

Greg Homonylo

On behalf of the Swansea Neighbourhood and SwanseaMatters.com community participants
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March 23, 2026

Mayor Olivia Chow

Mayor, City of Toronto
mayor_chow@toronto.ca

Dear Mayor Chow,

Re: Swansea Mews, 21 Windermere Avenue — Item 2026.PH28.2 — Final Submission Before the Vote — What Every Member of Council Should Know Before Wednesday

You have built your housing legacy on three commitments: transparency in process, genuine voice for tenants, and a determination to pursue cooperative and non-market models that put people before profit. The Swansea Mews site — publicly owned land, 108 displaced families with a right to return, and a credible alternative proposal already designed and waiting — was exactly the kind of opportunity those commitments were made for.

This letter is a final addendum to correspondence your office has received on March 19 and March 20. We are writing once more because Council votes Wednesday to permanently ratify a planning approval whose process was the opposite of what you have promised — and because audio recordings reviewed over this weekend have produced evidence, in the hearing Chair's own words, that every member of Council deserves to see before casting that vote.

In May 2022, 108 households were displaced from 21 Windermere Avenue overnight through no fault of their own. They have been living in temporary TCHC accommodation for nearly four years, entirely dependent on the same institution for the roof over their heads tonight and the process determining where they will permanently live. Several cannot safely put their names to this letter for that reason. A formal complaint against the Chair of the Planning and Housing Committee that approved this application is under active intake review by the Toronto Integrity Commissioner, confirmed March 13, 2026. There is no automatic mechanism by which this is disclosed to Council before a ratification vote. This letter is that disclosure.

WHAT THE COMMITTEE CHAIR SAID — ON AUDIO — AT THE MANDATORY CONSULTATION

The mandatory Community Consultation Milestone for this application was held on November 20, 2025, in the basement hallway and children’s play area of Swansea Junior and Senior Public School. The booked room was found locked on arrival. There was no amplification. The session was physically inaccessible to disabled residents. Former tenants — displaced and dependent on TCHC — were given five business days’ notice. An independent federal government observer, present without prompting, described the session as negligent.

Councillor Perks was a named participant in the joint decision to use this format and venue, confirmed in writing by City Planning Senior Planner Doris Ho. The following is what he said at that event, on audio.

He conceded the venue was wrong.

When asked why the session was not held somewhere more suitable, Councillor Perks responded:

| *"You're quite right."*

He confirmed the foundational figure cannot be shown to the community.

When asked where the 650-unit figure came from, Councillor Perks stated in sequence:

| *"So I don't have that document. That's with TCHC developing its own."*

| *"No, I'm sorry, I can't give you that."*

| *"Toronto Community Housing staff are due an internal business case."*

| *"No board member of Toronto Community Housing could share that number."*

City Planning Senior Planner Doris Ho confirmed in writing on March 3, 2026 that there is no publicly available or producible report underlying the 649-unit density figure. The community was told this at the mandatory consultation — by the Chair of the Committee that would later approve the application.

He said “No” to alternative financing — while aware of an alternative.

When the community raised cooperative financing alternatives at the Open House, Councillor Perks said “No” twice and redirected to design questions. He was aware throughout 2025 of the Swansea Park Housing Proposal — fourteen mid-rise buildings, mass timber, cooperative tenure, the same 154 replacement homes, directly eligible for the Federal Co-operative Housing Development Fund. He did not disclose it at the Open House, in a private recorded call on February 20, or at the February 26 hearing. The 108 displaced families were never shown it at any consultation event.

He denied owing a fiduciary duty to TCHC as a Board director.

When asked whether he owed a fiduciary duty to TCHC as a director of its Board, Councillor Perks stated: “my first duty is to my oath of office... my first duty in law is to you.” Under the Ontario Business Corporations Act and TCHC’s own Board Charter, every director owes a fiduciary duty to the corporation regardless of how they came to be appointed. A written

notification documenting this exchange was sent to TCHC's Corporate Secretary the following morning requesting three governance actions. No public response was received. Councillor Perks chaired the February 26 hearing and voted in favour.

WHAT THE CITY'S OWN PLANNING MANAGER SAID — ON AUDIO — AT THE SAME EVENT

Dan Nicholson is the Manager of Community Planning assigned to the Swansea Mews file. He attended the Open House in his official capacity and was called upon by Councillor Perks to step forward and confirm his professional neutrality. At the close of the session, the following was captured on audio.

