

New Supportive Homes at 7-9 Wardlaw Crescent – Community Engagement Summary Report



Prepared by Public Progress for the City of Toronto
Housing Secretariat
April 4, 2025

PUBLIC **PROGRESS**



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Introduction

The City of Toronto is moving forward with implementing the HousingTO 2020-2030 Action Plan, which sets a vision for a City where everyone has an affordable, safe place to call home. Within this plan City Council set a target of approving 18,000 new supportive homes by 2030 for vulnerable residents, including people experiencing homelessness. In November, 2023, City Council expanded its HousingTO targets, and [approved the land at 7-9 Wardlaw Cres. as a priority site for the development of new affordable housing](#). Public Progress was retained by the City of Toronto's Housing Secretariat in 2024 to develop and implement a community engagement strategy related to the development of 51 units of supportive, affordable housing at 7-9 Wardlaw Cres. (the “housing project”) in the Islington / Albion area of Etobicoke North (Ward 1).

This report summarizes our engagement work in support of the public launch and City-led consultation on the proposed development, which began in Winter, 2025. In January, 2025, City Council authorized the Housing Secretariat to enter into an agreement for an operator of the housing project, subject to the zoning by-law being approved. In March, the City launched public engagement on the proposed development as part of the City-initiated zoning by-law amendment to permit the development.

Prior to January 2025, our team undertook community development work with established North Etobicoke agencies to consider the unique needs of residents for supportive housing in Etobicoke North and develop a Made in Rexdale solution. This work is summarized in this report.

The public engagement work comprised a multi-channel approach to inform and engage stakeholders and residents about the project, and included:

- Meetings with stakeholders
- Development of an Etobicoke North-based Round Table on Supportive Housing
- Distribution of project flyers and posting of site signage
- An online community consultation session held by the City
- An in-person public drop-in session held by the City
- An online meeting requested by members of the Albion Gardens Neighbourhood Community Association (AGNECA) ¹
- A community survey
- Operation of an in-bound email service and telephone line (i.e. the community liaison) to receive questions and comments from the public

This report is provided to City officials to accompany a staff report to the City's Planning and Housing Committee on April 10, 2025.

¹ This is an informal network of community members and is not incorporated.

Process

In advance of the public engagement launching in January 2025, our team undertook community development work with established North Etobicoke agencies to consider the unique needs of residents for supportive housing in Etobicoke North and develop a Made in Rexdale solution. This included outreach to agencies in Etobicoke North (Ward 1) who had experience supporting residents of North Etobicoke facing housing precarity or homelessness, and an interest in the provision and operation of new supportive or affordable housing.

Development of the Round Table on Supportive Housing

The Round Table consisted of several Etobicoke North agencies that had experience supporting residents in need of affordable housing, and had expressed an interest in the development of affordable or supportive housing. Fifty-one (51) agencies and stakeholder groups were approached to participate in the discussion and an initial working group included:²

- Delta Family Resource Centre
- Midaynta Community Services
- Rexdale Women's Centre
- Youth Without Shelter (YWS)
- Salvation Army (Islington Seniors' Shelter)
- Albion Neighbourhood Services
- Etobicoke Early Childhood Development Initiative
- Somali Immigrant Aid Organization
- Thistletown Community Services Unit Food Bank

The initial meeting of the Round Table included a discussion of the current state of housing in North Etobicoke, and the types of clients who could be served through supportive housing. Subsequent meetings of the Round Table, facilitated by our Public Progress team, focused on whether the participating organizations should or could develop a proposal to operate new supportive housing in North Etobicoke. The organizations developed a statement of principles and the project proposal was tailored to single individuals (not families).

The Round Table on Supportive Housing developed a proposal, **Supportive Housing in Rexdale Etobicoke (Project SHIRE)**, which was submitted to the City of Toronto's Housing Secretariat on November 29, 2024. Among other components, the proposal suggested that clients for a supportive housing project could include: seniors and older adults, newcomers / asylum seekers, and youth. This proposal was designed for individuals with an expectation that a subsequent project would focus on the needs of families.

On January 23, 2025, the Planning and Housing Committee considered [Report PH18.6 Progress on Building More Supportive Homes](#) which authorized City staff to enter into a lease and a housing

² Eventually the Round Table's proposal, **Supportive Housing in Rexdale Etobicoke (Project SHIRE)** was developed by Delta Family Resource Centre, Midaynta Community Services, Rexdale Women's Centre, Youth Without Shelter (YWS), and Albion Neighbourhood Services.

project facility agreement with YWS or a related entity in response to the Round Table report. The recommendations were approved by City Council on February 5, 2025.

