

## Chronology of Events Pertaining to Community Consultation Process:

**Definition:** *Consultation refers to the exchange of information and opinions to promote understanding or inform decision-making.*

### September 22, 2025 – “Pre-Consultation” Zoom Presentation

A flyer was delivered via Canada Post approximately ten days before an online meeting, presented as a Toronto Community Housing Corporation (TCHC) “Pre-Consultation,” held via Zoom from 6:30–8:00 p.m.

The listed contact email generated on the date responded with (typo retained):

*“Hello, This is the Swansea Mews Emergency Operations Centre... If you ha an immediate life threatening emergency please call 9-1-1... For Swansea Mews matter inquiries, please leave your name, phone number, unit number and brief message. We will respond within 24 hours.”*

The presentation was led by a Principal from Bousfields, the City’s retained planning consultant, with contributions from architects, TCHC staff, and other vendors. Attendance was announced as 55 people. Councillor Gord Perks participated, stating he had only just reviewed the proposal and found it “exciting.”

A chat function was active, but few attendees were permitted to speak. **Many reported unanswered questions and difficulty processing information due to the meeting’s format.** Attendees were assured that all questions would be addressed later; this did not occur, and no meeting notes were shared for those absent.

As of February 18, 2026, the City’s public checklist lists this meeting as taking place on September 24, 2025, and indicates that no Community Impact Study or service requirements assessment was deemed necessary ([see report, p. 20](#)). Councillor Perks later summarized his view of the meeting [through his newsletter](#).

### **November 7, 2025 – Posting of Reports**

TCHC, as the site developer, began posting related reports, over 50 to date, including a [Public Consultation Strategy Report](#). The report references surveys conducted by Bousfields, though participation levels are statistically insignificant relative to the size of the Community needing to be surveyed. The nature and quality of [the survey](#) is also problematic.

### November 20, 2025 – “Community Consultation” Open House Presentation

A flyer, hand-delivered on November 14, invited residents within 120 metres of the site to an “Open House” at Swansea Public School. Canada Post delivery timelines were described as insufficient, leading to the hand distribution.

Councillor Perks selected the date of November 20 to align with the project’s schedule requirements and mark a procedural milestone.

**The location and format proved unsuitable:** the City was unable to secure an appropriate venue and instead used the school lunchroom. On the day, this space was unavailable as arranged, so potential attendees were directed to a basement hallway and children’s play area. **Accessibility**

**barriers, specifically the absence of wheelchair access via a steep staircase, prevented participation by several members of the public who desired to attend.**

**Inside, the environment was hot, noisy, and crowded, making conversation and engagement difficult if not impossible for most, and particularly for those with hearing and visual impairments.** A spontaneous Q&A followed, led by the Councillor in a narrow corridor, with City, TCHC, Bousfields, and vendor representatives positioned opposite attendees. There was no microphone, exchanges were often inaudible and the physical environment inappropriate.

Attendees described the event as “demeaning”, “cynical” and “disrespectful.” No formal meeting notes were taken and shared. Although staff reaffirmed that questions would be answered through follow-up channels, no subsequent public consultation with thorough documentation or extended timelines has occurred. The events of the night were recorded for preservation purposes.

[View follow up the follow-up newsletter on November 27](#)

### **Summary Observation**

**The meetings held on September 22 and November 20, 2025, did not meet accepted standards for community consultation considering the significance of the proposed development.** The process fell short of substantive engagement and transparency. A model comparable to [Waterfront Toronto's](#) community consultation framework, endorsed confidentially by a Senior City Planner present at the November event, would represent the appropriate standard for 21 Windermere Avenue.

Yet in his [latest Newsletter](#) (February 19 2026) Councillor Perks, Ward 4, wishes to proceed a to the Planning and Housing Committee meeting on February 26 2026 where he sits as Chair of the Committee. And this in spite of this metric for legitimate Consultation not having been met. This confirms that the Application is incomplete as currently submitted, and will not be complete until sufficient and timely Community Consultation is achieved.