

Friends,

On Monday, September 22nd, Toronto Community Housing (TCHC) hosted a Pre-Application Online Community Meeting for the Swansea Mews Revitalization project. I was pleased to join former residents and neighbours of Swansea Mews to envision the future of this site together.

As you may recall, there was an unfortunate incident in May of 2022 where the underside of a structural concrete panel detached and fell in a bedroom of a townhome unit in Block H of the Swansea Mews community, injuring a resident. Since then, the Chief Building Officer deemed the site uninhabitable, and all tenants were relocated to appropriate accommodations.

TCHC in collaboration with City staff created an Initial Development Proposal (IDP) which considered the general site layout and the guiding principles for future development on the site. The IDP Report was brought to the TCHC Board, and then the Planning and Housing Committee, before being approved by City Council in April 2025.

TCHC has now launched the community engagement process which is essential to the redevelopment plan for Swansea Mews to ensure it reflects the community's needs and supports an Official Plan Amendment and rezoning application.

The current proposal includes 2 buildings, a 35-storey building and a 20-storey building stepping down to 8 then 5 storeys. The proposal envisions building 154 replacement units and 519 new units for a total of 673 units at the site. Approximately 140 parking spots along with commercial, community and new amenity spaces are part of the proposed plan.

TCHC's revitalization of the Swansea Mews community aligns with the City of Toronto's Urgently Building More Homes mandate and our goal of delivering high-quality, well-maintained homes in vibrant, safe, and inclusive communities. Rebuilding Swansea Mews and adding new housing with a range of affordability levels for all Torontonians responds directly to the city's rapid growth and the ongoing housing crisis.

I want to thank everyone who participated in this week's pre-application meeting, and I encourage you to continue being engaged in this process. A short survey will be available on the project website until October 1st and the project team can be reached with questions or comments at [Swansea.mews@torontohousing.ca](mailto:Swansea.mews@torontohousing.ca).

Future engagement opportunities will include a City-led Community Consultation Meeting hosted once an application is submitted by TCHC and the development team.

Swansea Mews is an integral part of the neighbourhood, and this revitalization project is committed to co-creating a place where all former residents can return to living in the community and live well.

Sincerely, Gord Perks

Friends,

On Thursday, November 20, the City's Development Review division hosted a drop-in community consultation meeting at the Swansea Junior and Senior Public School. The meeting was an opportunity for the community to view information panels, provide comments, ask questions, and speak with the project team about the development.

The meeting was attended by both community members and former Swansea Mews tenants who spoke passionately on the project and the impacts to the neighbourhood.

Thank you to everyone who took time out of their busy day to bring their energy and thoughtfulness to the project.

To those who did not have an opportunity to review the panels or would like to view them again, they are available on the City's website. Your comments on the proposal can be shared with our office, TCHC at [Swansea.mews@torontohousing.ca](mailto:Swansea.mews@torontohousing.ca) and the City's Planning division at [dominik.matusik@toronto.ca](mailto:dominik.matusik@toronto.ca).

The proposal includes two buildings: a 35-storey building and a 20-storey building stepping down to eight then five storeys. The proposal envisions two buildings delivering 154 replacement units and 495 new units for a total of 649 units at the site. Approximately 140 parking spots along with commercial, community and new amenity spaces are part of the proposed plan.

The units will have a range of affordability from rent-geared-to-income to market rent to build a strong and resilient community. We are also building up rather than sprawling out to accommodate the City's growing population. There will be over 2,500 square metres of indoor amenity, commercial and community space as well as over 5,000 square metres of outdoor amenities for both Swansea Mews residents and the larger community to ensure our neighbourhoods are permeable and inclusive.

All documents related to the submission are publicly available on the City's website.

TCHC has worked hard to prioritize Swansea Mews tenants and foster strong tenant leadership and community engagement. Along with two all-tenants meetings, Swansea Mews Tenant Leaders have held 11 meetings to shape the direction of this project.

As part of the community engagement process, TCHC hosted a pre-application virtual meeting in September with over 80 attendees, they have mailed out multiple updates on the project, conducted a community feedback survey and kept an open communication channel to answer any project questions.

To further ensure community members are well informed about the project, TCHC is preparing a Frequently Asked Questions (FAQ) document for community distribution. Please stay tuned for next week's e-newsletter for answers to questions you may have on the project.

Sincerely, Gord Perks

**February 19, 2026**

***Swansea Mews Revitalization Update***

Friends,

On Thursday, February 26th, the Planning and Housing Committee will consider the Official Plan and Zoning By-law 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-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](mailto: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

**February 26, 2026**

***Planning & Housing Committee Recap***

Friends,

We had several items pertaining to our ward considered at Planning & Housing Committee today. This includes items on the Swansea Mews revitalization (PH28.2 and PH28.3), vision and principles for future development proposals in South Parkdale (PH28.8), and recognizing the cultural heritage value of 40 Wabash site, which is part of an adaptive re-use project to develop a new community centre (PH28.10).

The Toronto Builds development application for Swansea Mews is proposing two mixed use buildings of 35 and 20 storeys with 649 residential units, including 154 rent-geared-to-income rental replacement units. The proposed development also incorporates retail and community uses at grade, publicly-accessible spaces, and indoor and outdoor amenity space. Concurrently with an Official Plan and Zoning By-law Amendment application for the development, staff have also advanced a Rental Housing Demolition application to demolish the existing units at this site, with a Tenant Relocation and Assistance Implementation Plan that addresses the right of former tenants to return to replacement social housing units at similar rents.

The vision and principles for creating more housing in South Parkdale is the outcome of an engagement process between South Parkdale University Health Network Tenant Association (SPUHNTA), UHN, and the City to inform future development on UHN-owned lands. The shared vision and guiding principles reflect a strong commitment among partners to create a range of new supportive and affordable homes that advance the Social Medicine Initiative, while also building on a strong foundation of community collaboration and care that has characterized SPUHNTA and residents of the lands for decades.

The City-owned property at 40 Wabash Avenue contains a former linseed oil mill factory comprising several buildings constructed in phases from 1910 into the 1940s. The City is planning a new community recreation centre at the southeast corner of Sorauren Avenue Park, adaptively reusing this property. Staff anticipate tender award and construction start up in 2026.

Planning & Housing Committee adopted all three of these items and they will next be considered by City Council at the March 25–27 Council meeting.

I am grateful for the many Ward 4 residents that took the time to depute at today's committee and have participated in the respective community engagement processes that have informed these projects. Together, with your continued involvement, we can ensure these initiatives deliver new and much needed affordable housing, public realm, and community amenity space in our neighbourhoods.

Sincerely, Gord Perks