



# BUILDING NEW AFFORDABLE HOMES AT 7-9 WARDLAW CRESCENT

## VIRTUAL COMMUNITY CONSULTATION MEETING

March 11, 2025  
7:00 p.m.

# Participation Guidelines

## *Recorded Meeting and Navigating a Webinar*



**Raise your hand if you wish to speak during the Q&A.**

- Click the “Raise Hand” icon in the meeting control bar OR
- Press \*3 if joining over the phone



**Type your question or comment in the Q&A window.**



**When called upon, staff will unmute your microphone and you can ask a question/share a comment.**

**This meeting is being recorded.**

# Recorded Meeting Notice

Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record. Under Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website. Your registration information will not be disclosed as part of the public record.

# Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

# African Ancestral Acknowledgement

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past - and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.

# Participation Guidelines

## *Respectful Dialogue*

We are here tonight to hear from everyone who wants to share their perspective in a safe and respectful way.

Please be respectful of all participants and panelists, concise and constructive, and support an environment where everyone can listen and share.

Discriminatory or abusive language of any kind will not be tolerated. Commenters who are using discriminatory language will be interrupted and asked to refocus comments.

# Tonight's Agenda

1. Welcome and Introductions
2. Taking Action on Housing and Homelessness
3. Community Planning Presentation
4. Building Details
5. Questions and Comments
6. Wrap Up and Next Steps

# Welcome and Introductions

## **Introductions**

- Facilitators
- City staff and project team
- Service providers

# Taking Action on Housing and Homelessness

# HousingTO 2020-2030 Action Plan

The HousingTO 2020-2030 Action Plan (“HousingTO Plan”), Canada’s first human rights-based housing plan, was adopted by City Council in December 2019.

The HousingTO Plan sets goals for the approval of a range of new rental homes to improve housing affordability, protect existing affordable housing supply, and enhance housing stability and eviction prevention measures.

The City has a target of approving 65,000 new rent-controlled homes by 2030.



# Taking Action on Housing and Homelessness

There are more than 12,000 people experiencing homelessness in Toronto, with many more residents at risk of eviction.

It takes all orders of government and strong community partnerships to address homelessness.

New permanent, affordable homes with supports are urgently needed to ensure everyone has a warm, safe place to call home.

