

**Meeting Notes for
9 Wardlaw Crescent Community Liaison Committee
Thursday April 16, 2026 6:30 PM**

The purpose of the Community Liaison Committee is to facilitate dialogue between community organizations, individual community members, the City of Toronto Housing Secretariat and the housing operators, in accordance with the mandate outlined in the CLC Terms of Reference. This CLC is also designed to facilitate dialogue with the City of Toronto Shelter & Support Services Division and the Salvation Army, operators of the Islington Seniors' Shelter at 2671 Islington Avenue.

Present:

Councillor's office: Amanda Da Costa – Executive Assistant; City of Toronto: Lamia Aganagic, Merrilees Willemse – Housing Secretariat, Leah Dow - Housing Development Office; Tsering Palmo - Toronto Shelter and Support Services; Matan Yihia-Transportation Services; YWS – Steve Doherty; Midaynta Community Services – Faduma Abdulle, Delta Family Resource Centre – Adi Yemane, Shequita Reid; Salvation Army Islington Seniors' Centre – Jannette Carino; Residents: Samrudha Jadhav, Pablo Callea

Facilitator: Bruce Davis, Public Progress

REGRETS: Carmen De Santis, Sujeeva Mahendran; Albion - Islington Square BIA; 23 Div CPLC – Richardo Harvey; Councillor Vincent Crisanti; Thistleton Residents Association – John Anga

The meeting was started at 6:33 pm.

Welcome and Land Acknowledgement

- The facilitator welcomed participants to the meeting and explained that he was now retained by YWS to act as the CLC facilitator and to assist with the start-up of the housing at 9 Wardlaw.
- Quick introductions were made to welcome any new participants
- Land acknowledgement
- Approval of the meeting agenda

Construction update

- The Facilitator read out the construction update provided by the City's Corporate Real Estate Management team:
 - Windows have been installed on all levels
 - Demising wall framing is ongoing on all levels
 - Roofing commenced on March 18
- Leah indicated that landscaping is expected to start in June.

- The committee and neighbours will be updated if there are other major construction milestones.
- We can anticipate a lot of mud and dust in the spring. Amanda asked if the City can check with the contractor about regular street sweeping of the mud and dust emanating from the construction site.
- There was some discussion about the extra parking that had been arranged by YWS (thank you Anastasia) for the construction crews. 40 spaces had been secured at the Seventh Day Adventists Church Mt Olive and 15-20 spaces at Seventh Day Adventist Reform.
- The project is still on track for occupancy in early to mid November 2026.

Update on the Thistle town Streets Plan and other Transportation issues

- Matan Yihia from transportation services made a presentation to the committee on the Thistle town Streets Plan which will be going to the Etobicoke York Community Council this Spring. The plan is in the second phase, getting public feedback before the plan is finalized.
- The plan includes improvements throughout the study area, including roadway improvements to Kipling Avenue, Islington Avenue resurfacing and improvements to the Albion/Islington intersection, and improvements at two school locations, among other improvements.
- In the immediate area of the Wardlaw housing, speed humps are planned for Barkwin Drive and Batawa Crescent to reduce speeds.
- Transportation planners also evaluated other potential improvements and these are not recommended at this time:
 - No traffic signal or pedestrian crossing warranted at Islington / Wardlaw or Islington / Barkwin at present (based on pedestrian volume, delays, and proximity to Islington/Albion signal)
 - Wardlaw Crescent not warranted for speed humps based on current speed data
 - Transportation Services committed to rereviewing conditions after building occupancy
- Leah indicated that a curb extension is being implemented at the Wardlaw corner where pavement markings were introduced to slow traffic. Sam indicated that this curb extension might make things worse and this needs to be monitored.
- The facilitator suggested that if people have further comments on the plan that they can make a presentation to the Etobicoke York Community Council when the report comes to the community council.
- Resident Feedback
 - Painted curb markings not consistently respected by drivers
 - Concerns about congestion and tight turning radii at Wardlaw intersection
 - Requests to monitor pedestrian safety closely once residents move in
- Transportation concerns can be raised via:
 - 311
 - Councillor's office

Update from the Housing Operators

YWS – Steve Doherty

- Transitioning from construction phase to operational planning
- Work underway includes:
 - Staffing model development and training plans
 - Budgets (operating and startup costs, FF&E)
 - Security and building safety planning
 - Policies, procedures, and access/referral planning
- Emphasis on:
 - Good neighbour practices
 - Screening and fit for a longterm, mixedpopulation community
- Anticipated resident mix:
 - 51 units
 - Approximately half seniors; remainder newcomers/asylum seekers

Delta Family Resource Centre – Shequita Reid

- New Executive Director onboarding into the project
- Focus on culturally responsive, wraparound housing supports
- Enthusiasm for partnership based model

Midaynta Community Services – Faduma Abdulle

- Organizational readiness underway
- Policy alignment and community engagement ongoing
- Board and senior leadership briefed and preparing for launch

Note:

- Partners highlighted the “Made in Rexdale” collaborative model as a unique strength,
- emphasizing longstanding agencies transitioning into supportive housing operations together.

Access to Housing Information

- Residents and councillor’s office have begun receiving inquiries
- Agreed next steps:
 - Post a general housing access blurb on the Wardlaw project website
 - City website to link to broad access to housing information
 - Referral process details to be shared once finalized closer to opening

2026 CLC Work Plan

Discussed the need for additional meetings heading into the November opening.

June 18, 2026 – meeting date confirmed

Fall 2026 (Sept/Oct) – preopening meeting

Potential focus areas:

June meeting: deeper dive into operational readiness and a presentation from the housing operators.

Fall meeting: startup planning, community welcome, possible tour

Additional Ideas:

- CLC-only building tour once occupancy permit is received
- Potential community welcome event closer to opening

Election Year Considerations:

- Municipal election year noted
- City staff confirmed:
 - CLC activities may continue
 - Registered candidates may attend as observers
 - City and CLC will remain nonpartisan in all engagements

Review/ Approval of Notes from Previous Meeting

- Meeting notes from the previous meeting were reviewed and approved by the committee and will be posted on the City website.

Wrap up

- Public Progress thanked everyone for their time and working alongside CLC members.
- The next meeting is set for June 18, 2026

The meeting concluded at 7:45pm

A summary of this meeting has been prepared by the facilitator team and will be posted on the City's website, toronto.ca/7-9Wardlaw, once CLC members have reviewed it.