

The Team

Applicant

Toronto
Community
Housing



Consultants



BOUSFIELDS INC.

KPMB ARCHITECTS



PFS STUDIO



BA Group

Lithos

PURPOSE

Swansea Mews
Revitalization

Contact us, we would love to hear from you!



swansea.mews@torontohousing.ca

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Context

Legend

- Trails
- Public Community/ Recreation Centre
- Public School
- Point of Interest
- Public Beach
- Nature Point of Interest
- Active Recreation



Swansea Mews

Swansea Mews Revitalization

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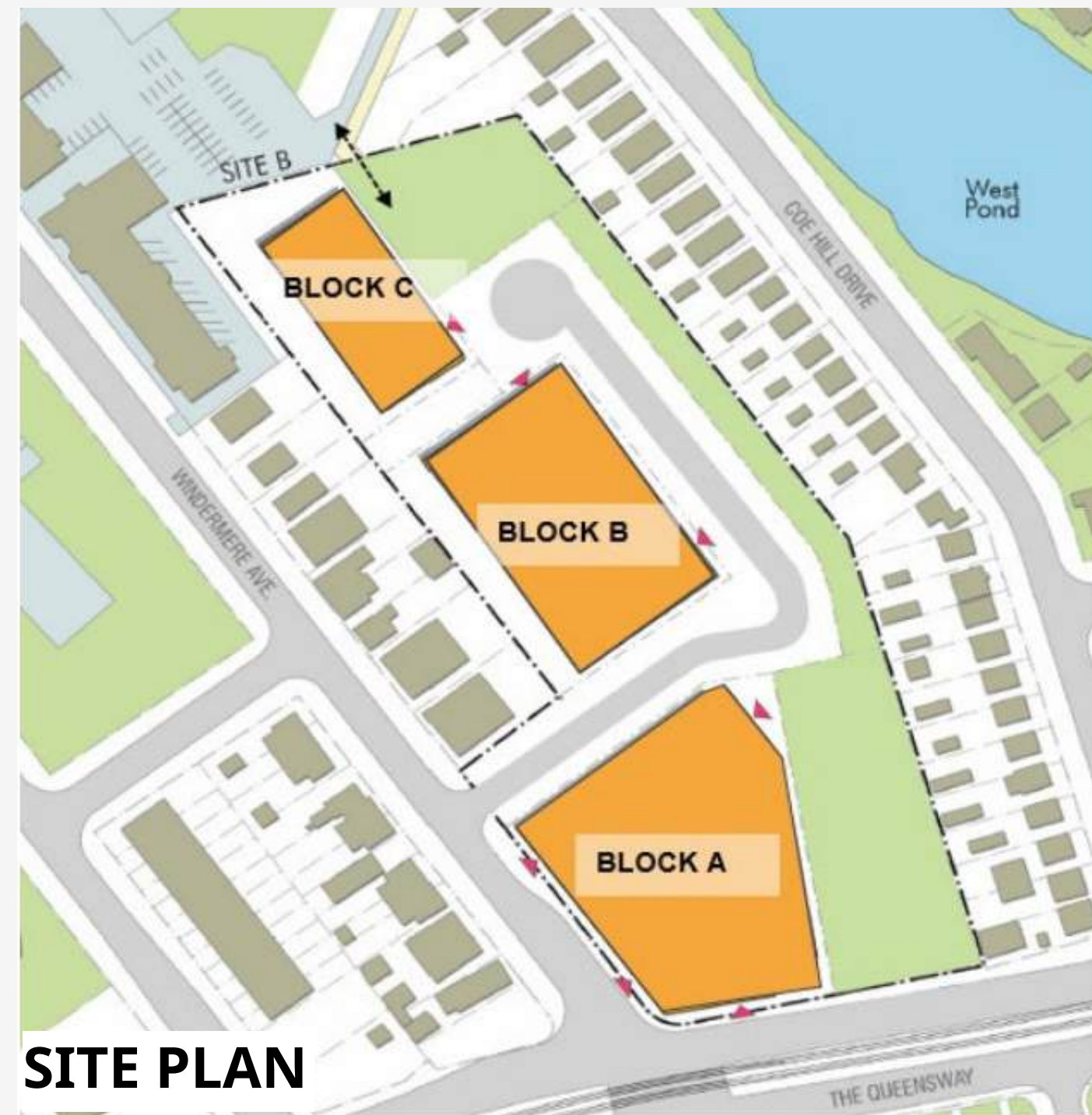
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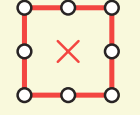
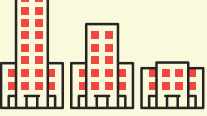





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Planning Background Information

Initial Development Proposal As Approved by Council (2025)










-  **Gross Site Area:** 21,208 m²
-  **Number of Buildings:** 3
-  **TCHC Replacement Units:** 154
-  **New Net Units:** 550~700 (estimate)
-  **Total Units:** 704 ~854 (estimate)
-  **Parking:** 100 cars (estimate)
-  **Commercial / Community / Amenity Space:** 1,400 sq. m.

