

February 16, 2022

**Subject: Speakman Drive Long-Term Care Homes – Update**

Dear residents,

Thank you for the opportunity to provide an update on the status of the long-term care project on Speakman Drive. We received input from community members in response to our letter sent December 20, 2021, and to the Noise Bylaw Exemption Notice sent by the City of Mississauga on December 23, 2021. **The purpose of this letter is to respond to questions, and update you on the construction schedule and noise bylaw exemption application.**

**Changes to the construction timeline:**

While there has been significant progress in the project's construction, EllisDon (ED) has informed us of an impact to the schedule due to supply chain shortages of construction materials and skilled labour resulting from COVID-19, which the industry is experiencing as a whole, as well as issues with the timely production of modular units. We can confirm that the new **substantial completion date is spring 2023.**

ED has been working proactively with suppliers and trades to secure materials required for the Speakman long-term care homes. At this stage, ED does not anticipate further impact to the schedule due to the supply chain, but will continue to monitor the industry on an ongoing basis to manage the situation.

**The Noise Bylaw Exemption:**

As you know, EllisDon submitted a request for an exemption to the noise bylaw to allow construction to take place outside of the 7am – 7pm hours (Monday – Saturday), for a period of six months (with additional requests to be made to the City every six months until substantial completion). The application requested extending construction hours to the following:

- Monday to Friday 6am – 7am; and 7pm – 11pm
- Saturday 6am – 7am

Trillium Health Partners (THP) and the City of Mississauga (the City) received a great deal of community feedback in response to this noise bylaw exemption application. **After careful consideration and review, the Noise Exemption Application has been approved by the City of Mississauga for three months, with the following hours:**

- **Monday to Friday: 7pm – 11pm**
- **No change to Saturday** (work will continue to fall within the permitted hours of 7am – 7pm)

There will be **no 6am start time**; 7am start is in alignment with the current permitted time in the existing bylaw. The City will assess extension of the exemption after three months for an additional three month period.

**Plan to address community feedback:**

Based on your feedback and concerns, THP and the City are taking the following additional steps to minimize the disruption to you and nearby residents:

- 1. To ensure work in the evening hours is as quiet as possible, the majority of the work taking place between 7pm – 11pm will be on the interior of the building, reducing noise from trucks and cranes.** EllisDon is committed to ensuring construction activity is moved inside the building by 7pm, to minimize disruption to nearby residents, including:
  - moving materials and equipment to the required location by 7pm
  - limited use of diesel fuel vehicles (e.g. forklifts, hoisting equipment) after 7pm
  - workers will be instructed to limit exiting of the building after 7pm
- 2. Lighting and noise will be reduced after 7pm with these additional steps:**
  - Direct lighting away from neighbouring homes
  - Placing site lighting on timers
  - East parking lot (adjacent to neighbours) will NOT be used for trade parking
- 3. Start date for extended hours delayed until March 1, 2022.** We are delaying the start of the extended hours to reduce the impact on nearby residents during winter and the current pandemic restrictions (initial noise bylaw exemption requested start date of January 10).

**Other important information:**

- Most of the exterior work on the site (closest to neighbours) is completed, including grading, road and parking lot base asphalt, excavation, watermain, storm and sanitary sewers, and foundation work.
- The majority of the east tower will be constructed before the west tower. The east tower will then provide an additional noise and visual barrier to the construction taking place on the west tower, closest to Speakman Drive.
- This long-term care project was initially scheduled under Ontario Regulation 131/20, which permitted 24/7 construction. The expiry of that Regulation in October 2021 required EllisDon to request the noise bylaw exemption on behalf of the project team. Without the noise bylaw exemption, construction could be delayed further, until spring 2024.

**Summary of community feedback on the noise bylaw exemption notice:**

**Community Comment #1: Question about whether there will be increased noise and lighting on site with the extended hours**

Concerted efforts will be made to minimize the impact of noise and lighting for neighbours, including:

- Directing lighting away from neighbouring homes
- Placing site lighting on timers
- Scheduling work outside of normal working hours (7pm-11pm, Monday to Friday) on the interior of the building
- East parking lot adjacent to neighbours will not be used for trade parking

**Community Comment #2: Question about whether the extended working hours will increase air pollution, exhaust from diesel fuel vehicles and increased construction traffic in the neighbourhood**

EllisDon does not believe the afternoon shift will increase air pollution at the site. The plan is to minimize the use of diesel fuel vehicles (e.g. forklifts, hoisting equipment) after 7pm, with the main focus on work in the interior of the building.

**Community Comment #3: Question about whether there will be increased horn honking**

There will not be increased horn honking on site. Horn honking from vehicles or equipment (cranes) only happens in a situation of emergency/safety. Please note that cranes must sound the horn for safety during the hoisting process. To date, most of the construction work has taken place outdoors, and we know this can be disruptive. With a focus on interior work after 7pm, you can expect to hear less horn honking.

**Community Comment #4: Question about the timing and impact of crane lights**

Crane lights are on timers and currently turn on at 6:10 am and turn off at 8:10 pm. The crane lights shut-off will need to be extended to 11:00 pm. Lighting on the east side of the cranes (closer to nearby residents) will be the priority for early shut off, leaving the minimum amount of lighting required for safety. Please note the crane lights are directed downward, not toward the residences.

**Community Comment #5: Question about early morning start time**

With the noise bylaw exemption approved for 7am – 11pm, there will be no change to the morning start time of 7am.

**Community Comment #6: Question about the Noise Bylaw Exemption**

We recognize the impact of this bylaw exemption on the neighbours, and we acknowledge there are short-term impacts on those closest to the construction site. THP and the City have made a number of adjustments in response to community feedback to minimize the impact of the exemption, including reducing the exemption hours to 4 hours (7pm-11pm), Monday to Friday, with no change on Saturdays, as well as enhancements to the noise reduction strategy.

**Community Comment #7: Question about the impact to the project if the construction hours are not extended**

EllisDon and THP estimate that without the noise bylaw exemption in place, construction would be delayed until spring 2024. With the exemption approved, we expect to complete construction by spring 2023. We are focused on getting this project done as quickly as possible, with the least amount of impact to nearby residents.

**Community Comment #8: Question about impact of longer construction hours on neighbours' sleep hygiene, mental wellness**

This was a critical part of the discussion with City officials, which led to the revised start time of 7am, instead of 6am. The focus of the extended construction hours is on the interior of the building. All efforts will be made to shift the work inside by 7pm, with minimal impact or disruption for nearby residents.

EllisDon will adhere to the exemption restrictions. City officials have informed us that noise exemption criteria must be followed, and violations may result in enforcement action.

**Town Hall:**

Together with EllisDon, we look forward to providing a broader project update at a Virtual Town Hall in March. **Please watch for details coming soon.**

As always, we welcome your questions and comments, and are committed to working together. We will continue to share information with you as it becomes available. All information and updates will be shared via email, so if you have any neighbours who have not signed up for our mailing list yet, please let them know to contact us [public.affairs@thp.ca](mailto:public.affairs@thp.ca). If you have real-time concerns about an on-site issue, please call 416-594-2196. This is a monitored line with after-hours contact information that is managed by EllisDon.

Sincerely,

-Trillium Health Partners