

Construction Staging Area – Spadina Road, between Lowther Avenue and Kendal Avenue - TTC Subway Ventilation Equipment Replacement

Date: April 14, 2026
To: Toronto and East York Community Council
From: Director, Congestion and Network Management, Transportation Services
Wards: Ward 11, University-Rosedale

SUMMARY

As the Toronto Transit Commission (TTC) operates a transit service on Spadina Road City Council approval of this report is required.

Toronto Transit Commission (TTC) plans to replace the of 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 centre of Spadina Road, between Lowther Avenue and Kendal Avenue.

To accommodate the construction staging operations Transportation Services is requesting authorization for the following actions:

- Closure of the northbound through traffic lane, between point 15 metres north of Kendal Avenue and a point 110 metres south of Lowther Avenue
- Closure of the southbound through traffic lane between a point 90 metres north of Kendal Avenue and a point 30 metres south of Lowther Avenue
- Prohibit eastbound and westbound left-turns, at all times, at the intersection of Lowther Avenue and Spadina Avenue.

The above lane closures and traffic amendments are required for a period of 15 months, from October 1, 2026, to December 31, 2027.

With the proposed construction staging area in place, the northbound and southbound through lanes will be closed. A single northbound and southbound curb lane will be maintained to accommodate two-way traffic flow. Consequently, the east-west through movements and all the left-turns will be prohibited at the intersection of Spadina Road at Lowther Avenue. Also, all left-turns will be prohibited at the intersection of Spadina Road and Kendal Avenue during the construction period. While the restrictions are in

effect, drivers will be able to make the desired maneuvers at the intersections in the surrounding road network.

RECOMMENDATIONS

The Director, Congestion and Network Management, Transportation Services, recommends that:

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.
18. City Council direct the applicant to sweep the construction site and adjacent sidewalks and roadways daily, or more frequently as needed to be cleared of any construction debris and made safe.
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 City engineer and ensure it is compliant with the Accessibility for Ontarians with Disabilities Act (AODA).
20. City 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.
21. City Council direct the applicant to install appropriate signage and request the applicant to maintain all sightlines to ensure that pedestrians, cyclists and motorists safety is considered at all times.

22. City Council direct the applicant to provide a sufficient number of traffic control persons as determined by the Work Zone 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.
23. City Council direct the applicant to provide a sufficient number of pay-duty Police Officers as determined by the Work Zone 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.
24. City 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.
25. City 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.
26. City Council direct the applicant to cooperate with and provide all necessary assistance to the City Engineers, staff and representatives carrying out operation, maintenance, and construction activities to municipal infrastructure within the vicinity of the construction staging area, and at no cost to the City to remove any staging to accommodate the necessary municipal infrastructure work.
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.
28. City Council direct the applicant to provide monthly community meetings, to discuss any concerns raised by the community.

FINANCIAL IMPACT

There is no financial impact to the City. The total estimated fees payable by the Developer, which include the city right-of-way occupation permit fee, and the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee, amount to approximately \$1,387,000.00. An overview of these fees can be found below.

- Based on the area enclosed and projected duration of the proposed closures on Spadina Road the city right-of-way occupancy permit fees amount to approximately \$ 964,000.00 including lost revenue from the parking machines (if applicable).
- As of April 1, 2025, applicants are subject to the new Road Disruption Activity Reporting System (RoDARS) - Traffic Management Recovery Fee for the temporary closure of a traffic lane. Based on the proposed duration, length, and extent of the proposed lane closures on Spadina Road, these amount to approximately \$423,000.00.

DECISION HISTORY

This report addresses a new initiative.

COMMENTS

The Development and Timeline

Toronto Transit Commission (TTC) plans to replace the subway ventilation equipment at the Spadina Station Line 1 vent shafts between Lowther Avenue and Kendal Avenue. The project includes replacing the ventilation fans and dampers located inside the tunnel, along with associated upgrades to the electrical and mechanical systems. The existing equipment has reached the end of its useful life, as confirmed by a recent conditions assessment study, and must be replaced to maintain safe and reliable subway operations. The site is bounded by Bernard Avenue to the north, Madison Avenue to the east, Bloor Street West to the south, and Walmer Road to the west.

