

The Team

Applicant

Toronto
Community
Housing



Consultants



BOUSFIELDS INC.

KPMB ARCHITECTS



PFS STUDIO



BA Group

Lithos

PURPOSE

Swansea Mews
Revitalization

Contact us, we would love to hear from you!



swansea.mews@torontohousing.ca

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Context

Legend

- Trails
- Public Community/ Recreation Centre
- Public School
- Point of Interest
- Public Beach
- Nature Point of Interest
- Active Recreation



Swansea Mews

Swansea Mews Revitalization

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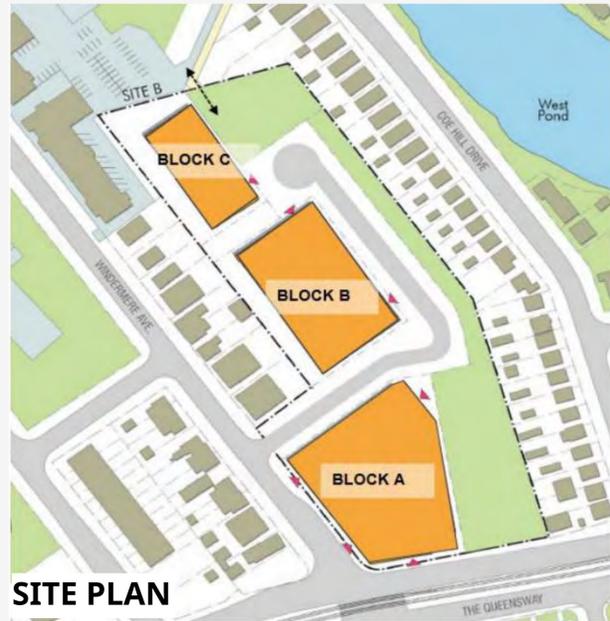
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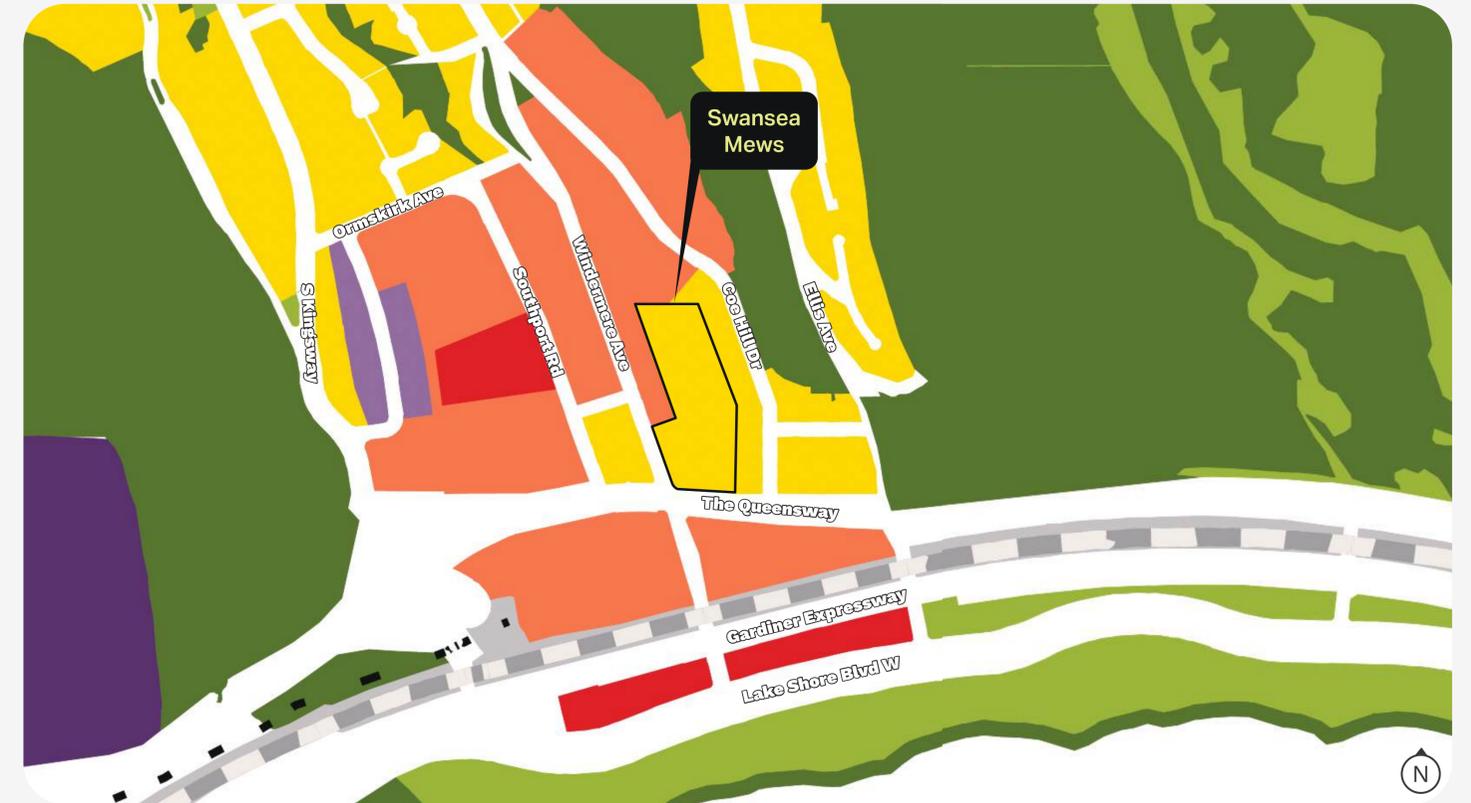
Planning Background Information

