



## Swansea Mews Update

Item 6

June 28, 2022

Board of Directors

**Report:** TCHC:2022-42

**To:** Board of Directors (the “Board”)

**From:** President and Chief Executive Officer

**Date:** June 28, 2022

### OVERVIEW:

The purpose of this report is to provide the Board of Directors with an update on Toronto Community Housing’s response to the partial concrete panel collapse at Swansea Mews and the Order to Remedy an Unsafe Building and Emergency Order subsequently issued by the City’s Chief Building Official.

On May 27, 2022, the underside of a structural concrete panel detached and fell in a bedroom of a townhome unit in Block H of the Swansea Mews community. This portion of the concrete panel landed on and seriously injured a person, who was transported to hospital.

Following this incident, TCHC evacuated Block H and offered temporary accommodation to any households who wished to vacate their homes, and engaged third-party structural engineers, WSP, to identify the factors that contributed to the incident. This team was also underway with designs for a future, deep retrofit project and, therefore, had an extensive familiarity with the site. Initial engineering reports found defects dating back to the construction of Swansea Mews which could not have been detected by routine inspections.

## Engineering/Structural Status and Engagement with Chief Building Official:

Findings from another third-party engineer, RJC Engineers, retained to provide a second-opinion supported WSP's conclusion that existing precast floor structures in all TCHC townhouse units in the complex at Swansea Mews are unsafe for the purpose they are used and that the tenants should be evacuated as soon as possible.

On June 12, 2022 the Chief Building Official's issued an Order to Remedy Unsafe Condition and an Emergency Order to TCHC to relocate Swansea Mews tenants until such time as work is completed that will make it safe for tenants to return. TCHC's long-term plan is to relocate households from temporary accommodation into stable, suitable housing that meets their specific needs. A relocation agreement for transfer within the TCHC portfolio, signed with each eligible household, will provide a right to return to the Swansea Mews community.

TCHC and 3<sup>rd</sup> part staff continue to work to shore up vacant and temporarily vacated units as quickly as possible.

### TIMELINE:

<b>Date, Time, 2022</b>	<b>Event</b>
May 27, 15:00	Block H ceiling collapse, public statement released
May 28	Representatives of CS&P undertook a review of the Swansea Mews site
May 30	Third-party engineer, WSP Building Structures, provides an initial report
May 30	Third-party engineer, RJC Engineers, embarks on two types of testing and inspection throughout the site; electromagnetic scanning and destructive testing
May 31	TCHC Emergency Response Plan is mobilized and Incident Working Group established. Representatives of WSP attend Swansea Mews to continue electromagnetic testing and to review installed shoring

<b>Date, Time, 2022</b>	<b>Event</b>
June 1	Toronto Community Housing staff briefed staff with the City of Toronto's Office of Emergency Management ("OEM") in relation to the May 27 Incident and Toronto Community Housing's response thereto
June 1-2	Block H moved to hotels (2 households remained in their Block H units)
June 10	TCHC initial outreach to OEM for situational awareness
June 10	Findings from third-party engineers support WSP's conclusion that existing precast floor structures in all TCHC townhouse units in the complex at Swansea Mews are unsafe for the purpose they are used and that the tenants should be evacuated as soon as possible
June 12	TCHC requested OEM to support in a Logistics role
June 12, 21:45	TCHC communicated the more urgent need to evacuate all remaining tenants with the expectation that an order from the City Building Office (CBO) may mandate evacuation in the next 24-48 hours
June 12, 11:00	TCHC reinforced messaging via continued door-to-door notification to tenants
June 12	CBO issues orders: <ul style="list-style-type: none"> <li>• Order to Remedy Unsafe Condition; and</li> <li>• Emergency Order</li> </ul>
June 12 (night)	City of Toronto issues emergency order for Swansea Tenants to vacate their units
June 13, 15:15	Initial business cycle meeting established between TCHC and OEM
June 14	Third-party engineers undertake further destructive testing in multiple Swansea Mews units. WSP provides opinion that all precast panels in all units were fabricated by casting the soffit separately from the remaining precast panel (the webs and the upper slab) and that it appeared that the bottom portion of the panel was bonded to the webs of the upper portion without reinforcement or mechanical tie-ins creating, in many cases, an unreinforced "cold joint" vulnerable to sudden

Date, Time, 2022	Event
	failure. See <b>Attachment 1</b> for the Engineering Report presented at the Swansea Mews Town Hall Meeting on June 14, 2022
June 14, 18:00 – 20:30	Town Hall at Humber South where the Housing Stabilization Plan was presented. Live stream available/recorded
June 15	Draw to support Tenants' temporary relocation held at 931 Yonge Street in the evening
June 16	City of Toronto issues non-compliance documentation to TCHC regarding the emergency order issued on June 12
June 17	TCHC responds to the Chief Building Official Order to Remedy Unsafe Condition to advise its exploration to date had not resulted in any reliable method for remediating the panels; and that TCHC has engaged an engineer who specializes in precast structures to review the failure who would be visiting the site on Saturday, June 18, 2022, to finalize his report
June 18	Investigations into the core slab failure continue. The Engineer specializing in precast structures is visits the site to finalize his report
June 20	Unit matching process for tenants at Humber who submitted their unit preferences. 21 households were matched with relocation units within the TCHC portfolio.
June 20-22	Households that were matched with one of their preferences received an offer letter and can view the unit they have been offered between Monday, June 20 and Wednesday, June 22 at 12:00pm.

### Temporary Accommodations:

A number of households continue to reside at Swansea Mews and TCHC staff are working with them on an hourly and daily basis to encourage them to move immediately to temporarily accommodations for their safety. Hotel rooms and college residences have been secured across the City and are

available for tenants to move into (including a number of pet-friendly locations as well).

TCHC is providing transportation to tenants to get their children to school, and is working with community service agencies and food banks to ensure that tenants have access to culturally appropriate food generally, and particularly for school lunches for children.

A dedicated hotline has also been set up for Swansea Mews tenants who need supports. Tenants can reach out by phone at 416-945-0900 or by email at Swansea.Mews@torontohousing.ca.

### **Relocation Process:**

TCHC has begun a structured relocation process with Swansea tenants on (as of Tuesday June 14, 2022). The first round of relocation is underway for the tenants temporarily located at the Humber College residence (due to the imminent end of the lease at that site). The deadline for tenants at Humber to submit their unit preferences was June 20 at 10:00am. Round 1 households that were matched with one of their preferences received an offer letter and can view the unit they have been offered between Monday, June 20 and Wednesday, June 22 at 12:00pm. We expect tenants to have selected their units and be in a position to begin signing their leases by June 23, 2022.

The second round of the relocation process begins on June 23, 2022, where the full group of Swansea Mews tenants will begin making their unit preference selections. An overview of the relocation process is available (**Attachment 2**), and was shared with tenants at the Town Hall on Tuesday June 14 and is available on the TCHC website.

TCHC has also developed a moving plan to support households through the relocation process that includes providing access to movers, packing services and temporary storage.

**SIGNATURE:**

*“Jag Sharma”*

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Jag Sharma  
President and Chief Executive Officer

**ATTACHMENTS:**

1. Swansea Mews Engineering Report
2. Swansea Relocation Slides

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