The major construction activities and associated timeline for the development are described below:

- Hoarding installation: October 2027;
- Installation of ventilation equipment: October 2026 to December 2027, and;
- Hoarding removals: December 2027.

Existing Conditions

Spadina Road is characterized by the following conditions:

- It is a four-lane, north-south, minor arterial roadway
- It operates two-way traffic on a pavement width of approximately 15 metres
- The daily two-way traffic volume is approximately 16,000 vehicles
- The speed limit is 50 km/h
- TTC service is provided by the bus number 127
- There are sidewalks located on both sides of the street

The parking regulations on Spadina Road, within the subject section are as follows:

East side

- Stopping prohibition in effect 3:30 p.m. to 6:30 p.m., Monday to Friday, except public holidays
- 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
- 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

West side

- 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
- Stopping prohibition in effect 7:30 a.m. to 9:30 a.m., Monday to Friday, except public holidays

Proposed Construction Staging Area

Based on the scope of work and the constrained space around the ventilation shafts, it is not feasible to accommodate all required construction activities without occupying portions of the roadway. These construction activities include the installation of hoarding, secure safety enclosures for workers, construction debris containers, material deliveries, on-site materials storage, and the requirement to keep all construction traffic within a secure and controlled enclosure. Consequently, the closure of northbound and southbound through lanes, between Lowther Avenue and Kendal Avenue is required to safely and efficiently complete the project.

Subject to approval, the northbound and southbound through traffic lanes, adjacent to the road centreline, between Lowther Avenue and Kendal Avenue will be closed to accommodate construction staging operations for the project. A single northbound and southbound curb lane will be maintained around the work zone.

Additionally, the proposed construction staging will require closure of the south pedestrian crosswalk at the intersection of Spadina Road and Lowther Avenue. During the closure pedestrian detour signs will be installed directing pedestrians to use the crosswalk at the intersection's north leg. Existing pedestrian operation on Spadina Road east and west sidewalk will be maintained.

A drawing of the proposed construction staging area is shown in Attachment 1.

This development site is within the Construction Hub Coordination program and has been reviewed by the Hub Coordinator to ensure compliance with the program. This entails a coordinated review that includes construction coordination, support from the community and businesses and communication and engagement with area residents. The guiding principles of a Construction Hub initiative include safety, equity, vibrancy, innovation and engagement. Within this Hub, staff will develop a logistical plan for all work within the right of way, coordinate resources to ensure a safe and equitable plan for all users with an emphasis on pedestrians, cyclists and vulnerable road users.

A review of the City's Major Capital Works Program indicates there are no capital works projects planned in the vicinity of the site. Therefore, the construction staging area on Spadina Avenue is not expected to conflict with the City's capital works projects.

Intersection Capacity Analysis

The existing traffic operations at the signalized intersection of Spadina Road and Lowther Avenue were analyzed during the morning and afternoon peak hours, using the existing lane configurations and vehicular/pedestrian traffic volumes. Traffic operations in the future conditions were analyzed using existing traffic volumes and lane configurations that will be available during construction of the site.

A comparison of capacity, delay, level of service, and queues between the existing and during construction conditions indicated that impacts are relatively minor, and delays and vehicle queues along Spadina Road are acceptable during the construction staging conditions. However, Transportation Services staff will monitor the traffic control signal at Spadina Road and Lowther Avenue and make timing adjustments as necessary to enhance performance and traffic flow along Spadina Road during constructions.

In consideration of the above details and through ongoing dialogue with the developer, Transportation Services is satisfied that Toronto Transit Commission (TTC), has looked at all options to minimize the duration and impact of the construction staging area on all road users. At the end of the approved closure period, staff will review the need for an extension and if any changes to the approval conditions are required.

