

November 27, 2025

## **Basement Flooding Protection Program Fairbank-Silverthorn Storm Sewer System - Phase 2 Construction on Holmesdale Road and Holmesdale Crescent**

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

**Start Date: February 2026**

**Expected End Date: August 2026\***

*\*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 installed watermain and combined sewer on Holmesdale Road and will be re-mobilizing to construct shafts and microtunneling of a large diameter underground 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 compound and setting up the traffic control as required.
- **Phase 1:** Shaft Construction in the intersection of Holmesdale Road and Dhir Mews (MTS-16)
- **Phase 2:** Shaft Construction in the intersection of Holmesdale Road and Holmesdale Crescent (MTS-24)
- **Phase 3:** Microtunneling from MTS-16 to MTS-24.
- **Phase 4:** Road resurfacing and restoration works.

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

### **Phase 1 (Shaft Construction at MTS-16):**

- Vehicular traffic will be affected for the following streets:
  - Intersection of Holmesdale Road and Dhir Mews will be closed.
  - Dufferin Street access will be unavailable from Holmesdale Road.

### **Phase 2 (Shaft Construction at MTS-24):**

- Vehicular traffic will be affected for the following streets:
  - Intersection of Holmesdale Road and Dhir Mews will be re-opened for Eastbound traffic only (One lane open). Access to Dufferin Street will be available from Holmesdale Road but Entry from Dufferin Street will be unavailable.
  - Intersection of Holmesdale Road and Holmesdale Crescent will be partially closed. One lane will be opened for local traffic only for access to #4 to #53 Holmesdale Road

(homes between Holmesdale Crescent and Dufferin Street).

- Holmesdale Crescent will be closed to all vehicular traffic at Preston Road.

### Phase 3 (Microtunneling from MTS-16 to MTS-24):

- Vehicular traffic will be affected for the following streets:
  - Intersection of Holmesdale Road and Dhir Mews will be closed to support the large scale microtunneling machinery and construction efforts. Dufferin Street access will be unavailable from Holmesdale Road.
  - One lane will be re-opened at Holmesdale Crescent between Preston Road and Holmesdale Road for westbound traffic only.
  - Access to #4 to #53 Holmesdale Road remains unchanged, however the exit to Dufferin Street is unavailable.

### Phase 4 (Restoration):

- The City's Contractor will gradually remove road closures as final maintenance hole installation, restoration and road paving are completed.

### Driveways at the following homes will be affected during construction:

- #6 to #12 Holmesdale Crescent
- #3 to #15 Holmesdale Crescent
- #36 to #44 Holmesdale Road
- #4, #9 to #15 Holmesdale Road
- #1 to #9 Dhir Mews

**Pedestrian access to properties will be maintained at all times.**

**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](mailto:fairbanksewer@toronto.ca), and a staff member will contact you to process your request.**

