

September 22, 2025

Swansea Mews Revitalization Pre-Application Online Community Meeting



swansea.mews@torontohousing.ca



bit.ly/swanseamews

Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

An aerial photograph of a suburban neighborhood, showing a grid of streets, residential houses, and a multi-lane highway on the right side. The image is dark and serves as a background for the text.

Agenda

Welcome & Introductions

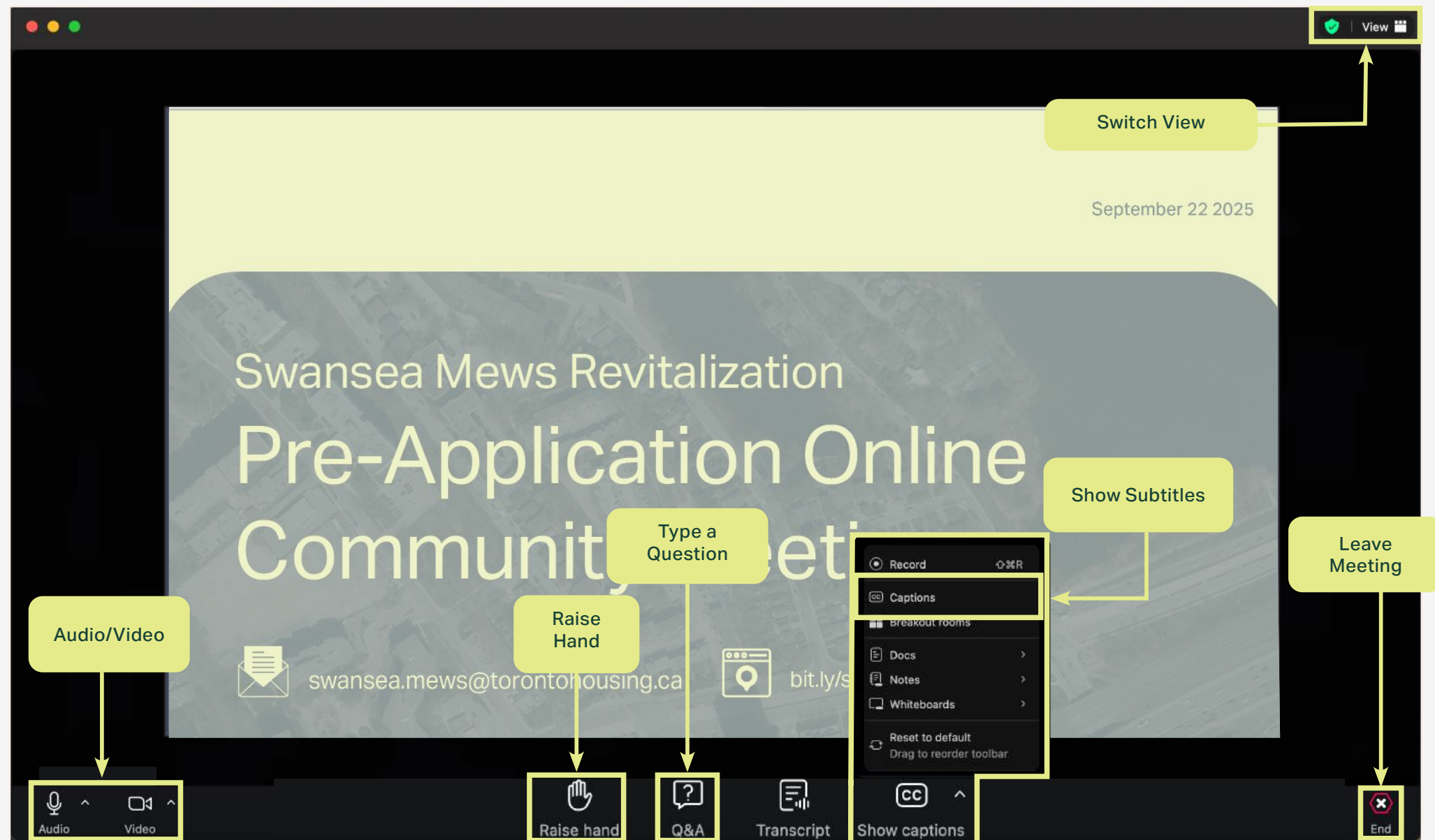
Background & Process

The Vision

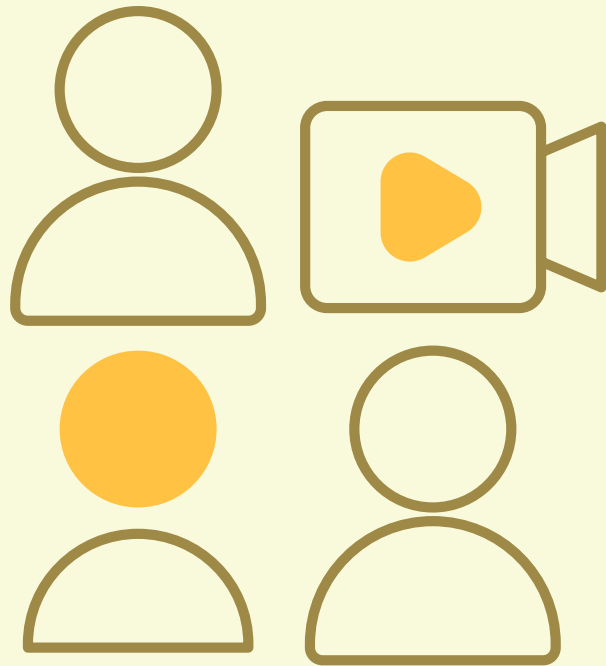
Next Steps

Q&A

Zoom Webinar Instructions



How should we approach this meeting?



1. Treat everyone with respect
2. Listen and learn from each other's comments and questions
3. Be a part of a fair and welcoming space, where everyone gets an opportunity to share

The Team

Applicant

Toronto Community Housing



Consultants



BOUSFIELDS INC.

KPMB ARCHITECTS



PFS STUDIO



BA Group

Lithos

PURPOSE

Background & Process

Today we are talking about...

