

Letter of Objection and Request for Deferral



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Maps of Swansea's Contaminated Underground Pond & Protected Wetlands
February 22, 2025

Ref: PH28.2 - 21 Windermere Avenue (1-154 Swansea Mews) Application No. 25
250881 STE 04 OZ / PH28.2

Proposed Redevelopment: 21 Windermere Avenue (Swansea Mew Revitalization)

Attn Nancy Martins phc@toronto.ca

The Councillors of the Planning and Housing Committee

This proposal is built on **CONTAMINATED LAND** with **MAJOR SETTLEMENT** and **DEWATERING** problems endangering the Returning Residents of Swansea Mews and the Adjacent Community Neighbourhoods.

I am submitting these comments as a homeowner at the east side of the proposed redevelopment site, where a 35 and a 20-storey tower is planned in very close proximity to existing low rise homes. While I support the safe replacement of the former Swansea Mews buildings and the return of displaced residents, the current proposal raises **significant planning, infrastructure, safety, security and healthy livability concerns** that must be addressed before any rezoning is approved.



Houses and Homes at Swansea Park www.swansepark.ca .It is urgent that this proposal is replaced with the safe, secure and sustainable proposal like the design for a potential Swansea Park community.

The Reasons Why

1. The height of a building, to pack in as many people as possible should not be the only plan to remedy our housing crises. The current plan to build a 35-Storey building is not appropriate for environmental, health, safety and ecological

reasons and does not mesh with the City's own philosophy of "creating a sustainable, resilient and inclusive City with a high quality of life for all residents"

Please Read the Reasons Why!

2. According to the City of Toronto's hydrogeological study the Swansea Mews Development is **Situated on Contaminated Soil and Water**. The Swansea Mews site sits on what was historically a pond (see attached map 1890 City Archives). This pond was filled in with "tailings" (i.e. mining waste) that later became a municipal dump. Then a gas station, car dealership and repair company "Ensign Motors" occupied the south section from Windermere Ave to Coe Hill Drive.

The Community supports redevelopment that is not a threat to the local environment and communities. Unfortunately, **there is no soil or water decontamination planned for the TCHC Application**. The plan remains to build the 35-Storey Tower on stilts in and on top of the contaminated site.

3. 'The City's hydrogeological study goes on to explain that "the site is located in a **highly vulnerable aquifer with a vulnerability score of 6**". (**A score of 6 means the area is moderately susceptible to contamination from surface activities requiring appropriate risk management measures.**) The site is **within the Humber River Watershed. The Environmental Protection Act and the Ontario Water Resources Act mandates that contaminated sites must be assessed and in many cases remediated to ensure they do not cause adverse effects to human health or the environment before during and after construction.**



The Swansea Designated 'Environmentally Sensitive' Areas Map

The Province and the City of Toronto has designed the areas of Catfish Pond and Grenadier Pond as "Environmentally Sensitive Areas." There has been no **Natural Heritage Impact Study done**. Natural Heritage Impact Studies are mandated "when a development or site alteration is proposed within or **adjacent to** identified natural heritage features." The study is required to assess potential negative impacts. The shadow study of the 35 story building shows an impact on both Catfish and Grenadier Ponds and the biodiversity and habitat for the rare and threatened species in these wetlands.

Sincerely Karen Munro