



Board of Directors | 931 Yonge Street
Toronto M4W 2H2

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The Board of Directors of the Toronto Community Housing Corporation met on Wednesday, February 15, 2006, in the Boardroom, 931 Yonge Street, commencing at 10:10 am.

Directors present: Dr. Mitchell E. Kosny, Chair **Regrets:** None
Ms. Mariam Adam
Mr. John Brewin
Councillor Paula Fletcher
Councillor Suzan Hall
Councillor Giorgio Mammoliti
Mr. Cliff Martin
Ms. Penny Milton
Mr. David Mitchell
Ms. Joan Simalchik
Councillor Martin Silva
Mr. Ronald Struys
Mr. Nick Volk

Also present: Mr. Derek Ballantyne, Chief Executive Officer
Mr. Harold Ball, VP Human Resources
Ms. Eileen Carroll, VP Corporate Planning & Performance
Mr. Gordon Chu, Chief Financial Officer
Mr. John Fox, General Counsel
Mr. Mark Guslits, Chief Development Officer
Ms. Keiko Nakamura, Chief Operating Officer
Mr. Howie Wong, General Counsel

The Chair welcomed Councillor Martin Silva as a newly appointed Board member.

The Chair announced that the meeting of the Board of Directors meeting was scheduled to start at 10:30.am and requested Board consensus to commence at 10:10 am. The Chair, Dr. Mitchell Kosny called the meeting to order, and Elora Nichols served as recording secretary.

Item 1 **ON MOTION MADE** by Ms. Penny Milton, seconded by Ms. Joan
continued Simalchik:

the Board of Directors approved the proposed meeting dates for
the Board of Directors and Committees for 2006.

**ITEM 2 ATTENDANCE AT 2006 HOUSING
CONFERENCES**

TCHC:2006-17

Motion carried The Board of Directors had before it the above-captioned report
(TCHC:2006-17) from the Chief Executive Officer recommending that
the Board of Directors:

- (1) approve a designated number of directors to attend those
conferences which the Board feels TCHC should have
representation;
- (2) direct the Corporate Secretary to poll the Board for interested
members for each approved conference;
- (3) direct the Chair to assign conference spots to directors based on
interest, previous conference attendance and availability;
- (4) approve an expenditure of up to \$4,000 plus tax per Board
Director to attend the 8th National Metropolis Conference to be
held in Vancouver, March 23-26, 2006;
- (5) approve an expenditure of up to \$1,700 plus tax per Board
Director to attend the annual Canadian Housing and Renewal
Association (CHRA) Congress to be held in Ottawa, April 19-22,
2006;
- (6) approve an expenditure of up to \$200 plus tax per Board Director
to attend the Canadian Mortgage and Housing Corporation
(CMHC) Summit to be held in Toronto, May 26, 2006;
- (7) approve an expenditure of up to \$1,700 plus tax per Board
Director to attend the Federation of Canadian Municipalities
(FCM) 69th Annual Conference and Municipal Expo to be held in
Montreal, June 2-5, 2006;

Item 2
continued

- (8) approve an expenditure of up to \$4,000 plus tax per Board Director to attend the World Urban Forum (WUFIII) to be held in Vancouver, June 19-23, 2006;
- (9) approve an expenditure of up to \$700 plus tax per Board Director to attend the annual Ontario Non-Profit Housing Association (ONPHA) Conference to be held in Toronto, November 18-21, 2006; and
- (10) authorize the appropriate TCHC staff to give effect to the above approvals.

ON MOTION MADE by Mr. Nick Volk, seconded by Ms. Penny Milton:

the Board of Directors adopted the report without amendment.

Members of the Board are asked to indicate to the Corporate Secretary their interest in attending conferences as soon as possible.

ITEM 3

**2004 TENANT SURVEY – RESPONSE TO
COMMUNITIES COMMITTEE REQUEST FOR
ADDITIONAL ANALYSIS**

TCHC:2006-04

*Motion carried
as amended*

The Board of Directors had before it the above-captioned report (TCHC:2006-04) from the Communities Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Penny Milton, seconded by Councillor Paula Fletcher, the Board made additional recommendations (1) and (2):

- (1) that the report be referred back to the Communities Committee for further discussion; and
- (2) that the Communities Committee monitor those areas that were the focus of analysis such as direct and contract-managed buildings, including the results pertaining to safety and security.

