

MOTION WITHOUT NOTICE

Re-Opening and Amending - Item 2026.TE32.25

Moved by: Councillor

Saxe

Myers

Seconded by: Councillor

SUMMARY:

The purpose of this motion is to request City Council approval to adopt a revised construction staging area and schedule for Spadina Road, between Lowther Avenue and Kendal Avenue, in support of the Toronto Transit Commission (TTC) Subway Ventilation Equipment Replacement project.

TTC plans to replace the end-of-life subway ventilation equipment's within Spadina Station Line 1 ventilation shafts. To carry out this critical work, temporary street-level access is required at the ventilation shafts located in the center of Spadina Road, between Lowther Avenue and Kendal Avenue. The residents and businesses in this same area have been substantially disrupted to accommodate TTC Easier Access construction for the last several years.

To accommodate the ventilation equipment replacement, City Council, at its meeting of May 20 and 21, 2026, adopted Item 2026.TE32.25, approving a construction staging area on Spadina Road, between Lowther Avenue and Kendal Avenue. At that time, the project was proposed to proceed as a single-phase operation, with concurrent work on both the north and south ventilation shafts. The approved traffic impacts included:

- Closure of the northbound through lane on Spadina Road between a point 15 metres north of Kendal Avenue and a point 110 metres south of Lowther Avenue; and
- Closure of the southbound through lane between a point 90 metres north of Kendal Avenue and a point 30 metres south of Lowther Avenue.

These closures were approved for the period from October 1, 2026, to December 31, 2027.

However, in light of the last several years of community disruption at the same intersection, I requested the TTC and Transportation staff to consider revising this staging plan to mitigate local impacts. Staff offered to limit impacts on the local community by limiting the staging area and by restructuring the work into two phases, constructing one ventilation shaft at a time. They also offered to defer the project start date to March 1, 2027, with a revised completion date of February 28, 2028, to give the surrounding community a break between disruptions.

TTC has therefore developed a revised construction staging plan that incorporates a two-phase approach and defers the project start to March 2027.

Under the revised plan, the work will be undertaken in two sequential phases to minimize impacts to traffic operations and the surrounding community. Phase 1 will focus on the north ventilation shaft, located near Spadina Road and Kendal Avenue, and will be carried out over a six month period from March 1, 2027 to August 30, 2027. Upon completion of Phase 1, Phase 2 will proceed at the south ventilation shaft, located near Spadina Road and Lowther Avenue, over a six month period from September 1, 2027 to February 28, 2028.

To facilitate construction staging operations, Transportation Services is requesting Council authorization for the following temporary closures and traffic amendments:

Phase 1 – North Ventilation Shaft (March 1 to August 30, 2027)

- Closure of the northbound through traffic lane on Spadina Road, between Lowther Avenue and a point 100 metres north of Kendal Avenue.
- Closure of the southbound through lane on Spadina Road, between a point 35 metres north of Lowther Avenue and a point 100 metres north of Kendal Avenue.
- Prohibition of northbound left-turns, in effect at all times, at the intersection of Spadina Road and Kendal Avenue.

Phase 2 – South Ventilation Shaft (September 1, 2027 to February 28, 2028)

- Closure of the northbound through traffic lane on Spadina Road, between a point 50 metres north of Lowther Avenue and a point 115 metres south of Lowther Avenue.
- Closure of the southbound through traffic lane on Spadina Road, between a point 60 metres south of Lowther Avenue and a point 40 metres south of Kendal Avenue.
- Prohibition of eastbound and westbound left-turns, northbound and southbound left turns, eastbound and westbound through movements, in effect at all times, at the intersection of Spadina Road and Lowther Avenue.

RECOMMENDATION:

That City Council amend its previous decision on Item - TE32.25 by deleting Parts 1 to 17, 19, and 27.

Parts to be deleted:

1. City Council authorize the close the northbound traffic lane adjacent to the road centre, between a point 15 metres north of Kendal Avenue and a point 110 metres south of Lowther Avenue, from October 1, 2026 to December 31, 2027, inclusive.
2. City Council authorize the close the southbound traffic lane adjacent to the road centre, between a point 90 metres north of Kendal Avenue and a point 30 metres south of Lowther Avenue, from October 1, 2026 to December 31, 2027, inclusive.
3. City Council prohibit northbound left-turns at all times at the intersection of Spadina Road at Lowther Avenue, from October 1, 2026 to December 31, 2027, inclusive.