On the venue:

Greg Homonylo told Dan Nicholson directly "I was insulted" about the basement hallway. Nicholson responded:

| *"The venue was a mistake."*

On the format:

When Greg Homonylo observed that the format prevented people from hearing each other, Nicholson stated:

| *"Well, no. No, seriously. We did not know that this area was going to be like this."*

On the density figure:

When pressed on the basis for the 649-unit figure, Nicholson stated:

| *"But it's related to the proforma. The density."*

The February 10, 2026 Decision Report — which Dan Nicholson contributed to — recommended approval and treated the November 20 Open House as an adequate consultation milestone. It contains no reference to any of these admissions.

WHAT THE CHAIR SAID IN PRIVATE — SIX DAYS BEFORE THE HEARING

On Friday February 20, 2026 — six days before chairing the Planning and Housing Committee — Councillor Perks called a single community member and stated his settled voting intention before a single deputation had been heard. The verbatim transcript was filed with the Integrity Commissioner as SD-01:

| *"I am going to be supporting a project that has this number of units, or, you know, give or take 5 or 10, on that site. I'm gonna be supporting that for all the reasons that I've laid out in our conversation."*

In the same call he characterised those opposing the application as “manufacturing reasons,” disclosed pre-decisional planning staff views not formally before the Committee, and confirmed the density was driven by CMHC financing arithmetic rather than planning judgment. Several community members who learned of this call concluded deputation was futile and did not proceed.

He then chaired the hearing, used leading questions to place supporting material into the committee record, and closed with a statement of “actual excitement” before calling the vote. The Tenant Leadership Committee’s own representative, Penny Fischer, had testified minutes earlier:

"We were not asked whether we wanted a 35-storey building or a 16-storey building or stacked townhouses with very limited green space. We were told what the plan would be. The people making the decision here for the plans are not the people who are going to live there. We ask, before you decide, that you ask yourselves: if you would live there."

Chair Perks characterised those same tenants as having “participated in designing this” and called the vote.

WHAT COUNCIL IS BEING ASKED TO COMMIT — ON AN UNVERIFIED FOUNDATION

The February 10, 2026 Decision Report — reviewed and agreed to by the Deputy City Manager and Chief Financial Officer — discloses the following City concessions:

| City Concession | Amount |
|--|----------------------|
| Foregone development charges | \$20,380,823 |
| Foregone parkland dedication and community benefits fees | \$9,207,000 |
| Net present value of property tax exemptions | \$86,829,679 |
| Total | \$116,417,502 |

That is \$116 million in foregone City revenue committed on the basis of a confidential financial model that has never been independently reviewed. The Council-directed Stage 2 Actions Report — which would have required that verification before this stage — was directed to be tabled in Q4 2025. It was never produced. Chair Perks closed the hearing and called the vote without disclosing either fact.

WHAT THIS COMMUNITY IS ASKING

We are not asking Council to reject the need for housing on this site. We are asking Council to reject the process that produced this particular proposal — and to require that it be done properly before it is made permanent.

One hundred and eight families have been waiting nearly four years to come home. They deserve to come home. What they do not deserve is to return to a building and a community that was designed around a financial model they were never shown, in a process chaired by someone who had already decided, to a density figure that has no publicly producible foundation.

The Site Plan Application has not been filed. Nothing is yet permanent. A brief deferral — to allow the IC complaint to run its course, the Stage 2 Actions Report to be produced, and the alternative proposal to be formally placed before the returning community — does not delay housing. It delays a bad process long enough to replace it with a good one.

What becomes possible when that happens is remarkable. A naturalized park at the heart of the site. Fourteen mid-rise buildings at human scale. Mass timber construction. Cooperative tenure eligible for federal funding the current model forecloses entirely. The same 154 replacement homes for every returning family. A community designed with its residents rather than imposed on them. That proposal exists. It is at swanseapark.ca. The families who lost their homes have never been shown it.

Mayor Chow — this is precisely the kind of project your housing commitments were designed to make possible. Council has an opportunity on Wednesday that will not come again. Not to block housing — but to demand that it be done in a way this city, and this administration, will be proud of. That is all this community has ever asked.

Respectfully submitted,

Greg Homonylo

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Submitted on behalf of the Swansea community including former tenants of 21 Windermere Avenue who cannot safely identify themselves. Former tenants are entirely dependent on TCHC for temporary accommodation. Signatory names and contact details are provided directly to the recipient's office on request.

Enclosed: Community Submission — A Failure of Process (SwanseaMatters.com) • Swansea Park Proposal — David Peterson Architect (swanseapark.ca)

TO ALL MEMBERS OF TORONTO CITY COUNCIL:

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Additionally copied:

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