Initial Development Proposal As Approved by Council (2025)



-  **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.

City of Toronto Official Plan Land Use Map



Legend

-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  General Employment Areas
-  Core Employment Areas
-  Utility Corridors
-  Natural Areas
-  Parks

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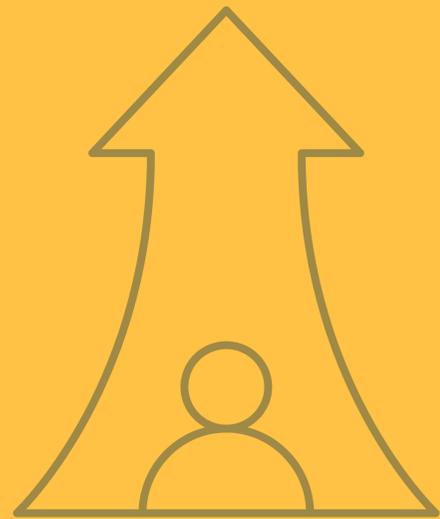
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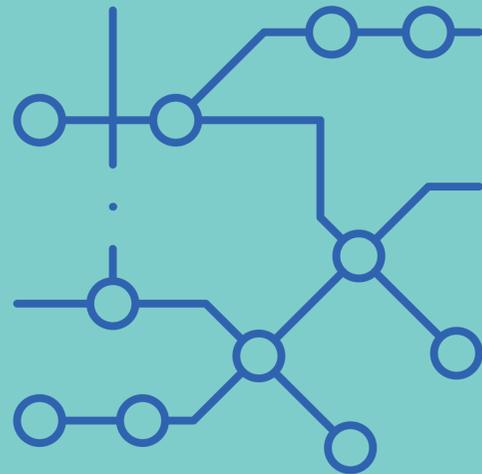
The Vision

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.

