

Swansea Mews Initial Development Proposal

Date: March 27, 2025

To: Planning and Housing Committee

From: Executive Director (Interim), Housing Secretariat

Wards: Ward 4 Parkdale High Park

REASON FOR CONFIDENTIAL INFORMATION

Confidential Attachment 1 to this report contains financial information, supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position of interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

SUMMARY

The Swansea Mews community is a 5.3 acre Toronto Community Housing Corporation (TCHC) property located at the intersection of the Queensway and Windermere Avenue consisting of 154 rent-geared to income (RGI) homes in nine 4-storey blocks of stacked townhomes. Following an incident of structural failure, an Emergency Order was issued by the Chief Building Official in June 2022 and all residents were immediately relocated offsite. Based on independent, professional reports, the structural failure was determined to be due to a defect in the building's original construction. Faced with the risks of future structural failures, demolition was determined to be the only viable course of action. Today, the buildings remain vacant and uninhabitable. 108 households maintain a right to return to the once it is redeveloped and the homes are replaced.

TCHC has over two decades of experience in the successful revitalization of its communities, in partnership with residents. TCHC revitalization projects play a central role within the delivery of the HousingTO 2020-2030 Action Plan, in helping meet goals for maintaining social housing and adding to new affordable rental housing supply. This includes a wholistic approach to predevelopment, design, construction, and community engagement and relocation. TCHC's 10-year development plan, in partnership with the City, aims to deliver over 10,000 new homes in our city by 2035. Swansea Mews is a critical site within this development plan.

On July 16, 2019, through Item No. PH7.4, "A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects", City Council adopted a new approvals framework for TCHC revitalization projects. As part of this new approvals framework, a stage gate process was established to provide the City with early and enhanced oversight of TCHC projects, and to ensure that these revitalizations support strategic city-building priorities.

Pursuant to this approval framework, this report recommends that City Council endorse, in principle, TCHC's proposed plans to redevelop the Swansea Mews community as outlined herein as the Initial Development Proposal (IDP) as a general concept prior to proceeding to the next stage of the approvals framework.

The Initial Development Proposal envisions the replacement of 154 RGI homes onsite. 154 homes have been vacant due to safety issues following the incident of structural failure on May 27, 2022. In addition to TCHC replacement homes at Swansea Mews, initial massing studies suggest that approximately 550-700 net new homes (beyond the 154 replacement social housing homes) can be achieved on-site with varying levels of affordability and ownership models, and approximately 1,400 – 1,860 square meters of commercial, community, and/or amenity space. The total gross floor area (GFA) and estimated unit counts will be confirmed through the rezoning process.

Other city-building objectives are also proposed to be achieved including improved open/park space, improved access and road alignment, increased tenant benefits through community economic development programs, and an overall design that will promote community safety and social cohesion.

This IDP for the Swansea Mews Community was developed in consultation with an interdivisional City working group and establishes a preliminary framework for future investment and redevelopment, including the creation of three residential development blocks, a large open space, a new road network and an overall design that will promote community safety and sound planning principles.

The built form and design concept will continue to be developed and refined through the development review and community consultation process. An appropriate Official Plan Amendment, Zoning By-law Amendment, plan of sub-division (if required), site plan and built form will be created which will form the basis of the final proposal for the site.

The approval of this Initial Development Proposal will allow TCHC to proceed to Stage 2 of the approvals framework which includes the submission of both an Actions Report and Planning Report for City Council approval. These forthcoming reports will be based on public consultation, planning application submissions, and a real estate development plan that ultimately defines the business terms and recommended delivery model for the project.

The future Actions Report, to be prepared by TCHC, will consider potential non-profit rental and co-operative and private sector development partners and partnership arrangements. The proposed number of homes, levels of affordability and tenure, third-party funding sources and overall financial implications will be assessed through the new Housing Delivery Governance Framework, that includes staff from the City,

CreateTO and TCHC and which is led by the new Housing Development Office. This will be done prior to recommendations being brought forward to TCHC's Board and City Council.