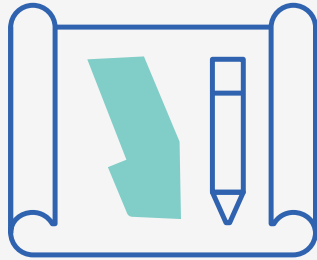


Official Plan Amendment and Rezoning Application

~6-9 Months



The next steps will be...



Site Plan Application

~12 Months

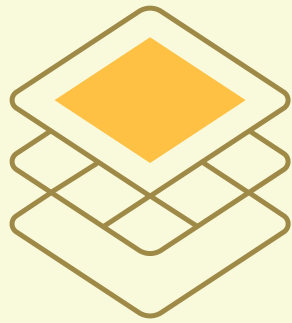


Building Permits

6+ Months



Today we are talking about...



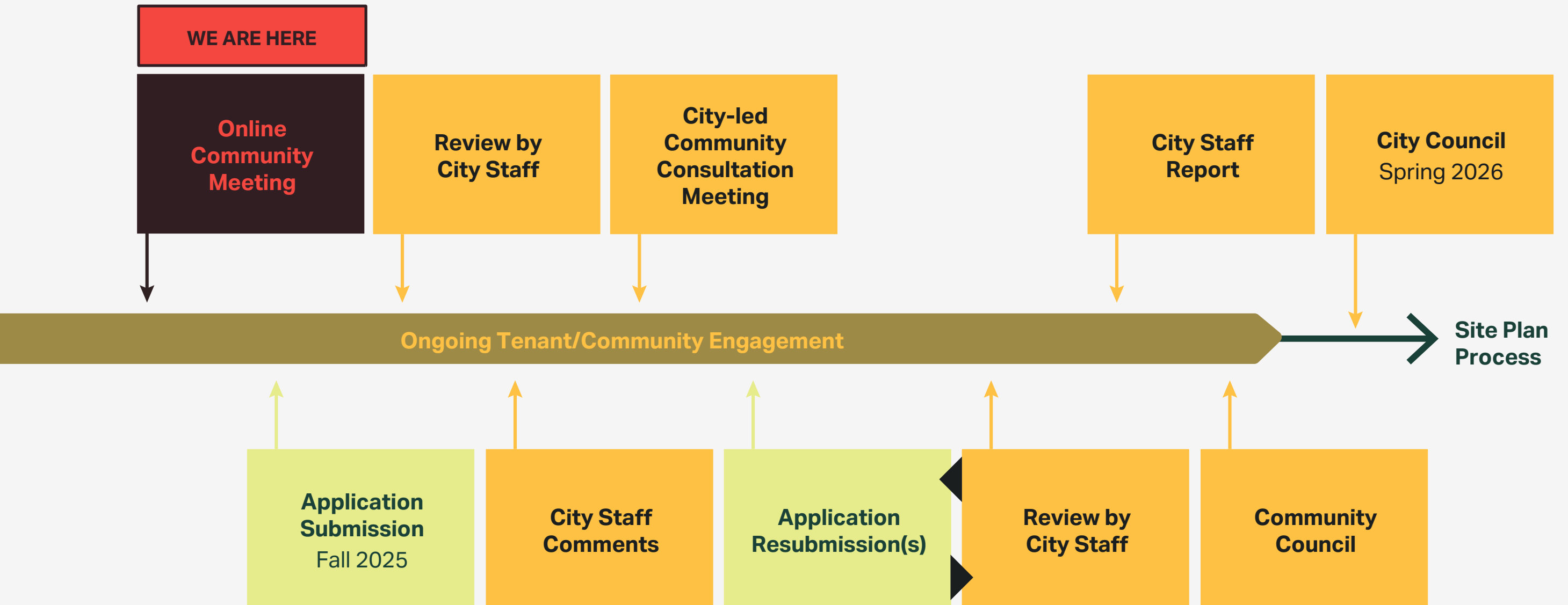
Official Plan Amendment and Rezoning Application

- What **kinds of uses** are allowed on the land
- Where the **buildings** will go
- What **type** and **how big** the buildings will be
- Where the **public spaces** will be
- The **other uses** (community space, etc.) that need to be mixed in and where they should go
- Where the **streets** and **sidewalks** go
- How **sustainable design** and best practices will be incorporated

What has happened so far



Planning Process (~6-9 Months)



Who and what shapes the plan?



People

Tenants, Local Community,
Development Team, Consultant Team,
City Departments & Agencies, Other
Stakeholders



Facts & Technical Information

Technical and physical context and
constraints



Planning Policies & Laws

Provincial Planning Statement,
Official Plan, Zoning By-laws,
Other By-laws, Urban Design
Guidelines and Council Decisions