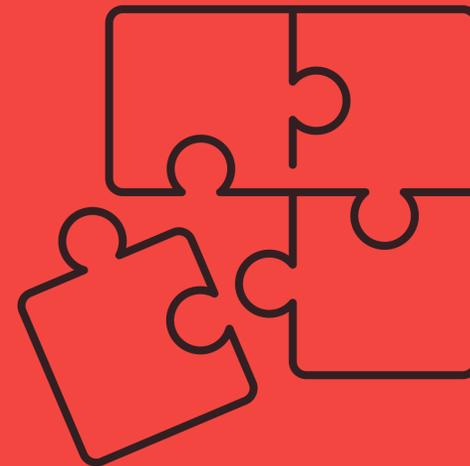
growth



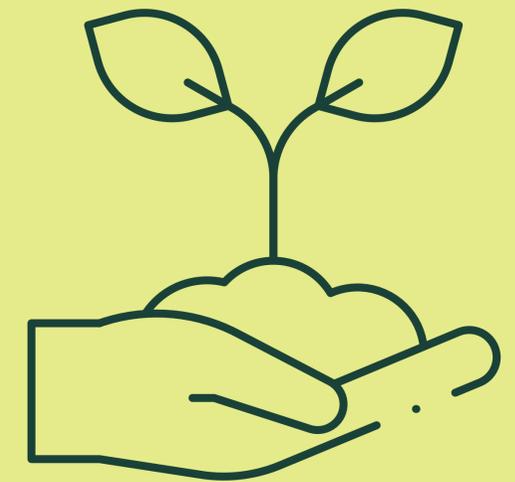
connection



identity



sustainability



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