Launch of Public Engagement

In Winter 2025 the City launched public engagement on the proposed development and in support of City-initiated amendments to the zoning by-law needed to permit the project. This phase of the project included several channels to share information about the project, receive feedback and answer questions. The engagement process was primarily related to the zoning by-law amendment and gathering feedback on the building and its design. However, the engagement process also presents an opportunity to share facts and information with community about the new housing, answer questions, respond to concerns about the proposed supportive housing development, receive feedback on opportunities for ongoing community engagement, and hear from the community about how the building can be integrated into the neighbourhood.

Engagement work included the following activities:

- Launch of a project webpage at www.toronto.ca/7-9wardlaw
- Outreach to notify neighbours of the development, including posting large site signs and distributing community meeting notices and project flyers
- Establishing a Community Liaison available by phone and email to receive questions and feedback Monday to Friday, from 9-5pm
- Stakeholder meetings including with the President of the Thistletown Residents Association, and the Chair of The Albion-Islington Square BIA
- Facilitation of online and in-person engagement sessions held by the City;
- Meetings and telephone conversations with key opinion leaders and area residents;
- A community survey to gather feedback
- Liaison with the Round Table on Supportive Housing agencies

Distribution of meeting notices and information flyers

Notice of the virtual Community Consultation Meeting (CCM) was distributed by hand by Public Progress staff on Sunday, March 2, to properties within a 120 metre radius of the subject property (the “*notice circulation properties*”). A copy of the notice is attached as Attachment A. The notice was prepared by the City of Toronto Planning Staff and meets requirements under the *Planning Act*.

On Wednesday, March 5, an information flyer (see Attachment B) was distributed to the *circulation notice properties* and additional properties as outlined on the map at Attachment C, approximately 220 metres from the subject property. In total 228 of these information flyers were distributed. Our goal with this flyer was to exceed the minimum circulation notice and to promote the City’s virtual information session and in-person drop-in session.

In addition to the CCM notice and the information flyer, the 20 closest neighbours to the subject property were also hand-delivered a special neighbourhood letter (Attachment D) outlining the process and how they can find out more about the housing project. This letter was designed to provide immediate neighbours with one-on-one engagement opportunities so they could have a better understanding of the project and have their questions answered.

An electronic copy of the flyer was also distributed to the President of the Thistletown Residents Association on March 6 for distribution to the association members.

Project website

City of Toronto Housing Secretariat staff managed a project website [Toronto.ca/7-9Wardlaw](https://toronto.ca/7-9Wardlaw) which was used to provide updated information on the Wardlaw project. The site included:

- A short summary of the housing project
- A link to the City-initiated rezoning application for the subject site and the planning staff report on the application
- A document answering Frequently Asked Questions
- A recording and slides from the March 11 virtual community meeting
- Boards from the March 17 in-person drop-in session

Stakeholder meetings

On March 3 Bruce Davis of Public Progress met with John Anga of the Thistletown Residents Association to explain the housing project and to open lines of communication related to the project.

Public Progress staff distributed information flyers to BIA members within the 220-metre radius and communicated with the Albion Islington Gardens BIA President to suggest a meeting with BIA Members or Board Members. BIA Members were encouraged to attend the in-person drop-in session on March 17. A meeting with the BIA Board and Membership has not yet taken place.

Virtual Community Consultation Meeting - March 11

A Virtual Community Consultation Meeting was held by the City on March 11, from 7:00pm-8:15 pm. More than 50 members of the public participated. The session was facilitated by Bruce Davis and Yasmin Yusuf of Public Progress, and included presentations from:

Doug Rollins, Executive Director (Interim) of the Housing Secretariat, City of Toronto

Corinna Prior, Senior Project Manager, Community Planning, City of Toronto

Kevin Hutchison, Architect and Principal, Montgomery Sisam Architects

Matt Hilder, Manager, Program Policy, Housing Secretariat, City of Toronto, participated in the Question and Answer session following the presentations.

Ward 1 Councillor **Vincent Crisanti** provided summary comments at the end of the virtual session.

A video recording of the session can be found at this link:

https://www.youtube.com/watch?v=uy7ojV_BCms

A copy of the slide presentation for the March 11 session can be found at this link:

<https://www.toronto.ca/wp-content/uploads/2025/03/95f5-FINAL7-9-Wardlaw-Crescent-Virtual-Community-Engagement-Deck.pdf>

All of the individuals who attended the virtual session were able to ask their questions or make comments.

In-person drop-in session at Thistletown Community Centre - March 17

An in-person drop-in session was held by the City at Thistletown Community Centre, 925 Albion Road, on March 17 from 5:00-8:00pm. Eighty-six (86) members of the public participated. The session was facilitated by Public Progress and included multiple information stations staffed by City of Toronto officials or staff from the Round Table on Supportive Housing agencies, including:

- Housing overview station staffed by Housing Secretariat staff
- 7-9 Wardlaw Cres. development proposal station staffed by Housing Secretariat staff and Montgomery Sisam Architects
- Mass timber display staffed by Montgomery Sisam Architects
- Planning policy and planning process station staffed by Toronto Planning staff
- Round Table proposal on Supportive Housing station, staffed by Delta Family Resource Centre and YWS
- Community survey station staffed by Public Progress
- In addition, information tables were staffed by YWS, Midaynta Community Services, Rexdale Women's Centre, Albion Neighbourhood Services, Delta Family Resource Centre and Rexdale Community Health Centre.

