

Swansea Area Ratepayers' Association
Reflecting the interests of the Swansea Community



Mailing Address: Swansea Area Ratepayer's Association
c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto ON M6S 3H9

Swansea Area Ratepayers' Group

Written on Behalf of the Swansea Area Ratepayers Association/Group
SARA/SARG



The TCHC Application for Two Towers – 35 and 20 Storeys
Letter of Objection to decline the TCHC Application
A Request to Defer the Decision to Consider the Swansea Park Plan
www.swanseapark.ca

February 24, 2026

Ref: SARA/Group Formal Letter of Objection and Request for Deferral
PH 28.2 – 21 Windermere Avenue (1-154 Swansea Mews) Application No. 25 250881 STE
04 OZ /PH28.2
Proposed Redevelopment: 21 Windermere Avenue (Swansea Mews Revitalization
Proposal)

Attn: Nancy Martins phc@toronto.ca and the Councillors on the Planning and Housing
Committee

The Swansea Area Ratepayers Group fully supports the City of Toronto's effort to support affordable housing and bring the Residents of the Mews back to their home ground. It is unfortunate that the Revitalization Proposal chosen included the Toronto Community Housing Corporation (TCHC) & City's Plan to construct two tall towers, 35 and 20-Storey buildings, on a wonderful Natural Heritage but is an ecologically conflicted site. The 35-Storey building is to be built on stilts in contaminated water and on contaminated soil.



The Swansea Park Alternative Proposal www.swanseapark.ca Click on the link (or copy it into your browser) to find out what makes Swansea Park the perfect plan to revitalize the Swansea Mews as a safe, sustainable, environmentally friendly, community centered development concept.

Modular Housing is being used as the anticipated built form approach on this project

which is lighter & homelike and has been costed out Pro Forma by a member of our SARA/SARG committee-team to highlight an economic, safe, sustainable and speedy construction as a consequence. David Peterson, the Designer and Architect, signed on with SARA/SARG to become our Expert Advisor guiding our Team through to submitting our Letters of Objection of the TCHC's Application **to build these two towers in and on contaminated water and land.**



Danger for Health, Homes Heritage of Ponds, Aquifers, Lake & Wetlands Causes for Concern came from the Applicant's Supporting Documentation
Why this Application Should be Declined



Underground Aquifer and Brownie Pond Filled in with Tailings, Chemicals, Garbage left over from Gas Mechanical station, Methane Gas and an Old Mill producing Chemical products.

In the Hydrological Reports, of which there are three updates, they do not refer to or include this picture. They cannot get rid of the contaminated in the City's drains, so they decide to leave it as is because the contaminated water could escape into the fresh water or the Lake. It is mentioned that if the underground water rises they can withdraw the contaminated water in containers but there is no mention to where they will take them.



Lack of Light on the Swansea Wetlands PSA

The Application fails to include an Ecological Assessment or a Natural Heritage Impact Study which would measure the **Lack of Light** which the taller building would cast onto the Grenadier Wetlands designated by the Province as a Provincially Significant Environmental area in March 2022.

The Toronto City Official Plan (Policies 3.4.14 & 3.4.12) requires that any building within 120m of the area must comply with the **Lack of Light** provisions. This means that the 35 and 20 Storeys do not comply because they block Light onto the PSA and need to reduce their building height accordingly. In their documents they make the mistake by referring to the PSA as being 50 m away from the Buildings so that they don't need to make changes.



Shifting Overhang and Flooding Sewage

For over 20 years the Swansea Mews Residents and their Adjacent Neighbours were able to exchange stories over the fence about:

- *The cracks in their foundation and interior/exterior walls from settlement
- *Groundwater flooding their basements smelling of and containing sewage
- *Periodic shifts consistent with soil instability, groundwater flow issues

It's Time for a Change



Swansea Park VS Swansea Mews
Open www.Swanseapark.ca and The Choice is Obvious

SARA/SARG brought together some of the Residents of Swansea Mews at our Zoom Meeting to share these choices. They loved Swansea Park. It answered their question: at the Show and Tell November 20 presentation: 'Why would I want to return to a small one bedroom when I lived in a House for over 20 years' On January 15th we invited the City and the TCHC professional experts yo meet with us to ask them to put this alternative forward as part of their recommendations to PHC and Council. It was not something that they would be allowed to do I think. It is now up to you, our Councillors, to do what's in our combined communities and neighbours' best interests!

An alternate development concept, available at www.swanseapark.ca and prepared for the Toronto Community Housing (TCHC) Swansea Mews site, can be reviewed by the Members of the Planning and Housing Committee. This proposal or any other that offers an opportunity for the City to achieve a potential win-win solution for all of the residents who call this community home.

Veronica Wynne, President,
Swansea Area Ratepayers Association
swansearatepayers@bell.net