

Construction Staging Area - Public Laneway (524 Oakwood Avenue)

Date: November 13, 2020
To: Toronto and East York Community Council
From: Acting Director, Traffic Management, Transportation Services
Wards: Ward 12, Toronto-St. Paul's

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.

The Dalton Company Ltd. is renovating the existing community arts centre (Nia Centre for the Arts Incorporated) at 524 Oakwood Avenue. The site is bounded by existing mixed-used building (526 Oakwood Avenue) to the north, Oakwood Avenue to the east, existing mixed-used building (522 Oakwood Avenue) to the south and a public laneway to the west.

Transportation Services is requesting approval to close a portion of the public laneway at the north end of the site for a period of eight months to accommodate a construction staging area for the subject development.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the closure of a portion of the public laneway, between Eleanor Avenue and a point 31.5 metres south, from January 4, 2021 to August 31, 2021.
2. Toronto and East York Community Council direct the applicant to pressure wash the construction site and adjacent sidewalks and roadways weekly, or more frequently as needed to be cleared of any construction debris and made safe.
3. Toronto and East York Community Council direct the applicant to ensure that the existing sidewalks or the proposed pedestrian walkway have proper enhanced lighting to ensure safety and visibility at all times of the day and night.

4. Toronto and East York Community Council direct the applicant to clearly consult and communicate all construction, parking and road occupancy impacts with local business improvement areas and resident associations in advance of any physical road modifications.
5. Toronto and East York Community Council direct the applicant to install appropriate signage and converging mirrors to ensure that pedestrians, cyclists and motorists safety is considered at all times.
6. Toronto and East York Community Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, on a daily basis to control construction vehicle access and egress to and from the site and maintain a safe environment for the public.
7. Toronto and East York Community Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone Traffic Coordinator and Toronto Police Construction Liaison Officer, during large scale concrete pours and large scale material deliveries to control vehicle access and egress to and from the site and maintain a safe environment for the public.
8. Toronto and East York Community Council direct the applicant to install cane detection within the covered and protected walkway to guide pedestrians who are visually impaired.
9. Toronto and East York Community Council direct the applicant to post a 24-hour monitored construction hotline number on the hoarding board, which must be prominently placed and legible from 20 metres and on all elevations from the construction site.
10. Toronto and East York Community Council direct the applicant to provide and install public art, including mural artwork, onto every elevation of the hoarding board with adequate spotlighting for night-time illumination, at their sole cost, to the satisfaction of the Ward Councillor.
11. Toronto and East York Community Council direct that the public laneway be returned to pre-construction traffic conditions when the project is complete.

FINANCIAL IMPACT

There is no financial impact to the City. The Dalton Company Ltd. 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 term of the closure, these fees will be approximately \$29,000.00.

DECISION HISTORY

Committee of Adjustments, at its meeting held on October 22, 2014 issued a Notice of Decision regarding File Number A730/14NY. The Committee of Adjustments approved a Minor Variance/Permission regarding the address at 524 Oakwood Avenue finding that the intent and purpose of both the Official Plan and the Zoning By-law were maintained.

COMMENTS

Proposed Development

Interior and exterior renovations to Nia Centre for the Arts Incorporated is being undertaken The Dalton Company Ltd. at 524 Oakwood Avenue. The site is located on the west side of Oakwood Avenue, south of Eleanor Avenue.

The redevelopment proposal at the site consists of the following:

- Complete demolition of all interior spaces, including the basement
- Excavation of the crawlspace to create additional room in the basement;
- Replacement of existing mechanical, electrical systems and fire protection
- New foundation and structural steel work; and
- New roof replacement.

Major construction activities and associated timeline for the redevelopment are described below:

- Excavation: January 2021 to February 2021
- Structural steel erection: February 2021 to May 2021
- Concrete construction: March 2021 to June 2021;
- Building envelope phase: July 2021 to August 2021; and
- Interior finishes stage: July 2021 to September 2021.

Construction Staging Areas

Construction staging areas for the development have been proposed within the public laneway and the west side of Oakwood Avenue abutting the development.

The construction staging area on the west side of Oakwood Avenue will be setup within the existing boulevard space. With the proposed construction staging area in place, existing vehicular and transit traffic operations on Oakwood Avenue will remain unchanged. Pedestrian movements on the west side of Oakwood Avenue will be maintained in a 2.1 metre wide covered and protected walkway within the existing boulevard space.

Construction Staging Area -
Public Laneway (524 Oakwood
Ave)

The public laneway located to the west of the site connects Eleanor Avenue and Amherst Avenue and follow a north-south orientation. The laneway is approximately 3 metres wide. Parking is prohibited at all times within the laneway.

Subject to approval, a portion of the public laneway, between Eleanor Avenue and a point 31.5 metres south, will be closed to accommodate construction staging operations for the redevelopment. The proposed closure will be required for storage of materials and to set-up a conveyor belt to haul materials from the interior of building. The developer has consulted the owners of the existing mixed-use buildings to the north and south of the site regarding the proposed closure of the laneway and obtained their consent. It should be noted that access to the aforementioned properties will not be impacted.

With the proposed construction staging area in place, the laneway access/egress at Eleanor Avenue will be closed. Consequently, the laneway will cease to be a thoroughfare for pedestrian and vehicular traffic. Appropriate signage will be installed at the intersections of the laneway at Eleanor Avenue and Amherst Avenue advising motorists of the subject laneway closure.

The public laneway closure is being requested for a period of eight months (i.e. January 4, 2021 to August 31, 2021). Through ongoing dialogue with the developer, Transportation Services is satisfied that The Dalton Company Ltd. has looked at all options to minimize the duration and impact of the construction staging area on all road users.

Finally, a review of the City's Major Capital Works Program over a two year period indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the proposed construction staging area on the public laneway is not expected to conflict with the City's capital works projects.

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

The Ward Councillor has been advised of the recommendations of this report.

CONTACT

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SIGNATURE

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Traffic Management
Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area on Public Laneway

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