A copy of the display boards used at the drop-in session can be found at this link:

<https://www.toronto.ca/wp-content/uploads/2025/03/9691-7-9-Wardlaw-March-17-Community-Information-Session-BoardsReducedSize.pdf>

Ward 1 City Councillor Vincent Crisanti attended the session. The drop-in event took place over three hours to accommodate the schedules of community members. The session was held during the month of Ramadan, so a prayer room was established and food was provided for Iftar.

Albion Gardens Neighbourhood Community Association online meeting - April 1

Members of AGNECA attended the in-person information session and requested an additional opportunity to meet with the City. A third online meeting was held on April 1, 2025, from 6:00pm-7:30pm to provide members of the Association with an opportunity to ask questions and share their feedback. This online meeting was attended by approximately 34 community members.

Community survey

A community survey was distributed during the virtual information session and at the drop-in session. A copy of the survey is at Attachment E. Sixty-eight (68) surveys were received and forwarded to the City Planning on March 18 as input into the Planning staff report forwarded to Planning and Housing Committee. Feedback received through these surveys is reflected in the What We Heard section below.

Community Liaison

Public Progress staff managed a project email address, publicprogresswardlaw@gmail.com and a project phone line was established. In total there were 15 emails received from unique individuals and 5 emails in follow-ups. Under 10 calls were received through the phone line. Additional emails were sent from community members directly to City officials and elected representatives.

Reducing barriers to participation

Public Progress worked with City of Toronto staff, Councillor Crisanti's office and local agencies to promote the multiple communication channels for the project. A decision was made to have both an online meeting and an in-person session to accommodate different styles of participation. The 3-hour drop-in format was also chosen to allow community members to come at a time that was convenient for them and to meet one-on-one or in small groups with City officials.

The drop-in event included a refreshment station with light food and refreshments and we also arranged for a prayer room and light food to accommodate Ramadan observances.

The community survey was promoted through the virtual information session (QR code) and at the drop-in session we had paper copies of the survey and supplied tablet devices so that people could enter their own responses. A Public Progress staff member was available at the drop-in event to assist with the surveys.

Members of the Public Progress team were also available to meet one-on-one with individual residents, including those living close to the subject property. Our team remain available to meet one on one with residents.

Key Dates

February 28, 2025	Planning application publicly available through the City's online Application Information Centre
March 2, 2025	Notice of Community Consultation Meeting distributed to <i>notice circulation properties</i> within 120m of subject site
March 3, 2025	On-site planning application signage erected
March 5, 2025	Flyer distributed to <i>notice circulation properties</i> and additional properties within 220 metres (approximate)
March 11, 2025	Virtual community consultation meeting attended by 50 individuals
March 17, 2025	In-person drop-in session held at Thistletown Community Centre, 925 Albion Road attended by 86 community members

April 1, 2025	Online meeting held with Albion Gardens Neighbourhood Community Association attended by 34 community members
April 3, 2025	Agenda for the Planning and Housing Committee released
April 10, 2025	City of Toronto Planning and Housing Committee - statutory public meeting to consider the City-initiated zoning by-law amendment for 7-9 Wardlaw Crescent.

What we heard

A range of feedback and questions were received through the engagement process both about the specific development proposal itself, as well as more generalized feedback about community concerns and questions about future tenants. This report summarizes all of the feedback including that which is not directly related to the zoning application and planning issues before the Planning and Housing Committee.

Feedback is summarized under themes as outlined below.

Site selection and process concerns

- Participants expressed interest in understanding how the City selected this site to develop supportive housing, and requested information about the share of social and affordable housing already in the ward. Some residents also expressed a desire for the land to be developed into open green space or a park instead, and shared a view that this was committed to previously by the City when the Salvation Army Islington Seniors Shelter was approved in 2018.
- Some community members felt that the distribution of the Community Consultation Notice and the flyer promoting the project was inadequate; they felt that these notices and flyers should have been distributed to a wider geographic area as they believe the project will affect more than the immediate neighbours. Some felt that more time should have been provided between the notice and the consultation sessions.
- Some community members felt that the process was too rushed and the project should be delayed to permit additional public consultation. Some community members felt that a public town-hall style meeting should be held, as part of holding additional consultation.
- Some community members noted the value of creating a Community Liaison Committee (CLC) for the project given the success of the CLC that was formed during the development of the Islington Shelter which included the Toronto Police Service.