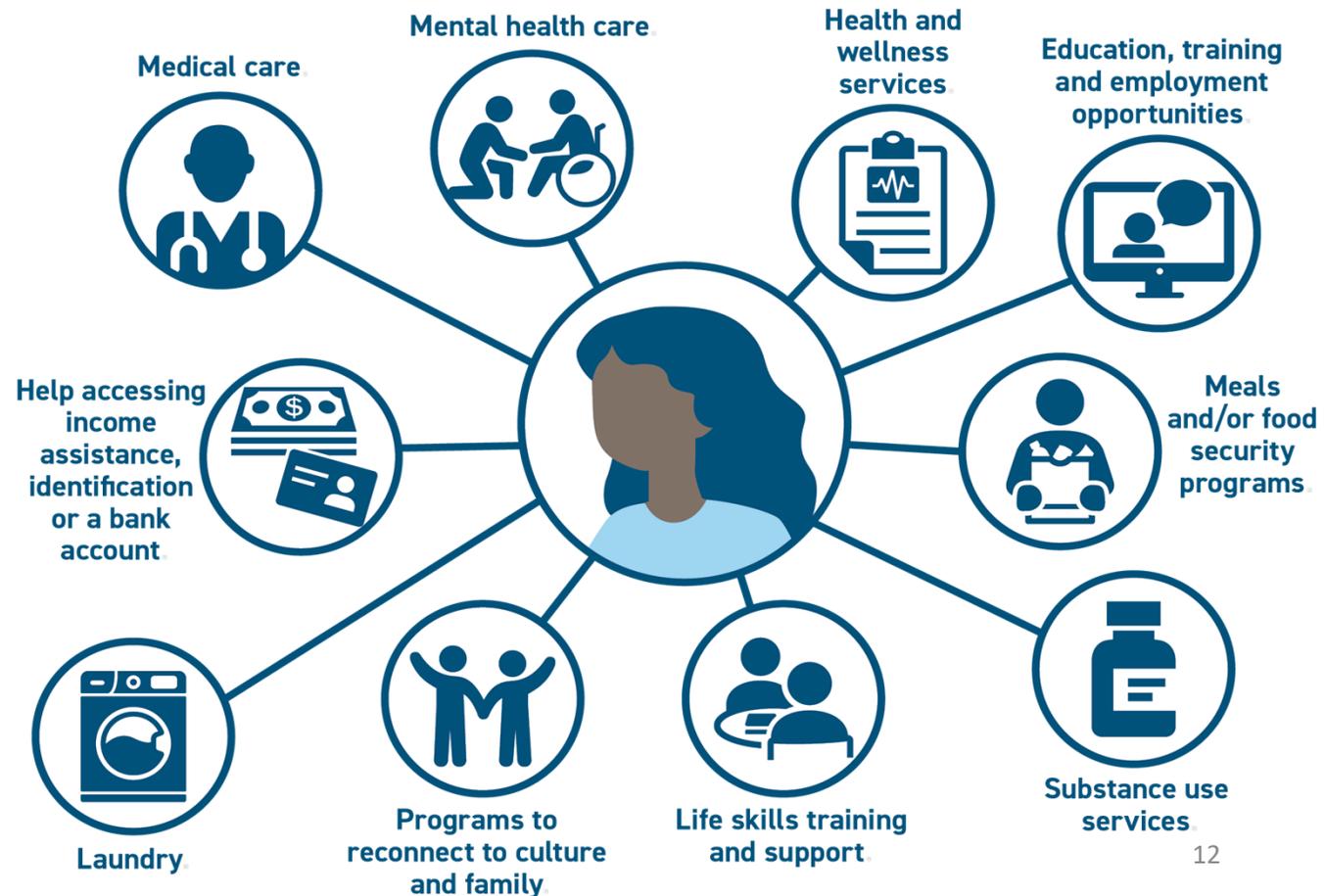


# What is Supportive Housing?

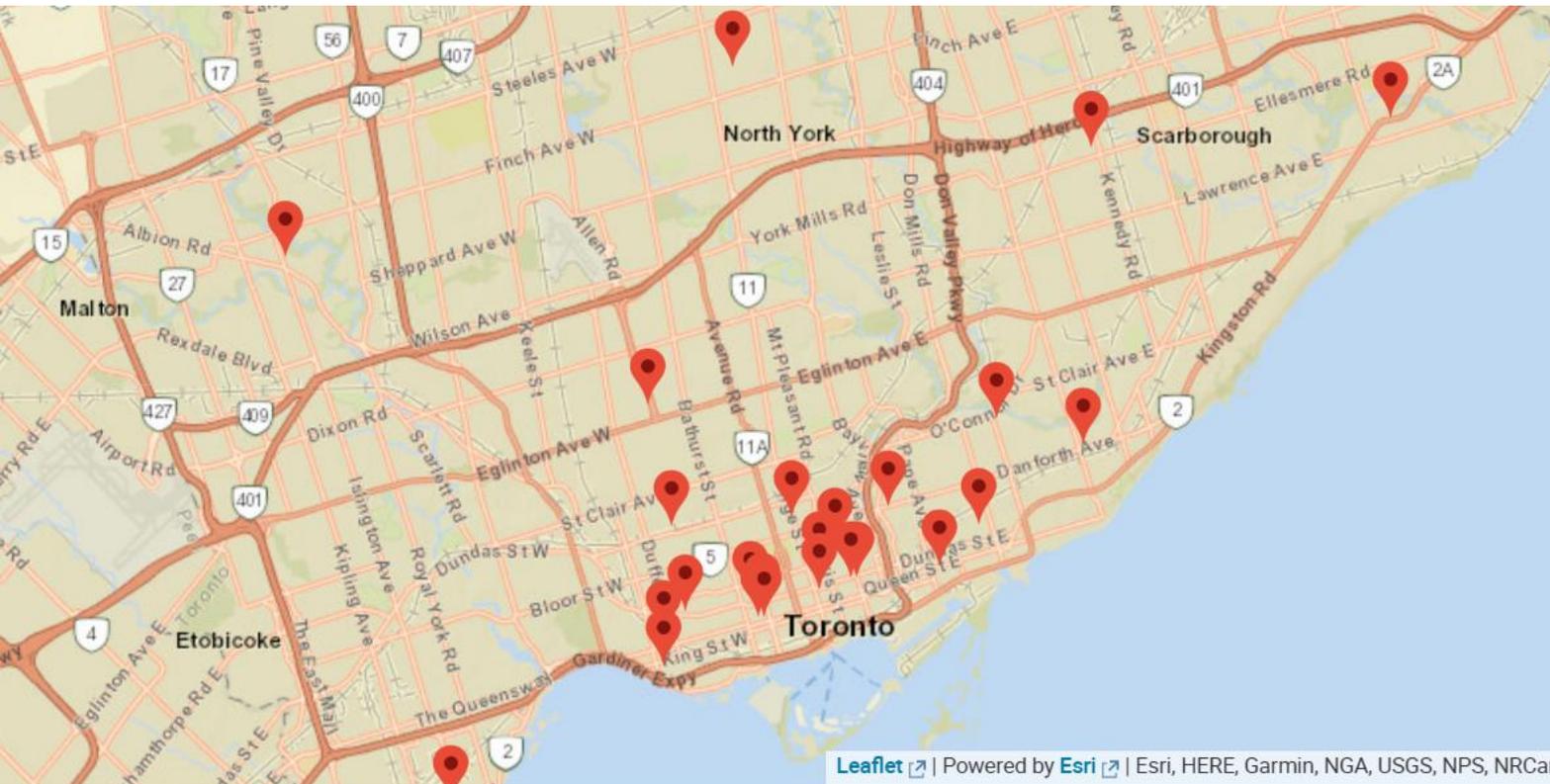
Supportive housing combines **permanent rental homes** with wrap-around supports that help people maintain their housing and improve their health and well-being.

All residents in supportive housing make a choice to live there, pay rent, and **have the same rights and obligations as other tenants**.

An **experienced non-profit housing provider** takes care of the building and provides customized supports to residents 24/7.



# Increasing the Supply of Supportive Housing



New affordable homes with supports are needed across the city.

Since 2020, the City has led or supported the development of 24 supportive housing projects in 13 different wards.

13 projects are complete, with another 11 underway, representing a total of more than 1,700 homes.

# Building on Local Community Partnerships

The City of Toronto is working with a group of local agencies that have indicated an interest in operating the new homes being built at 7-9 Wardlaw. Services would include:

- property management
- community liaison
- housing stability supports
- economic, social and community engagement
- assistance with basic needs
- health and wellness supports

These North Etobicoke agencies can provide culturally appropriate and well managed services for tenants which may include seniors and older adults, youth, and newcomers.



