

Swansea Area Ratepayers' Association

*Reflecting the interests of the Swansea Community*



Mailing Address: Swansea Area Ratepayer's Association  
c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto ON M6S 3H9

Swansea Area Ratepayers' Group

**Submitted by E-mail to:**

**Sylwia Przezdziecki, City Council Clerk,**

[councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca)

**Mayor Olivia Chow, City of Toronto Mayor**

[mayor\\_chow@toronto.ca](mailto:mayor_chow@toronto.ca)

All Councillors on City Council

**Ref: City Council Agenda Item PH18.5 - Housing Action  
Plan: Avenues Policy Review - Decision Report February 5,  
2025**

Dear Mayor Chow and all City Councillors,

**Protecting the Integrity of Our Neighbourhoods and Our Councillors,**

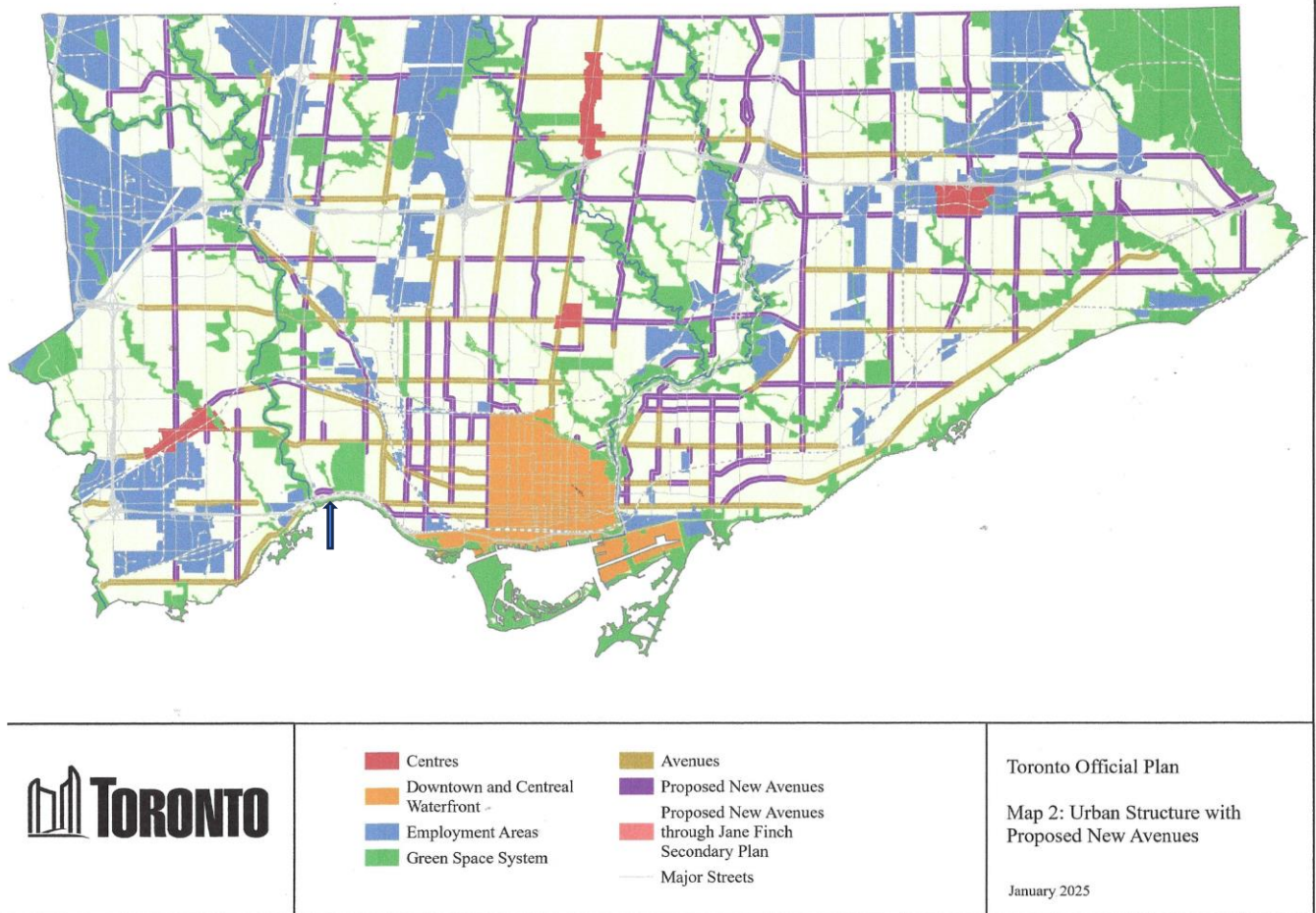
In order to protect the integrity of City Council's decision-making process, this Avenues Policy Review and Decision Report must go back to the drawing board. The Swansea Area Ratepayers Association/Group (SARA/SARG) has a particular interest and zoning example which will compromise our Secondary Plan(SP) if the conflicts, compromises, errors and ambiguities of the Report and potential OPA 778 are not amended. For those Councillors who have one or more of Toronto's 50 Secondary Plans in their Wards, they need to review their SP(s) to ensure that they or their neighbourhoods are not compromised by the sloppiness, ambiguity, two-day preview of the report and conflicts of the approval process and OPA 778.

