

GOOD NEIGHBOUR AGREEMENT

Between

NICHE DEVELOPMENT & FLEMING DEVELOPMENT

and

BELGRAVIA COMMUNITY LEAGUE

for

Development located south of
76 Avenue and west of 115 Street
Belgravia



Figure 1: Artist rendering of Belgravia Square

April 13, 2018

1. Purpose

Niche Developments & Fleming Development (Niche/ Fleming) and the Belgravia Community League, both Niche/ Fleming and Belgravia Community League comprising "the Parties", seek to instate the following agreement to create a working relationship that is responsive to the needs of both the developer and the surrounding community.

The impact of construction on residents can be a concern. By using "good neighbour" practices, projects can ensure the most benefits with the least possible disruption. The agreement outlines what the parties should do as "good neighbours" to minimize construction impacts. It is important for the community to know there is a mechanism to deal with construction issues.

The high value of the site for the proposed project is a direct result of the investments made in the surrounding community by neighbours and taxpayers. In consideration of this value, and out of respect for the surrounding community and neighbours, this Good Neighbour Agreement expects good communication between Niche Developments and the Belgravia community.

This Good Neighbour Agreement is not a legally enforceable contract, rather a negotiated document with the initiative to ensure positive community integration and communication between this development and the surrounding community of Belgravia.

Please note a copy of this agreement can be found on the Belgravia Community League website - <https://belgraviamedmonton.ca/>

2. Development Profile

The 0.24 ha development site is bounded by 76 Avenue to the north and 115 Street to the east. The site will accommodate an apartment structure up to 4 storeys in height (14.5 m), with underground vehicular and bike parking. The maximum number of dwelling units allowable on site is 70.

The vision for the redevelopment of this Belgravia site focuses on providing diversity in housing and supports additional transit ridership and integrates well with the existing neighbourhood and adjacent uses. Also included within the development will be family oriented housing, public art contribution, lane improvements, building design features to reduce energy consumption and the opportunity for affordable housing as per City policy. Special attention will be given to the mature boulevard trees to support the ongoing health and viability of the trees.

Belgravia Square project website - <http://www.belgraviasquare.ca/>

Niche Developments Profile website: <http://nichedevelopments.ca/>

3. Information sharing

- Site workers are encouraged to take public transit or car pool. Parking restrictions are in effect in the neighbourhood. There is some available parking on-site to the rear of the building and underground parking will be available when the parkade is complete.
- Hazardous materials will not be stored on site.
- Please contact 911 in case of an emergency and the project manager.
- Pick up for waste from the construction site will be scheduled when the bin is full (generally once a month).
- Site access will be from 115 Street and the lane. No access to the site will be from 76 Avenue to protect the boulevard trees. Temporary road or sidewalk closures may be necessary and any closures will be communicated with the community league contact.
- Port-a-potty locations are constantly moving but will not be placed on the corner of 115 Street and 76 Avenue to minimize the effects on neighbours.
- Niche/ Fleming will take reasonable measures to prevent detrimental effects of construction on the community, and will communicate with Belgravia Community League to provide advance warning of any disruption to normal neighbourhood servicing that cannot be avoided.
- Residents must recognize this is a construction site. Please be respectful and remain outside of the fence for your safety. The owners will be planning site tours in the future.

Note - these items may also be discussed at the regular meetings outlined in #2 below.

4. Regular Meetings and Community Updates

A weekly meeting will be held on Tuesdays at 9AM on site between the Belgravia Community League Contact and the owner project manager to discuss:

- Time lines for construction, including all major milestones.
- Timing of construction associated events that might cause road closures or traffic interruptions in the community.
- Updates as needed to timelines listed above.
- Any comments/concerns heard from the community.

These meetings may be less frequent or cancelled as mutually agreed.

The information needs to reach residents in a timely manner and the Belgravia Community League contact may communicate with residents via the Belgravia Community League website.

5. Signage

A project sign with general contact and emergency contact information will be posted on site.

6. Site Maintenance

Respect existing residential, commercial and public-space areas; for instance

- Clean the site, adjacent sidewalks and roadways of construction debris, litter, nails, hazards, etc. on a daily basis.
- Ensure no encroachment of construction activities onto neighbouring sites.
- Do not block driveways, and keep sidewalks, streets and lanes passable except where City-approval has been granted.
- Keep the site, roadways and adjacent sidewalks safe for workers and the public at all times. Please contact the project manager if you notice any issues.

7. Noise Protocol

Respect regulations for construction hours of work, noise, vibration and light intrusion, and minimize radio volumes, shouting, offensive language, equipment noise, and idling.

Noise from construction work will comply with City Bylaws, unless an exception is granted by the City of Edmonton. A person shall not cause or permit any construction activity:

- Before 7 AM or after 9 PM on any day other than Sunday or a holiday;
- Before 9 AM or after 7 PM on any Sunday and holiday; or
- At any time contrary to a written notice issued by the City

No outdoor construction planned on weekends.

8. Environment:

Protect storm drains and watercourses from siltation or disposal of harmful substances.

9. City of Edmonton Coordination

It is recognized that coordination between the development and the City of Edmonton neighbourhood renewal work is necessary to minimize the disruption to normal neighbourhood servicing. The community league and owner will work together to communicate and coordinate with the City of Edmonton.

10. Owner contact for inquiries.

Niche / Fleming is committed to maintaining a good neighbour relationship. If a member of the community experiences a problem with the operations at the development site, they may contact:

Cody Anderson, Project Manager

Phone: (780) 203-8211

Email: cody@nichedevelopmentcorp.com

John Clarke, Niche Developments

Phone: (780) 231-1187

Email: john@nichedevelopmentcorp.com

Ward Fleming, Fleming Developments

Phone: (780) 427-0795

Email: ward@flemingdev.com

All concerns or complaints regarding the construction process will be responded to within 24 hours or the community always has the option to contact City of Edmonton.

11. Community League Contact

Belgravia Community League

Susan Kamp

Email: planning@belgraviaedmonton.ca

12. Dispute Resolution

Niche/ Fleming is committed to working with the Belgravia community to ensure that all complaints are addressed on a timely basis (dependent on the nature and complexity of the issue). All concerns or complaints regarding the construction process will be responded to within 48 hours or the community always has the option to contact City of Edmonton (311).

By signing this agreement, the Parties acknowledge that they have read and agree to the agreement.

Belgravia Community League

Belgravia Community League

Signature

Niche Developments

John Clarke, President

Signature

Fleming Developments

Ward Fleming, President

Signature



Figure 2: Site Plan