

September 22, 2025

Swansea Mews Revitalization Pre-Application Online Community Meeting



swansea.mews@torontohousing.ca



bit.ly/swanseamews

Land Acknowledgement

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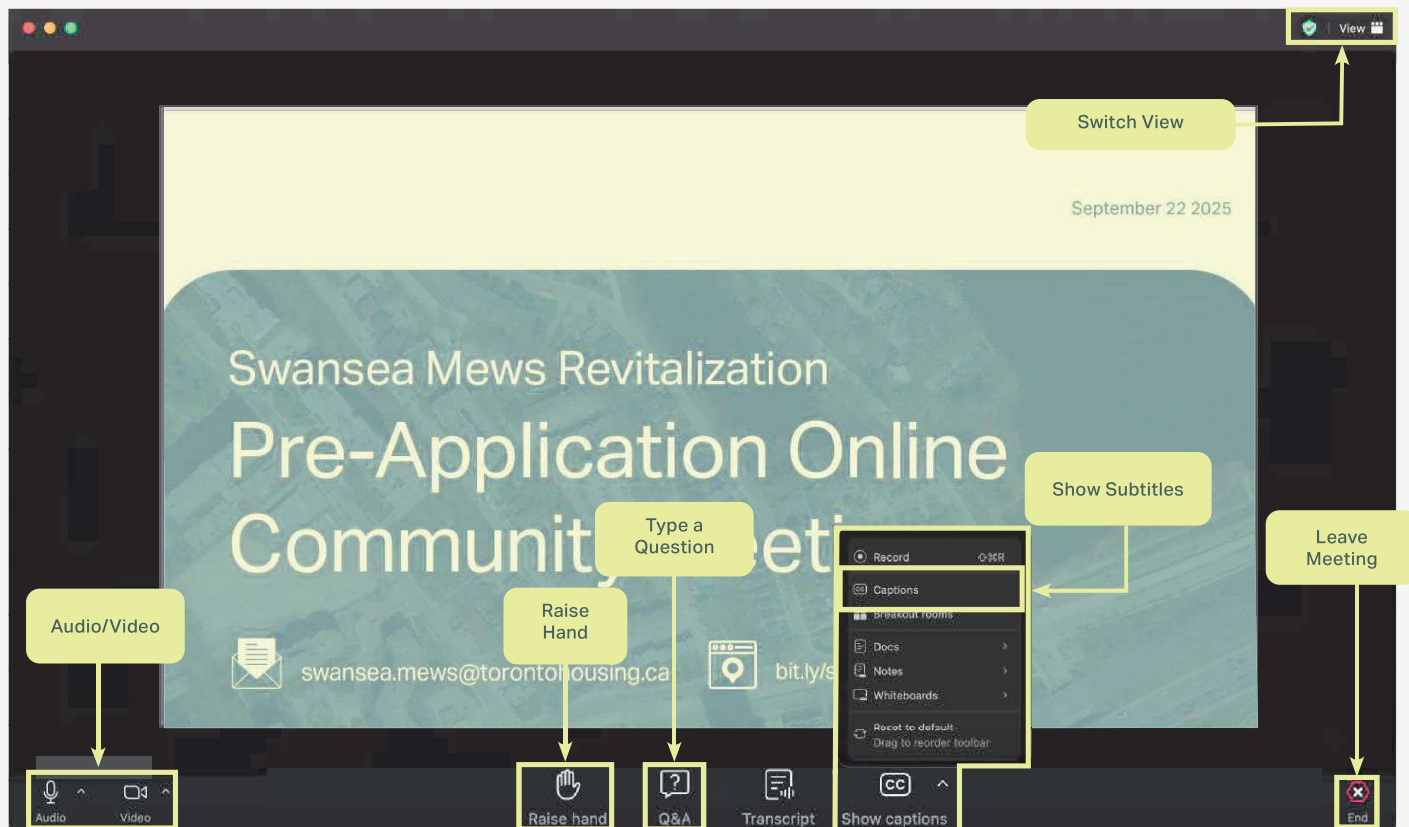
Background & Process

The Vision

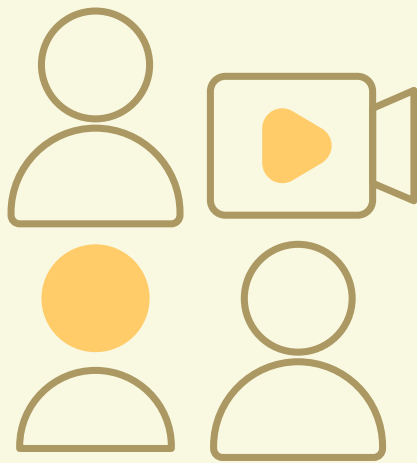
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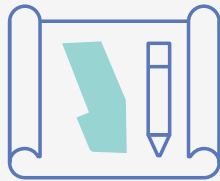


**Official Plan
Amendment
and Rezoning
Application**

~6-9 Months



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~12 Months



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Permits**

6+ Months



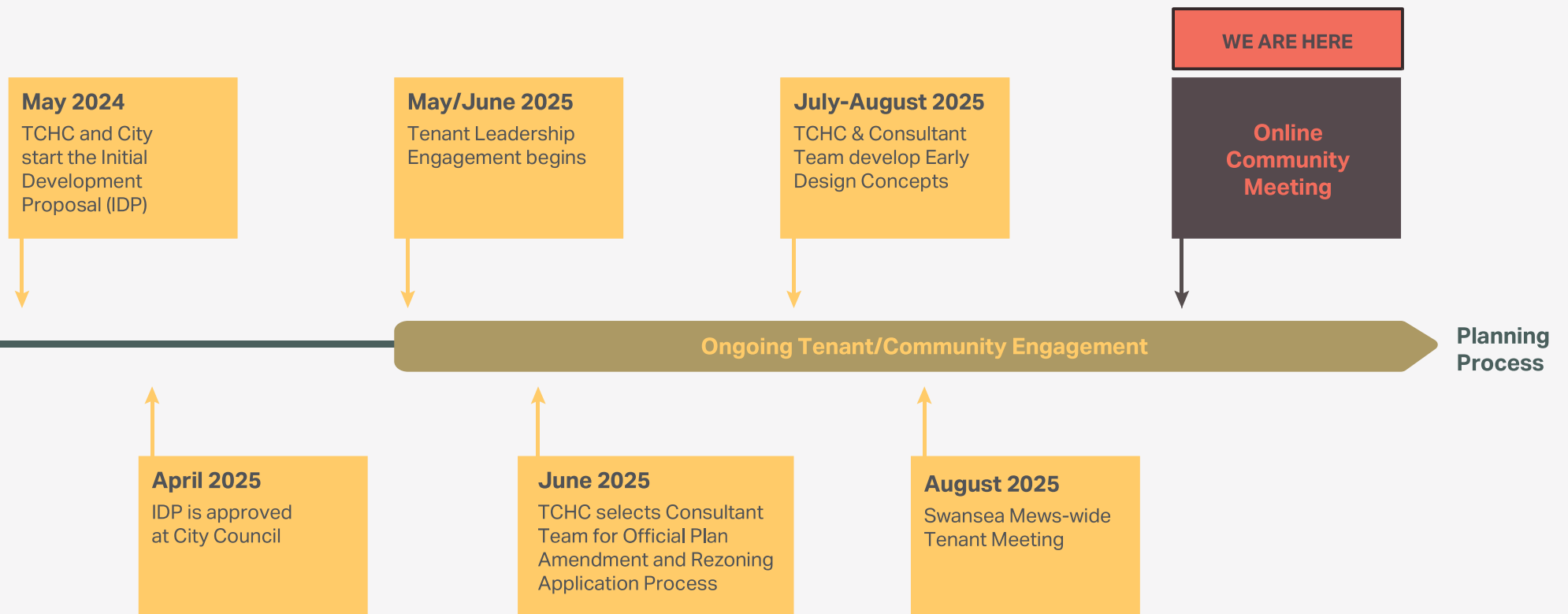
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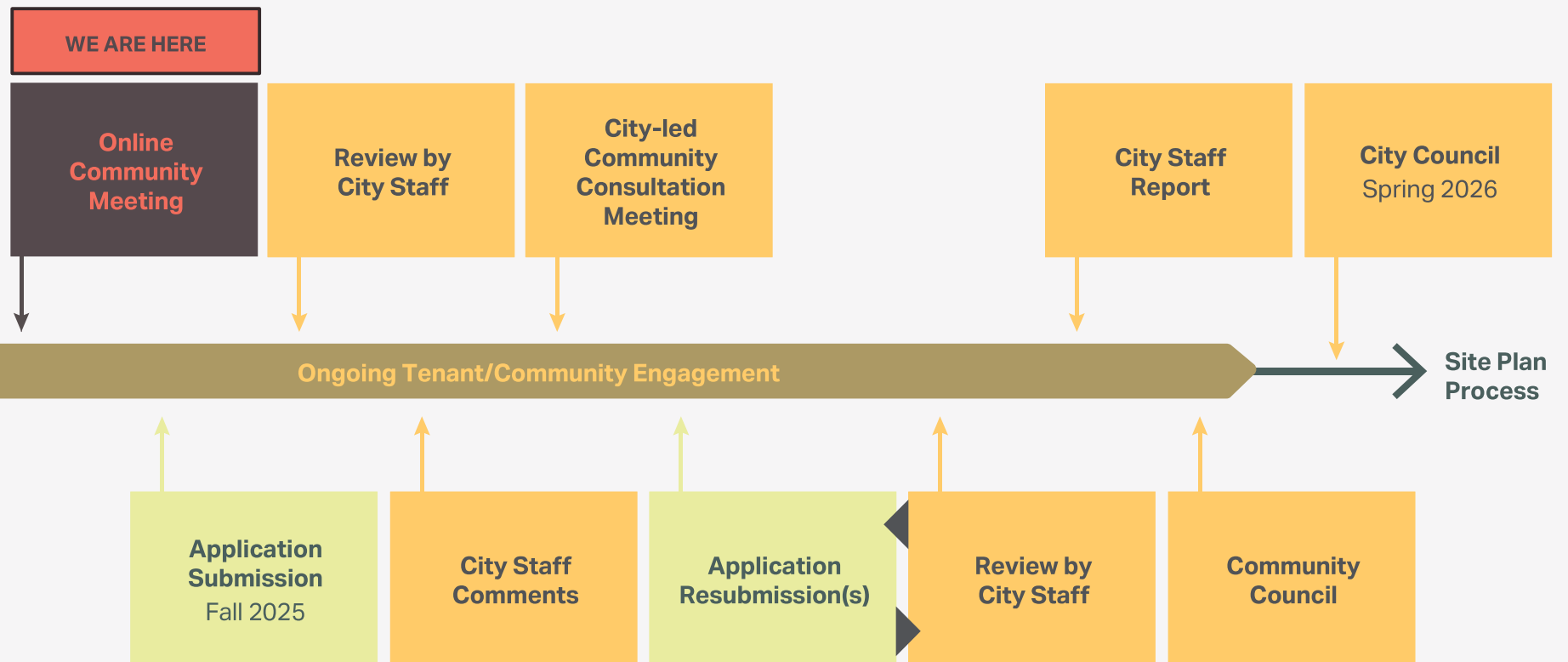
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1931



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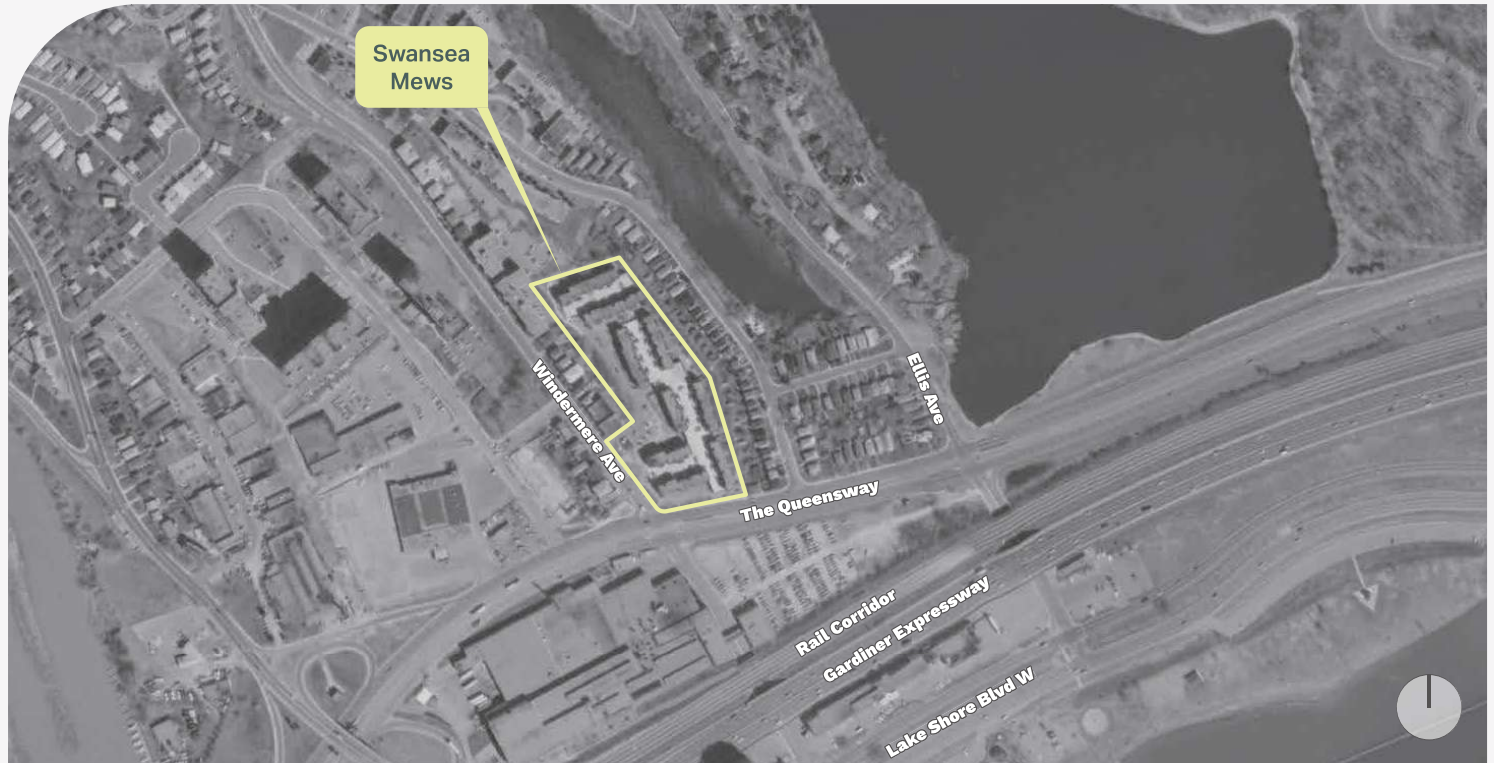
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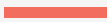