Swansea Mews History and Background

1931



Swansea Mews History and Background

1968

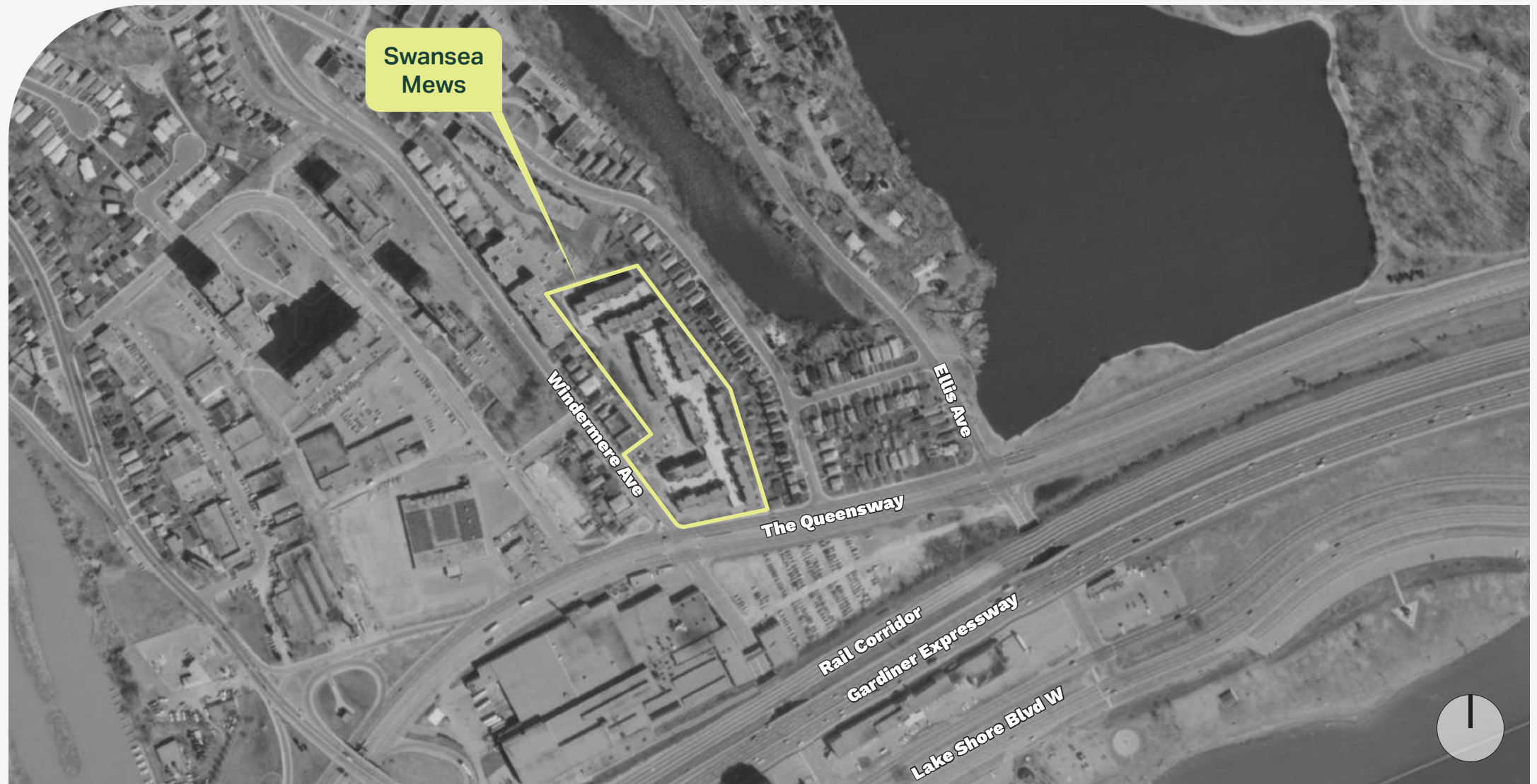
Developed for residential housing in the 1970s, prior to that used for automotive uses and warehousing.



Swansea Mews History and Background

1978

During the rezoning process for the existing townhouse complex, the design was described as "quite imaginative" and an attempt "to integrate this development with the existing residential areas."



Swansea Mews History and Background

2005

The complex includes 154 townhouse units (predominately 3-bedroom units).

Emerging changes in the neighbourhood start to appear.



Swansea Mews History and Background

2024





The Site is currently unoccupied following the 2022 structural failure and evacuation.



Swansea Mews Context



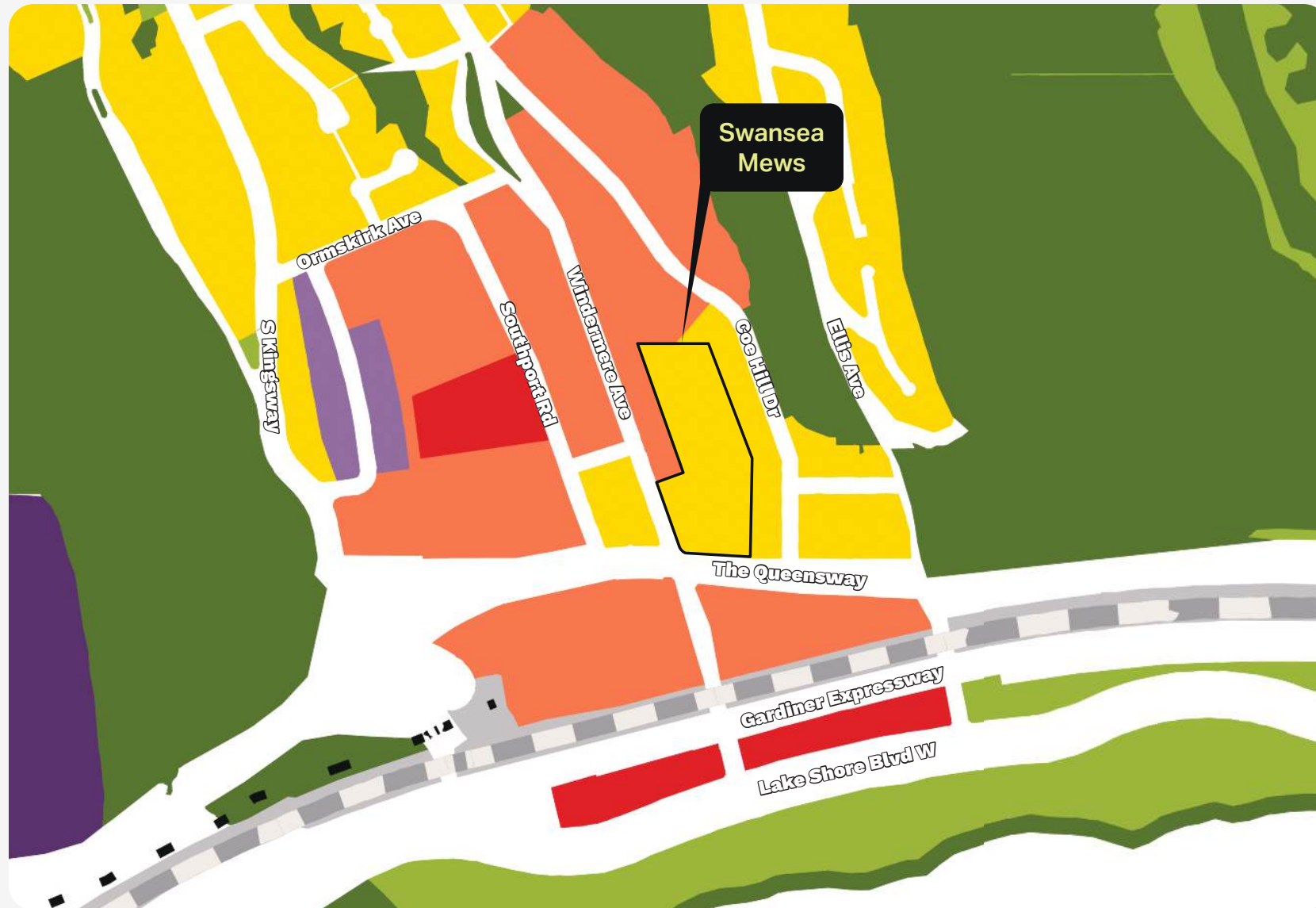
Legend

-  TTC Streetcar Route
-  TTC Streetcar Platform
-  TTC Bus Route
-  TTC Bus Stop









