

**SWANSEA MATTERS — VERBATIM TRANSCRIPT**  
**November 20 Open House — Verbatim Transcript**

*21 Windermere Avenue (Swansea Mews) — Q&A Session Inside the Open House —  
November 20, 2025*

---

**ABOUT THIS DOCUMENT**

This is a computer-generated rough transcript of the Q&A session held inside the November 20, 2025 Open House at Swansea Junior and Senior Public School. It is unedited and unverified. Speaker identification is not always possible given the format of the event — no amplification, multiple simultaneous conversations, and an improvised Q&A period in which some attendees had already departed.

The transcript is filed as a primary source document. It captures the absence of amplification, the inability of attendees to hear questions and answers, the constrained permit window, direct statements from former residents describing years of maintenance failures, and the conflict of interest exchange with Councillor Perks. It is rough — computer-generated and unedited — but constitutes independent corroboration of the community account of this event with sufficient fidelity to stand as a record.

Councillor Perks' words in this transcript are his own, recorded at the event. Specific exchanges referenced in the formal complaint are identified in the companion analytical documents.

---

**TRANSCRIPT**

Get your eyes off the book. Thanks. Well, first of all, the Bureau of Planning Department continues to take any comments, questions, complaints, concerns that anybody has to make, you can either send an email to Dan and his team or the planning team, or to me and ask me to share it, and they will answer any questions that you have.

Sometime in the next, sometime in the first three months of 2026, Dan's team will write a report based on what they've heard in these meetings and all of the technical studies that come with this proposal. They will write that report, this will be a public report, as are all the documents associated with this file, and it will be submitted to the planning and housing committee by our meeting again in the first three months of 2026. Just so you know, I am the chair of the planning and housing committee.

At that committee, the report, as I said, will be public. You will have 14 days. It will be public 10 days before that meeting. Any person who wants to come and share their thoughts with that committee, on top of anything that you've already sent to me or the planning department, can come at that time, either in person or virtually, or you can write comments. We will give an opportunity to invite you to do so — five minutes, either in person or online — and then in the committee, we will debate the item. So you have multiple opportunities out tonight to get your questions answered or raise any concerns that you have.

Veronica, why don't we start with Veronica? We can't hear back here — can you repeat the question so we can all hear it? So Veronica asked me three questions. One has to do with the tenants' views. One has to do with the opinions of people who live within 200 metres. And finally, are we going to be changing that feedback, or are we going to be making any changes to the proposal? So let's take those one at a time. First of all, we are having a separate proposal with the tenants. On top of those public meetings, we're asking them to give feedback on various versions of the proposal.

For example, the original design did not include the number of report cards, or the number of tenants. We are asking them to consider the size of the unit they previously had. How does that address density? You lost me. You know what, we're going to take turns at everything. You lost me. I didn't understand how that impacts density is all I said. What's the same size unit? How does that impact density? If you're coming from town homes, so... I'm relaying it from somebody back there who can't hear you. That's fine. That's fine.

What I want to make sure that everyone understands, we are not downsizing the unit. Okay?

I happen to be hearing Veronica, and I will answer her question. Are you worried about the opinions of people in town homes? I have to tell you, I've heard some people say very positive things, and I've heard some people say very negative things. I think once you know how to get a voice.

Very good. You've got to get a voice. Finally, finally, there are certain parameters to operate in town homes.

In order to build this housing project, we have to have a building in place that the federal government will accept. To answer to your final question, Veronica, yes, we are open to changes. We have already changed the project substantially based on the feedback. There are additional pieces of information that we're open to conversations about.

But, just saying, because it's your city unit, you have to remember that I've put enough units in. I've worked to get federal funding. I'm going to have no guilt for that.

Instead of renovating our units, they put in a garbage compactor, and telling me, who's living in a rainforest in my unit, over six years, rain from corner to corner, in my building. And everything else around me, rain was falling on it, and I sat there and watched it go away. My clothes, my furniture, all of that.

And they're telling me every single time when it rains or when it snows. Fifty million people come in and take pictures, pictures, pictures. Where did those pictures go? And they told me they couldn't fix the roof because they didn't have the funding.

But then they had their refusal. The ceiling came down over my toilet. It was a big bubble.

What happened with Samantha before? You're absolutely right. It was terrible construction. It was terrible construction.

Now, if I could, you were asking about townhouses and childhoods. There is a mix. Some of it is townhouse, some of it is mid-rise, some of it is towers. There will be a right of return for every child with the same number of memories, unless they have to be returned. They will have a straight return.

We need an open mic. We can't hear. This is crazy.

And they took risks with our lives. Our lives. A lot of us were. And that's the best part.

That's what David Peterson from Swansea Park identified as well when I was on the phone with him yesterday.

Second, in terms of the notification, this is the standard notification. I hope everybody has a wonderful day.

I'm going to talk about the importance of the art of communication. Communication is a very important part of the human brain. I was always one of the few points that they allowed to speak.