Zoning and land use concerns

- Participants shared feedback that a residential apartment building is too dense and not appropriate in this area.
- Some shared related concerns about overlook and privacy for adjacent residents.

Support for the design and aesthetics of the proposed building

- Some community members expressed appreciation for the design of the building and how it would enhance the area. Participants expressed support for the building's sustainability features.
- Participants shared positive feedback on the building's landscaping, with a particular focus on the front yard, the proposed vegetable garden and the number of trees included/preserved through the project.
- There was an interest expressed in the overall streetscaping strategy and the exterior lighting plan to ensure sufficient visibility. Ensuring any graffiti and waste were well managed was a prominent theme in the feedback received

Traffic and parking concerns

- The housing project does not include off-street parking and some community members raised concerns about existing parking issues on the street and that the housing project would exacerbate parking problems.
- Some community members raised concerns about cars having difficulty exiting onto Islington Avenue from Wardlaw Crescent or Barkwin Drive as neither of these intersections are signalized.
- Existing safety concerns related to vehicle traffic and accidents occurring near the subject site were mentioned.
- Feedback received highlighted that a nearby Green P paid parking lot is underused while people often park on Wardlaw Crescent instead. They suggested the lack of new parking proposed for the development may contribute to existing congestion on Wardlaw.

Feedback on existing community safety concerns and impact of the new development

- Some participants raised existing community safety issues and that the new supportive homes may add to these safety concerns.
- Others stressed the need for more affordable housing as a way to improve community safety.
- Participants described a risk of more anti-social behaviour, public drug use, discarding of drug paraphernalia, increase crime, and increase panhandling in the area.
- Some community members expressed concern over the current operations of the Salvation Army Islington Senior Shelter and felt that these two properties in close proximity were too much for the neighbourhood.
- Some community members expressed concern about current crime in the area and the potential for increased crime and feeling unsafe.
- Some community members felt that North Etobicoke already had its fair share of affordable housing and that the project should be moved to another part of the city.
- Some residents noted concerns about property values decreasing in the area as a result of adding more low-income housing options.
- Participants noted concerns about how the addition of a supportive housing development may strain existing public services in the surrounding area (e.g. health care, emergency services, etc.)

Questions about whether the site was a shelter, who would live at 7-9 Wardlaw, and support services to be provided

- Many participants requested clarification as to whether the proposal is for a shelter or housing.

- Questions were raised by community members at the online and in-person session about how tenants would be selected and whether tenants would pose a risk to the community.
- Some participants requested specific details about who would live in the building, asked what the eligibility criteria would be, and expressed preferences for which populations should be served in the building.
- Participants asked why no families would be supported in the project and inquired if anyone moving in would have mental health or substance use issues.
- Many participants wanted to understand what supports would be provided, how residents would be matched with supports, and how the City ensures supports are sufficient to meet needs.

Support for additional affordable housing and services

- Some community members, agencies and faith groups supported the project indicating it addresses a need for more affordable housing in the area.
- Many attendees at the online and in-person drop-in sessions were in need of affordable housing themselves and wanted to know how they could access the housing for themselves or family/friends in need of affordable housing.
- Some community members appreciated the wrap-around supports that would be provided.

Support for the recommended operators and partnership approach

- Some community members expressed confidence in the agencies that are being recommended to operate the supportive housing.
- Feedback received noted that the reputations of the proposed agencies for the site were well regarded by the community for their case management and property management approaches; a particular emphasis was placed on creating a lasting partnership with the community and neighbouring residents.

While many community members expressed concern or opposition to the project, the community engagement team also heard genuine support for the project from individuals and organizations in Etobicoke North. The online meeting on March 11 and the in-person session on March 17 were balanced with considerable support for the project shown by the community. This is not to minimize community opposition or concerns but to acknowledge the balance of views heard by our engagement team.

Responding to Feedback from the Community

The section below summarizes the response of City staff to feedback heard and questions asked during the engagement process.

Site Selection and Engagement Process

The City purchased these lands in 2018 to expand the shelter system, which led to the seniors shelter program operating at 2669 Islington Ave. by the Salvation Army. City staff shared that they use site selection criteria approved by City Council when identifying new sites for rapid or supportive housing. These criteria include: whether the land is owned by the City, whether it is designated for residential use, its proximity to transit, social services and amenities, site servicing,

and its development feasibility / being the right size for the proposed development. This site met these criteria.

When the City undertook community engagement in 2018 for the shelter located at 2669 Islington Ave., community members expressed interest in more greenspace at the site. City staff explored and considered the option of creating open green space on part of the land at 7-9 Wardlaw Cres. however a decision was not made to create a green space at the location. Since 2019, the City has experienced a worsening housing and homelessness crisis, exacerbated by the Covid-19 pandemic, and is now prioritizing its land for new affordable housing. This direction was set by City Council in 2020, and in 2023 City Council identified 7-9 Wardlaw Cres. as a priority housing site. In addition, City decisions about new parkland are guided by the City's Parkland Strategy, adopted in 2019. The area surrounding 7-9 Wardlaw was identified by staff as having sufficient parkland and is not considered a priority area for the development of new parks.