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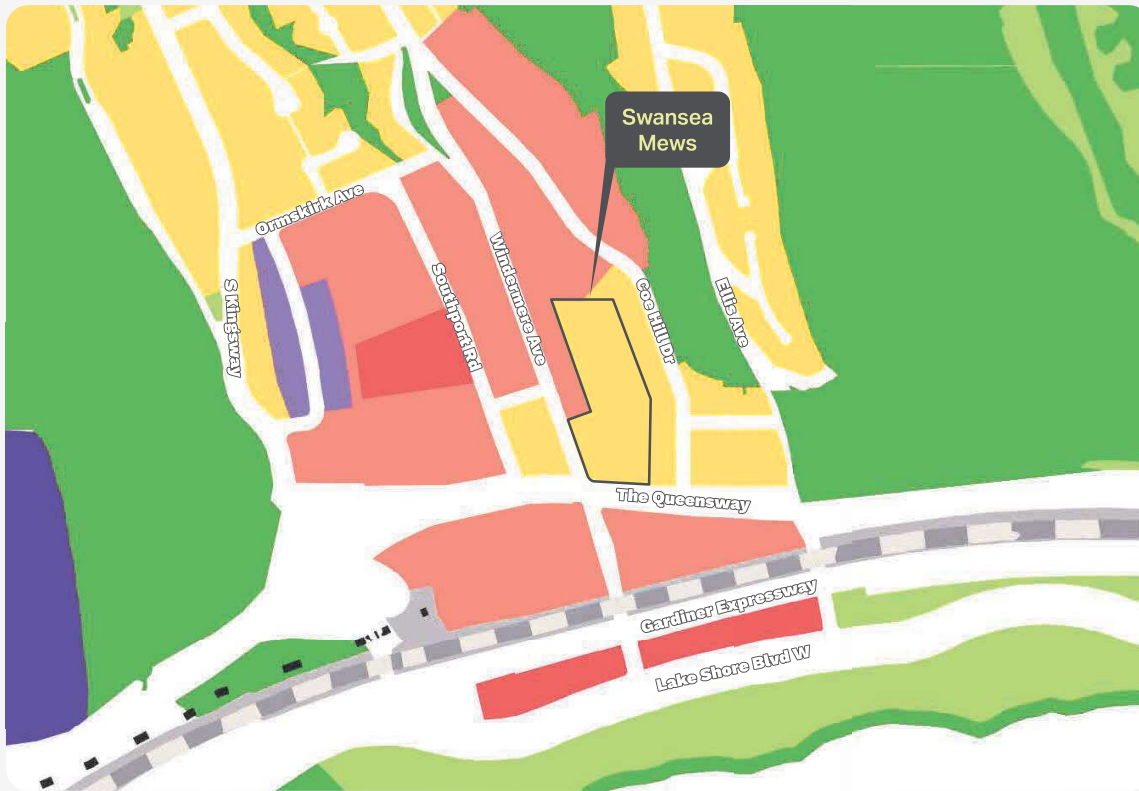
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Official Plan Land Use Map

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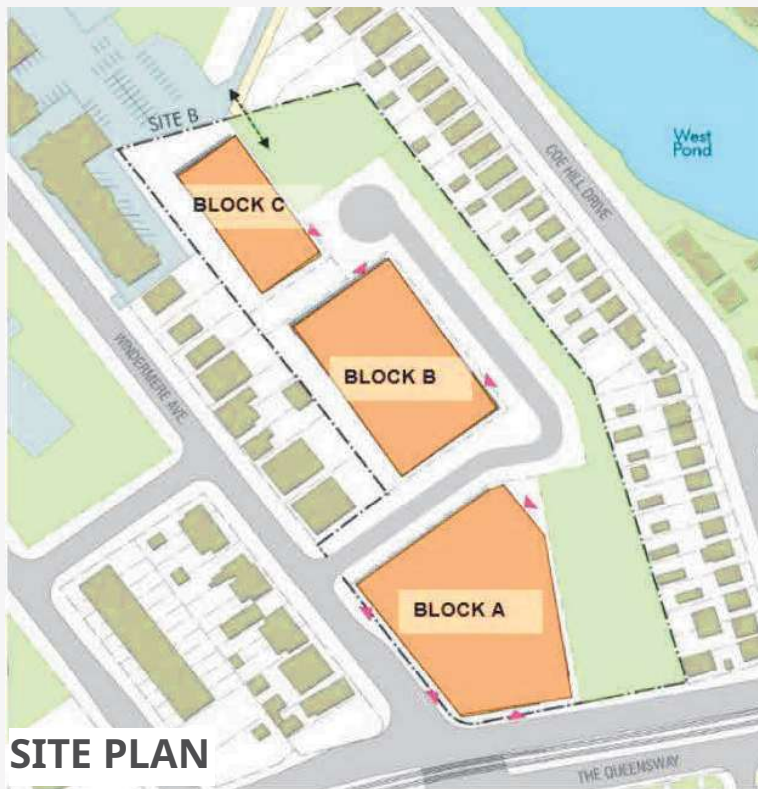
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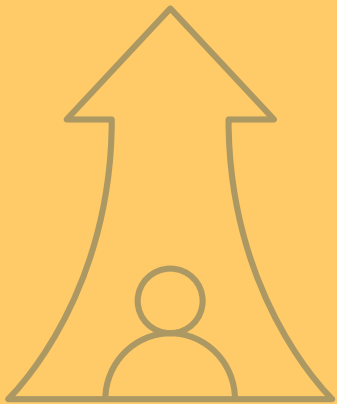
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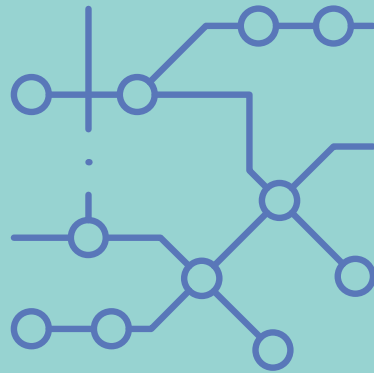
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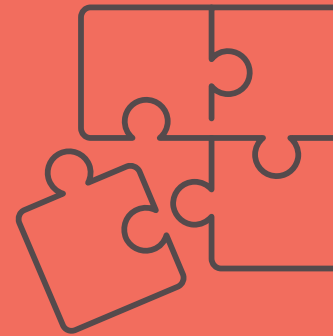
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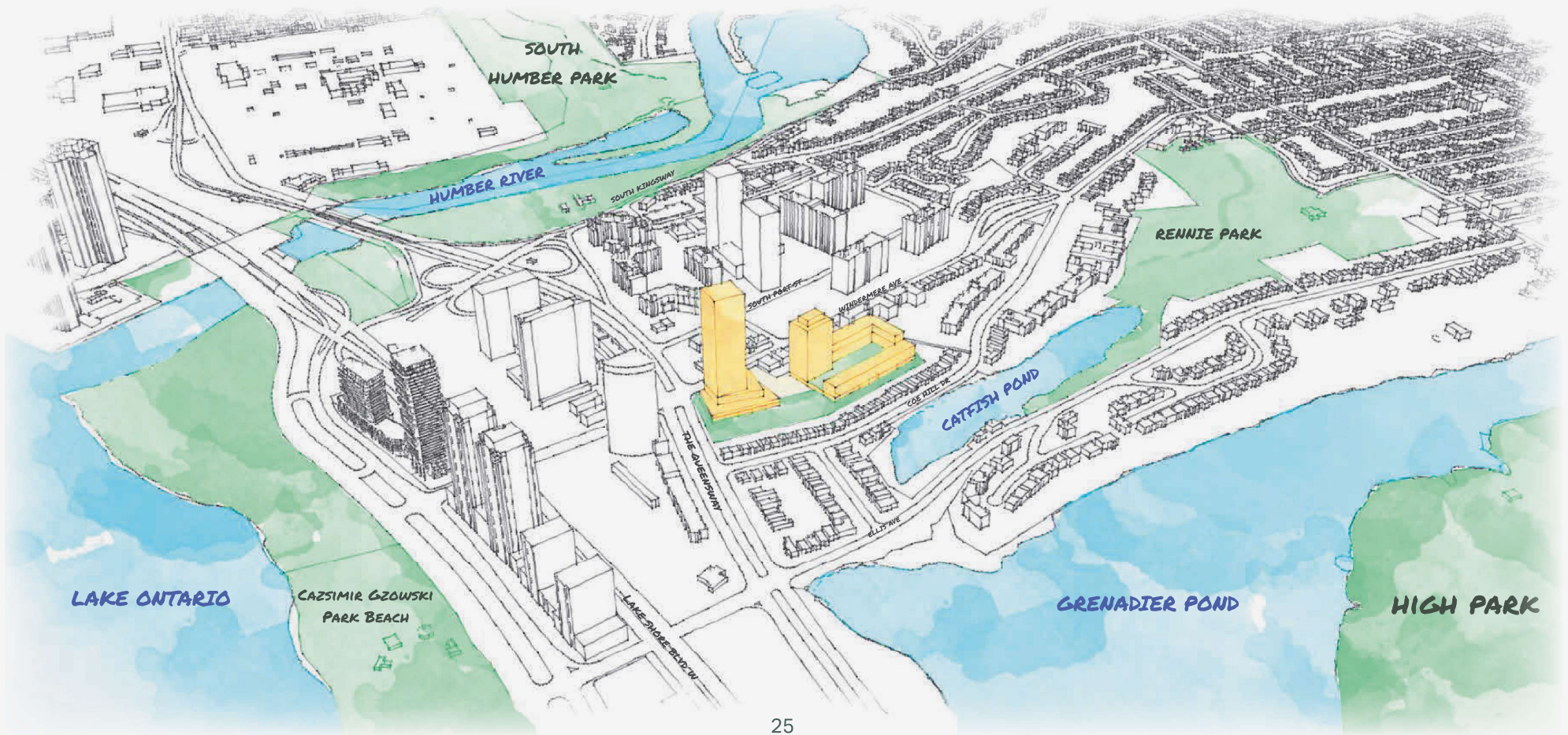


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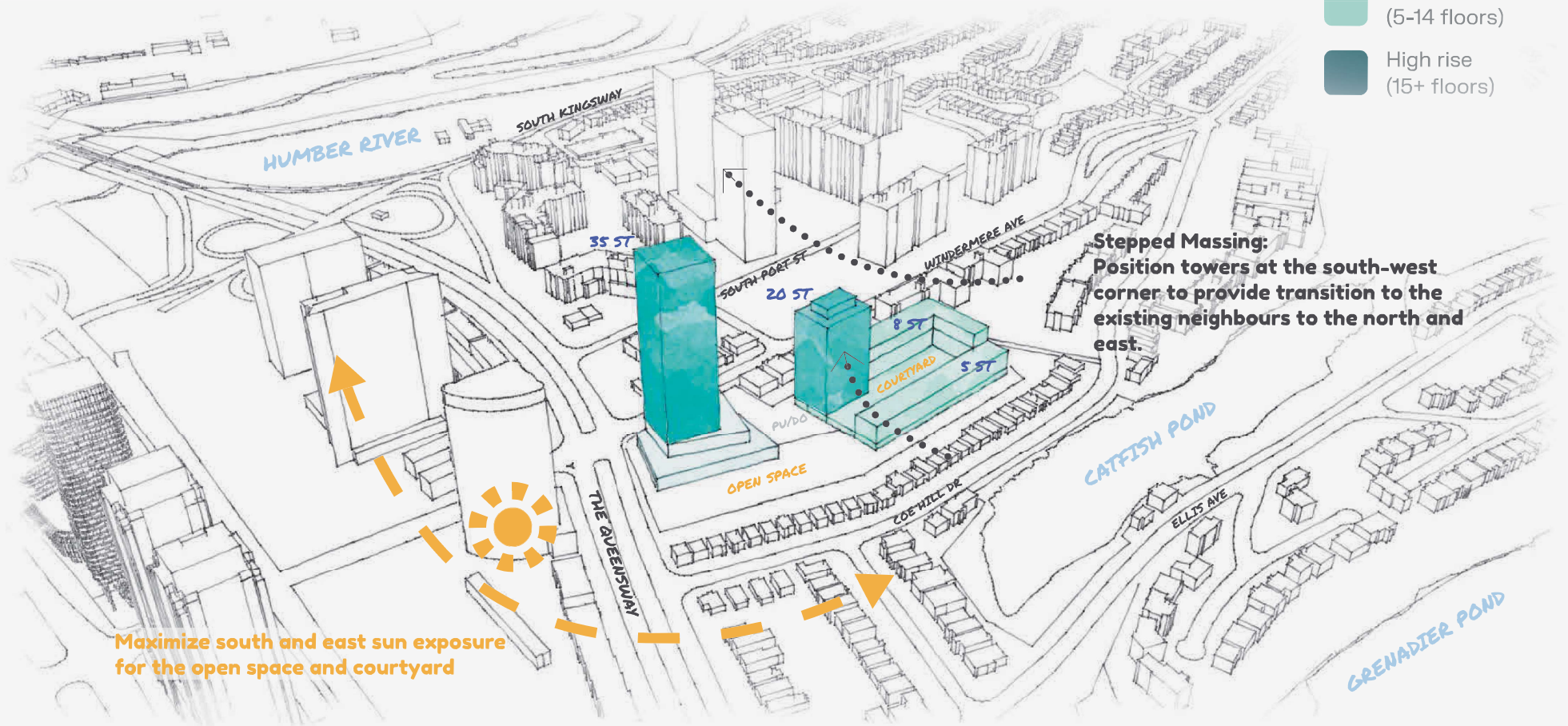
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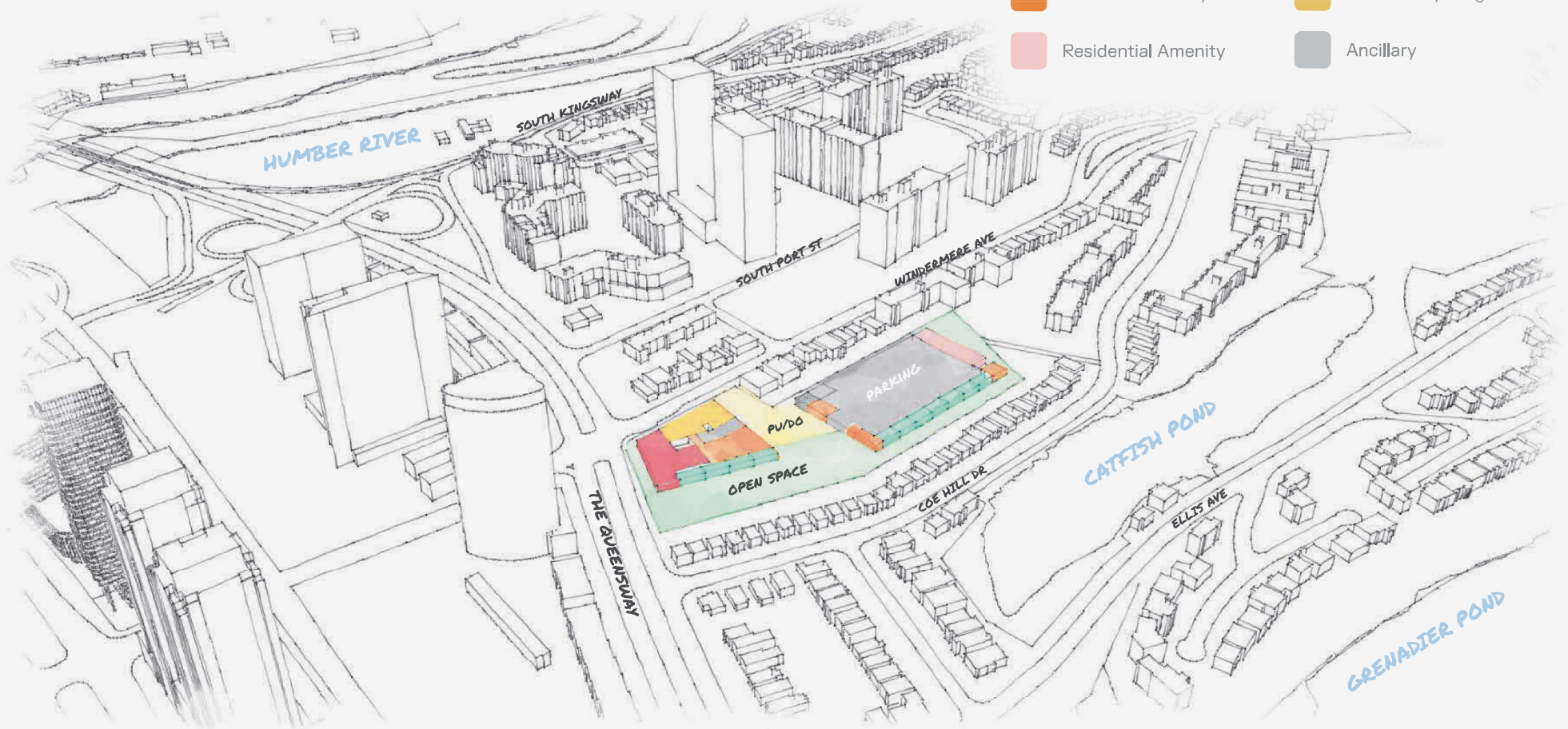
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
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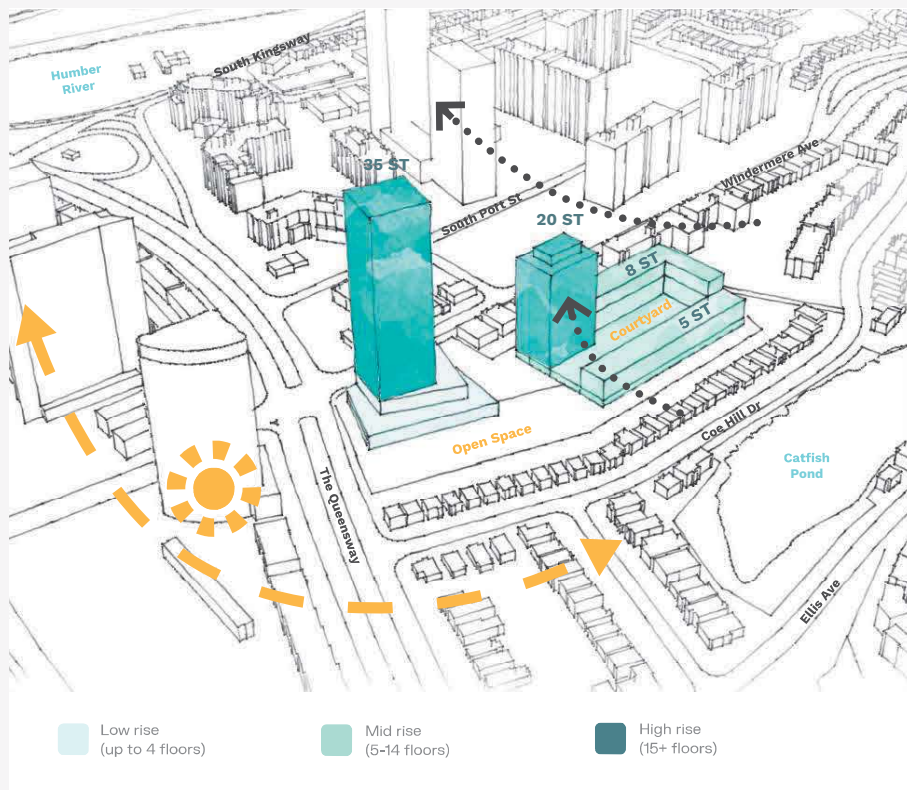


