



City Councillor **Dianne Saxe** Ward 11, University-Rosedale

July 7, 2026

Reopening TE31.32 - 666 Spadina Avenue - Encroachment Appeal - Walkway Platform and Bollards

Summary

666-660 Spadina Avenue was constructed, in error, with its commercial ground floor and front doors several inches above the sidewalk, without an internal ramp to allow barrier free access from the interior to the sidewalk. This did not comply with its approved site plan or with provincial accessibility requirements.

The developer requested permission to correct its error by encroaching onto the sidewalk, in an area of the city where we already lack adequate sidewalk space for a growing number of pedestrians. The Toronto and East York Community Council rejected this encroachment request on March 13, 2026. As a result, the commercial premises remained vacant and unusable, creating an undesirable dead zone.

Since that time, the Ward Councillor has negotiated a settlement agreement with the developer, and wishes to reopen the matter and authorize a revised encroachment on the terms set out below.

Recommendations

That Toronto and East York Community Council:

1. Re-open Item TE31.32 entitled "666 Spadina Avenue - Encroachment Appeal - Walkway Platform and Bollards."
2. Delete its decision on Item TE31.32 and replace it with the following:
 - a. authorize the General Manager, Transportation Services, to enter into an encroachment agreement with the property owner of 664-660 Spadina Avenue, to permit the construction and maintenance of an accessible walkway platform and bollards within the public right of way fronting 660-664 Spadina Avenue, but not within the sidewalk, subject but not limited to, the following conditions:
 - i. That the applicant amend its site plan application in consultation with city staff to reflect the actual built form of 664-660 Spadina Avenue, and to best facilitate pedestrian travel and winter maintenance within the area affected by its encroachment.
 - ii. That the encroachment be constructed in accordance with the amended site plan.

- iii. That, no later than September 1, 2026, the applicant deliver to Parks and Recreation ten (10) of the durable, colourful benches that are already installed at 664-660 Spadina Avenue, as shown in the attached photo, to be installed at locations in Ward 11 determined by the General Manager, Parks and Recreation in consultation with the Ward 11 Councillor; and
- iv. That, no later than October 1, 2026, the applicant repave Sussex Mews, the laneway just west of Spadina Avenue, from Sussex Avenue to Harbord Street, as specified in the City's [Road Works specifications](#), and to install there at least three speed bumps, all to the satisfaction of the General Manager of Transportation Services.

Councillor Dianne Saxe
Ward 11, University Rosedale

Attachment 1: Photo of bench