

To City of Toronto Housing and Planning Committee,

RE:PH28.2 - 21 Windermere Avenue (1-154 Swansea Mews) - Toronto Builds - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

The city's proposal for redevelopment on the Mews site has **failed to address concerns of returning resident 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 Councilor Perks and Chair of the Housing and Planning Committee, was asked in an ad hoc Q and A if he would consider the concerns of returning residents and the community and make amendments to the proposal he said no.
- 2) 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.
<https://torontohousing.ca/buildinconstruction--and-revitalization/revitalization/swansea-mews/swansea-mews-vision>
- 3) 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/>
- 4) The city is not considering alternate development plans such as Swansea Park, created by local Swansea architect David Peterson.
<https://www.swansepark.ca/>
- 5) The history of developments run by TCHC, especially the Swansea Mews, has been fraught with problems.
<https://nowtoronto.com/news/the-true-tchc-scandal/>
<https://www.cbc.ca/news/canada/toronto/toronto-housing-swansea-mews-relocati-on-1.6586752>

Therefore I am strongly opposed to this development plan and request a deferral and the opportunity for more community consultation and more investigation of the impact on the highly sensitive ecological area this development will have on the area.

Stefanie Meligrana

Swansea Area Ratepayers Executive and Swansea resident