

Toronto Builds: 21 Windermere Avenue (1-154 Swansea Mews) – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: February 10, 2026
To: Planning and Housing Committee
From: Executive Director, Development Review
Ward: 4 – Parkdale-High Park

Planning Application Number: 25 250881 STE 04 OZ

Related Planning Application Number: 25 256278 STE 04 RH

SUMMARY

This report recommends approval of the Toronto Builds application to amend the Official Plan and Zoning By-law to permit two mixed use buildings of 35 and 20 storeys with 649 residential units, including 154 rent-gear-to-income rental replacement units. The development incorporates retail and community uses at grade, publicly-accessible spaces, indoor and outdoor amenity space, and shared pick-up and drop-off facilities.

RECOMMENDATIONS

The Executive Director, Development Review recommends that:

1. City Council amend the Official Plan for the lands municipally known as 21 Windermere Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 21 Windermere Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 21 Windermere Avenue from Permit Parking.

FINANCIAL IMPACT

On May 21 and 22, 2025, City Council adopted item PH21.4 “Toronto Builds – A Policy Framework to Build More Affordable Rental Homes on Public Land” to include a new policy framework to harmonize the development of communities on public land.

Swansea Mews was identified as a Toronto Builds site. The City's financial incentives include exemptions from development charges, building permit fees, and parkland dedication, as well as property taxes for municipal and school purposes for the duration of affordability starting from occupancy for all affordable and rent controlled homes. In addition to the incentives for affordable and rent controlled homes, the full development is eligible for waivers of parkland dedication fees and community benefits contribution charges as approved by City Council on July 23 and 24, 2025 in item EX25, “Building Faster: Streamlining Housing Delivery and Strengthening the City’s Development Capacity” which included direction to exempt Toronto Builds projects from these fees.

These incentives are not a direct capital payment as they represent the forgiveness of City levies and charges and are thus foregone revenue to the City.

Estimates of financial incentives to be provided to Swansea Mews via Toronto Builds and the Rental Housing Supply Program are shown in Table 1. The site will have a total of 649 units, of which 154 will be replacement social housing units, 42 will be net-new affordable units, and 453 net-new rent-controlled market units for a period of 99 years.

The Housing Development Office provided the financial impacts information for this report. The Deputy City Manager and Chief Financial Officer have reviewed this Report and agree with the financial impact information.

Table 1. Estimated financial incentives provided to Swansea Mews

Estimated Foregone Development Charges*	Estimated Foregone Parkland Dedication Fees and CBCs (All New Units)	Estimated Total Value of Incentives**	Estimated Net Present Value of Property Taxes Exemption^	Estimated Total Incentives and Tax Exemptions
\$20,380,823	\$9,207,000	\$29,587,823	\$86,829,679	\$116,417,502

*Calculated using 2025 development charge rates for affordable units only

**Includes estimated 2026 parkland dedication fees, community benefits charges, and 2025 development charges.

^Calculated using 2025 property tax rates.

TCHC and City staff will report back to TCHC's Board and City Council in 2026 with further details on the financial impact of the Swansea Mews development. City staff have been working with and will continue to 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. Such options include low-interest financing through CMHC's Affordable Housing Fund and financing opportunities through Build Canada Homes, the federal government's new affordable housing agency. A funding request for the Swansea Mews project was included as part of the TCHC envelope of projects submitted by the City of Toronto to Build Canada Homes in December 2025.

Financial impacts in 2027 and beyond will be included in TCHC's Development Capital Budget submission to the City, and funding will be determined through the City's annual budget process.

DECISION HISTORY

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>

On December 17, 2019, City Council adopted 2019.PH11.5 HousingTO 2020-2030 Action Plan which recommended actions as a framework guide to guide the City's efforts over the next 10 years to strategically and effectively address housing and homelessness needs.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.PH11.5>

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>

On 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?itemF.=2023.EX9.3>

On 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 for the Swansea Mews Initial Development Proposal, 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>

On April 23 and 24, 2025, City Council adopted Item PH20.8, "Swansea Mews Initial Development Proposal", as the initial concept of the revitalization of TCHC's Swansea Mews site and directed TCHC to submit a Rental Housing Demolition and Conversion application for the vacant 154 social housing units.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH20.8>

On May 21 and 22, 2025, City Council adopted PH21.4 "Toronto Builds - A Policy Framework to Build More Affordable Rental Homes on Public Land". This report established a set of policies to deliver a range of new rental homes on public land including 1-154 Swansea Mews.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.4>

On July 23 and 24, 2025, City Council adopted EX25.1 "Building Faster: Streamlining Housing Delivery and Strengthening the City's Development Capacity". This report provides an update on the implementation of the Toronto Builds Policy Framework.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EX25.1>

THE SITE AND SURROUNDING LANDS

Description

The Swansea Mews Toronto Community Housing Corporation community is a 2.12 hectare (5.24 acres) property located northeast of the intersection of The Queensway and Windermere Avenue. The site has approximately 72 metres of frontage on The Queensway and 82 metres of frontage on Windermere Avenue, with a large portion of the lands being located in an area with no street frontage, behind properties fronting Windermere Avenue and Coe Hill Drive.

The existing social housing development was built in the 1970s and consists of nine 4-storey blocks of stacked townhouses. In 2022, a structural failure in one of the buildings resulted in an investigation that subsequently declared all buildings unsafe for habitation and an Emergency Order being issued requiring that they be vacated. All residents have subsequently been rehoused on a temporary basis. The buildings remain standing but have not been inhabited since the evacuation.

See Attachment 2 for the Location Map.

Surrounding Uses

North: a mix of low-rise buildings including detached houses and apartment buildings 3-5 storeys in height.

South: The Queensway right-of-way, south of which there are residential apartment buildings (30 storeys and greater in height).

East: Low-rise residential uses (mainly detached dwellings) fronting Coe Hill Drive, east of which there is a natural area (Catfish Pond).

West: Windermere Avenue right-of-way and low/mid-rise buildings (detached houses and a 5 storey apartment building) west of which there are older mid- and high-rise apartment buildings up to a height of 16 storeys.

THE APPLICATION

Description

The proposed development consists of two separate buildings. Building 1 is a 35 storey mixed-use building, inclusive of a 2-4 storey base building, located along The Queensway frontage of the site. It has a mix of retail and community uses at-grade and residential uses above. Building 2 is located in the interior of the site, with a 20 storey apartment building on top of a U-shaped 5-8 storey podium

In total, 649 residential units are proposed, including 154 rental replacement units provided as rent-geared-to-income units. A total of 550 square metres of community space and 654 square metres of retail space is provided in Building 1. In addition to the two buildings, the proposal also includes a publicly-accessible space along The Queensway, and a shared servicing and pick-up and drop-off area (PUDO) accessed off Windermere Avenue which provides access to separate loading spaces for each building.

Density

3.38 times the area of the lot.

Residential Component

649 rental dwelling units including 154 replacement rental units provided as rent-geared-to-income units. In total, the 649 residential units are comprised of 233 1-bedroom units (35.9%), 188 2-bedroom units (28.9%), 163 3-bedroom units (25.2%), 52 4-bedroom units (8.0%), and 13 5-bedroom units (2.0%).

