



Objectives

A Preliminary Construction Management Plan checklist is a document that shows a development proposal's anticipated impacts to all modes of transportation and all elements in the right of way during construction. The purpose of these Terms of Reference is to assist the applicant and staff of the Traffic Management Unit, Public Works Department to identify the expected impacts of their proposal on the City's right of way before construction starts.

- Ensure the safety of workers, residents, and the public during the construction.
- Minimize disruptions to the surrounding community.
- Comply with all relevant City of Ottawa regulations and guidelines.
- Efficiently manage construction activities to meet the project timeline.

Project Information:

Project Name: Huntmar

Location: 319 Huntmar Drive, Kanata, ON, K2S 0P6

Developer: Ironclad Developments Inc.

Site Plan Application Number: Not yet assigned

Construction Start Date: Fall 2026

Construction End Date: Early Spring 2030

Project Description: Development of a six six-story apartment buildings including both underground parkade and above ground parking, 472 units, 440 510 square feet, with 195 below grade parking spaces, and 356 surface parking spaces.





Safety Measures

Safety will be a priority for Premium Construction and will be enforced to all contractors through the Construction Management Firm.

- Perform site inspections as required to ensure the safety policies and regulations are followed.
- Company Safety Policy.
- A Site-Specific Safety Plan.

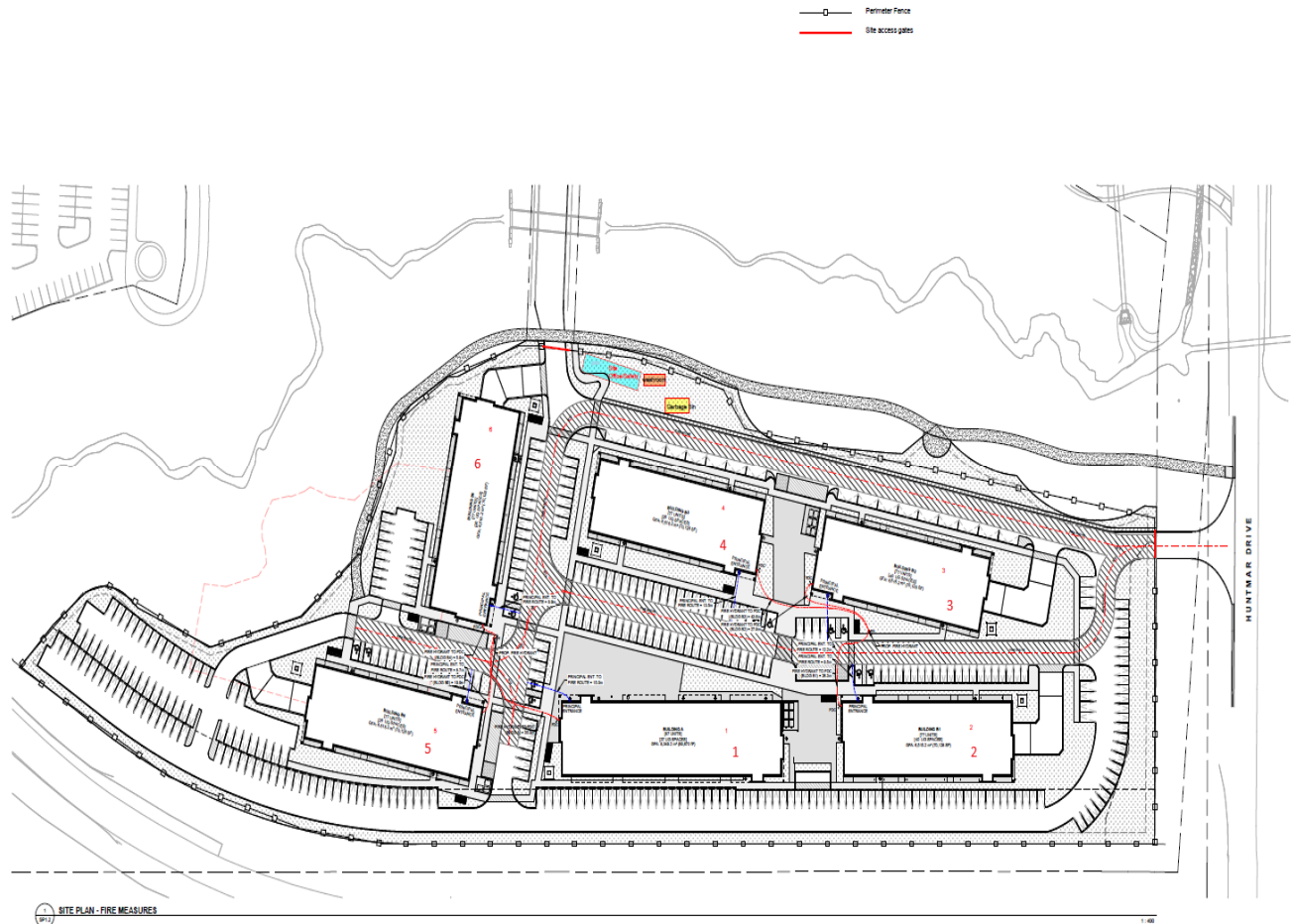
Construction Area

Attach a map graphic marked with the proposed site for development.





Attach a labelled graphic portraying the proposed site for development.



1. Site Trailer -Blue Rectangle
2. Toilets -Orange Rectangle
3. Debris Bin -Yellow Rectangle
4. Fencing -Black lines with white boxes
5. Building Projection -Numbered in sequence





Check List

a) Will construction require the temporary detour of a bus route?

No, the bus route that runs along Huntmar Drive will still be able to proceed with their regular route

b) Will this work block a bike lane?

No, bike lanes are far enough off site that they will not be affected.

c) Will this work block a sidewalk?

No, similar to above. There is a bike and walking path near site which site traffic may drive past but no but it will not be blocked.

d) Will this work require a lane of traffic to be closed?

We do not anticipate any lanes to be blocked for deliveries or construction but in the off chance, a lane of Huntmar Drive may need to be closed for deliveries or work in the ROW. We will contact the city and meet with a Traffic Management Inspector to initiate a Row Permit.

Roles and Responsibilities

Applicant/Developer:

- Ensure all required information is accurately provided and submitted in a timely manner.
- Coordinate with consultants, contractors, and City staff.

Contractor:

- Role: Implement the measures outlined in the Preliminary Construction Management Plan during the construction phase.
- Responsibilities: Ensure that all construction activities adhere to the approved plan, including the safe and efficient management of the right of way. Communicate with the applicant and Traffic Management Unit regarding any changes or issues.
- Qualifications: Licensed and insured construction firm with experience in similar projects. Knowledge of safety protocols and traffic management during construction.





City Staff (Traffic Management Unit, Public Works Department):

- Role: Review and approve the Preliminary Construction Management Plan.
- Responsibilities: Ensure the plan meets all regulatory requirements and effectively mitigates impacts on the right of way. Provide guidance and feedback to the applicant as necessary.
- Qualifications: Professionals with expertise in traffic management, urban planning, and public works. Familiarity with City by-laws and regulations related to construction activities.

