



Windermere By-The-Lake: Demolition of Existing Structures on Former Stelco Property

www.reon.ca

REON Windermere By-The-Lake Communication Line: 1-866-442-REON (7366)

REON is committed to transparent and responsive communication with those who are neighbours to our development projects. Any construction program involves machinery and equipment on the site together with trucks entering and leaving the development. REON and their contractors will do their utmost to plan and execute the work in a safe and conscientious manner, always mindful of community interests and concerns. The Windermere By-The-Lake project (Stelco Swansea Works Windermere and the Queensway) requires demolition of existing structures that occupy the site. The PROJECT UPDATE information on the reverse side describes the demolition process that will be undertaken by Priestley Demolition, Inc. under REON's supervision.

Project Overview

Toronto City Council has approved the re-zoning and the amendment to the Official Plan required to build a residential development on the site. Neighbours to the site living in Swansea Village participated in making decisions on the details of the site development plan and augmentation of various surrounding amenities. The development will feature 130 townhouses creating a boulevard effect on the Queensway frontage with extensive landscape features, and three slender towers with about 720 condominium units. When completed, the project will provide a full range of amenities for the residents and will be an open development integrated with the existing Swansea Village. Public access, green space, day-care and off-site amenities such as upgrades in the Gardner underpasses to the Lake, a canoe storage building on the Humber, and playground equipment contributions will benefit the entire Swansea community. A contribution to renovate the "Joy" Station and the lower level of the Swansea Townhall are also part of REON's community commitment as is a program of public art in and around the site. Preconstruction marketing of residences on the property east of Windermere Ave will begin soon, with construction to begin in 2002.

Communication Program

· Community members can call the REON Windermere By-The-Lake Communication Line at 866-442-REON, for weekly updates and details of work progressing on the site, and for direct contact with REON Executives. Use the appropriate telephone extensions to get the information, or contact the person you want.

· REON PROJECT UPDATES and periodic NEWSLETTERS, and other project related information will be sent

to a mailing list of site-neighbours in Swansea Village, archived at the Swansea Town Hall, Councillor David Miller's office and the World19 website www.world19.com.

Additional people can be added to the mailing list by contacting:
Don Richardson, REON
Communication Program Facilitator
519-822-8385 x 262 or email:
drichardson@esg.net

A joint City of Toronto & REON Community Liaison Committee has been established as a forum to enable detailed and ongoing public input and comment. This committee is intended to supplement other public processes and to help coordinate communication on Site Plan, Construction, Demolition and related matters. Committee minutes are available on the World19 website www.world.19.com

PROJECT UPDATE November 27, 2001:

Windermere By-The-Lake Demolition Process

- a. Demolition will begin this week and will be complete in spring of 2002.
- b. All work on the site will be managed by Richard & BA Ryan (a leading Canadian construction company in business for over 100 years). Direct contact with personnel on the site is not encouraged; however, a Site Manager will be on-duty should direct communication with the site be necessary. Demolition will be undertaken by Priestly Demolition Inc. An Environmental Supervisor from Gartner Lee Environmental will be on-site at all times during operating hours.
- c. A security fence will be constructed and maintained to limit street access to the property. Security and dust control will be provided and maintained throughout the process.
- d. Demolition activities will generally take place on weekdays, during normal working hours. Our Swansea neighbours will be notified in advance to any exceptions to this timing of the work, for example, the removal of the building overpass across Windermere which will occur on a Sunday morning, to minimize traffic disruptions.
- e. Any noise related to demolition will be the result of engines and crane equipment. There will be no blasting or pile-driving during demolition. When the building superstructures are removed, the original concrete floor and foundation slabs will be cleaned and crushed into aggregate. Concrete crushing will start early in the new year and will continue for a few months. Crushing will be restricted to normal working hours.
- f. Crushed concrete and brick will be re-cycled by using it as backfill and road base on the site.
- g. Identification of items to be saved from the site: an inventory of items to be saved was undertaken with Norm McLeod (Swansea Historical Society) and Jamie Bell (Swansea Town Hall) on October 16, 2001. Items identified include round cast iron columns, bricks (skylight bricks and a portion of the bricks thought to be from the old Toronto Brick Factory), and a small representative sample of flooring from the former office building.
- h. Steel from the existing structures will be re-cycled. This will require careful removal of steel (e.g. steel beams) from the building.



Example of the type of modern equipment that will be used during demolition. This \$1 million excavator replaces outdated wreckingball equipment.