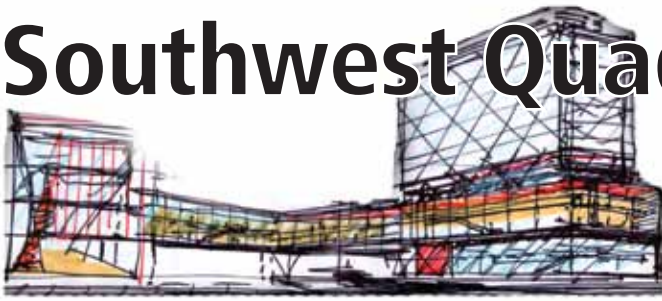


Southwest Quadrant Renewal Plan

January 2012 Update No.4



Investing in Brampton's Downtown

Background

Welcome to the fourth edition of the Southwest Quadrant (SWQ) Renewal Plan newsletter, designed to keep stakeholders informed throughout the implementation of this exciting project.

Construction update

The demolition of 41 George Street is substantially complete. Demolition crews worked diligently throughout late December and early January to carefully take down the City-owned, four-storey brick building at 41 George Street.

- During the demolition, many tons of concrete, steel, copper, and brick were saved from landfill and sent for recycling. Eventually the asphalt parking surface will also be removed and recycled.
- At least 75% of the building material will be recycled - an important feature to support the City's goal of ensuring the new buildings achieve LEED Gold certification.
- Following a thorough cleanup of the site to remove any remaining debris, top soil or brush, crews will begin work on the next phase of construction – shoring and excavation. The demolition of 33 Queen Street West continues and is expected to be completed shortly. This site will also be cleared of debris and all appropriate materials sent for recycling. The goal is to minimize the amount of construction waste that is sent to landfill.

"Reflections" in safe keeping during construction

You may notice that the sculpture of a person holding a single rose behind its back is gone. During the demolition, it was safely removed and is in storage. Reflections will be returned to the area when construction is complete and will be placed at a crossroads highly visible from the indoors, when you walk from Main to George Street.



Safety measures during construction

- All safety precautions were undertaken during demolition including the installation of hoarding around the construction zones to ensure security and safety of the zones and minimize the impact on pedestrians and motorists.
- The site continues to be closely monitored by the City of Brampton's Building Department to ensure compliance with all relevant municipal and provincial requirements and regulations.
- The wire hoarding will be replaced with a more permanent plywood hoarding in late spring/early summer 2012 when construction begins on the new nine-storey building on George Street.

Similarly, Dominus Construction Group and their sub-contractors have installed vibration monitors to ensure that any impact within the construction zone does not negatively impact adjacent buildings. Every effort will be made to contain construction activities within normal business hours (Monday to Friday). Infrequently some weekend and after hours work may be required.

Partial northbound lane closure on George Street required for extra construction equipment

Construction activities will not result in any road closures and access to businesses along George Street and Queen Street will remain open. However, to accommodate the extra construction equipment onsite, the northbound left turn lane from George Street to Queen Street will be closed during the construction period (although cars will still be able to turn left and right onto Queen Street). This will not impede southbound and northbound traffic travelling along George Street.

Next phase of construction: shoring and excavation

- Once demolition is complete at 41 George and the site is cleared, the next phase of construction will begin – shoring and excavation. In this phase, the site is prepared for the construction of the new building.
- Large drilling rigs will soon arrive at 41 George to begin the shoring work.
- These rigs will bore through the earth using an auger attachment to create a series of three foot diameter holes, which are then filled with concrete and/or engineering steel reinforcing columns or piers. These structures serve to support adjacent structures or shore up the neighbouring sites while the soil is removed.
- Excavation will follow the shoring and is expected to take approximately three months to complete.
- During excavation, approximately 35,000 – 40,000 cubic metres of soil and rock is expected to be removed, approximately 45 feet deep. Typical for such a redevelopment, the excavated soil will be regularly tested to ensure that it sent to the appropriate landfill site. This work will also be conducted in accordance with provincial environmental regulations.

Following the shoring and excavation, concrete forming of the new structure (and five-level underground parking garage) will begin in summer 2012. This phase is expected to last approximately 12 months. As the addition at 33 Queen Street West does not have a basement or underground parking, excavation work will be minimal.

The City of Brampton invites you to the groundbreaking ceremony

Wednesday, February 8, 2012, 10:00 am

*41 George Street
(across from City Hall, south of Queen Street)*

Light refreshments to follow in Council Lounge

Please RSVP by February 3 to: emily.miles@brampton.ca 905.874.3478

For more information: e-mail swq@brampton.ca  www.brampton.ca