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

CONTACT

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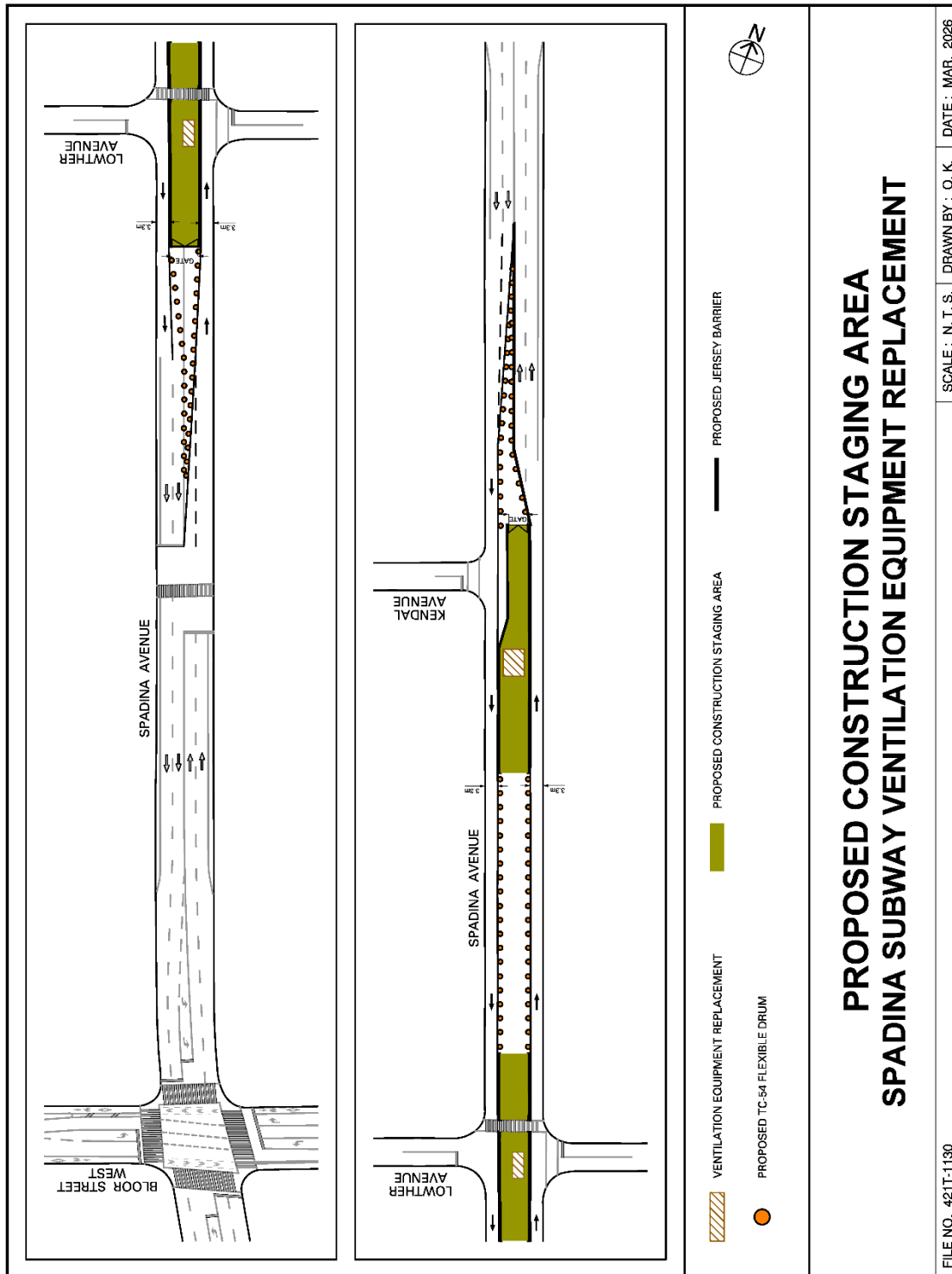
SIGNATURE

Roger Browne, M.A.Sc., P. Eng.
Director, Congestion and Network Management, Transportation Services

ATTACHMENTS

Attachment 1: Proposed Construction Staging Area - Spadina Road, between Lowther Avenue and Kendal Avenue - TTC Subway Ventilation Equipment Replacement

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**PROPOSED CONSTRUCTION STAGING AREA
SPADINA SUBWAY VENTILATION EQUIPMENT REPLACEMENT**