

# GATEHOUSE

The City of West Kelowna  
2760 Cameron Road  
West Kelowna, BC, V1Z 2T6

Attention: Jayden Riley, Planner III

**RE: Providence Townhomes – Construction Management Plan**

Dear Mr. Riley

The following Construction Management Plan is being provided to City of West Kelowna Staff and Council to help address any concerns related to the project. The following Plan will outline the construction phasing and steps to mitigate impacts to adjacent properties.

**Introduction**

The Providence Townhouse project consists of 58 units on the hillside between Sundance Drive to the northwest and Ensign Quay Lane to the southeast, divided as follows: 20 Side by Side units fronting Sundance Drive and 38 Tandem units with access off of Ensign Quay Lane & Ensign Lane as illustrated below.



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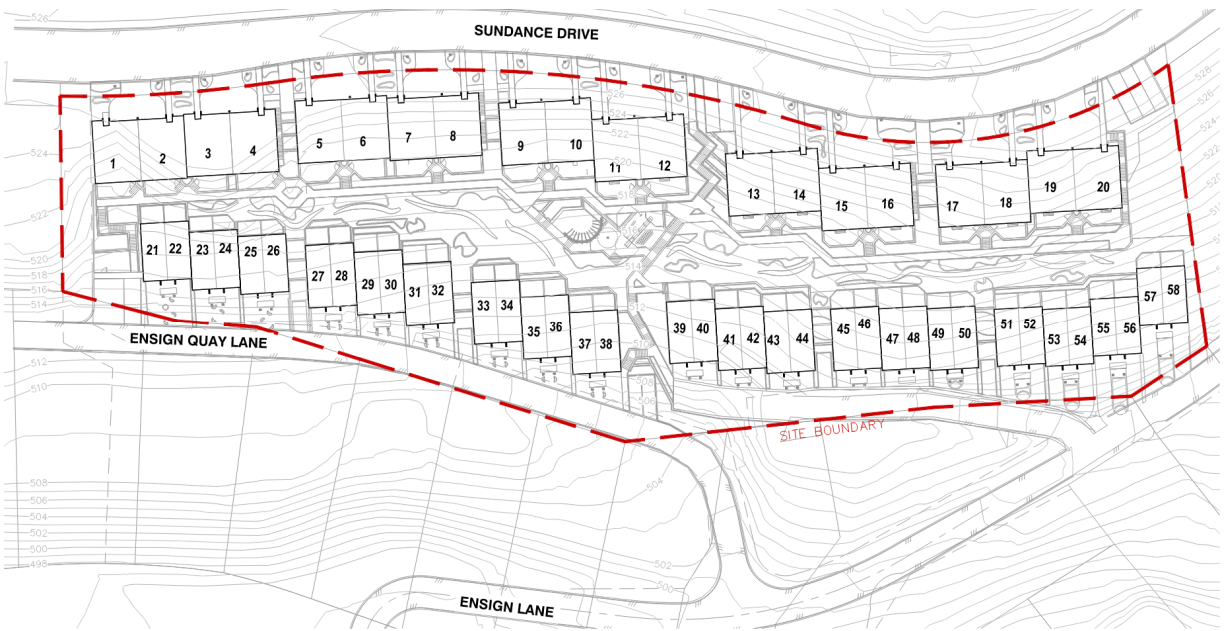
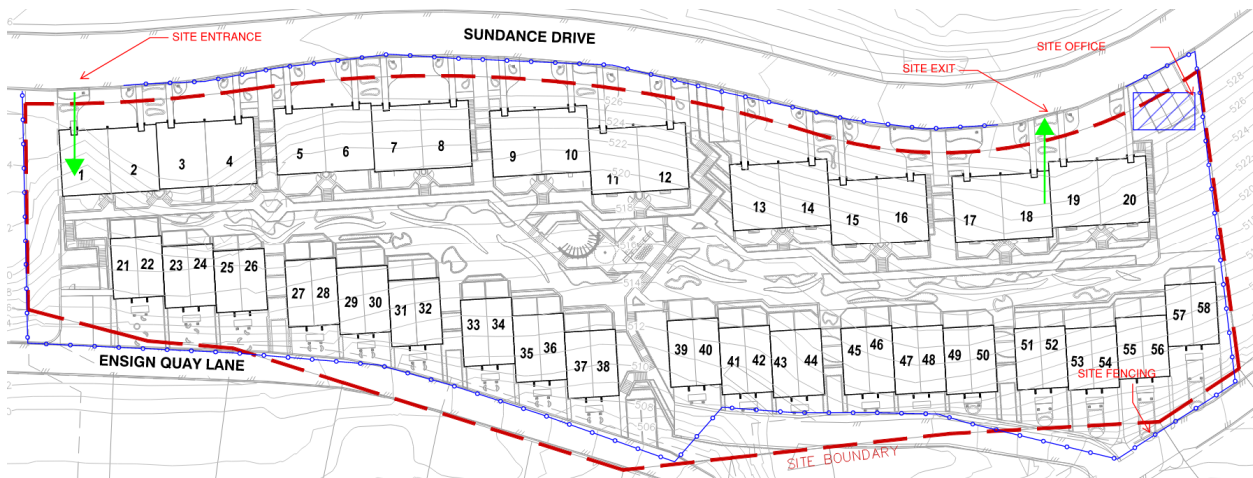