City of Toronto Official Plan Land Use Map



Legend

-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  General Employment Areas
-  Core Employment Areas
-  Utility Corridors
-  Natural Areas
-  Parks

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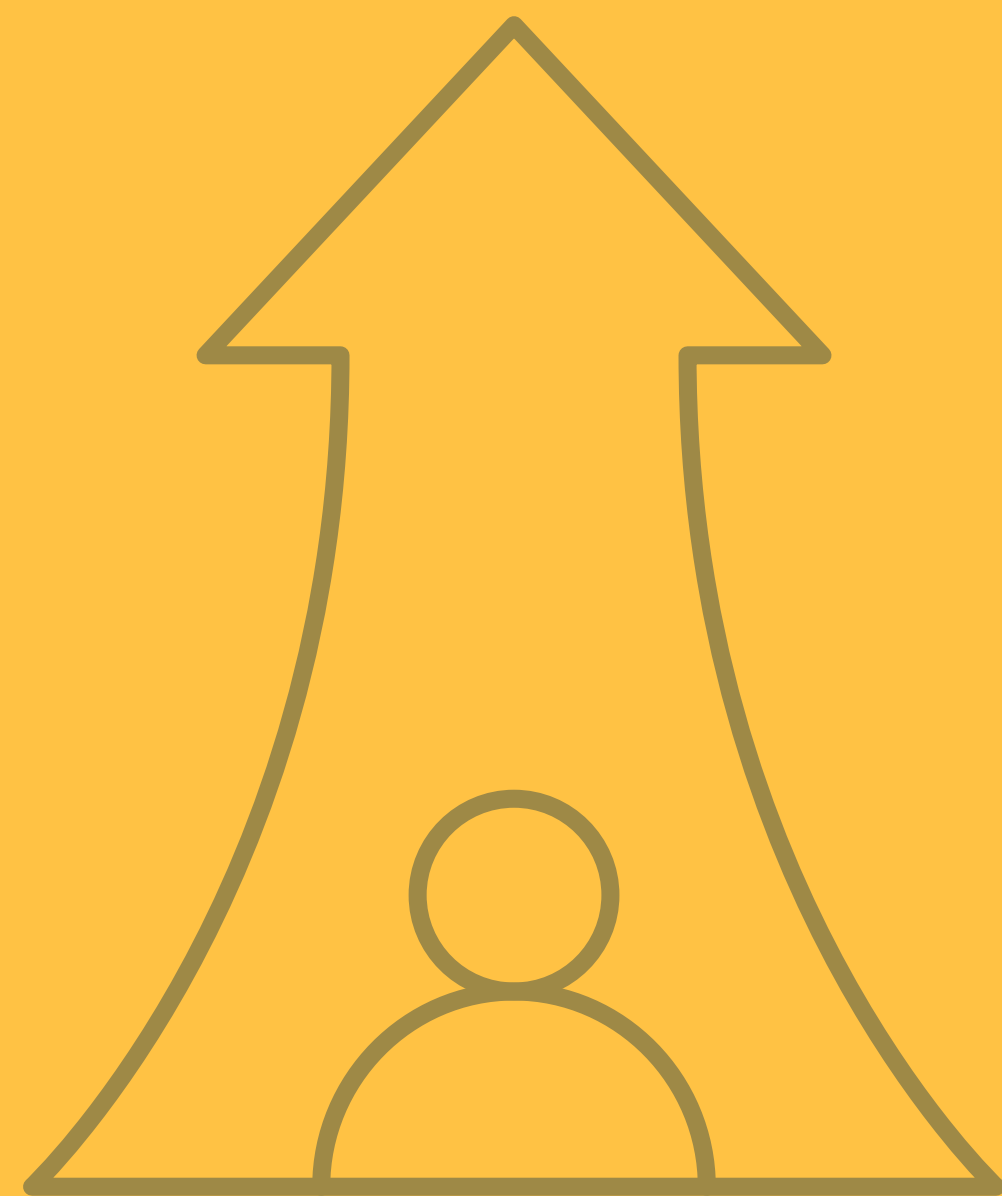
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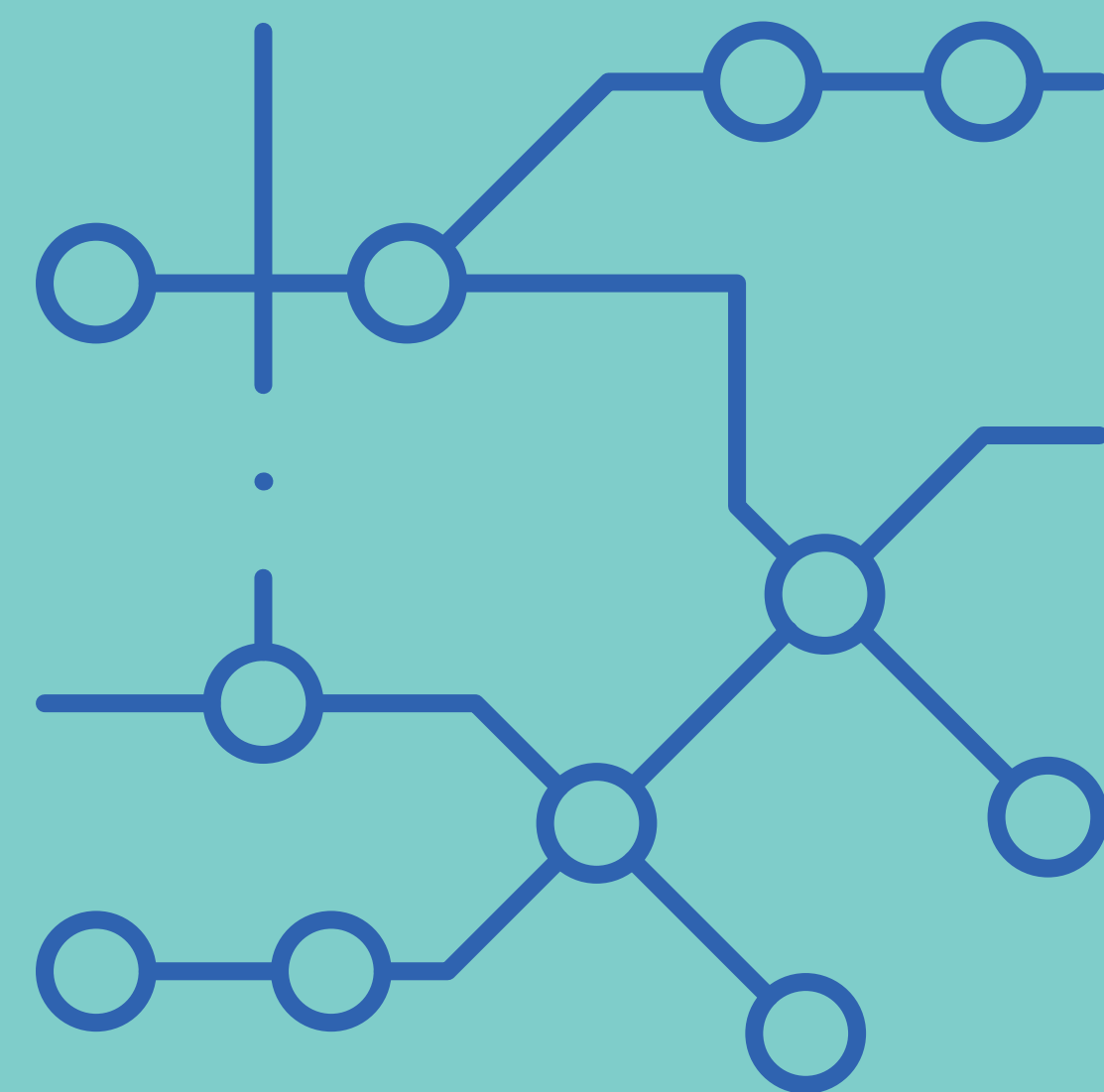
The Vision