City staff acknowledged that follow-up communication on the community's requests for a park should have been provided earlier. Staff also acknowledged that engagement processes can move quickly, but also noted that almost 12,000 people are experiencing homelessness and there is an urgent need for more supportive housing. City Council has made it a priority to move quickly to build more affordable housing. Lastly, staff noted that community engagement is an ongoing process that will continue beyond the zoning process, to ensure the project is successful and good relationships are built with community.

Proposed Development Design

The City's proposal is for 51 new affordable and supportive homes at 7–9 Wardlaw Cres. within a four-storey mass timber building. The proposal is not a shelter. The units will be private apartments each equipped with a kitchenette and a bathroom, with elevator access to every floor. 25% of the building's units, as well as common indoor and outdoor areas, meet barrier free design standards (exceeding current Ontario Building Code requirements).

City staff and the design team shared that the design of the building and location of windows is intended to reduce overlook or privacy concerns, and emphasized the building is set back from the street in a manner similar to other homes in the area. Staff noted the building will be shorter in height than the adjacent property at 2669-2671 Islington Ave.

In response to concern about no family-sized units, City staff referenced that the vast majority of the people experiencing homelessness in Toronto are single individuals. Utilizing a Housing First approach, the provision of studio units with wrap-around services can support individuals in maintaining housing stability and meet a significant need for this form of housing. The City is also committed to creating affordable rental homes for families and achieves this through other programs and projects.

Responding to Community Concerns

The City is committed to developing complete communities for all of its residents. Ongoing positive community relationships are important to addressing any safety concerns should they arise. The non-profit housing operator and its support service partners will work together to create a healthy and inclusive community to ensure future tenants are connected with supports that best meet their

needs. Staff shared that since 2020, the City and its partners have developed many supportive housing sites, and staff have not found evidence to suggest crime increases in relation to these projects.

The City staff team suggested establishing a Community Liaison Committee for this project, potentially also including the Salvation Army Seniors Shelter, would be a positive way to address any concerns and maintain two-way communication with neighbours.

City staff noted concerns about traffic safety and will share this feedback with relevant Divisions. To address existing concerns with on-street parking, staff will consult with agencies and consider opportunities including with the nearby Green P Car Park 532 to optimize the parking lot's use.

Proposed Housing Program, Tenant Selection, and Support Services

Staff emphasized that the project is affordable rental housing with support services (or, supportive housing), and that this is very different from a shelter program. Residents of the building will be tenants, sign a lease, and pay rent, and have the same rights and obligations as other renters in the City. Every resident will have their own permanent home with a kitchenette and a bathroom.

Staff shared information about how the City works in partnership with the non-profit housing operators selected for the site to identify tenants and ensure they will be well-supported in the new building. Staff shared that the residents at 7-9 Wardlaw Crescent could include youth, newcomers, seniors and older adults, and other people who are experiencing or at risk of homelessness. These priority groups are identified in the City's HousingTO Action Plan.

Staff shared information about the range of supports that can be provided, and noted they vary based on needs of individual tenants. Supports could include any of the following:

- housing stability and eviction prevention, such as managing arrears, help with moving in
- support accessing primary health and mental health care services (such as doctors, psychologists, dentists), and harm reduction support if required
- support with daily living activities, such as life skills training, help with laundry, groceries, technology, and others,
- connections with community and economic supports such as: volunteer and employment opportunities, food security programs, income assistance programs, etc.

Staff emphasized that the community engagement process is focussed on the zoning and plan for the building itself, not who will live there.

Community Engagement Next Steps:

During the next phase of the housing project, Public Progress recommends that engagement with the community continue. This should include the following elements:

Ongoing Communication

Follow-up with individuals and organizations explaining the process and how they can stay involved and answering any

questions that arise. We recommend preparation of a bulletin that can be shared with the neighbours and local organizations and periodic updating of the project website.

Community Liaison Cttee

We recommend that the City develop a joint community liaison committee for the Wardlaw property and the adjacent Salvation Army Islington Seniors Shelter; this would be done in consultation with the local Councillor, the operator agencies, the Housing Secretariat and Toronto Shelter and Support Services. We understand that the Salvation Army Islington Seniors Shelter has indicated a willingness to participate in a joint CLC.

In the short term the CLC would also act as a construction communications committee to identify and mitigate construction-related issues in the immediate neighbourhood.

Round Table

We recommend further meetings between the Round Table on Supportive Housing and the Housing Secretariat to finalize the operating and funding agreements related to the housing project.

