



**MORE NEIGHBOURS  
TORONTO**

Dear Members of the Planning and Housing Committee,

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

***About More Neighbours Toronto***

[More Neighbours Toronto](#) is a volunteer-led organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

***Position***

More Neighbours Toronto supports the proposed redevelopment of the Swansea Mews site and the Official Plan and Zoning Bylaw Amendment in question. Our group is committed to improving access to all types of housing, and Swansea Mews provides a rare opportunity to significantly expand the quality and availability of affordable housing. We trust TCHC to determine the best usage of the site to support the goal of affordable housing, and as such we support their proposal. We believe the proposed new zoning is in line with the character of the surroundings, in the context of tall residential buildings to the South of the site and consideration given in the proposed massing towards smaller neighbouring buildings to the North and East. We are also strongly supportive of the large units proposed in the development, filling a gap that exists in the supply of larger apartment units capable of comfortably housing families.

Residents were relocated due to a structural issue with the previous building in 2022 and any delays will have a significant impact on their lives. We appreciate that the City was able to incorporate this site into its Toronto Builds framework. The proposed height and density will allow for the inclusion of 453 market-rate units. Along with tax exemptions and foregone fees from the City, that density will support not only the replacement of the previous RGI units, but also 42 net new affordable homes. This project will provide much-needed housing across multiple income levels in Toronto. We strongly urge you to vote in favour and help the city meet its housing goals.

Regards,  
Ashlyn Clarry, Colleen Bailey  
More Neighbours Toronto