

## **White Rock Tower - Parking Management Plan**

*May 24 2017*

Ventana strives to maintain a good relationship with the community. Part of that relationship includes avoiding nuisance parking.

Ventana will undertake the following plan to manage parking at the construction site located at 1575 George St, White Rock BC. Ventana is the General Contractor for the construction of two storey parkade, 2 storey CRU building, and 23 storey tower for PARC Five Ltd.

The goal of this plan is to eliminate nuisance parking in the neighbourhood created by construction site staff. Particularly this plan will address:

- Illegal parking in front of fire hydrants, loading zones, and blocking driveways
- Parking in areas intended for customers of local businesses such as 1 and 2 hour parking zones
- Parking on private property without the consent of the property owner

This project will take approximately 2 years to complete. During this time we expect the number of staff and trade vehicles to fluctuate as follows:

Mar 2017 – Aug 2017	5 – 15
Aug 2017 – Feb 2018	20 – 40
Feb 2018 – June 2018	30 - 50
June 2018 – June 2019	20 – 40

In order to mitigate problem parking, Ventana will take a three pronged approach: Monitor, Inform, and Manage.

### Monitor parking in the area

Ventana will monitor parking in the area to identify any problems early on. Site staff is familiar with the area and on a regular basis will observe where construction trades are parking. Ventana also sends out community notices to local residences to inform them of activity on site, this notice includes contact information for Ventana site staff and anyone with concerns is encouraged to contact Ventana directly. The first project notice was hand delivered to local residences in March of this year. Ventana also posts signs near the site with staff contact information.

### Inform staff on suitable parking options

During selection of subtrades, Ventana provides a scope of work that includes information on the limited parking in the area, and suitable location for parking. Trades are expected to bid the project with this information in mind. Appendix A shows this plan which includes public transit options.

#### Manage problem parking

Ventana has rented parking in a private lot nearby for Ventana site staff. For subtrades Ventana writes clauses into subtrade contracts to help control parking. If we identify problem parkers we can point to these clauses to ensure trades will comply. Furthermore, parking practices are covered in our respectful worksite policy. If trades are unwilling to respect the requirements in the neighbourhood then Ventana has a procedure to enforce this policy resulting ultimately in the subtrade being removed from site.

Refer to the following documents:

- Community Notice – March 2017
- Parking Map – April 6 2017

# VENTANA COMMUNITY NOTICE

## PARC RETIREMENT RESIDENCES – WHITE ROCK, BC

MARCH 2017

### OVERVIEW

This notice is intended to provide the public with general information about construction taking place at 1575 George St., White Rock, BC.

PARC Retirement Living is building the PARC Retirement Residences at that location. The development will consist of a two level underground parkade, commercial units at street level and a 23 storey residential tower development with 199 rental units above that.

The construction site is bordered by commercial buildings to the north and south, Johnston Rd. to the west and George St. to the east.

Construction work on the project will be carried out by Ventana Construction Corporation, a Burnaby, BC-based company with more than 30 years of construction experience in the Lower Mainland.

### PROJECT DETAILS

#### PROJECT DURATION

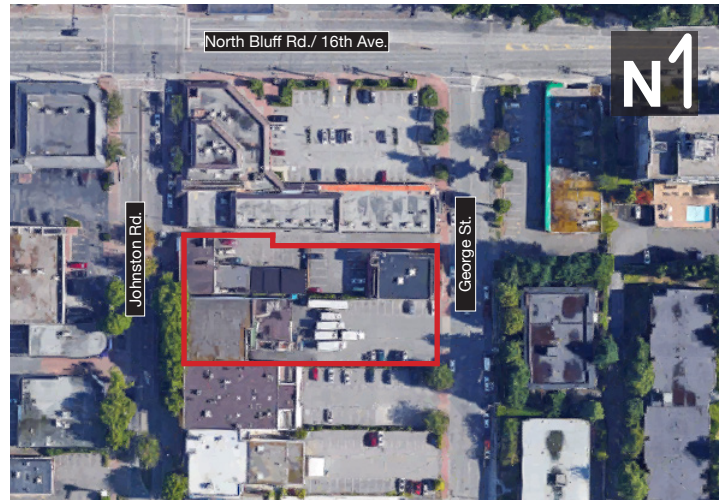
Construction activities will commence April 3, 2017. Demolition will begin April 17, 2017 and will run for approximately six weeks. Excavation for the foundation will commence after demolition is complete and will run for approximately three months.

