

7-9 WARDLAW AFFORDABLE HOUSING

COMMUNITY DROP-IN INFORMATION SESSION

- Thank you for joining us to learn more about the plans and project details to build more affordable and supportive homes at 7 - 9 Wardlaw Cres.
- If you would like to be added to our mailing list to receive project updates, please sign-in or scan the QR code.
- You are invited to complete the online or paper survey to share your feedback with the project team.
- A prayer room has been arranged for your convenience.
- The session may be photographed or video recorded. Please let us know if you would prefer to not be photographed or filmed.
- Please be respectful of other views.





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SHARE YOUR FEEDBACK

- Please complete a confidential online or paper survey to share your feedback with the project team.
- Assistance is available upon request.
- Feedback can be emailed to publicprogresswardlaw@gmail.com.

SCAN THIS
QR CODE





NEW AFFORDABLE HOMES AT 7-9 WARDLAW

- The City is building 51 new affordable and supportive homes at 7-9 Wardlaw Cres.
 - The new homes will be studio apartments, each with a kitchen and a bathroom.
 - The building will have a commercial kitchen, indoor amenities including a dining room, lounge and shared laundry, as well as an outdoor amenity area.
 - The building will help residents experiencing or at risk of homelessness to have a safe affordable place to call home, and may include seniors and older adults, youth, and newcomers/refugees.
 - Subject to City Council approval of the planning application, construction is expected to begin in Summer 2025 with the building completed by Fall 2026.
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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 of supportive housing have made a choice to live there, sign a lease, pay rent, and have the same rights and obligations as other renters.
- An experienced non-profit housing provider takes care of the building and provides customized supports to residents, including 24/7 staff on site.

BUILDING ON COMMUNITY PARTNERSHIPS



- The City is working with a group of local agencies that have indicated an interest in operating the new homes being built at 7-9 Wardlaw Cres.
- These Rexdale-based agencies can provide culturally appropriate and well managed services for tenants, which may include seniors and older adults, youth and newcomers/refugees.



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SITE PLAN





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ARCHITECTURAL ELEVATION DESIGN