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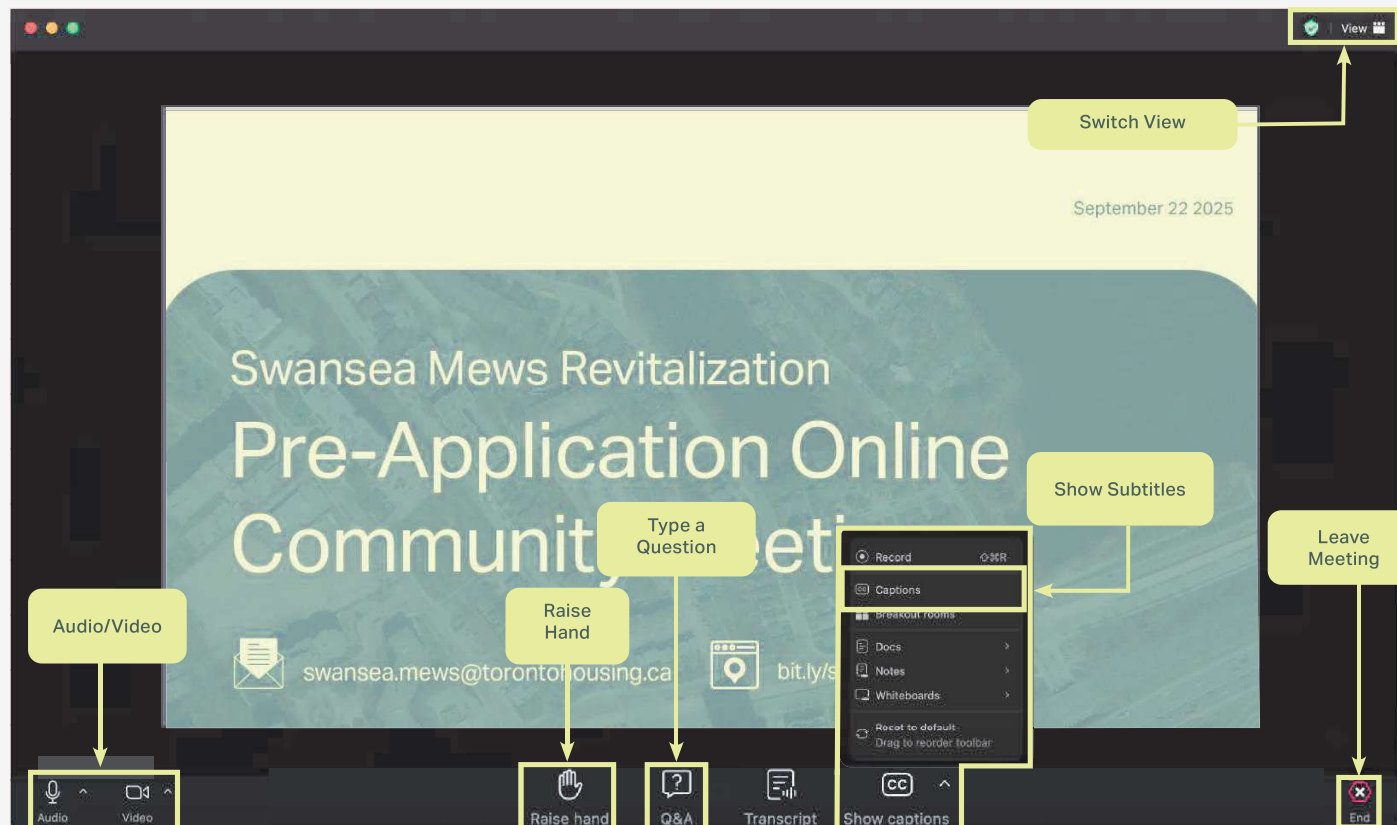
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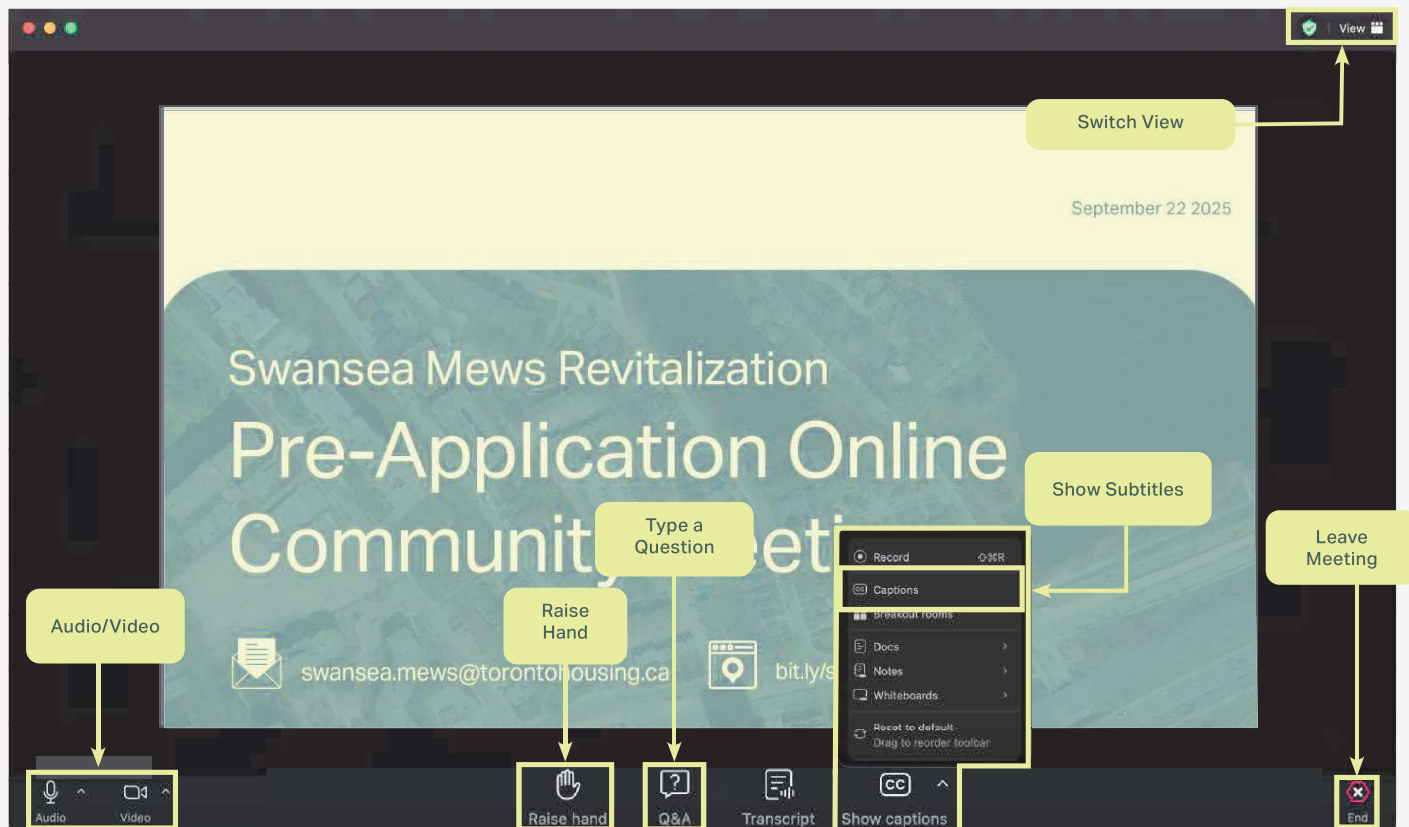
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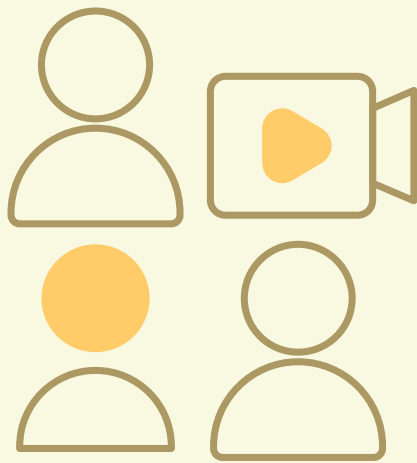
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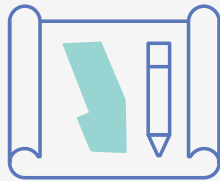