The vision for the revitalization of Swansea Mews is grounded in the concept of community building through the directives of growth, connection, identity and sustainability.

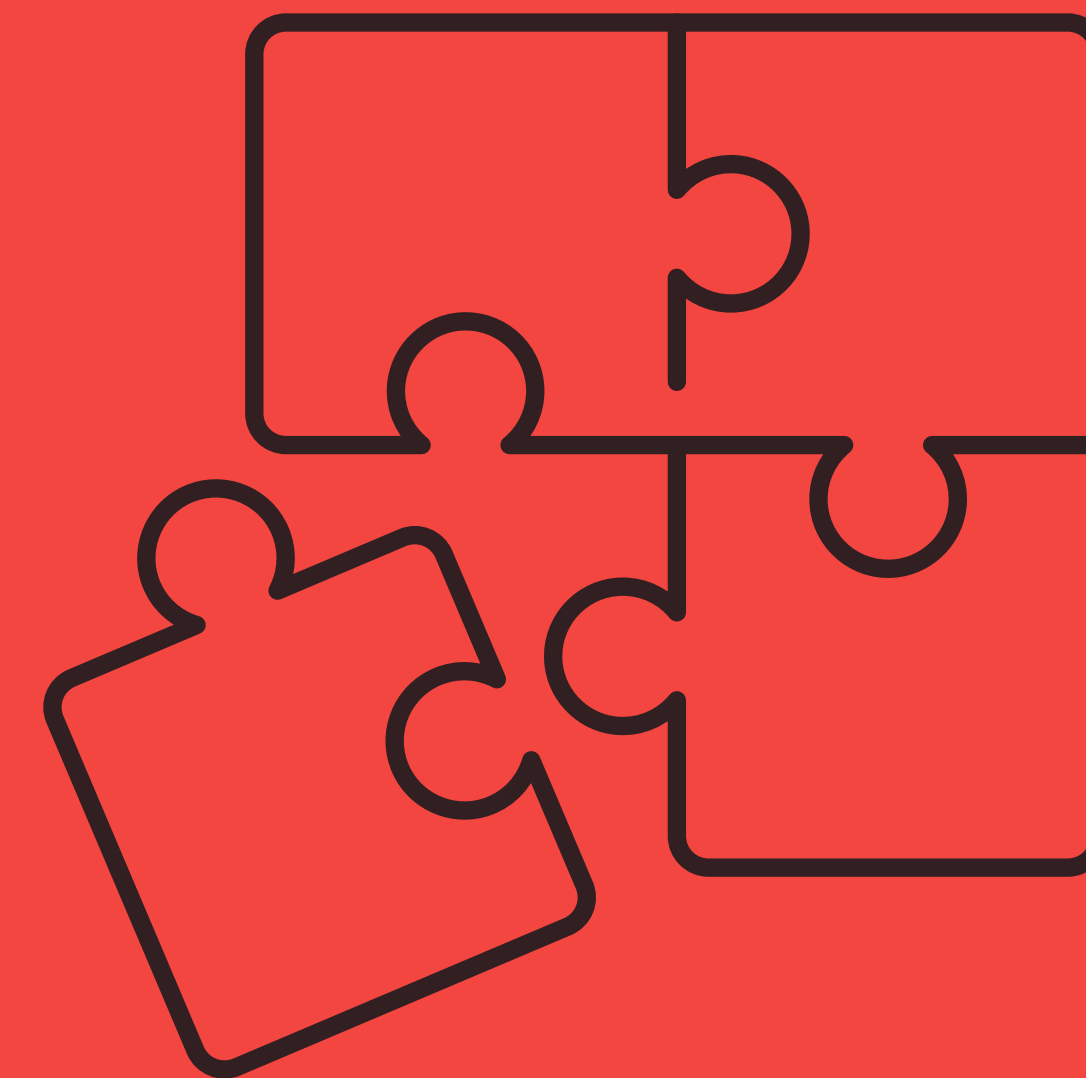
growth



connection



identity



