15 - Blasting

Prior to any blasting occurring on site a pre blast survey will be conducted and a blasting plan submitted for approval by authorities. Presently, we are of the understanding that no blasting will need to take place as the rock removal is not sufficient to require this activity. We are expecting to remove rock using rock hammers.

Section 7.16 – Storms and Hurricane Readiness

The Construction Manager must monitor the weather forecast and keep a clean and tidy site to prevent debris from blowing around. When the forecast calls for high winds, excessive snow or hurricanes the Construction Manager must make the site ready by strapping down materials, bringing materials indoors, securing loose objects and porta potties. Cranes need to be made safe along with any temporary works braced to take abnormal loading conditions. During major rain events, the drains must be cleared, the grading checked, trenches closed, and erosion control

measures checked and in good operational condition. Personnel who are identified to rectify situations on site along with contractors responsible for maintaining erosion control measures, fencing and temporarily workplace signage must be put on notice and available to rectify emergency situations. When it is safe to return to site, the Construction Manager must check the site and rectify issues with public safety as the priority. Returning to a site that remains operational is a major benefit and avoiding insurance claims and accidents is preventable.

Section 8 – Community Engagement & Notification

Section 8.1 – Pre-CMP Community Engagement

Tate Engineering, on behalf of PEJK Real Estate, has completed Community Consultation. We limited the scope of the consultation to include property owners most directly effected by construction activities. The limits are shown in Appendix J. On April 17, 2025 we met with the two property owners directly adjacent to the site to discuss excavation and the impacts. We have since been in discussion and are in the process of finalizing agreements on how to proceed. On May 14, 2025, we hand delivered most of the letters to each property and spoke directly to many property owners. After this we sent the letters via registered mail. The main concern was related to blasting, which there is none. Many people are adjusting to the pace of change in their neighbourhood but did not have any concerns about the development itself. We have a list of email addresses for people registered for regular updates and the PEJK website will soon be updated with a Construction Update section. The addresses consulted include:

- 1664 Robie St.
- 1670 Robie St.
- 1674 Robie St.
- 1708 Robie St.
- 1714 Robie St.
- 1677 Edward St.
- 1681 Edward St.
- 1685 Edward St.
- 1689 Edward St.
- 1695 Edward St.
- 6023 Jubilee Rd.
- 6026 Jubilee Rd.
- 6029 Jubilee Rd.
- 6030 Jubilee Rd.
- 6032 Jubilee Rd.
- 6035 Jubilee Rd.
- 6039 Jubilee Rd.
- 6040 Jubilee Rd.

A sample letter used during this consultation can be found in Appendix J.

Section 8.2 – Community Information During Construction

During construction, the contractor will make direct contact with the directly adjacent property owners to keep them informed of work and any changes that would impact the use of their property. A draft of the intended Notification Letter for this purpose is included in Appendix H. Contact information for the site will be provided to these individuals and be mounted on Gates 1, 2 and 3.

Section 8.3 – Closure Notification Requirements

Notification of street closures and public service interruptions will adhere to the requirements of the HRM Traffic Control Manual Supplement. Street closure requests require 10 days (minimum) notice to HRM prior to their planned implementation and must be approved by HRM prior to implementation. Notification to the affected public will be made a minimum of 5 days prior to the disruption. These notifications will be hand delivered and the contractor will keep and maintain a list of all effectively notified property owners such that they ensure all affected parties are notified. The contractor will notify HRM immediately upon confirmation of affected parties that have been notified

and their respective civic addresses.

Section 9 – Permit & Notification Requirements

The contractor will be responsible for coordinating a pre-construction meeting 10 days prior to excavation and construction commencement, to review the final CMP on site. Attendees will include the contractor, the owner, HRM, Halifax Water (HW), utility companies, and representatives from neighboring properties.

Section 10 – Regulation & Enforcement

Section 10.1 – Inspection & Monitoring

The contractor will be responsible for monitoring the implementation of the CMP daily, or more frequently as necessary, to ensure its continued effectiveness. The contractor will complete a daily inspection/maintenance log of all CMP elements.

As outlined in Section 1, any changes required to this CMP must be sent to HRM for review 10 days (minimum) prior to their proposed implementation. Changes may only be implemented following HRM approval.

Section 11 – Summary

This CMP has been prepared with the goal of minimizing negative impacts to the community, pedestrians, and traffic throughout construction of this project. This CMP will be used as a minimum standard and any further safety protection required by Safe Work Practices will be implemented. We welcome feedback from authorities and utilities to provide a more positive environment. Once the final plans are approved, they will be used throughout construction.

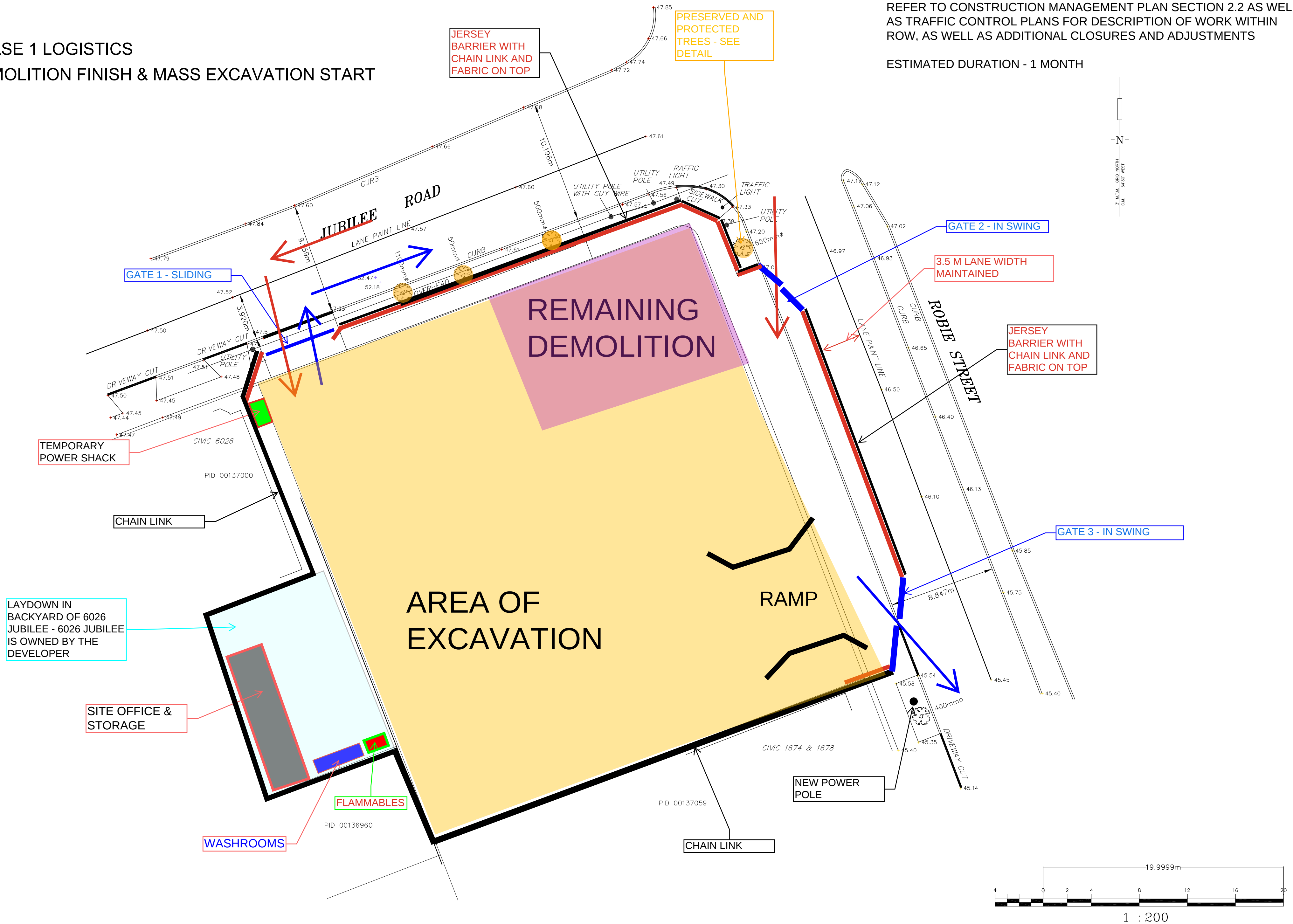
Should you have any questions or comments related to this document or the execution of, please contact Tate Engineering.

Appendix A - Site Logistics Plans

PHASE 1 LOGISTICS
DEMOLITION FINISH & MASS EXCAVATION START

REFER TO CONSTRUCTION MANAGEMENT PLAN SECTION 2.2 AS WELL
AS TRAFFIC CONTROL PLANS FOR DESCRIPTION OF WORK WITHIN
ROW, AS WELL AS ADDITIONAL CLOSURES AND ADJUSTMENTS

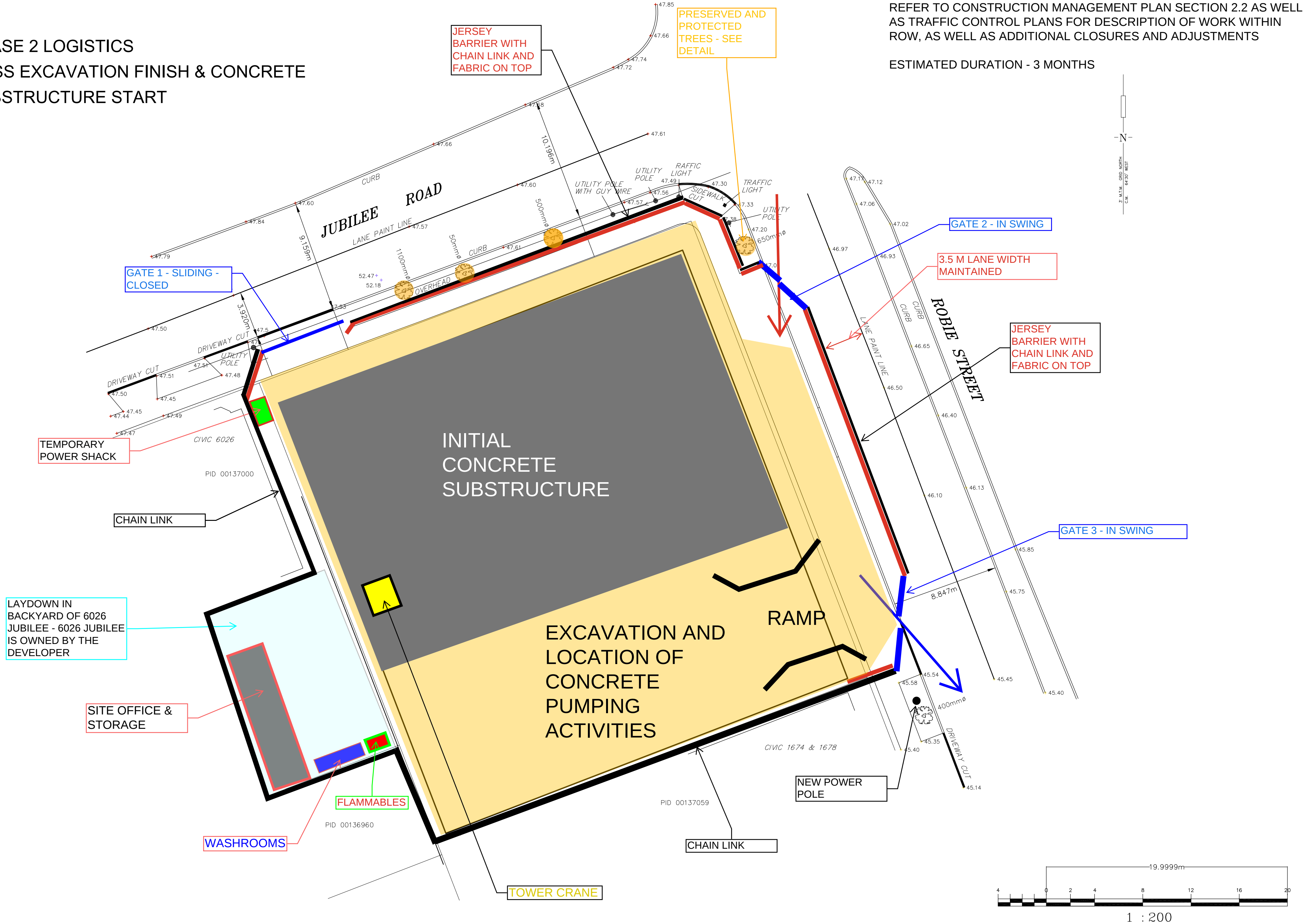
ESTIMATED DURATION - 1 MONTH



PHASE 2 LOGISTICS
MASS EXCAVATION FINISH & CONCRETE
SUBSTRUCTURE START

REFER TO CONSTRUCTION MANAGEMENT PLAN SECTION 2.2 AS WELL
AS TRAFFIC CONTROL PLANS FOR DESCRIPTION OF WORK WITHIN
ROW, AS WELL AS ADDITIONAL CLOSURES AND ADJUSTMENTS

