

Construction Staging Area Time Extension – Armoury Street (11 and 33 Centre Avenue and 80 Chestnut Street)

Date: January 16, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 10, Spadina-Fort York

SUMMARY

This staff report is about a matter that Community Council has delegated authority to make a final decision provided that it is not amended so that it varies with City policy or by-laws.

EllisDon Corporation is constructing a 17-storey institutional building (the new Toronto Courthouse) at the lands located at 11 and 33 Centre Avenue and 80 Chestnut Street. The north sidewalk and the two westbound lanes on Armoury Street, between Centre Avenue and Chestnut Street fronting the site are currently closed to accommodate construction staging operations for the development.

Toronto and East York Community Council, at its meeting on February 14, 2019, authorized the subject construction staging area from February 21, 2019 to February 21, 2020. A time extension of the construction staging area on Armoury Street for an additional 14 months (i.e. from February 22, 2020 to April 30, 2021) is required, in order to complete the construction of the development.

RECOMMENDATIONS

The Acting Director, Traffic Management, Transportation Services, recommends that:

1. Toronto and East York Community Council authorize the continuation of the closure of the north sidewalk and the two westbound lanes on Armoury Street, between Centre Avenue and Chestnut Street and provision of a temporary pedestrian walkway within the closed portion of the northbound curb lane, from February 22, 2020 to April 30, 2021.
2. Toronto and East York Community Council direct that Armoury Street be returned to its pre-construction traffic and parking regulations when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. EllisDon Corporation is responsible for all costs, including payment of fees to the City for the occupancy of the right-of-way. Based on the area enclosed and projected duration of the proposed closures on Armoury Street these fees will be approximately \$324,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on February 14, 2019, adopted Item TE3.28 and, in so doing, authorized the closure of the north sidewalk and the two westbound lanes on Armoury Street, between Centre Avenue and Chestnut Street; and installation of all-way compulsory stop controls at the intersection of Armoury Street and Centre Avenue, from February 21, 2019 to February 21, 2020.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.28>

Toronto and East York Community Council, at its meeting on April 24, 2019, adopted Item TE5.39 and, in so doing, authorized the closure of the east sidewalk and a 1.9 metre wide portion of the northbound curb lane on Centre Avenue, between Armoury Street and a point 102 metres north; and the closure of the west sidewalk and a 2.2 metre wide portion of the southbound curb lane on Chestnut Street, between Armoury Street and a point 67 metres north, from May 1, 2019 to May 1, 2021.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE5.39>

COMMENTS

EllisDon Corporation is constructing a 17-storey institutional building (The Toronto Courthouse) at the lands located at 11 and 33 Centre Avenue and 80 Chestnut Street. The site is bounded by an existing commercial building (55 Centre Avenue and 108-110 Chestnut Street to the north), Chestnut Street to the east, Armoury Street to the south and Centre Avenue to the west.

The new Toronto Courthouse will consist of a two-level underground parking garage. Permanent vehicular access will be provided from Centre Avenue.

At the time of this report, the building has been constructed to three storeys and construction is underway to complete the remaining 14 storeys.

Construction activities at the development are being carried out using the construction staging areas set up on Centre Avenue, Chestnut Street and Armoury Street. The east sidewalk and a portion of the northbound curb lane on Centre Avenue and the west sidewalk and southbound curb lane on Chestnut Street are closed to accommodate construction staging areas. Both areas are utilized to facilitate construction material deliveries by large tractor-trailer units and concrete trucks and as a pick up location for two tower cranes. The subject construction staging areas were approved by Toronto and East York Community Council (2019 Item TE5.39) from May 1, 2019 to May 1, 2021.

The construction staging area on Armoury Street, which is the subject of this report, is set up within the north sidewalk and the two westbound lanes abutting the site and was approved by Toronto and East York Community Council (2019 Item TE3.28) from February 21, 2019 to February 21, 2020.

With the current construction staging area in place, Armoury Street in the vicinity of the site, will continue to operate as a single eastbound and westbound traffic lane. Pedestrians are directed to a 2.6 metre wide protected walkway within the closed westbound through lane on the north side of Armoury Street. Pedestrian operations on the south sidewalk are maintained. Temporary all-way stop controls are present at the intersection of Armoury Street and Centre Avenue.

The subject construction staging area on Armoury Street is currently utilized to accommodate material storage, office trailers, a dewatering tank and electrical equipment. The original plan was to relocate the aforementioned items on Armoury Street to within the site once the development was built to grade, as well as relocate the southwest tower crane and man material hoist to another location. However, under a secondary review, the location of the tower crane and man and material hoist cannot be relocated, thus preventing the removal of the construction staging area on Armoury Street. The developer has indicated that the office trailers and construction equipment requiring the right-of-way occupation on Armoury Street will no longer be required as of April 30, 2021. Consequently, the duration of the subject construction staging area is requested to be extended by 14 months (i.e. February 22, 2020 to April 30, 2021).

Finally, a review of the City's five-year major capital works program, at the time of this report, indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging area on Armoury Street is not expected to conflict with the City's capital works projects.

Through ongoing dialogue with the developer, Transportation Services is satisfied that EllisDon Corporation has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Councillor Joe Cressy's office has been advised of the recommendations of this staff report.

CONTACT

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SIGNATURE

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ATTACHMENTS

Drawing No. 421G-3616 dated November, 2019

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