

September 8, 2026

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

NEW Expected End Date: June 2027*

**Timeline is subject to change.*

This notice is an update to the construction notice for the Holmesdale Road and Holmesdale Crescent 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 is continuing the microtunneling of new large diameter storm sewers on Holmesdale Road, west of Dufferin Street, towards Ennerdale Road. Once the microtunneling operation is completed and the equipment removed from site, the City's contractor will begin restoring the shaft compounds.

The following work phases remain:

- **Pre-work Phases:** Shaft construction at the intersections of Holmesdale Road and Dhir Mews (MTS-16), and Holmesdale Road and Holmesdale Crescent (MTS-24) **have been completed.**
- **Phase 3:** Microtunnel and Shaft construction **(in progress until September 11, 2026)**
 - Microtunneling from MTS-16 to MTS-24
 - Construction of a retrieval shaft (MTS-13A)
- **Phase 4:** Microtunnel construction **(September 14, 2026 to October 2026)**
 - Microtunneling (from MTS-24 to MTS13A)
- **Phase 5:** Restoration of all shaft sites and reopening of roads **(October 2026 to March 2027)**
- **Phase 6:** Local sewer connections, catch basin upgrades and water service upgrades via localized lane closures on Holmesdale Road between Ennerdale Road and Holmesdale Crescent. **(March 2027 to May 2027)**
- **Phase 7:** Restoration of all work areas, final paving and demobilization from area **(May 2027 to June 2027)**

The following traffic restrictions will be in place during each respective phase:

Phase 3 (Microtunneling from MTS-16 to MTS-24): Until September 11, 2026

- Intersection of Holmesdale Road and Dhir Mews will remain closed. Dufferin Street access will remain unavailable from Holmesdale Road.
- One lane will remain open at Holmesdale Crescent between Preston Road and Holmesdale Road

Phase 4 (Microtunneling from MTS-24 to MTS-13A): September 14 to October 2026

- Holmesdale Road will be temporarily converted to one way eastbound traffic only from Ennerdale Road to Dufferin Street. The Contractor will re-open one lane at the intersection of Dufferin Street and Holmesdale Road to allow eastbound traffic to exit only. Access into Holmesdale Road will remain restricted from Dufferin Street.
- The intersection of Holmesdale Road and Holmesdale Crescent will be partially closed to support the microtunneling operation. Access to Holmesdale Crescent will be restricted from Holmesdale Road.
- A retrieval shaft (MTS-13A) will occupy the north side of the road in front of 90 Holmesdale Road.

Phase 5: Restoration of Shaft Sites: October 2026 to March 2027

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

Phase 6: Local sewers connections, catch basin upgrades, and water service upgrades: March 2027 to May 2027

- Localized lane closures will be required to construct short term local sewer and water service upgrades on Holmesdale Rd.

Pedestrian access to properties will be maintained at all times.