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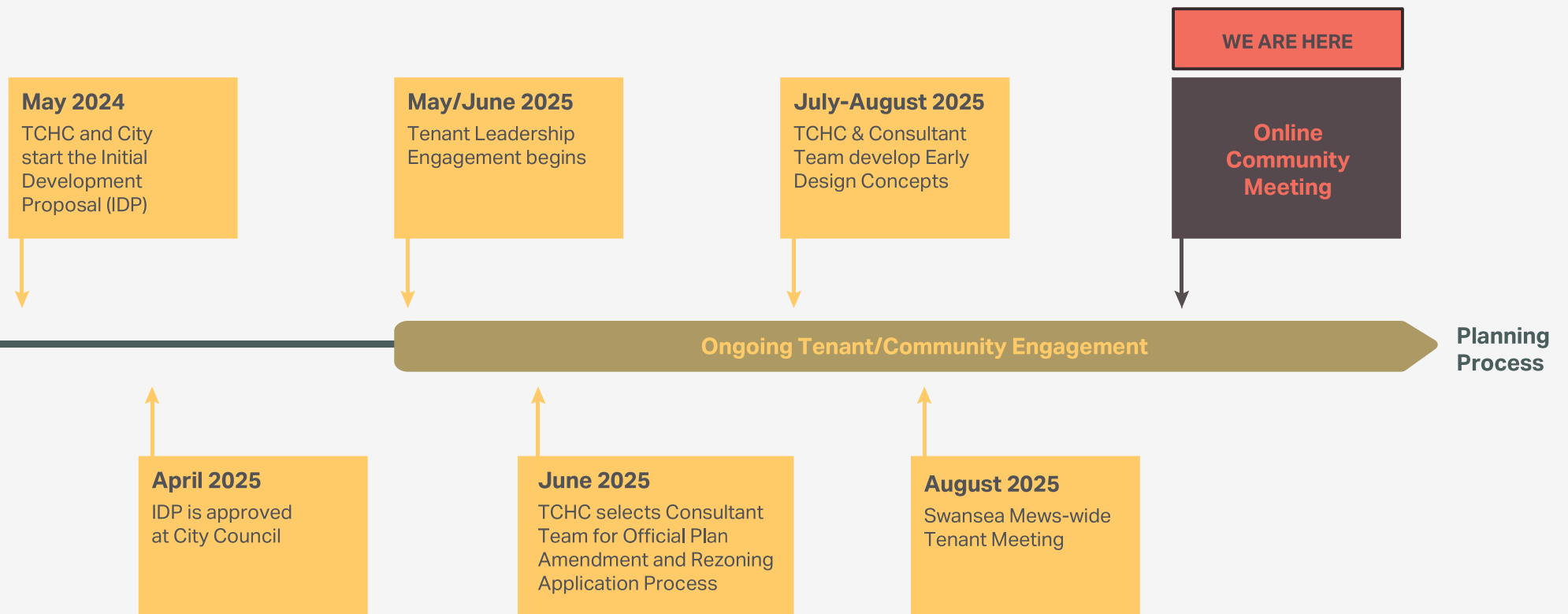
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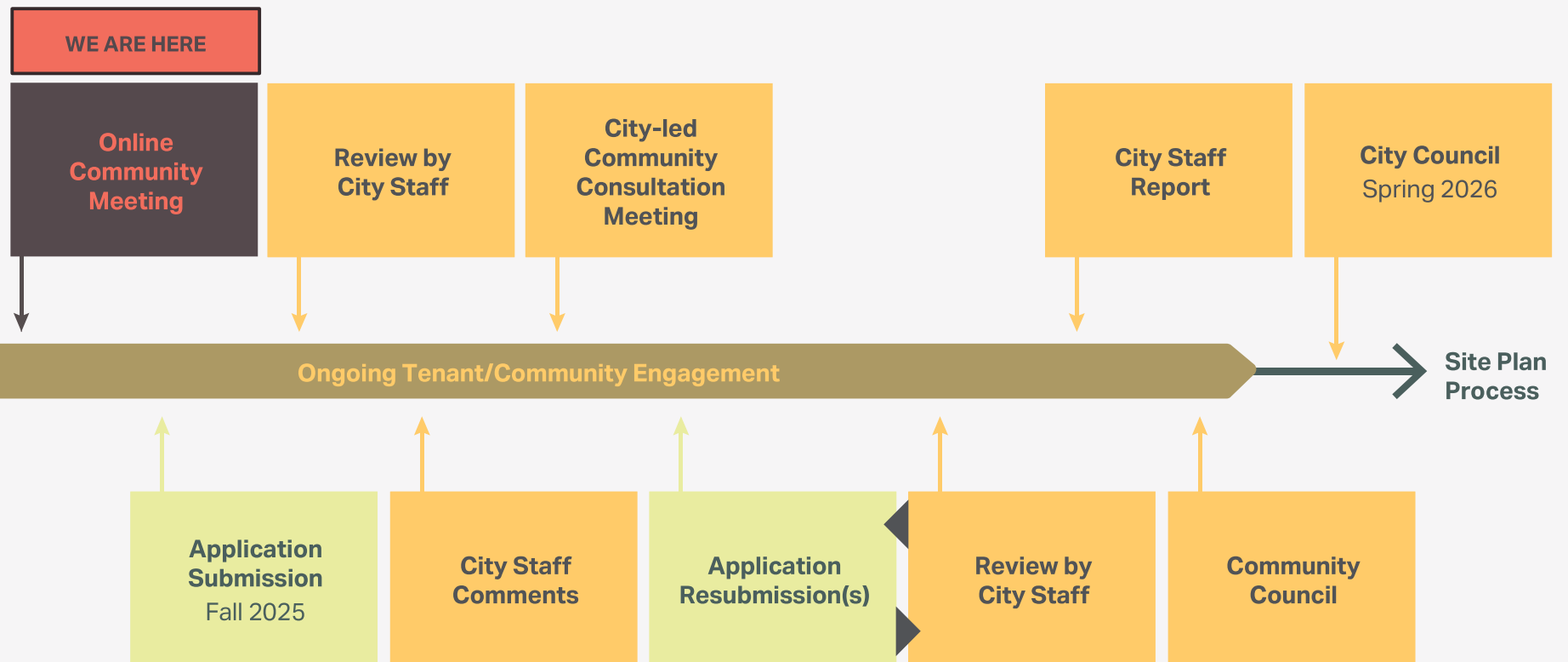
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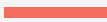



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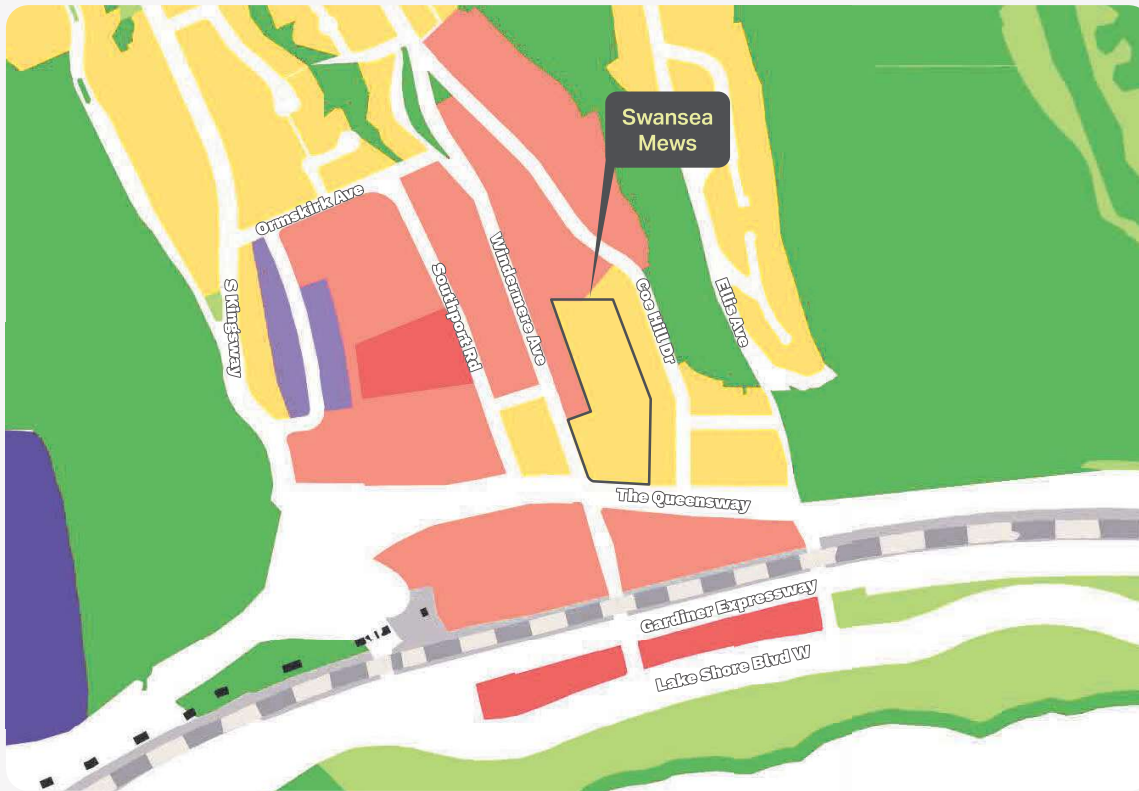
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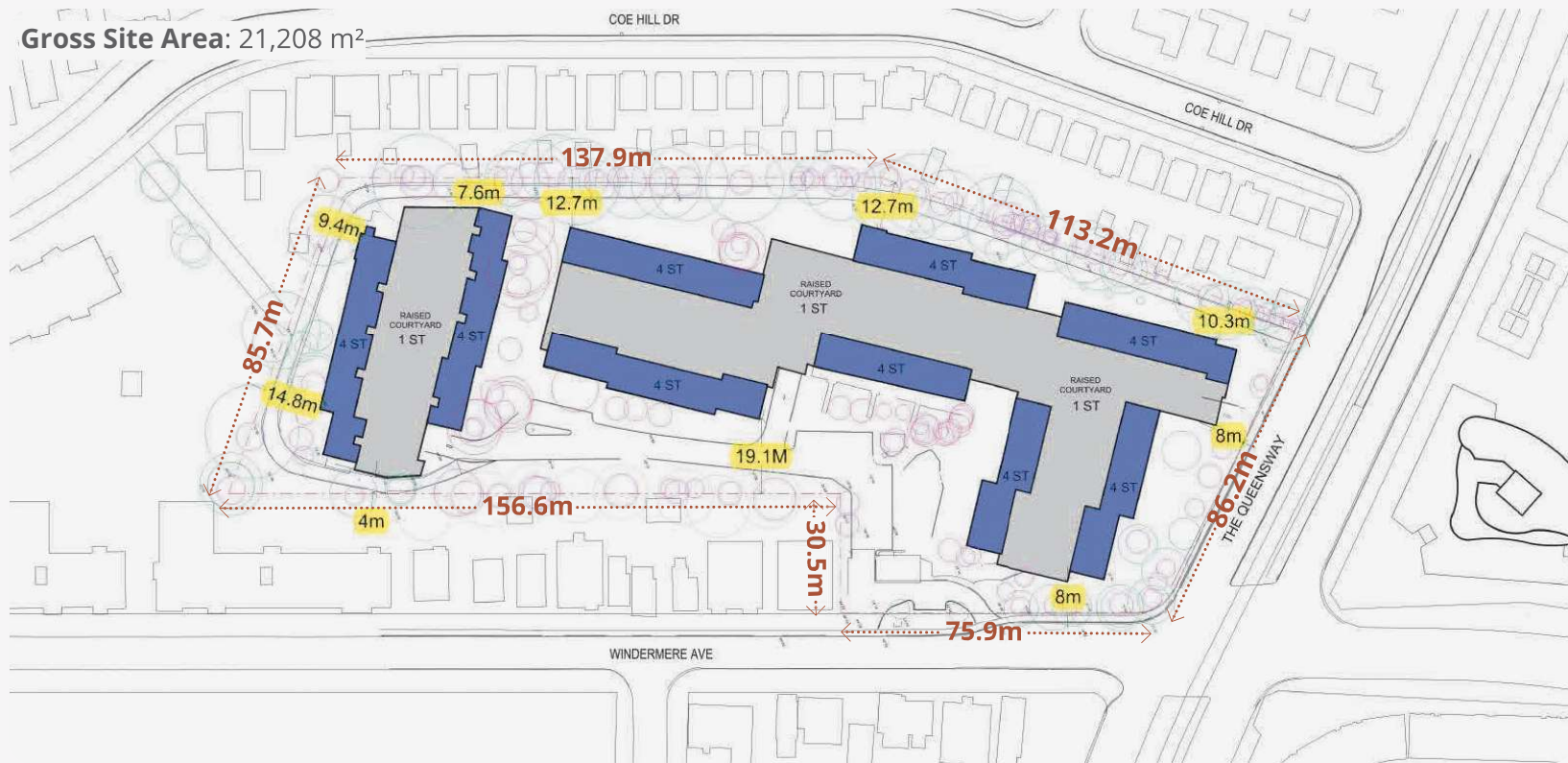
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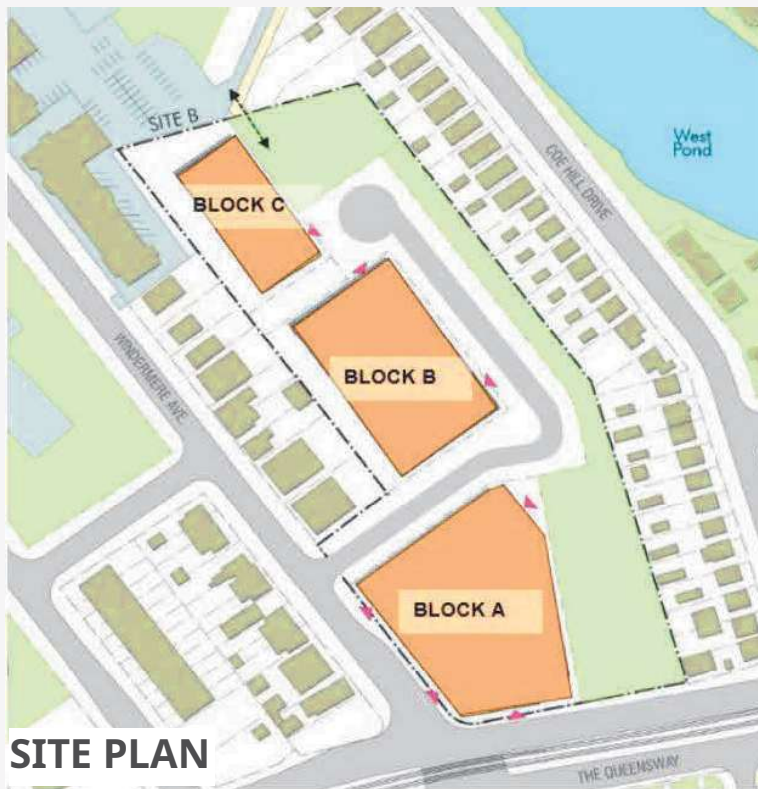
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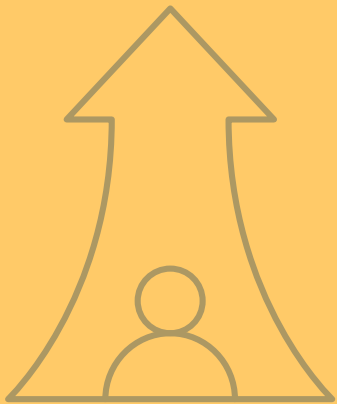
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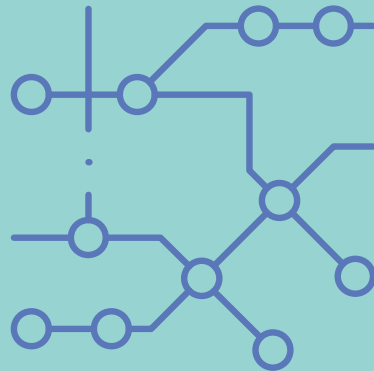
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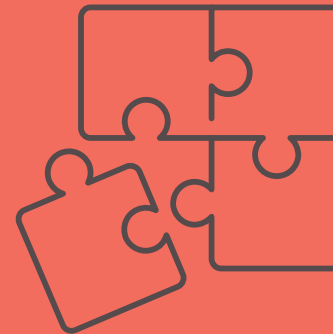
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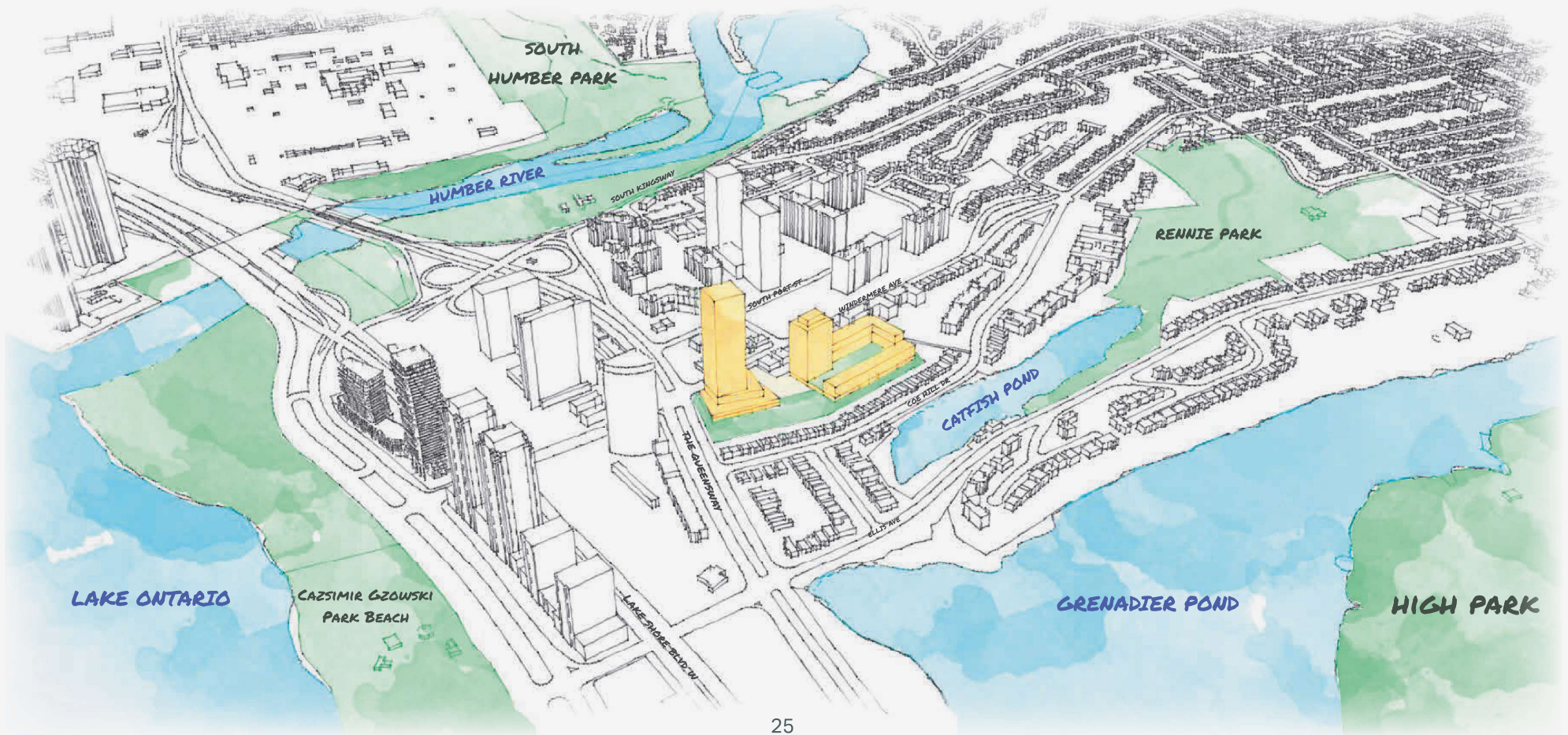