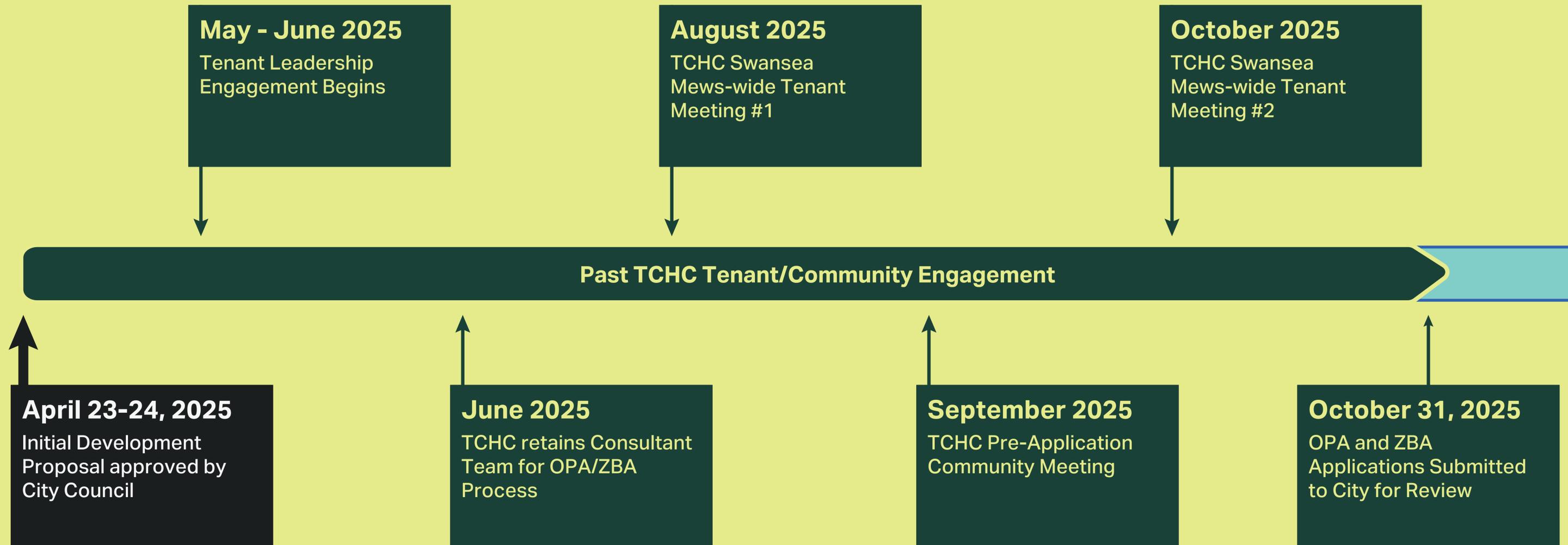
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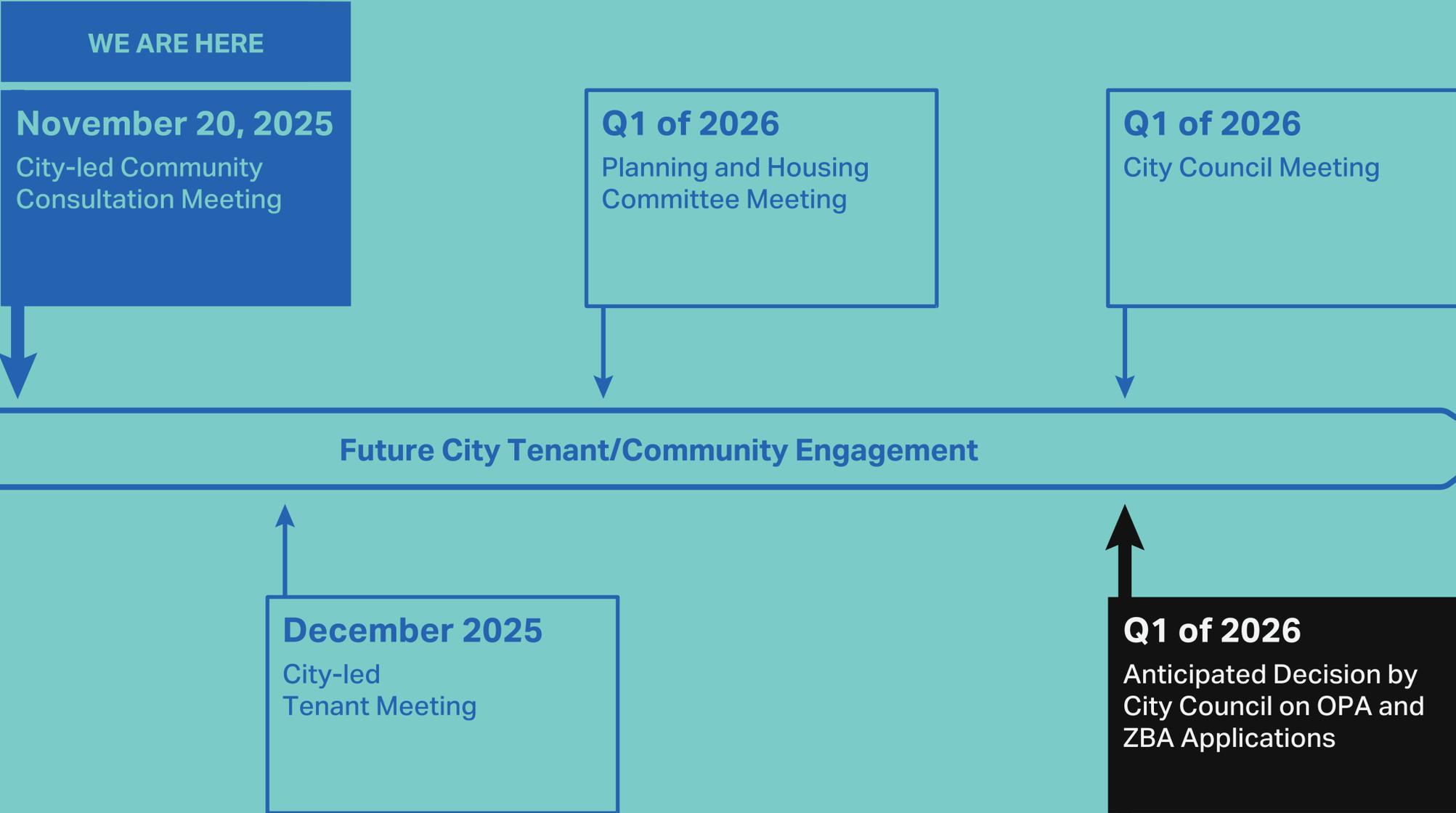