VIEW FROM WARDLAW CRESCENT -
NORTH SIDE



VIEW FROM WARDLAW CRESCENT -
EAST SIDE



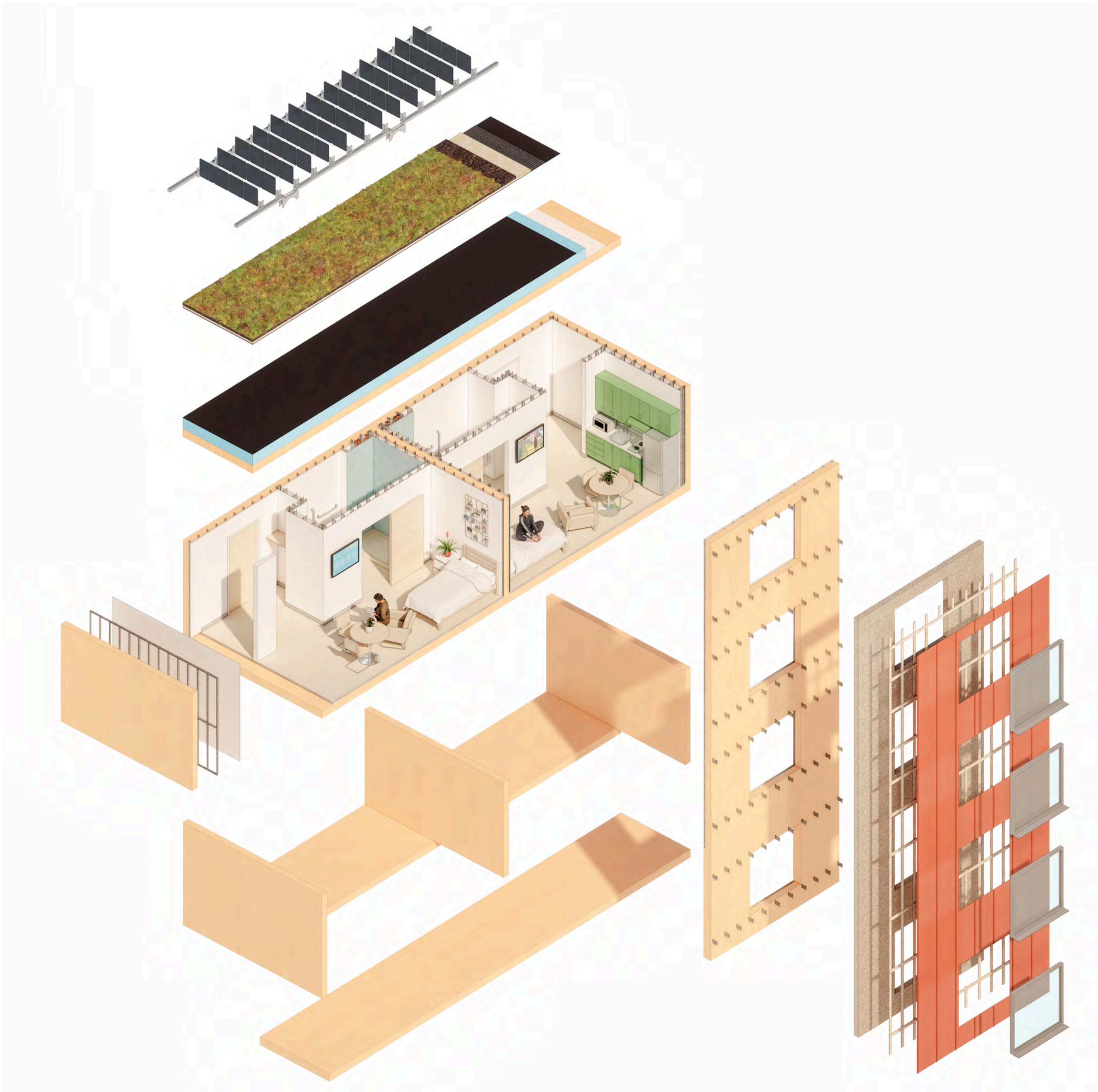
BUILDING A SUSTAINABLE FUTURE: MASS TIMBER

- Mass timber buildings are made of wooden structural load bearing components such as columns, beams etc.
- They are typically manufactured off-site in factories by fastening multiple layers of wood together and are engineered for high strength. They have similar fire performance as concrete and steel but are lighter in weight.
- The majority of the timber for this building will be sourced from here in Ontario, and off-site manufacturing will happen in St. Thomas, Ontario.
- The design of 7 – 9 Wardlaw Cres. meets or exceeds the requirements under the Toronto Green Standard Version 4, City-owned Facilities stream, and will achieve Net Zero emissions.



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BUILDING A SUSTAINABLE FUTURE: MASS TIMBER





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BUILDING FEATURES: OUTDOOR AREAS



7-9 WARDLAW AFFORDABLE HOUSING

BUILDING FEATURES: OUTDOOR AREAS





7-9 WARDLAW AFFORDABLE HOUSING

OFFICIAL PLAN: NEIGHBOURHOODS

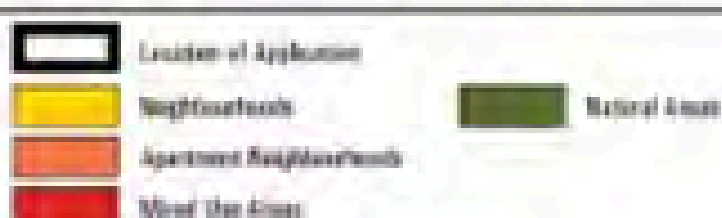


Toronto

Official Plan Land Use Map #13

7-9 Wardlaw Crescent

File # 25 105482 WET 01 02



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

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.