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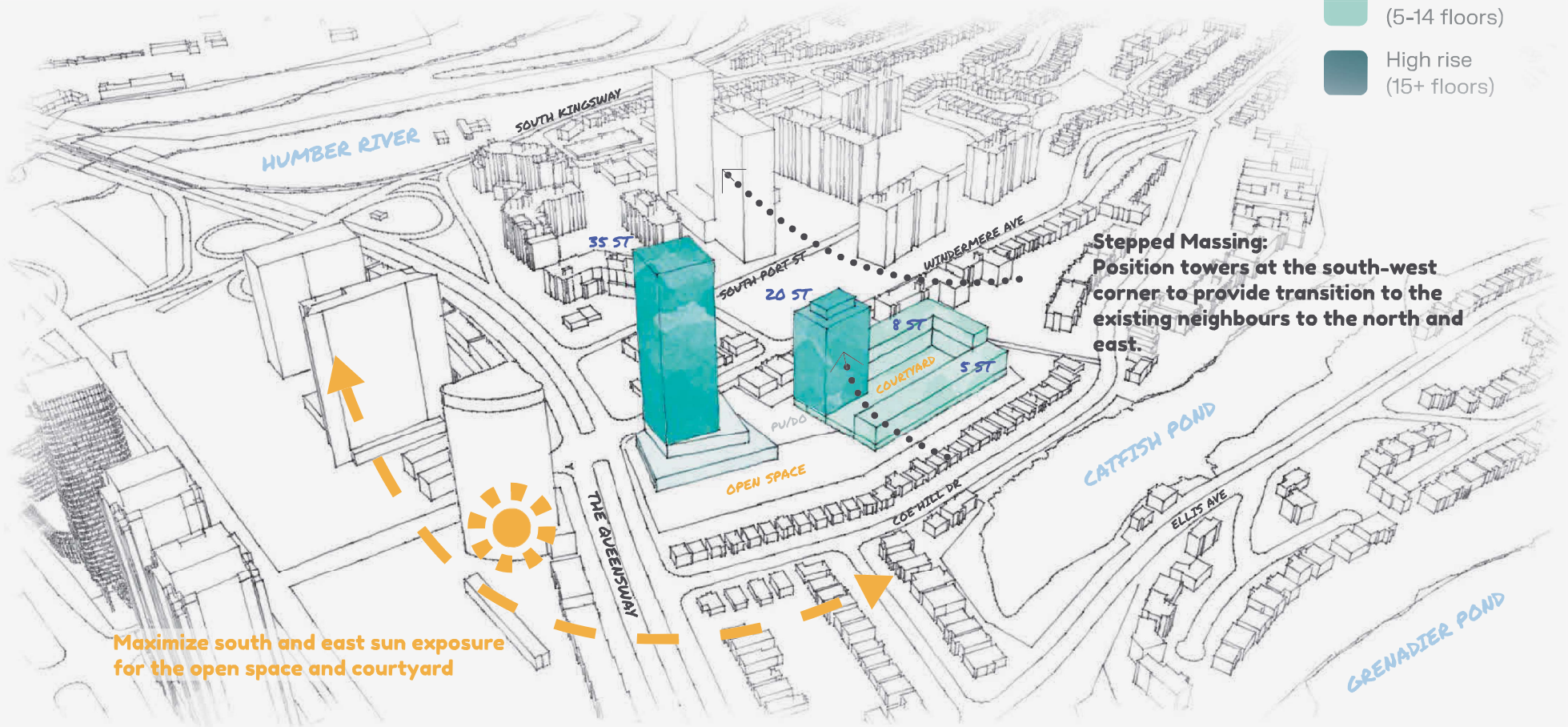
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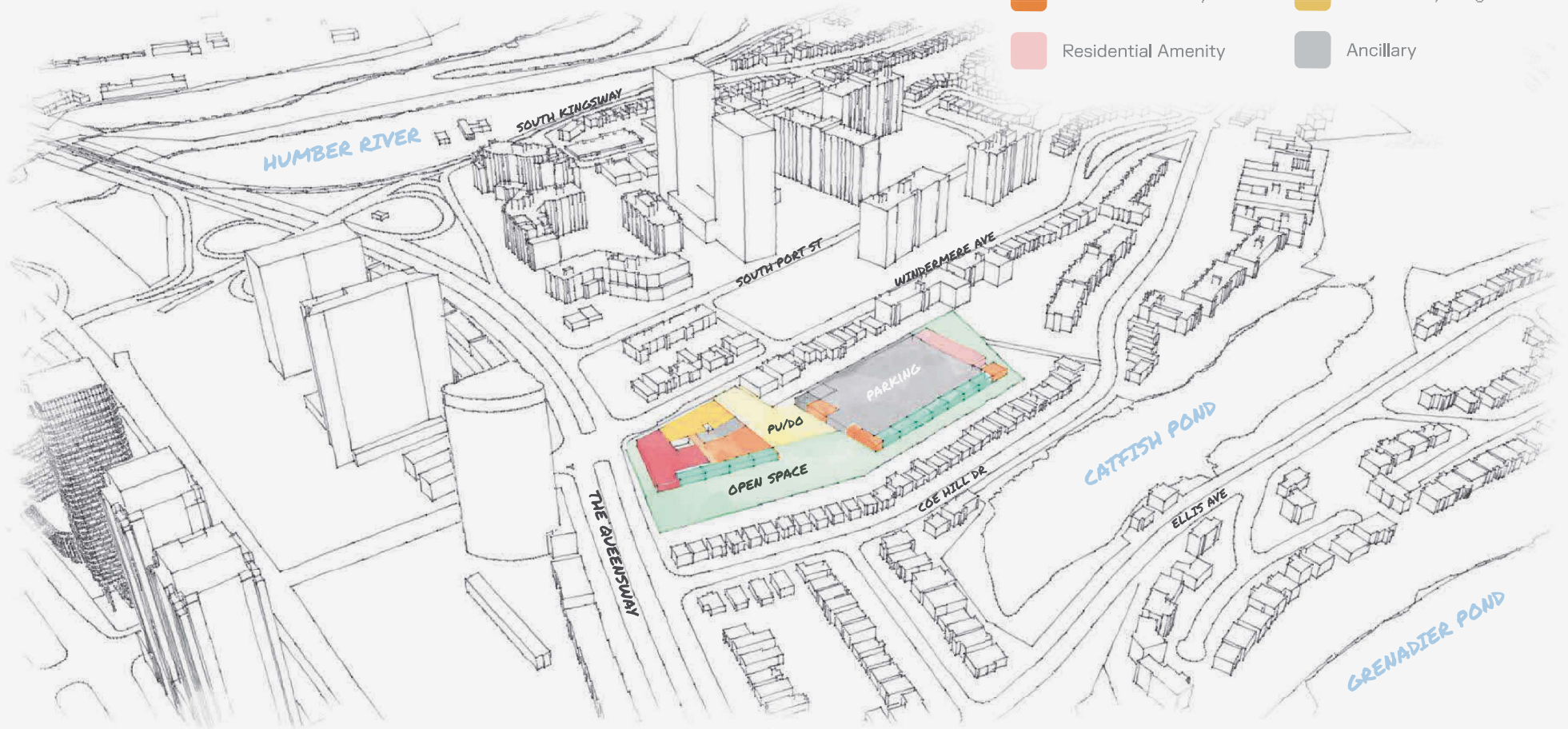
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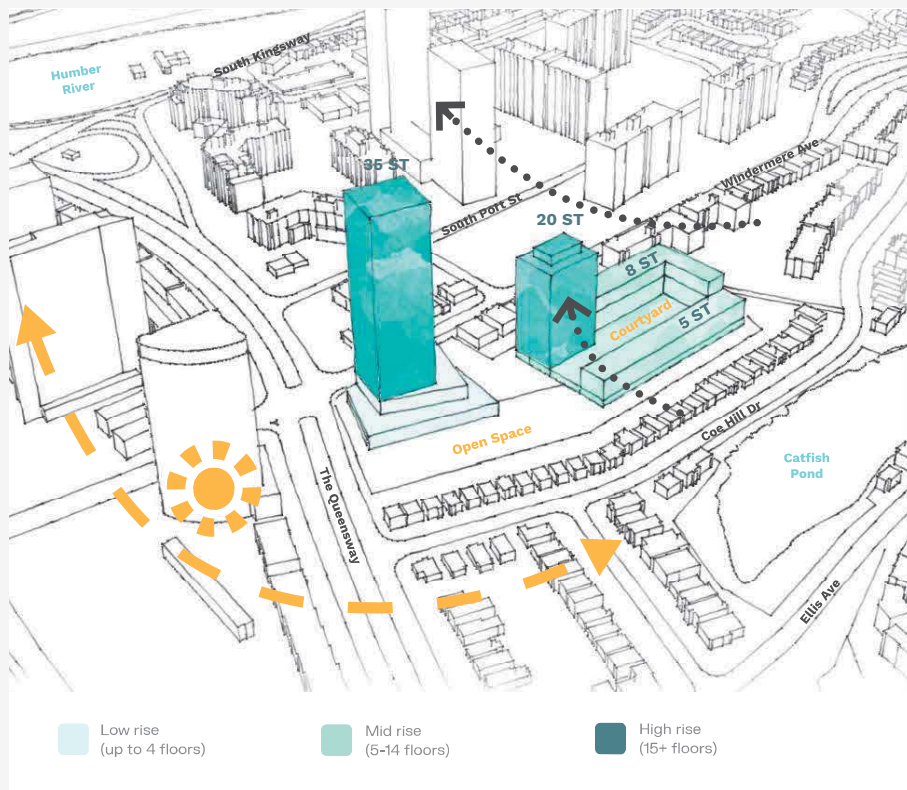


