

February 23rd, 2026

**Re: Request to Amend the Official Plan and Zoning By-law Application Number 25
250881 STE 04 OZ / PH28.2 - 21 Windermere Avenue**

Dear Members of the Rezoning Committee and Project Manager,

I am writing regarding the proposed Swansea Mews Revitalization at 21 Windermere Avenue. At the outset, I wish to be clear: I support the redevelopment of this site and the safe replacement of the former Swansea Mews buildings. The emergency evacuation of residents following structural failure was deeply concerning, and rebuilding safe, modern housing is necessary. However, the scale, built form, and process associated with the current proposal raise significant concerns that warrant further consultation and refinement before rezoning proceeds.

1. Scale of Intensification

The existing site consisted of 154 low-rise units. The current proposal increases this to 649 units, including 20- and 35-storey towers reaching approximately 120 metres in height. This represents a more than four-fold increase in density and a fundamental shift in built form.

This is not simply a replacement project. It is a transformative intensification that materially alters neighbourhood character and infrastructure demand.

2. Official Plan Redesignation

The proposal requires redesignating the lands from “Neighbourhoods” to “Apartment Neighbourhoods.” This is a significant policy shift, not a minor variance. Decisions of this magnitude require a clear demonstration that the resulting built form constitutes good planning in the public interest.

Given the implications of this redesignation, heightened consultation and careful built-form review are warranted.

3. Transition and Proportionality

The proposed tower of **~120 metres located roughly 50 metres from existing low-rise homes, including a large above grade parking structure, raises serious transition concerns.** The proportional relationship between building height and separation distance should be carefully evaluated.

The City of Toronto’s own Official Plan requires good transition in scale to adjacent Neighbourhoods and limiting shadow impacts, particularly during equinox conditions. Wind and shadow studies acknowledge environmental impacts and the need for mitigation. These factors reinforce the importance of reviewing whether the current tower height and setbacks represent the most appropriate form for this site. Importantly, **if approved as proposed, this will set a precedent for planning and development in the city that conflicts with the City’s own Official Plan design guidance.**

Exploration of reduced height, increased setbacks, and stepped massing toward Neighbourhood-designated lands should be undertaken before rezoning is finalized.

4. Livability for Returning Residents

The redevelopment is being advanced in part to rehouse former residents displaced by structural failure. If this project is justified on that basis, then the quality and livability of the replacement housing must be exemplary.

Former residents lived in four-storey buildings with a different relationship to grade and open space. Further, transitioning to 20- and 35-storey towers introduces new environmental conditions, including increased wind exposure and higher façade noise levels identified in technical studies. Family-sized units are proposed, yet parking supply is limited relative to total units.

It is reasonable to ask whether the built form fully supports the needs of returning residents and families.

5. Infrastructure and Technical Iteration

The application required downstream sanitary capacity analysis following pre-application comments and has undergone formal ZBA resubmission. This indicates that key technical matters have evolved through the review process and **suggests the development and approval process is being rushed.**

Given the magnitude of intensification, transparent communication of infrastructure capacity and environmental mitigation should precede final rezoning decisions.

6. Consultation – Spirit of Official Plan Policy 5.5.1(c)(ii)

The City of Toronto’s own Official Plan guidance for development strongly encourages early and effective consultation to support collaborative relationships, improve application quality, and advance good city-building outcomes.

Given the height, density, and required policy redesignation, consultation proportionate to the scale of change is essential. With the goal of redesignating the lands from “Neighbourhoods” to “Apartment Neighbourhoods”, the minimum statutory notification does not necessarily equate to meaningful engagement. This sentiment is reflected in the number of community members who have signed a petition in the past 10 days calling for appropriate community consultation (<https://c.org/h8LzG4YpbN> , see QR code below).

Request

In light of the above, I respectfully request that:

1. The 35- and 20 storey tower heights be reconsidered, with analysis of reduced height alternatives.
2. Greater setbacks and step-down massing toward adjacent Neighbourhoods be evaluated, in alignment with the City of Toronto’s own planning guidance.

3. Additional structured community consultation sessions be held prior to advancing rezoning, focused specifically on built-form alternatives and transition options. Architect [David Peterson](#) has provided one solution and such alternate designs should be explored and considered.

This is not a request to halt redevelopment. It is a request to ensure that the final form of redevelopment reflects good planning principles, meaningful consultation, and high-quality livability standards for both returning residents and the surrounding community.

Thank you for your consideration.

Sincerely,



Keith Pardee
Swansea community member

The petition is:
<https://c.org/h8LzG4YpbN>



The website is:
<https://swanseamatters.com>

