

August 5, 2025

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

Contract #: 23ECS-MI-03FS

Start Date: September 2025

Expected End Date: December 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 completed watermain and combined sewer relocations on Northcliffe Boulevard, Allenvale Avenue and Keywest Avenue and will be re-mobilizing to construct shafts and microtunneling of a large diameter sewer in this area.

The following works will be done in phases for the microtunneling work:

- **Pre-work Phase:** Site preparation for the microtunneling shaft compounds.
- **Phase 1 (Shaft Construction):**
 - Shaft Construction (MTS-19) on Keywest Avenue.
 - Shaft Construction (MTS-18) in the intersection of Keywest Avenue and Northcliffe Boulevard.
 - Shaft Construction (MTS-17) in the intersection of Northcliffe Boulevard and Allenvale Avenue.
- **Phase 2 (Microtunneling):**
 - Microtunneling between MTS-19 and MTS-18.
 - Microtunneling between MTS-18 and MTS-17.
- **Phase 3:** Maintenance hole construction and temporary restoration. Roads will be reopened upon completion of this phase.
- **Phase 4:** Road resurfacing and final restoration works (Spring 2026).

The following traffic restrictions will be in place during construction:

- Vehicle traffic will be affected for the following streets:
 - Eastbound traffic on Keywest Avenue will be restricted between 50 Keywest Avenue and Northcliffe Boulevard.
 - The intersection of Keywest Avenue and Northcliffe Boulevard will be restricted. Northcliffe Boulevard is closed between Keywest Avenue and Allenvale Avenue. There

will be no access to Keywest Avenue from Northcliffe Boulevard.

- Keywest Avenue will remain open for westbound traffic between Lauder Avenue and Dufferin Street.
- Pedestrian access to properties will be maintained at all times.
- The west sidewalk on Northcliffe Avenue will be closed for the duration of construction. Pedestrians can access Keywest Avenue via Allenvale Avenue and Lauder Avenue.
- Access to Fairbank Memorial Park will be maintained at the Northeast corner
- The Public parking spots along Keywest Avenue will be unavailable for use during construction.

Driveways will be affected for the duration of the work for the following locations:

- #600 to #612 Northcliffe Boulevard
- #9 and #13 Keywest Avenue
- #38 Allenvale Avenue

If your house number is mentioned in the list above, and you require a parking space for your vehicle(s), please kindly fill out the accompanying Parking Consideration Vehicle Intake Form along with Parking Permit Application Notice.

Alternatively, you can submit a request for a parking permit to fairbanksewer@toronto.ca, and a staff member will contact you to process your request.