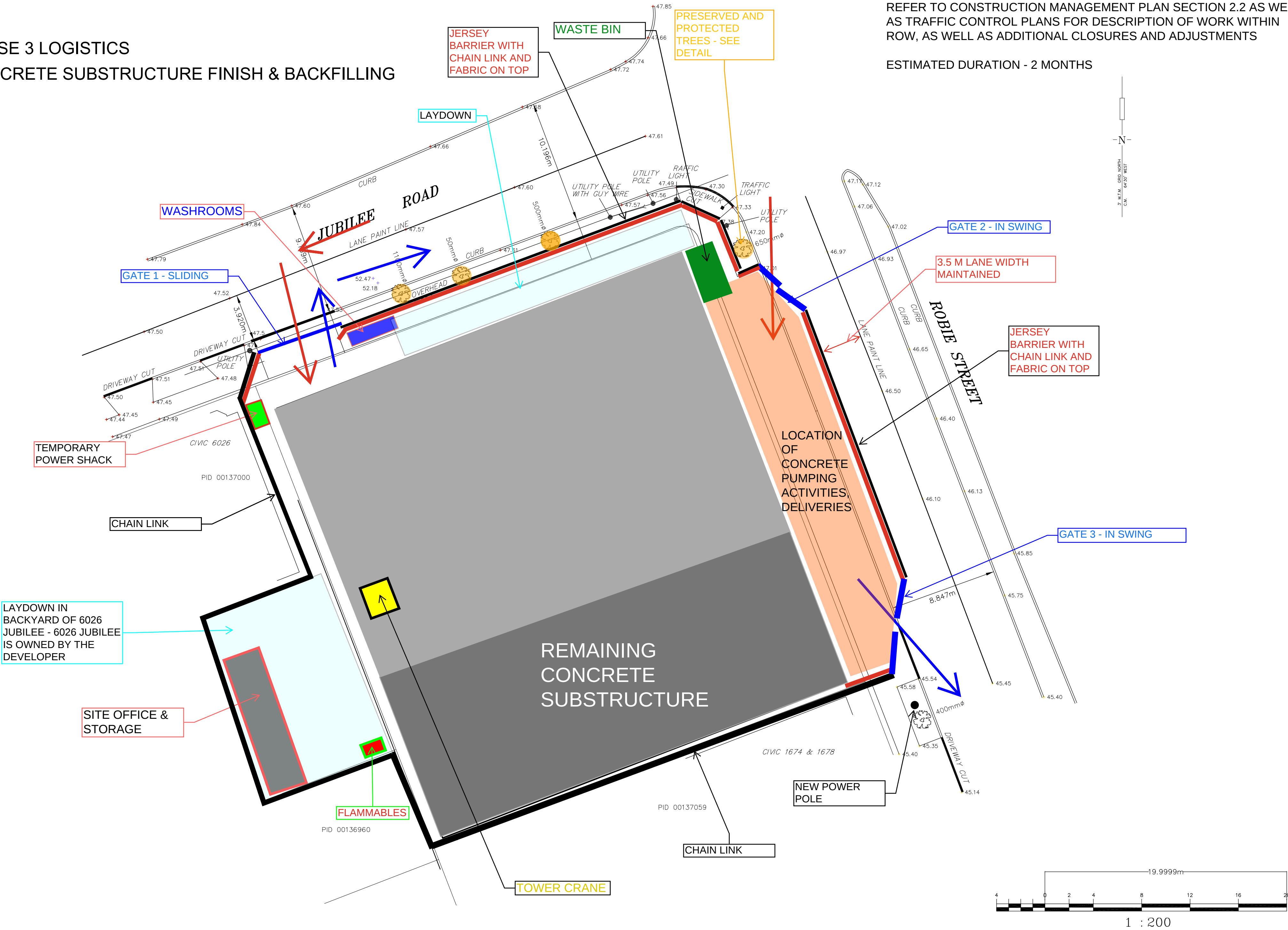
ESTIMATED DURATION - 3 MONTHS



PHASE 3 LOGISTICS
CONCRETE SUBSTRUCTURE FINISH & BACKFILLING

REFER TO CONSTRUCTION MANAGEMENT PLAN SECTION 2.2 AS WELL
AS TRAFFIC CONTROL PLANS FOR DESCRIPTION OF WORK WITHIN
ROW, AS WELL AS ADDITIONAL CLOSURES AND ADJUSTMENTS

ESTIMATED DURATION - 2 MONTHS

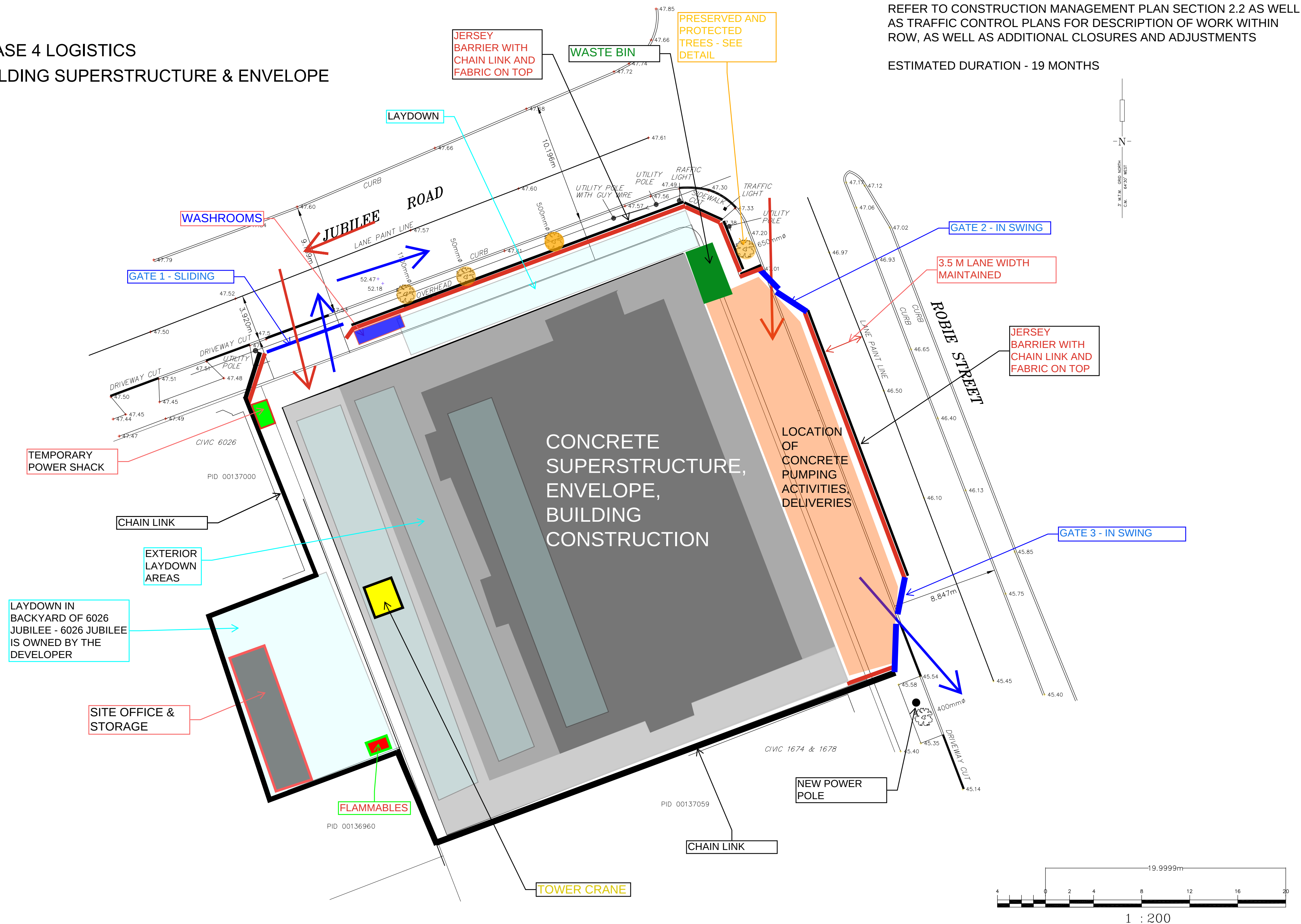


PHASE 4 LOGISTICS

BUILDING SUPERSTRUCTURE & ENVELOPE

REFER TO CONSTRUCTION MANAGEMENT PLAN SECTION 2.2 AS WELL AS TRAFFIC CONTROL PLANS FOR DESCRIPTION OF WORK WITHIN ROW, AS WELL AS ADDITIONAL CLOSURES AND ADJUSTMENTS

ESTIMATED DURATION - 19 MONTHS

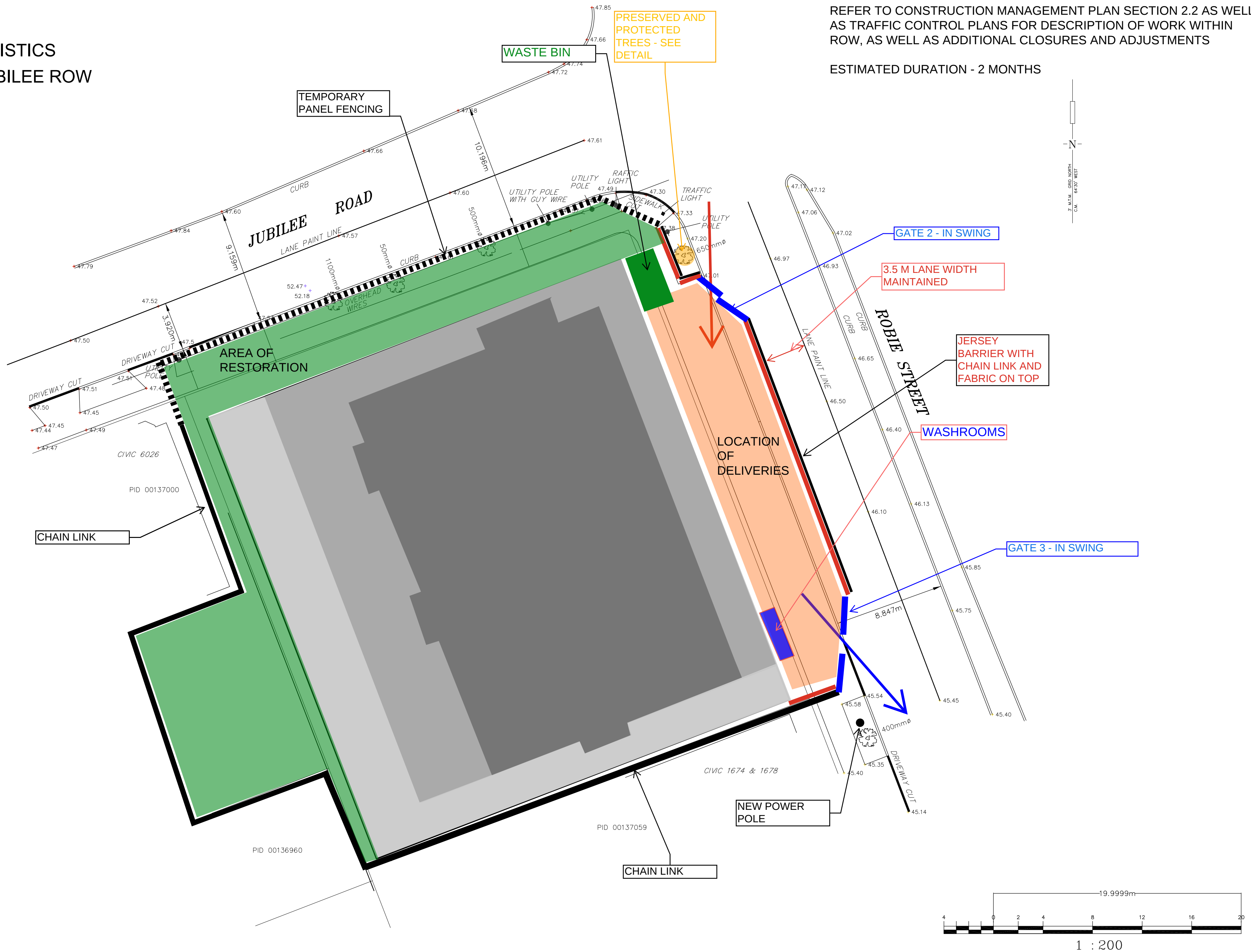


PHASE 5 LOGISTICS

RESTORE JUBILEE ROW

REFER TO CONSTRUCTION MANAGEMENT PLAN SECTION 2.2 AS WELL AS TRAFFIC CONTROL PLANS FOR DESCRIPTION OF WORK WITHIN ROW, AS WELL AS ADDITIONAL CLOSURES AND ADJUSTMENTS

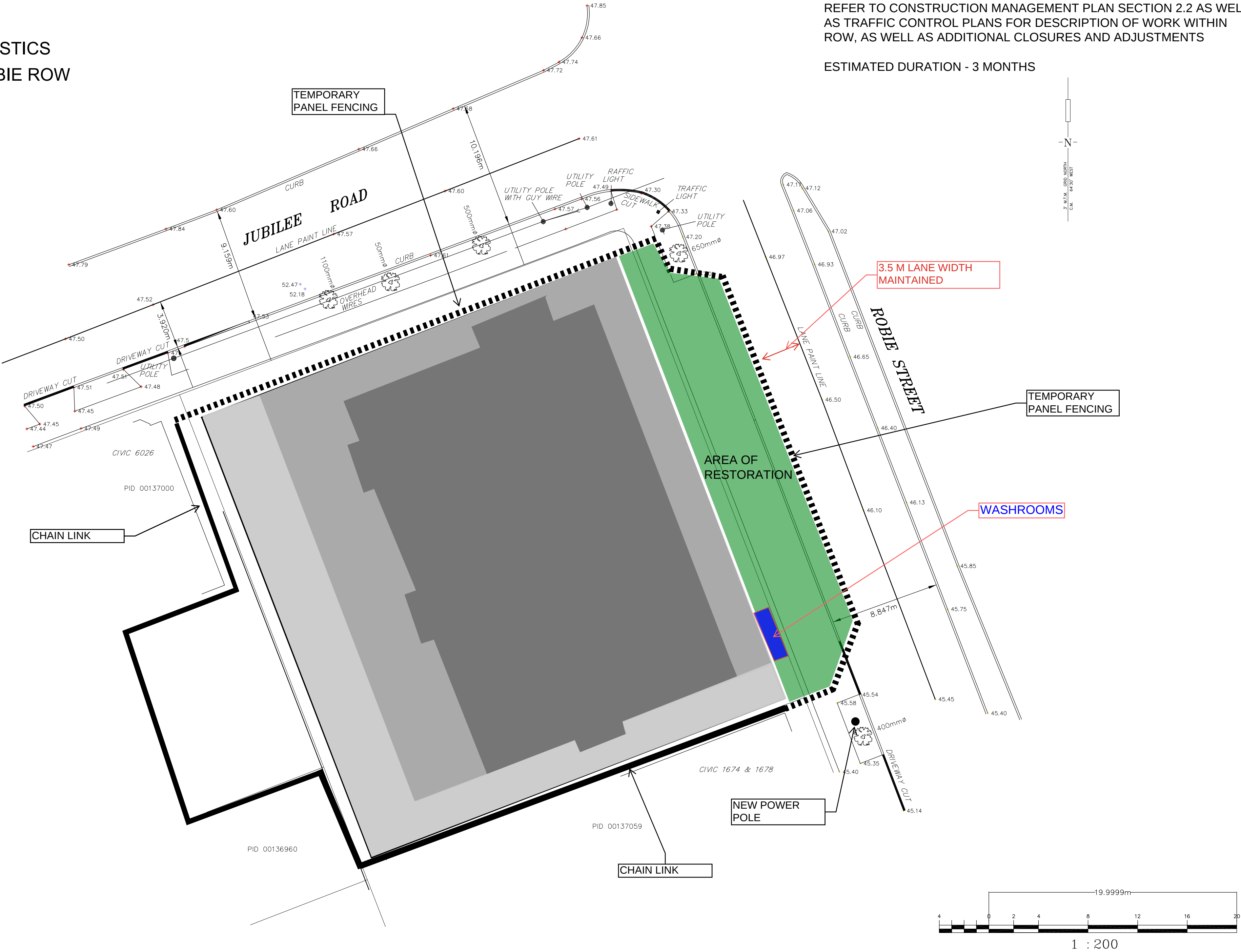
ESTIMATED DURATION - 2 MONTHS



PHASE 6 LOGISTICS
RESTORE ROBIE ROW

REFER TO CONSTRUCTION MANAGEMENT PLAN SECTION 2.2 AS WELL
AS TRAFFIC CONTROL PLANS FOR DESCRIPTION OF WORK WITHIN
ROW, AS WELL AS ADDITIONAL CLOSURES AND ADJUSTMENTS

ESTIMATED DURATION - 3 MONTHS



Appendix B - Vehicle Haul Routes



Date: 04/10/2025 **Author:** John Smith (johns@easterntraffic.ca) **Project:** Tate Engineering Robie and Jubilee
Pg 8: Truck Route

Comments:

-This plan illustrates the possible trucking route and a description below. All major trucks routes will be followed in accordance with the HRM Schedule A Truck Routes.