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PLANNING PROCESS

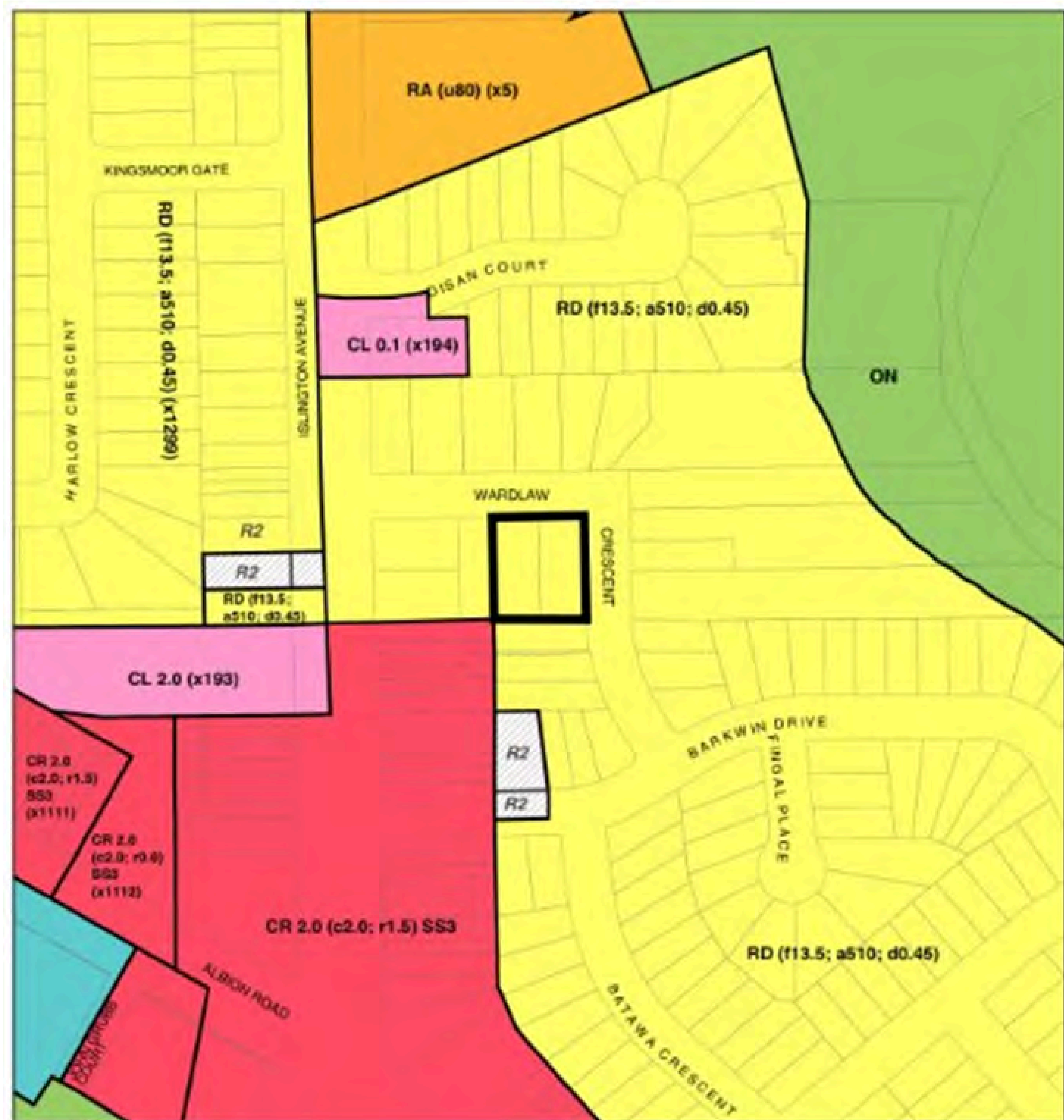




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ZONING BYLAW

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



Toronto

Zoning By-law 569-2013

7-9 Wardlaw Crescent

File # 25 105482 WET 01 02

Location of Application

RD Residential Detached
RA Residential Apartment
CL Commercial Local
CR Commercial Residential

I Institutional
ON Open Space Natural

See Former City of Etobicoke By-Law No. 11,737
R2 Sacred Density Residential Zone
POS Private Open Space Zone



Not to Scale
 Extracted: 01/19/2025