# Community Planning Presentation

# Site Overview

## Statistics

Lot Area: 1,867.5 sm

FSI: 1.5

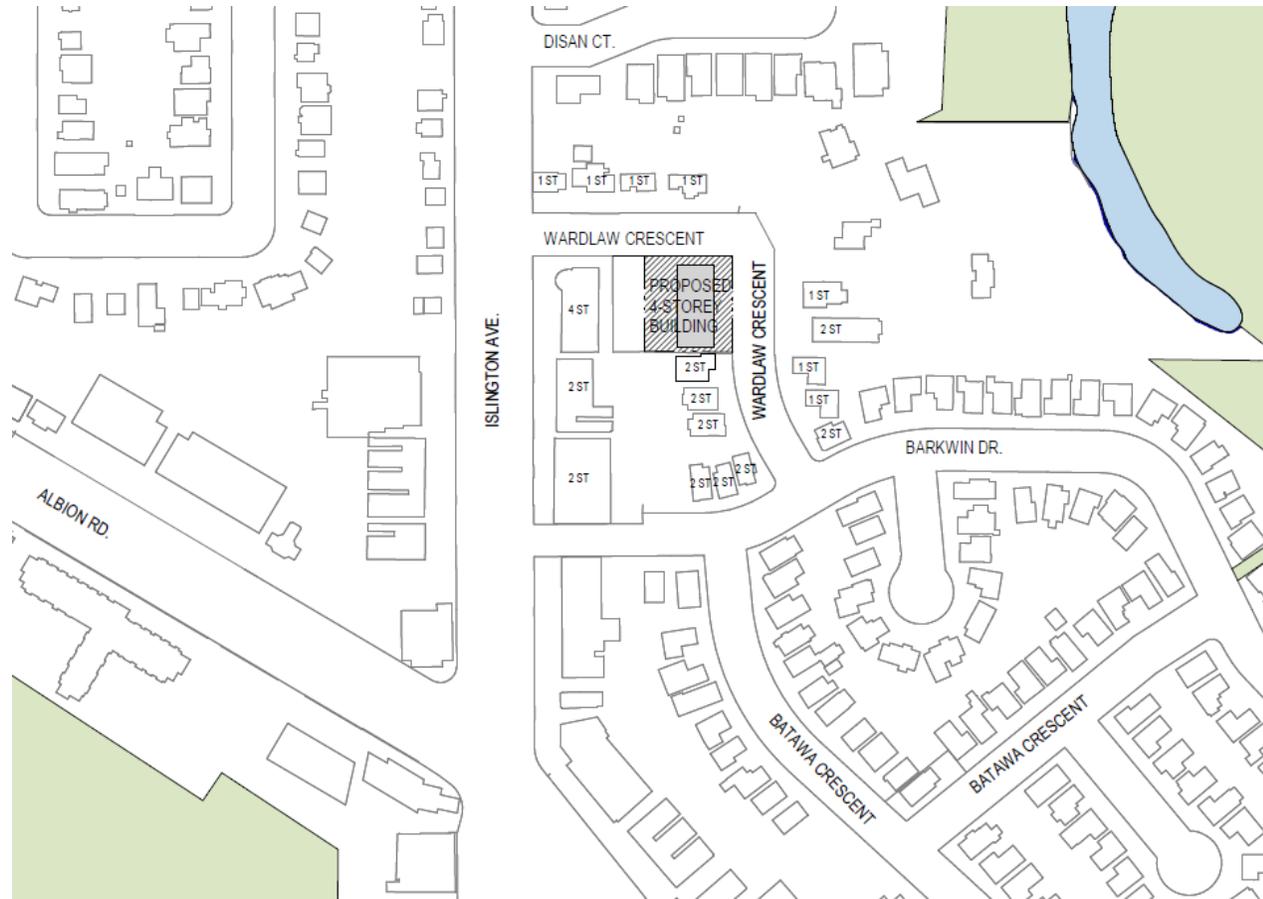
Height: 4 storeys (15 metres + MPH)