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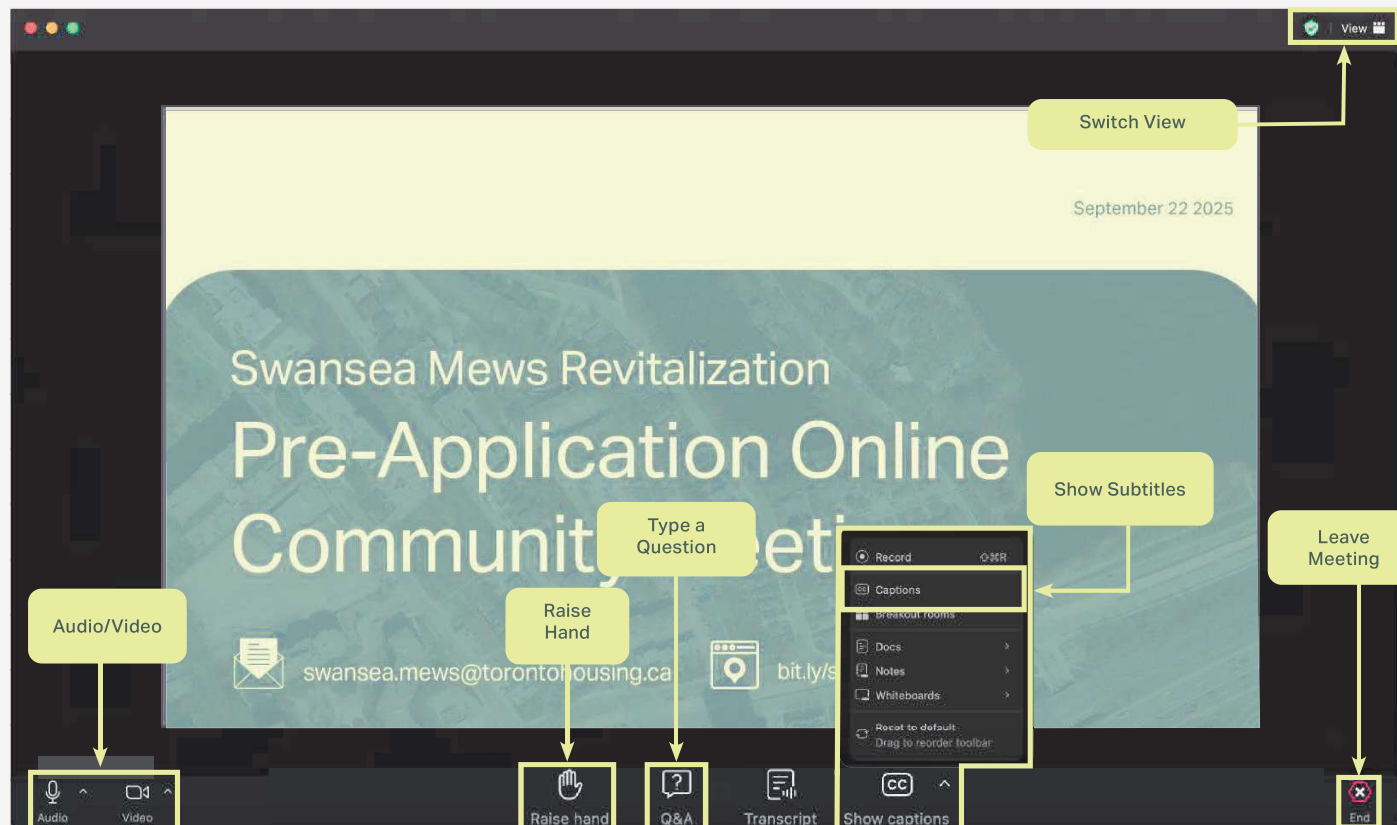
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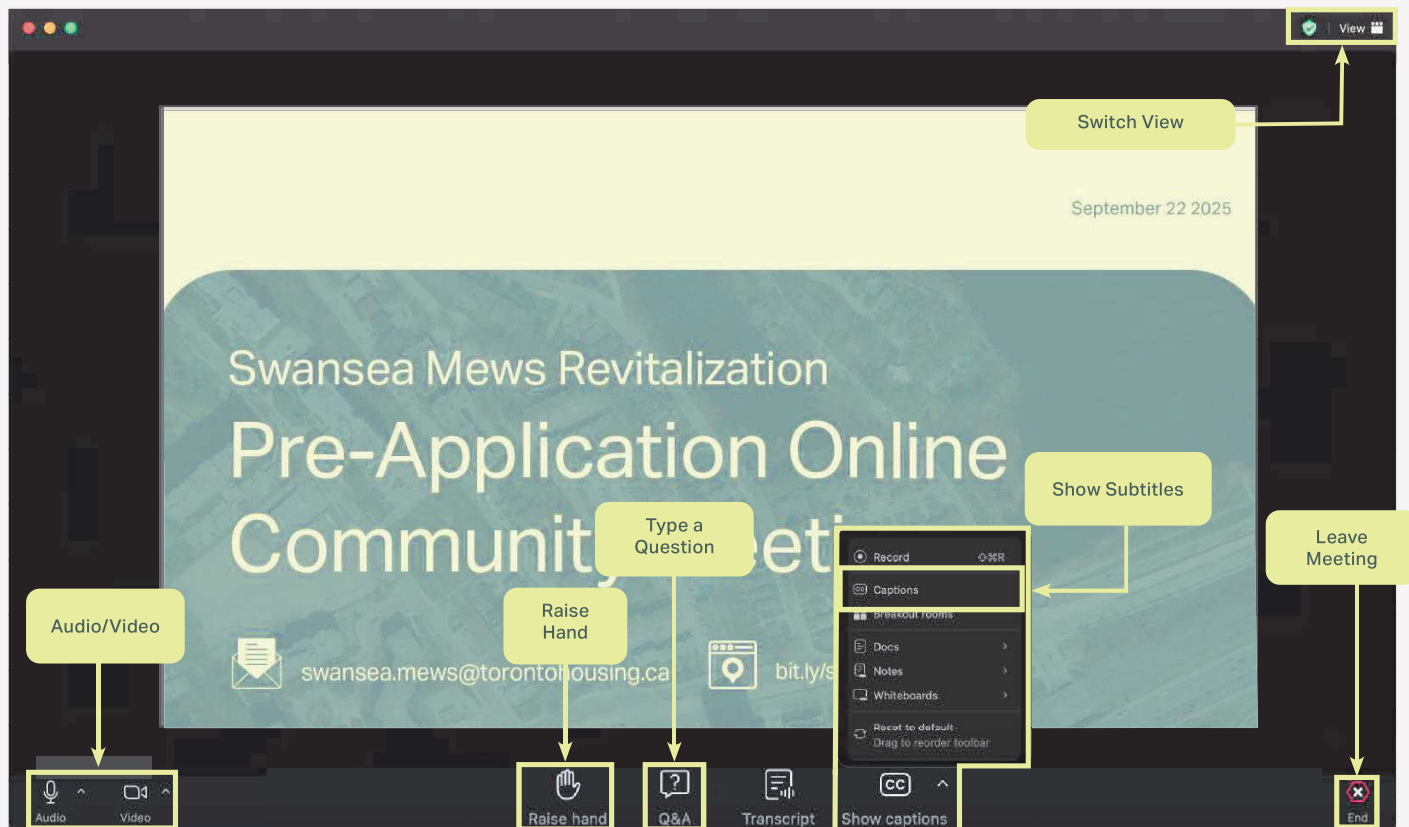
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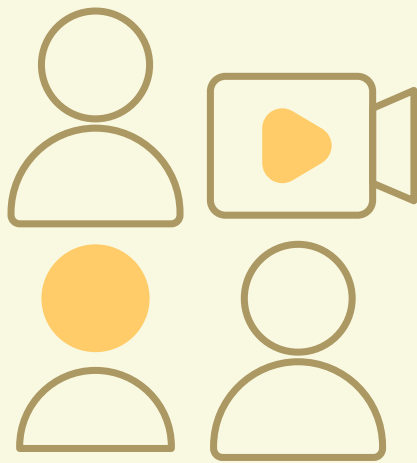
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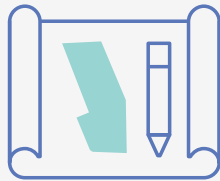


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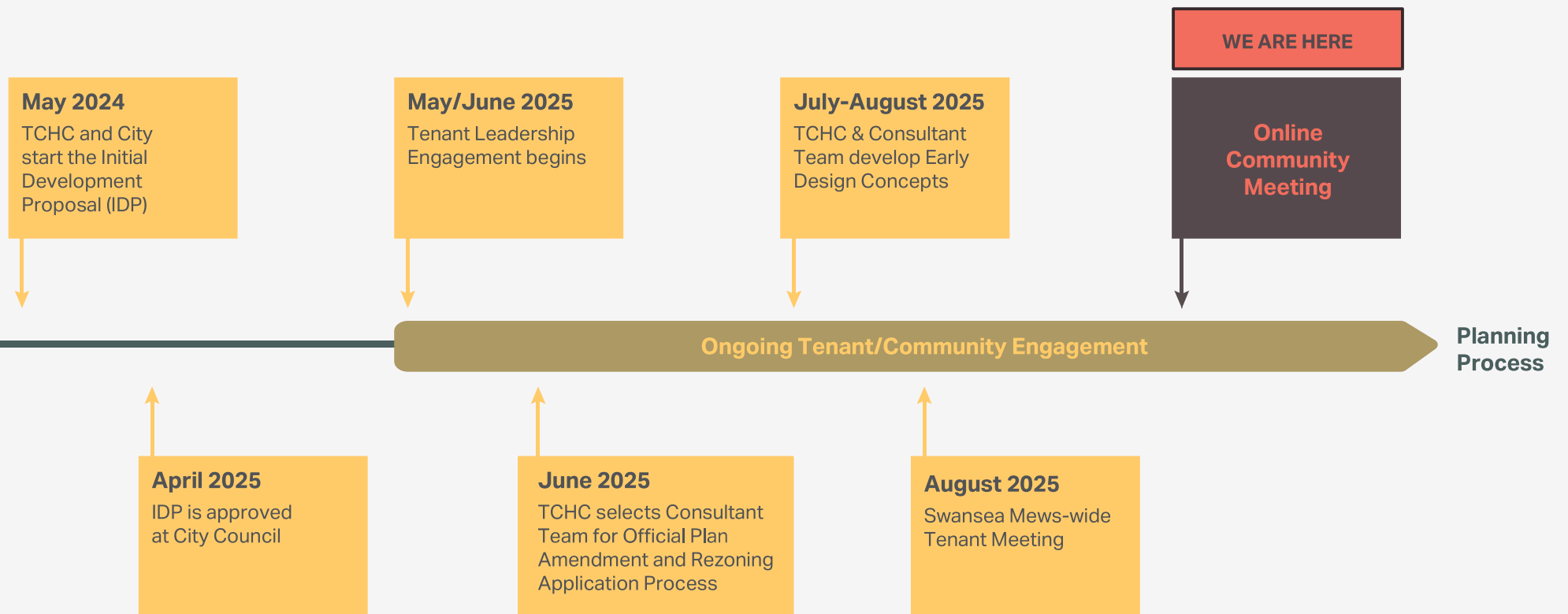
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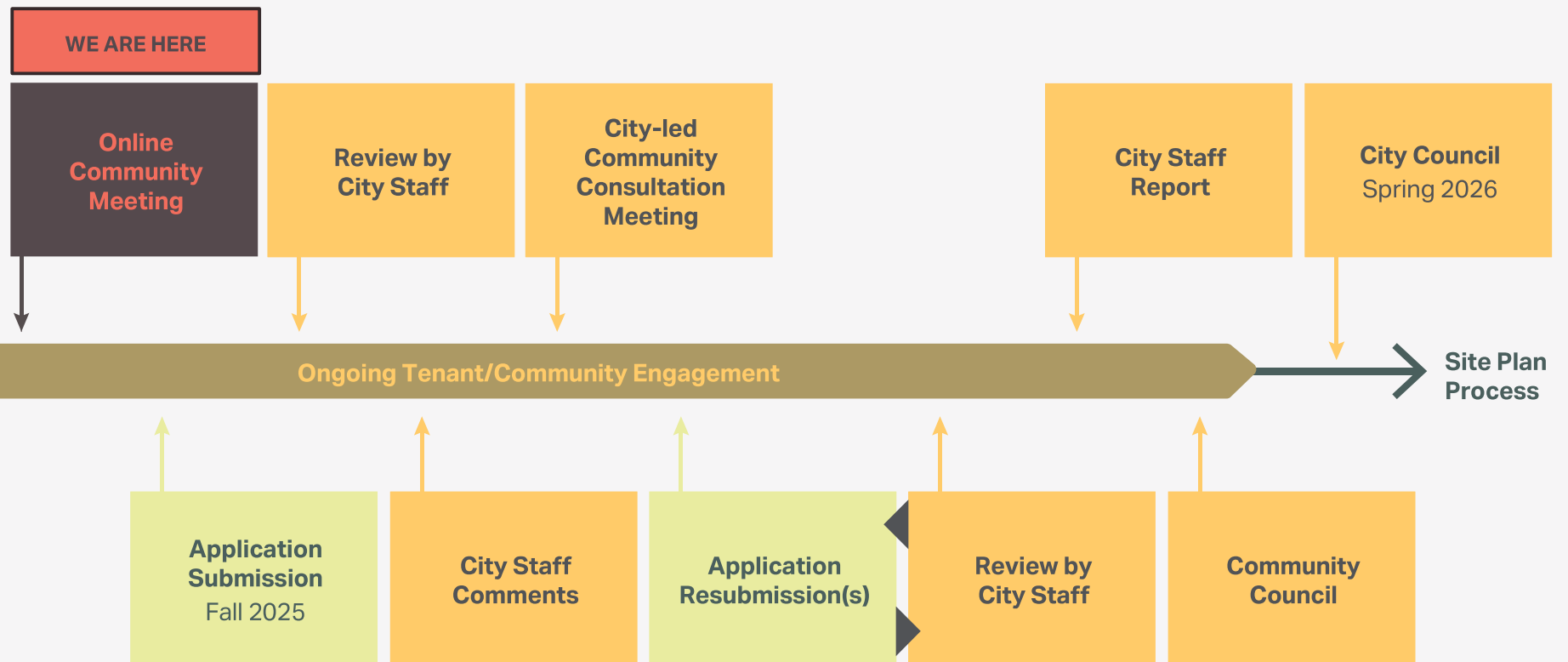
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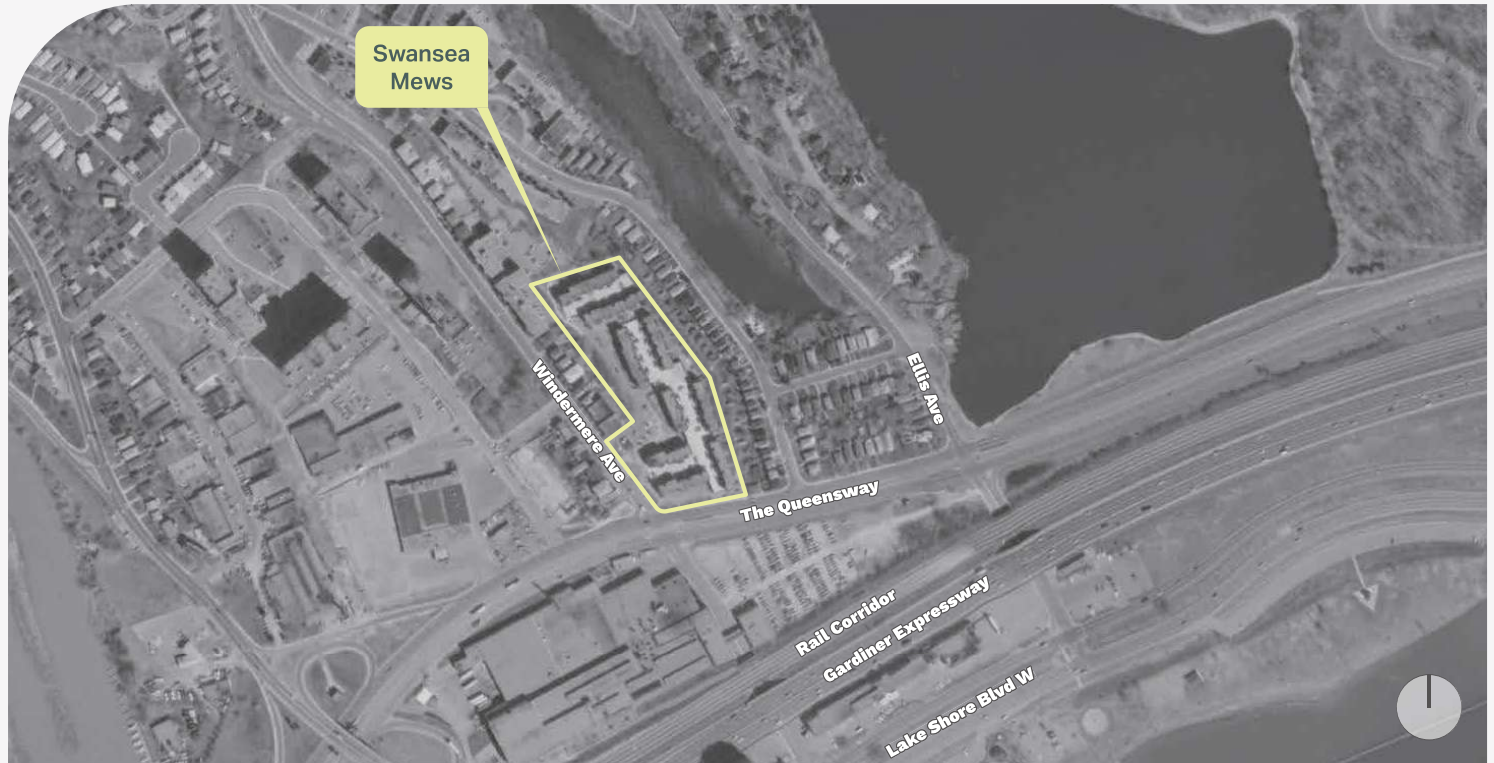
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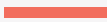



