

SWANSEA MATTERS — ANALYTICAL MEMORANDUM
Density Precedent and Service Deficit Analysis | 21 Windermere Avenue | March 2026

I. The Density Precedent Argument Does Not Hold

At the February 26, 2026 Planning and Housing Committee, Councillor Perks — as Chair — asked City Planning staff whether they had reviewed densities “immediately to the south and to the west of the site” (🕒 2:38:16). Staff confirmed adjacent developments of similar height and density exist. The implied conclusion was that those approvals justify the proposed 35-storey tower at 21 Windermere. They do not.

Four private market towers stand in immediate proximity to the Queensway/Windermere intersection, all built by Cresford Developments:

Development	Height	Units	Completed	Community Conditions Required
15 Windermere Ave (Windermere by the Lake)	27 storeys	306	2007	None
103 The Queensway (NXT I)	29 storeys	464	2011	Daycare contribution (s.37, arm’s-length negotiation with private developer)
105 The Queensway (NXT II)	34 storeys	525	2013	None
34 Southport Street (Southport — ongoing; further ~30-storey tower in application)	27 & 30 storeys	625+	Ongoing	None
TOTAL — private market units at this intersection		~1,920+		No development required social housing replacement or community service provision

These four developments account for approximately 1,920+ units within walking distance of 21 Windermere. The planning conditions attached to those approvals — including a daycare contribution at NXT I — were negotiated at arm’s length with private developers who sought density permissions on land they owned. That is how the planning system is designed to work with commercial developers. The existence of those towers does not constitute a planning rationale for any subsequent application on a different site with different ownership, different obligations, and a different population.

The logical inversion in the comparison was not noted at the hearing: the presence of 1,920+ private market units already in this corridor is the strongest available argument for a cumulative service analysis before approving further density — not a justification for proceeding without one. A full-service grocery, a single constrained bus route, and a school already at capacity were in place before those towers were built. They remain the same infrastructure today.

II. The Cumulative Service Deficit

The four Cresford towers plus the proposed 649 units at 21 Windermere represent over 2,500 units at this single intersection. More than 1,200 additional units are planned for the Southport lands in the same immediate area. The service infrastructure serving this corridor has not grown commensurately with the density already approved, and no cumulative analysis has been presented to the community or to the Committee.

Three specific deficits are already on the record:

- **Transit.** Route 77 Runnymede is the only TTC route serving the area between High Park and the Humber River north of The Queensway. The transportation study filed with the application does not account for combined ridership pressure from the Swansea Mews application and the Southport lands together. Multiple former residents raised Route 77 in their deputations as already inadequate for existing demand.
- **School capacity.** Swansea Public School sits directly adjacent to the site with approximately 950 students enrolled. Standard planning estimates project 138–198 additional children from this development alone — a 15–21 per cent enrolment increase. No school board capacity review was conducted or disclosed.
- **Grocery access.** The Sobeys at 125 The Queensway — the only nearby full-service grocery anchor — is currently subject to an active Ontario Land Tribunal appeal on a proposed conversion to mixed-use. This was not disclosed to the Committee at the time of the vote.

Full servicing of the area — transit, schools, and grocery access — is a prerequisite of this development, not an afterthought to be addressed at site plan stage. Each of these deficits was present before the Swansea Mews application was filed. Each will be compounded by it.