Official Plan Land Use Map

Site Context



Legend

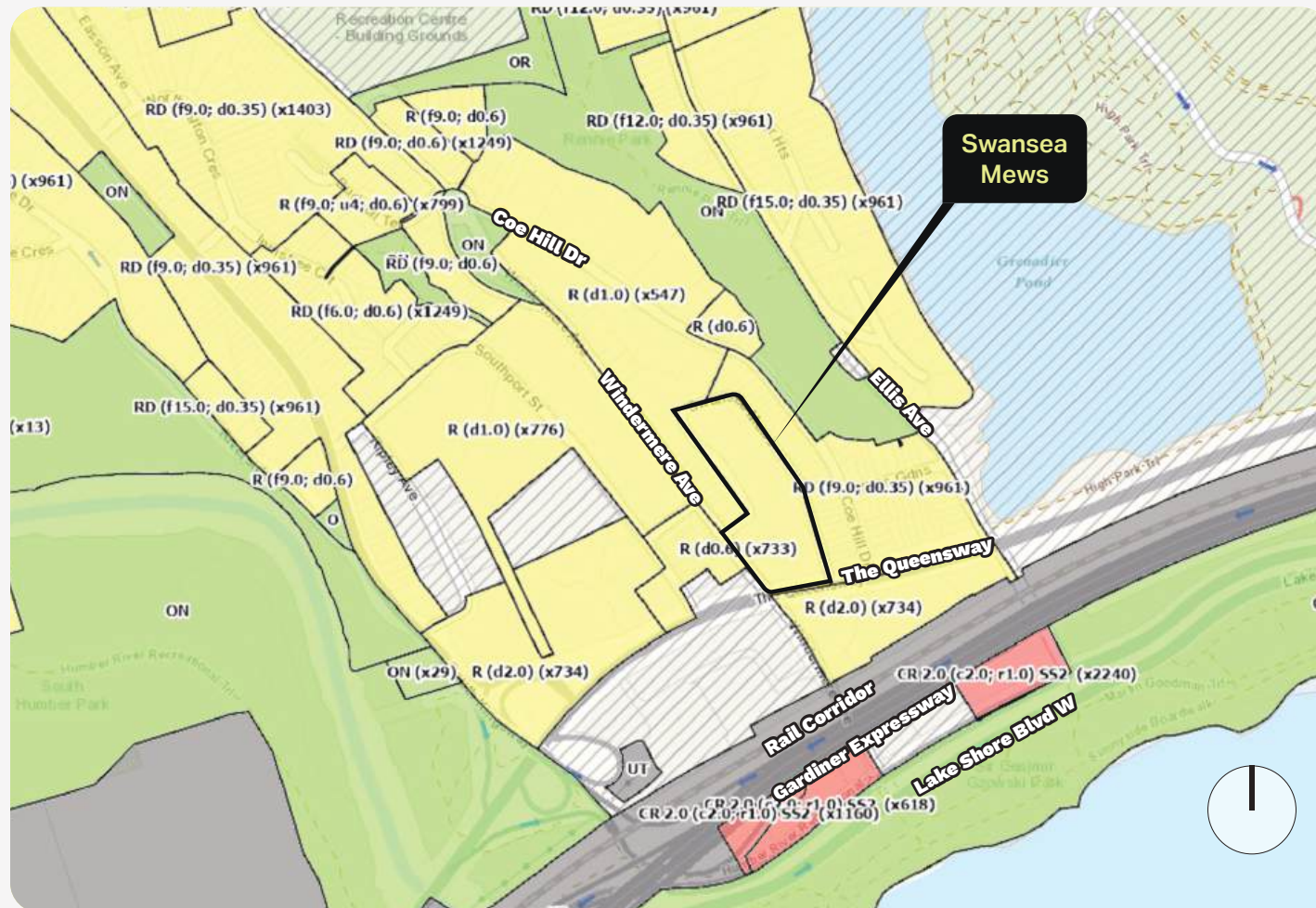
- | | |
|--|--|
|  Neighbourhoods |  Institutional Areas |
|  Apartment Neighbourhoods |  Regeneration Areas |
|  Mixed Use Areas |  General Employment Areas |
|  Natural Areas |  Core Employment Areas |
|  Parks |  Utility Corridors |
|  Other Open Space Areas
(Including Golf Courses,
Cemeteries, Public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