HAUL ROUTE PLAN ALL PHASES



The vast majority if not all deliveries will be made by vehicles travelling South Bound on Robie, they'll access the site from Robie and leave the site South Bound on Robie. They will then find the shortest and truck route back to their next destination, staying on truck routes. The return route will depend on other deliveries, congestion and road closures at the given time.

During Phases 1, 3, 4, 5, 6, there will need to be some access to the North West corner of the site for garbage pick up, small deliveries and civil works. On the vast majority of occasions, these vehicles will return to Robie, proceed Southbound to their next destination.

Appendix C - Traffic Control Plans

Traffic Control Plan 1



Date: 02/05/2025 **Author:** John Smith (johns@easterntraffic.ca) **Project:** Tate Engineering Robie and Jubilee
Pg 2: Lane Closure

Comments:

- This plan illustrates a lane closure on Robie St between Jubilee Rd and Binney St
- Using Application guide A-63R from the NSTCM (2024.04.02)



Traffic Control Plan 2

EASTERN

TRAFFIC

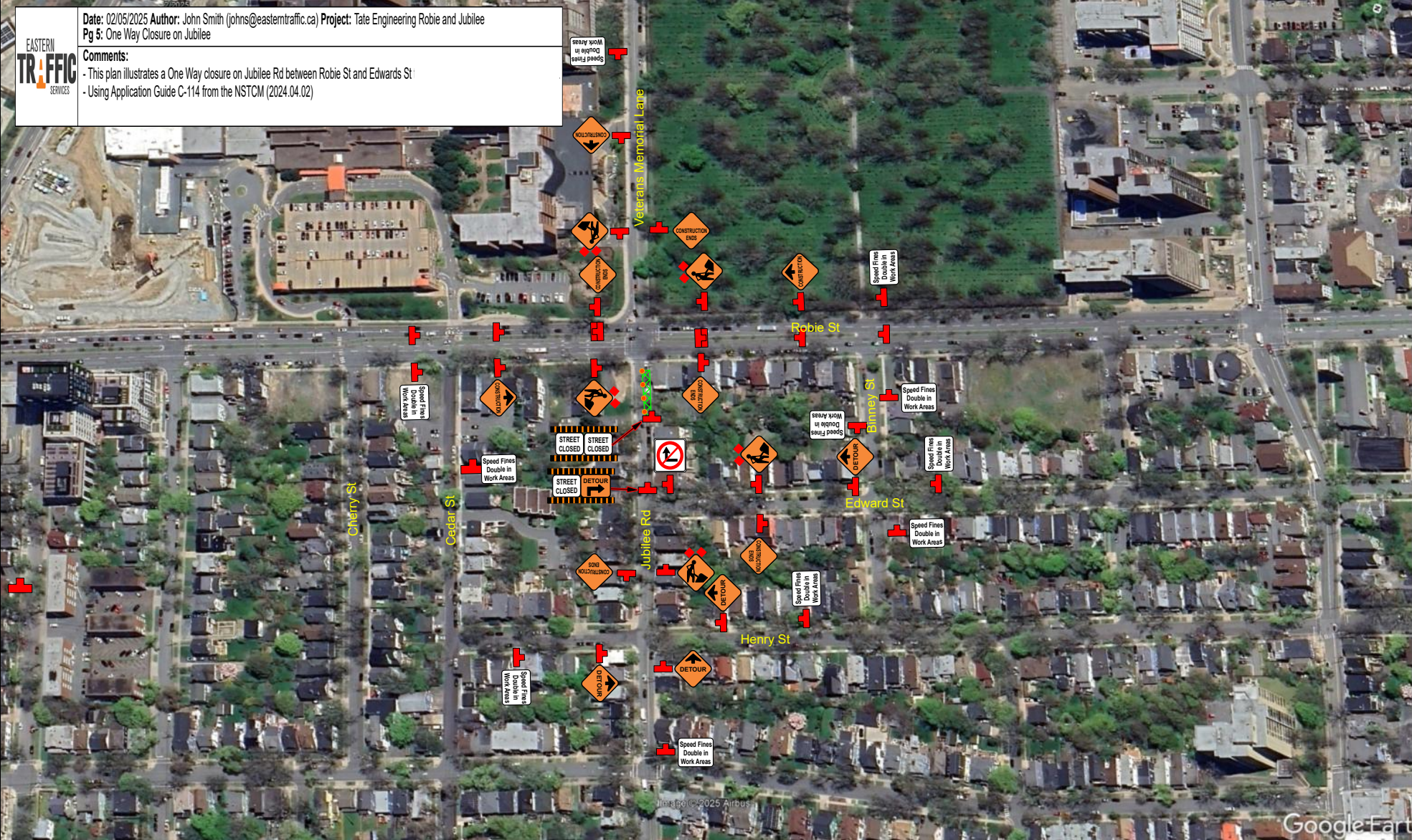
SERVICES

Date: 02/05/2025 Author: John Smith (johns@eastemtraffic.ca) Project: Tate Engineering Robie and Jubilee

Pg 5: One Way Closure on Jubilee

Comments:

- This plan illustrates a One Way closure on Jubilee Rd between Robie St and Edwards St
- Using Application Guide C-114 from the NSTCM (2024.04.02)



Traffic Control Plan 3

EASTERN

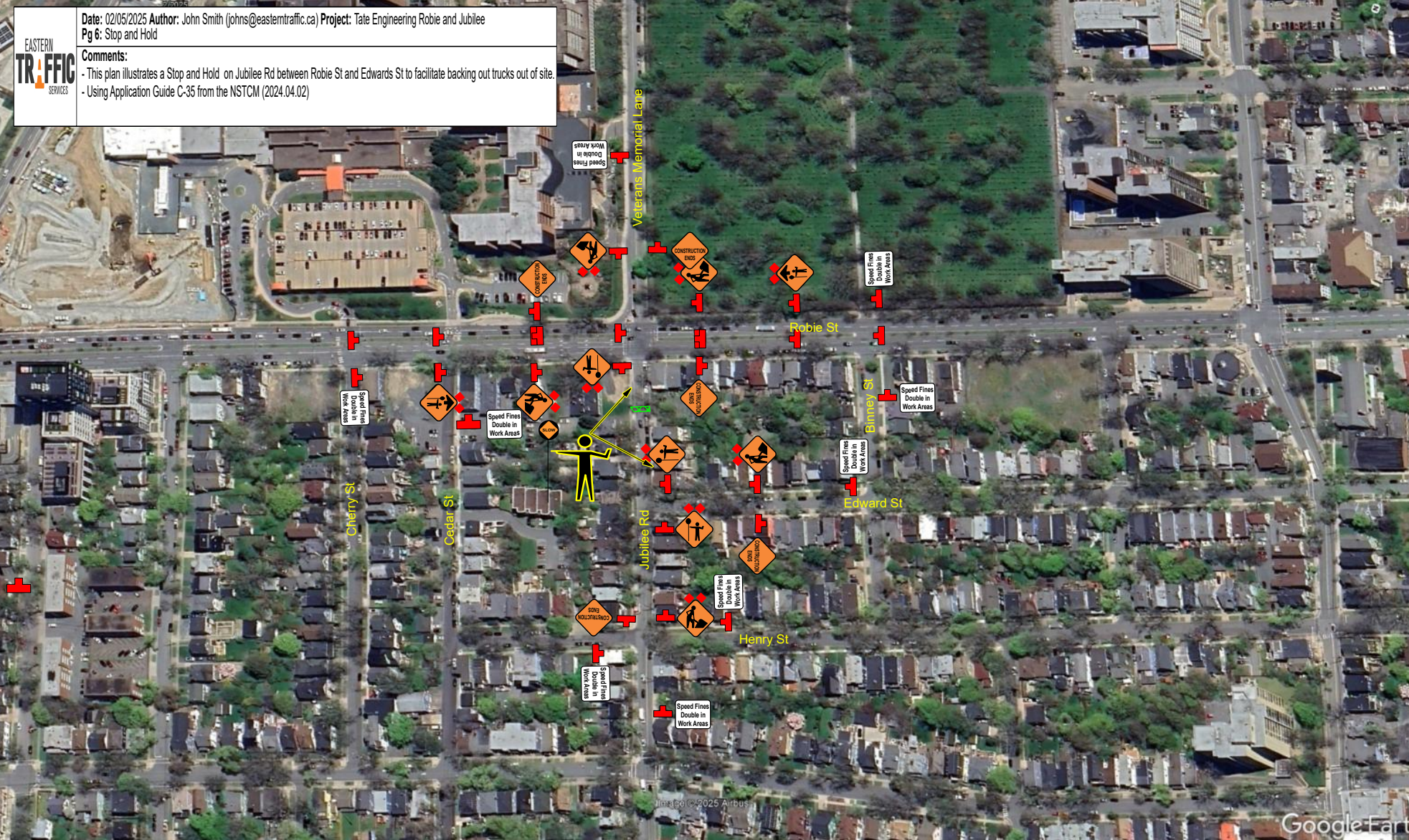
TRAFFIC

SERVICES

Date: 02/05/2025 Author: John Smith (johns@easterntraffic.ca) Project: Tate Engineering Robie and Jubilee
Pg 6: Stop and Hold

Comments:

- This plan illustrates a Stop and Hold on Jubilee Rd between Robie St and Edwards St to facilitate backing out trucks out of site.
- Using Application Guide C-35 from the NSTCM (2024.04.02)



Traffic Control Plan 4

EASTERN

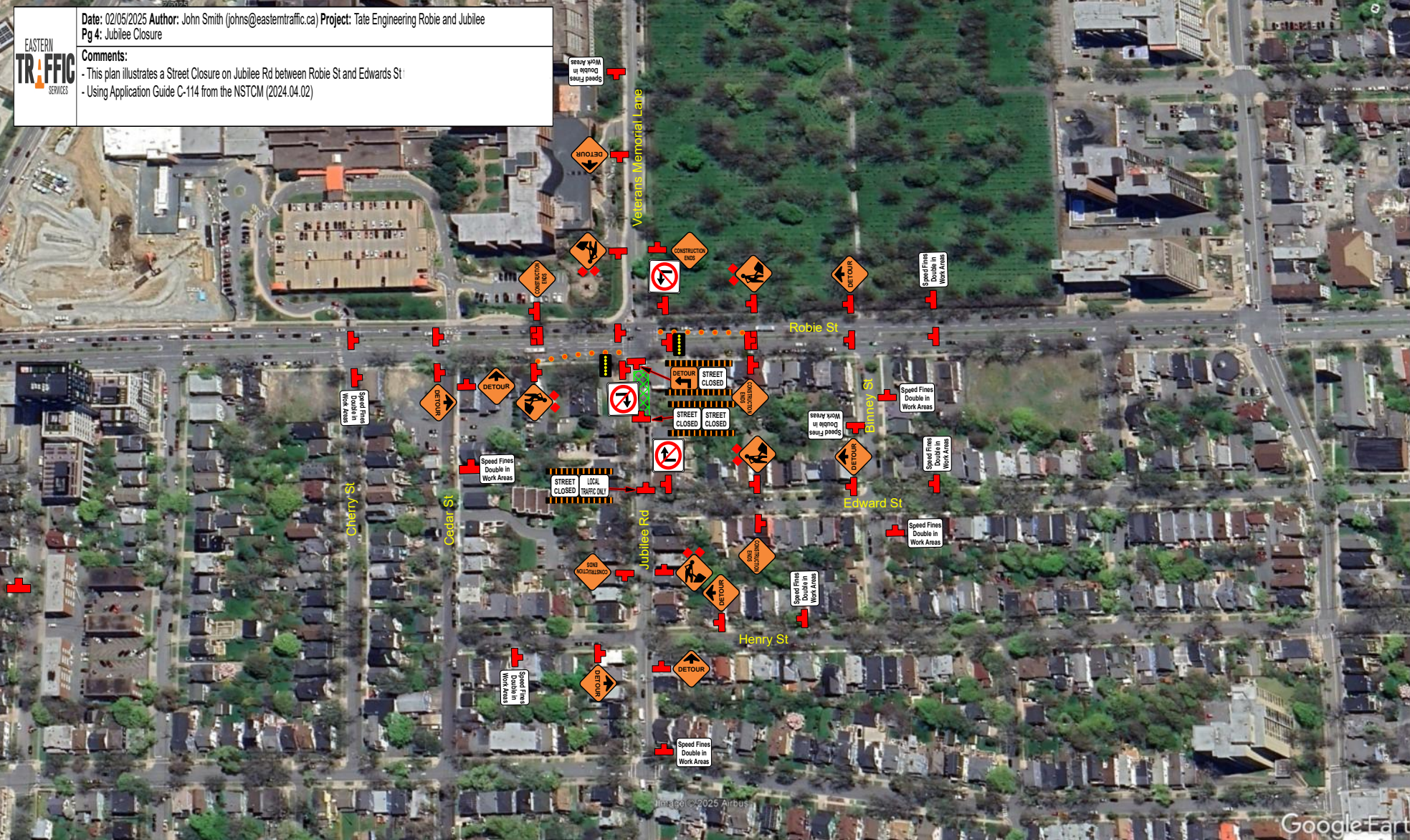
TRAFFIC

SERVICES

Date: 02/05/2025 Author: John Smith (johns@easterntraffic.ca) Project: Tate Engineering Robie and Jubilee
Pg 4: Jubilee Closure

Comments:

- This plan illustrates a Street Closure on Jubilee Rd between Robie St and Edwards St
- Using Application Guide C-114 from the NSTCM (2024.04.02)



Imagery © 2025 Airbus

Google Earth

Appendix D - Site Servicing Plans



1:100

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	CLIENT
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PEJK RENTALS