Report prepared by:

Public Progress

(A Division of 2526976 Ontario Ltd)

Toronto: 11 Iris Road, Toronto, ON M8V 2G8 tel 416-520-1972

Kingston: 221 Queen Street, Kingston, ON K7K 1B4 tel 613-219-2022

Attachments

Attachment A – Virtual CCM notice

Attachment B – Copy of Wardlaw Flyer

Attachment C – Wardlaw Flyer Distribution Area March 5

Attachment D – Wardlaw Neighbourhood Letter

Attachment E – Wardlaw Survey



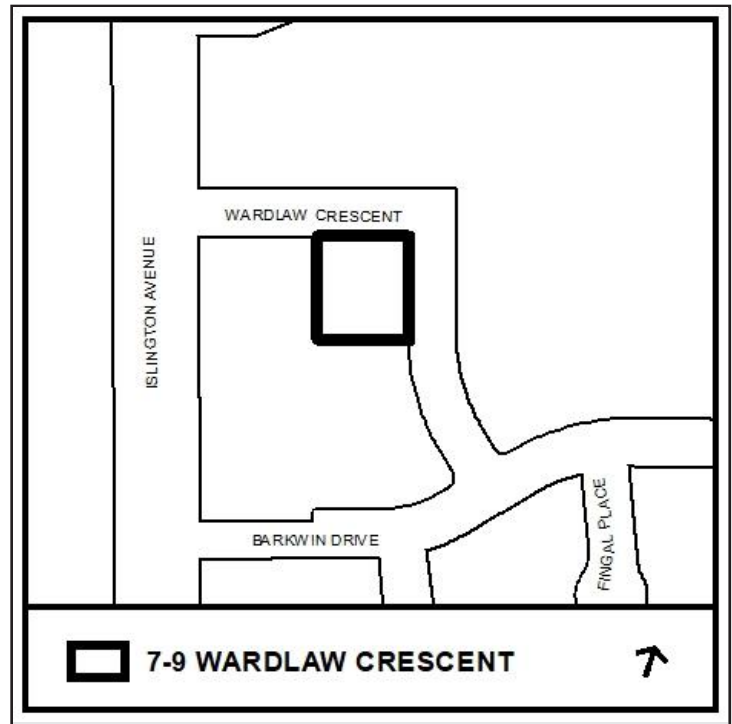
Development Application for 7-9 Wardlaw Crescent

Meeting Background / Proposal

The City is proposing to amend the Official Plan and Zoning By-law to permit a supportive affordable housing residential building at 7-9 Wardlaw Crescent. The application proposes the following:

Height: 4 Storeys

Number of Dwelling Units: 51



Join us at the virtual community consultation meeting where you can view information panels, provide comments, ask questions, and speak with the project team.

Virtual Meeting Details



Meeting Date
March 11, 2025
from 7:00 to 8:30
PM



Join online by Webex

Visit www.toronto.ca/CPconsultations for the registration link and instructions on how to join. We encourage you to join ten minutes before **7:00 pm** to allow time to log on.

For more information about how to join the meeting and how to participate visit www.toronto.ca/HowToEngageOnline



Join by Phone

Dial 416-915-6530 and enter **Meeting ID: 2865 105 0163**, **Passcode: 69575299**

If joining by phone, press *3 to raise/lower your hand.



Community Consultation Meeting Virtual



More Information

For more information on the proposal at 7-9 Wardlaw Crescent and to review application materials, visit the [Application Information Centre](#) or www.toronto.ca/7-9Wardlaw

Contact Information:

If you are unable to participate in the meeting, you can contact the Development Review Staff or the Councillor's Office with your comments and questions using the contact information provided below:

Corinna Prior

Senior Project Manager

Community Planning

Corinna.Prior@toronto.ca

416-392-5651

Councillor Crisanti

Ward 1- Etobicoke North York

City of Toronto

Councillor_Crisanti@toronto.ca

(416) 397-9255

Accessibility Notice:

Our public meeting locations are wheelchair/mobility device accessible. Other reasonable accommodation or assistive services for persons with disabilities may be provided with adequate notice. Please contact Corinna Prior, at 416-392-5651, Corinna.Prior@toronto.ca with your request. The City of Toronto is committed to taking the necessary steps to ensure compliance with the Accessibility for Ontarians with Disabilities Act, 2005.

Potential Labour Disruption

Visit www.toronto.ca/labour for the latest details about a potential labour disruption and its impact on this community consultation.

The City of Toronto invites you to two community information sessions.

BUILDING AFFORDABLE HOMES IN NORTH ETOBICOKE

New affordable homes at 7-9 Wardlaw Crescent



The City is hosting an online meeting and an in-person drop-in session for residents to learn more about the proposed development, ask questions and share your thoughts.