Zoning By-law 569-2013

Site Context

Zoning

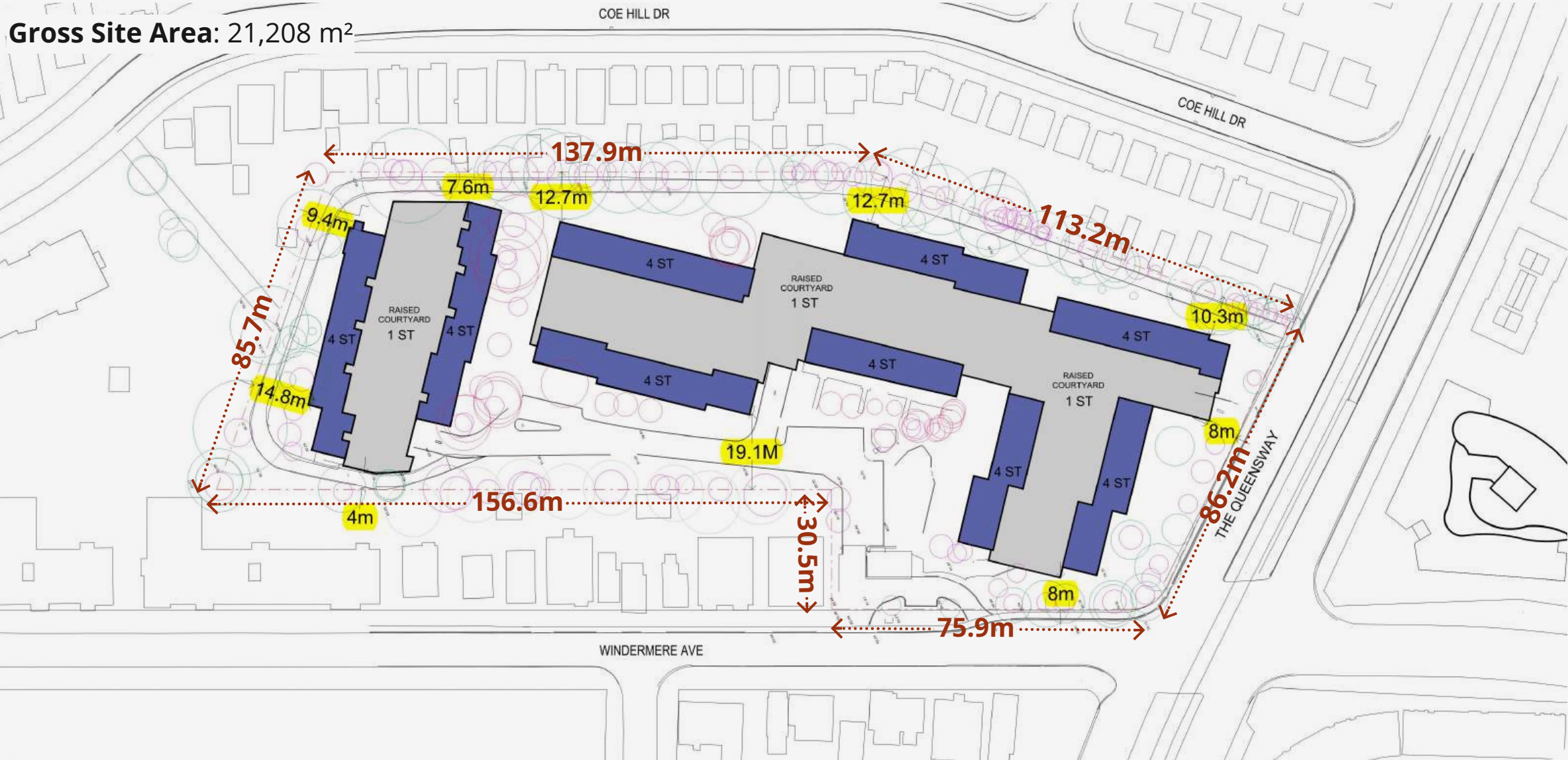


Heights



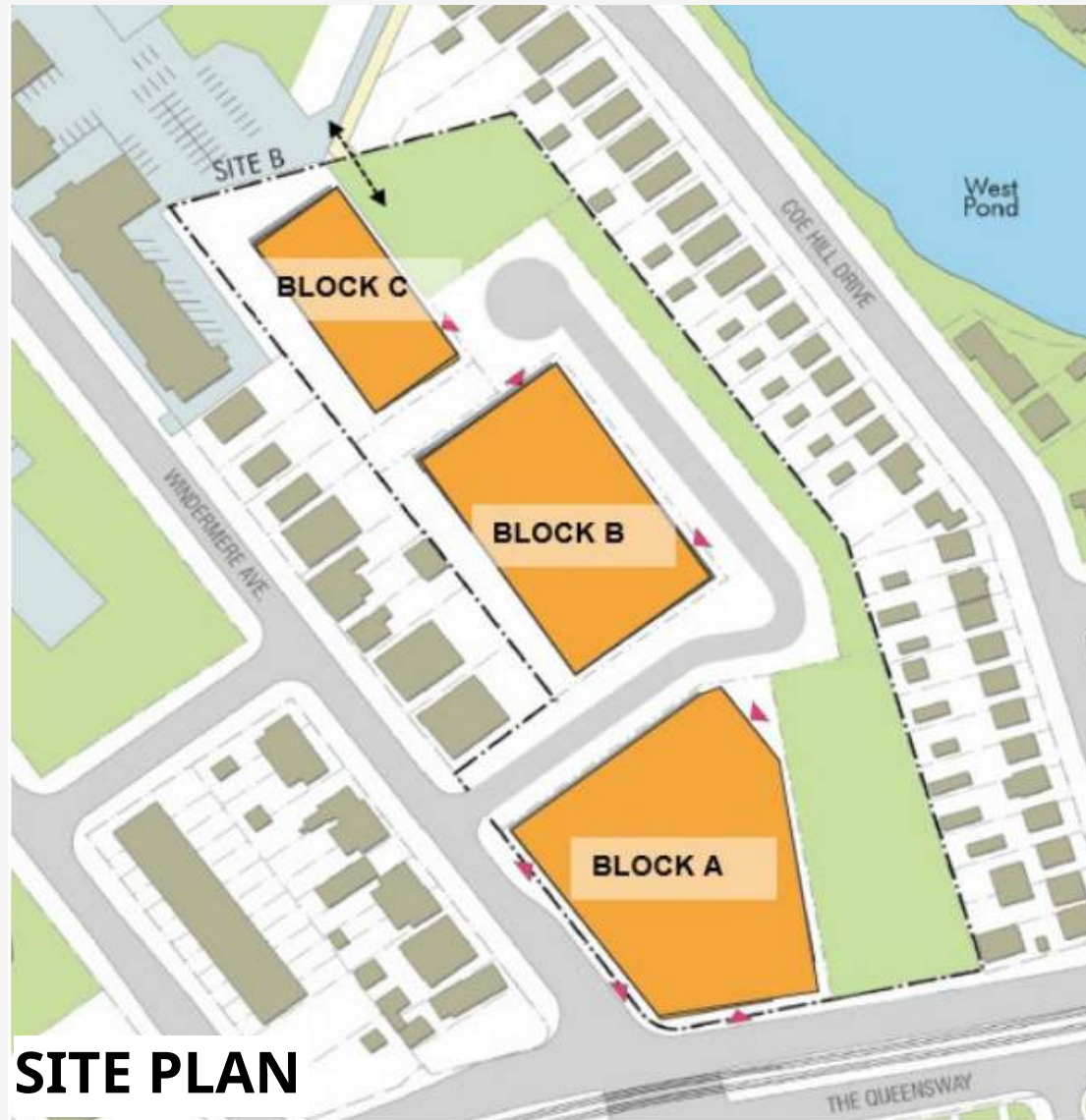
Existing Site Plan

Site Context



Initial Development Proposal

Preliminary Statistics as per IDP



SITE PLAN



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.