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What has happened so far



Planning Process



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Official Plan Amendment & Zoning By-law Amendment Application

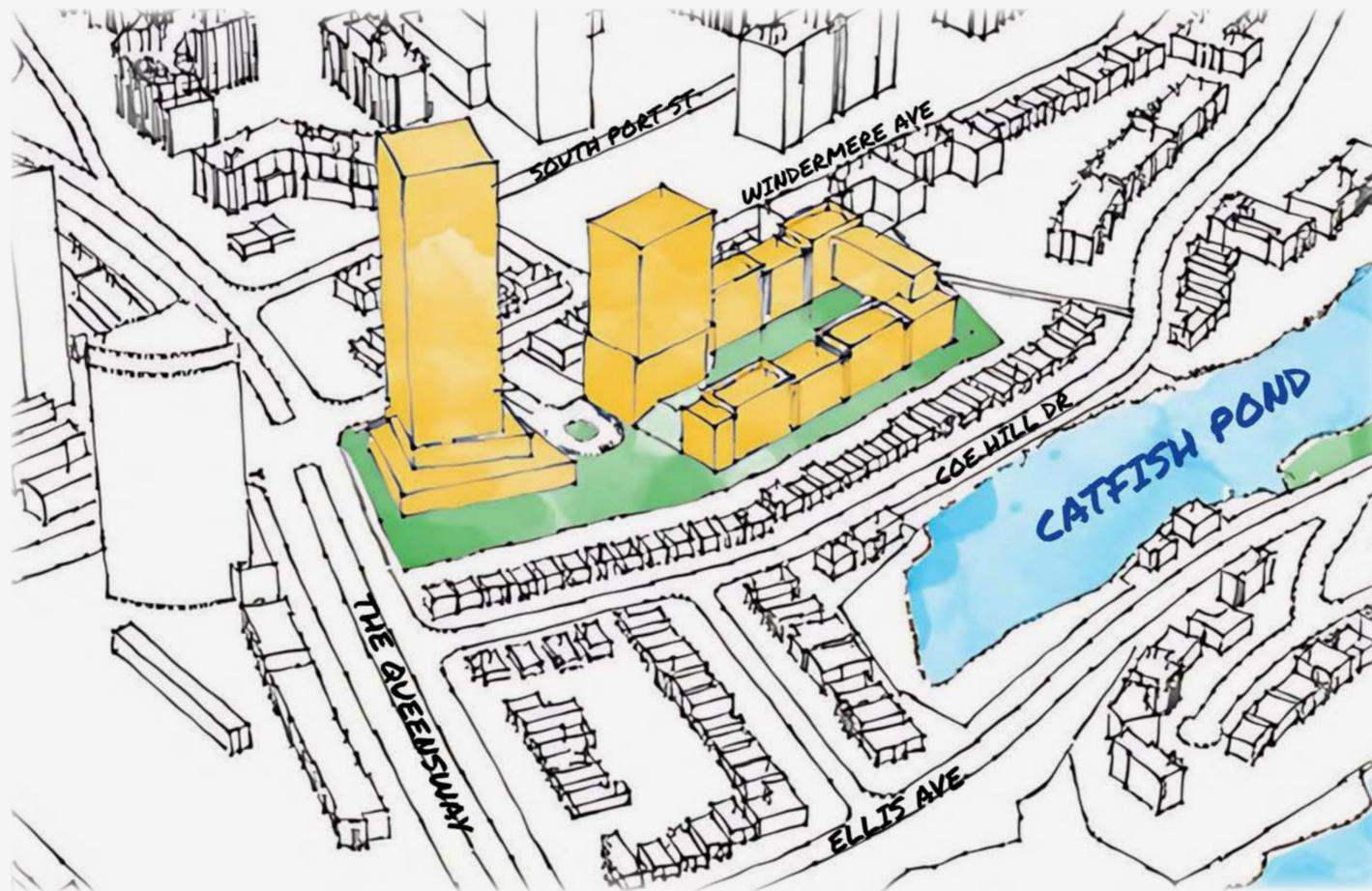
Today we are talking about

- 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 and how the **vehicles and pedestrians** will move through the property
- How **sustainable design** and best practices will be incorporated



The Proposal

View Looking Northwest



Preliminary plans, subject to change



Total Units: 649

1-Bedroom Unit: 233 (36%)

2-Bedroom Unit: 188 (29%)

3-Bedroom Unit: 163 (25%)

4-Bedroom Unit: 52 (8%)

5-Bedroom Unit: 13 (2%)



New Units (Mix of Affordable & Market Units): 495



Rental Replacement Units: 154



Parking: 121 cars



Commercial / Community Spaces (Indoor): 1,205 m²



Amenity Space Indoor: 1,397 m²

Amenity Space Outdoor: 5,056 m²

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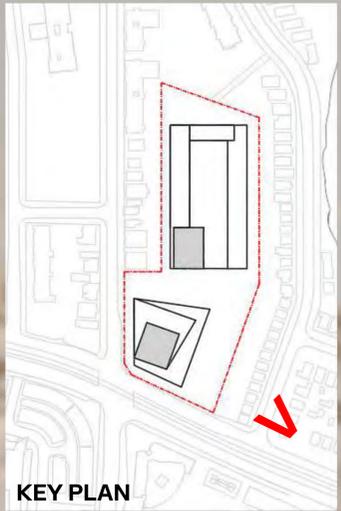
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The Proposal

Perspective Looking
Northwest



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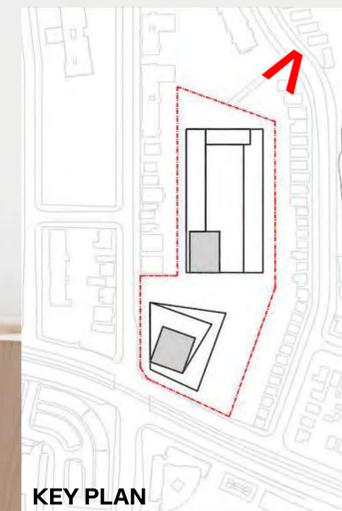
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The Proposal