RECOMMENDATIONS

The Executive Director (Interim), Housing Secretariat recommends that:

1. City Council approve the Initial Development Proposal outlined in this report as the initial project concept for the revitalization of TCHC's properties located at 1-154 Swansea Mews ("Swansea Mews").
2. City Council request that the Toronto Community Housing Corporation Board of Directors direct the appropriate officers to submit a Rental Housing Demolition and Conversion application to demolish the existing uninhabitable vacant 154 social housing units located at Swansea Mews, and address replacement obligations and provide an acceptable Tenant Relocation and Assistance Implementation Plan in conjunction with Official Plan Amendment, and Zoning By-Law Amendment applications.
3. City Council authorize and request the Executive Director, Development Review, to defer payment of all planning application fees at 1-154 Swansea Mews until such time as TCHC submits a Site Plan Application.
4. City Council authorize the Executive Director, Development Review to enter into an agreement with Toronto Community Housing Corporation setting out the terms and conditions of the deferral of all planning application fees in a form acceptable to the City Solicitor.
5. City Council authorize and request the Chief Planner and Executive Director, City Planning to waive the fees associated with the Rental Housing Demolition applications at 1-154 Swansea Mews.
6. City Council authorize and request the Chief Building Official and Executive Director, Toronto Building to waive the fees associated with the demolition permit applications at 1-154 Swansea Mews.
7. City Council request the Deputy City Manager Development and Growth Services, Executive Director, Housing Development Office, and Executive Director, Development Review in collaboration with the appropriate City Divisions, CreateTO and TCHC, report to City Council for approval of both an Actions Report and Planning Report, respectively, for Swansea Mews in accordance with *Stage 2: Procurement and Final Consents* of the approvals framework for TCHC Revitalization projects in Q4 2025.
8. City Council request the Deputy City Manager Development and Growth Services and Executive Director, Housing Secretariat, in consultation with the President and Chief Executive Officer, TCHC, engage other orders of government to request funding

and low-cost financing necessary to deliver the Swansea Mews Revitalization, including:

- a. to forward this report to the Ontario Minister of Municipal Affairs and Housing to request program and financial support for the implementation of the Swansea Mews revitalization project; and
- b. engage with CMHC and Housing, Infrastructure, and Communities Canada to examine funding and low-cost financing opportunities to support the Swansea Mews revitalization.

9. City Council direct that the confidential information contained in Confidential Attachment 1 remain confidential in its entirety, until such time as TCHC agrees that the confidential information may be disclosed to the public.

FINANCIAL IMPACT

TCHC's 10-year Capital Plan, approved by City Council through the 2025 capital budget process, includes the estimated costs required to carry out the pre-development work related to proceeding with an Official Plan Amendment and Zoning By-law Amendment submission and the associated community engagement for Swansea Mews.

Current financial information can be found in Confidential Attachment 1. Further redevelopment cost estimates will be developed to ultimately reflect the built form determined through the next stage through further pre-development study and community consultation. Cost estimates will continue to be produced and refined to reflect detailed construction documents, projected revenues, and funding and financing models at each ensuing stage of the design's development and approvals process.

TCHC and City staff will report back to TCHC's Board and City Council in Q4 2025 with an Actions Report that further details financial implications for approvals and finalization of the project delivery model. Financial impacts in 2026 and beyond will be included in TCHC's Development Capital Budget submissions to the City and funding will be determined through the City's annual budget process.

The revitalization of Swansea Mews was made necessary to address structural defects in the buildings that are beyond economical repair. Following the incident of structural failure on May 27, 2022, TCHC undertook an investigation and as a result all homes in Swansea Mews were deemed unsafe for occupancy and all tenants relocated. Through this time, TCHC is incurring costs of approximately \$75,000 per month to secure and safely maintain the 154 homes that are unoccupied.

TCHC's 10-year Capital Plan, approved by City Council through the 2025 capital budget process, also includes the estimated costs required to demolish the existing buildings on site following the approval and release of a demolition permit required to carry out the work.

The deferral of planning application fees and the waiver of Rental Housing Demolition application fees represent forgone revenues for the City. These fee deferrals and waivers support the financial feasibility of the Swansea Mews revitalization and align with the City's broader objectives to accelerate the delivery of affordable housing. The financial impact of these forgone revenues will be absorbed within the operating budgets of Development Review, City Planning, and Toronto Building.

