



Status of the Chancellor Place projects

1. St. Andrew's addition

The site has been excavated and construction access to the site is from both the adjacent Axis site as well as a portion of St. Andrew's Walk. Identified and approved in the Development Permit is a small short-term construction loading zone on St. Andrew's Walk just outside of the site area. This area is fenced in and access for pedestrians/residents in the St. Andrew's residences has been maintained. Construction vehicle access to this construction loading area on St. Andrew's Walk is only permitted from Walter Gage Road. Construction traffic access to the construction loading area from Iona Drive is not permitted.

There is currently a temporary metal storage container located in the parking area to the north of the bollards on St. Andrew's Walk. It is owned by St. Andrew's Hall. It will be removed once the St. Andrew's addition is completed.

There will be a concrete pour for the St. Andrew's Hall foundation in the next few days, weather permitting. If it rains, the pour will be delayed. Construction vehicle access is to be from within the Concert site. If this is not logistically possible, construction vehicle access for the concrete pour may be relocated to the St. Andrew's Walk area. This will only be permitted through an approved Construction Traffic Management Plan. Staff will know whether the pour will have to originate from St. Andrew's Walk rather than from inside the site by early next week. All truck access will continue to be only permitted from Walter Gage Road. This is consistent with the conditions in the Development Permit.

2. Axis tower

A large area south of Allard Hall adjacent to the Axis site has been approved and licensed as the construction activity staging area. All construction vehicles are to access the construction site from Walter Gage Road by way of East Mall, consistent with Development Permit requirements.

Related to the Axis construction is a required new utility corridor to connect to the existing utility services under Iona Drive. Some limited construction vehicle access to this area from Iona Road is required. The utility corridor is located in the driveway directly west of Stirling House. The utility corridor will be cut and cover. It is currently being excavated to install the utility services. Through an agreement with Stirling House, access to the Stirling House parkade has been maintained through a paved corridor next to Allard Hall.

Due to residents' concerns about construction vehicles using Iona Drive, Campus and Community Planning staff have met with the construction contractors to determine the extent of the utility work and to minimize the use of Iona Drive. Because of the need to remove excavated material and then backfill the trench afterwards, a circular truck movement is needed which would route trucks from the excavation area, through the Axis site to Walter Gage Road and East Mall and back onto Iona Drive. In order to limit the area of Iona Drive that will need to be accessed, truck traffic will only be permitted on the looped end of Iona Drive from Chancellor Boulevard to the driveway entrance (far west end of Iona Drive). It is anticipated that 3 trucks per hour, on average, will circle the site using this route for an estimated two weeks, assuming no unforeseen circumstances. Traffic will be controlled by flagpersons at both ends of Iona Drive and local traffic will continue to have access to Iona Drive. For a brief two day period, the excavation will extend into Iona Drive from the driveway at Stirling. For this brief period, residents of Stirling House accessing their parkade will be rerouted along the fire access lane north of Iona Drive. Once this utility corridor work is completed, Iona Drive will not be used by any further construction related truck traffic for the duration of the tower construction period.

3. Construction Worker Vehicle Parking:

It is our understanding that there have been some construction vehicles accessing the driveway next to Stirling from Iona Drive as part of the driveway excavation work. Construction trucks are not permitted to park on Iona Drive. A truck that was parked on Iona Drive next to the Driveway earlier today has since been removed. Construction site workers have been advised that there is no parking allowed on roads in Chancellor Place and that vehicles improperly parked will be subject to towing.