

## Negotiate for better construction conditions

### TIP 1: Learn how to simply assess possible risks of a proposed project

London, UK has developed a planning guidance called "[The Control of Dust and Emissions During Construction and Demolition](#)" which sets out risk assessment requirements that help to identify the varying levels of risk a construction project poses during certain activities or phases of the work. They allocate a risk of dust category (negligible, low, medium or high risk) based on two factors: 1) dust emissions, which increase with the scale and type of project and 2) the level of sensitivity to dust impacts.

#### Risk 1 - Dust & Air Pollution Levels

To identify which types of projects have the highest dust creation potential, take a look at [TEA's Dust Creation Magnitude Chart](#), which was adapted from London, UK's planning guidance "The Control of Dust and Emissions During Construction and Demolition". While demolition and earthworks are recognized to create more dust on average than construction project and truck dragout, there are other key factors that influence dust levels. Key factors include the height of the building to be built or demolished, the land & building area, the sites features such as roadways and soil type, the type and activity of vehicles and equipment used, as well as the construction materials and contractor methods.

#### Risk 2 - Sensitive populations and natural environments

Sensitive populations may include young children, the elderly and communities with existing health-burdens. For these reasons, the demographics of the neighbourhood where the construction will take place and the proximity of public spaces, housing and key institutions such as daycares, schools, community centres, hospitals & retirement homes is important. Visit the City's [Neighbourhoods & Communities webpage](#) for information on demographics by community as well as an interactive map of local institutions and health data from [Wellbeing Toronto](#).

Sensitive natural environments may include City of Toronto's designated Environmentally Significant Areas (ESAs), which are protected by Toronto's Official Plan, zoning by-laws and the Ravine and Natural Feature Protection By-law. Despite these protections, a construction site adjacent to an ESA could accidentally cause harm if best practices are not in place. Visit the City's [ESA webpage](#) for more information and here for an [interactive map of local areas](#).

Take a look at [TEA's Types of Construction Pollution & Impacts](#) resource for more insights.

### TIP 2: Know the rules and best practices in the construction sector

Projects with a higher dust risk should take additional measures based on best practices that surpass current regulatory requirements, to reduce their emission and dust impacts on the site. The type of prevention, mitigation and management approaches used to limit emissions and dust on a construction site vary by activity and the types of materials and equipment being used onsite. Take a look at [TEA's Construction Best Practices Chart](#) for a compilation of rules and best practices that can be used to ensure the air pollution from dusts and diesel emissions are limited on construction sites.

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