Third-Party Funding and Financing Opportunities

City staff will work with TCHC staff to explore third-party sources of funds including funding and financing from other orders of government to support the revitalization efforts and seek to maximize net-new affordable rental homes. Such options include funding and financing through the Federal Government's National Housing Strategy and associated CMHC products and programs.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT

The HousingTO 2020-2030 Action Plan envisions a city in which all residents have equal access to safe, secure and affordable housing as a foundation to develop to their full potential. The HousingTO Action Plan furthers the City's commitment to the progressive realization of the right to adequate housing, as is noted in the Toronto Housing Charter, in which the City's policy statement acknowledges that adequate housing is a human right that is recognized in international law. Moreover, research notes that housing is a social determinant of health, thereby directly impacting the social and economic well-being of those residing in Toronto.

The revitalization of the Swansea Mews community aligns with the City of Toronto's Urgently Building More Homes mandate, and TCHC's objectives of creating good quality, well-maintained homes for a range of individuals within vibrant, safe and inclusive communities.

With increased inflation and cost of living, as well as higher rates of newcomers arriving in the city, an increasingly number of Toronto residents are falling into poverty and struggling to maintain their homes. This is resulting in increased demand for new RGI housing, as there were nearly over 100,000 households on the social housing waitlist as of Q4 2024. RGI housing is crucial to addressing the housing and homelessness crises in Toronto and ensuring the wellbeing of all residents, including those who are overrepresented among those experiencing homelessness, including Indigenous peoples, Black residents and other equity-deserving groups.

Redeveloping the Swansea Mews social housing community and adding new homes for a mixed income community with varying tenures and affordability. This will increase the opportunity for low-and-moderate-income residents, including individuals and families from priority groups, to access safe, healthy and adequate housing, while subsequently allowing for the return of the affected tenants who were relocated due to the 2022

ceiling collapse. This will also assist in improving Toronto's economic and social well-being and easing health, justice and social costs.

DECISION HISTORY

At its meeting held on January 30 and 31, 2019, City Council adopted Item No. EX1.1, "Implementing the "Housing Now" Initiative", directing the Deputy City Manager, Community and Social Services to report to Planning and Housing Committee by the second quarter of 2019 on a framework that provides that TCHC include net new affordable rental homes as part of all new development projects on its lands.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

At its meeting held on May 14 and 15, 2019, City Council adopted Item No. AU2.1, "Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations", and requested staff to report to the July 3, 2019 meeting of the Planning and Housing Committee on any options for city-building objectives that may be included in revitalizations that have yet to obtain planning approvals.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.AU2.1>

At its meeting held on July 16, 17 and 18, 2019, City Council adopted PH7.4, "A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects", City Council adopted a new approvals framework for Toronto Community Housing ("TCHC") revitalization projects. As part of this new approval framework, a stage gate process was established to provide the City with early and enhanced oversight of TCHC projects, and to ensure that these revitalizations support strategic city-building priorities.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.4>

At its meeting held on September 6, 2023, City Council adopted item EX7.2 –Urgently Building More Affordable Homes, directing the City Manager, in consultation with the Deputy City Manager, Development and Growth Services, to work with all of the agencies, boards, corporations and divisions at the City of Toronto to assess preliminary cost estimates, to create a plan, and an implementation framework and timeline to achieve 25,000 new rent-controlled homes.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX7.2>

At its meeting held November 8, 2023, the Deputy City Manager, Development and Growth Services, brought forth an initial report back establishing a pipeline of housing delivery across all levels of government, corporations, and agencies. Additionally, the report laid out an alignment of overall priorities for those parties who deliver housing or maintain existing public lands and identified TCHC as a key partner in delivering housing.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

At its meeting held July 24, 2024, the Deputy City Manager, Development and Growth Services, brought forth a report on the advancement of Toronto's Housing Delivery model which provided information related to the public developer delivery models used

by the City, and provided an update on the Housing Ready and Potential Housing sites led by CreateTO and TCHC.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC20.10>

At its meeting held September 23, 2024, the Toronto Community Housing (“TCHC”) Building Investment, Finance and Audit Committee (“BIFAC”) endorsed to the TCHC Board of Directors in principle proposed plans to redevelop the Swansea Mews community as outlined in the TCHC Initial Development Proposal as a general concept to advance the redevelopment of the site.

[Swansea Mews Revitalization – Initial Development Proposal](#)

At its meeting held on October 18th, 2024, the Toronto Community Housing Board of Directors approved the Initial Development Proposal and recommendations for the revitalization of the Swansea Mews community.

