



9 Wardlaw Crescent – Wardlaw Residence Community Liaison Committee June 2026 Updates

Construction Update:

Construction continues to progress well, with several major milestones recently completed. The roofing assembly is now substantially complete, civil works for the Bell communication service have been completed, and the rooftop generator has been successfully hoisted into place. Within the building, all concrete topping work has been completed, both stair assemblies have been installed, and ductwork installation within the Level 4 demising wall assemblies is complete. On Level 2, all demising walls, interior walls, and ceilings have been boarded and are currently being taped, while rough-ins for the ground-floor suites have been completed. Construction of the building shaft walls, including associated ductwork and conduit installations, is also well advanced.

Ongoing work continues to focus on advancing the building envelope and completing the residential suites. Siding activities are progressing on all elevations and will continue over the next two months, with priority being given to the south and west elevations. On Level 3, wall and ceiling rough ins are nearing completion, and boarding activities are underway, while framing of interior walls and ceilings continues on Level 4. Finishing activities throughout the building, including priming and painting, flooring installation, millwork, vanities, and plumbing fixtures, will follow completion of the taping process.

Looking ahead, Green Roof installation is scheduled to commence in the coming weeks, followed by the installation of siding panels on the building exterior. Bell will complete the communication cable installation, and Enbridge is expected to install the new gas service later this summer. Construction of the stormwater retention tank is anticipated to begin before the end of the month, with landscaping activities scheduled to commence before the end of July. The make-up air units (MUAs) and remaining rooftop mechanical equipment are expected to be hoisted into place by the end of this month, and elevator installation remains on track to begin during the same period.

Update from Housing Operators:

The Wardlaw Residence project remains on schedule with occupancy anticipated in mid-November. Operationally, work is underway to prepare budgets, staffing resources, policies, procedures and building operations in advance of opening.

YWS, Midaynta Community Services and Delta Family Resources Centre have been meeting over the past few months to finalize detailed operational and service plans for the Wardlaw Residence. When opened, the three local agencies will have staff on-site with YWS as the lead residence operator. YWS has also been meeting with City officials and the construction team to ensure that operational and service plans align with City requirements.

Over the next few months, the housing operators will continue to update the neighbourhood on its progress and look forward to welcoming new residents to the neighbourhood upon the completion of the project. If you have any questions, please do not hesitate to reach out to our YWS team at

wardlaw.helixproject@yws.on.ca