

June 12, 2025

## **Basement Flooding Protection Program Fairbank-Silverthorn Storm Sewer System - Phase 2 Construction on Northcliffe Boulevard, Allenvale Avenue and Lauder Avenue**

**Contract #: 23ECS-MI-03FS**

**Start Date: June 16, 2025**

**Expected End Date: August 2025\***

*\*Timeline is subject to change.*

The City of Toronto is advancing construction of a new storm sewer system that will collect, store and move stormwater (rain and melted snow) from the Fairbank-Silverthorn area to Black Creek. This work is part of the City's Basement Flooding Protection Program to help reduce the risk of future basement flooding. Once complete, the new storm sewer system will help to reduce the impact of heavy rainfall and sewer back-ups for more than 4,600 homes in your area.

The City's contractor will be installing watermain and combined sewer on Northcliffe Boulevard, Allenvale Avenue and Lauder Avenue from mid-June to August 2025, in preparation for the microtunneling of a large diameter sewer in this area, with construction anticipated to take place in late 2025. A separate notice detailing these works will be issued prior to the commencement of the microtunneling.

The following works will be done in phases:

- **Pre-work Investigation Phase:** Site preparation and utility daylighting works
- **Phase 1:** Watermain and combined sewer installation starting from #614 Northcliffe Boulevard to #600 Northcliffe Boulevard.
- **Phase 2:** Watermain installation starting from #24 Allenvale Avenue to #604 Lauder Avenue.
- **Phase 3:** Road resurfacing and restoration works.

**The following traffic restrictions will be in place during construction:**

- The following streets will be limited to local traffic during construction:
  - Northcliffe Boulevard between #600 to #614 Northcliffe Boulevard
  - Lauder Avenue between #604 Lauder and #24 Allenvale Avenue
  - The intersection of Northcliffe Boulevard and Allenvale Avenue
  - The intersection of Northcliffe Boulevard and Keywest Avenue
  - The intersection of Lauder Avenue and Allenvale Avenue
- Driveways may be affected for short durations between #614 to #600 Northcliffe Boulevard and #24 Allenvale Avenue to #604 Lauder Avenue. A separate driveway notice will be submitted at least 48 hours before any work takes place.
- Pedestrian access to properties will be maintained at all times.

- The west sidewalk on Northcliffe Boulevard in front of #612 Northcliffe Boulevard will experience localized closures
- The west sidewalk on Lauder Avenue from #606 Lauder Avenue to #600 Lauder Avenue will experience localized closures.
- The north sidewalk in front of #24 and #38 Allenvale Avenue will experience localized closures.

## WORK DETAILS

The contractor will:

- Excavate the road and dig a trench.
- Install new watermain and combined sewer.
- Resurface the road upon completion.






## MAP OF WORK AREA





### Construction Work Area on Northcliffe Boulevard and Allenvale Avenue



## WHAT TO EXPECT DURING CONSTRUCTION

- You may experience dust, noise and other inconveniences. The City will make efforts to reduce the impacts. We appreciate your patience.
- The City will not be responsible for damage to any privately owned items on City property, please ensure that you remove/arrange for removal of each item prior to construction.