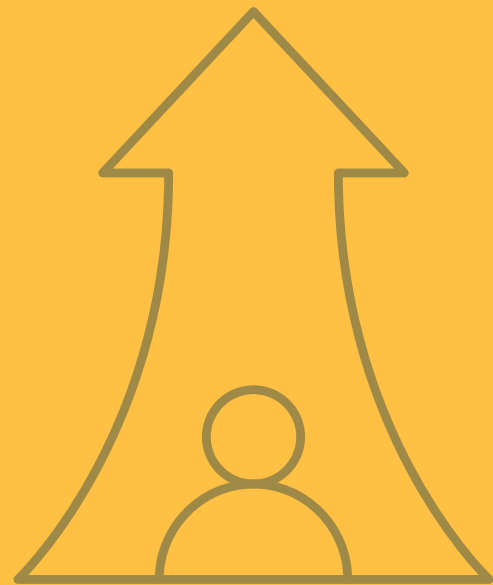
An aerial photograph of a suburban neighborhood, showing a grid of streets, residential houses, and some commercial buildings. A multi-lane highway is visible in the lower right corner. The image is darkened and serves as a background for the title text.

The Vision for Swansea Mews

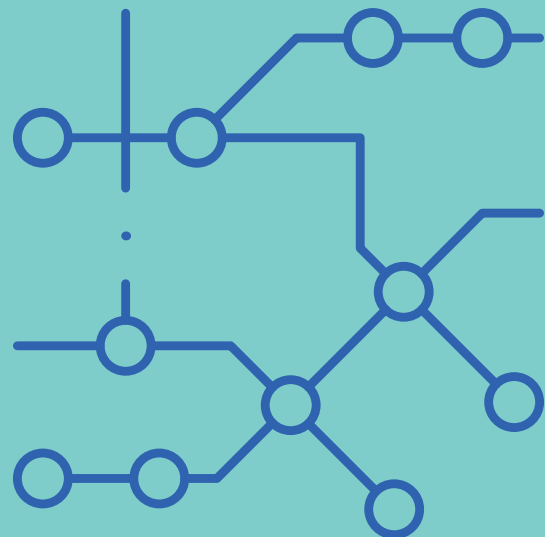
The Vision for Swansea Mews

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.