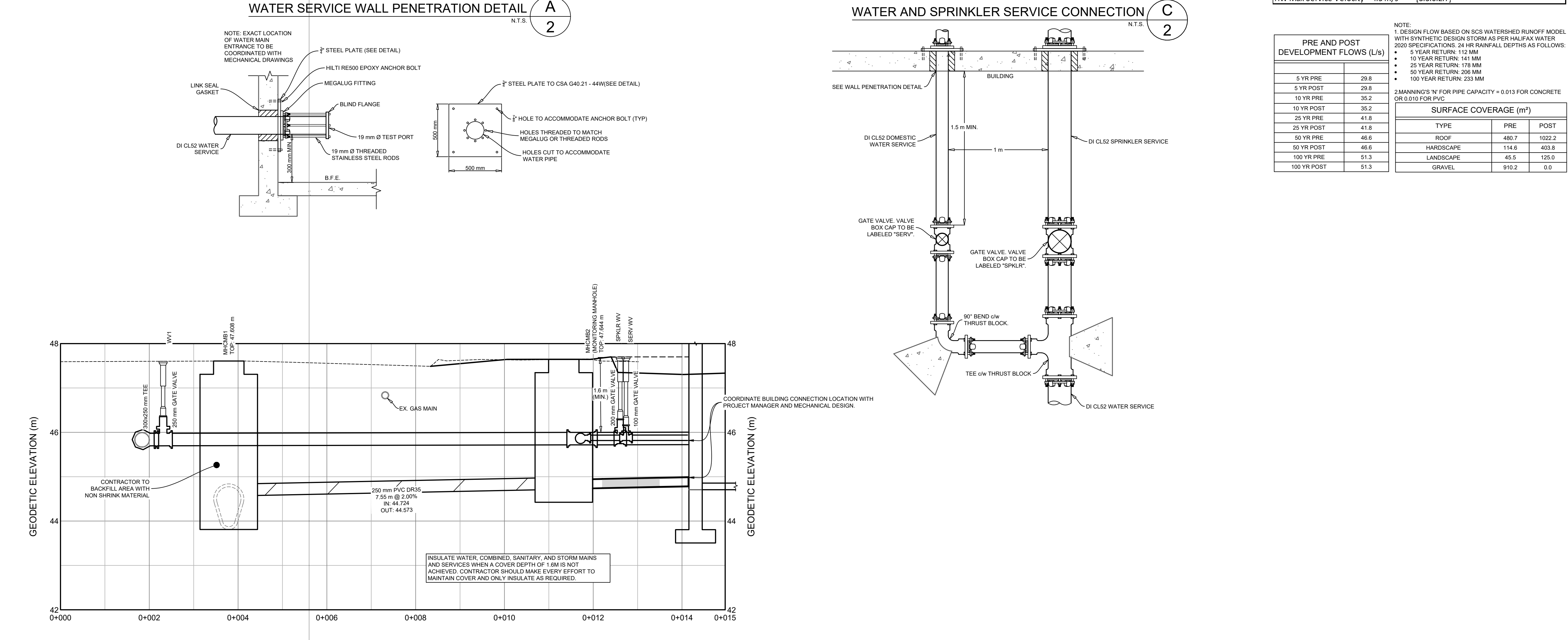
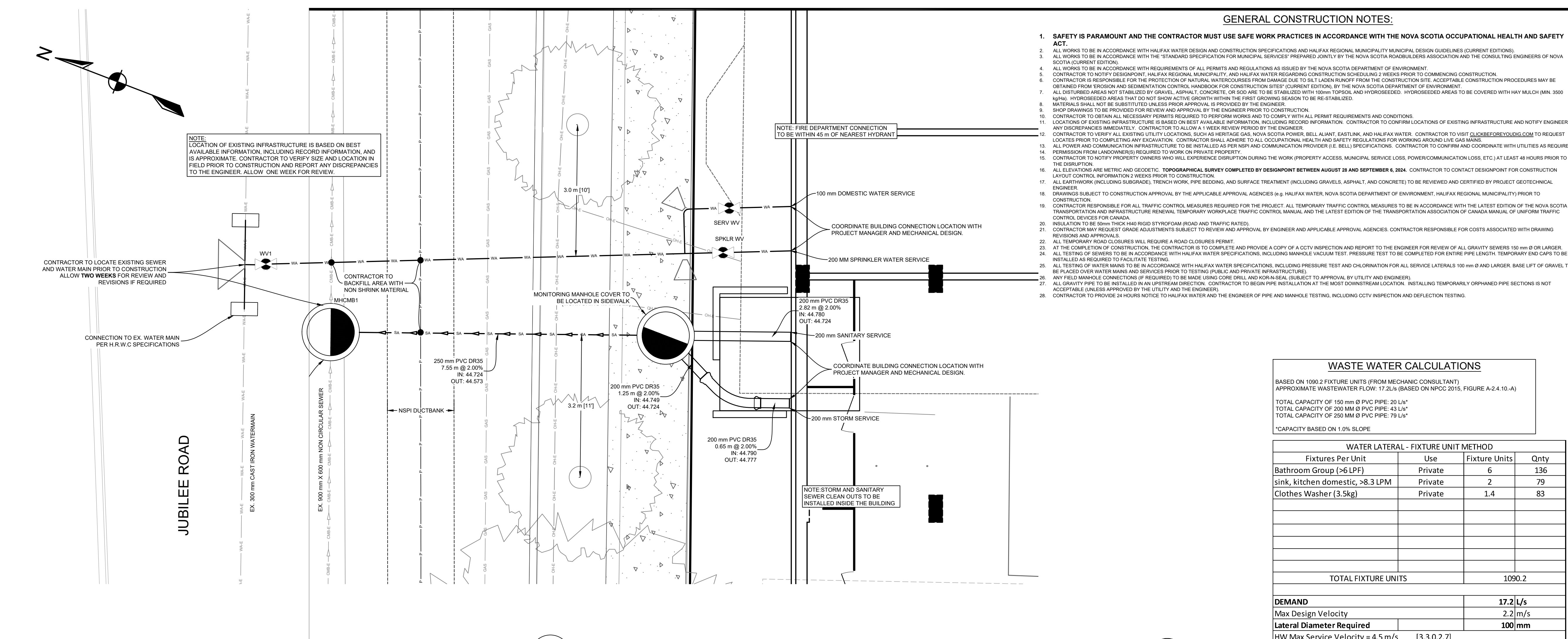
PROJECT DESCRIPTION	
1	Project Description
2	Project Description
3	Project Description
4	Project Description
5	Project Description
6	Project Description
7	Project Description
8	Project Description
9	Project Description
10	Project Description
11	Project Description
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99	Project Description
100	Project Description

ROBIE STREET APARTMENTS

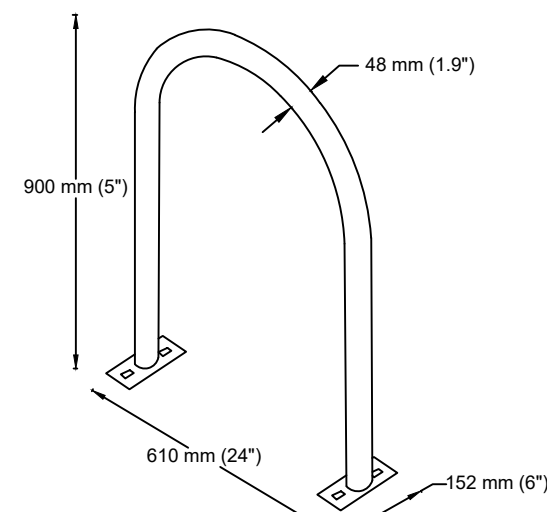
HALIFAX, NOVA SCOTIA SHEET DESCRIPTION
--

SITE PLAN

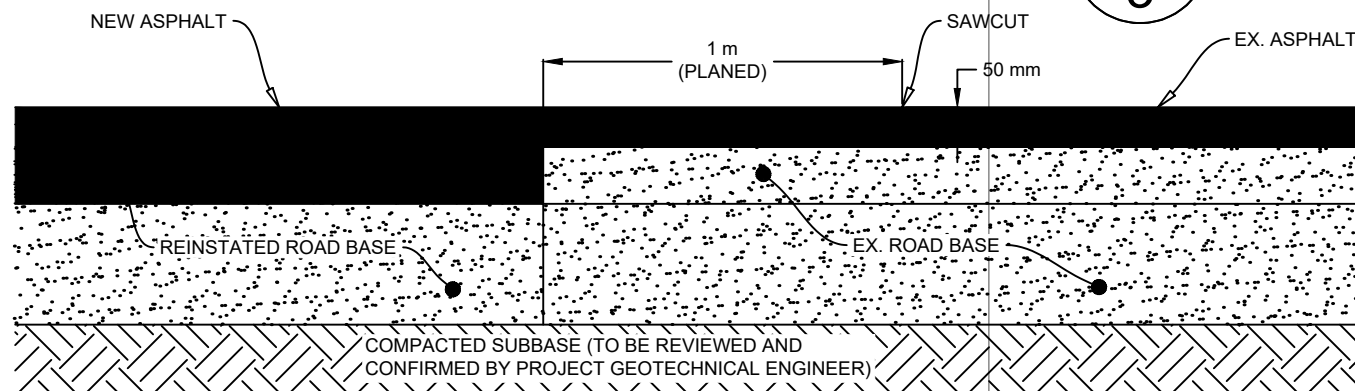
Drawn MTV	Engineer A. LEAHY	Project No. 24-569	Drawing No. C-100 1 OF 4
Scale 1:100	Filename 24-569_Base.dwg		



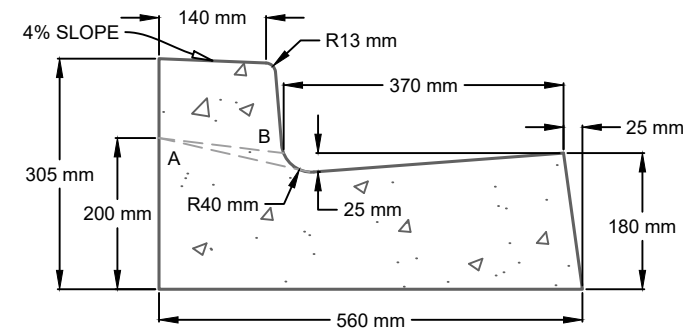
BIKE RACK DETAIL
N.T.S.



PAVEMENT REINSTATEMENT DETAIL
N.T.S.



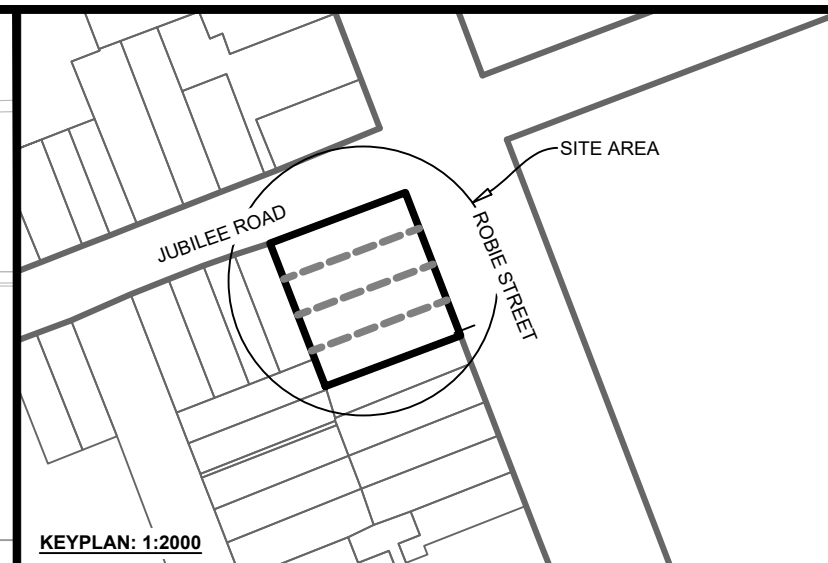
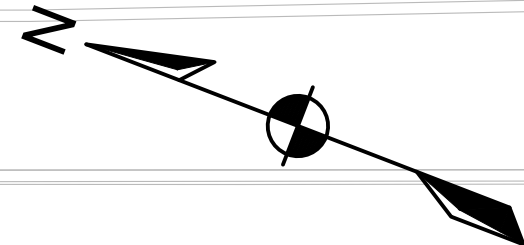
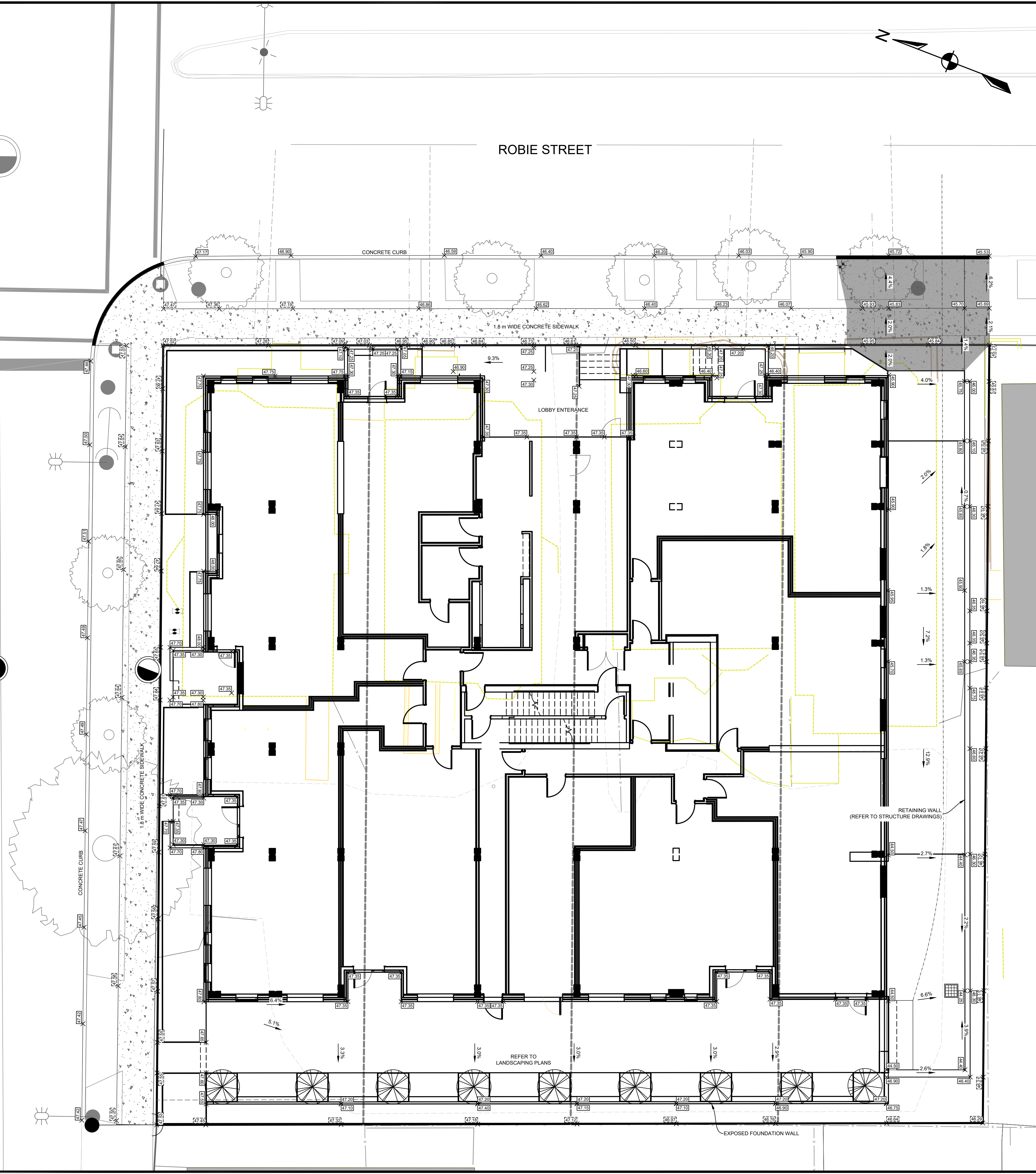
TYPICAL CURB DETAIL
N.T.S.