Once that is done, we will begin pouring the concrete foundation and parkade, and then move to the above-ground concrete podium.

This phase will take approximately 25 months; construction on the interior will start part-way through that process. The project is scheduled to be completed by June 2019.



Architect's rendering of PARC Retirement Residences



The approximate boundary for construction of PARC Retirement Residences is indicated in red.

### CONSTRUCTION HOURS

Site operations will generally run from 7:30 am to 7:00 pm, Monday to Friday, and Saturdays 9:30 am to 7:00 pm. We will not be working on Sundays or statutory holidays.

If we need to work outside of these hours, Ventana will apply to the City for bylaw variances and will endeavour to minimize any inconvenience for area residents and businesses.

### CONSTRUCTION TRAFFIC AND PARKING

George St. will be used for storage, staging, deliveries and concrete pours. All truck traffic will enter the site via this street.

If any street or sidewalk closures are required for specific stages of construction, appropriate traffic management protocols will be implemented and coordinated with the City of White Rock.

Traffic control personnel will be used on streets as necessary to ensure public safety. Please obey all posted signage and traffic control personnel, and watch for construction vehicles turning into and out of the site.

Parking for Ventana site staff will be provided by Ventana Construction Corporation. Sub-trades will be encouraged to carpool or take public transit whenever possible.

# VENTANA COMMUNITY NOTICE

## PARC RETIREMENT RESIDENCES – WHITE ROCK, BC

### MARCH 2017

#### FENCING, SECURITY

Ventana will be erecting modular fencing around the construction site, as well as using security cameras and site management, to control access and ensure public safety.

#### PEDESTRIAN TRAFFIC

The sidewalks on both sides of the site will remain open for the duration of the project, except during particular site activities. When such activities occur, pedestrians will be temporarily directed to an alternate route. Please obey all posted signage and traffic control personnel, and watch for construction vehicle traffic when using these sidewalks.

#### CRANE ON SITE

We will be using a crane on the PARC Retirement Residences project. We choose highly-qualified formwork (concrete) and crane companies for our projects to ensure that they provide the best and safest service possible.

All crane companies are required to meet or exceed strict WorkSafeBC guidelines for operating cranes, and individual crane operators are licensed and certified. Additionally, the cranes themselves are regularly inspected and certified to ensure they are structurally sound.

The safety of the general public and workers on the site are paramount concerns when cranes are in operation at a Ventana site.

Loads are lifted from construction vehicles that are parked immediately adjacent to the site; they are never lifted or carried over private property. Spotters are always used when cranes are in operation to ensure the public's safety, as well as the safety of on-site workers.

Cranes are not locked in position when the site is shut down, which means that the wind can cause them to rotate. The rotation does not pose any risk to public or neighbouring properties.

#### ENVIRONMENTAL IMPACT

PARC Retirement Living is targeting LEED® Gold certification. The architect will design green building features into the project, and Ventana will employ numerous measures to minimize the environmental impact of construction.

We will implement site erosion sediment and control guidelines, waste recycling guidelines, low volatile organic compound guidelines and indoor air quality guidelines, as well as sourcing materials regionally where possible.



#### BEING GOOD NEIGHBOURS

Construction is an inherently noisy and potentially disruptive process, but we understand and are sensitive to the concerns of residents and businesses in the area. We will endeavour to minimize the inconvenience for our neighbours, as well as the impact of construction on the area.

In order to achieve that objective, as well as to address potential issues in a timely manner, we would ask that you contact Ventana first in the event that you do have concerns about this project. We will do our best to resolve the issue in a manner that is satisfactory to everyone involved.

#### HAVE QUESTIONS?

If you have any questions or concerns about this project, please feel free to contact us.

**Ventana Construction Corporation**  
604.291.9000  
[VentanaConstruction.com](http://VentanaConstruction.com)



# PARKING AND TRANSIT OPTIONS – PARC RETIREMENT RESIDENCE WHITE ROCK

APRIL 2017

- LEGEND
- 1 – parking stalls reserved for site staff

2 – daily pay parking lot

3 – daily pay parking lot

4 – 20 monthly stalls available for rent

5 – private pay parking