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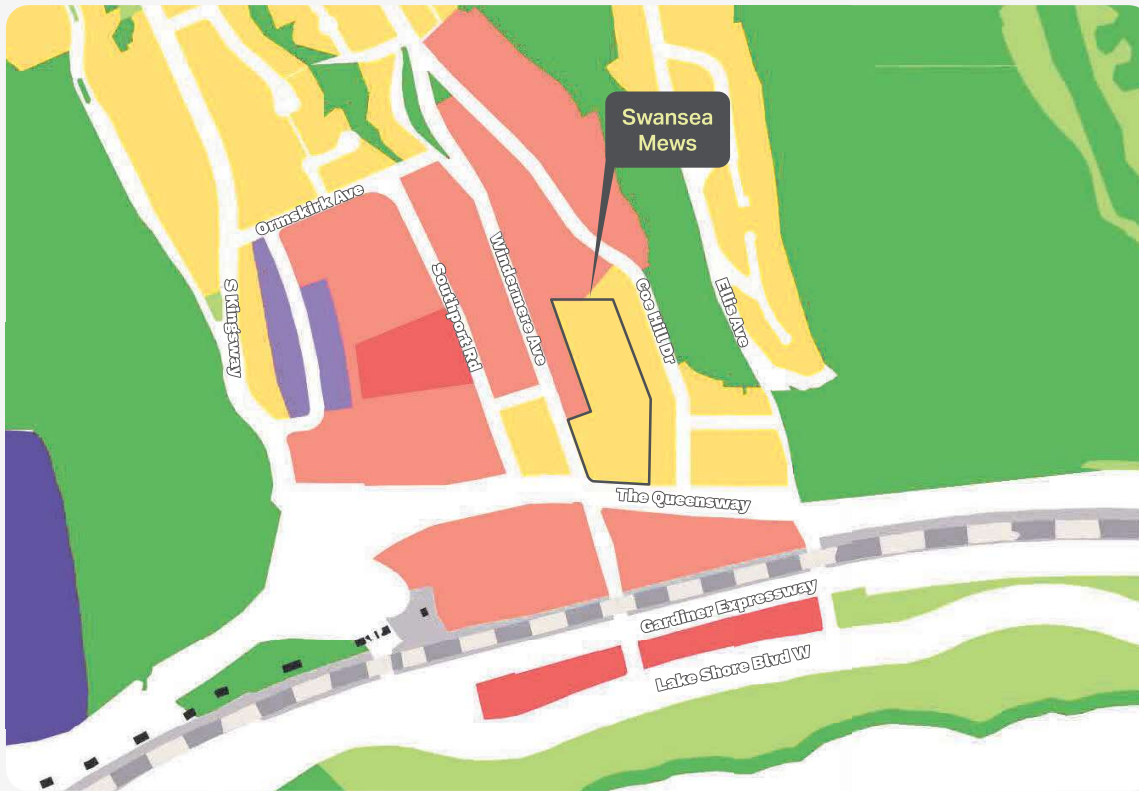
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Legend

- | | | | |
|---|---|--|--------------------------|
|  | Neighbourhoods |  | Institutional Areas |
|  | Apartment Neighbourhoods |  | Regeneration Areas |
|  | Mixed Use Areas |  | General Employment Areas |
|  | Natural Areas |  | Core Employment Areas |
|  | Parks |  | Utility Corridors |
|  | Other Open Space Areas
(Including Golf Courses,
Cemeteries, Public Utilities) |  | Hydro Corridors |
| | |  | Railway Lines |



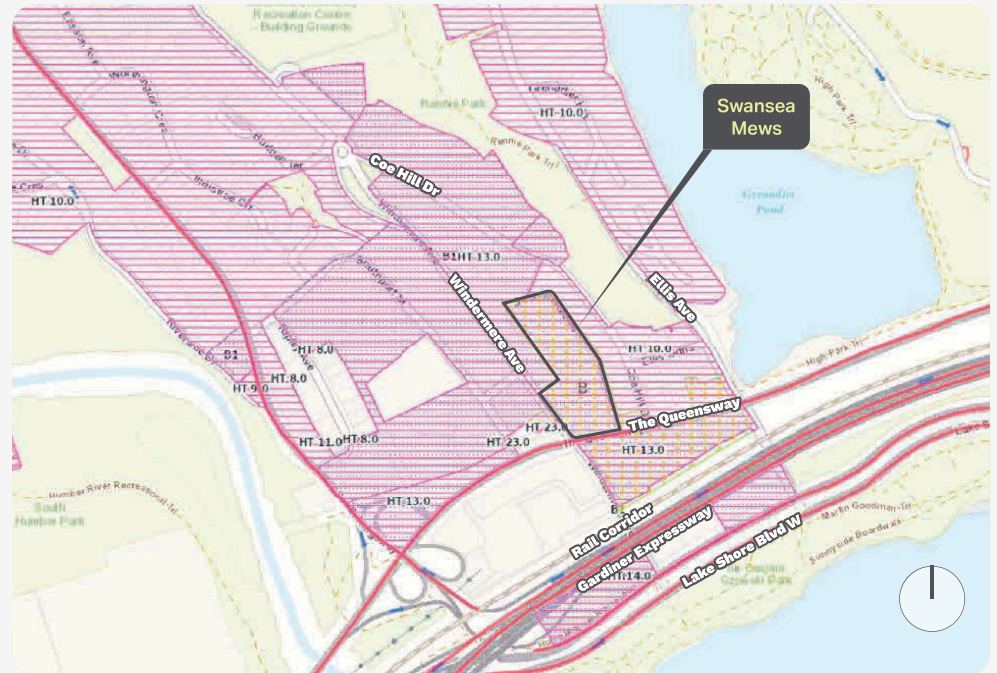
Zoning By-law 569-2013

Site Context

Zoning



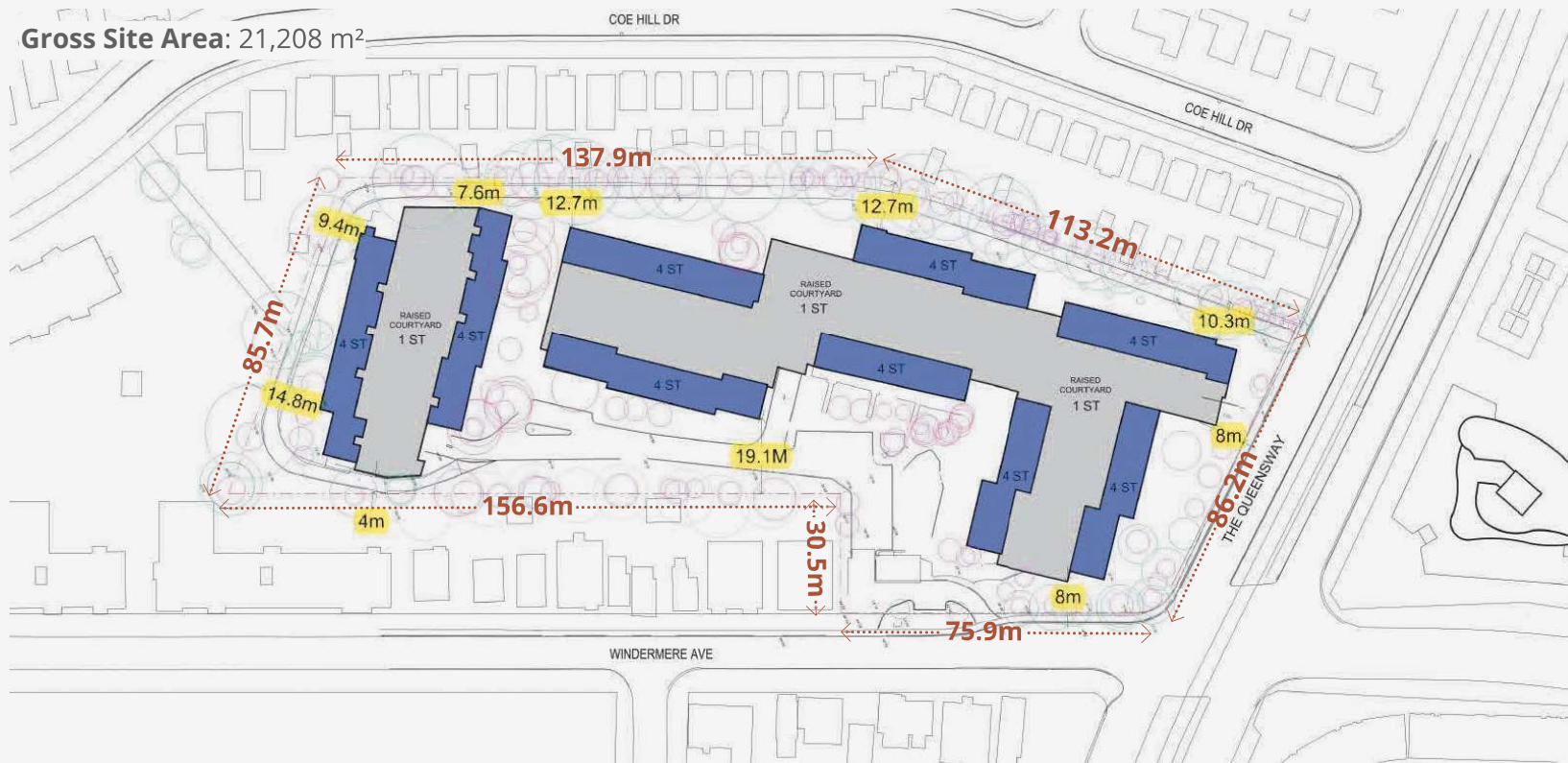
Heights



Existing Site Plan

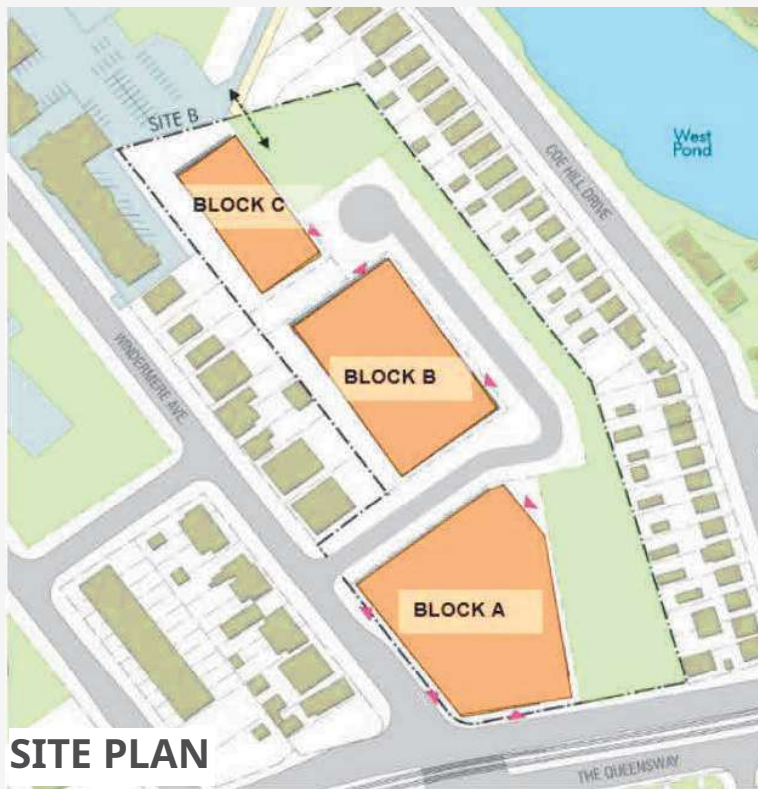
Site Context

Gross Site Area: 21,208 m²



Initial Development Proposal

Preliminary Statistics as per IDP



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.

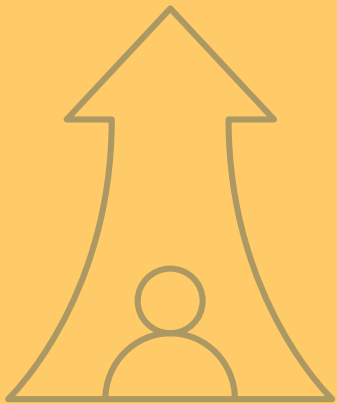
An aerial photograph of a residential neighborhood, likely Swansea Mews, showing a grid of streets, houses, and a large multi-lane highway in the foreground. The image is overlaid with a semi-transparent dark green filter. The top of the slide has a solid light green gradient background.

The Vision for Swansea Mews

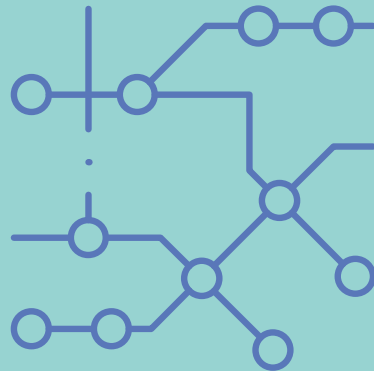
The Vision for Swansea Mews

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.