4. City Council prohibit southbound left-turns at all times at the intersection of Spadina Road at Lowther Avenue, from October 1, 2026 to December 31, 2027, inclusive.
5. City Council prohibit westbound left-turns at all times at the intersection of Spadina Road at Lowther Avenue, from October 1, 2026 to December 31, 2027, inclusive.
6. City Council prohibit westbound through movements at all times at the intersection of Spadina Road at Lowther Avenue, from October 1, 2026 to December 31, 2027, inclusive.
7. City Council prohibit eastbound left-turns at all times at the intersection of Spadina Road at Lowther Avenue, from October 1, 2026 to December 31, 2027, inclusive.
8. City Council prohibit eastbound through movements at all times at the intersection of Spadina Road at Lowther Avenue, from October 1, 2026 to December 31, 2027, inclusive.
9. City Council prohibit eastbound left-turns at all times at the intersection of Spadina Road at Kendal Avenue, from October 1, 2026 to December 31, 2027, inclusive.
10. City Council prohibit northbound left-turns at all times at the intersection of Spadina Road at Kendal Avenue, from October 1, 2026 to December 31, 2027, inclusive.
11. City Council rescind the existing stopping prohibition in effect 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays on the east side of Spadina Road, between a point 50 metres north of Kendal Avenue and a point 130 metres south of Lowther Avenue.
12. City Council rescind the existing parking machine regulation in effect 6:30 p.m. to 9:00 p.m., Monday to Friday, at a rate of \$2.00 per 1 hour, for maximum period of 2.5 hours on the east side of Spadina Road, between a point 50 metres north of Kendal Avenue and a point 130 metres south of Lowther Avenue.
13. City Council rescind the existing parking machine regulation in effect 8:00 a.m. to 3:30 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$2.00 per 1 hour, for maximum period of 3 hours on the east side of Spadina Road, between a point 50 metres north of Kendal Avenue and a point 130 metres south of Lowther Avenue.
14. City Council prohibit stopping at all times on the east side of Spadina Road, between a point 50 metres north of Kendal Avenue and a point 130 metres south of Lowther Avenue.
15. City Council rescind the existing parking machine regulation in 9:30 a.m. to 9:00 p.m. Monday to Friday; 8:00 a.m. to 9:00 p.m. Saturday; 1:00 p.m. to 9:00 p.m. Sunday, at a rate of \$2.00 per 1 hour, for maximum period of 3 hours on the west side of Spadina Road, between a point 115 metres north of Kendal Avenue and a point 65 metres south of Lowther Avenue.
16. City Council rescind the existing stopping prohibition in effect 7:30 a.m. to 9:30 a.m., Monday to Friday, except public holidays on the west side of Spadina Road, between a point 115 metres north of Kendal Avenue and a point 65 metres south of Lowther Avenue.
17. City Council prohibit stopping at all times on the west side of Spadina Road, between a point 115 metres north of Kendal Avenue and a point 65 metres south of Lowther Avenue.

19. City Council direct the applicant to construct and maintain a fully covered, protected and unobstructed walkway for all pedestrians, including for those with mobility devices, for the entire duration of the construction staging area permit to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act.

27. City Council direct that Spadina Road be returned to its pre-construction traffic and parking regulations (except with parking rates and hours of operation being consistent to the rates and hours of operation at the time of completion) when the project is complete.

and adopt instead the following:

1. City Council authorize the closure of the northbound through traffic lane on Spadina Road, between Lowther Avenue and a point 100 metres north of Kendal Avenue, from March 1, 2027, to August 30, 2027, inclusive.

2. City Council authorize the closure of the southbound through traffic lane on Spadina Road, between a point 35 metres north of Lowther Avenue and a point 100 metres north of Kendal Avenue, from March 1, 2027, to August 30, 2027, inclusive.

3. City Council rescind the existing northbound left turn prohibition in effect at all times, from 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays at the intersection of Spadina Road at Kendal Avenue.

4. City Council prohibit northbound left turns at all times at the intersection of Spadina Road at Kendal Avenue, from March 1, 2027, to August 30, 2027, inclusive.

5. City Council authorize the closure of the northbound traffic lane adjacent to the centre of the roadway on Spadina Road, between a point 50 metres north of Lowther Avenue and a point 115 metres south of Lowther Avenue, from September 1, 2027, to February 28, 2028, inclusive.

