

August 31, 2026

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: January 2026

NEW Expected End Date: June 2027*

**Timeline is subject to change.*

This notice is an update to the construction notice (and other updates) for the Keywest Avenue, Northcliffe Boulevard, and Allenvale Avenue area. Please visit [Toronto.ca/fairbank](https://toronto.ca/fairbank) to view the previous notices.

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 the microtunneling of new large diameter storm sewers on Northcliffe Boulevard and Keywest Avenue and will be re-mobilizing to construct the final maintenance structures within the shafts and gradually re-open the work sites to public.

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

- **Phases 1 and 2:** Pre-work / Shaft Construction / Microtunneling works have been **completed**.
- **Phase 3:** Maintenance hole construction and temporary restoration (until October 2026).
 - The intersection of Northcliffe Boulevard and Keywest Avenue, as well as Northcliffe Boulevard, between Keywest Avenue and Allenvale Avenue, will be reopened upon completion of this phase.
- **Phase 4:** Local smaller diameter storm sewers and catch basin upgrades via rolling closures (tentatively February 2027)
 - Northcliffe Boulevard, from Allenvale Ave to #572 Northcliffe Boulevard.
 - Allenvale Avenue, from Northcliffe Boulevard to #18 Allenvale Avenue.
- **Phase 5:** Fairbank Memorial Park Connection Sewer (tentatively February 2027)
- **Phase 6:** Restoration (tentatively Spring 2027):
 - Final Paving of all areas
 - Restoration and full re-opening of Fairbank Memorial Park, and Keywest Avenue Shaft Compound

The following traffic restrictions will still be in place during construction until the completion of Phase 3

- 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 currently affected by construction will remain obstructed **until the completion of Phase 3:**

For Construction of the local sewers in Phase 4:

- A rolling closure will be in place to construct the sewers.
- Driveways may be affected for short durations between #572 Northcliffe Boulevard. to #604 Northcliffe Boulevard. A separate driveway notice will be submitted at least 48 hours before works take place if your driveway will be impacted.
- Driveways may be affected for short durations between #18 Allenvale Avenue. to 38 Allenvale Avenue. A separate driveway notice will be submitted at least 48 hours before works take place if your driveway will be impacted.

For Construction of the Fairbank Memorial Park Connection Sewer in Phase 5:

- The south sidewalk on Keywest Avenue. will be blocked to construct a large diameter sewer from Keywest Avenue. into Fairbank Memorial Park. Pedestrians will be requested to use the North sidewalk to navigate the closures.

For Restoration in Phase 6:

- Fairbank Memorial Park restoration is anticipated to commence in early Spring 2027.
- A separate **“Final Paving Notice”** will be provided once weather dependant works begins in Spring 2027.