NOTES:
LINE A INDICATES CURB AT PEDESTRIAN RAMPS.
LINE B INDICATES CURB AT DRIVEWAYS

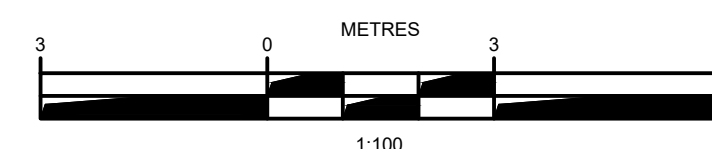
JUBILEE ROAD

ROBIE STREET



LEGEND

EXISTING	PROPOSED
—10—	MAJOR CONTOUR
—10—	MINOR CONTOUR
---	EASEMENT
---	RIGHT OF WAY
---	LOT LINE
EXISTING	PROPOSED
PRECAST HEADWALL	CATCHBASIN
SURFACE GRADE	FLOW ARROW
SURFACE SLOPE	CURB CUT



ISSUE	DATE	DESCRIPTION	INT.
7	MAY 29, 2025	IFC, REVISED PER HRM COMMENTS	
6	APR. 15, 2025	ISSUED FOR CONSTRUCTION REVISIONS 1-5 REMOVED	

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PROJECT DESCRIPTION

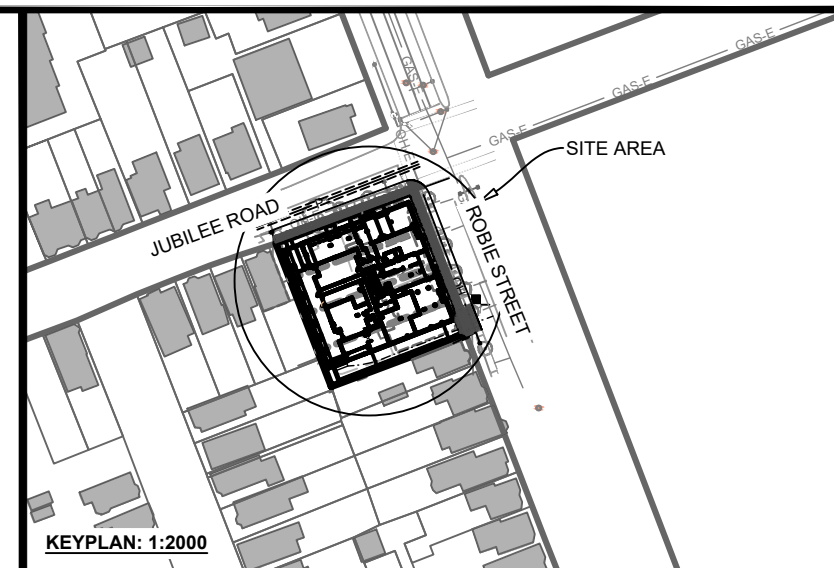
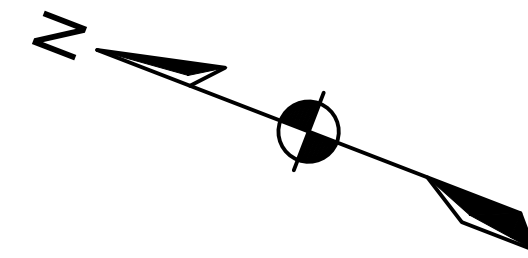
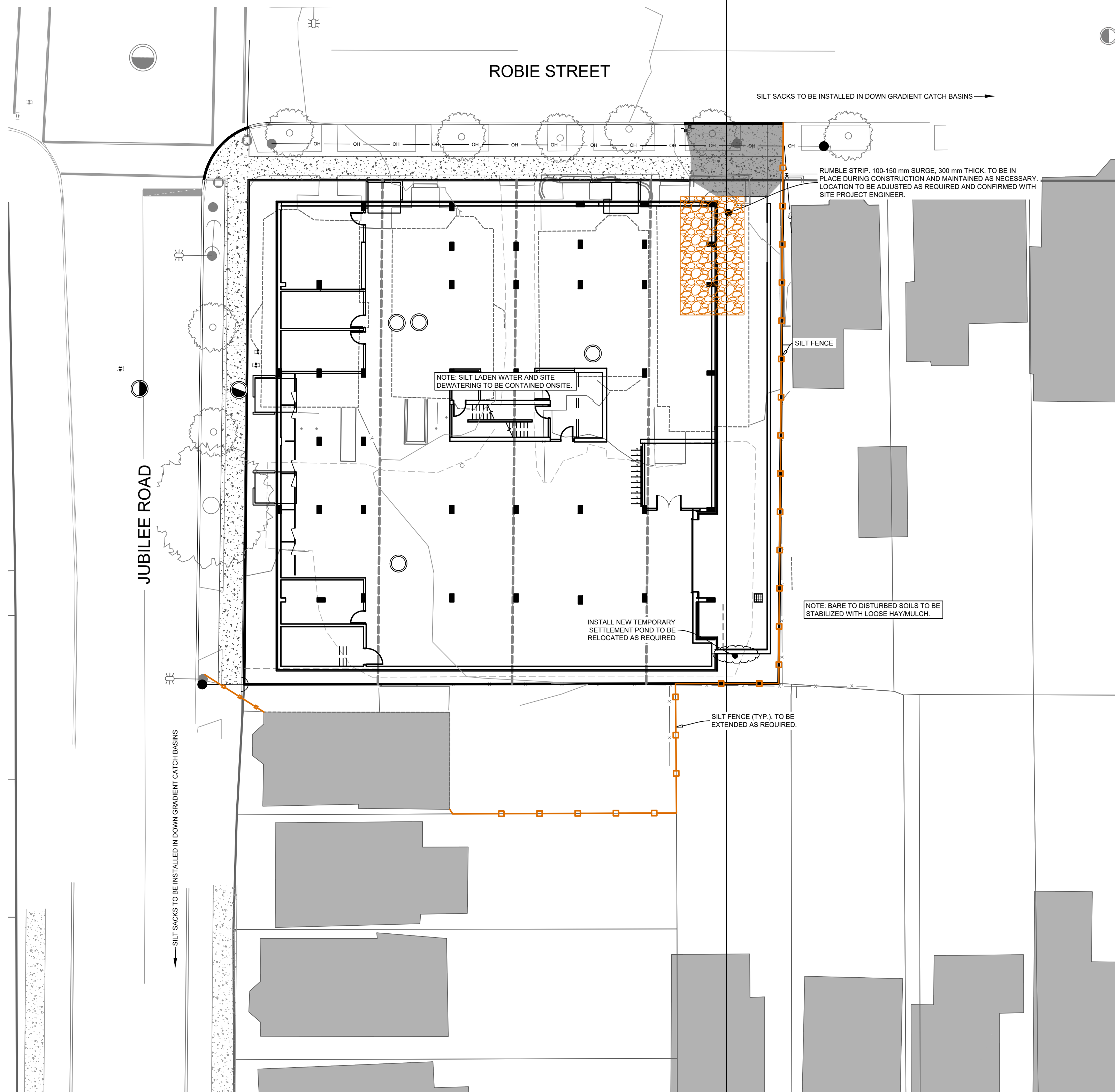
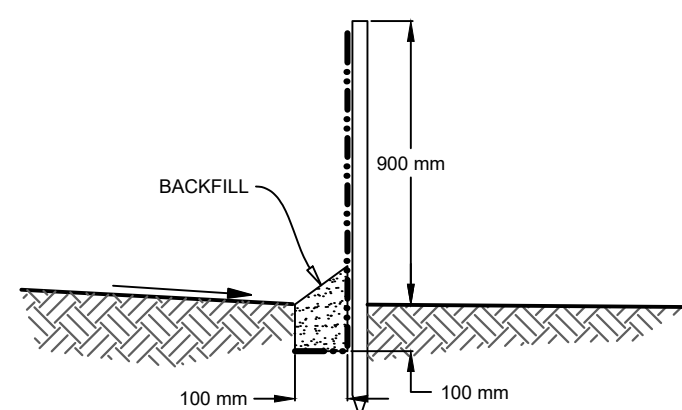
ROBIE STREET APARTMENTS

HALIFAX, NOVA SCOTIA
SHEET DESCRIPTION

GRADING PLAN

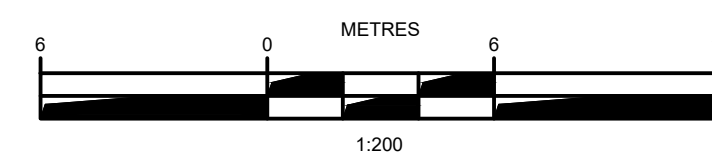
Drawn MTV	Engineer A. LEAHY	Project No. 24-569	Drawing No. C-102
Scale 1:100	Filename 24-569_Grad.dwg		3 of 4

ARPS, ETC.)
GRADE ALTERATION BY-LAW.
ON PERIOD.
TIONAL MEASURES MAY BE REQUIRED DEPENDING ON SITE



EXISTING		PROPOSED
	VERTICAL PROFILE	
	APPROXIMATE 1 IN 100 YEAR FLOOD LIMIT	100 YR
	EASEMENT	
WAVE	WATER PIPE	WA WA
SAE	SANITARY PIPE	SA SA
ST	STORM PIPE	ST ST
GAS E	NATURAL GAS MAIN	GAS
	WATER LATERAL	
	SANITARY LATERAL	
	STORM LATERAL	
	NATURAL GAS LATERAL	
	SIDEWALK	
	WALKWAY/AT. TRAIL	
	GUARDRAIL	
	TOP OF SLOPE	
	BOTTOM OF SLOPE	
X X	FENCELINE	X X

	EXISTING	PROPOSED		EXISTING	PROPOSED
CURB CUT/RAMP			AIR RELEASE VALVE		
CURBSTOP			WATER VALVE		
REDUCER			HYDRANT		
PRECAST HEADWALL			CATCHBASIN		
STREET SIGN			UTILITY POLE w/ GUY WIRE		
STREET TREE			GLB		
			URD		



7	MAY 29, 2025	IFC, REVISED PER HRM COMMENTS		
6	APR. 15, 2025	ISSUED FOR CONSTRUCTION		
		REVISIONS 1-5 REMOVED		
ISSUE	DATE	DESCRIPTION	INT	
CONSULTANT				

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CLIENT

PEJK
RENTALS

PROJECT DESCRIPTION

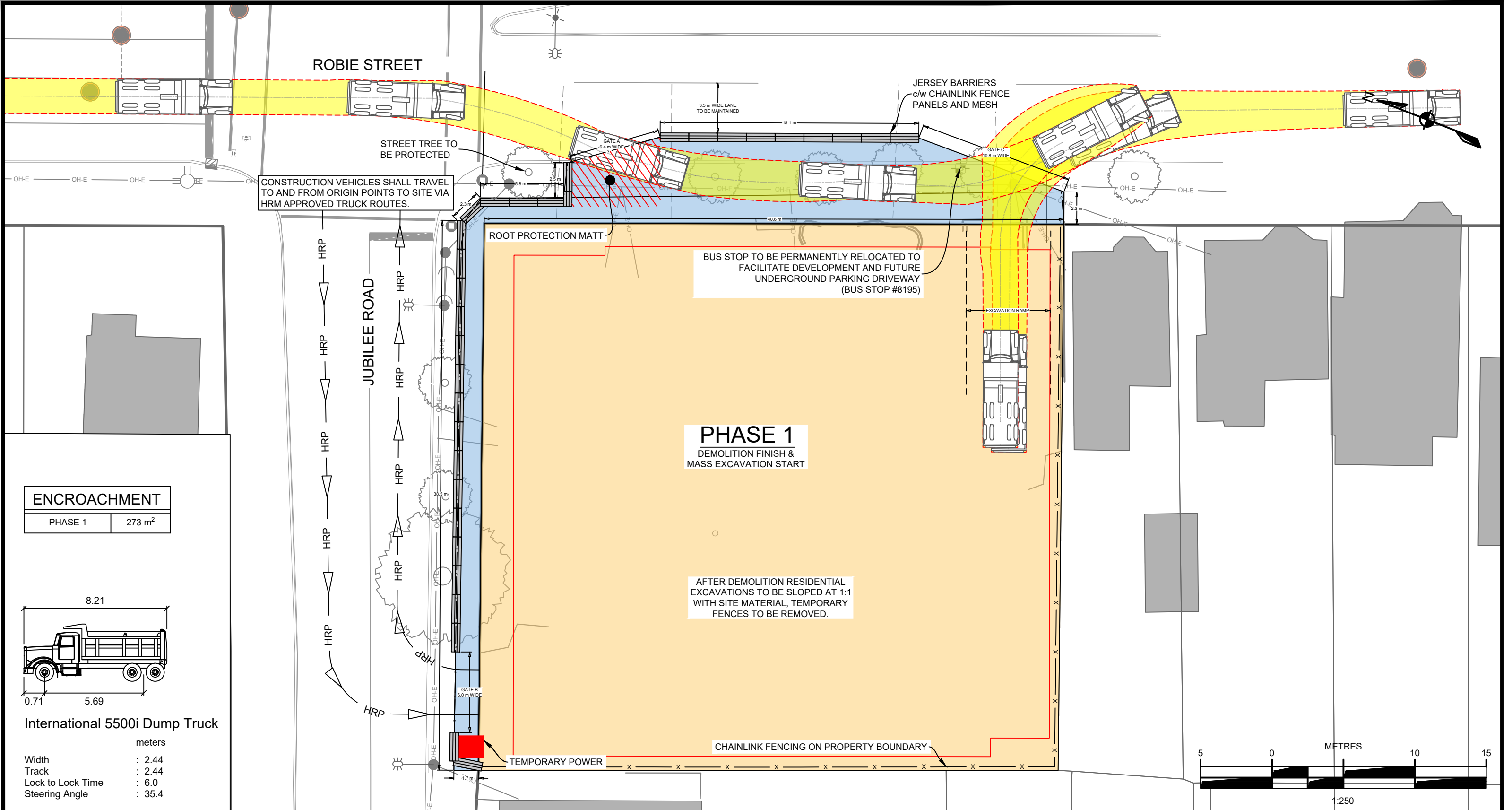
ROBIE STREET APARTMENTS

HALIFAX, NOVA SCOTIA

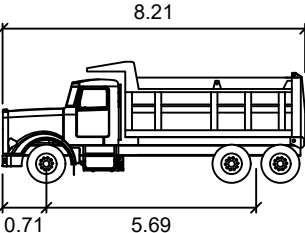
EROSION AND SEDIMENT CONTROL PLAN

Drawn MTV	Engineer A. LEAHY	Project No. 24-569	Drawing No. C-103 4 of 4
Scale 1:200	Filename 24-569_Base.dwg		