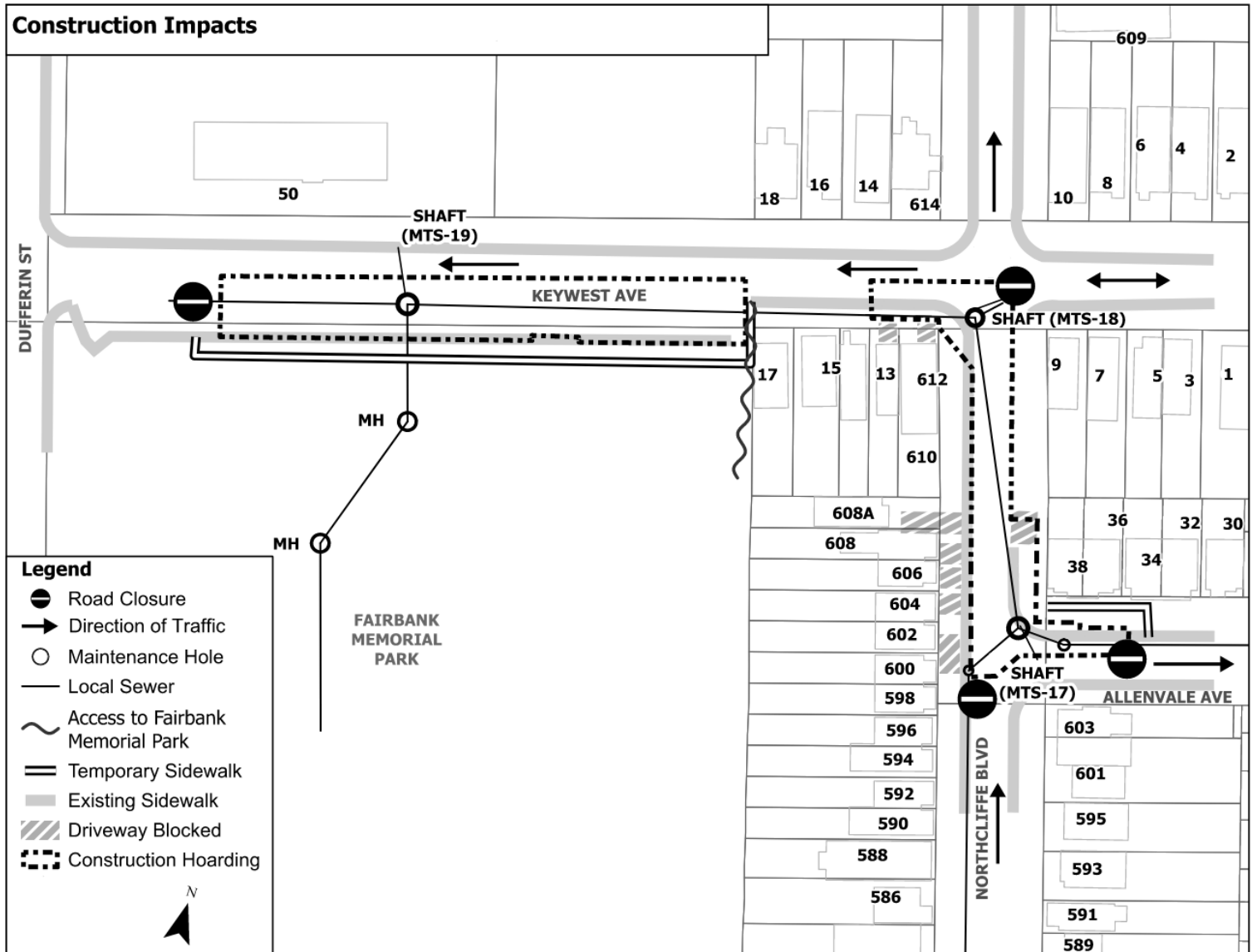
WORK DETAILS

The contractor will:

- Prepare the shaft compound area with protective fencing and hoarding
- Excavate a deep shaft
- Microtunnel a new sewer between the shafts
- Install maintenance holes and restore the road upon completion.

MAP OF WORK AREA

Construction Work Area on Keywest Avenue, 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.



Work Hours: 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>On-Site Communication: 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>Important information for owners of sprinkler systems/heated driveways and private landscaping features. 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 Field Ambassador listed below.</p>
	<p>Road Closure: During construction, Keywest Avenue eastbound traffic, Northcliffe Boulevard, both southbound and northbound traffic, intersection of Keywest Avenue and Northcliffe Boulevard, Allenvale Avenue westbound traffic and intersection of Northcliffe Boulevard and Allenvale Avenue will be closed.</p> <p>Vehicular parking within the construction area on Northcliffe Boulevard and Allenvale Avenue will be prohibited during construction.</p> <p>Vehicles left unattended will be subject to “friendly towing.” Access for emergency vehicles will be maintained at all times.</p> <p>Sidewalk Access: Pedestrian access to properties will be maintained at all times. The west sidewalk on Northcliffe Avenue will be closed during construction. Keywest Avenue can be accessed via Allenvale Avenue and Lauder Avenue.</p> <p>Driveway Access: Your driveway may be affected during the construction. If your house number is mentioned in the list above, and you require parking space for your vehicle(s), please kindly fill out the Parking Consideration Vehicle Intake Form along with Parking Permit Application Notice.</p> <p>Street Parking: Street parking will not be available during construction. Arrangements for alternate streets should be considered.</p>
	<p>Traffic Management: Road users should expect delays and increased traffic on nearby side streets. When driving, please be mindful of vulnerable road users.</p>
	<p>Parking Violation Notices: <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"> 1. Contact the Field Ambassador listed below, and provide a photo of your ticket and ticket number, along with your contact information. or 2. Pay the parking violation (follow instructions on the back of the notice) or 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 <p>If you do not have a copy of the Construction Notice, please contact 311 to request a copy.</p> <p>Please note: 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>Accessibility Accommodation: 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>Garbage and Recycling: Please follow your normal routine. If required, the contractor will move bins to an appropriate location and return them. <i>Please ensure that your bins are labelled with your address.</i></p>
	<p>Restoration: 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:

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

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