sustainability



Swansea Mews
Revitalization

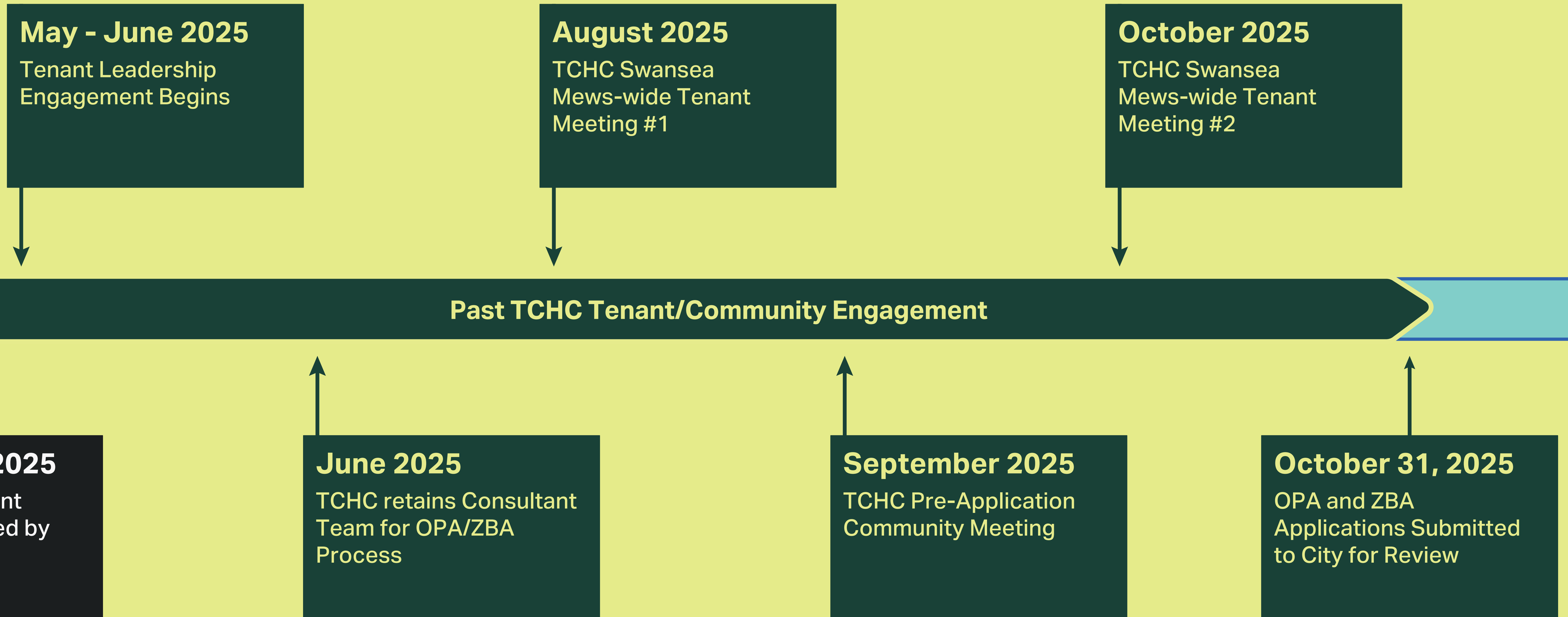
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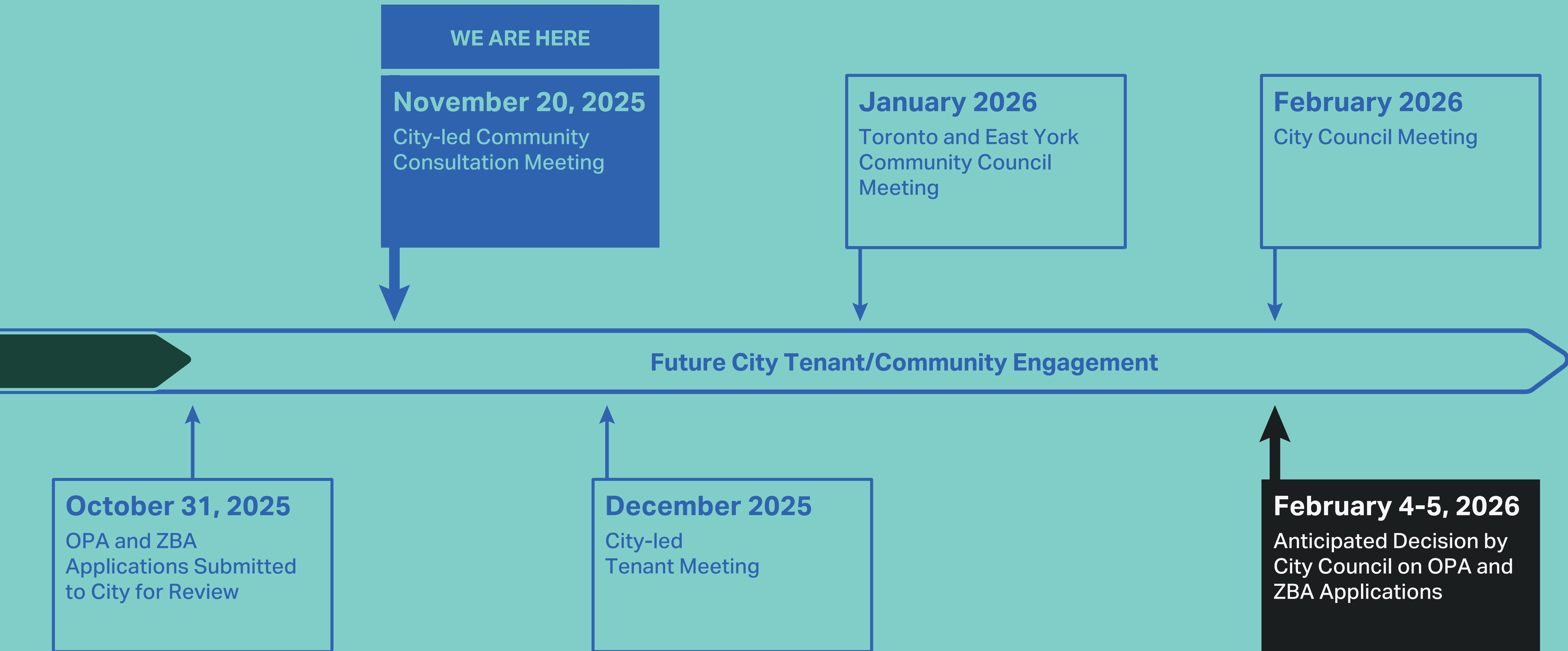
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What has happened so far



