

VENTANA CONSTRUCTION COMMUNITY NOTICE

CORIX WATERWORKS WAREHOUSE / OFFICES

MAY 2011

OVERVIEW

This notice is intended to provide the public with general information about commercial construction taking place on a parcel of land in Langley, BC.

This property is bordered by 84th Avenue to the north, the Mopac Auto Supply store to the east, a vacant lot to the west and a small stream to the south. The nearest major street is 200th Street, approximately 100m to the east of the site.

Wesgroup Properties is developing a new 80,000 sq. ft. warehouse and office building for Corix Waterworks Ltd. on the property.

The warehouse and office will be built by Ventana Construction Corporation, a Burnaby, BC-based company with nearly three decades of construction experience in the Lower Mainland.

PROJECT DETAILS

Project duration

Site preparation began in April 2011 and construction will begin in May or early June. Completion is scheduled for February 2012.

Construction hours

Site operations will adhere to the City of Langley Noise Bylaw No. 2628. Construction will take place between 7:00 a.m. and 7:00 p.m. Monday to Friday, and 7:00 a.m. and 5:00 p.m. on Saturday. We do not expect to be doing any work on Sundays.

The only anticipated exception to these hours will be for large concrete pours. There will be several concrete slab pours during this project, each of which will take one to two days to complete. Ventana will work to minimize any possible inconvenience to businesses in the area during these periods.



The Corix Waterworks warehouse / office construction site. The site borders are indicated in red, and the stream to the south in blue.



Traffic flow

There will be two access points at the site for construction equipment, one on the east side of the property and one on the west. Both access points will be on 84th Avenue, and both will be used for inbound and outbound construction traffic from the site. Construction vehicles will be unloaded and loaded on the site itself.

Traffic will be ongoing throughout the project, and vehicles will be entering and exiting the site from both eastbound and westbound directions.

Businesses in this area should expect to see construction traffic from this project on 84th Avenue / 198a Street, 85th Avenue, 86th Avenue and 200th Street.

Flaggers will be used to direct traffic during periods of increased construction activity.

Parking

There will be some construction parking on the site, as well as on the property immediately to the west of the site. There may be some overflow construction parking on 84th Avenue / 198a Street, if necessary.

There will NOT be any construction parking at either of the shopping plazas at the corner of 84th Avenue at 200th Street, or in the Mopac Auto Supply Store lot.

Fencing and security

Ventana will erect modular fencing on the borders of the site, and lockable gates will be installed for security and site management. We will also hire a security company to secure the site after construction hours and on weekends.

Pedestrian traffic

Pedestrian traffic along the north side of 84th Avenue should not be affected by this project.

Environmental impact

Ventana is committed to minimizing the environmental impact of construction for all of its projects. There will be a truck wheel wash station to remove dirt from construction vehicles before they access 84th Avenue. We will protect the stream to the south of the site by erecting a fence to keep construction activities away from the riparian setback area, and construct a bioswale to collect water from the site. From there, it will be transported to an on-site sediment pond where contaminants will be filtered out.

HAVE QUESTIONS?

Construction

We at Ventana would be happy to answer any questions you may have about construction on this project. You can contact either Sean O’Gorman, Project Manager, or Andy Glennie, Site Superintendent.

Sean O’Gorman
Ventana Project Manager
604.291.9000
sogorman@ventanaconstruction.com

Andy Glennie
Ventana Site Superintendent
604.484.2137
aglennie@ventanaconstruction.com

Development

Questions about development at this site:
Jim Phillips
Wesgroup Properties
604.484.2532
jphillips@wesgroup.ca

Other questions

Other questions about this project:
City of Langley
604.514.2800