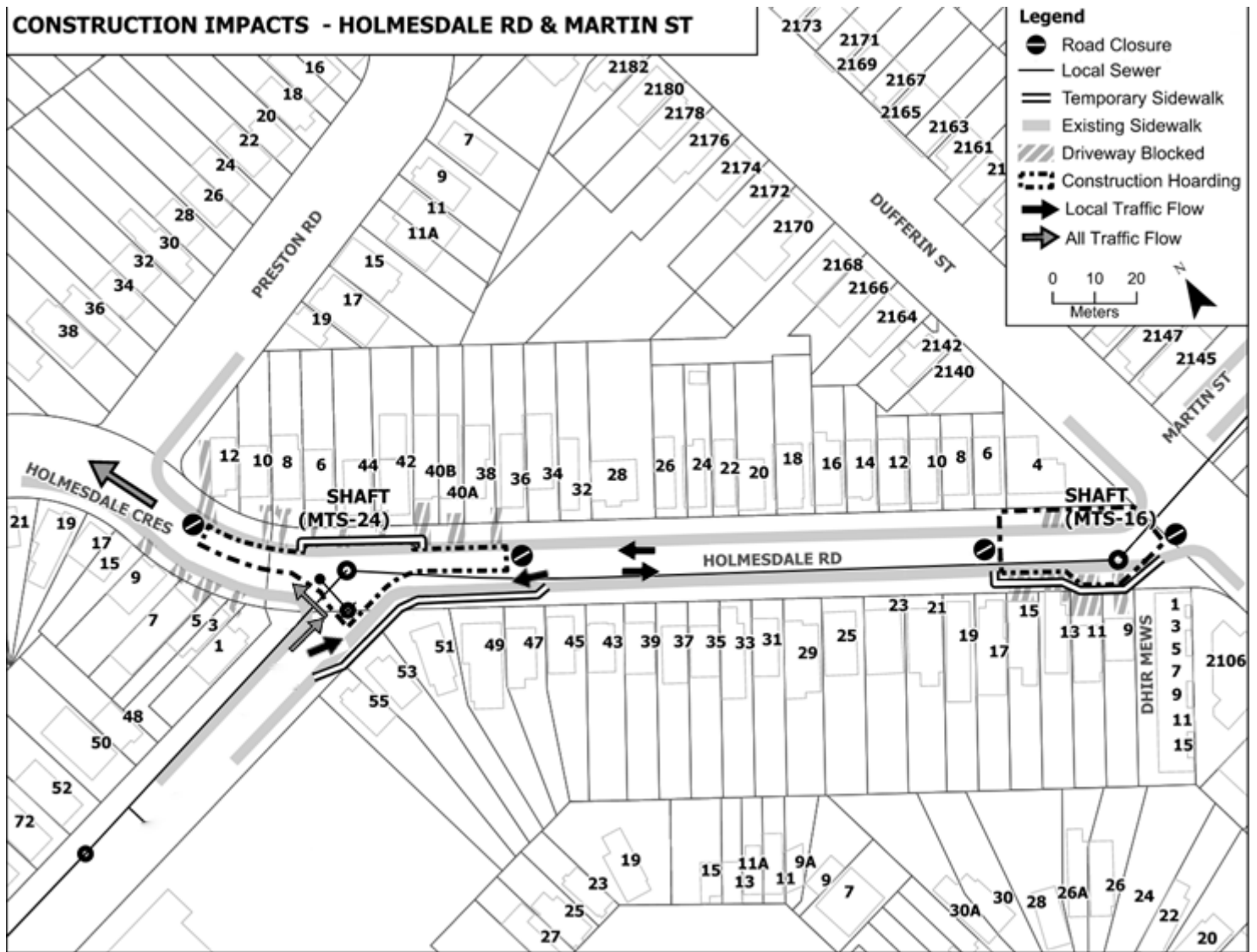
WORK DETAILS

The contractor will:

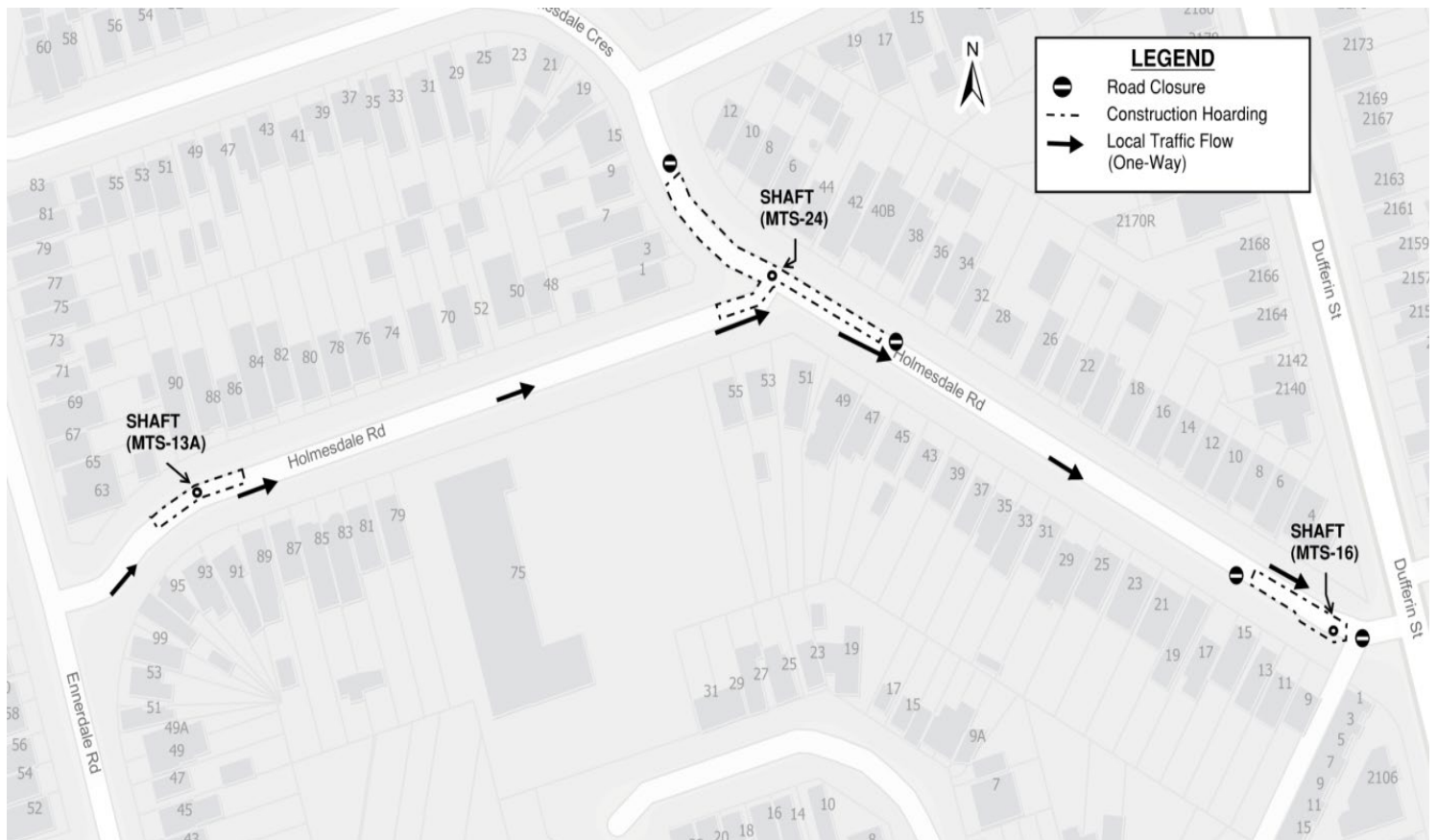
- Microtunnel new sewers
- Install maintenance holes and restore the road upon completion.
- Complete local sewer connections and other sewer/water service upgrades
- Final restoration and final paving

MAP OF WORK AREA

Phase 3 (Current Phase): Microtunneling of sewer between Dhir Mews and Holmesdale Crescent



Phase 4: Microtunneling of sewer between Holmesdale Crescent and Ennerdale Road



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, Holmesdale Road and Holmesdale Crescent will experience traffic impacts as per the construction phasing described above. Vehicular parking on some areas of Holmesdale Road and Holmesdale Crescent will be prohibited during the 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. 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. or 2. Pay the parking violation (follow instructions on the back of the notice) or 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.
	Substandard Water Service Replacement: Please take the time to read the attached fact sheet carefully as it contains important information on lead in drinking water and how to prepare for replacement. If you want to replace the private portion-of the water service pipe, the City of Toronto recommends that you obtain several quotes before selecting a contractor. PLEASE NOTE: The City is not able to get involved in any contract to have work done on private property. Property owners are responsible for ensuring contractors do not interfere with the work being done on City property. Learn more at www.toronto.ca/leadpipes.
	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