



BUILDING NEW HOMES ON 7-9 WARDLAW CRESCENT

COMMUNITY CONSTRUCTION UPDATE AUGUST 2025

About the Project:

The City of Toronto is building new affordable homes at 7-9 Wardlaw Crescent. The new four-storey building will provide 51 affordable homes with supports to maintain people's housing stability and improve their health and well-being.

Rents will be geared to income and will not exceed 30 per cent of a resident's income. The new homes will be private apartments with a bathroom and a kitchenette. The building will also include amenities such as shared laundry, a commercial kitchen, and programming spaces for tenants. The new homes will be managed by YWS in partnership with several other North Etobicoke-based housing and support providers.

CONSTRUCTION TIMELINE UPDATE

Dates are approximate and subject to change.

Time Period	Construction Activity	Expected Impacts
To Nov. 2025	Site Preparation and Foundation: Demolition, site clearing, shoring and excavation, foundation	Noise from construction equipment; vibration from shoring work; dust from construction activities.
Nov. 2025 – Feb. 2026	Craning and Mass Timber Installation Sanitary, Storm and Water Connections in City Right of Way (ROW)	A small crane will be placed within the construction site to install the mass timber building components. Occasional sidewalk closure; noise from construction equipment; vibration from sanitary, storm and water connections in City ROW and dust from construction activities.
Feb. – Aug. 2026	Roofing Structure and Building Envelope (e.g. windows, cladding) Building Electrification and Interior Work (e.g. furniture and equipment) Landscaping	Occasional sidewalk closure; occasional noise from construction equipment; dust from construction activities.
June – Sept. 2026	Finishing and Detailing: Suite and Common Area Finishing	Minimal impact
End of 2026	Construction Completion and Occupancy	Minimal impact

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How the Construction Team is Reducing the Impacts

The construction manager conducts regular site monitoring to mitigate construction-related impacts to neighbours. Noise from construction will be mitigated by: limiting truck and machinery idling, maintaining smooth surfaces to reduce equipment clatter, and scheduling deliveries at appropriate times.

The contractor is monitoring vibration levels in accordance with City construction by-laws and is following a dust control plan to reduce dust (e.g. mud mat installation, street sweeping, construction fence with cloth to mitigate dust debris).

Traffic Impacts

Intermittent traffic disruptions and impacts can be expected as construction vehicles will be entering and exiting via Wardlaw Crescent to service the site and for deliveries. The construction team will be issuing notices in advance of temporary sidewalk closures and partial road closures, if any.

To mitigate impacts, all work will take place within the fenced construction area, traffic signage will be in place for the duration of the project and flag personnel will be deployed to guide trucks in and out of the site and ensure safety. All contractors have been directed to not park on Wardlaw Crescent and are using alternatives including parking in the Green P lot located on Islington Ave.

Keeping the Community Updated

A Community Liaison Committee (CLC) has been established so the City, project team, and local community can work together to identify and respond to concerns and support the successful integration of the building into the community. The CLC met on May 20th and on July 22nd and agendas and minutes of those meetings are available on the City's website.

The City of Toronto will keep the community informed as the project progresses by sending updates through print notifications, email, the project website, and on-site signage. Our dedicated community liaison is available to address any questions or comments you may have about the project.



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