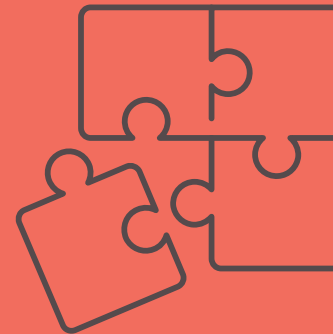
growth



connection



identity

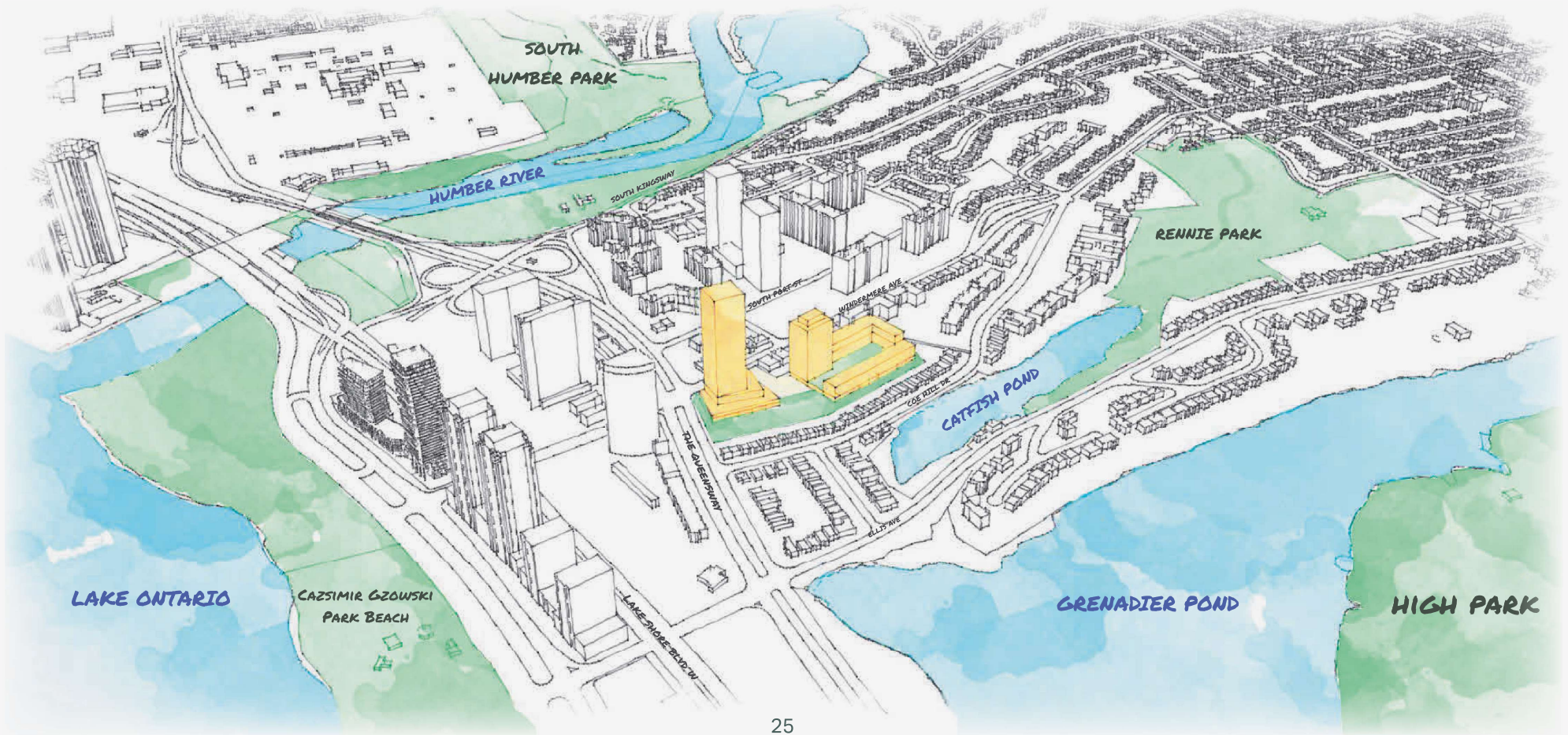


sustainability



Context

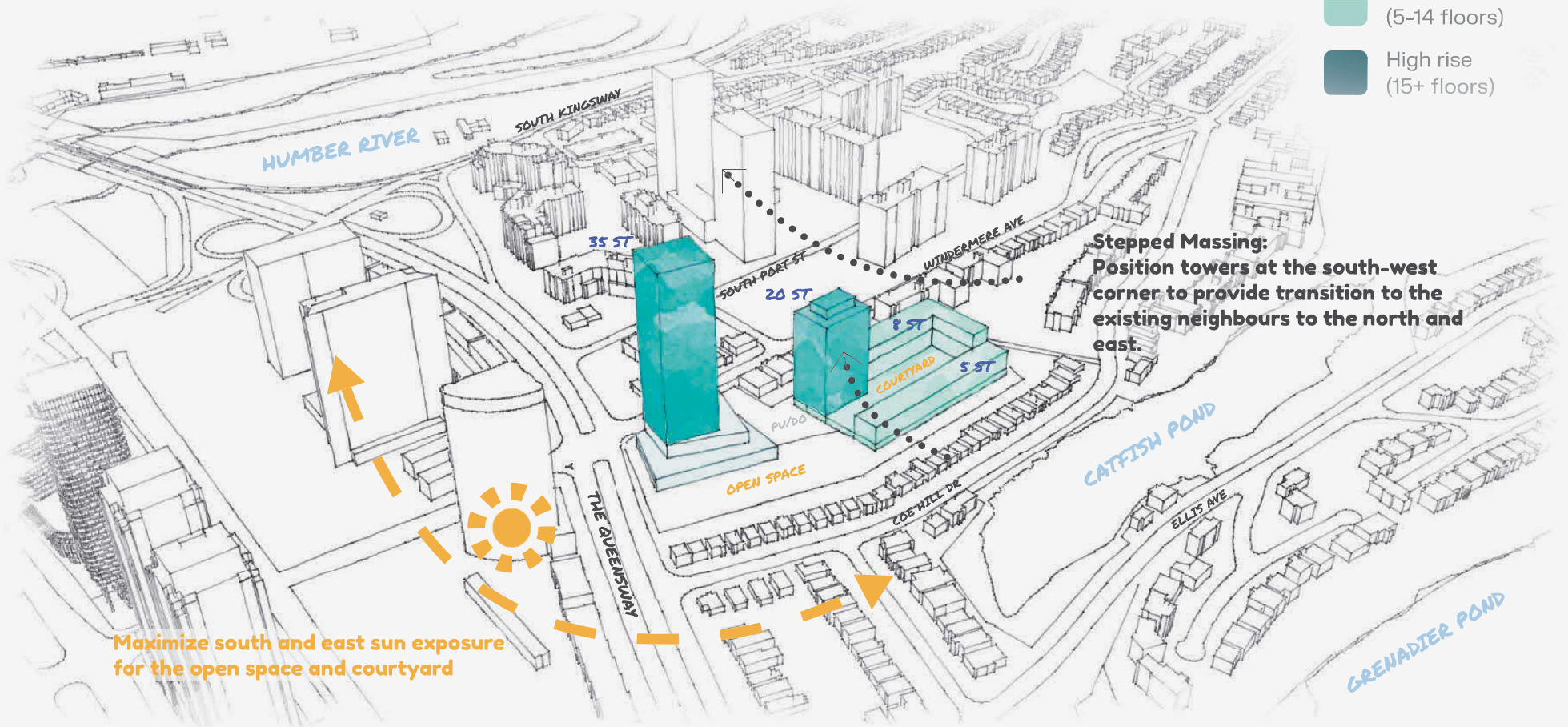
View Looking West



Approach to Building Design

View Looking West

- Low rise (up to 4 floors)
- Mid rise (5-14 floors)
- High rise (15+ floors)



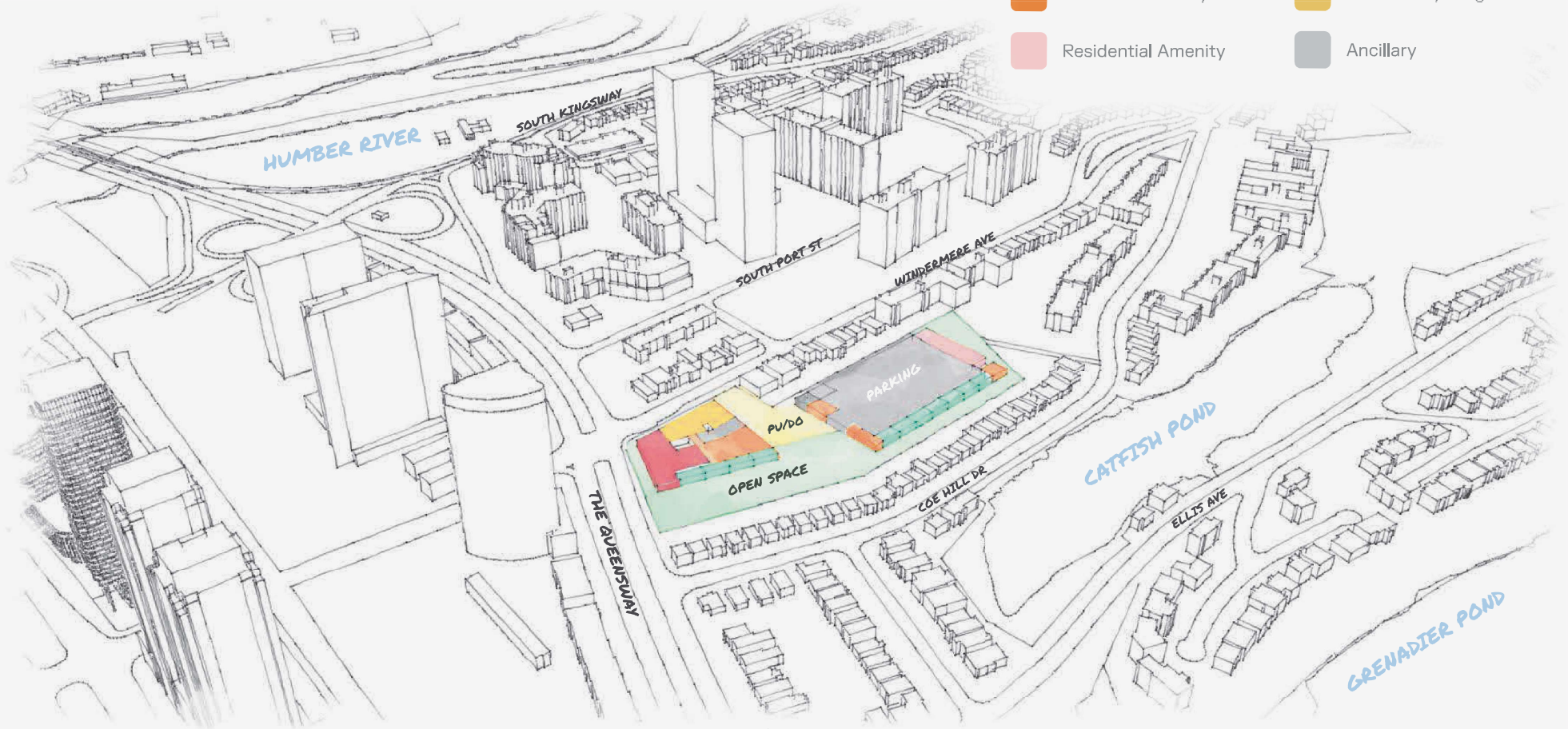
Stepped Massing:
Position towers at the south-west corner to provide transition to the existing neighbours to the north and east.

Maximize south and east sun exposure for the open space and courtyard

Active Ground Floor

View Looking West




- Residential Units
- Residential Lobby
- Residential Amenity
- Commercial (Retail)
- Community Program
- Ancillary



Access

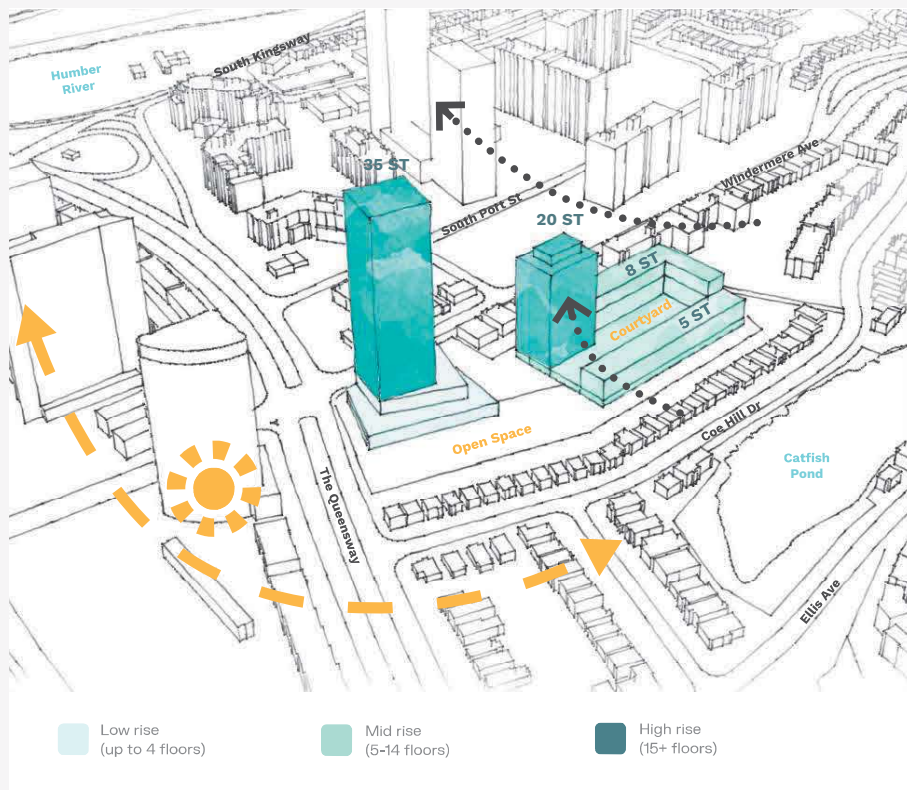


Open Space

-  Privately Owned Publicly Accessible Space
-  Private Open Space
-  Pick Up Drop Off



Proposal Summary



Preliminary plans, subject to change



Gross Site Area: 21,208 m²



Number of Buildings: 2



Rental Replacement Units: 154



New Units (Mix of Affordable & Market Units): 519



Total Units: 673



Parking: 140 cars (approx.)



**Commercial / Community Spaces
(Indoor & Outdoor):** 3,438 m² (approx.)



New Amenity Spaces (Indoor): 1,531 m² (approx.)

Next Steps

Next Steps



Ongoing Tenant & Community Engagement

- Ongoing/Future Engagement with TCHC Tenant Leaders & Swansea-wide Tenant Meeting(s)
- Online Survey



Planning Application

- Ongoing Discussions with City Staff
- Official Plan Amendment and Rezoning Application Submission – Fall 2025
- City-led Community Consultation Meeting
- City-led Tenant Information Meeting/Session (to be confirmed)

Thank you!

Questions & Comments

Team Email



swansea.mews@torontohousing.ca

Take Our Survey!



Scan me or
visit the link below:

qr.link/rdiPbl

Zoom Webinar Instructions