[Swansea Mews Initial Development Proposal](#)

COMMENTS

Site Context and Background

The Swansea Mews TCHC community is a 5.3 acre property located at the intersection of the Queensway and Windermere Avenue. The surrounding neighbourhood consists of low-rise single-family homes interspersed with apartment buildings and townhomes along arterial roads. The existing TCHC site was built in the 1970's and consists of nine 4-storey blocks of stacked townhomes providing 154 RGI homes.

On May 27, 2022, the underside of a structural precast concrete panel detached and fell in a unit. Following the incident, under an Emergency Order issued by the Chief Building Official in June 2022 all residents were immediately relocated offsite and external experts were retained to investigate the collapse. Based on independent, professional reports, and due to the safety concerns with respect to the structural failure and the future risks of structural failures, demolition was determined as the only viable course of action. At the time of the structural failure, 115 out of 154 homes were occupied and 108 households maintain a right to return once a redevelopment is established and the homes are replaced. Today, the buildings remain vacant and uninhabitable until such time as a demolition permit is issued.

On July 16, 2019, City Council adopted a new approvals framework for TCHC revitalization projects (2019.PH7.4). As part of this new approval framework, a stage gate process was established to provide the City with early and enhanced oversight of TCHC projects, and to ensure that these revitalizations support strategic city-building priorities. Pursuant to this approval framework, TCHC together with an interdivisional City working group have developed an Initial Development Proposal for Swansea Mews, beginning the redevelopment and visioning process for the Swansea Mews community.

Beyond the replacement of the 154 vacated RGI homes, this Initial Development Proposal represents an opportunity to rebuild a community that is better connected to

the surrounding neighbourhood, provides more usable open spaces, and responds to the City's urgent need for more housing through updated planning principles and built form.

Following the approval of this Initial Development Proposal, an Official Plan Amendment (OPA), Zoning By-law Amendment, and Rental Housing Demolition Application (RH) will be required to allow for the demolition of the site which has been vacant since 2022. TCHC continues to incur significant financial costs related to the maintenance of the vacant buildings, and as such strongly supports an expedited demolition approval process from the City allowing those funds to be redirected towards the rebuilding of social housing on the site. To this end, the planning and demolition applications will be submitted concurrently.

Oversight and Approvals Framework

At its meeting held on July 16, 17 and 18, 2019, City Council adopted [PH7.4, "A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects"](#), City Council adopted a new approvals framework for TCHC revitalization projects. As part of this new approvals framework, a stage gate process was established to provide the City with early and enhanced oversight of TCHC projects, and to ensure that these revitalizations support strategic city-building priorities. An early step in this approvals framework is the development, review and approval of the IDP. TCHC is required to submit an IDP to the Executive Director, Housing Secretariat for review and approval. Once approved by staff, a report shall be brought to the Planning and Housing Committee for approval by City Council. Staff have reviewed and approved this IDP and are recommending it be endorsed by City Council.

Through the approvals framework, City Staff and Council will have full oversight over each stage of the development and approvals process for the Swansea Mews site.

City Approval Framework – Stage One Swansea Mews Initial Development Proposal

City staff, including Housing Secretariat, City Planning, and Development Review, worked closely with TCHC to ensure that the Swansea Mews Initial Development Proposal achieved key City-building objectives. Through these efforts, the following preliminary principles were established to inform the overall framework of the new development within the Swansea Mews Community:

- Facilitate the return of tenants to Swansea Mews.
- Prioritize the leveraging of public land to urgently build more homes and foster a complete and diverse mixed income community, including net-new affordable rental homes.
- Create a street network that promotes safety and connection within the property and surrounding neighbourhood for all users.
- Improve useable park and open space.
- Concentrate greatest density and height along the Queensway.

- Concentrate blocks along western edge to fit into the context of adjacent apartment neighbourhood and increase setbacks to the low scale residential neighborhood to the east.
- All building blocks to have regard for surrounding context (existing and future evolution of the Queensway / Windermere area) and consider appropriate transitions in height.
- Consideration for adjacent Toronto Regional Conservation Authority (“TRCA”) regulated areas and natural features.