Planning Process





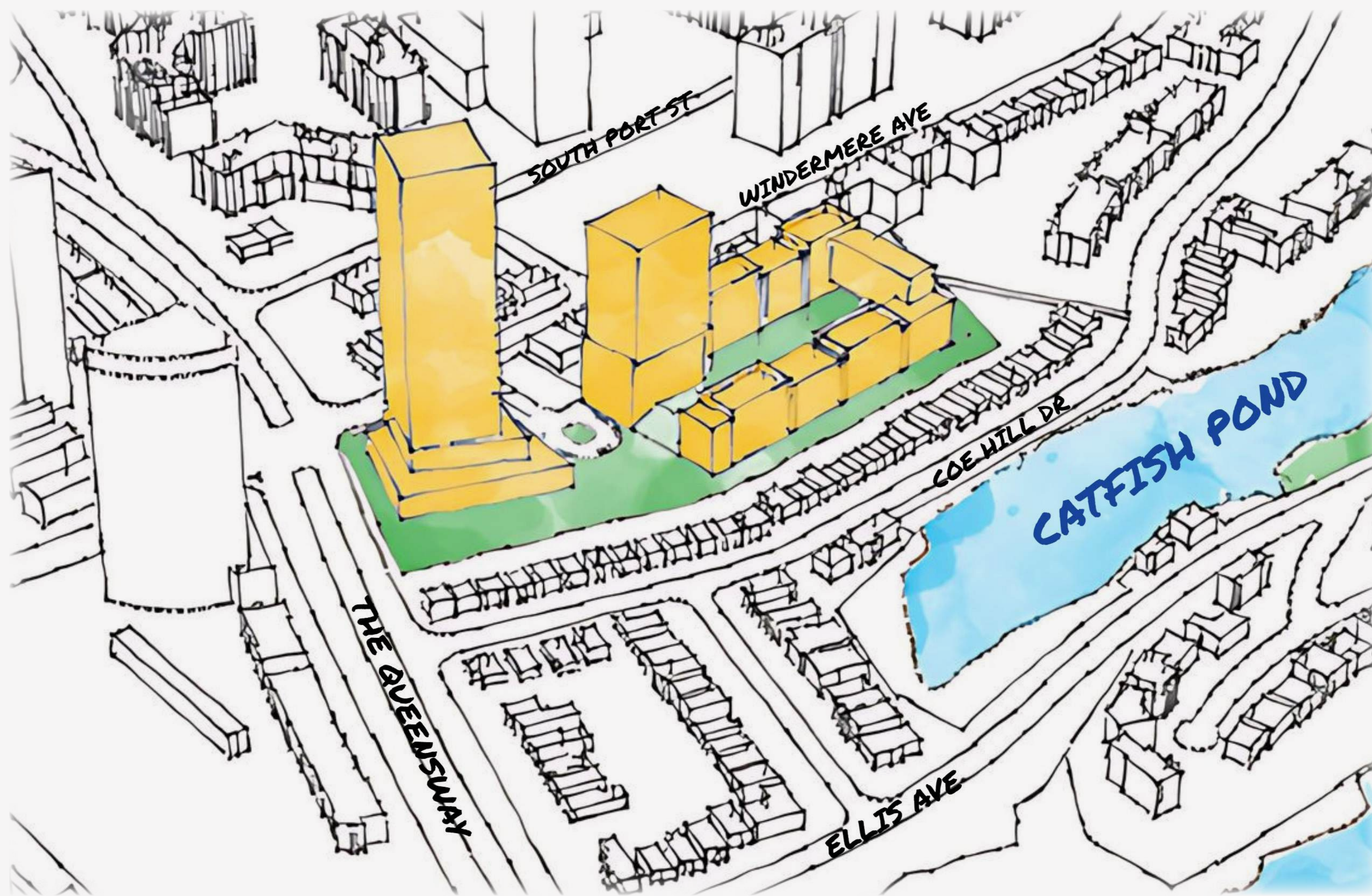
Official Plan Amendment & Zoning By-law Amendment Application

Today we are talking about

- What **kinds of uses** are allowed on the land
- Where the **buildings** will go
- What **type** and **how big** the buildings will be
- Where the **public spaces** will be
- The **other uses** (community space, etc.) that need to be mixed in and where they should go
- Where and how the **vehicles and pedestrians** will move through the property
- How **sustainable design** and best practices will be incorporated