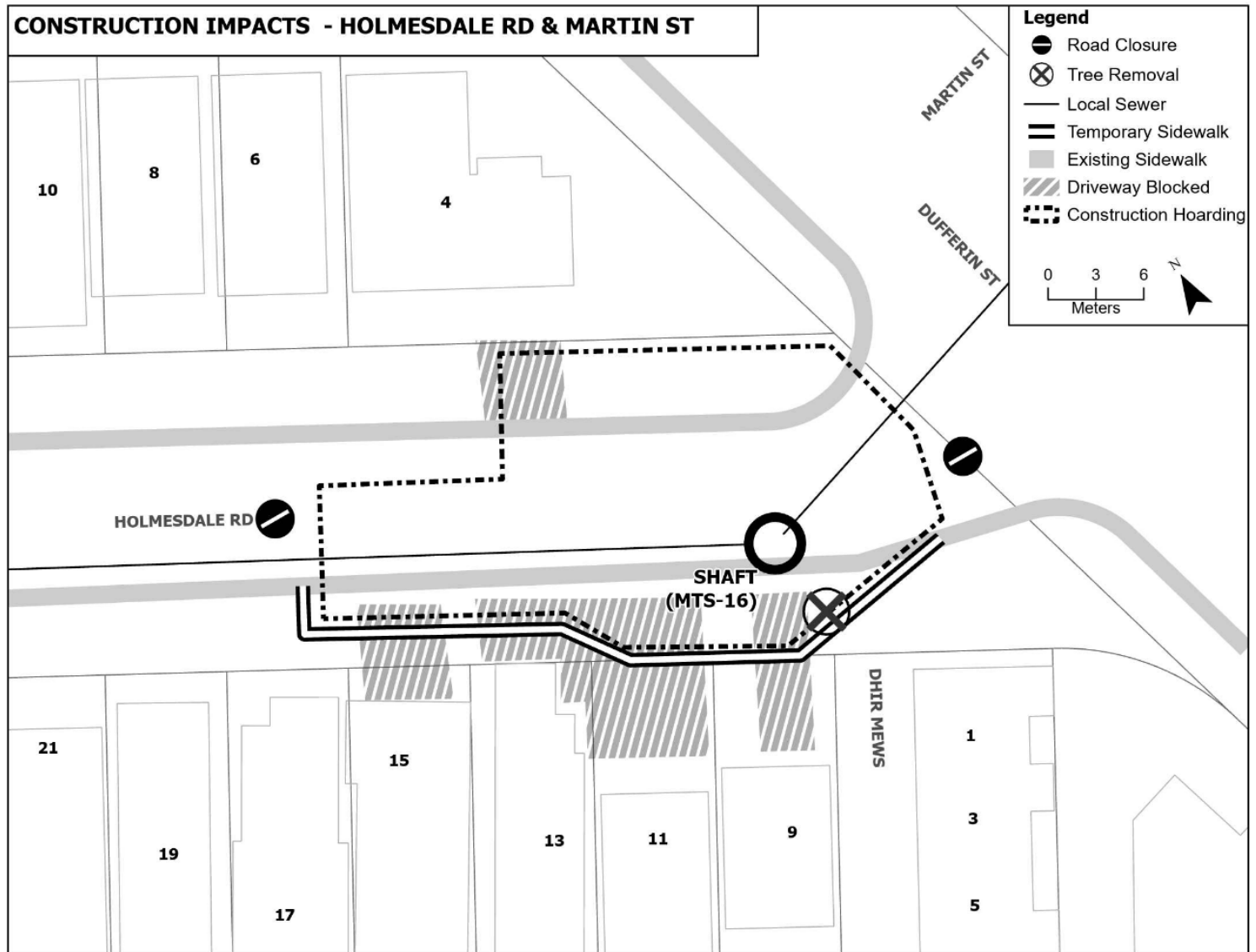
## WORK DETAILS

The contractor will:

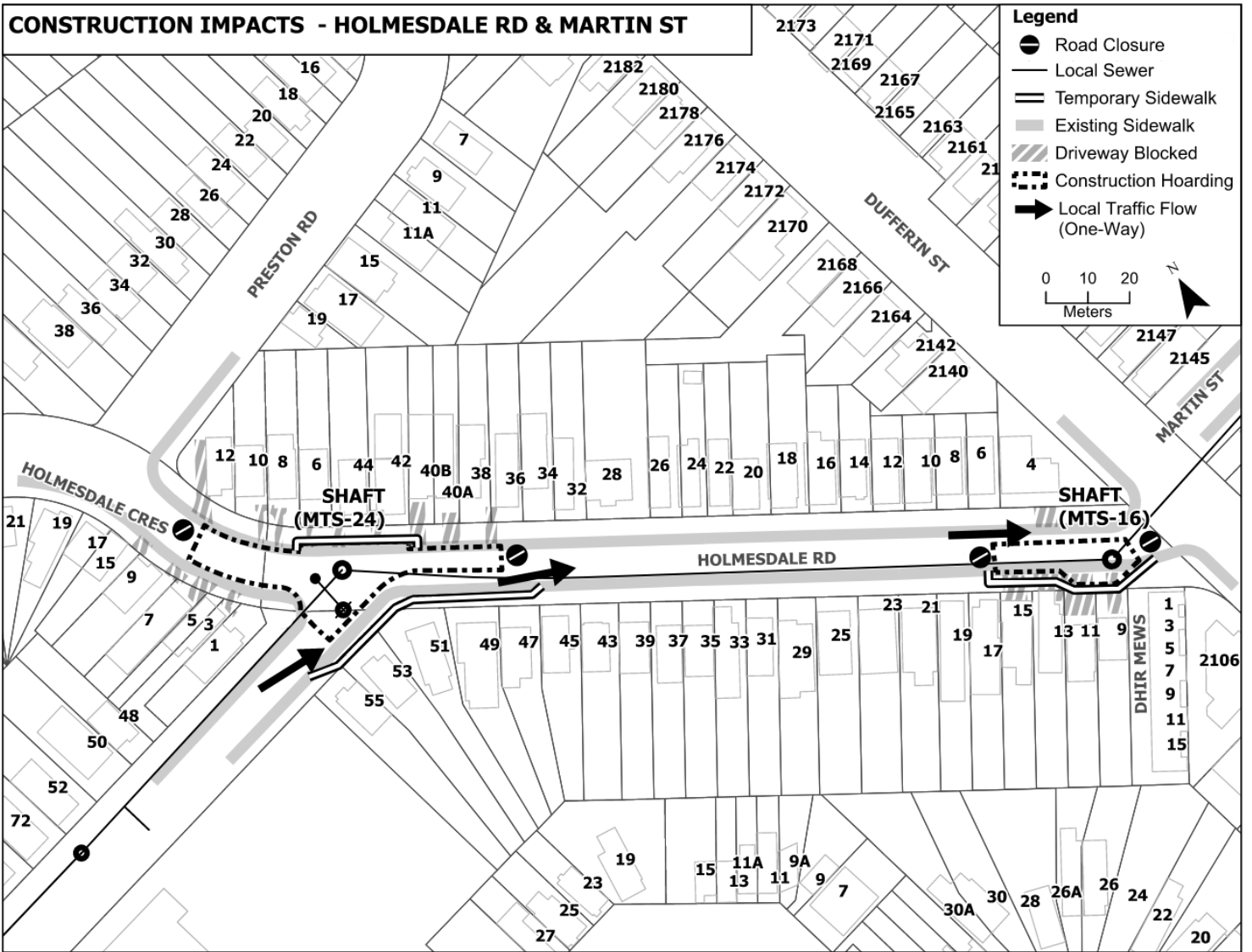
- Prepare the shaft compound area with protective fencing and hoarding
- Excavate a deep shaft
- Microtunnel a new sewer between the shafts
- Install maintenance holes and restore the road upon completion.