Figure 1: Site Location

## Site Access

Gatehouse Developments is aware of the importance of mitigating the impacts of this development to the neighbouring properties. To ensure this is achieved, the primary site access will be from Sundance Drive to the Northwest of the site as per the figure below:



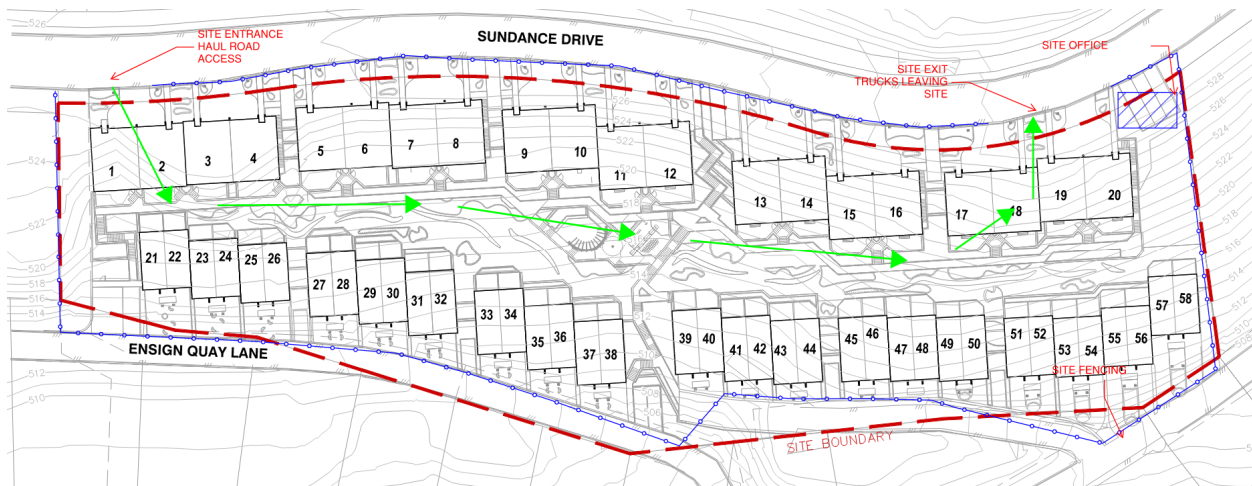
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**Figure 2: Site Access**

The lanes to the south of the site will only be used in case of emergency and as needed to safely complete construction activities otherwise not feasible from Sundance Drive. Anticipated work in the lanes will include underground pipe work, concrete placing, landscaping and minimal deliveries of construction materials. When work is required within the lanes, advanced notice will be given to adjacent properties and local access will be maintained via traffic control personnel.

## Construction Sequencing

Phase 1: Gatehouse will subcontract a professional site servicing contractor experienced in hillside developments to undertake this phase. Work will include clearing trees and grubbing as well as removing organics from the site. It is anticipated during this phase that construction traffic will be increased as organic material will need to be hauled off site via dump truck to an approved dump site. At completion of this phase an interior construction road will be installed for the completion of the next phases of construction.



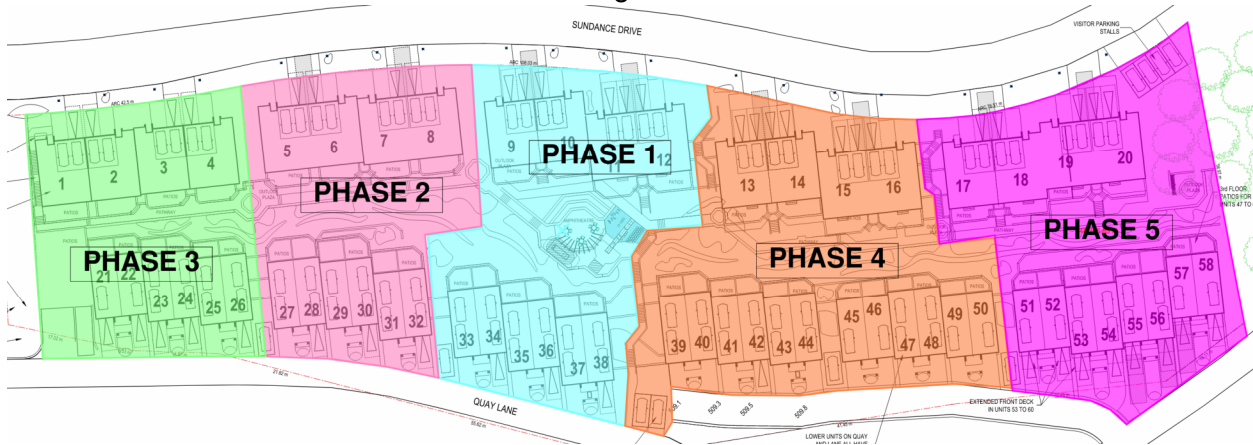
**Figure 3: Construction Road & Site Access**