Non-Residential Component

550 square metres of community space is proposed in Building 1, and 654 square metres of retail space is also provided in Building 1 along The Queensway and fronting the publicly-accessible open space (POPS).

Access, Parking and Loading

Vehicular access to the site is provided from Windermere Avenue similar to the existing vehicular access. This provides access to a shared pick-up and drop-off area, the at-grade vehicular parking area consolidated within Building 2, as well as one Type 'G' loading space for each building, organized internally to each building.

The proposal includes a total of 121 vehicular parking spaces, of which 87 are for the residential uses and 34 are for visitors of the non-residential uses. A total of 21 accessible parking spaces will be provided. The proposal also incorporates a total of 716 bicycle parking spaces, provided as 586 long-term spaces and 130 short-term spaces.

Additional Information

See the attachments of this report for the Application Data Sheet, location map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/21WindermereAve

Reasons for Application

The proposal requires an amendment to the Official Plan to redesignate the site from *Neighbourhoods* to *Apartment Neighbourhoods* to permit tall buildings.

An amendment is also required to the Zoning By-law 569-2013 to introduce site-specific standards including the proposed height, density, setbacks, and non-residential uses.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on September 24, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on November 7, 2025 and deemed complete on November 26, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at www.toronto.ca/21WindermereAve.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments, including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

Official Plan Map 2: Urban Structure identifies The Queensway as an Avenue. The Official Plan also identifies the site as being within the *Neighbourhoods* designation on Map 15: Land Use (refer to Attachment 3). The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected/Major Transit Station Area

The site is not within a delineated Protected Major Transit Station Area or Major Transit Station Area.

Secondary Plan

The site is subject to the Swansea Secondary Plan. The Swansea Secondary Plan aims to reinforce the *Neighbourhoods* and *Apartment Neighbourhoods* areas, and protect the views of open spaces and significant natural features. There are no site-specific policies affecting the property.

The Secondary Plan is available at <https://www.toronto.ca/wp-content/uploads/2017/11/9097-cp-official-plan-SP-25-Swansea.pdf>.

Zoning

The subject site is zoned R (d0.6) (x733) under Zoning By-law 569-2013. This indicates a Residential zone with a maximum density of 0.6 times the area of the lot. The permitted height is 13.0 metres. The site is also located within Parking Zone B. Refer to Attachment 4 for the in-force zoning by-law map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS)
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. All Toronto Builds projects are required to meet and demonstrate compliance with Tier 2 of the TGS. Tiers 2 consist of higher levels of performance with financial incentives (partial development charges refund). Tier 2 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement.

PUBLIC ENGAGEMENT

Community Consultation

On November 20, 2025, an in-person community consultation meeting took place at Swansea Junior and Senior Public School. A virtual pre-application community meeting was also held on September 22, 2025. In addition, a number of separate consultation meetings were held by TCHC with the former tenants of Swansea Mews throughout 2025. Meetings were also held by staff and TCHC in November 2025 and in January 2026 with members of community associations regarding servicing and built form.

Key issues raised by tenants and the broader community include:

- Community safety and what measures can be taken to improve this through the building design and management, including on-site security, gated access to amenity areas, and cameras;
- Overall height and scale of the proposal, including the density and number of residential units;
- Some community members and former tenants expressed a desire to maintain a townhouse-oriented built form rather than apartment dwellings;
- Traffic impacts arising from the increased population;
- Impacts on public transportation capacity;
- Impacts on local community services and facilities, including schools;
- Desire for the development to incorporate uses for the community, including grocery stores and medical offices;
- Concern about the orientation of units around a courtyard and the liveability of these units;
- Some community members suggested incorporating housing specifically for seniors into the development;
- Concern about the structural integrity of the site given proximity to Catfish Pond, buried creeks, and former tailing ponds;

- Community members and former Swansea Mews tenants in particular identified the historically poor management of the existing building and expressed concern about maintenance/investment in the new buildings; and
- Lack of transparency and communication with community.

The issues raised through the community consultation process have been considered through the review of the application and have informed staff's recommendations in this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Planning and Housing Committee for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement (PPS) 2024

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal and find it consistent with the PPS (2024).

The proposed development provides for a range and mix of housing options (policy 2.1.4), introduction of residential intensification in a developed area at a transit-supportive density that efficiently utilizes land and resources (policies 2.2.1 and 2.3.1.2), and facilitates the development of complete communities by providing for a mix of uses and housing types (policy 2.3.1.3).

Land Use

The proposed land uses are appropriate for the site. While currently the site contains only residential uses, the proposed development also incorporates retail and community uses at-grade along The Queensway frontage. This will provide additional amenities that contribute to a complete community, which is supportable and will serve the existing community as well as the increased population on site.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents.

The proposal provides a total of 649 residential units, a net increase of 495 units. All 154 of the existing social housing units will be replaced and displaced tenants will be provided with a right to return in accordance with the Tenant Relocation Strategy required as part of the Rental Housing Demolition Application (see also discussion

below). These units will be secured as social housing for a minimum of 99 years. The remaining units will be provided as a mix of 42 net new affordable rental housing units and 453 rent-controlled market rental units, all managed by the Toronto Community Housing Corporation.

The proposal increases affordable rental housing, including replacing the existing rent-g geared-to-income units, and diversifies the housing supply in the area. It provides a mix of housing sizes, including family sized units, significantly exceeding the mix recommended in the Growing Up Guidelines.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application will be considered at the February 26, 2026 Planning and Housing Committee meeting. That report includes review and analysis of the rental housing demolition and replacement matters, including assistance to impacted tenants.

Density, Height, Massing

The proposed development consists of two separate buildings, 35 and 20 storeys in height.

Building 1

Building 1 consists of a 35 storey tower atop a two to four storey podium positioned at the corner of The Queensway and Windermere Avenue.

Given the context of tall buildings in the surrounding area, including buildings of a similar scale directly across the street on the south side of The Queensway, the height is generally appropriate. The tower also provides a slim floorplate and appropriate setbacks to adjacent lot lines, exceeding the requirements of a minimum 12.5 metre distance between a tower and adjacent lot lines on the site, along all portions of the site except for a small pinch point at the corner of The Queensway and Windermere Avenue, which is acceptable and supported by the Tall Building Guidelines.

The overall height, density, and massing proposed for Building 1 is generally appropriate and conforms with Official Plan policy for tall building development and has adequate regard for the Tall Building Design Guidelines.

Building 2

Building 2 consists of a 20 storey tower connected to a U-shaped building ranging in height from five to eight storeys, and located internally to the site with limited street frontage.

Building massing on this portion of the site is challenging given limited street frontage and proximity to low-rise residential uses. The proposal incorporates a stepped podium approach with an eight storey element closer to Windermere Avenue, stepping down to

a five storey element where it abuts Coe Hill Drive. Units are also primarily oriented along an internal courtyard to provide an external community space.

The proposed 20 storey tall building element is set back 10 metres from the west property line adjacent to properties fronting Windermere Avenue. While this is less than the 12.5 metres typically required under the Tall Building Design Guidelines, the setback is appropriate in accommodating future redevelopment fronting Windermere Avenue.