6. City Council authorize the closure of the southbound traffic lane adjacent to the centre of the roadway on Spadina Road, between a point 60 metres south of Lowther Avenue and a point 40 metres south of Kendal Avenue, from September 1, 2027, to February 28, 2028, inclusive.

7. City Council prohibit southbound left turns at all times at the intersection of Spadina Road at Lowther Avenue, from September 1, 2027, to February 28, 2028, inclusive.

8. City Council rescind the existing northbound left turn prohibition in effect at all times, from 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays at the intersection of Spadina Road at Lowther Avenue from September 1, 2027, to February 28, 2028, inclusive.

9. City Council prohibit northbound left turns at all times at the intersection of Spadina Road at Lowther Avenue, from September 1, 2027, to February 28, 2028, inclusive.

10. City Council prohibit westbound left turns at all times at the intersection of Lowther Avenue at Spadina Road, from September 1, 2027, to February 28, 2028, inclusive.

11. City Council prohibit eastbound left turns at all times at the intersection of Lowther Avenue at Spadina Road, from September 1, 2027, to February 28, 2028, inclusive.
12. City Council prohibit westbound through movements at all times at the intersection of Lowther Avenue at Spadina Road, from September 1, 2027, to February 28, 2028, inclusive.
13. City Council prohibit eastbound through movements at all times at the intersection of Lowther Avenue at Spadina Road, from September 1, 2027, to February 28, 2028, inclusive.
14. City Council rescind the existing stopping prohibition in effect 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays on the east side of Spadina Road, between a point 110 metres north of Kendal Avenue and a point 125 metres south of Lowther Avenue, from March 1, 2027 to February 28, 2028, inclusive.
15. City Council rescind the existing parking machine regulation in effect 6:30 p.m. to 9:00 p.m., Monday to Friday, at a rate of \$5.75 per 1 hour, for maximum period of 2.5 hours on the east side of Spadina Road, between a point 110 metres north of Kendal Avenue and a point 125 metres south of Lowther Avenue, from March 1, 2027 to February 28, 2028, inclusive.
16. City Council rescind the existing parking machine regulation in effect 8:00 a.m. to 3:30 p.m. Monday to Friday.; 8:00 a.m. to 9:00 p.m. Saturday.; 1:00 p.m. to 9:00 p.m. Sunday., at a rate of \$5.75per 1 hour, for maximum period of 3 hours on the east side of Spadina Road, between a point 110 metres north of Kendal Avenue and a point 125 metres south of Lowther Avenue, from March 1, 2027 to February 28, 2028, inclusive.
17. City Council prohibit stopping at all times on the east side of Spadina Road, between a point 110 metres north of Kendal Avenue and a point 125 metres south of Lowther Avenue, from March 1, 2027 to February 28, 2028, inclusive.
18. City Council rescind the existing parking machine regulation in 9:30 a.m. to 9:00 p.m. Monday to Friday.; 8:00 a.m. to 9:00 p.m. Saturday.; 1:00 p.m. to 9:00 p.m. Sunday., at a rate of \$5.75per 1 hour, for maximum period of 3 hours on the west side of Spadina Road, between a point 110 metres north of Kendal Avenue and a point 70 metres south of Lowther Avenue, from March 1, 2027 to February 28, 2028, inclusive.
19. City Council rescind the existing stopping prohibition in effect 7:30 a.m. to 9:30 a.m., Monday to Friday, except public holidays, on the west side of Spadina Road between a point 110 metres north of Kendal Avenue and a point 70 metres south of Lowther Avenue, from March 1, 2027 to February 28, 2028, inclusive.
20. City Council prohibit stopping at all times on the west side of Spadina Road, between a point 110 metres north of Kendal Avenue and a point 70 metres south of Lowther Avenue, from March 1, 2027 to February 28, 2028, inclusive.

21. City Council authorize the appropriate City officials to submit directly to the City Council at the appropriate time any necessary Bills to amend the appropriate City of Toronto Municipal Code Chapters to give effect to City Council decision, and to reinstate traffic and parking regulations (except with parking rates and hours of operation being consistent to the rates and hours of operation at the time of completion) referred in recommendations 3 - 20, once the project is complete.

Attachment: June 23, 2026 report from Director, Congestion and Network Management, Transportation Services