Perspective Looking Southwest



THE QUEENSWAY

COE HILL DR

WINDERMERE AVE

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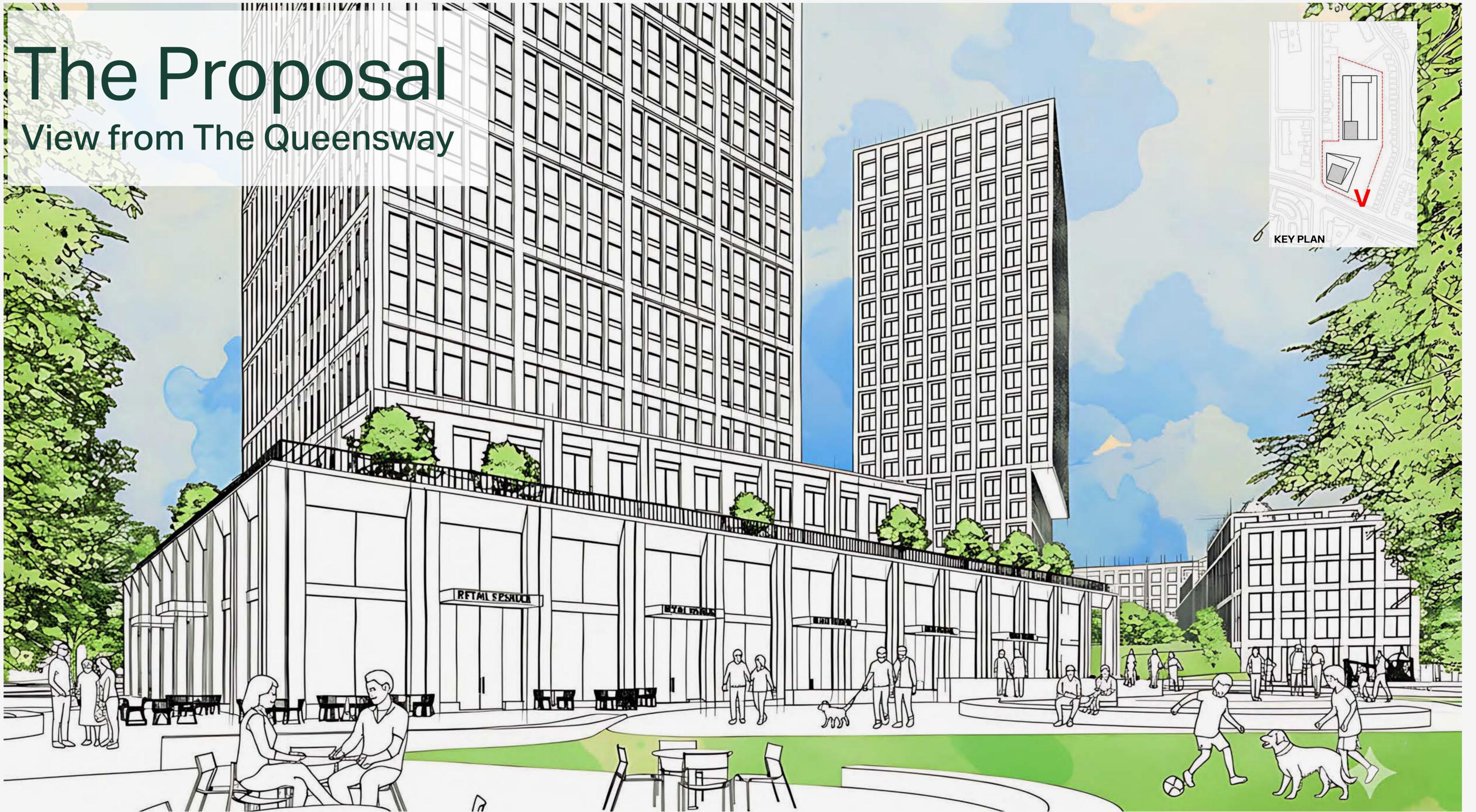
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The Proposal

View from The Queensway



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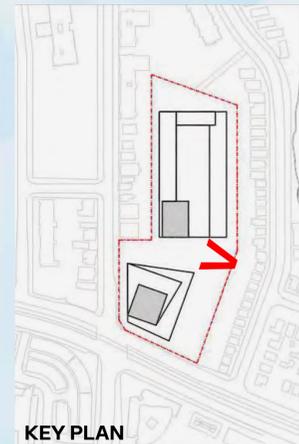
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The Proposal

Open Space at Southeast Corner



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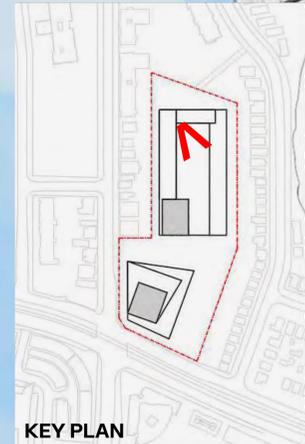
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The Proposal