The proposed density, height, and massing is appropriate given the location, context, and site characteristics.

Public Realm

The proposed development will significantly improve the condition along the street frontages of both The Queensway and Windermere Avenue. Where the existing buildings were deliberately disconnected from the street and featured fencing and side yard conditions, the proposed Building 1 will be street-oriented with active uses at grade both along the street frontages and the proposed POPS. It will also deliver a new landscaped open space, streetscape improvements along The Queensway, and will support pedestrian safety and comfort.

Building 2 is located predominantly internally to the site but provides a direct visual connection into the proposed POPS as well as the site access off Windermere Avenue. The proposed courtyard space, while not a publicly-accessible element, provides a level of community space that encourages active and passive use and improves safety. The proposed building scale does not result in any negative impacts on the public realm onto surrounding streets and open spaces.

The proposed POPS will enhance open space and landscaping while maintaining an urban, street-oriented built form. The size of the POPS and its approximate location will be secured through the implementing zoning by-law.

Overall, the proposed development results in improvement in public realm conditions on the site. It delivers a new street-oriented and pedestrian-focused development along The Queensway and Windermere Avenue street frontages, including new active and community uses. It delivers a new POPS space, including generous tree planting and outdoor amenity areas for residents. The development also provides generous setbacks and appropriate massing to limit any negative impacts on the public realm.

Shadow Impact

The application included a Sun/Shadow Study which assessed the shadow impact of the proposed buildings at various times through the year.

The Shadow Study finds some minor net new shadow impacts on surrounding parks and open spaces during the spring and fall equinoxes. Shadowing on the natural areas to the east, specifically on the southern portion of Catfish Pond and High

Park/Grenadier Pond, is minor and limited to the late afternoon and evening hours. Shadow impact is minor and appropriately mitigated by the building design.

Natural Heritage

The site is adjacent to the natural heritage system, an Environmentally Significant Area (ESA), and a Provincially Significant Wetland (PSW). Farther from the site is Grenadier Pond. Shadowing on these areas would be minor and limited to the winter months and later afternoon during the spring and fall equinoxes. The shadows associated with the proposed massing and building heights are not likely to have negative impacts on significant natural features or the natural heritage system.

Wind Impact

A Pedestrian Level Wind Study was prepared in support of the application. The Study concludes that, while the proposal does produce modestly windy conditions at-grade, all spaces will continue to experience conditions that are generally acceptable for their intended pedestrian activities. Notably, conditions near surrounding transit stops, the proposed POPS and outdoor amenity spaces, and most public sidewalks will continue to experience acceptable conditions.

The Pedestrian Level Wind Study finds some uncomfortable conditions along certain walkways, sidewalks, and driveways/PUDO areas during certain times of the year and recommends mitigation conditions including recessing certain building entrances. Subject to the implementation of appropriate wind mitigation measures through Site Plan Control as recommended in the Study, the proposal is acceptable in terms of its wind impact.

Servicing

The applicant provided a Functional Servicing Report, Stormwater Management Report, Hydrogeological Report and Geotechnical Study, and Downstream Sanitary Capacity Analysis in support of the application. Staff has reviewed these materials and generally accepts the applicant's analysis that there is sufficient servicing capacity to support the proposed development.

Concerns from the community regarding groundwater, contamination, and soil stability have been considered by staff. The proposed development does not incorporate any below grade parking and thus excavation below the water table is not necessary which mitigates any potential concerns in regard to dewatering. Staff has also concluded that the existing water and wastewater servicing system is capable of supporting the proposed development.

Methane Gas

A Methane Gas Study was submitted in support of the application as the site is located within the vicinity of a closed municipal landfill. The Study found that the methane concentration is slightly above the screening level for hazardous conditions but at a

level in which gas control systems are generally designed to maintain methane concentrations.

Road Widening

A road widening dedication is required along The Queensway frontage of the site and is proposed to be conveyed to the City. The width of the widening is irregular due to the shape of the site but ranges up to 12.4 metres.

Traffic Impact

A Traffic Impact Study was submitted in support of the application. The Study finds that the proposal is likely to generate approximately 90 and 120 automobile trips in the morning and afternoon peak hours respectively. Based on this, the Traffic Impact Study concludes that conditions at nearby intersections will continue operating at busy but acceptable levels. It recommends that signal timings be adjusted slightly at the intersections of The Queensway and Windermere Avenue, and The Queensway and Ellis Avenue.

The Traffic Impact Study also evaluates the proposed driveway and access conditions. It concludes that the proposed driveway would operate under capacity during all peak hours and the surrounding local road network can accommodate the generated traffic movements.

Access, Vehicular and Bicycle Parking and Loading

The proposal incorporates a consolidated vehicular access driveway off Windermere Avenue providing access to both buildings, including separate loading spaces, a shared pick-up/drop-off (PUDO) area, and covered ground floor parking in Building 2. A total of 121 vehicular parking spaces (87 residential spaces and 34 non-residential spaces) and 716 bicycle parking spaces (585 long-term spaces and 130 short-term spaces) are proposed.

The proposed consolidation of vehicular accesses at one point minimizes curb cuts and allows for an uninterrupted public realm where the POPS and the commercial and community uses are proposed along The Queensway and on the part of Windermere Avenue closest to it. Providing direct vehicular access to the interior of the site from Windermere Avenue also allows for the consolidation of back-of-house activities such as loading and PUDO in the area where they are least visible from the public realm, consistent with Official Plan policies for development in *Apartment Neighbourhoods*.

A Type “G” loading space is provided for each building in accordance with in-force zoning requirements. The proposal also meets the zoning requirements for bicycle parking and significantly exceeds the minimum vehicular parking supply (which is zero). The proposal is acceptable from the perspective of access, loading, and bicycle and vehicle parking.

Parkland

This proposal is exempt from the parkland dedication requirement under [Chapter 415](#), Article III, Section 415-30(A) of the Toronto Municipal Code as a result of Toronto City Council direction regarding developments receiving incentives under the Toronto Builds and the Rental Housing Supply Program.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). Urban Forestry staff have reviewed the proposed development and are generally satisfied with the protection of existing trees, tree planting, and compliance with the Toronto Green Standard. The proposed development removes 47 existing trees while preserving 88 existing trees. 61 new trees are proposed throughout the site, including the outdoor amenity area and publicly-accessible spaces. The proposed development will meet the required soil volume as per the Toronto Green Standard required for new tree planting on the site.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. As the subject property is a City-owned site, the applicant is required to meet Tier 2 of the TGS version in force at the time of a complete application for Site Plan Control in order to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Applicable TGS performance measures are secured in the site-specific Zoning By-law (see Attachment 6), including short and long-term bicycle parking, space for soil volume, and minimum soft landscaping requirements.