**ITEM 4 TENANT PARTICIPATION SYSTEM -
 2006 TENANT ELECTON PROCESS**

TCHC:2006-09

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2006-09) from the Communities Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Mr. Cliff Martin, seconded by Ms. Penny Milton:

the Board of Directors received the report for information.

**ITEM 5 COMMUNITY GARDENS AND FOOD SECURITY
 INITIATIVES IN TCHC COMMUNITIES**

TCHC:2006-05

*Motion carried
as amended* The Board of Directors had before it the above-captioned report (TCHC:2006-05) from the Communities Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Ms. Penny Milton, seconded by Mr. Nick Volk:
the Board of Directors received the report for information and made additional recommendation (1):

- (1) that staff amend attachment 1 of the report to include the community garden initiatives in CHU 24 and the food bank programs in CHU 4.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Mr. Ron Struys, the Board of Directors made the following recommendations (2) and (3):

- (2) that staff consider options to bring together tenants involved in community gardens operating in TCHC communities as part of TCHC's Community Development and Healthy Communities initiatives and report back to the Communities Committee; and
- (3) that Communities Committee receive the report on Growing Power by the Toronto Food Committee and that staff report to Communities Committee on nutrition initiatives and nutritional programs in or attached to TCHC communities.

Item 5
continued

ON MOTION MADE by Councillor Giorgio Mammoliti, seconded by Ms. Mariam Adam, the Board of Directors made the following recommendation (4):

- (4) that staff report back to the Communities Committee on a widened nutritional program policy, including and how much it would cost, volunteerism and community agencies.

ON MOTION MADE by Ms. Penny Milton, seconded by Ms. Joan Simalchik, the Board of Directors made the following recommendation (5):

- (5) that all resolutions related to this item be referred to the Communities Committee for development of a coherent approach within the mandate of TCHC that responds to the issues raised, and this action be taken prior to the development of any staff reports in this area.

DEPUTATION:

Ms. Linda Coltman spoke on behalf of the tenants of CHU 24 regarding their concerns on the omission of their community gardens and food security initiatives from the report attachment. Ms. Coltman also identified two food bank programs operating out of CHU 4 which were omitted. Ms. Coltman has requested that these noted omissions be included in the report attachment.

The Chair on behalf of the Board thanked Ms. Coltman for her deputation.

**ITEM 6 COMMUNITIES COMMITTEE PUBLIC MINUTES –
DECEMBER 12, 2005**

TCHC:2006-03

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2005-03) from the Communities recommending that the Board of Directors receive the minutes for information

Item 6 **ON MOTION MADE** by Mr. Cliff Martin seconded by Ms. Penny Milton:
continued

the Board of Directors received the minutes for information.

ITEM 7 **RAILWAY LANDS BLOCKS 32 AND 36** TCHC:2006-14
DEVELOPMENT STRATEGY REPORT

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2005-14) from the City Building Committee recommending that the Board of Directors:

- (1) approve the overall project direction and work plan outlined in the Railway Lands Blocks 32 and 36 Strategy Report to advance the development of these properties for affordable housing purposes for which TCHC has been appointed the City's agent;
- (2) authorize the CEO to transmit this report to the City of Toronto Affordable Housing Committee and through this Committee to City Policy and Finance Committee and City Council for information and implementation of recommendations requiring City actions; and
- (3) authorize the CEO to request as part of this transmittal Council direction for the expedited processing and review of the Official Plan Amendment Rezoning Application for this project.

ON MOTION MADE by Ms. Penny Milton, seconded by Councillor Suzan Hall:

the Board of Directors adopted the report without amendment.

The CEO gave a presentation to the Board of Directors on the Railway Land Blocks 32 and 36.

ITEM 8 CITY BUILDING COMMITTEE PUBLIC MINUTES
– NOVEMBER 2, 2005 TCHC:2006-07

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2005-07) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Cliff Martin, seconded by Ms. Penny Milton:

the Board of Directors received the minutes for information.

ITEM 9 ORGANIZATION COMMITTEE MINUTES –
NOVEMBER 7, 2005 TCHC:2006-11

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2006-11) from the Organization Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Cliff Martin, seconded by Ms. Penny Milton:

the Board of Directors received the minutes for information.

ITEM 10 FINANCE COMMITTEE MINUTES –
NOVEMBER 16, 2005 TCHC:2006-20

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2006-20) from the Finance Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Councillor Suzan Hall, seconded by Mr. Cliff Martin:

the Board of Directors received the minutes for information.

