

Preliminary Construction Management Plan

JULY 2025



4405 – 4409 Innes Road

HP Urban & The Stirling Group



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: Ideal Health Group

Location: 4405 – 4409 Innes Road

Developer: Premium Construction

Site Plan Application Number: D07-12-15-0161

Construction Start Date: Fall 2025

Construction End Date: Early Summer 2026

Project Description: Development of a two-storey health care facility, 9,022 square feet, with 39 parking spaces.



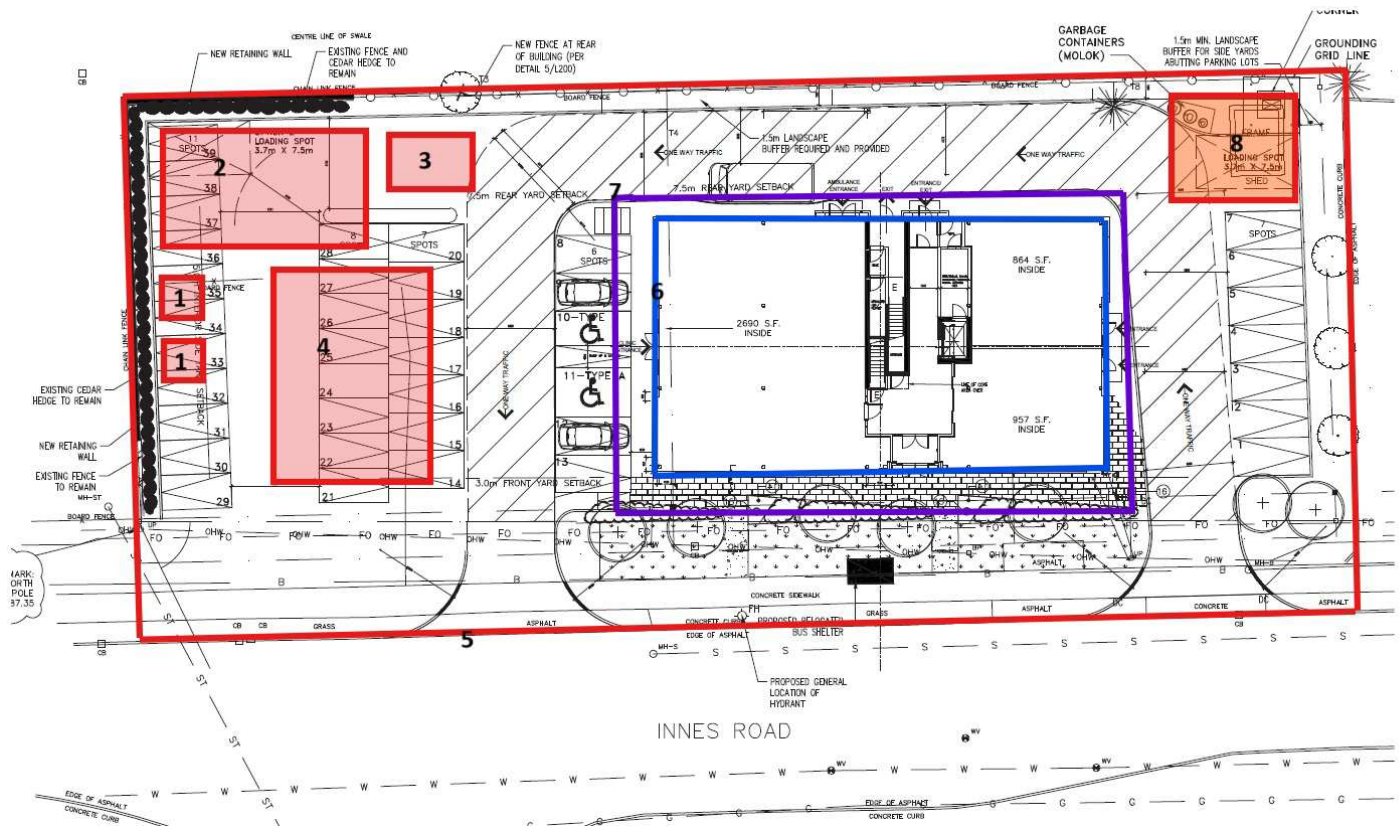
Safety Measures:

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 labelled graphic portraying the proposed site for development.



1. Toilets
2. Lumber material area
3. Debris Bin
4. Soil / Material
5. Fencing
6. Building Projection
7. Excavation Projection
8. Site Trailer



Check List

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

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

b) Will this work block a bike lane?

Yes, a bike lane exists out front of the subject property along Innes Road. While work is being completed in the ROW, the bike lane will be blocked.

c) Will this work block a sidewalk?

Yes, similar to above. While work is being completed in the ROW, the side walk will be blocked.

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

Yes, on occasion a lane of Innes Road may need 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.

Preliminary Construction Management Plan

Terms of Reference

1. Authority to Require

Road Activity By-law 2003-445, as amended.

2. When Required

A Preliminary Construction Management Plan checklist will be required for the following development applications:

- Site Plan Control
- Plan of Subdivision

3. Contents

The Preliminary Construction Management Plan checklist consists of several questions and a diagram as set out below.

Application Submission Section 1 (Diagram)

The Preliminary Construction Management Plan checklist's purpose is to show, if applicable, any parts of the right of way adjacent to a development proposal that may be required for construction. This diagram is intended to be preliminary, therefore it should show only a labelled graphic portraying the proposed site for development and the area within the right of way that may be required for construction. This area can be shown by drawing a box on the map and labelling it as "Proposed Construction Area."

Application Submission Section 2 (Checklist)

Applicants will be asked to respond to questions based on the diagram they submit, including but not limited to:



1. Will construction require the temporary detour of a bus route?
2. Will this work block a bike lane?
3. Will this work block a sidewalk?
4. Will this work require a lane of traffic to be closed?

Depending on the site's specific circumstances, City staff may add similar additional questions to the Preliminary Construction Management Plan checklist.

5. Evaluation Criteria

The Preliminary Construction Management Plan checklist is the document that shows at a preliminary level what a development proposal's impacts will be to all modes of transportation and all elements of the right of way while it is under construction. The purpose of this Terms of Reference is to assist the applicant and staff of Traffic Management Unit of the Public Works Department to identify the impacts of their proposal on the right of way before site plan approval and in advance of seeking their building permits.

6. Roles and Responsibilities / Qualifications

The Preliminary Construction Management Plan checklist must be signed by the applicant or an authorized representative of the applicant.