Community Services and Facilities

The proposal will provide 550 square metres of community space in Building 1. The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

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SIGNATURE

Valesa Faria
Executive Director
Development Review

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: North Elevation
- Attachment 9: East Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: 3D Massing Model – Northwest View
- Attachment 13: 3D Massing Model – Southeast View

Attachment 1: Application Data Sheet

Municipal Address: 21 Windermere Avenue **Date Received:** November 7, 2025

Application Number: 25 250881 STE 04 OZ

Application Type: OPA and Rezoning

Project Description: Official Plan and Zoning By-law Amendment to permit two mixed use buildings of 35 storeys and 20 storeys. The development incorporates retail and community uses at grade, publicly-accessible spaces, indoor and outdoor amenity space, and shared pick-up and drop-off facilities. 649 residential units are proposed, including 154 rent-geared-to-income rental replacement units.

Applicant

Bousfileds Inc.

Architect

KPMB Architects

Owner

Toronto Community Housing Corporation

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N/A

Zoning: R (d0.6) (x733) Heritage Designation: No

Height Limit (m): 13 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 21,221 Frontage (m): 78 Depth (m): 247

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	7,440		8,207	8,207
Residential GFA (sq m):	14,847		70,571	70,571
Non-Residential GFA (sq m):			1,205	1,205
Total GFA (sq m):	14,847		71,776	71,776
Height - Storeys:	4		35	35
Height - Metres:	12		119	119

Lot Coverage Ratio (%): 38.67 Floor Space Index: 3.36

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	71,776	
Retail GFA:	654	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	550	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	154		649	649
Freehold:				
Condominium:				
Other:				
Total Units:	154		649	649

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			233	188	228
Total Units:			233	188	228

Parking and Loading

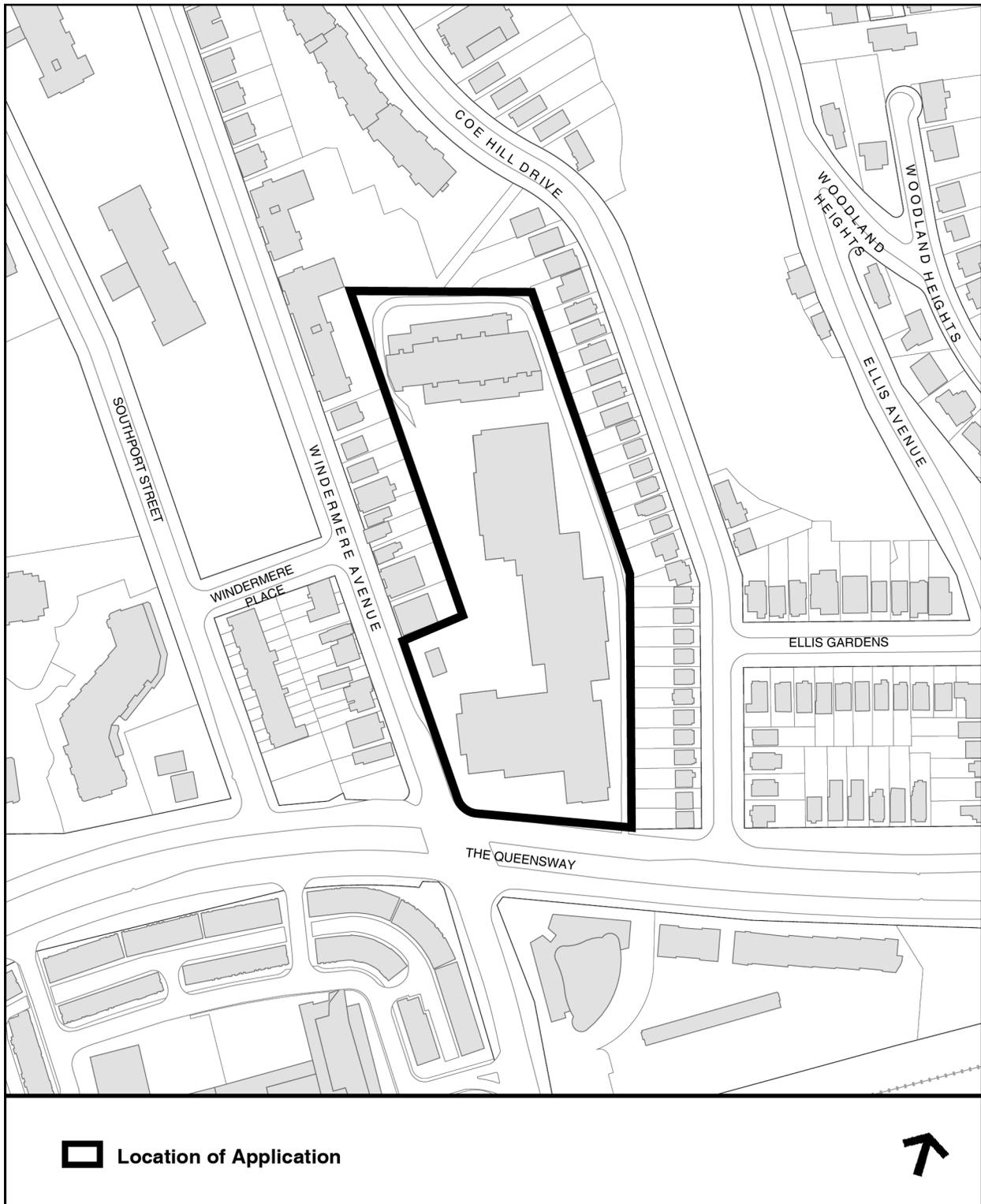
Parking Spaces: 121 Bicycle Parking Spaces: 716 Loading Docks: 1