View from Raised Courtyard



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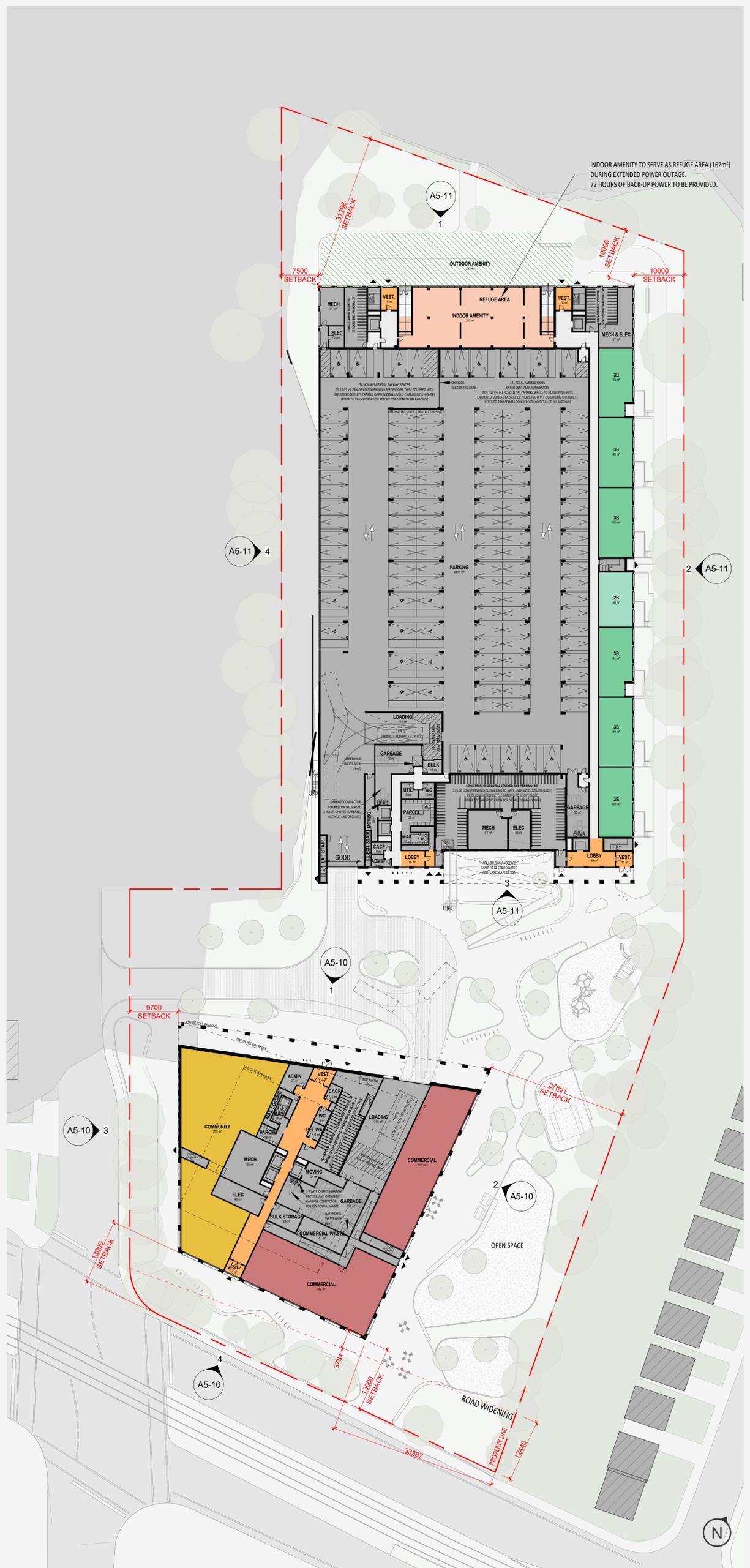
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Ground Floor Plan

- 2-Bedroom
- 3-Bedroom
- Indoor Amenity
- Ancillary
- Commercial
- Community
- Lobby
- Outdoor Amenity



Preliminary plans, subject to change.

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Outdoor Spaces

- 1 North Amenity
- 2 Elevated Courtyard
- 3 Pick-up Drop Off Area
- 4 Privately-Owned Publicly Accessible Open Space (POPS)
-  Pedestrian Pathways & Connections
-  Outdoor Amenity Areas



Preliminary plans, subject to change.
Note: The design/programming of these spaces is to be the subject of future engagement.