MARCH 11

ONLINE MEETING starts at 7pm
REGISTER AT
[Toronto.ca/CPconsultations](https://toronto.ca/CPconsultations)

MARCH 17

Thistletown Community Centre
925 Albion Rd | 5-8 p.m.
Drop-in format / come any time

FIND OUT MORE AND REGISTER FOR UPDATES:



PublicProgressWardlaw@gmail.com



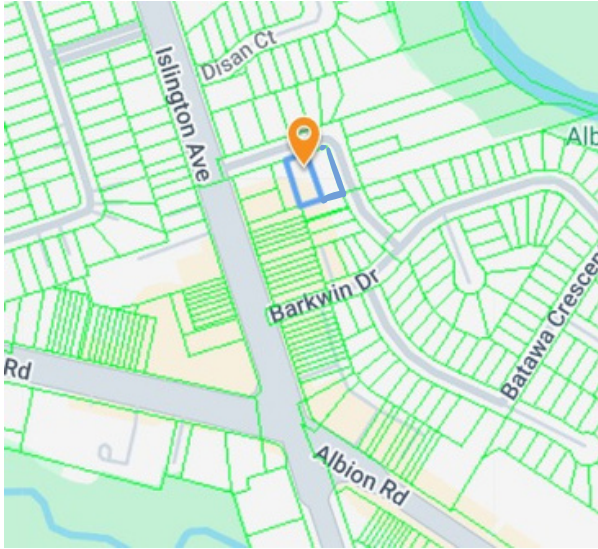
www.toronto.ca/7-9Wardlaw



MIDAYNTA



A 'MADE IN REXDALE' HOUSING PROPOSAL



About the New Homes

This project will help meet the critical need for affordable and supportive housing for people in Rexdale. The new homes will be private apartments with a bathroom and kitchenette. The building will also include a laundry room, a communal kitchen and programming spaces for residents.

Rents will be geared to income and will not exceed 30 per cent of a resident's income.

The project will be constructed by **Gillam Group** using mass timber building technology. Mass timber is a sustainable building material that has a lower carbon footprint than concrete. The building will have net zero greenhouse gas emissions and is aligned with the City's TransformTO Net Zero Strategy.

The mass timber building will use wood products manufactured in Ontario with support from the Ontario Ministry of Natural Resources.

This application has not yet been approved. The zoning bylaw to permit this development will be considered by City Council in April 2025.

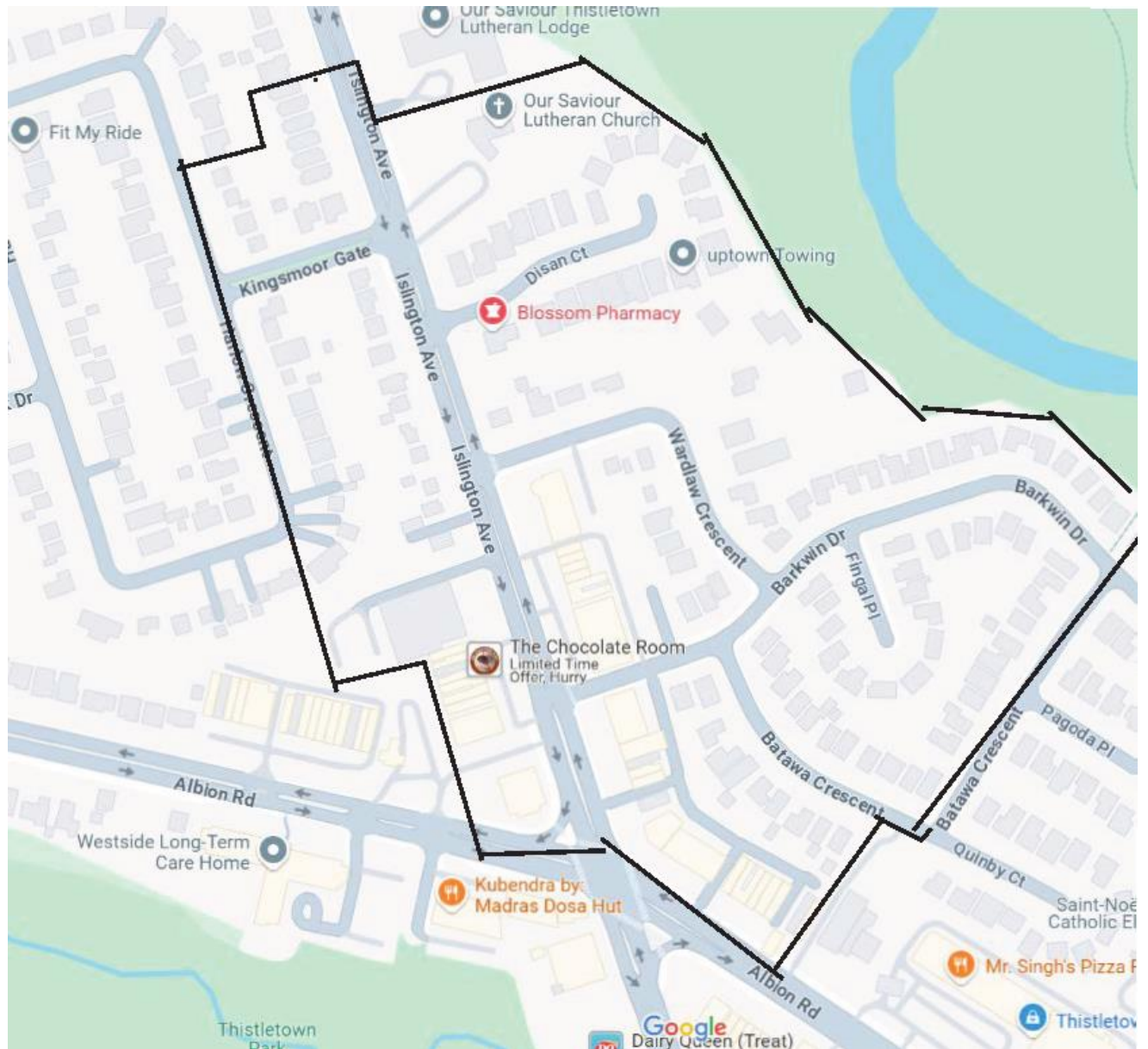
The City of Toronto is proposing to build 51 new affordable homes in a four storey building at 7-9 Wardlaw Crescent.