GFA: 2,758

Dwelling Units: 51

Vehicular Parking: 0

Bicycle Parking: 40



# Existing Site Context



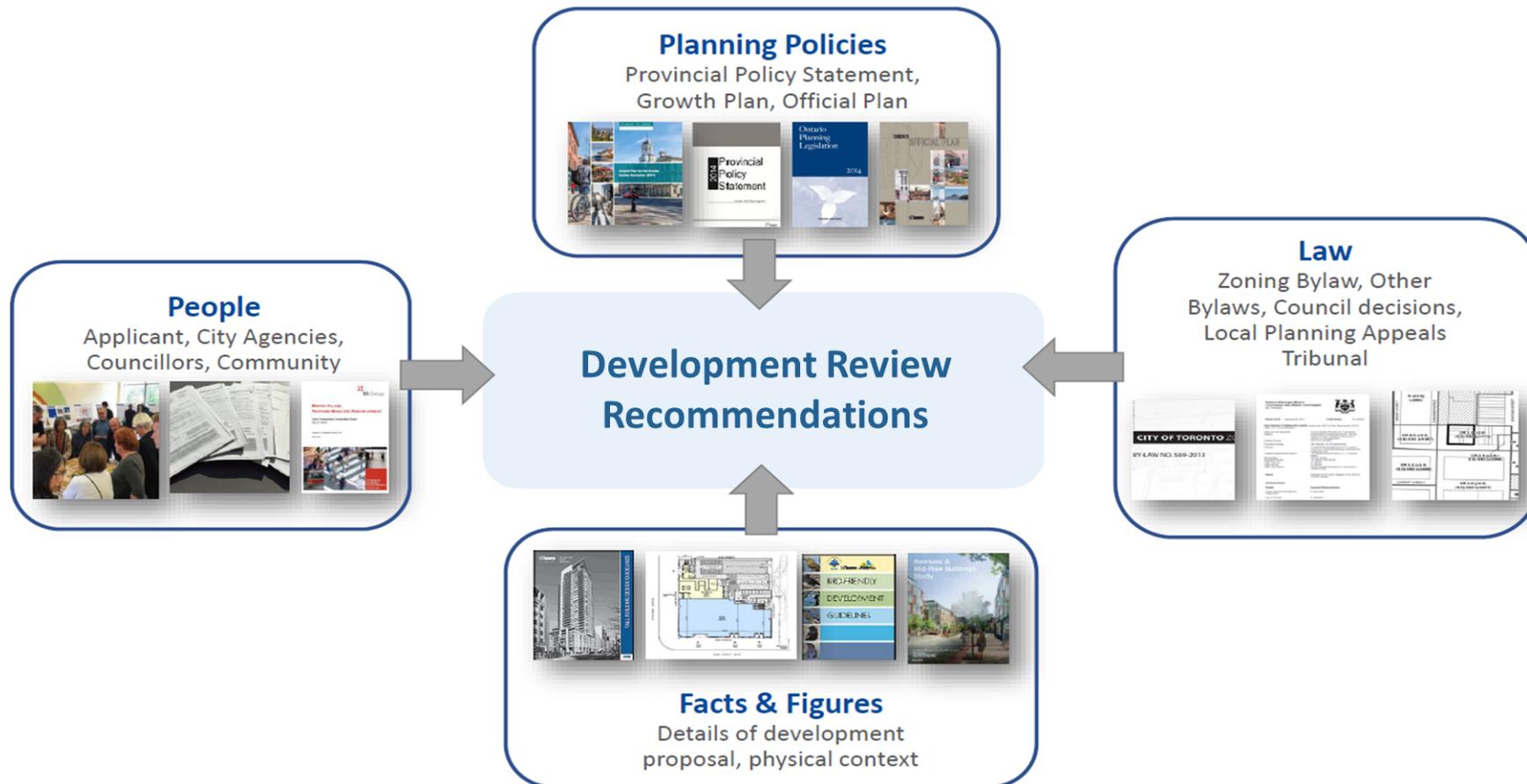
View of the site from the north side of Wardlaw Crescent