Appendix E – Encroachment & Truck Turning Diagrams



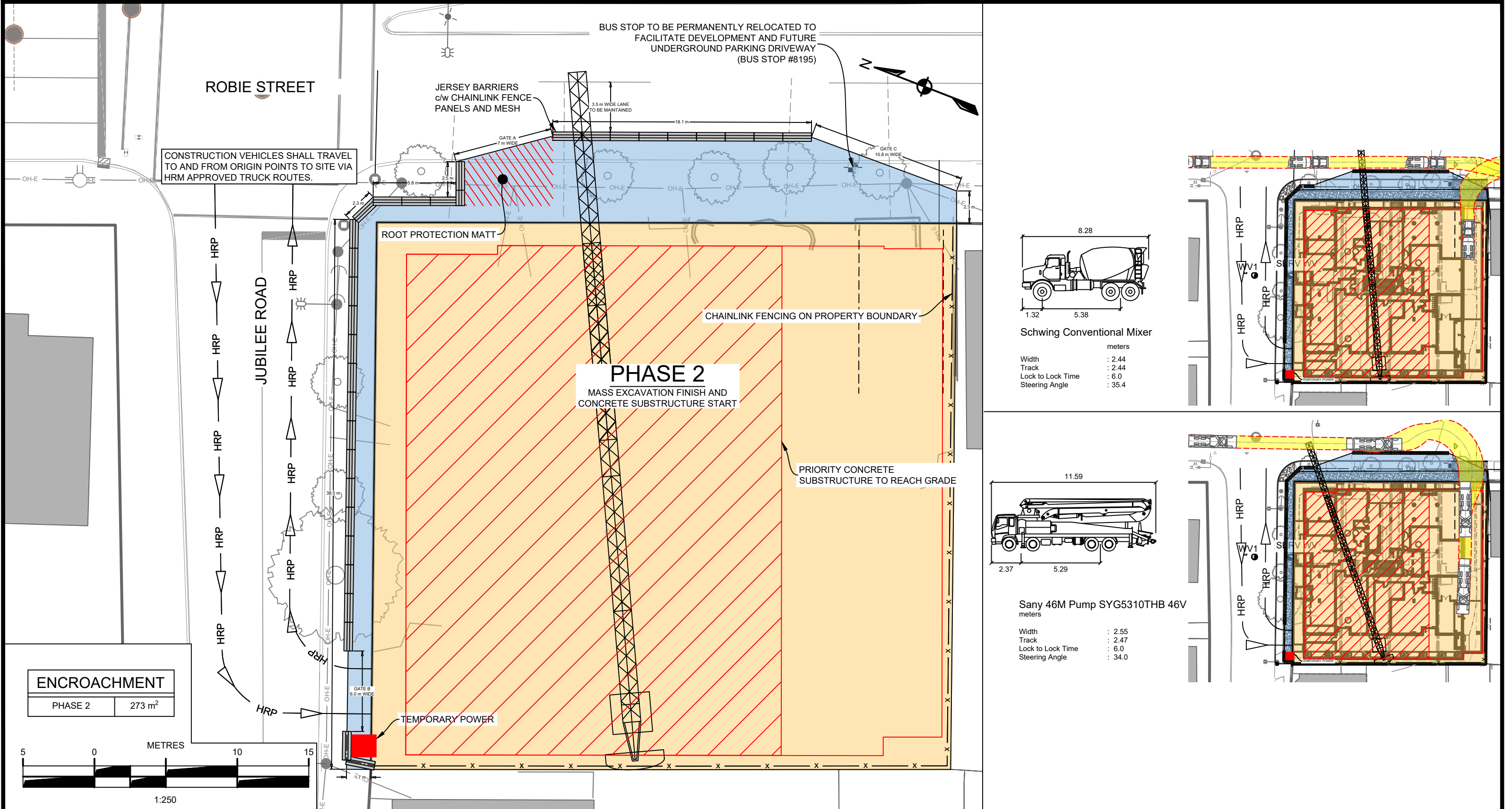
ENCROACHMENT	
PHASE 1	273 m ²



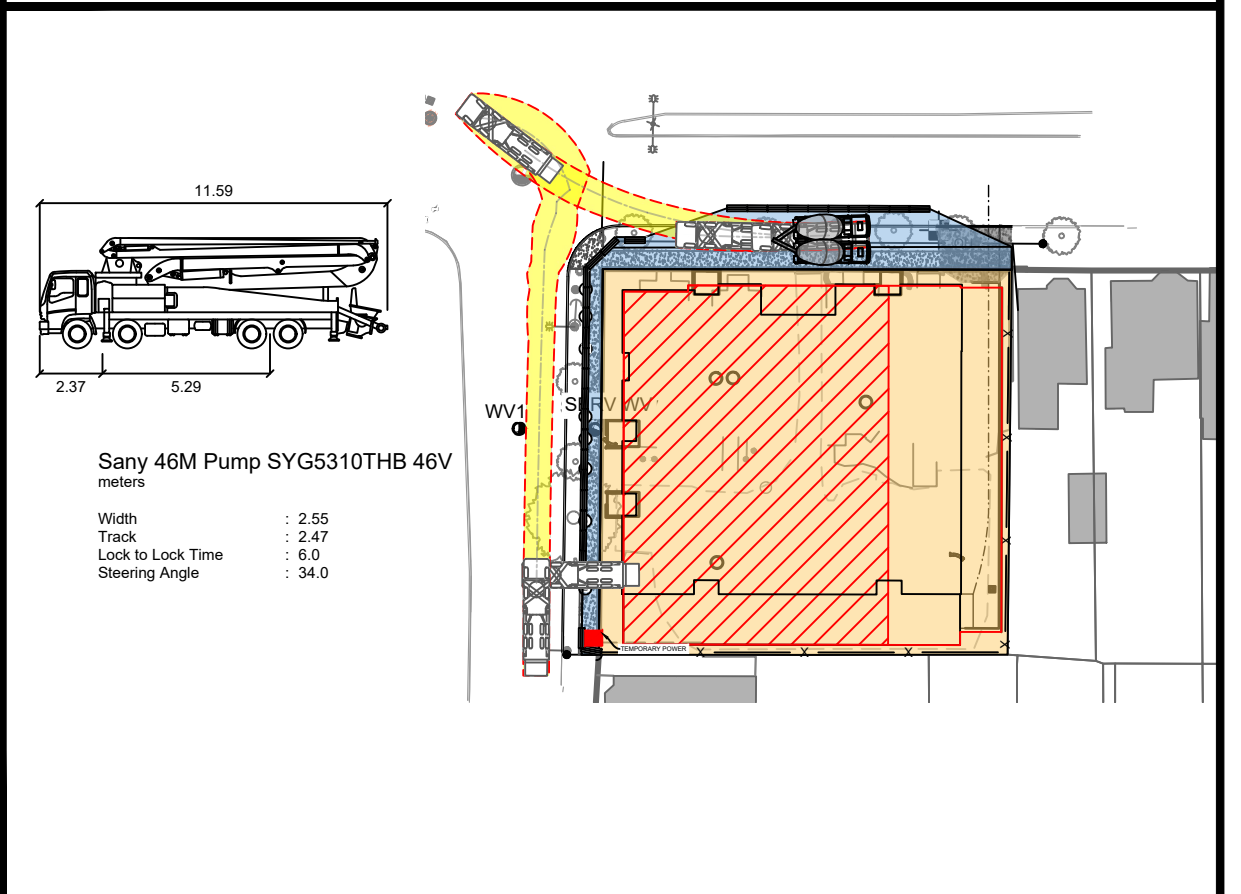
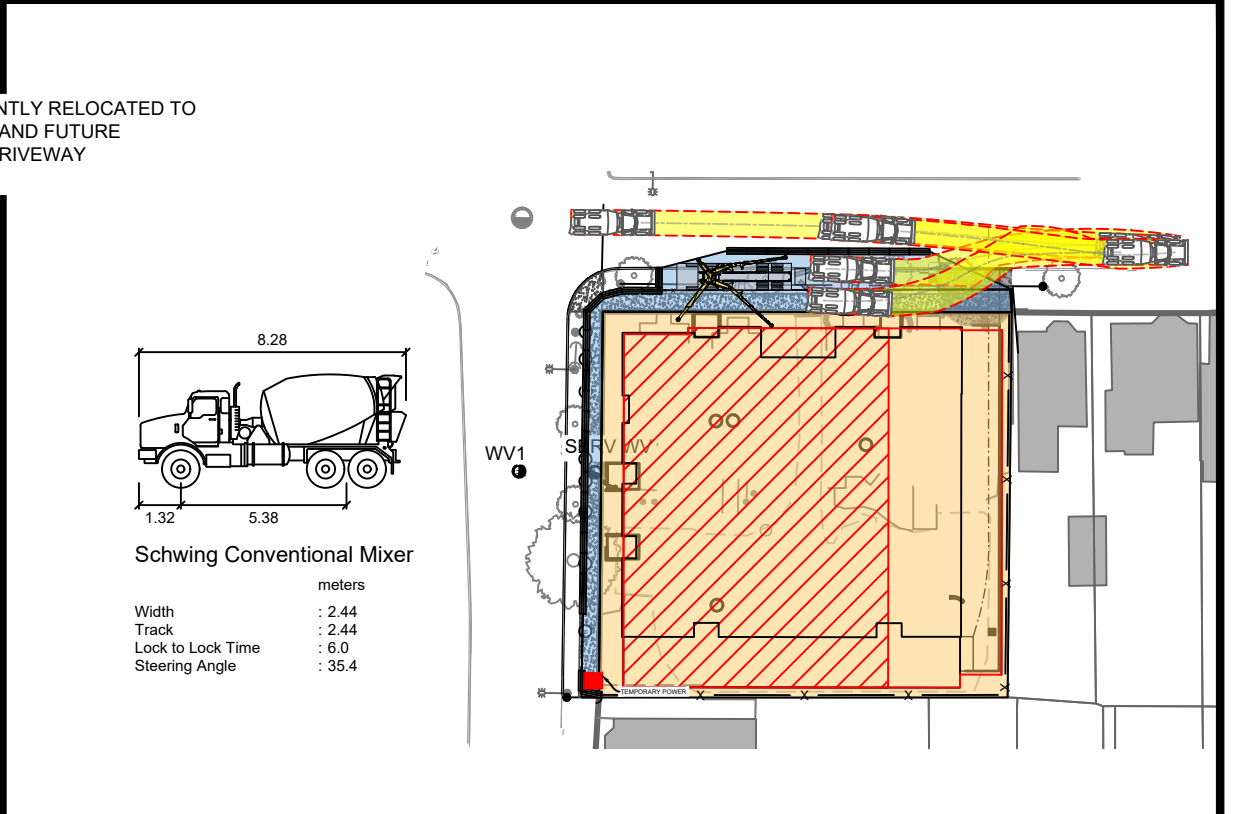
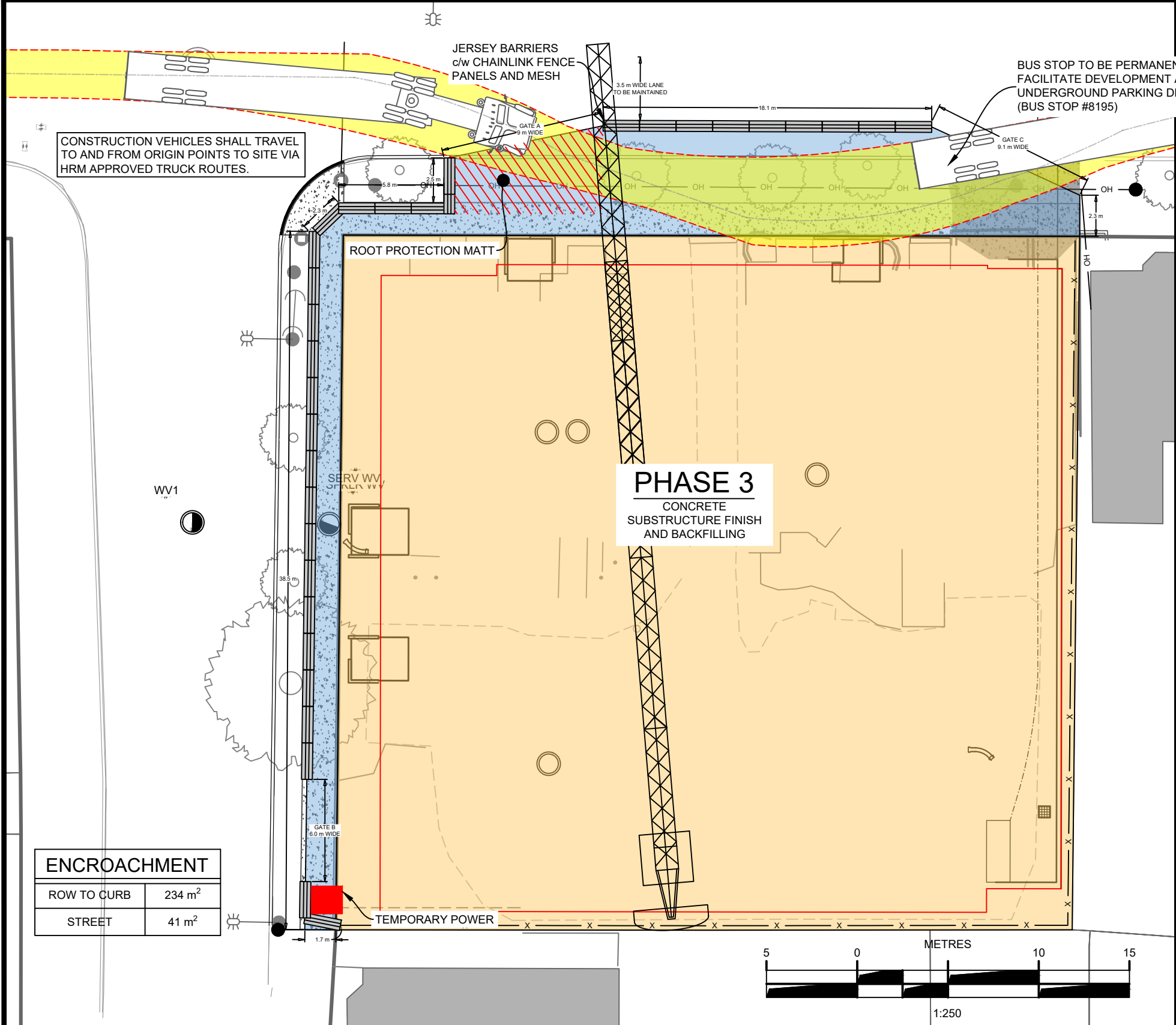
International 5500i Dump Truck