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #15

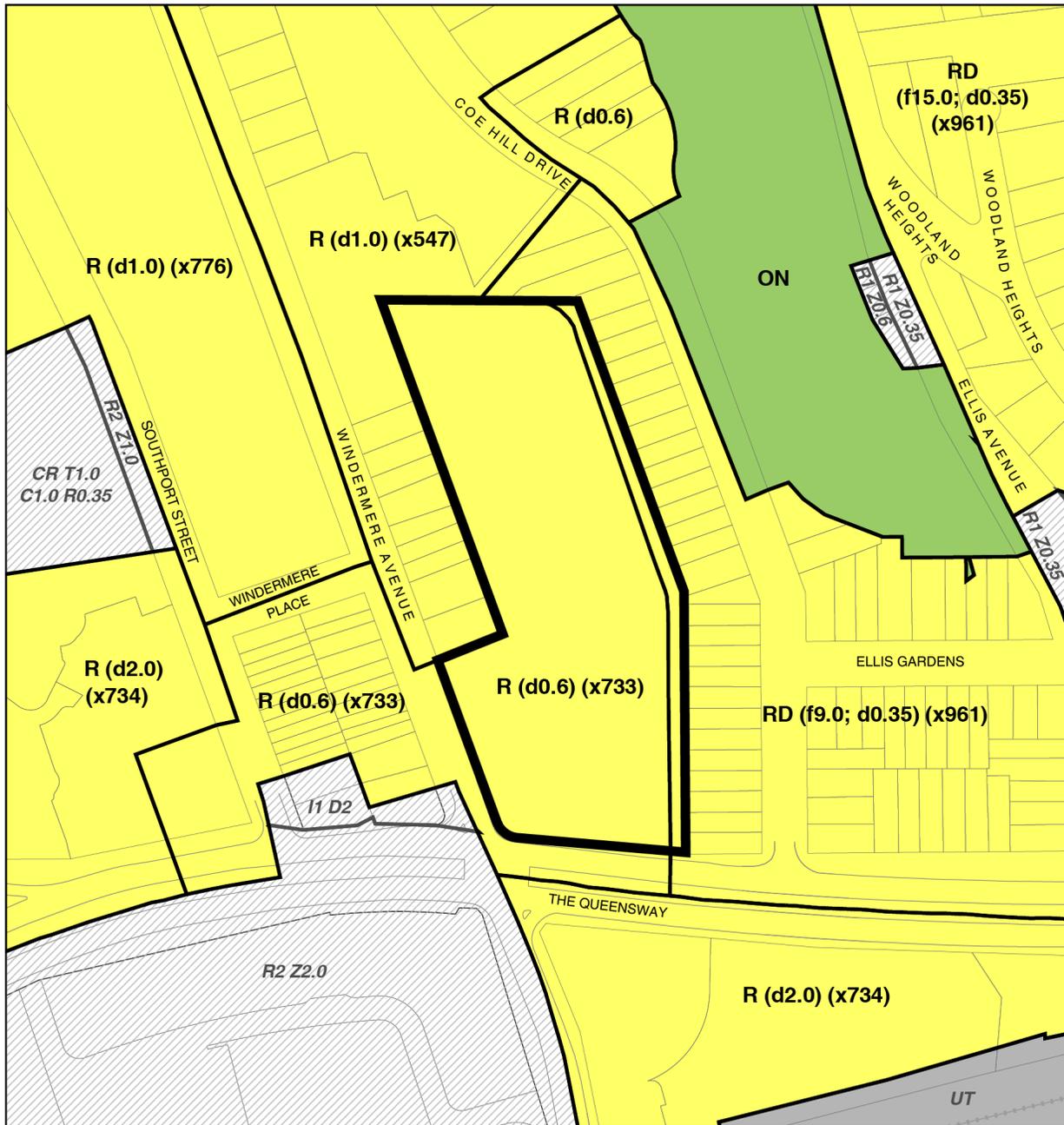
21 Windermere Avenue

File # 25 250881 STE 04 0Z



Not to Scale
Extracted: 11/12/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

21 Windermere Avenue

File # 25 250881 STE 04 0Z

-  Location of Application
-  R Residential
-  RD Residential Detached
-  ON Open Space Natural
-  UT Utility and Transportation

-  See Former City of Toronto By-law No. 438-86
- R1* Residential District
- R2* Residential District
- CR* Mixed-Use District
- I1* Industrial District
- G* Parks District



Not to Scale
Extracted: 11/12/2025

Attachment 5: Draft Official Plan Amendment

Authority: Planning and Housing Committee Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW [Clerks to insert By-law number]

**To adopt Official Plan Amendment 888
for the City of Toronto
respecting the lands known municipally in the year 2025, as
21 Windermere Avenue**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 888 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

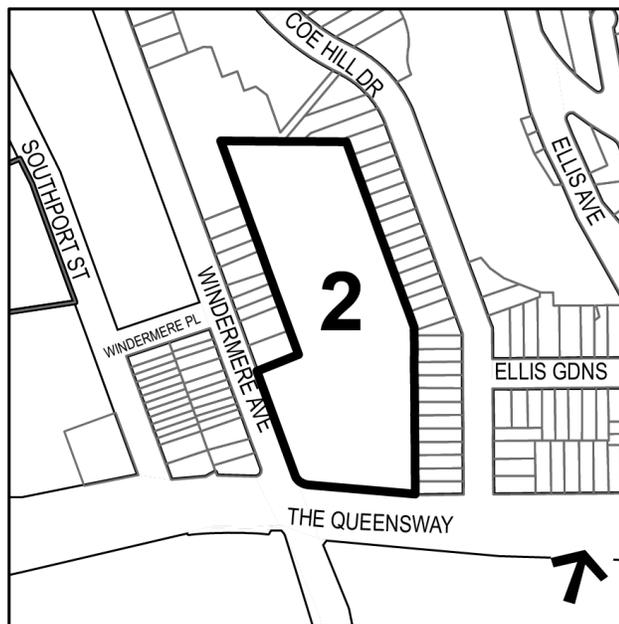
(Seal of the City)

AMENDMENT NO. 888 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS
21 WINDERMERE AVENUE

The Official Plan of the City of Toronto is amended as follows:

1. Map 15, Land Use Plan, is amended by re-designating the lands known municipally in 2025 as 21 Windermere Avenue from *Neighbourhoods* to *Apartment Neighbourhoods*, as shown on the attached Appendix 1.
2. Chapter 6, Section 25, Swansea Secondary Plan, is amended by adding Map 23-2 Site and Area Specific Policies.
3. Chapter 6, Section 25, Swansea Secondary Plan, Map 23-2 Site and Area Specific Policies, is amended by showing the lands known municipally in 2025 as 21 Windermere Avenue as Site and Area Specific Policy 2.
4. Chapter 6, Section 25, Swansea Secondary Plan, Section 6. Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 2 for lands known municipally in 2025 as 21 Windermere Avenue as follows:

2. 21 Windermere Avenue



Tall buildings are permitted in *Apartment Neighbourhoods* along *Avenues*.

Appendix 1



Official Plan Amendment 888

Proposed changes to redesignate lands from Neighbourhoods to Apartment Neighbourhoods