# Existing Site Context



View of the site from the east side of Wardlaw Crescent

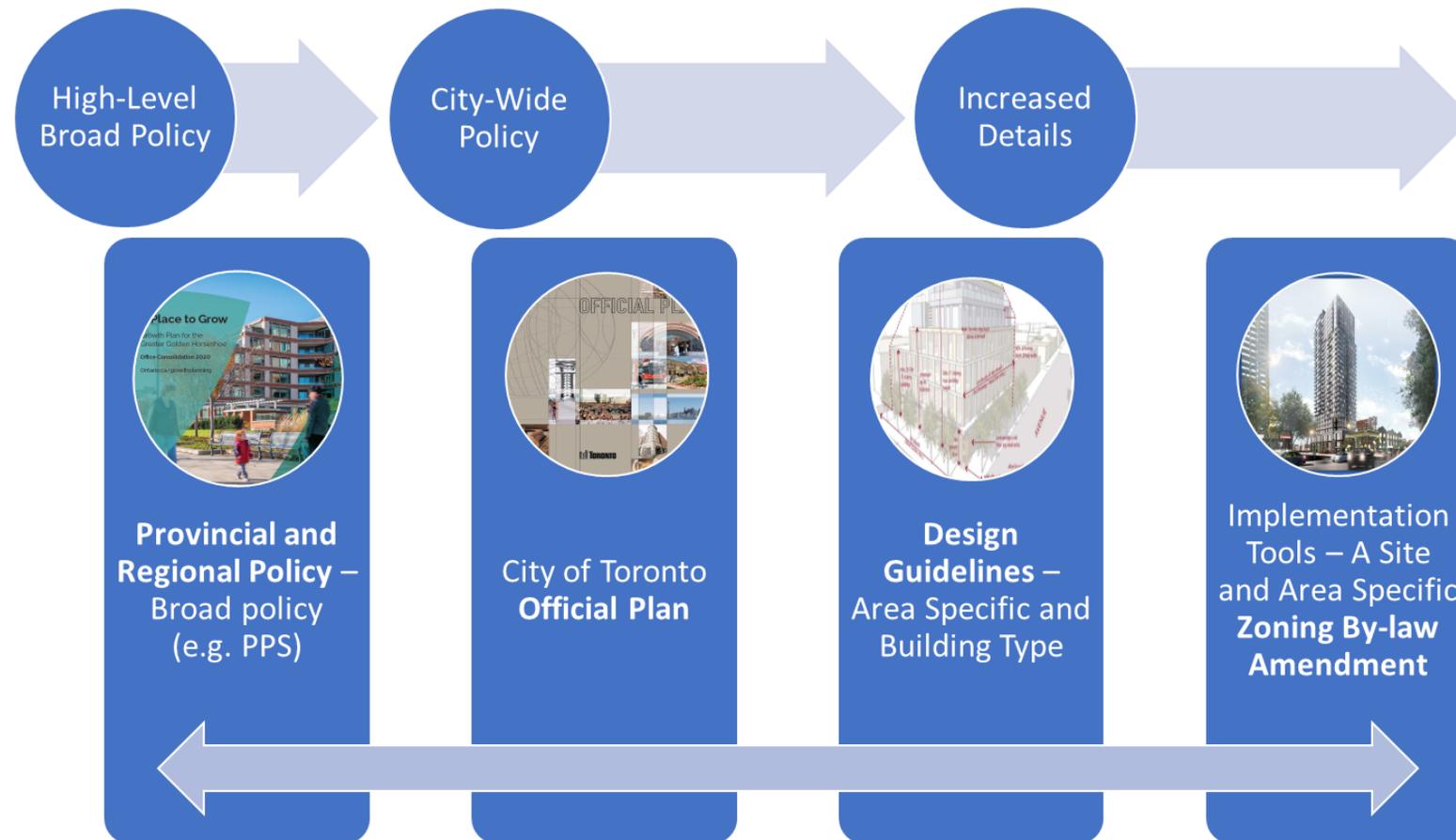
# Determining the Public Interest



# Planning Process



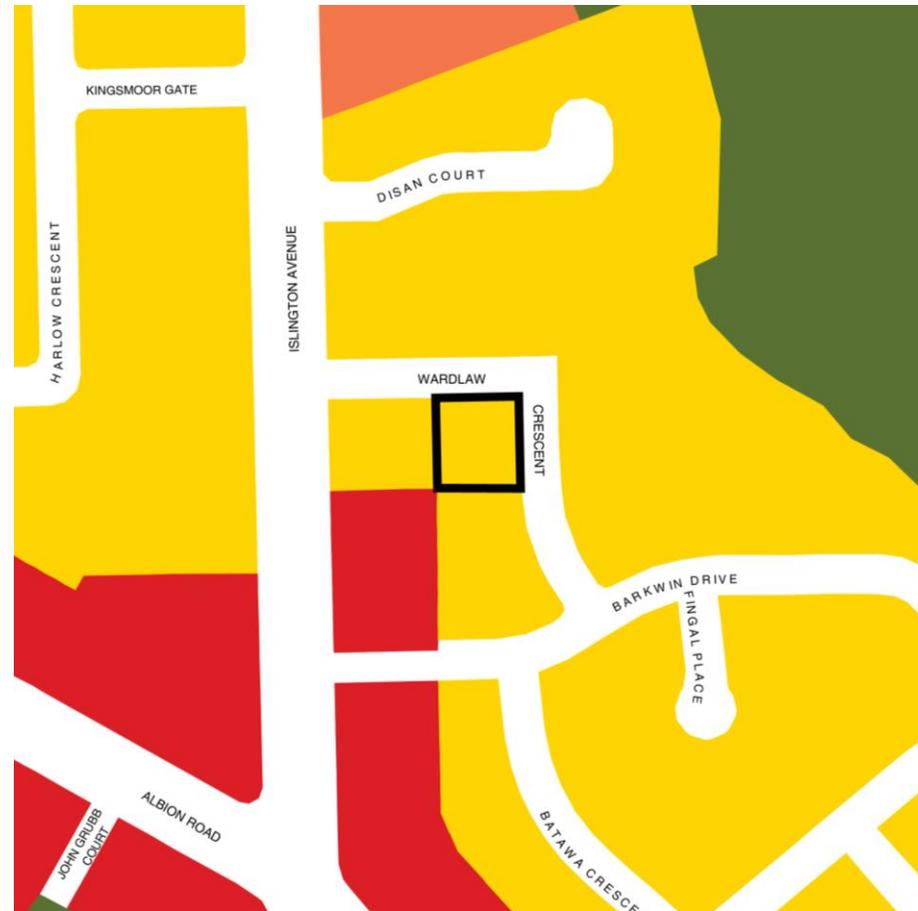
# Planning Framework



# Official Plan – Neighbourhoods

## Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

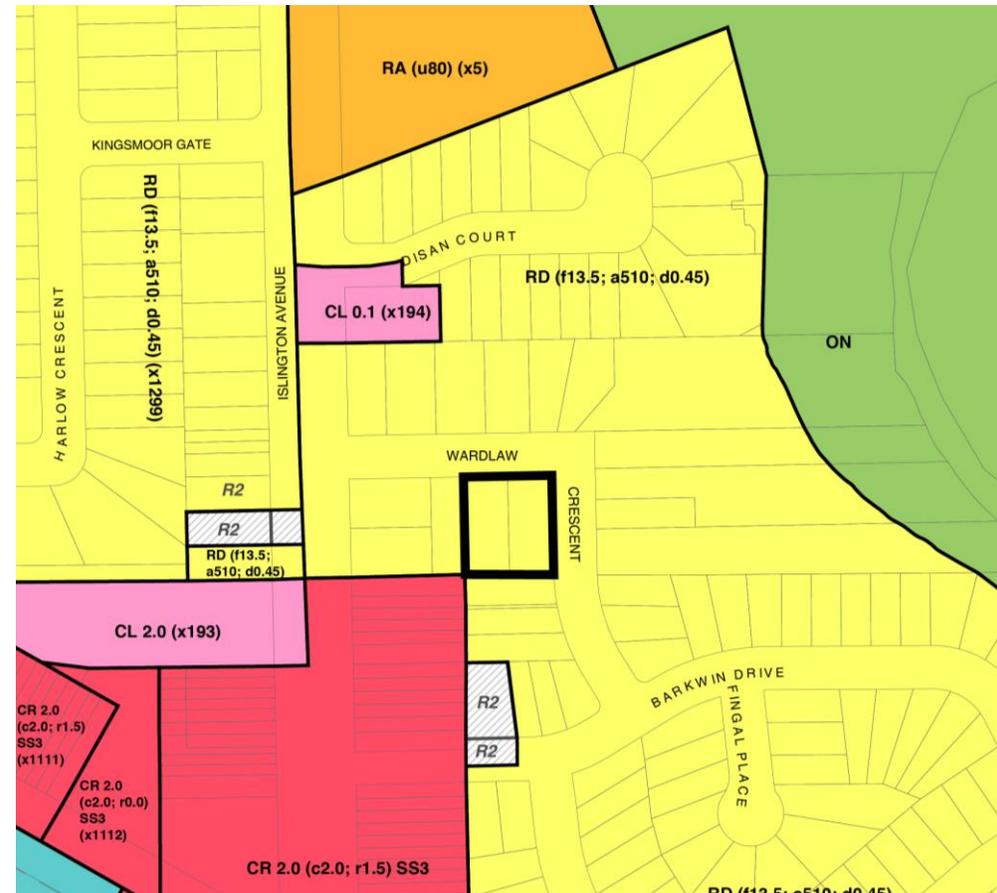


# Official Plan - Neighbourhoods

- Physically stable areas that are made up of a full range of residential uses in lower scale buildings, including interspersed walk-up apartments that are no higher than four storeys.
