

# SWANSEA MEWS REVITALIZATION

## The SwanseaMatters FAQ — Facts Laid Bare

SwanseaMatters.com — Transparency, Accountability, Community Voice — March 2026

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### Q1. What is Swansea Mews?

A social housing complex at 21 Windermere Avenue in Toronto's Swansea neighbourhood. A ceiling collapsed in May 2022, displacing 108 families who have lived in temporary TCHC accommodation ever since — nearly four years.

### Q2. What is being proposed?

TCHC wants to replace the original low-rise townhouses with a 35-storey tower and a 20-storey building — 649 units on a 5.24-acre site. The resulting density of approximately 73,500 people per square kilometre is sixteen times the city average and three times the density of the Bay Street Corridor. This lands on top of approximately 1,920 private market units already approved at the same intersection and 1,200 more planned nearby — none of which triggered the infrastructure investment the neighbourhood still does not have. Not one study confirms the area can absorb any of it.

### Q3. What studies haven't been done?

Five — and every one matters:

1. **Community Consultation** — the process did not meet the legal standard for meaningful engagement under the Planning Act.
2. **Transportation** — no cumulative study exists for a corridor with 1,920 approved private market units at the same intersection, one constrained bus route, and 1,200 more planned nearby.
3. **Livability** — no school capacity review has been done. Swansea Public School sits directly adjacent, is near capacity, and is rated 84.1% below the state of good repair.
4. **Environmental Safety** — the City's own hydrogeological report found contaminated soil and water with no remediation planned. No natural heritage impact study exists for a site adjacent to Catfish Creek and Grenadier Pond. A sinkhole appeared on Windermere Avenue in January 2026.
5. **Financial Feasibility** — the Stage 2 Actions Report directed by Council in April 2025 has never been tabled. Council is being asked to approve \$116.4 million in incentives without seeing the financial case.

*The City's website declared the application complete in November 2025. None of these are.*

### Q4. What do the returning residents actually want?

When asked — repeatedly — they rejected the proposal. Penny Fischer, speaking for the Tenant Leadership Committee at the February 26 hearing, was direct:

*"We were not asked whether we wanted a 35-storey building or a 16-storey building or stacked townhouses. We were told what the plan would be."*

She confirmed that the majority of tenants oppose the plan. They were never shown the Swansea Park alternative — a publicly available proposal known to TCHC and the Councillor since Fall 2024.

**Q5. What is that alternative?**

The Swansea Park proposal, by architect David Peterson — a 20-year Swansea resident and former TCHC employee — offers 14 mid-rise buildings of 6, 8, and 10 storeys, 60% green space, a naturalized central park, ground-level access at every building, mass timber construction, and cooperative tenure. It satisfies the replacement housing obligation and was never shown to the community at a single consultation session.

**Q6. Has the community been properly consulted?**

No. Two consultations were held: a Zoom webinar in September 2025 whose notes were never verified by attendees, and a school-basement drop-in in November 2025 with five business days' notice, no amplification, no wheelchair access, and a broken elevator. The urgency was justified by a federal funding deadline the local MP's office confirmed never existed. The Swansea Park alternative was not mentioned at either event.

**Q7. What happened at the February 26 Committee vote?**

Two of six members were absent. The Chair — Councillor Perks — had privately declared his support six days before the hearing. The five outstanding studies were not treated as a barrier. The alternative was never raised. The vote was 3-1 for the towers, based on Councillor questions that were not properly addressed or honestly answered — as documented in the Forensic Q&A Analysis filed with this complaint.

**Q8. What is the Integrity Commissioner complaint?**

A formal complaint was filed against Councillor Perks on March 11, 2026 on six grounds: an unauthenticated consultation record, an inaccessible Open House built on a fabricated deadline, misleading newsletters, obstruction of deputation preparation, advocacy from the Chair's position on the day of the vote, and pre-determination of the outcome in a private call six days before the hearing.

**Q9. Doesn't the housing crisis justify building as much as possible?**

The crisis is real — Toronto's Rent-Geared-to-Income wait list stands at nearly 105,000 households and is projected to reach 118,000 by the time this development would be occupied. But the difference between the TCHC proposal and the Swansea Park alternative is between 188 and 318 units — less than 0.27% of that projected list. Meanwhile, the 649 units proposed land on a neighbourhood already absorbing 1,920 approved private market units and 1,200 more planned nearby — with no new schools, no upgraded transit, and no additional community infrastructure to show for any of it. The crisis does not require this specific density on this specific site, and the neighbourhood cannot support it now, nor will it in three years.

**Q10. What about the environmental risks?**

The City's own hydrogeological study found contaminated soil and water with no remediation planned. The site sits on a former pond, landfill, and gas station, on a sand plain over a highly vulnerable aquifer. No natural heritage impact study has been done despite the proximity to Catfish Creek and Grenadier Pond in High Park. A sinkhole appeared on Windermere Avenue in January 2026 — one month before the Committee vote.

**Q11. What has the community done to raise these concerns?**

Everything available: 1,001 verified petition signatures in two weeks, 19 deputations at the February 26 hearing, a formal IC complaint, and letters to every councillor, the Mayor, federal and provincial ministers of housing, CMHC, and the Ontario Ombudsman. The community is not opposing housing. It is opposing density without the studies to justify it, towers without the livability to support them, and a process that withheld the alternative and locked in the outcome before the work was done.

**Q12. What can I do right now?**

Write to Mayor Chow at [Mayor\\_Chow@toronto.ca](mailto:Mayor_Chow@toronto.ca) asking that the rezoning of 21 Windermere Avenue be deferred from the March 25–27 Council agenda until the five outstanding studies are complete, the IC complaint is resolved, and the Swansea Park alternative has been properly presented to the community. A ready-to-send template letter is at [SwanseaMatters.com](http://SwanseaMatters.com).