

## **SWANSEA MEWS REVITALIZATION**

*Frequently Asked Questions — Source: Toronto Community Housing Corporation  
torontohousing.ca/building-construction-and-revitalization/revitalization/swansea-  
mews/swansea-mews-vision*

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### **Q1. What is the vision for the new Swansea Mews?**

The vision for Swansea Mews is to create a community that fosters strong connections, growth, identity, and sustainability. TCHC looks forward to building two modern, high-quality residential buildings with a mix of unit types. The 154 existing Rent-Geared-to-Income (RGI) units will be replaced, and new residential units will be added. New ground floor commercial and community spaces are also proposed.

The revitalization will add:

- 649 new residential units with a mix of affordability levels (including 154 replacement RGI units)
- A mix of unit types ranging from 1- to 5-bedroom units
- 121 parking spaces for vehicles
- 1,205 m<sup>2</sup> of new indoor commercial and community space
- 1,397 m<sup>2</sup> of indoor amenity space
- 5,588 m<sup>2</sup> of outdoor amenity space
- Extensive landscaping improvements, including a Privately-Owned Publicly Accessible Space

### **Q2. I'm worried about the proposal impacting green spaces and the local environment.**

Sustainability is top of mind for TCHC and this project. Sustainable building specialists have been retained to evaluate and provide solutions for climate resiliency and energy efficiency in the new building. Environmental components of the redevelopment are being studied to mitigate against potential flooding and stormwater management, and to ensure the new Swansea Mews does not adversely impact the natural environment.

### **Q3. What does the Planning Application and Process involve?**

TCHC must get permission from the City of Toronto before redeveloping the Swansea Mews property. This ensures there is a good plan in place before the City provides any permissions to proceed with the revitalization.

### **Q4. How long will this whole process take?**

The project is in the early stages of the planning application process. This is a priority project for TCHC and the City of Toronto. A decision from Council on the rezoning is anticipated in 2026.

**Q5. What is the rationale for the proposed density?**

TCHC is proposing two buildings with heights of 35 and 20 storeys. This level of density aligns with the Initial Development Proposal (IDP), which City Council approved in April 2025. The proposed density represents the most efficient use of this highly valued public asset and allows TCHC to build hundreds of new high-quality affordable rental homes for a range of household types and incomes.

Funding for the project will come from federal and municipal programs and incentives. The amount of funding and financing depends on the density of the proposed development. The revitalization project must include enough market and affordable housing units so that the development is financially viable.

The proposed density also reflects provincial and municipal policy directions that encourage more density in areas well served by municipal infrastructure, including public transit.

**Q6. What measures will be taken to address potential traffic impacts?**

A Transportation Impact Study (TIS) was prepared to review the proposed redevelopment's impact on the adjacent road network. The TIS considered impact over a five-year period to 2030 and reviewed vehicle and bicycle parking, loading provisions, and public transit. Recommended mitigation measures include:

- **The Queensway and Windermere Avenue:** Adjust signal timing to ease traffic heading south while maintaining streetcar priority. Remove the northbound left-turn advance signal during weekday peak hours.
- **The Queensway and Ellis Avenue:** Optimize signal timing to reduce east-west line ups and align with changes at Windermere.
- **New driveway:** Expected to operate under busy but acceptable conditions, with wait times of approximately 28 seconds in the morning peak and 39 seconds in the afternoon peak.

**Q7. Will the existing infrastructure be able to accommodate the proposed density?**

A Functional Servicing and Stormwater Management Report (FSR) was prepared. The FSR finds that existing municipal water and sanitary services can support the revitalization. It recommends design measures for the stormwater management system to enhance protection and meet regulatory standards. The FSR concludes that there is enough infrastructure and servicing capacity to accommodate the revitalization. Further details will be finalized during the detailed design stage.

**Q8. How will the redevelopment create a safe environment for future tenants and surrounding community members?**

The revitalization includes design features that aim to create a more open and visible environment:

- The “U”-shaped northern building surrounds the raised courtyard
- At the south end, public spaces will be located next to retail spaces and open onto The Queensway
- Modern lighting and landscaping for clear, well-lit pathways and public areas

Other safety and security system features will be developed during the detailed design process.

**Q9. Will there be future opportunities to get involved?**

TCHC has hosted many consultations with Tenant Leaders and Swansea Mews tenants, including a virtual community-wide consultation meeting in September 2025 and an in-person Community Consultation Meeting hosted by the City of Toronto in November 2025. There will be more opportunities for tenants to engage in 2026 as the design evolves through the site plan approval process.

The revitalization proposal was presented to the City of Toronto's Planning and Housing Committee in early 2026, providing another opportunity for tenants and community members to provide feedback.

TCHC shares project information on its website and with Swansea Mews tenants through email. To learn more, share feedback, or ask questions:

- Project webpage: [torontohousing.ca/swansea-mews](https://torontohousing.ca/swansea-mews)
- Project email: [swansea.mews@torontohousing.ca](mailto:swansea.mews@torontohousing.ca)

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*Source: Toronto Community Housing Corporation — Swansea Mews Vision page, retrieved March 2026*