	meters
Width	: 2.44
Track	: 2.44
Lock to Lock Time	: 6.0
Steering Angle	: 35.4

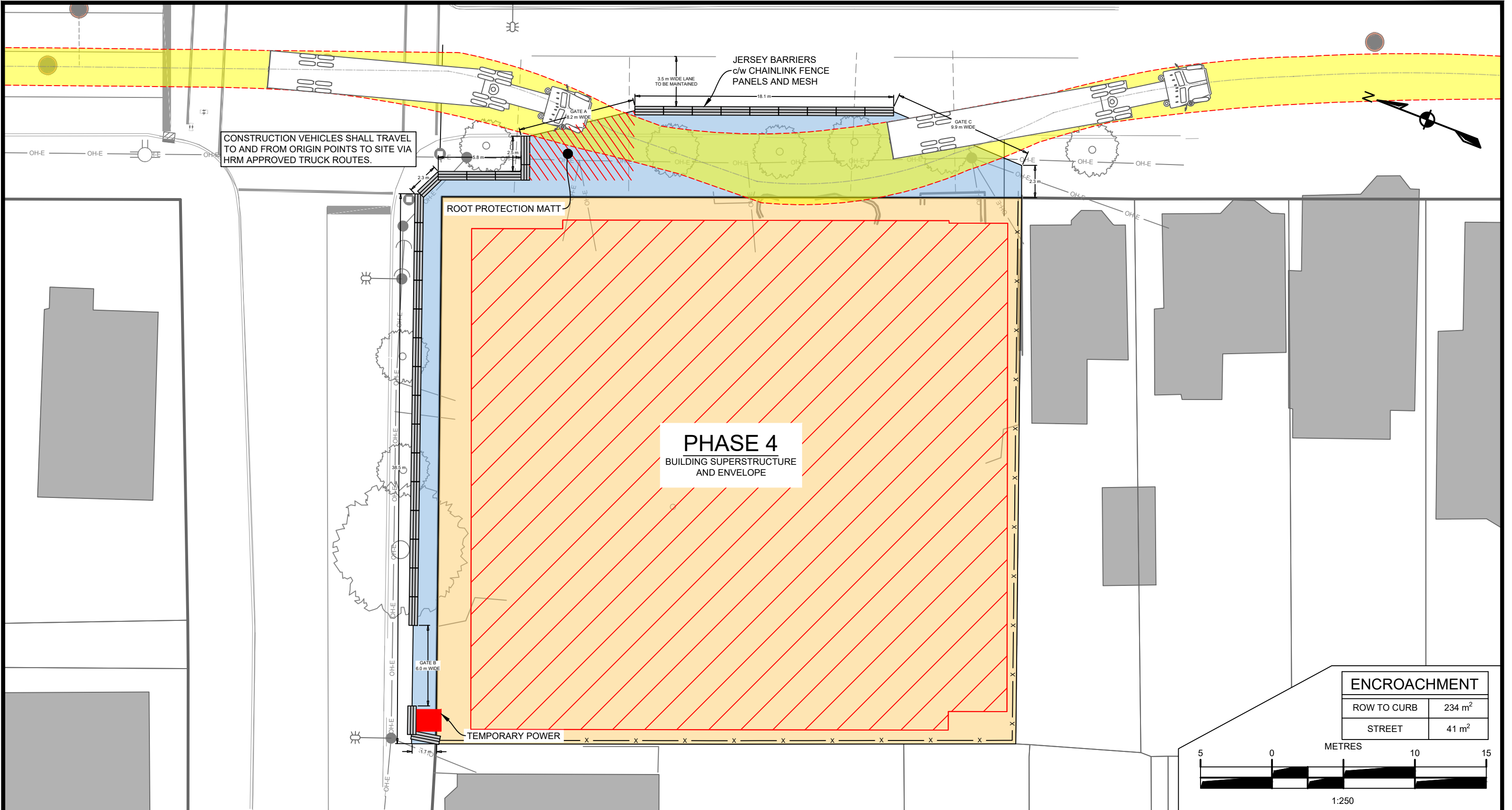
CONSULTANT		CLIENT	PROJECT DESCRIPTION	SHEET DESCRIPTION		Engineer ATL	Drawn ATL
DESIGNPOINT engineering • surveying • solutions 902.832.5597 designpoint.ca		PEJK RENTALS	ROBIE & JUBILEE HALIFAX, NOVA SCOTIA	PHASE 1: DEMOLITION FINISH & MASS EXCAVATION START		Scale 1:250	Date Jun. 09, 2025
						Project No. 24-569	Drawing No. CMP-01
						Filename 24-569_CMP_v2.dwg	1 OF 6



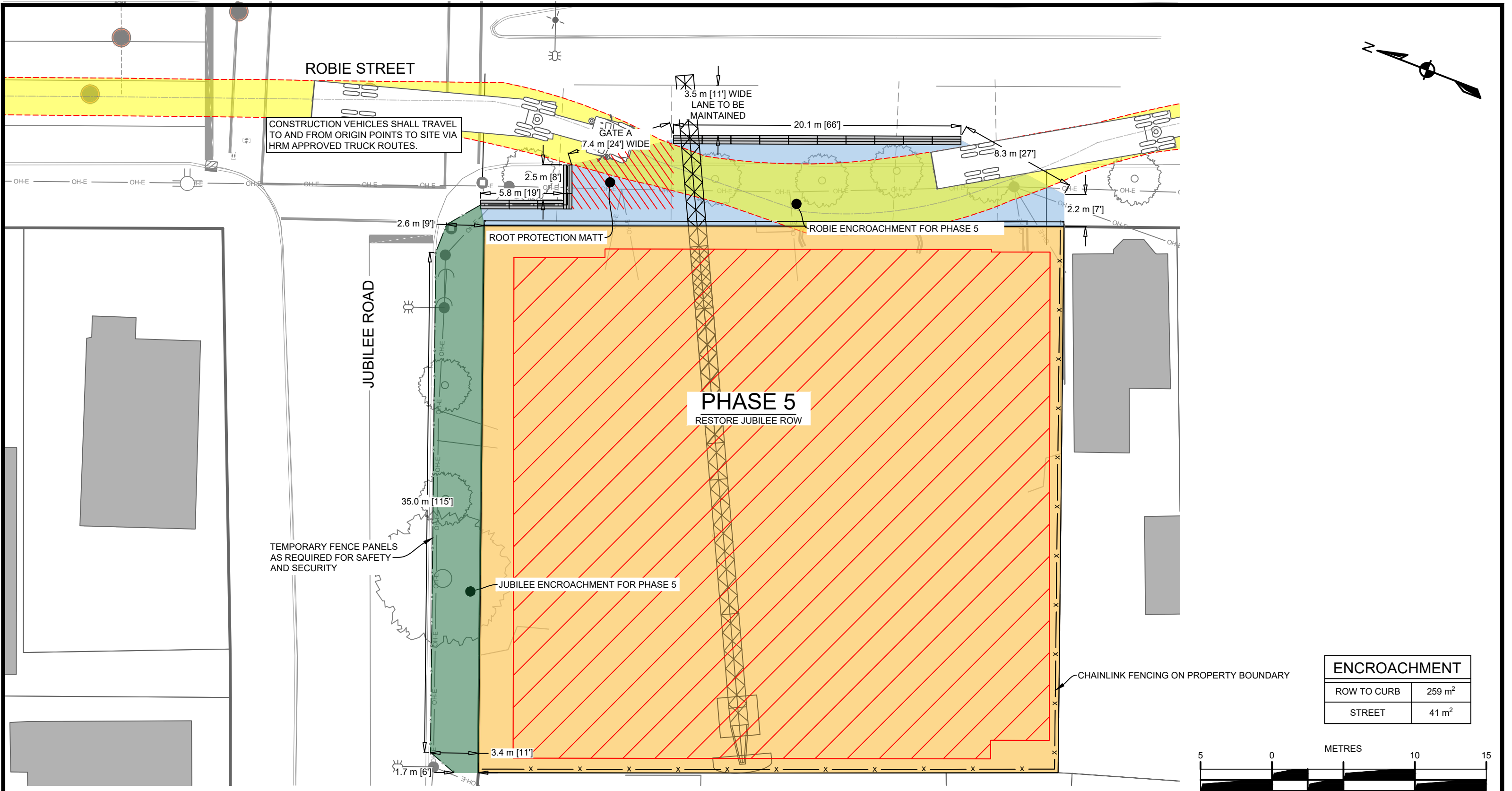
CONSULTANT		CLIENT		PROJECT DESCRIPTION		SHEET DESCRIPTION		Engineer	Drawn
DESIGNPOINT engineering • surveying • solutions 902.832.5597 designpoint.ca		PEJK RENTALS		ROBIE & JUBILEE HALIFAX, NOVA SCOTIA		PHASE 2: MASS EXCAVATION FINISH AND CONCRETE SUBSTRUCTURE START		ATL	ATL
								Scale	Date
								1:250	Jun. 09, 2025
								Project No.	Drawing No.
								24-569	CMP-02
								Filename	2 OF 6
								24-569_CMP_v2.dwg	



CONSULTANT		CLIENT		PROJECT DESCRIPTION		SHEET DESCRIPTION		Engineer ATL	Drawn ATL
DESIGNPOINT engineering • surveying • solutions 902.832.5597 designpoint.ca		PEJK RENTALS		ROBIE & JUBILEE HALIFAX, NOVA SCOTIA		PHASE 3: CONCRETE SUBSTRUCTURE FINISH AND BACKFILLING		Scale #####	Date Jun. 09, 2025
								Project No. 24-569	Drawing No. CMP-03
								Filename 24-569_CMP_v2.dwg	3 OF 6



CONSULTANT	CLIENT	PROJECT DESCRIPTION	SHEET DESCRIPTION	Engineer ATL	Drawn ATL
DESIGNPOINT engineering • surveying • solutions 902.832.5597 designpoint.ca	PEJK RENTALS	ROBIE & JUBILEE HALIFAX, NOVA SCOTIA	PHASE 4: BUILDING SUPERSTRUCTURE AND ENVELOPE	Scale 1:250	Date Jun. 09, 2025
				Project No. 24-569	Drawing No.
				Filename 24-569_CMP_v2.dwg	CMP-04
					4 OF 6



CONSULTANT		CLIENT	PROJECT DESCRIPTION	SHEET DESCRIPTION		
DESIGNPOINT engineering • surveying • solutions 902.832.5597 designpoint.ca		PEJK RENTALS	ROBIE & JUBILEE	PHASE 5: RESTORE JUBILEE ROW		
			HALIFAX, NOVA SCOTIA			

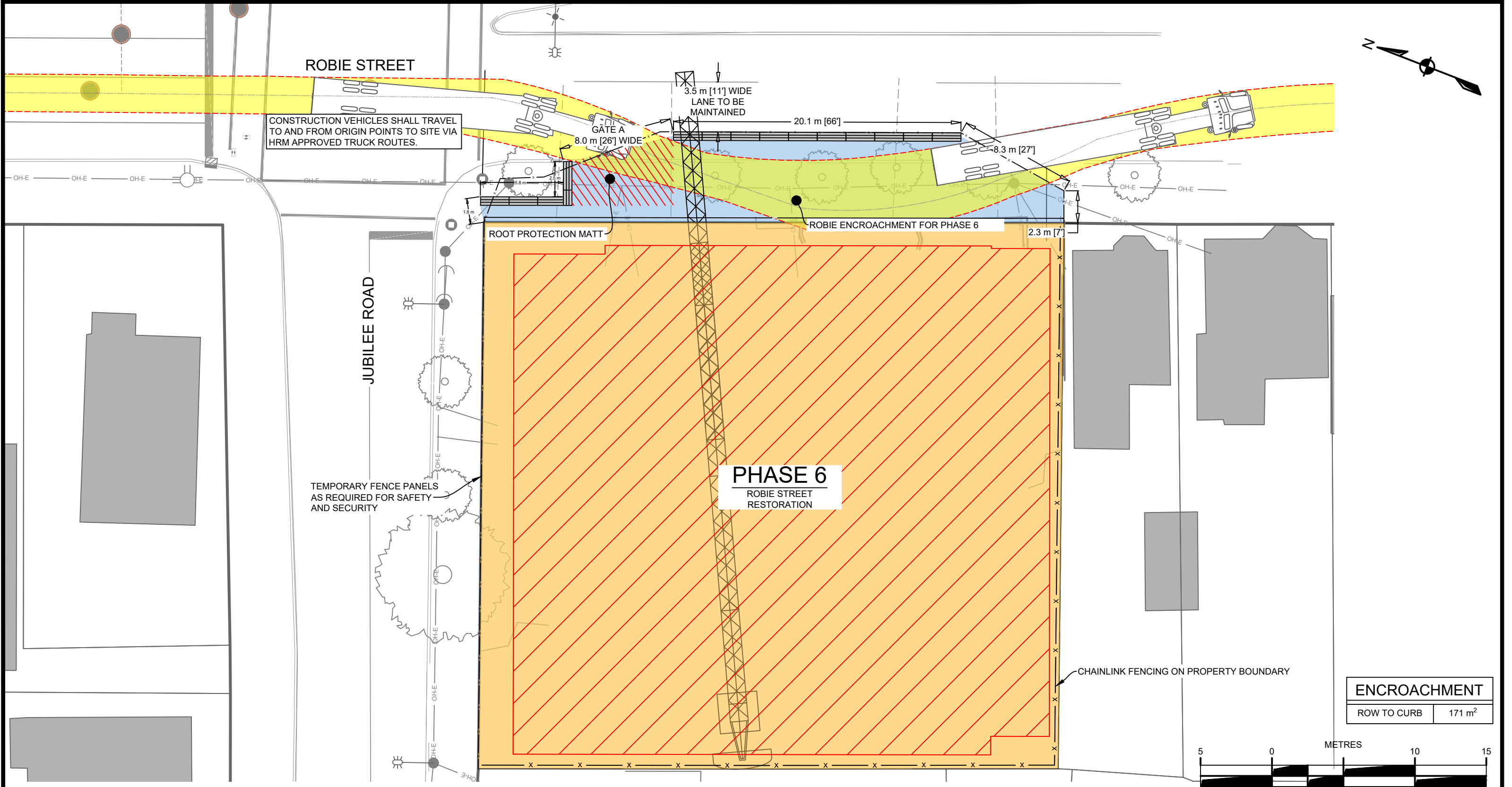
ENCROACHMENT	
ROW TO CURB	259 m ²
STREET	41 m ²

501015

METRES

1:250

Engineer	Drawn
ATL	ATL
Scale	Date
1:250	Jun. 09, 2025
Project No.	Drawing No.
24-569	CMP-05
Filename	5 OF 6
24-569_CMP_v2.dwg	



CONSULTANT		CLIENT	PROJECT DESCRIPTION	SHEET DESCRIPTION		
DESIGNPOINT engineering • surveying • solutions 902.832.5597 designpoint.ca		PEJK RENTALS	ROBIE & JUBILEE	PHASE 6: RESTORE ROBIE ROW		
			HALIFAX, NOVA SCOTIA		Engineer ATL	Drawn ATL
					Scale 1:250	Date Jun. 09, 2025
					Project No. 24-569	Drawing No. CMP-06
					Filename 24-569_CMP_v2.dwg	6 OF 6

Appendix F – Pedestrian Management Plan



Date: 05/15/2025 **Author:** John Smith (johns@easterntraffic.ca) **Project:** Tate Engineering Robie and Jubilee

Pg 7: PMP

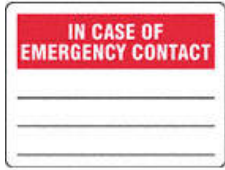
Comments:

- This plan illustrates a Pedestrian Management Plan for closing the sidewalk on the west side of Robie St between Jubilee Rd and Binney St
- Pedestrians to be notified of the sidewalk closure at the nearest cross walk and directed to the other side around the closure.