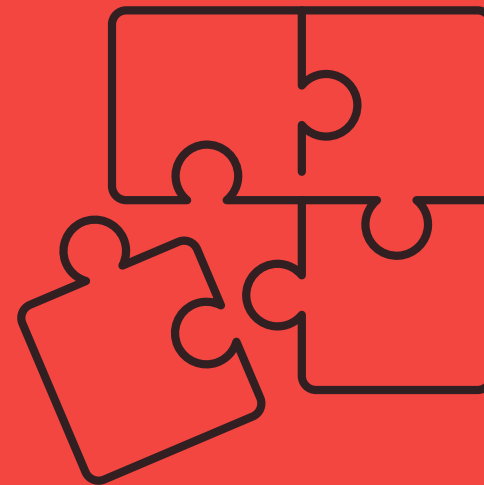
growth



connection



identity

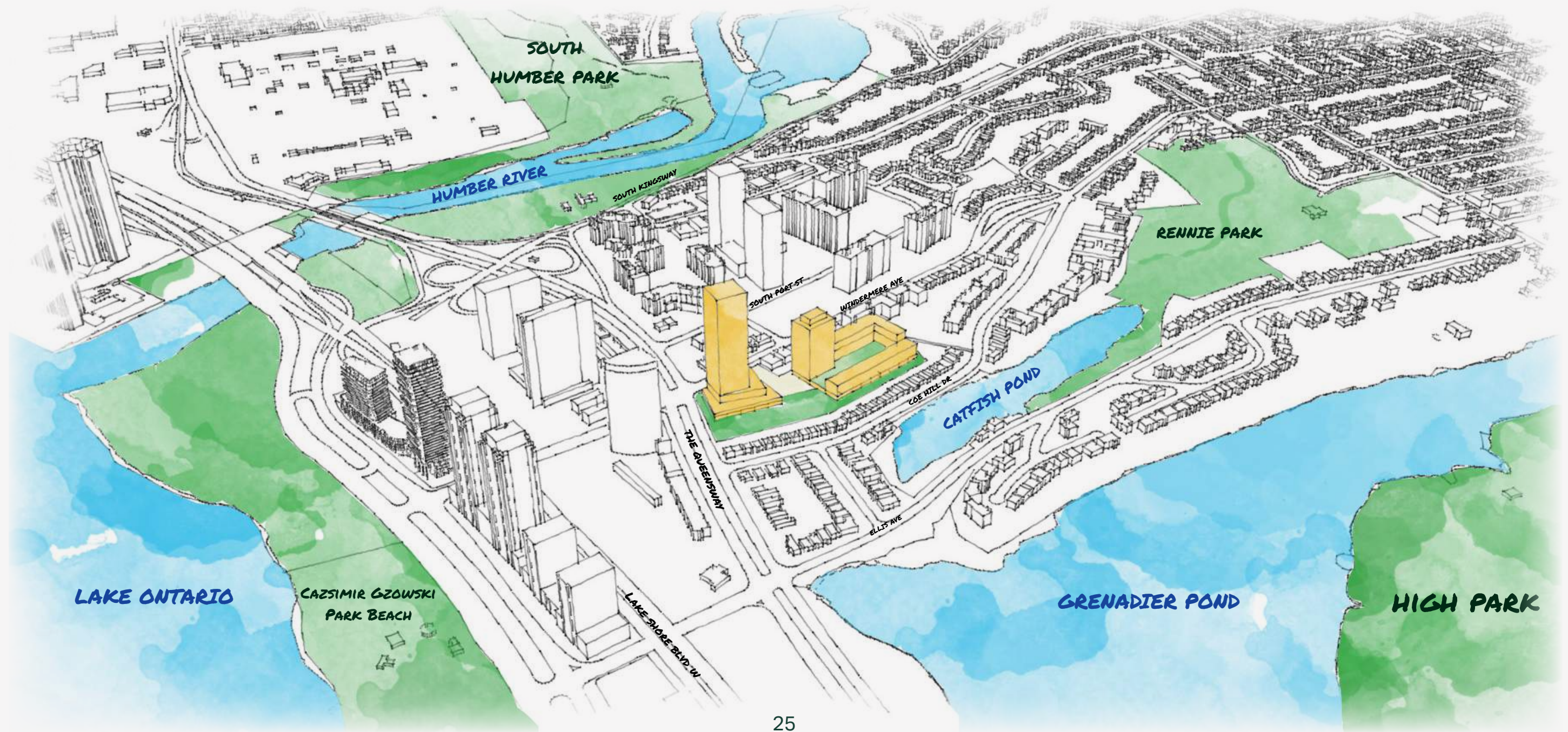


sustainability



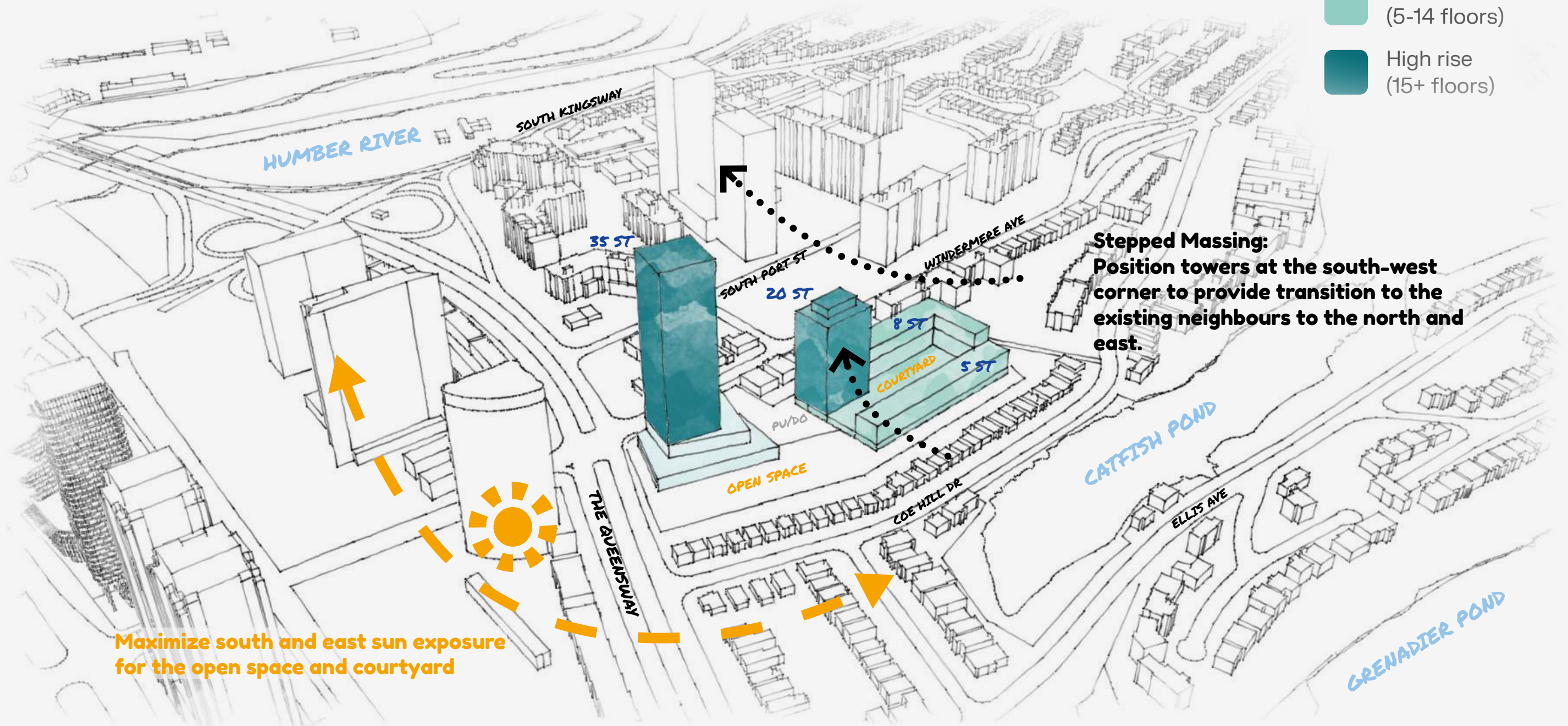
Context

View Looking West



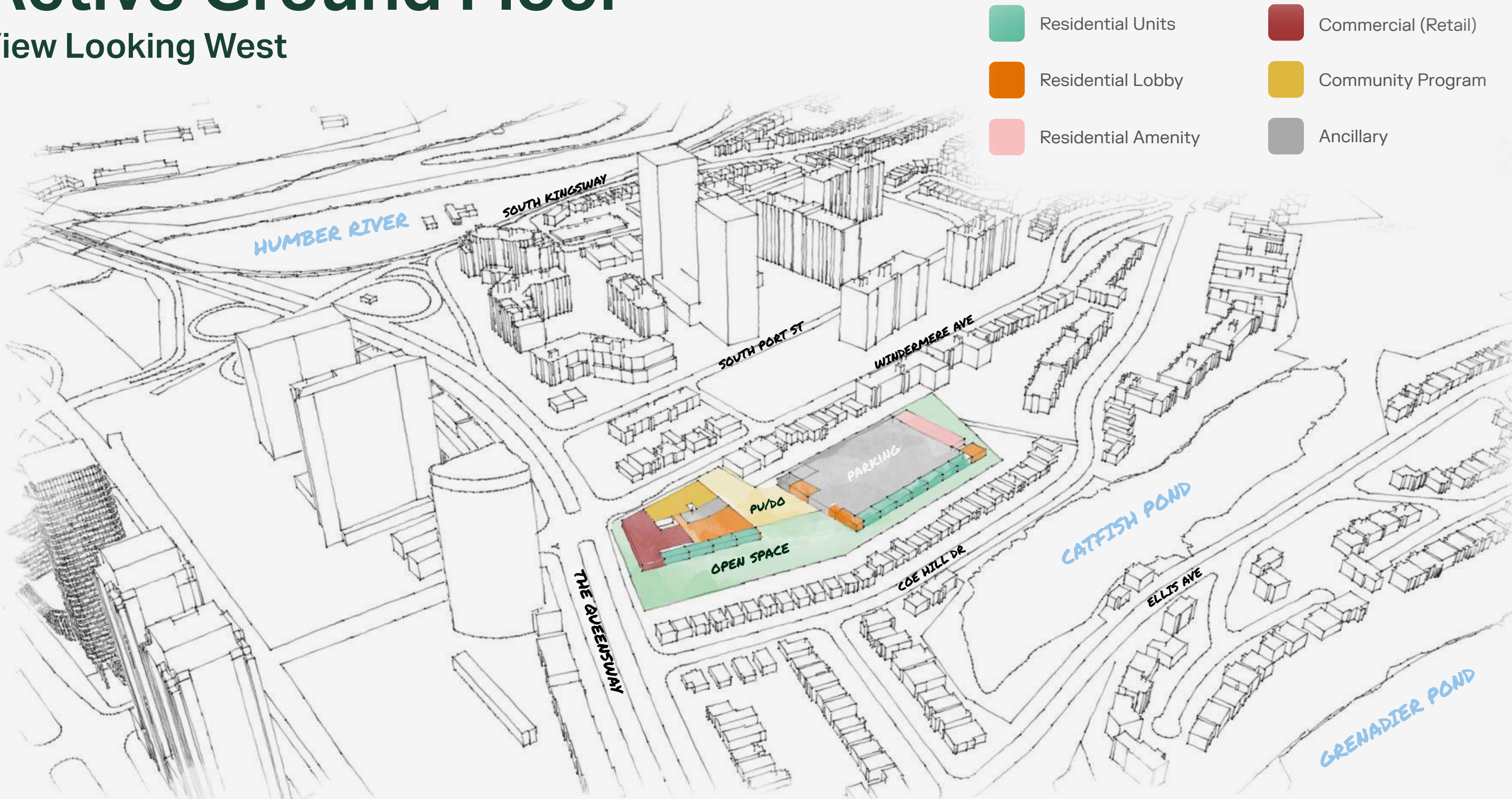
Approach to Building Design