The Proposal

View Looking Northwest



Preliminary plans, subject to change



Total Units: 649

1-Bedroom Unit: 233 (36%)

2-Bedroom Unit: 188 (29%)

3-Bedroom Unit: 163 (25%)

4-Bedroom Unit: 52 (8%)

5-Bedroom Unit: 13 (2%)



New Units (Mix of Affordable & Market Units): 495



Rental Replacement Units: 154



Parking: 121 cars



Commercial / Community Spaces (Indoor): 1,205 m²



Amenity Space Indoor: 1,397 m²

Amenity Space Outdoor: 5,056 m²

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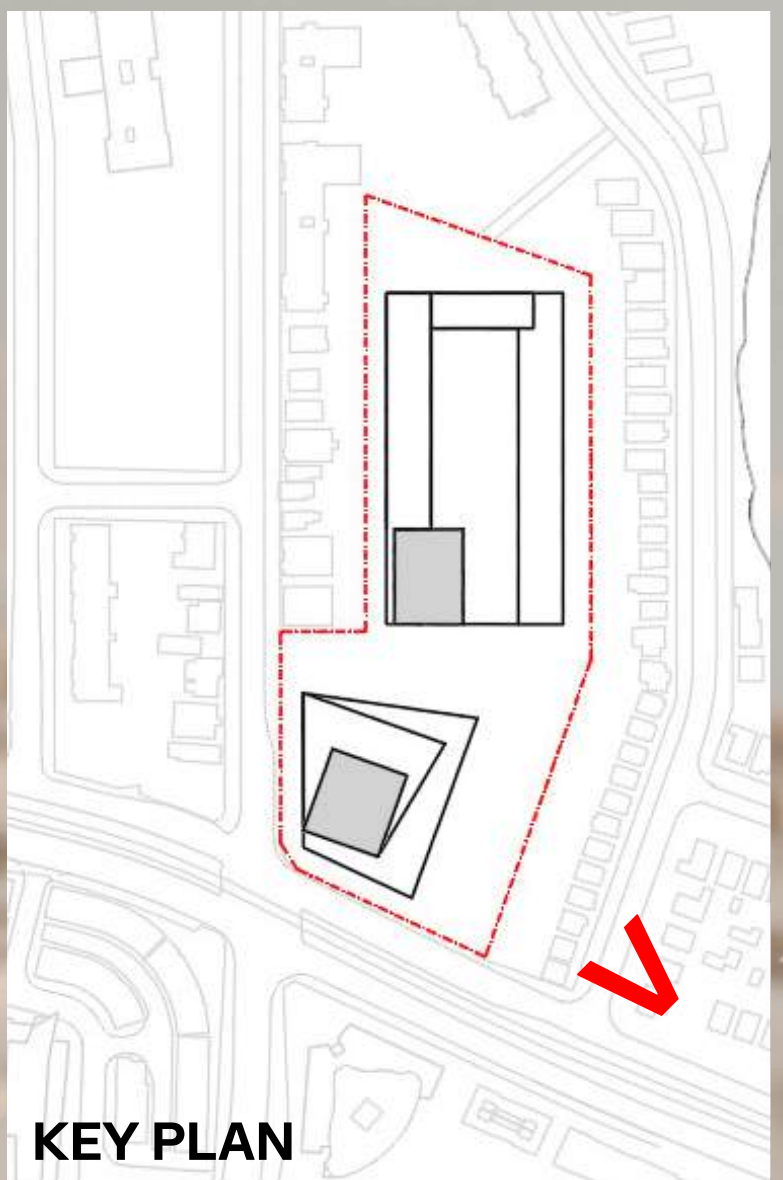
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The Proposal

Perspective Looking
Northwest



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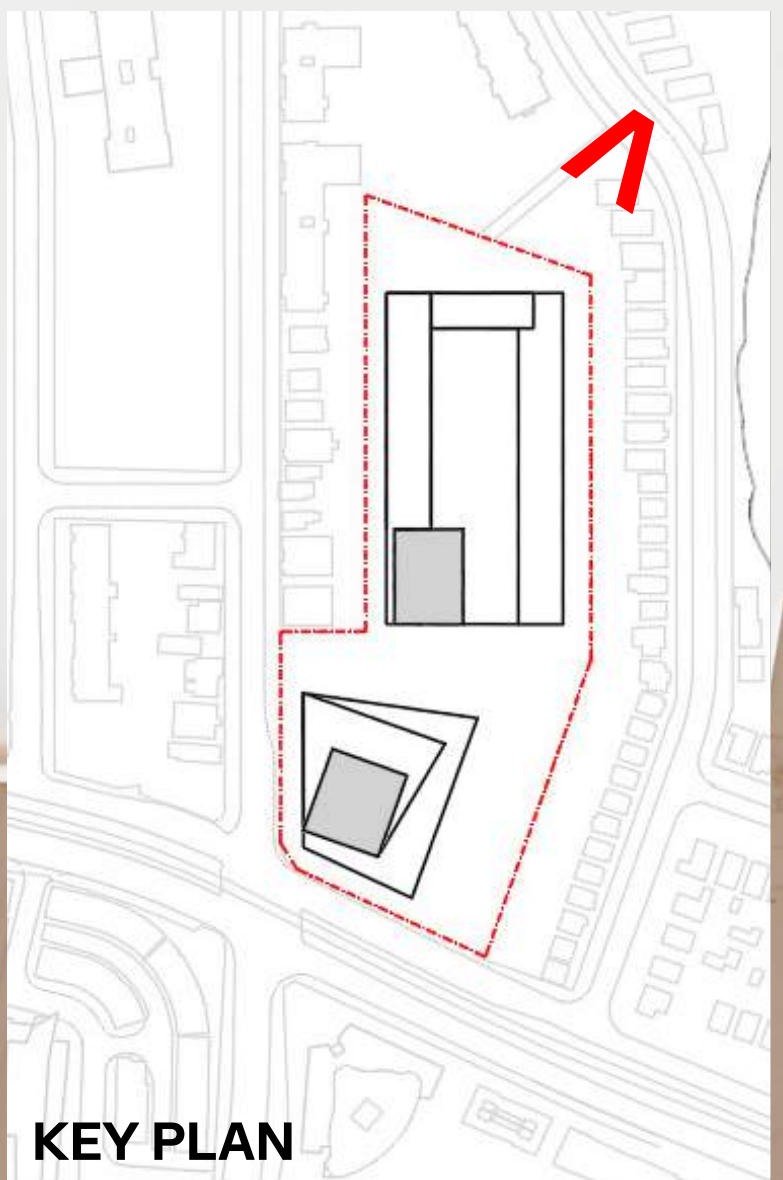
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The Proposal