Phase 2: The site servicing contractor will commence with excavation of the foundations for both the side by side and tandem units. Organic material within the building footprints will be hauled off site. Construction of the townhouse units is anticipated to be broken into 5 Phases as shown below:



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Figure

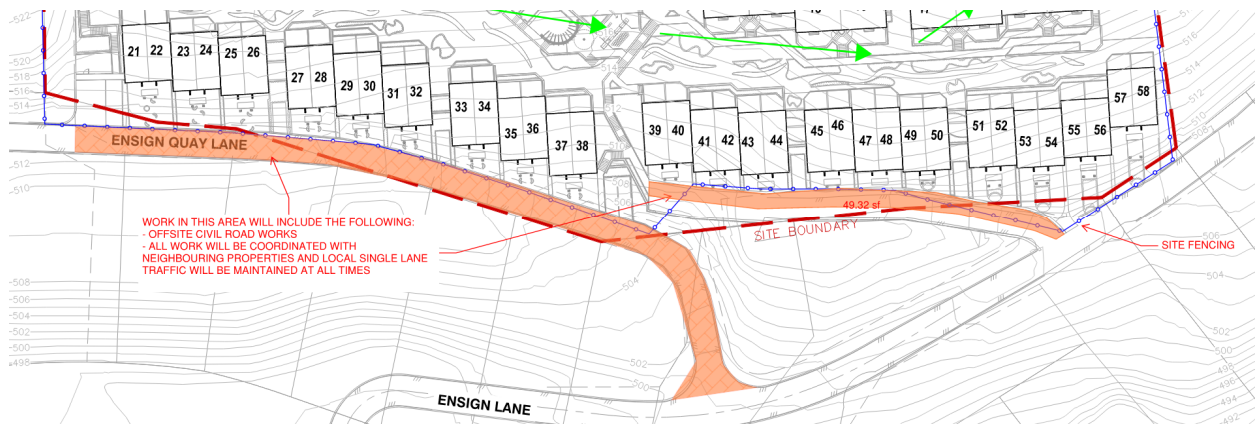


**Figure 4: Construction Phasing**

Phase 3: Construction of all residential units will be managed by Gatehouse Construction with work subcontracted out to local professional trades. Work will include concrete forming, framing, exterior finishes, interior finishes and landscaping.

## Lane Work

Gatehouse Developments understands the need to minimize the impacts of this development on the neighbouring properties. While the majority of the work will be confined to the limits of the project site, some work is required with the lanes. Work will include utility tie-ins to existing City infrastructure on Ensign Quay Lane and the Ensign Lane. As previously noted a more comprehensive plan will be provided well in advance to the affected properties. A high-level conceptual plan is provided below for your information:



**Figure 5: Lane Works**

## Impact Mitigation Strategies

Gatehouse Development is committed to ensuring that all of our developments minimize impacts to the surrounding areas. Below is a high-level table for outlining impact mitigation strategies. These will be further refined as we engage local professional contractors to complete construction of the Providence Townhouse Development

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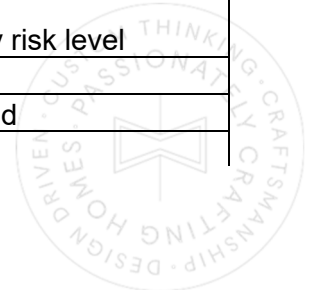
Impact	Mitigation Strategy
Construction Noise	<ul style="list-style-type: none"> <li>• Work only conducted during CoWK permitted hours</li> </ul>
Storm Water Management	<ul style="list-style-type: none"> <li>• Silt fence installed at perimeter of site</li> <li>• Gravel pads at entry/exit to site</li> <li>• Silt sacs on all existing manholes</li> <li>• Treatment system as per submitted ESC Plans</li> </ul>
Dust	<ul style="list-style-type: none"> <li>• Street sweeping as required</li> <li>• Water down services onsite to mitigate dust</li> </ul>
Traffic Control	<ul style="list-style-type: none"> <li>• Develop traffic management plans for specific work in lanes</li> <li>• Traffic management personnel (flaggers) to ensure local access to neighbouring properties</li> </ul>
Fire	<ul style="list-style-type: none"> <li>• Daily forest fire risk monitoring</li> <li>• Suppression equipment as required by risk level</li> </ul>
Trade Parking	<ul style="list-style-type: none"> <li>• No trade parking/staging in lanes</li> </ul>
Wild Life	<ul style="list-style-type: none"> <li>• Assessment and monitoring as required</li> </ul>

We trust that this provides an overview of the anticipated construction phases and outlines the strategies to mitigate the impacts on the neighbouring properties. As construction is a fluid undertaking, this framework will be used to assess the site conditions throughout the project and changes may be necessary. Should any aspect of the work plan change in a way that would impact residents, our construction team will work with all stakeholders to ensure this development is completed to the satisfaction of all.

If City Staff or Council have any additional questions, please feel to contact us at your convenience.

Sincerely,

Kyle Weiher



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