- Low scale institutions, including seniors and nursing homes, long-term care facilities, and public services and facilities provided by local, provincial and federal governments are provided for in Neighbourhoods.

# Zoning By-law 569-2013

- Existing: RD (f13.5; a510; d0.45)
- Proposed: R (f13.5; a510; d0.45) (xXXXX)



# Building Details

# Proposed Site Plan



# Architectural Elevation Design

VIEW FROM NORTH



VIEW FROM EAST



# Exterior Details



Enlarged view of materials, typical



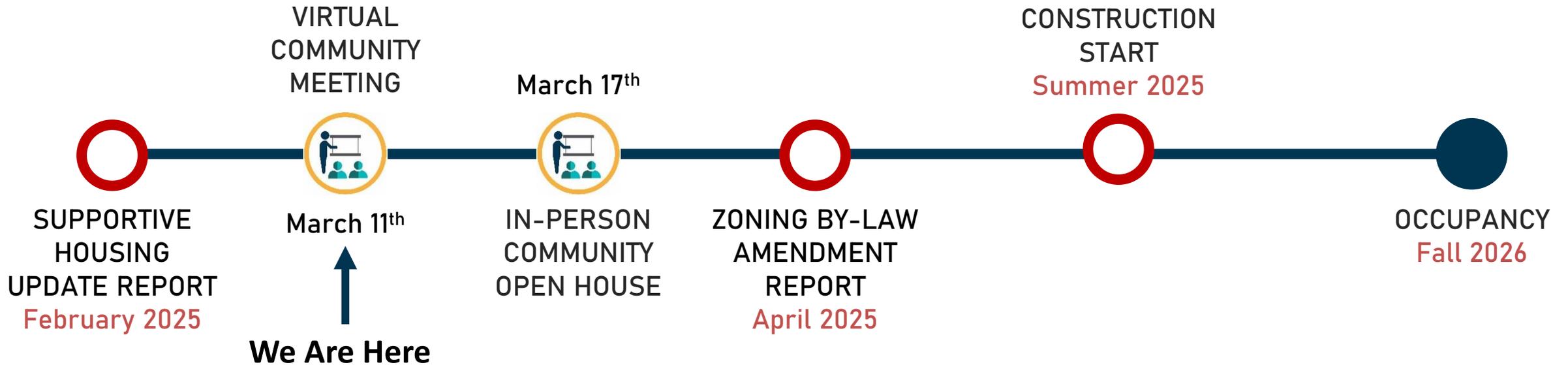
Enlarged view of materials, entrance canopy



Enlarged view of materials, wood screens



# Project Timelines



*Ongoing community engagement and communications*

*\*Timeline subject to change*

# Questions and Comments

Be concise, constructive and considerate of other views.

To allow more questions, questions and/or comments will be limited to two minutes per person.

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# Wrap Up + Next Steps

- You can share your thoughts or have your questions answered by contacting the Community Liaison:
  - **publicprogresswardlaw@gmail.com**
  - **647-946-8710** (Monday-Friday, 9-5pm)
- Instructions on how to share your comments or speak to the Planning and Housing Committee can be found on the City Clerk's [webpage](#).
- More information visit: [toronto.ca/7-9Wardlaw](https://toronto.ca/7-9Wardlaw)