ITEM 11 DON MOUNT COURT REDEVELOPMENT
UPDATE AND RECOMMENDATIONS TCHC:2006-24

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2005-24) from the Chief Executive Officer recommending that the Board of Directors receive the report for information and the Project Status Report attached as Schedule "A" for information.

ON MOTION MADE by Mr. Cliff Martin, seconded by Ms. Penny Milton:

the Board of Directors received the report and the Project Status Report attached as Schedule "A" for information.

ITEM 12 OPTIONS AND DEFINITIONS FOR NEW
AFFORDABLE HOUSING TCHC:2006-25

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2005-25) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Mr. Nick Volk, seconded by Ms. Joan Simalchik:

the Board of Directors received the report for information.

ITEM 13 INCREASE TO TCHC LINE OF CREDIT TCHC:2006-18

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2005-18) from the Finance Committee recommending that the Board of Directors:

- (1) approve the increase of the current TCHC operating credit line (exclusive of the current \$2.82 million Letter of Credit for Toronto Hydro addressed in recommendation (2) to \$20 million based on terms and conditions acceptable to the CEO;
- (2) approve the \$2.82 million Letter of Credit facility for the current \$2.82 million Letter of Credit issued to Toronto Hydro;

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continued

- (3) approve the ability to provide future Letters of Credit to other vendors and suppliers from time to time as required, as determined by the CEO;
- (4) authorize the CEO to execute all documents as required to finalize the arrangements set out in (1) and (2), to draw down the credit facilities and to make repayment as required; and
- (5) authorize staff to take the necessary steps to give effect to the above recommendations.

ON MOTION MADE by Mr. Nick Volk, seconded by Ms. Mariam Adam:

the Board of Directors adopted the report without amendment

ITEM 14 **2006 BUILDING CAPITAL PLAN**

TCHC:2006-16

Motion carried

The Board of Directors had before it the above-captioned report (TCHC:2005-14) from the Finance Committee recommending that the Board of Directors:

- (1) approve the 2006 Building Capital Plan as detailed in Appendix 1;
- (2) approve contracting with Housing Services Inc. for the work included in this plan as determined by the CEO and authorized staff; and
- (3) authorize the appropriate TCHC officials to take the necessary action to give effect to the above recommendations to implement the Building Capital Plan.

ON MOTION MADE by Mr. Nick Volk, seconded by Mr. Cliff Martin:

the Board of Directors adopted the report without amendment.

ITEM 17 AUDIT COMMITTEE MINUTES –
NOVEMBER 2, 2005 TCHC:2006-32

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2006-32) from the Audit Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Cliff Martin, seconded by Ms. Penny Milton:

the Board of Directors received the minutes for information.

ITEM 18 AUDIT PLANNING FOR THE YEAR ENDED
DECEMBER 31, 2005 TCHC:2006-31

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2006-31) from the Audit Committee recommending that the Board of Directors receive the report for information.

ON MOTION MADE by Mr. Nick Volk, seconded by Mr. Cliff Martin:

the Board of Directors received the minutes for information.

ITEM 19 PRESENTATION ON EASY Presentation

Mr. Reaud Singh, EasyTrac Project Manager, made a presentation to the Board on the EasyTrac system.

The Chair on behalf of the Board of Directors thanked staff for the tremendous amount of work done on this project and to Mr. Singh for the presentation.

**ITEM 20 BICYCLE MAINTENANCE AND ASSEMBLY
BY YOUTH**

Verbal

Councillor Suzan Hall informed the Board that the City's Parks & Recreation Department has sent a flyer to CHU 1 about developing a partnership with TCHC on bicycle maintenance and assembly opportunities for youth.

The CEO indicated that TCHC would distribute the flyer to all CHUs.

**New
ITEM 21 REVIEW OF TCHC BY-LAWS**

Verbal

Motion carried **ON MOTION MADE** by Ms. Penny Milton, seconded by Ms. Mariam Adam:

that at the start of the next meeting of the Board of Directors, the Board review the by-laws of the corporation regarding Board meetings.

IN CAMERA PROCEEDINGS

Motion carried **ON MOTION MADE** by Ms. Mariam Adam, seconded by Ms. Joan Simalchik:

the Board of Directors resolved to meet "*in camera*" to consider items A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O.

PUBLIC PROCEEDINGS

Motion carried At 2:45 pm, the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Mr. Cliff Martin, seconded by Ms. Penny Milton:

the Board of Directors ratified the actions authorized during the "*in camera*" meeting.

ADJOURNMENT

The meeting of the Board of Directors was adjourned at 2:46 pm.

Secretary

Chair