

Construction Staging Area Time Extension and Traffic Amendments – 524 Oakwood Avenue

Date: February 16, 2022
To: Toronto and East York Community Council
From: 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 from City Council to make a final decision.

The Dalton Company Ltd. is renovating the existing community arts centre (Nia Centre for the Arts Incorporated) at 524 Oakwood Avenue. A portion of the north-south public laneway at the north end of the site is currently closed to accommodate construction staging operations for the renovations. Toronto and East York Community Council, at its meeting on December 2, 2020, authorized the subject construction staging area from January 4, 2021 to August 31, 2021.

Transportation Services is requesting authorization to extend the duration of the construction staging area on the public laneway for an additional five months, from February 17, 2022 to July 31, 2022, to allow for the construction of the development to be completed. It should be noted that during the lapse in approval period, the site has been operating under a monthly Street Occupation Permit.

The developer has requested an extension of the duration of the construction staging area on the public laneway, as the site has experienced a number of construction delays.

Additionally, authorization is requested to temporarily convert a section of Amherst Avenue from one-way eastbound traffic operations to two-way traffic operations. This will allow property owners impacted by the subject laneway closure to access the east-west portion of the public laneway.

RECOMMENDATIONS

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

1. Toronto and East York Community Council authorize the continuation of the closure of a portion of the public laneway, between Eleanor Avenue and a point 31.5 metres south, from February 17, 2022 to July 31, 2022.
2. Toronto and East York Community Council authorize the implementation of two-way traffic operations on Amherst Avenue, between Oakwood Avenue and the lane first west of Oakwood Avenue, from February 17, 2022 to July 31, 2022.
3. Toronto and East York Community Council prohibit stopping at all times on the north side of Amherst Avenue, between Oakwood Avenue and the lane first west of Oakwood Avenue.
4. Toronto and East York Community Council direct the applicant to continue ensuring 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.
5. Toronto and East York Community Council direct the applicant to continue 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.
6. Toronto and East York Community Council direct the applicant to continue providing 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 continue providing 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 continue posting 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.
9. Toronto and East York Community Council direct that the public laneway and Amherst Avenue be returned to pre-construction traffic and parking regulations 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 duration of the proposed closure on the public laneway and signage modifications on Amherst Avenue, these fees will be approximately \$27,000.00.

DECISION HISTORY

Toronto and East York Community Council, at its meeting on December 2, 2020, adopted Item TE21.40 and, in so doing, authorized 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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.40>

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

Status of the Development

The Dalton Company Ltd. has undertaken interior and exterior renovations to Nia Centre for the Arts Incorporated at 524 Oakwood Avenue. The site is located on the west side of Oakwood Avenue, south of Eleanor Avenue. The redevelopment consists of the following construction activities:

- Complete demolition of all interior spaces, including the basement (completed);
- Excavation of the crawlspace to create additional room in the basement (January 2022 to February 2022);
- New foundation and structural steel work (February 2022 to April 2022) ;
- Replacement of existing mechanical, electrical systems and fire protection (May 2022 to June 2022); and
- New roof replacement (June 2022 to July 2022).

Based on the information provided by the developer, the project has experienced a number of construction delays, which are listed below:

- Discovered unforeseen structural issues with the building, specifically the wall on the west elevation of the building. It was determined that the wall had to be removed and rebuilt;
- With the removal of the west wall, shoring is now required at the south wall; and
- Design and installation of a shoring tower to support the south wall.

In addition to the original scope of work, additional construction activities include the excavation for new footings, masonry work for the west wall and exterior cladding.

In view of the above, a time extension of the existing construction staging area on the public laneway is requested for a period of five months, from February 17, 2022 to July 31, 2022.

The developer has informed staff that due to the built form of the development and limited availability of space, all the construction staging operations cannot be undertaken from within the site as it may create unsafe working conditions. Therefore, the continued use of the subject construction staging areas on the public laneway is required until July 31, 2022 in order to complete construction of the development.

Construction Staging Areas

Construction staging operations for the development take place on a portion of the public laneway, between Eleanor Avenue and a point 31.5 metres south. The enclosure allows for the storage of materials, accommodates deliveries and facilitates the construction of a new wall on the west elevation.

With the construction staging area in place, the laneway access/egress at Eleanor Avenue will continue to be closed. As such, the laneway will cease to be a thoroughfare for pedestrian and vehicular traffic. The developer has notified the owners of the existing mixed-use buildings to the north and south of the site regarding the proposed time extension.

Based on discussions with the area residents and Ward Councillor, Transportation Services recommends temporarily converting a section of Amherst Avenue from one-way eastbound traffic operations to two-way traffic operations, between Oakwood Avenue and the public laneway to the west. This will provide a more efficient route for the affected property owners. In addition, a no stopping prohibition will be implemented on the north side of Amherst Avenue, from Oakwood Avenue to the public laneway to the west, in order to facilitate two-way traffic flow. The maximum three-hour time parking limit (unsigned, statutory) will continue to be in effect on the south side of the street. Currently, the property owners accessing the public laneway must travel westbound on Ashbury Avenue, northbound on Glenholme Avenue, then eastbound on Amherst Avenue, resulting in a circuitous route.

A review of the City's Major Capital Works program for 2022 indicates that there are no capital works projects planned in the vicinity of the site. Therefore, the subject construction staging areas on the public laneway are not expected to conflict with the City's capital works projects.

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

CONTACT

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SIGNATURE

Roger Browne, M.A.Sc., P.Eng.,
Director, Traffic Management, Transportation Services

ATTACHMENTS

Attachment 1: Public Laneway (524 Oakwood Avenue) and Traffic Amendments

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