

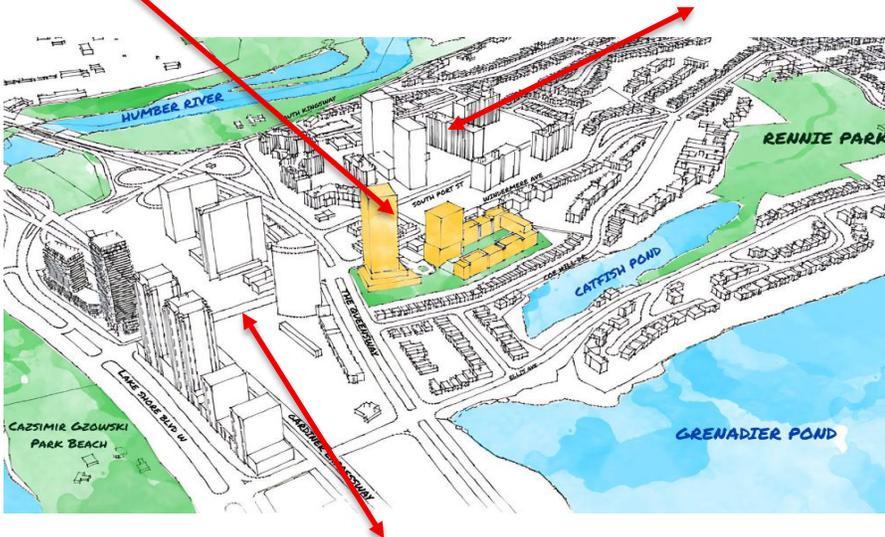
**TORONTO CITY COUNCILLORS:
VOTE “NO” TO SWANSEA MEWS REDEVELOPMENT:
NO VISION, NO ACCOUNTABILITY, NO TRANSPERANCY**



RGI UNITS ARE SEEGATED!
Will RGI returning residents have access to the roof top patio and other amenities?

35 and 20 story towers are MARKET VALUE- NOT AFFORDABLE HOUSING!

A) The proposed 35 story tower is adjacent to 2-story homes and sensitive ecological and hydrological areas. B) Mixed condo and commercial area, already high density, 15 + 2 more proposed on Joy Oil site=17 high rises, + 2 10 story. Transit, schools, hospitals=overcrowding!



C) These condos were built on brown fields, the developers of the Stelco site spent millions cleaning the contaminated soil. The condos are also separated from the Mews area by 4 lanes of traffic and 2 streetcar tracks and the Gardiner, this rezoning is too aggressive!
SEE BELOW FOR MORE CONCERNS:

The city's proposal for redevelopment of the Mews site has failed to address concerns regarding returning residents and community members:

- 1) On November 20, 2025, a community meeting was held in the Swansea Public School basement, the voices of returning residents and community members were ignored. When City Councillor Perks was asked in an impromptu Q and A if he would consider the concerns of returning residents and the community and make amendments to the proposal he said "NO". **This is public development on city land; the community needs should be addressed in meaningful consultation.**
- 2) 100,000 people are on the RGI waitlist- only 154 are RGI units for returning residents, the 600-700 additional units in the **35 and 20 story towers are MARKET VALUE- that is NOT affordable, contrary to Gord Perks claims.** RGI is affordable, and co-op is more affordable than market value. The RGI units are segregated from the towers; will they have access to the roof top patio and other amenities?
- 3) The development's rezoning plan has not addressed significant ecological and hydrological concerns, in what is one of the most sensitive environmental areas in the city. **How will the city build above a 2.46 m water table? No details provided. This will cost the city millions of dollars. What about migrating birds?**

<https://torontohousing.ca/buildinconstruction--and-revitalization/revitalization/swansea-mews/swansea-mews-vision>

- 4) **The rezoning proposal and development lacks vision in design and sustainability**, unlike Kennedy Green, a new development in Scarborough with co-op housing, award winning design and geothermal heating. See attachment below for details.

<https://futurehouseaward.com/index.php/projects/kennedy-green-2025/>

- 5) The city is not considering alternate development plans such as Swansea Park, created by local Swansea architect David Peterson.

<https://www.swansepark.ca/>

- 6) The history of developments run by TCHC, especially the Swansea Mews, has been fraught with problems. Returning residents and community members deserve better.

<https://nowtoronto.com/news/the-true-tchc-scandal/>

<https://www.cbc.ca/news/canada/toronto/toronto-housing-swansea-mews-relocation-1.6586752>

We have no VOICE because our Councillor is the Chair of Planning and Housing

Stefanie Meligrana

Swansea Resident since 1979