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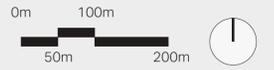
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March 21st

Legend

- Subject Site
- Existing Buildings
- Shadows Cast by As-of-Right Massing
- Shadow Cast by Development Proposal
- Approved/Not Yet Built Development
- Shadow Cast by Existing and Approved Developments
- Parks, Open Spaces and Natural Areas
- Water Bodies



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June 21st

Legend

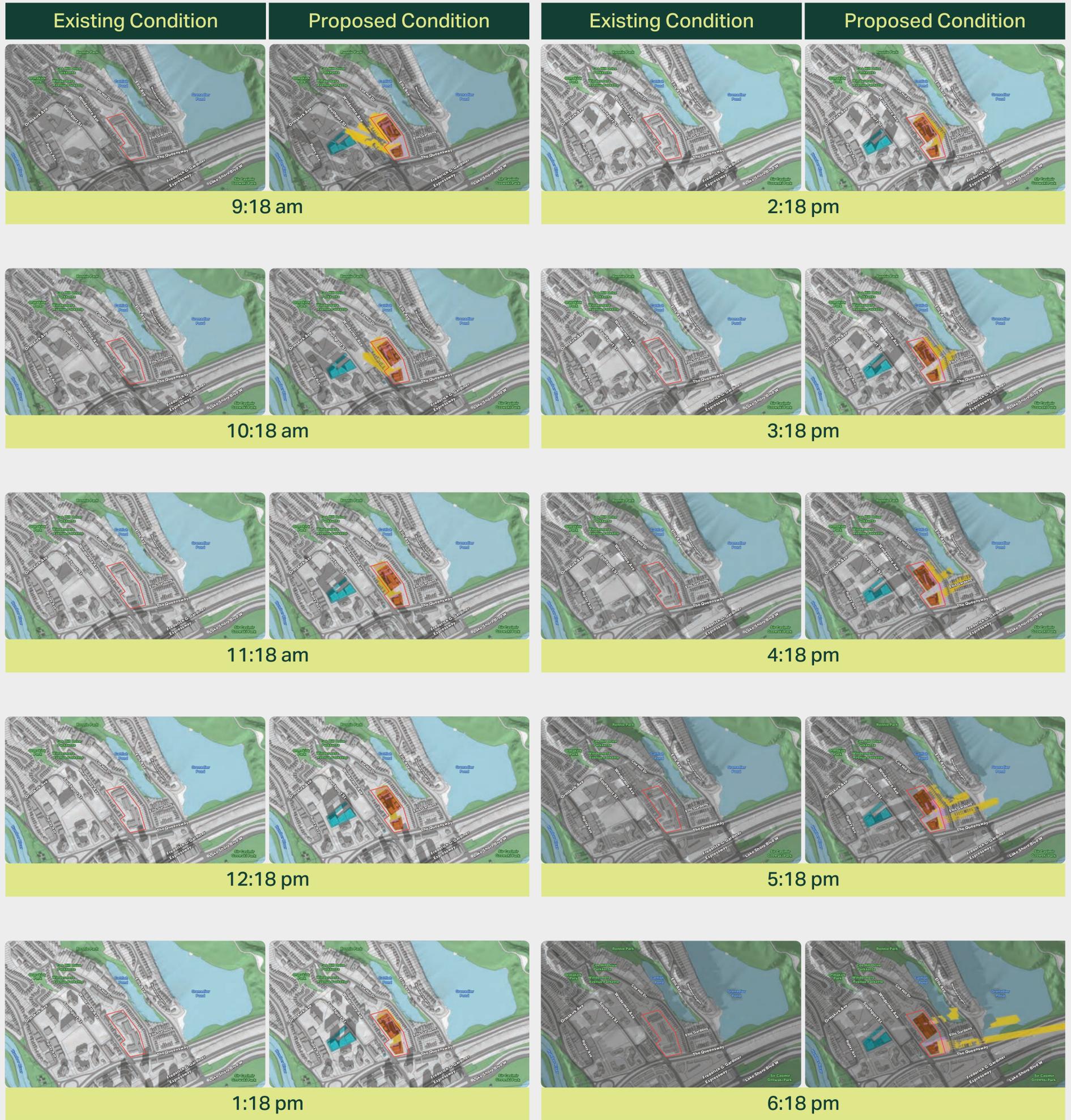
 Subject Site	 Existing Buildings	 Shadows Cast by As-of-Right Massing	 Shadow Cast by Development Proposal	 Water Bodies
 Development Proposal	 Approved/Not Yet Built Development	 Shadow Cast by Existing and Approved Developments	 Parks, Open Spaces and Natural Areas	 



September 21st

Legend

- Subject Site
- Existing Buildings
- Shadows Cast by As-of-Right Massing
- Shadow Cast by Development Proposal
- Water Bodies
- Development Proposal
- Approved/Not Yet Built Development
- Shadow Cast by Existing and Approved Developments
- Parks, Open Spaces and Natural Areas



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December 21st

Legend



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