The content of the Firgrove and Lawrence Heights IDP Council reports differ from Swansea Mews as they were further along in their planning and execution. The Shareholder and Service Manager direction and approval will be sought by staff at the stage two approval when more planning work has been undertaken.

Density and Built Form

An initial analysis of the site’s development potential was undertaken. This analysis, conducted in collaboration with Development Review and Housing Secretariat staff, resulted in the development of density considerations and site statistics that are informed by the guiding principles outlined above.

The preliminary block plan as shown in Attachment 2 demonstrates the feasibility for three clear development blocks (“Blocks A, B and C”), and the creation of an internal road maintaining the existing entrance accessed from Windermere Avenue. The analysis to-date indicates that a density of 2.6 – 3.0 floor space index (FSI) may be achievable on this site pending further study and analysis of the existing transportation, servicing and built form constraints.

Block A, located at the corner of The Queensway and Windermere Avenue, is anticipated to be the most appropriate location on the property for more dense and compact development.

Block B, located further into the block and along the new internal street is a good candidate site to accommodate a transitional built form massing between Blocks A and C. Massing considerations of this block will consider the nature of the surrounding context and appropriately address any transitions in height.

Block C, located in closer proximity to the lower rise neighbourhood and adjacent to the existing apartment buildings to the north, is anticipated to be the least dense of the three blocks. Massing considerations for this block will make use of the existing surrounding grades to ensure the massing and built form are appropriately scaled within the surrounding context.

Table 1 below outlines the proposed site statistics to be further refined in the next phases of planning and development:

Table 1 - Summary of Preliminary Proposed Development

	Existing Site Statistics	Initial Development Proposal	Variance
Number of Buildings	9	3	- 6
Gross Floor Area (sm)*	16,260	55,275 – 64,565	+ 39,015 – 48,305
Floor Space Index	0.7	2.6 – 3.0	+ 1.9 – 2.3
Number of TCHC Replacement Units	154	154	0
Number of Net New Units (TCHC and Non-TCHC)	0	550-700	+ 550-700
Total Units (TCHC and Non-TCHC)	154	704-854	+ 550-700
Commercial/Community/ Amenity Space (sm)	165	1,400 - 1,860	+ 1,235 – 1,695

*Gross Floor Area in Table 1 is based on 80% Gross Construction Area.

Future processes including development review, community consultation, and further financial feasibility analysis will ultimately determine a final appropriate built form and housing composition on the site.

The potential densities as stated in Table 1, if achieved through an OPA and Zoning By-law Amendment, could result in an increase of roughly 550-700 homes on the site in addition to the replacement of the existing TCHC housing. This increase in homes would help address the City’s mandate to urgently build more homes and provide more housing options in the area. The total number of homes and how they will be delivered (tenure and, affordability) will be confirmed in an interim update to City Council as part of Stage 2 of the approvals framework, anticipated in Q4 2025. The forthcoming update will be informed by the OPA and Zoning By-law Amendment process, a comprehensive real estate development plan, and community and stakeholder engagement to determine options for the preferred comprehensive plan.

Community and Stakeholder Engagement

Following the Emergency Order Issued on June 12, 2022, TCHC began the mandatory evacuation of Swansea Mews residents.

Under the emergency actions, TCHC performed outreach to Swansea Mews tenants to identify individual needs and supports required to ensure a smooth relocation process. TCHC staff provided customized support throughout the emergency evacuation to help tenants navigate temporary housing arrangements, relocation draws, unit selection processes, and moves to their relocation units in difficult circumstances. During this process, TCHC staff provided tenants information about the relocation, collected information on the communication needs of tenants, tenant availability for meetings, and disseminated information on accessibility and the importance of providing accurate household composition information to Toronto Community Housing.

With the approval of this IDP and as part of the future OPA, Zoning By-law Amendment, and Rental Housing Demolition Application process, a robust community engagement

plan and communications strategy will be developed. There will be regular touchpoints between project staff and the community to engage tenants in various aspects of the redevelopment, including setting community priorities for social investment. As a first step, following the approval of this IDP, TCHC staff will engage tenants on the structure of the engagement process as a whole to ensure that the engagement approach is responsive and unique to the needs of Swansea Mews tenants.

Staff in the Housing Secretariat, tenants, TCHC, Development Review and City Planning will also engage with the local City Councillor to discuss site-specific details and proposed plans. Tenant and broader community engagement will be held on a regular basis throughout various stages of the development and planning approval processes.