21 Windermere Avenue

File # 25 250881 STE 04 02

 Apartment Neighbourhoods

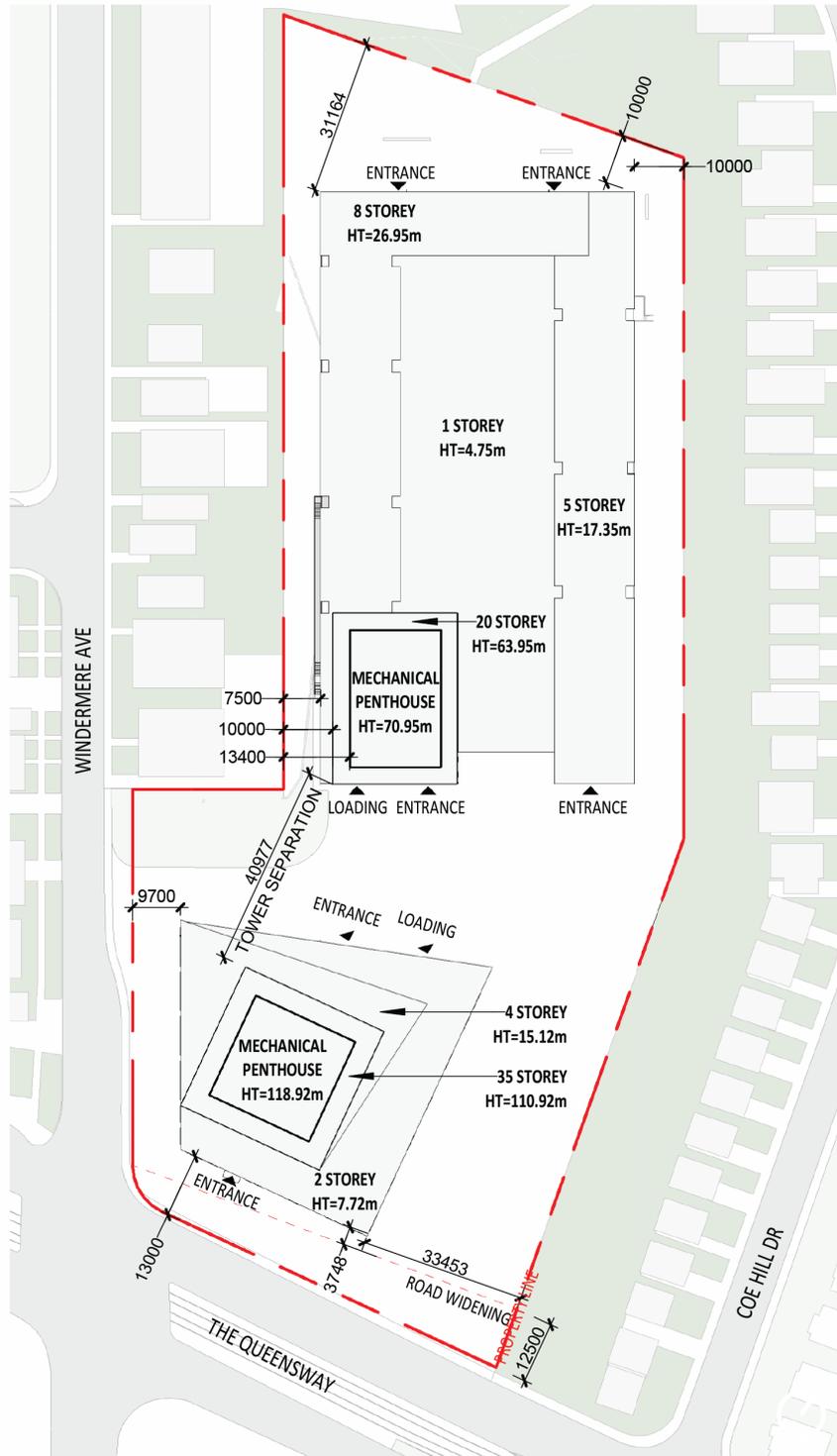


Not to Scale
01/26/2026

Attachment 6: Draft Zoning By-law Amendment

Attached separately as a PDF

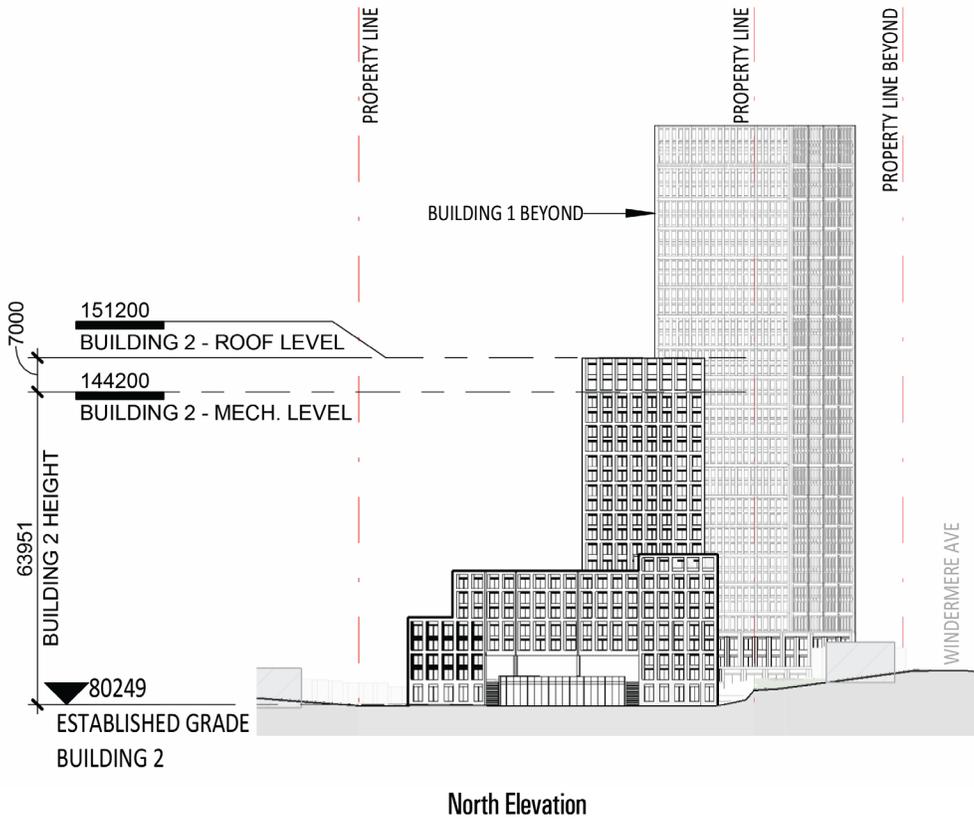
Attachment 7: Site Plan



