

Friends,

On Thursday, February 26th, the Planning and Housing Committee will consider the [Official Plan and Zoning-Bylaw Amendment application](#) for redevelopment of the Swansea Mews site at [21 Windermere Ave.](#)

Swansea Mews is being built under the Toronto Builds Policy Framework which establishes a consistent approach to guide the redevelopment of land owned by the City, its agencies and corporations to build new affordable rental homes. The City's financial incentives include exemptions from development charges, building permit fees, and parkland dedication.

On November 20, 2025, an in-person community consultation meeting took place at [Swansea](#) Junior and Senior Public School. A virtual pre-application community meeting was also held on September 22, 2025. In addition, a number of separate consultation meetings were held by TCHC with the former tenants of Swansea Mews throughout 2025. Meetings were also held by staff and TCHC in November 2025 and in January 2026 with members of community associations regarding servicing and built form.

The resulting [staff report](#) recommends approval of the Toronto Builds application to amend the Official Plan and Zoning By-law to permit two mixed use buildings of 35 and 20 storeys with 649 residential units, including 154 rent-g geared-to-income rental replacement units. The development incorporates retail and community uses at grade, publicly-accessible spaces, indoor and outdoor amenity space, and shared pick-up and drop-off facilities.

The [report](#) makes note of key issues raised by the community during the consultation process and outlines staff's recommendations for addressing concerns.

[The Rental Housing Demolition application](#) and replacement of units item will also be considered during the same committee meeting. This report recommends that City Council approve a Rental Housing Demolition application which proposes to demolish 154 social housing units located at [1-154 Swansea Mews](#).

The 154 social housing units are proposed to be replaced as part of the new development on the site. The proposal includes a Tenant Relocation and Assistance Implementation Plan (TRAIP) that addresses the right of existing tenants to return to replacement social housing units at similar rents, and provides moving assistance, including moving services and other support to assist with moving into a new replacement unit.

You can register to speak or provide written comment through phc@toronto.ca .

As this process progresses, we are one step closer to welcoming the Swansea mews tenants back to the neighbourhood and building much-needed social, affordable and better-quality housing. I want to thank everyone who has been involved in this process. The time and energy you've dedicated helps ensure that this revitalization project makes the community more vibrant, sustainable and inclusive.

Sincerely,
Gord Perks