Planning Application Review

The proposal in its current form will require further development applications including an OPA, Zoning By-law Amendment, Plan of Subdivision (if required), and Site Plan approvals. Through the development review and community consultation processes, an appropriate site plan, built form, and construction phasing will be identified for the site. TCHC, along with any future development partner(s), will work with City Staff to incorporate revisions in a way that aligns with the preliminary guiding principles of the IDP.

In conjunction with the future OPA and Zoning By-law Amendment, a Rental Housing Demolition Application will be submitted under Chapter 667 of the Toronto Municipal Code requiring approval to demolish the existing 154 homes within Swansea Mews which have been vacated as they were no longer safe for occupancy by tenants. Conditions of approval of the Rental Housing Demolition Application will include full replacement of all demolished homes. At that time, the replacement requirements will be registered on title to ensure that the homes are delivered as part of any future site development.

Should Council approve the IDP, City staff will work with TCHC to advance the project through the appropriate next stages of development and approvals so that demolition may proceed in a timely fashion but with guarantees of replacement in place.

City Approval Framework Stage Two - Actions Report

In adherence to the City's approvals framework for TCHC revitalization sites, TCHC will proceed to create an Actions Report for City Council approval as part of *Stage 2: Procurement and Final Consents*. Based on the approved principles of the IDP, this report will include key elements such as overall housing objectives, project budget and cost estimates, development timelines, financing and funding strategies, market sounding and procurement strategies, approaches to construction, and risk assessments to best ensure successful outcomes.

The future Actions Report, to be prepared by TCHC, will consider potential non-profit rental and co-operative and private sector development partners and partnership arrangements. The development plan for Swansea will prioritize retention of public land

and the delivery of rental housing as well as creating an accelerated pathway to construction which includes a financially feasible and attainable delivery model. The proposed number of homes, levels of affordability and tenure, third-party funding sources and overall financial implications will be assessed through the new Housing Delivery Governance Framework, that includes staff from the City, CreateTO and TCHC and which is led by the new Housing Development Office. This will be done prior to recommendations coming forward to TCHC's Board and City Council.

Conclusion

In partnership with the City, TCHC's community revitalizations strive to create complete, mixed income and vibrant communities, achieve design excellence in construction, secure benefits for tenants and leverage private sector investment to offset project costs. Through undertaking this work, TCHC has developed a unique and recognized expertise in delivering full-service housing projects from inception to occupancy and beyond.

In recognition of this, TCHC has been given a vital role to play in the City's re-alignment towards its Public Developer approach as outlined in the December 2024 report to Council EX19.1 Strengthening the City of Toronto's Housing Development Capacity to Deliver Housing Faster. In addition to continuing to lead the redevelopment of its own sites as a priority, the City will leverage TCHC as a housing delivery partner and expand its role to include the delivery of housing projects on City land, either developed on its own or where the City is partnering with a not-for-profit or other community partner to deliver housing. This will allow the City to benefit from TCHC's experience in development services, construction management, development partnership, and operation.

This report is a key step in the realization of the Swansea Mews revitalization. Importantly, it outlines a path to securing 154 replacement RGI homes, and an opportunity for a significant increase in the number of net-new homes. City Staff recommend that City Council approve the Initial Development Proposal outlined in this report as a general concept for TCHC to begin the planning and engagement, demolition, and procurement processes for this revitalization site. Approval of this report will also allow City and TCHC staff to pursue funding from third-party sources to support the Swansea Mews project, including funding and financing from other orders of government.

The revitalization of this community is necessary to replace the existing vacated TCHC properties that are beyond an economically viable repair. The project also presents an opportunity to add a range of housing opportunities and amenity spaces to create an inclusive, mixed-tenure, mixed-use, complete community in line with TCHC and City housing objectives.

Acknowledging recent direction on the mandate alignment, City staff (initially through the Housing Secretariat and ultimately through the new Housing Development Office) will continue to work diligently to support TCHC in the revitalization and optimization of affordable housing outcomes in the Swansea Mews community.

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SIGNATURE

Doug Rollins
Executive Director (Interim), Housing Secretariat

ATTACHMENTS

Confidential Attachment 1 - Swansea Mews

Attachment 2 - Swansea Mews Site Proposal