I'm deeply involved in this. And I said to this — when are you going to get us all together so we can all hear each other? They don't want a microphone. They don't want us to be heard.

Guess what? This is going to take, like, ten years. The whole point is, what if you built Regent Park — this is not Regent Park — it's the same developer, they were picked for that purpose. And even if they did, this is what they want in this community.

My transportation — I live in Kwanzaa. I got moved to Mississauga. How do you think I was able to travel around? There is no TTC. The only TTC bus was a 20 minute walk. A 20 minute walk.

Did you guys ever care about us? No. The taxi vouchers — you guys lied to us, told us we were going to keep getting them. Then it's gone. It's gone. For what? What about me, with my family, with everybody in the household?

You guys did not care about us. You guys don't understand. Don't say that you understand. You guys don't understand. You're ruining our lives.

You're ruining our lives. Why am I fighting with my neighborhood to get a place I want? Why am I being number one? I'm not human? Why am I doing that? To find out you guys misplaced me out of my home.

You know what they said? I have an option to leave if I like it. And you have to pick out a number, and I have to go against somebody that lives within my area. All we're saying, sir, is just fix it. Fix it.

You told us to get out of our unit. You guys threatened us. What's the court? What's the court order against us in our own home? A court order that told us we only had so many days to get out. Or we were going to be, what, taken out by police, right? Out of my own home.

The fact that you threatened us doesn't matter. We're human beings. Do you have a family? Would you ever want to put your family through that? Well, imagine how we feel. All you people, put yourself in our shoes. For one, it's been four years.

You guys have been watching us for four years. And now you guys care about our input? Because so far, from what I've seen, there's not a conversation. It's not on our focus group. It's not on our ideas. We have no input.

Wouldn't it be perhaps best for you to refuse yourself from this entire process? And perhaps, I think if you would play without the clouding of, you know, your three roles and whatnot. I think you, from a legal perspective, your ultimate duty is the best interest of the house. But legally speaking, you owe a fiduciary duty to the housing department.

So, my first duty is to my oath of office. My oath of office and the code of conduct for city council as your representative. As a member of council, I am one of four members of council who are appointed to the Toronto Community Housing Board.

My first duty in law, and I have checked this with city clerk, I have confirmed it with my own lawyer. My first duty is as the elected official representing ward four. If my roles as an elected official and my duty as a board member at TCHC ever come in conflict, I am required by law to declare that conflict and recuse myself from that vote. So, no, I am very careful to make sure I do my duty. And my first duty in law is to you. Okay? So, I'm not recusing myself from this process.

It does seem to be very biased. It's very biased.

The permit to use this space ends at 8:30. So, we have one more question. So, why wouldn't I have done somewhere else so we would actually have time to speak? You're quite right. I agree. So, when's the next meeting? This is deliberate. This is very deliberate what you guys did. No, it's not. Yes, it is. A hundred percent.

Is there anyone else who has a question? Are you in favor of the way it stands now? What's your position? And would you accept a position where there's a reduction in the unit? What is your feeling right now on the way that the property stands right now?

So, in terms of the redevelopment of the site, I believe that we should have more units than were there before. I believe that for a couple of reasons. First of all, Toronto Community Housing, in my view, went too far in terms of having their buildings being almost exclusively rent-geared to income. I don't think that makes for healthy communities. We believe, I believe, and I hope most of you do, that the best kind of community is a community that has a mix of incomes.

So I do believe we need more units there. The difference between this project and the ones we used to do is they used to carve off some of it and make them profit pieces. That's not what we're doing here. Would you consider a lower number? That's still the question.

Secondly, okay, the City of Toronto does not by itself have the money to do this redevelopment. We have been having conversations with an entity known as the Canada Mortgage and Housing Corporation, which is the tool the federal government uses to fund affordable housing projects. They have a requirement that you have to give them what's called a Class B business case for how much rent you're going to collect, how much it is going to cost to maintain the building, how much the mortgage is going to be.

That puts a pressure on how many units you need that are paying rent in order to make it work. The exact number, 640, 630, 650, it's going to be somewhere in that ballpark. What we as a community can best spend our time on is looking at the design and saying have you organized the site correctly? Is the fact that we have put most of the density away from the neighborhood and onto the Queensway the right call? Is having the townhouses at the lower heights and having the lower heights near Cohill Drive the right thing? Those are the kinds of questions where you can have the most information.

As a Councillor, you mentioned that your first duty is to your ward. You're hearing from your ward that we don't want this number of units, but the first answer that was given is Toronto Housing Unit needs these numbers to make it work. Where do we find that? Where can we get that report? I'm just curious.

What's the reference to that number of 650 or what have you? Where do we find that? So I don't have that document. That's when TCHC developed its own. You said can the Mortgage Housing Corporation dictate that it's got to be 650. What's the reference? That's all I'm asking. Thank you. You can't give us that.