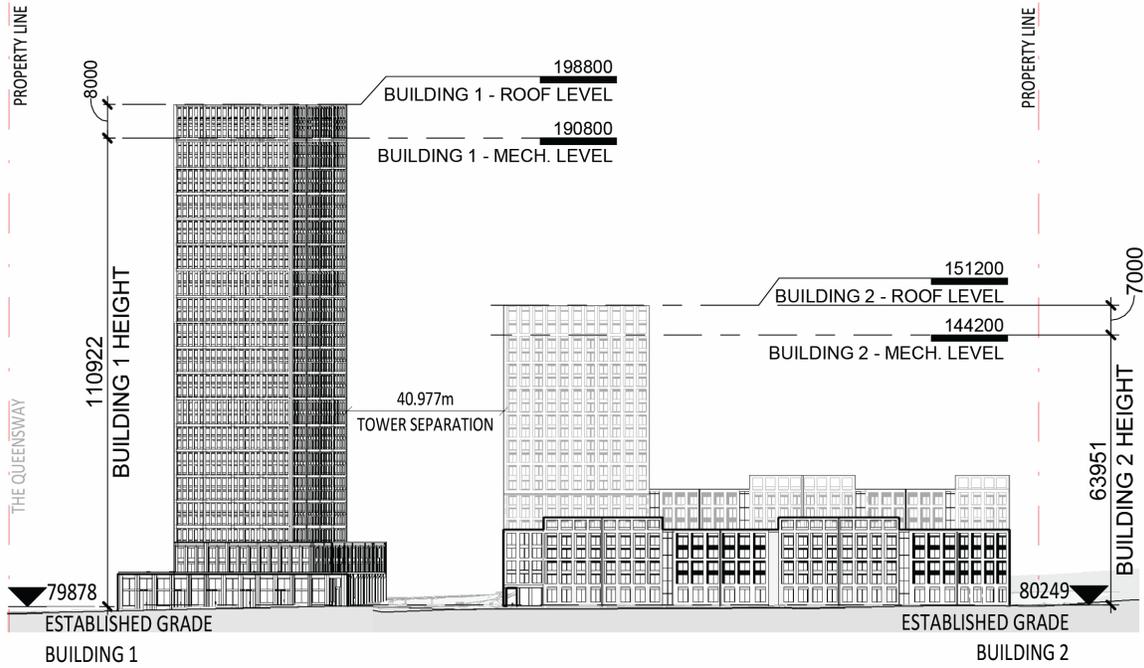
Site Plan



Attachment 8: North Elevation

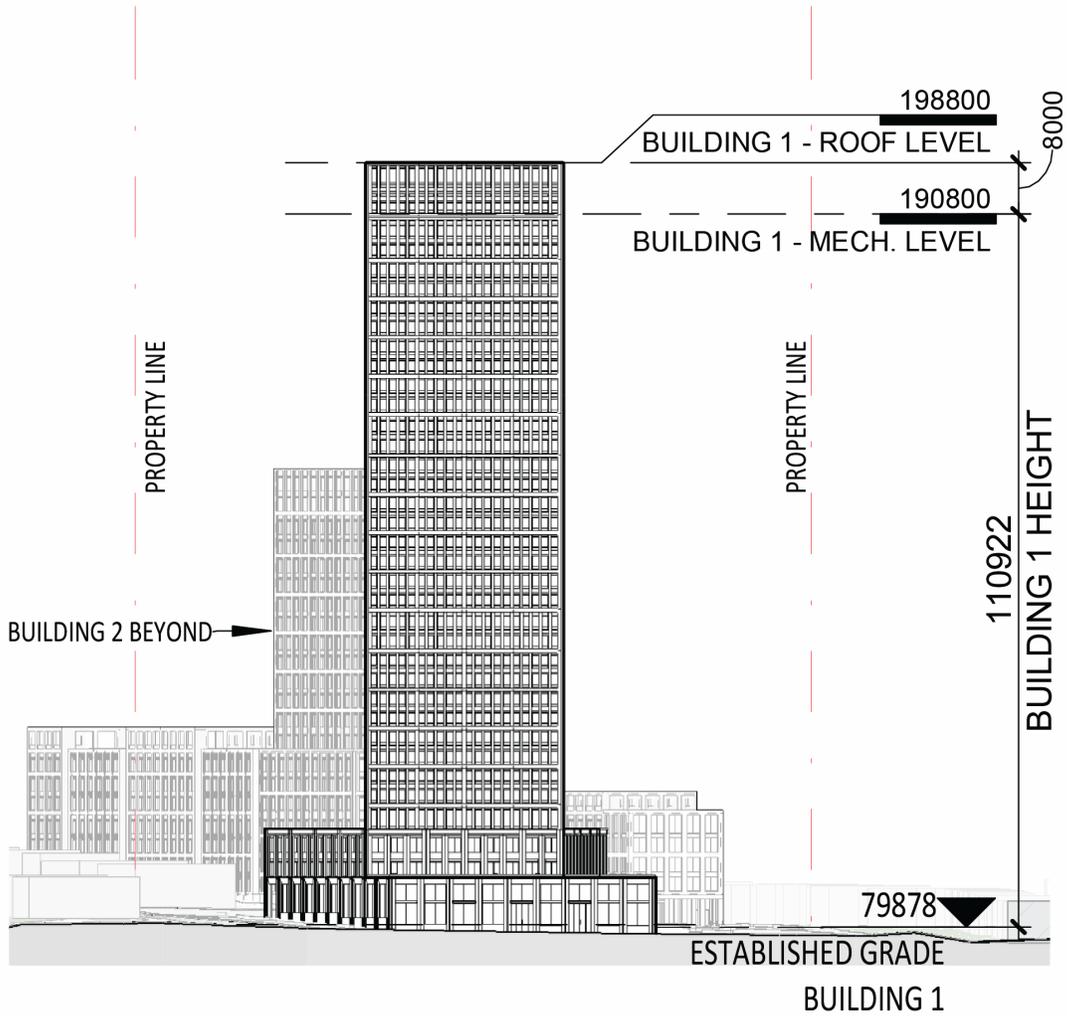


Attachment 9: East Elevation



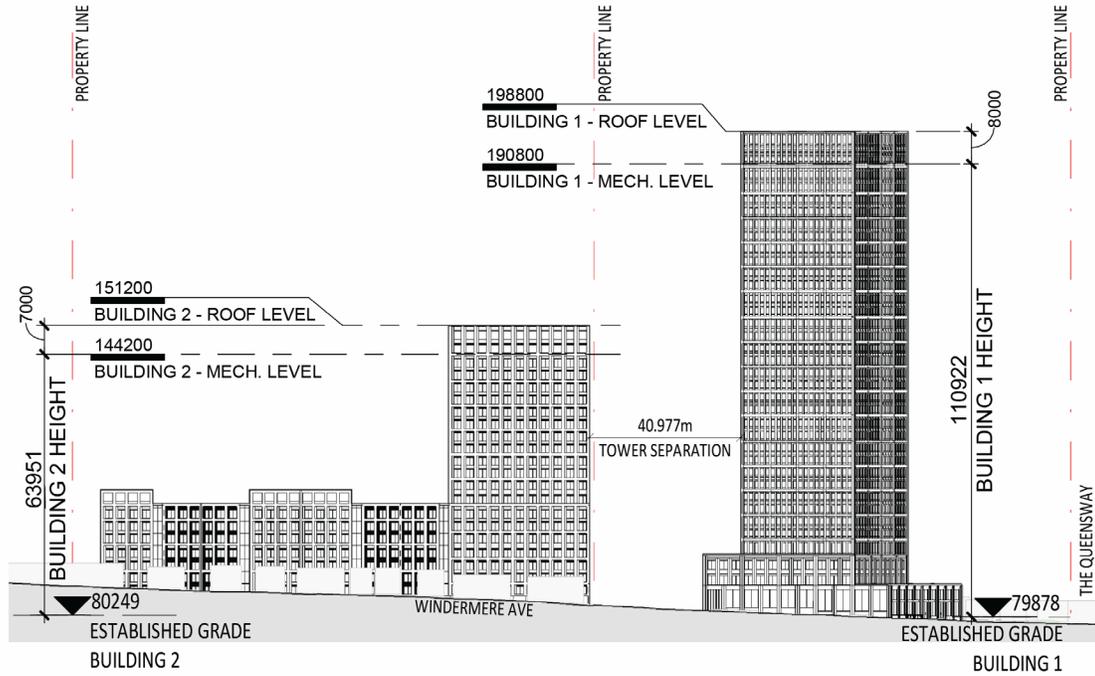
East Elevation

Attachment 10: South Elevation



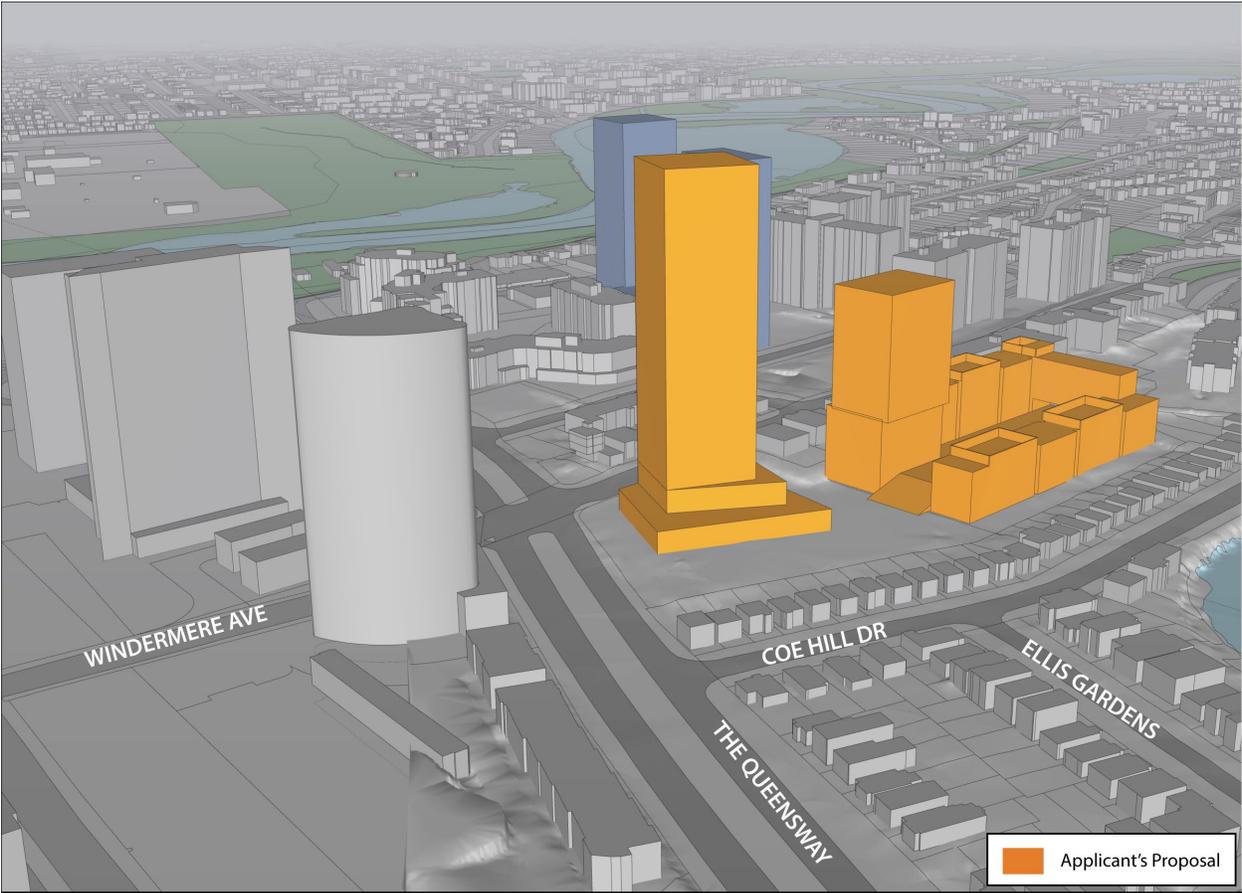
South Elevation