## MAP OF WORK AREA

### Phase 1: Shaft Construction at Holmesdale Road and Dhir Mews

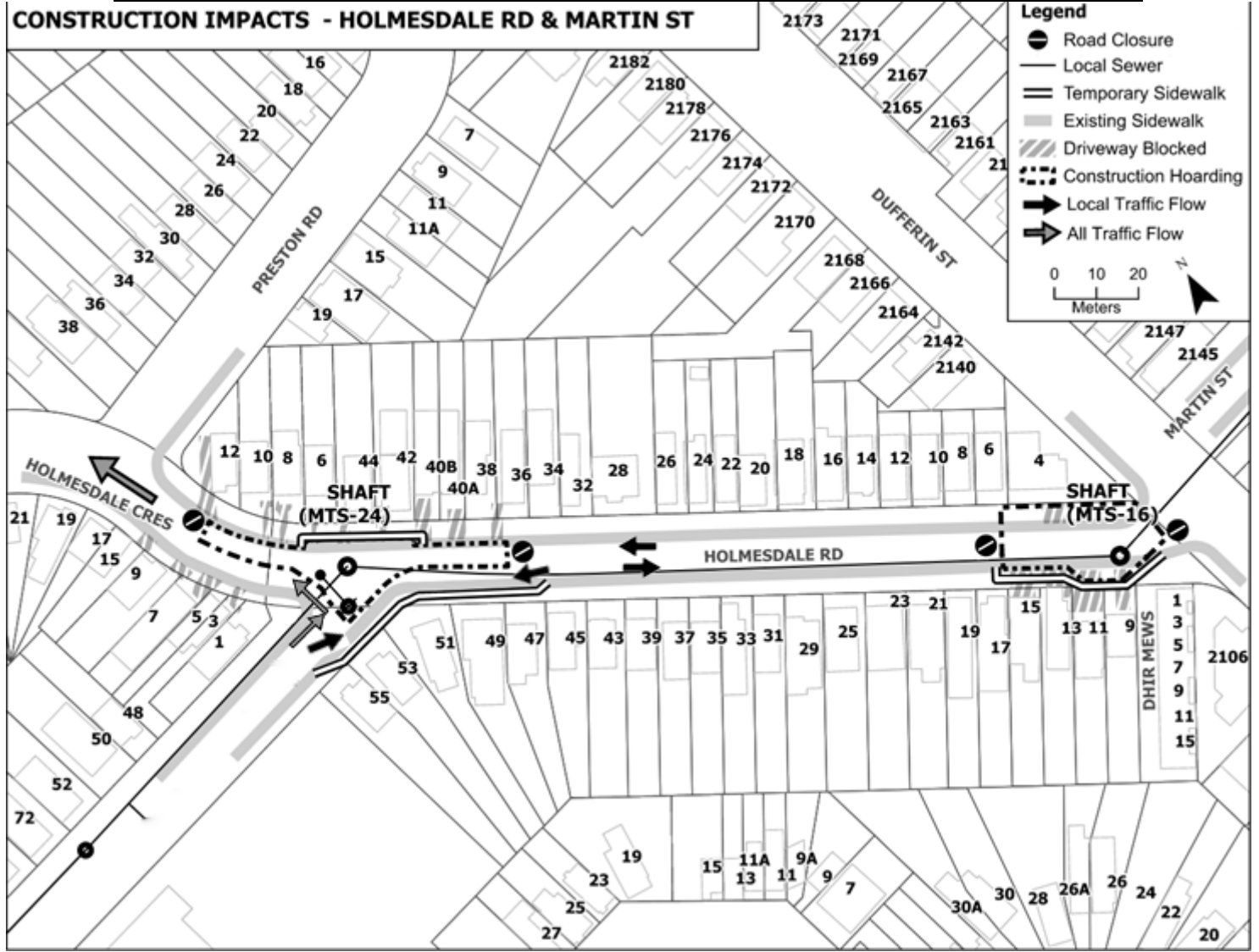


## Phase 2: Shaft Construction at Holmesdale Road and Holmesdale Crescent



## Phase 3: Microtunneling of sewer between Dhir Mews and Holmesdale Crescent

### CONSTRUCTION IMPACTS - HOLMESDALE RD & MARTIN ST











### 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><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, Holmesdale Road and Holmesdale Crescent will experience traffic impacts as per the construction phasing described above.</p> <p>Vehicular parking on some areas of Holmesdale Road and Holmesdale Crescent will be prohibited during the construction.</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.</p> <p><b>Driveway Access:</b> 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><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: <u>Please ensure you park in a legal parking spot at all times.</u></b> 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.</li> </ol> <p><b>or</b></p>

	<p>2. Pay the parking violation (follow instructions on the back of the notice) <b>or</b></p> <p>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> <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>Please ensure that your bins are labelled with your address.</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:

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