Where does the number come from? You're referencing a specific number. Toronto Community Housing staff are due an internal business case. Put the board member hat on and respond to it. So you can't separate staff. You are the Chair of the Housing Committee. No board member of Toronto Community Housing could share that number. But you know it. You know it. You just said it. You know it. You're a board member.

I just want to get clarity about what is within our control. I'm looking for clarity about what is within our control in terms of this conversation and what is not.

The number of units and the calculation and what's required to get the funding — is this something that's within our control to discuss and change? No.

Where the community input is most welcome is the questions of design, questions of streetscape, questions of how you allocate the density around the site, questions about how the permeability of sidewalks into and through the property work. We've done a bunch of work already with the tenants there about what community benefits they want in terms of recreation space.

Is there a plan for consultation in a structured way that actually gives the opportunity for input in the areas that you're sharing? So the structure for that conversation is as follows. First, we had this is our third public meeting on this site. Now, moving forward, the planning staff have been taking all of the comments that were here today.

Every person who is here and signed in or any person who has written to me about this or has written to the planning department about this will get notice of that meeting in February, March. Any person who has any question or any comment can share it with the planning department either directly or if they want me to see it, they can share it with me and I will share it with the planning department. Then it is reviewed. All the different inputs are reviewed and they write a report. That report is made public. Then any person who wants to can come make a deputation at the planning and housing committee when that report is debated.

That's the process. Sorry, we're debating a report but you've already, as community members, your answers are from Toronto housing community or city planning, not as our representative as a ward. So, collectively we're asking if there's any input for the community to comment on the number of units. That's the biggest issue that this community has and we're ignoring that question from the community.

Folks, there are all kinds of situations where staff members have written reports where council disagrees. It happens not infrequently and we're allowed to do that. Our supervisors tell us our job is to provide council with the best professional advice and the people I report to are very clear to me and to the people I work with. That's our job. Give council your best advice and let them do with it what they will.

So, it's a leap of faith and it's saying trust us please and therefore work with that number.

Okay, but I want to underline there's a piece Dan didn't say about about his role that I want you all to understand. Dan is a registered professional planner with the Ontario planning body and he

has a responsibility the same way an engineer would or a lawyer would to that professional body. He cannot give, I cannot tell him what advice to write.

Okay, may I ask why 649 units? Why 649? We could maybe adjust it a bit but then what happens is you maybe get fewer affordable units and more market units. There's some play in there but it's going to be at this scale.

Our permit for this space is now expired so we have to leave so that the custodial staff can get home. Before I leave, can I make sure that anybody who wants to get further updates or get the contacts for me or the planning staff, if you haven't signed in, please come share your contacts with us now.

So, pretty much what we say doesn't even matter, right? Thank you very much. That's pretty much what you're saying right now. Very biased.

What's the point of including the community if you're not going to include us?

The only place for people to have input is through local government.

Is there a chance to have an actual meeting where everyone can hear the question and everyone can hear the answer? I couldn't hear what was being asked. I mean, I know a lot of this stuff. I couldn't hear what was being asked and I couldn't hear what was being answered.

Why can't they make it 400 and make it... They refuse to give us the number. They're saying blind trust. They're lending.

The problem is we can't get access to the numbers to evaluate the business case, to determine if there could be an alternative business case, because we don't have the input costs that determine the output of 650 units must be the base. That's the challenge, and we can't get the numbers. So, as Gord said, you do have to trust us in blind faith.

We've lost our trust. We actually lost our trust 10 years ago, 8 years ago, 6 years ago, 4 years ago. You know where this has gone. And that's the tension that you have in the room. And that's not going to resolve.

It was a very strict process. It's like, this is our basement hallway. It was insulted. The venue was inappropriate. It didn't do much. It didn't do any service. And then that just keeps on the tension. And they asked them, and it was, you could feel it. You know, you could feel it. It's not fun. It's not fun.

And then so if you left, Mr. Perks said, when somebody asked about density, he said, I'm going to repeat, that people are given the same size of units as when they left. He said, no, that's not what's being asked. They're asking about density. I'm going from 154 to 854.

When a person says, the density is changing, it helps me understand. He said, as I repeat, if you had to leave a two-bedroom, you would get a two-bedroom. But I'm not coming back to the same quality of life. If I was able to play outdoors, my kids could leave, and not have this environment anymore.

Lots of people are raising families all over the city. The point is, people are raising families. The question wasn't answered. This is my point. They said, how is this impacting the density? We went from 154 — you're asking us to go to 854. That's a lot for us to process and swallow.

And he said, I'm going to have to repeat, you still get the same size of house. So that's another kind of, okay, we're not going to say to you, we don't care. That's how I heard it. That's how they heard it in the back of the room. It's like, we don't actually have to be able to hear each other. We did not know that this area was going to be like this. Take care.

---

*Source: Computer-generated rough transcript of the November 20, 2025 Open House Q&A session, 21 Windermere Avenue (Swansea Mews). Unedited. Filed as a primary source record. Companion document: November 20 Open House — What Actually Happened.  
Swansea Neighbours — SwanseaMatters.com — March 2026*