Perspective Looking Southwest



THE QUEENSWAY

COE HILL DR

WINDERMERE AVE

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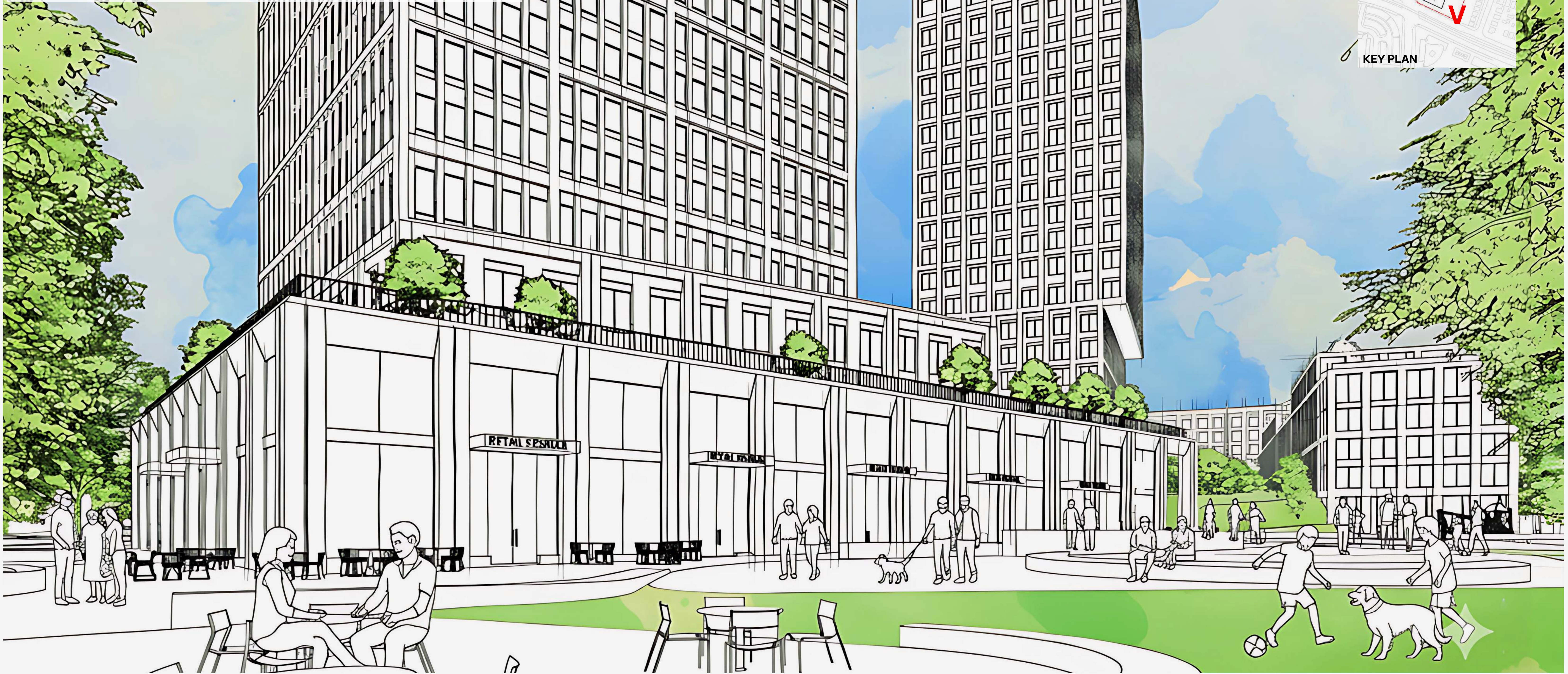
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The Proposal