Attachment 11: West Elevation



West Elevation

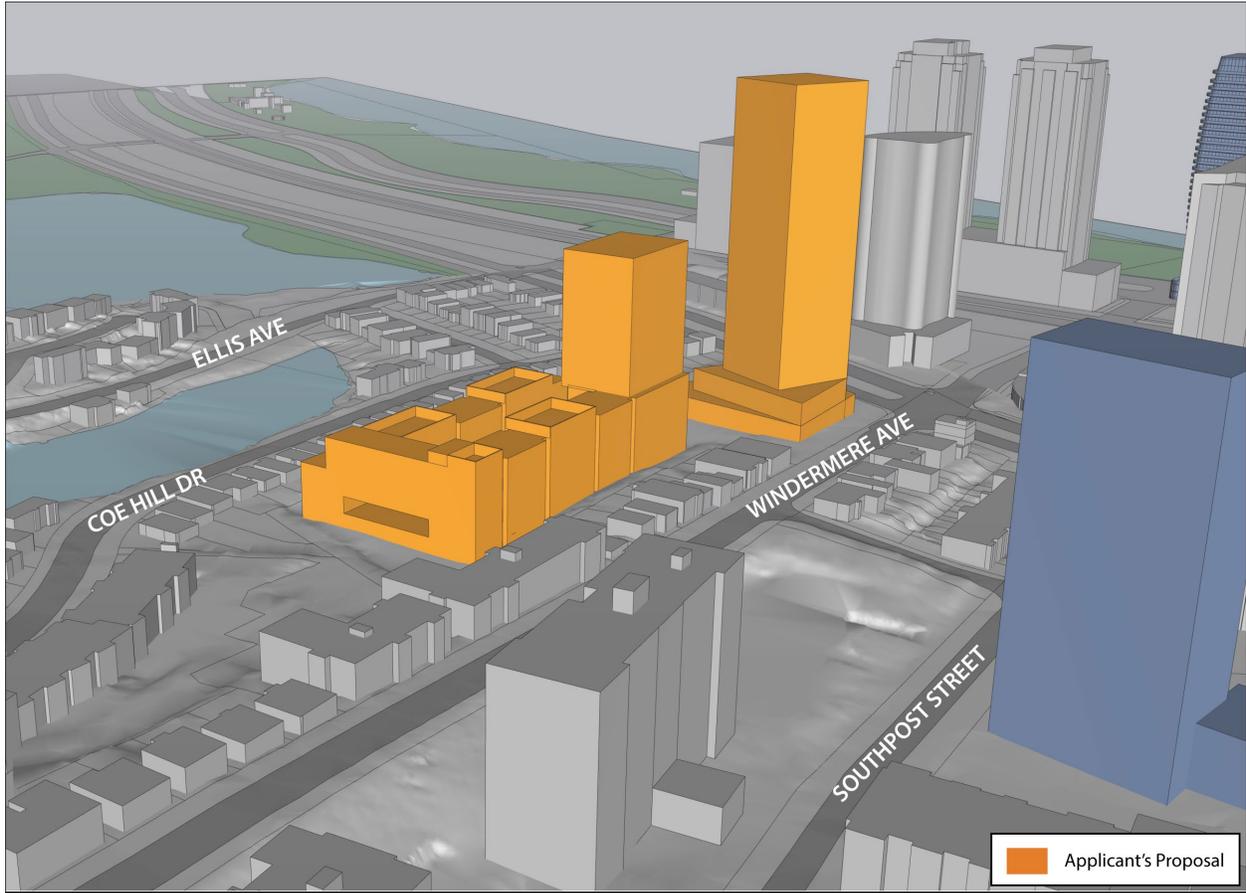
Attachment 12: 3D Massing Model – Northwest View



View of Applicant's Proposal Looking Northwest

12/19/2025

Attachment 13: 3D Massing Model – Southeast View



View of Applicant's Proposal Looking Southeast



12/19/2025