	<p><b>Work Hours:</b> Work will take place from 7 a.m. to 7 p.m., Monday to Friday, with work after hours and on weekends as required.</p>
	<p><b>On-Site Communication:</b> There are times when contractors need to communicate with homeowners about what is happening on-site. This could be about driveway access, water shut offs, pre-construction inspections, and site restoration work (landscaping, installing pavers etc.). Contractor's staff will be identifiable by their high-visibility company branded clothing. If you need to speak with staff on the construction site, please ask for the Site Inspector.</p>
	<p><b>Important information for owners of sprinkler systems/heated driveways and private landscaping features.</b> Property owners should remove items located within City property limits (boulevard) to avoid damage. This includes items such as landscaping (plants and pavers), decorative objects, sprinkler systems or heated driveways. For details on removal of such items, please contact the <b>Field Ambassador</b> listed below.</p>
	<p><b>Road Closure:</b> During construction, the intersection of Keywest Avenue and Northcliffe Boulevard will be closed and limited to local traffic only. Vehicular parking on Northcliffe Boulevard and Allenvale Avenue will be prohibited during the working hours of 7 a.m. to 7 p.m.</p> <p>Vehicles left unattended will be subject to “friendly towing.” Access for emergency vehicles will be maintained at all times.</p> <p><b>Sidewalk Access:</b> Pedestrian access to properties will be maintained at all times. The west sidewalk on Northcliffe Boulevard in front of #612 Northcliffe Boulevard and Lauder Avenue from #606 Lauder Avenue to #600 Lauder Avenue will also experience localized closures. The north sidewalk on Allenvale Avenue in front of #24 and #38 Allenvale Avenue will also experience localized closures.</p> <p><b>Driveway Access:</b> Your driveway may be affected during the construction. Please note that you will be notified with a separate notice that specifies the duration of the driveway impact if applicable.</p> <p><b>Street Parking:</b> Street parking will not be available during construction. Arrangements for alternate streets should be considered.</p>
	<p><b>Traffic Management:</b> Road users should expect delays and increased traffic on nearby side streets. When driving, please be mindful of vulnerable road users.</p>

	<p><b>Parking Violation Notices:</b> <u>Please ensure you park in a legal parking spot at all times.</u> If parking enforcement is called to a street, officers must issue a yellow parking violation notice (ticket) to vehicles in violation of parking by-laws. If you receive a yellow notice during this construction work, please do one of the following within 15 days of the notice date in order to avoid additional fines or records being kept of non-payment:</p> <ol style="list-style-type: none"> <li>1. Contact the Field Ambassador listed below, and provide a photo of your ticket and ticket number, along with your contact information. <b>or</b></li> <li>2. Pay the parking violation (follow instructions on the back of the notice) <b>or</b></li> <li>3. File a Parking Violation Dispute with Dispute the parking violation notice online, by mail or in person (follow instructions on the back of the violation notice). As part of the dispute process, you may include the construction notice and/or other documentation related to parking impacts resulting from construction</li> </ol> <p>If you do not have a copy of the Construction Notice, please contact 311 to request a copy.</p> <p><b>Please note:</b> Violation notices cannot be cancelled if vehicles are parked in illegal parking spots (i.e., in front of a fire hydrant or in No Parking zones).</p> <p>In an effort to reduce ticketing due to construction, please exercise patience with neighbours who are experiencing construction impacts and may need to temporarily park on your street.</p>
	<p><b>Accessibility Accommodation:</b> The City's contractor must ensure that safe and accessible walkways and entryways are maintained for everyone during construction. Any temporary access disruptions will be communicated as soon as possible. If you experience a disruption, have a specific access need or related accommodation request, contact the Field Ambassador listed below.</p>
	<p><b>Garbage and Recycling:</b> Please follow your normal routine. If required, the contractor will move bins to an appropriate location and return them. <b><i>Please ensure that your bins are labelled with your address.</i></b></p>
	<p><b>Restoration:</b> The construction work area will be restored with sod, concrete and/or asphalt where required. Full restoration will be completed by the contractor.</p>

**NEED MORE INFORMATION?**

If you have questions about the upcoming work, please contact staff listed below:

<b>Contract</b>	<b>23ECS-MI-03FS</b>
<b>Field Ambassador</b>	Shakha Vasdani, 416-338-5497, <a href="mailto:fairbanksewer@toronto.ca">fairbanksewer@toronto.ca</a>
<b>Deaf, Hard of Hearing, and Hearing-Impaired Service</b>	Telecommunications Relay Service (TRS) Dial 711 (24/7)
<b>General inquiries</b>	311
<b>Website</b>	<a href="https://toronto.ca/fairbank">toronto.ca/fairbank</a>

Thank you for your patience. Building a great city takes time. Better infrastructure for all of us is worth the wait.