View from The Queensway



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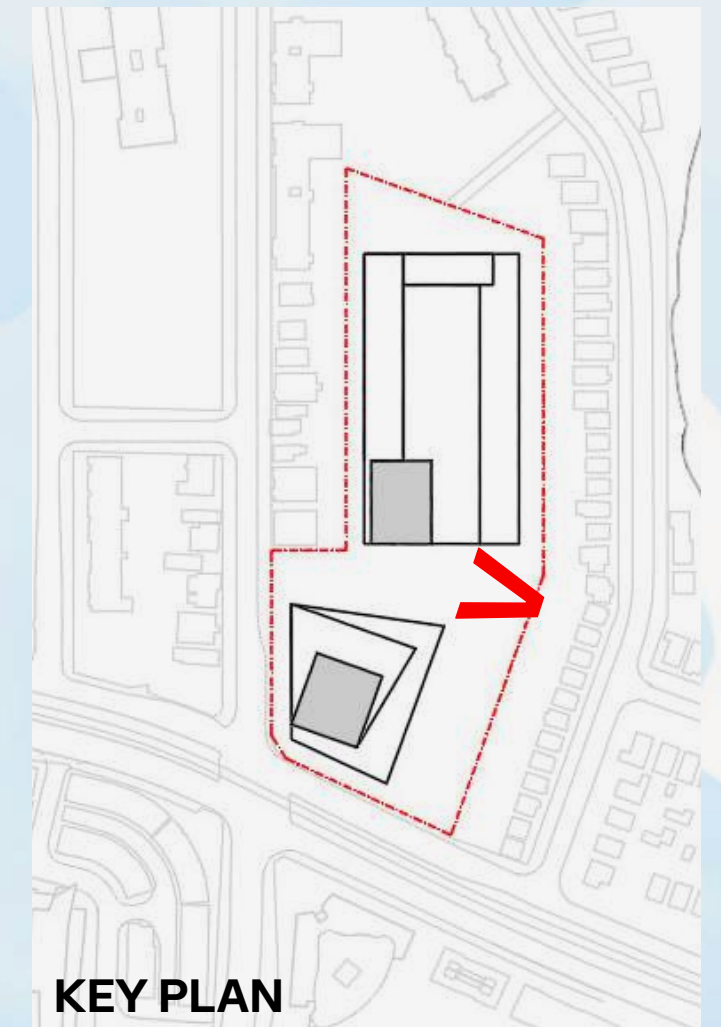
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The Proposal

Open Space at
Southeast Corner



KEY PLAN



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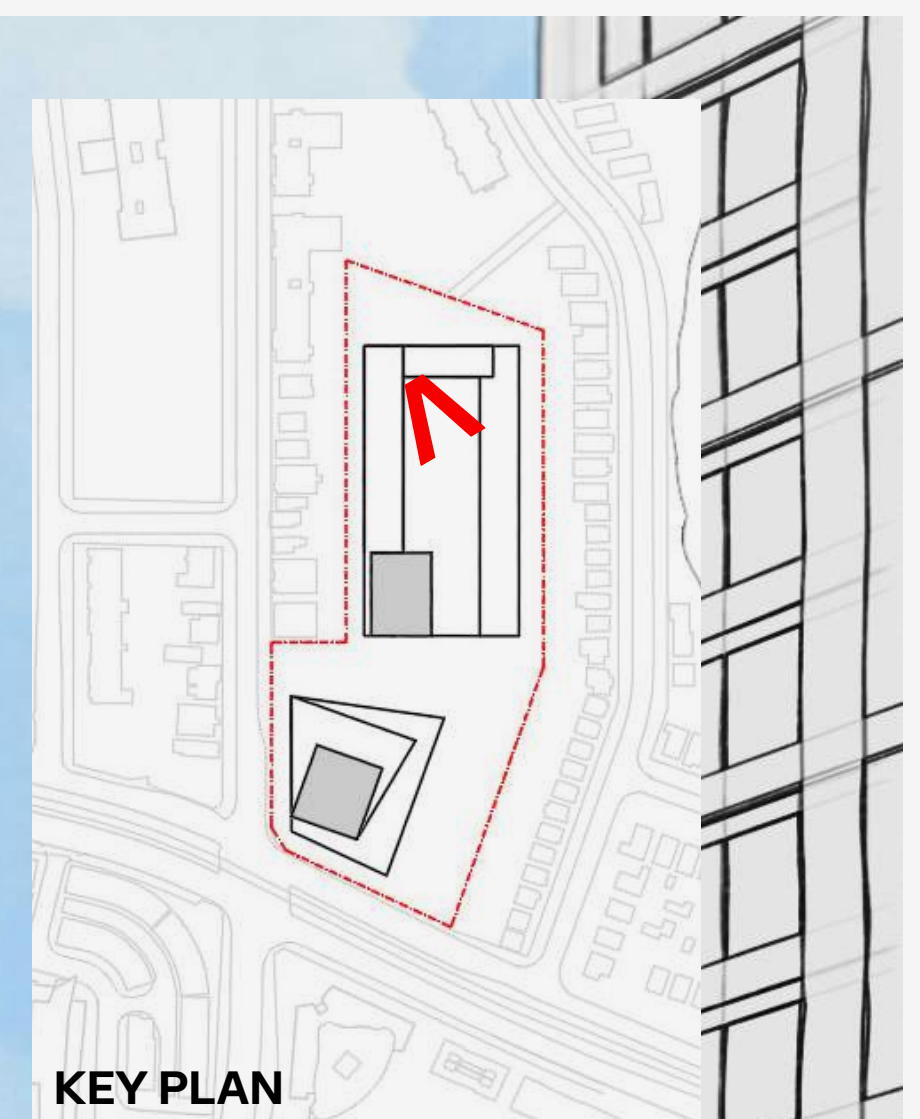
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The Proposal

View from Raised Courtyard



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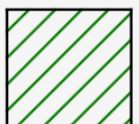
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Outdoor Spaces

- 1 North Amenity
- 2 Elevated Courtyard
- 3 Pick-up Drop Off Area
- 4 Privately-Owned Publicly Accessible Open Space (POPS)
-  Pedestrian Pathways & Connections
-  Outdoor Amenity Areas



Preliminary plans, subject to change.

Note: The design/programming of these spaces is to be the subject of future engagement.

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