These new homes will help diverse residents, and may include seniors and older adults, youth and newcomers to have a safe, warm place to call home.

Services will include wrap-around supports to maintain residents' housing stability and well being.

The City is proposing to work with a network of community agencies led by **Youth Without Shelter**, in partnership with **Midaynta Community Services**, **Delta Family Resource Centre**, **Rexdale Women's Services** and **Albion Neighbourhood Services** for a "Made in Rexdale" plan to ease the housing crisis in the community.

Attachment C – Distribution of Information Flyer on March 5



— Distribution Area

4 March, 2025

Important information about the proposed supportive housing at 7-9 Wardlaw Crescent

The City of Toronto is planning to build 51 new affordable homes in a 4-storey apartment building at 7-9 Wardlaw Crescent in your neighbourhood. This housing will help to meet the critical need for affordable and supportive housing for people in Rexdale.

You may have already received an official City notice about this project. We are also attaching a flyer with additional background information on the project and how you can participate in the process.

Our company has been hired by the City of Toronto's Housing Secretariat to provide community engagement services for the project on Wardlaw Crescent. Our role is to facilitate community participation, but we are also here to answer questions and to meet one-on-one with neighbours who might have concerns or suggestions.

There are several ways that you can get involved in the process:

1. On **March 11**, the City of Toronto is hosting an online meeting starting at 7pm. You can register at toronto.ca/CPconsultations
2. On **March 17**, the City of Toronto is hosting an in-person drop-in session at the Thistletown Community Centre, 925 Albion Road, from 5-8pm. You can come at any time during this 3-hour period and meet one-on-one with City staff or local support agencies.
3. On **April 10**, the City of Toronto's Planning and Housing Committee will consider a rezoning application for this project. You can register for this meeting and participate in person or online. You can also send written comments to the Committee if you prefer.
4. You can also send your written comments to our community engagement team at publicprogresswardlaw@gmail.com

If it is more convenient, we would be pleased to meet with you at your home to review the architectural plans for the project and to discuss the preliminary operating plans. If you would like to schedule a home visit please reach out through our email at publicprogresswardlaw@gmail.com or our hotline 647-946-8710.

Bruce Davis
President, Public Progress

Yasmin Yusuf
Consultant, Housing and Community Engagement

Community engagement hotline: 647-946-8710

Email: publicprogresswardlaw@gmail.com

Website: toronto.ca/7-9wardlaw

Feedback form

The City of Toronto is proposing to build 51 new affordable housing units at 7-9 Wardlaw Crescent, in North Etobicoke. You can find out more about the project at toronto.ca/7-9wardlaw. This form is designed to collect feedback from the community that will be shared with the City. Do not include your name or any personal information on this form. If you would like to be added to our email list please email **publicprogresswardlaw@gmail.com**. Use the reverse side if you need additional space.

Indicate: ☐ Local resident ☐ Local business
 ☐ Community organization ☐ Other: _____

Postal code where you live: _____

Q1. Are there any parts of the proposal that you like? If so, what are they?

Q2. Are there any parts of the proposal that you would change? If so, what are they?

Q3. Do you have any comments regarding how the neighbourhood and local community can help to ensure the success of the project?

If you would like to be added to our email contact list, please email publicprogresswardlaw@gmail.com.

The information collected on this form by Public Progress will only be used to provide information related to the affordable housing units at 7-9 Wardlaw Crescent. Public Progress has been hired by the City of Toronto to facilitate community engagement on this project. Please do not include any personal information on this form.