Appendix G – Site Safety Signage

Site Bounds Signage

Purpose & Location	Sample Signage
Construction Site – Authorized Personnel Only Located along outer face of site fencing	
Gate Labels Located at each gate to identify them	
Contact Information Primary site contacts as well as emergency numbers located at each gate entering site	
Reporting to Site Office Located at each gate entering site	
PPE Requirements Located at each gate entering site	

Site Security Warning Located along outer face of site fencing, near gates and major sight lines	
Beware of Vehicle Traffic Located near gates	
Keep Gate Closed Located near gates when they are to be shut and not in use	
Delivery Area Located near primary gates that receive deliveries	

Exterior Signage Within Site

Purpose & Location	Sample Signage
Muster Point Located within site at designated point	
First Aid Station Located on outside of site office	
Eye Wash Station Located on outside of site office	
Fire Extinguisher Located on outside of site office	
Spill Kit Located on outside of site office	

Washrooms Located at exterior portable toilets	
Site Office Located on outside face of site office	
Designated Smoking Area Located near gates and away from building	
Pedestrian Traffic Warning Located at front entry of building	
Fall Hazard Warning Located on slabs and areas where fall hazards exist	
Open Excavation Warning Located at ramps and banks to excavations	

Combustible Objects Hazard Warning Located on or adjacent to fuel/combustibles storage area	
Overhead Crane/Object Warning Located within site at all gates and entries, within bounds of crane	
Asbestos Hazard Warning Located on existing buildings as abatement is occurring	
Gas Shut Off Location Located at gas meter/ shut off valve, once installed, during construction	
Electrical Room Located outside of both temporary and main electrical service rooms, once energized	

Do Not Block Door Notice Located outside of emergency exits from building	 A rectangular sign with a white background and a blue border. The word "NOTICE" is in a blue box at the top. Below it, the text "DO NOT BLOCK DOOR" is written in bold black capital letters.
Hot Work Location Located at any area where hot work is occurring	 A rectangular sign with a yellow background and a black border. The text "CAUTION HOT WORK AREA" is written in bold black capital letters.

Interior Signage Within Building

Purpose & Location	Sample Signage
Evac Maps Located on each floor, adjacent safety boards. To be developed based on building layout to show directions of egress	 A red-bordered square sign with the text "EVACUATION ROUTE" at the top. Below the text is a floor plan diagram with red arrows indicating the evacuation route from various points in the building to exits.
Exit Signs Located on each floor at emergency exit doors	 A red rectangular sign with the word "EXIT" in large, white, bold, sans-serif capital letters.
Floor Numbering Located in stairwells at each floor	 A sign displaying the numbers 0 through 9 in a grid. The numbers are arranged in two rows: 0 1 2 3 4 on the top row and 5 6 7 8 9 on the bottom row. Each number is in a black box.
First Aid Station Located on each floor, above safety boards where first aid supplies are found	 A rectangular sign with a green border. The words "FIRST AID" are written in white, bold, sans-serif capital letters on a green background. Below the text is a large green cross symbol.
Fire Extinguisher Located on each floor, above safety boards where fire extinguishers are found	 A red rectangular sign with a white border. The word "FIRE" is written in white, bold, sans-serif capital letters at the top. Below it, the word "EXTINGUISHER" is written in smaller white, bold, sans-serif capital letters. At the bottom is a large white arrow pointing downwards.

No Smoking Located on each floor, at balconies and roof terraces	 A rectangular sign with a black border. At the top, the word "DANGER" is in white on a red oval background. Below it, the words "NO SMOKING" are in black. To the right is a red circle with a diagonal line over a black cigarette icon.
Fall Hazard Warning Located on each floor, at balconies, roof terraces, elevator pits, and where possible fall hazards exist	 Two rectangular signs side-by-side. The left sign has a black border, "DANGER" in white on a red oval, and "FALL PROTECTION REQUIRED BEYOND THIS POINT" in black. The right sign has a black border, "DANGER" in white on a red oval, "FALL HAZARD" in black, and a black silhouette of a person falling.
Overhead Crane/Object Warning Located on each floor, at balcony and roof terrace exits where exposure to overhead objects is possible	 A rectangular sign with a yellow background and a black border. The text "OVERHEAD CRANE AREA" is in bold black, and "PROCEED WITH CAUTION" is in bold black below it.
Restricted Area Located at any area where access is temporarily restricted due to specific work hazards	 A rectangular sign with a black border. At the top, "RESTRICTED AREA" is in white on a red background. Below it, "DO NOT ENTER" is in black, followed by "AUTHORIZED PERSONNEL ONLY" in smaller black text. To the right is a red circle with a diagonal line over a black silhouette of a person.

Appendix H – Draft Notification Letter

[DATE]

Attention: Neighbour to Robie/Jubilee Apartment Building Development

RE: Notification of Traffic Disruption or Special Construction Event [DATE AND DESCRIPTION OF EVENT]

This letter is to inform you of [DESCRIPTION OF ACTIVITIES] related to the construction of the apartment building on the South West Corner of Robie Street and Jubilee Road. We are planning this work for [DATE], between the hours of [TIME RANGE].

There will be additional traffic and pedestrian control measures in place for the duration of this work. All work will be conducted safely and in accordance with Nova Scotia Traffic Control Manual (NSTCM) guidelines by a qualified Traffic Controller.

This work has been approved by the Halifax Regional Municipality. We will issue new notice should our plans change.

If there are any questions, please do not hesitate to contact the undersigned regarding the event.

We appreciate your cooperation as this work is completed and apologize for any inconvenience caused.

Sincerely,

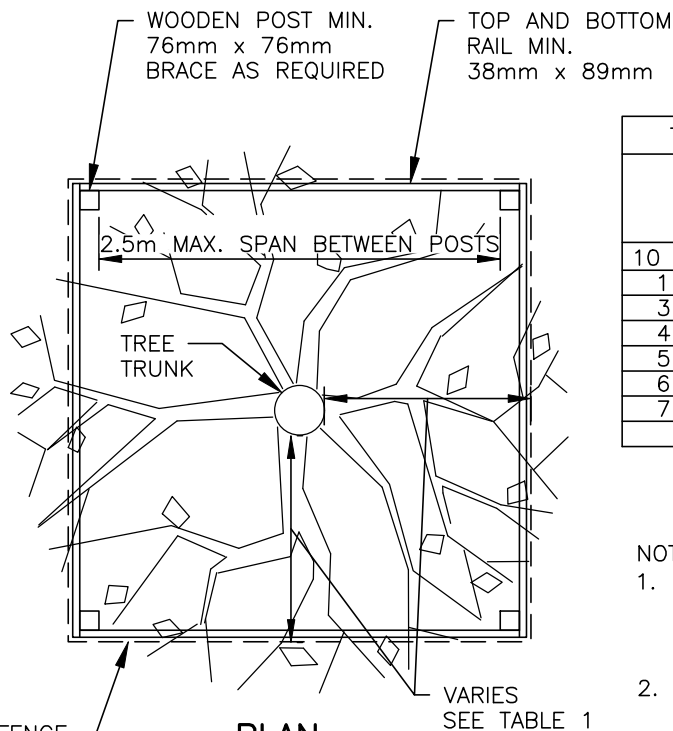
Murray Tate P.Eng.

VP Operations, Owner

Tate Engineering Inc.

murray@tateengineering.com

Appendix I – Tree Protection Detail



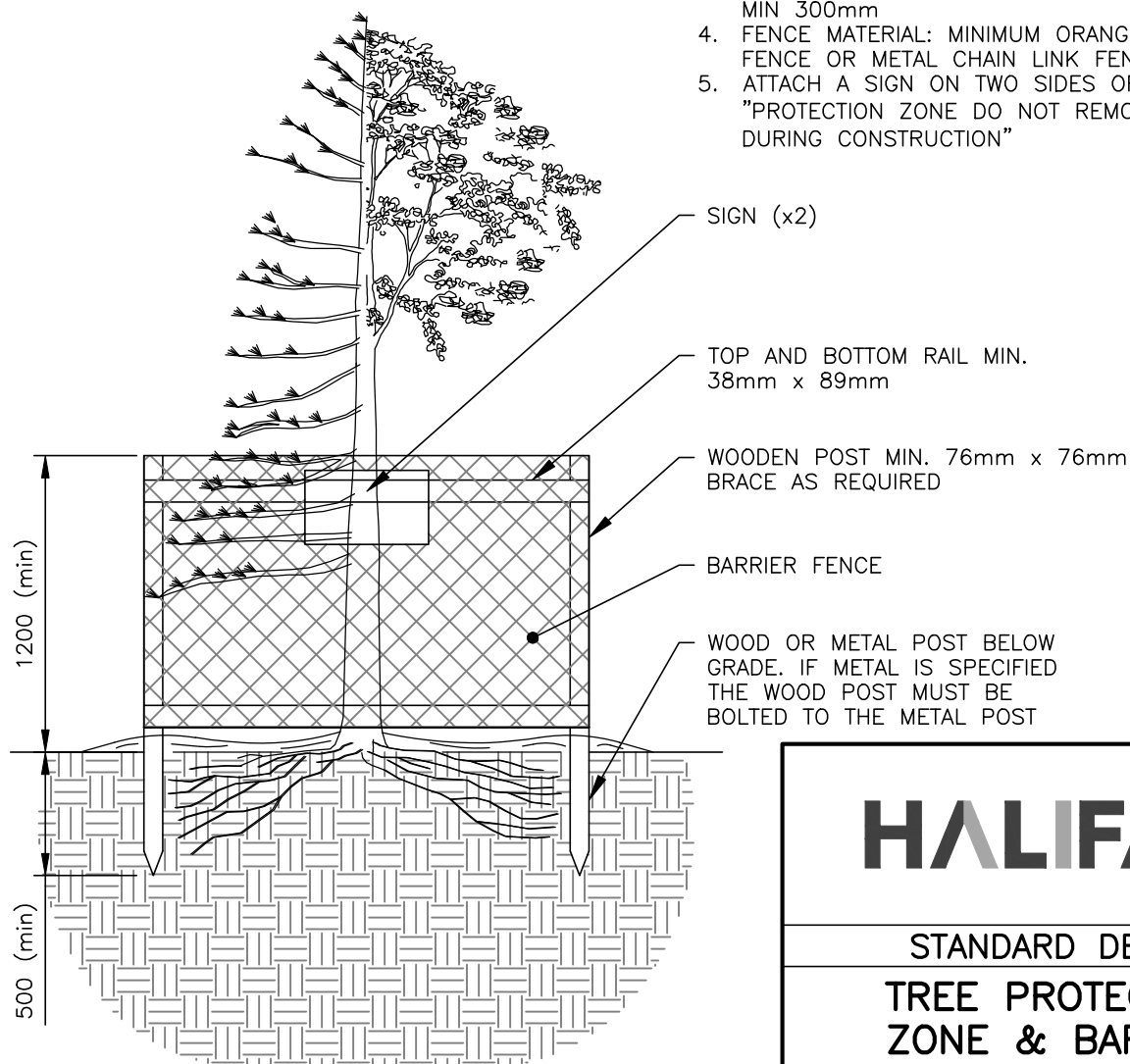
PLAN

TABLE 1

TREE PROTECTION ZONE CALCULATION TABLE	
TRUNK DIAMETER (DBH)	MINIMUM PROTECTION DISTANCE REQUIRED (MEASURE FROM THE OUTSIDE EDGE OF TREE TRUNK)
10 CM & UNDER	1.2 METERS
11 – 30 CM	2.0 METERS
31 – 40 CM	3.4 METERS
41 – 50 CM	4.6 METERS
51 – 60 CM	6.0 METERS
61 – 70 CM	7.0 METERS
71 – 80 CM	8.0 METERS
>80 CM	9.0 METERS

NOTES:

1. WOOD POST: (MIN. 76mm WIDTH) INSTALLED TO A DEPTH OF 500mm. TOP AND BOTTOM RAIL: (MIN. 38 x 89mm CONSTRUCTION, MAX. SPAN 2.5m), CROSS BRACING AS REQUIRED.
2. NO GROUND DISTURBANCE WITHIN 1.2 METER OF THE TREE TRUNK (I.E. POST INSTALLATION)
3. POSTS SET BACK FROM SIDEWALK AND CURB: MIN 300mm
4. FENCE MATERIAL: MINIMUM ORANGE BARRIER FENCE OR METAL CHAIN LINK FENCE
5. ATTACH A SIGN ON TWO SIDES OF THE TREE "PROTECTION ZONE DO NOT REMOVE FENCE DURING CONSTRUCTION"



PROFILE

HALIFAX

STANDARD DETAIL

**TREE PROTECTION
ZONE & BARRIER**

DATE:	2021	REFERENCE	APPROVED
SCALE:	NTS		FIG No.: HRM 140

Appendix J – Community Consultation Map and Letter



PREPARED FOR	PREPARED BY	PROJECT	Engineer	Drawn
	 902.832.5597 designpoint.ca	ROBIE STREET APARTMENT	ATL	ATL
		HALIFAX, NOVA SCOTIA	Scale 1:750	Date Apr. 30, 2025
		DESCRIPTION	Project No. 24-569	Drawing No.
		CRANE LOCATION PLAN	Filename 24-569_Base.dwg	

May 14, 2025

Top Six Holdings
12 Walton St.
Halifax, NS B3N 1X7

Re: 1664 Robie St. - Construction of Apartment Building on SW Corner of Robie and Jubilee

Mr. Dauphinee,

My name is Murray Tate, Owner of Tate Engineering, we have been retained by PEJK Real Estate to develop an apartment building on the Southwest corner of Robie and Jubilee Streets. It is our role to manage the site and control the work with the least impact to the public and adjacent property owners. The civic #'s directly effected on Robie St are 1682, 1686, 1690 and 1694. We are in the process of finalizing contracts with the firms who will construct the building. Records show that you own a building at 1664 Robie St., near the subject property.

We have started the abatement work, removing asbestos and lead from the building and intend on demolishing for the purposes of construction in June. It is noteworthy that the developer is only going one story underground, and the investigations show limited rock above our final floor depth. As a result, there will be no rock blasting. The overall project will take about 2 ½ years.

We are developing the Construction Management Plan for the site. We will need to close the sidewalk and parking lane on the West side of Robie and the sidewalk on the south side of Jubilee. We will be installing a temporary crosswalk at Edward St across Jubilee and will minimize truck traffic on Jubilee. Before we start introducing temporary fences along the project perimeter, we'd like to make sure that you are fully aware of our intentions. If you'd like to know more or want project updates, we need a way to contact you via email. My contact information is murray@tateengineering.com or 902 818 8070.

Sincerely,

Murray Tate P.Eng.
VP Operations, Owner
Tate Engineering Inc.