Swansea has a Secondary Plan and the Queensway street is included in this plan as a Neighbourhood street and is subject to its appropriate zoning as a regular neighbourhood street. It cannot be described as an avenue as it would be in conflict with the Swansea Secondary Plan which reaches down from Bloor Street to the Gardiner. **It states in the Official Plan Chapters 5.5 and 5.6 that if there is a conflict in the planning within the Secondary Plan, the planning and terms of the Secondary Plan prevail.** See how this is identified in this link to the Swansea Secondary Plan as follows:

<https://www.toronto.ca/wp-content/uploads/2017/11/9097-cp-official-plan-SP-25-Swansea.pdf>

See below Map 2 (amended without the required Community consultation or discussion) of the Official Plan and Map 4 of the potential OPA 778 identifies the new avenue designation as compromising the Swansea Secondary Plan and is in conflict with the City's Official Plan declaring it as a new Avenue. **This new illegal and conflicting Avenue Segment must be removed from the Queensway** between High Park and the Humber in order to ensure the protection of the natural heritage of

Grenadier Pond, the appropriate, guaranteed affordability of ALL the units of the Swansea Mews' replacement and the trees lining the walkways along the cloverleaf access route of the TTC Bus up to the South Kingsway. The arrow on the map indicates the conflicting imposition of the Avenue descriptor.



There are at least 50 other Secondary Plans in Place across the City of Toronto which need to be reviewed to ensure that they have not been compromised by this rush to density without giving consideration to issues of affordability, infrastructure or the safety of our neighbourhoods. Here is the link to all 50 Secondary Plans on file.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/chapter-6-secondary-plans>

### **Swansea Mews-Planning for Developers or For Complete Communities?**

<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238029.pdf> This is the link to the Toronto Community Housing Corporation report and tendering plans

Initially from 2019-2022 the plan for the Swansea Mews was to replace the existing 154 coop units allowing the original residents to return. The suggestion was also to build an equivalent number or more of affordable rental units which was then and still now essential to the effort to provide housing that was essential to support lower income groups. It was planned in such a way as not to compromise or be in conflict with the existing zoning and be in sync with the context of the Neighbourhood.

### **Aug. 21, 2024 & It's the Imposition of Avenues & Uprooting Neighbourhoods**

The Initial Development Proposal envisions the replacement of 154 **Toronto Community Housing ("TCHC")** social housing units onsite. In addition to TCHC replacement units at Swansea Mews, initial massing studies suggest that the plan could allow for approximately

550-700 net new units (beyond the 154 replacement social housing units) with varying levels of affordability and ownership models and approximately 15,000 – 20,000 square feet of commercial, community, and/or amenity space.

Page 8 Number of Net New Units (TCHC & Non TCHC)	0	550 – 700	550 – 700
<b>Total Units (TCHC &amp; Non TCHC Units)</b>	<b>154</b>	<b>704 - 854</b>	<b>550 – 700</b>
Commercial/Community/Amenity Space (sf)	1,800	15,000 – 20,000	13,200 –

This means that we will have the replacement of 154 units of social housing surrounding a possible 30 - 50 storey building containing market value units housing conflicted by bypassing The Secondary Plan, the prevailing requirements of the Official Plan and any consultation with the Neighbourhood Communities.

It's time to wake up and send this avenue study back to the drawing board, bringing integrity back to the planning process and allowing our Councillors & Planners to make decisions which follow the directives of the Official Plan and relevant documents rather than being forced by Developers to compromise the planning and community consultation process.

Let's work together to form a complete city and – MAKE TORONTO ET AL GREAT AGAIN!

*Veronica*

Veronica Wynne, President,  
Swansea Area Residents Association/Group  
swansearatepayers@bell.net