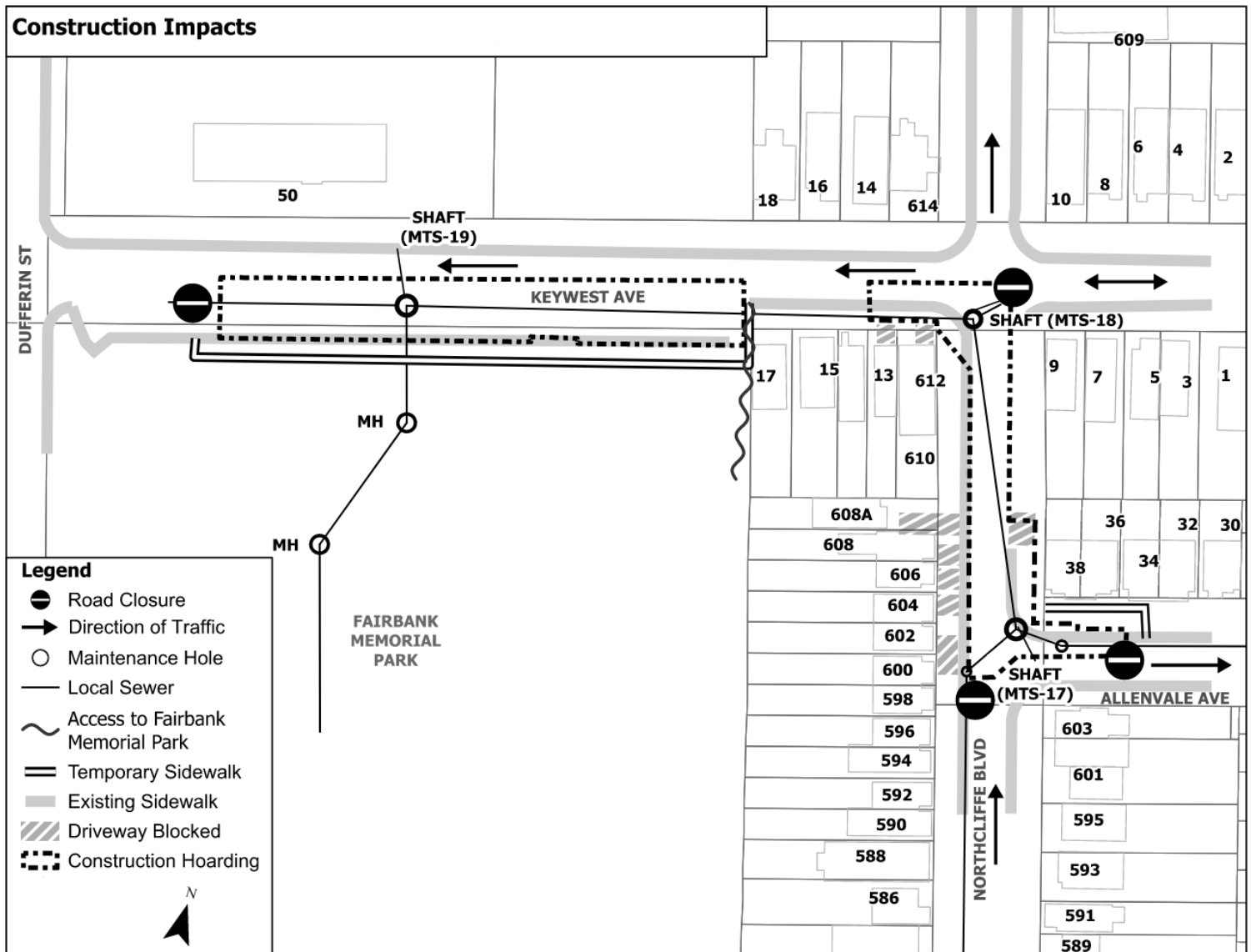
WORK DETAILS

The contractor will complete:

- Installation of maintenance holes and restore the road at the shaft compounds
- Installation of local sewers and catch basin upgrades
- Installation of connection sewer between Keywest Avenue. and Fairbank Memorial Park
- Restoration of all roads, and final paving
- Restoration of Fairbank Memorial Park, and re-opening

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.
	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.
	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.
	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. Vehicular parking within the construction area on Northcliffe Boulevard and Allenvale Avenue will be prohibited during construction. Vehicles left unattended will be subject to “friendly towing.” Access for emergency vehicles will be maintained at all times. 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. 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. Street Parking: Street parking will not be available during construction. Arrangements for alternate streets should be considered.

	Traffic Management: Road users should expect delays and increased traffic on nearby side streets. When driving, please be mindful of vulnerable road users.
	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: 1. Contact the Field Ambassador listed below, and provide a photo of your ticket and ticket number, along with your contact information. <u>or</u> 2. Pay the parking violation (follow instructions on the back of the notice) <u>or</u> 3. File a Parking Violation Dispute 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 If you do not have a copy of the Construction Notice, please contact 311 to request a copy. 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). 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.
	Water Service Disruptions: From time-to-time, the water supply to your property will be shut-off to complete construction; the contractor will provide notice at least 24-hours in advance. Throughout the work, it is recommended that you temporarily disconnect any water treatment systems (i.e. softeners or filters), water-cooled air conditioners or similar plumbing fixtures. Automatic lawn sprinkler systems may also be affected; therefore, you may need to water manually. In the event you did not receive advance notice, the City may have needed to use an emergency water shut off to complete work.
	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.
	Garbage and Recycling: Please follow your normal routine. If required, the contractor will move bins to an appropriate location and return them. Please ensure that your bins are labelled with your address.



Restoration: The construction work area will be restored with sod, concrete and/or asphalt where required. Full restoration will be completed by the contractor.

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.