View Looking West



Active Ground Floor




View Looking West



Access

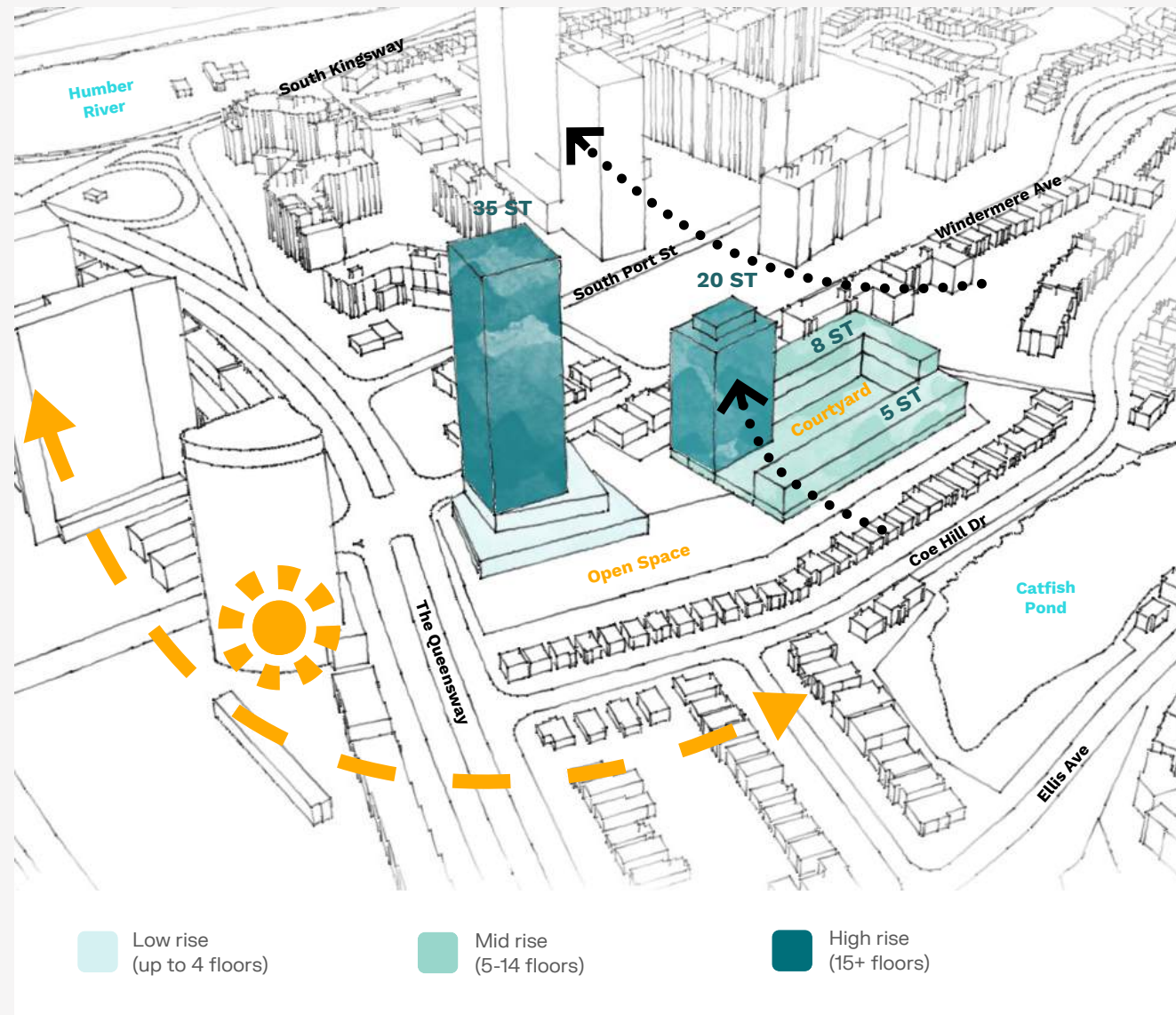


Open Space

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



Proposal Summary



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

