



City Building Committee

931 Yonge Street
Toronto M4W 2H2

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The City Building Committee of the Toronto Community Housing Corporation met on Friday, July 18, 2008 in the Boardroom, 931 Yonge Street, commencing at 10:00 a.m.

Directors present:	Ms. Sheerin A Sheikh, Chair	Regrets:	Mr. Greg Kalil
	Councillor Paula Fletcher		Mr. Dan King
	Ms. Catherine Wilkinson		
	Councillor Anthony Perruzza		
	Mr. Ron Struys		
	Ms. Michelle Joseph		

Also present:	Mr. Gordon Chu, Chief Financial Officer
	Mr. Steve Floros, Director Property Management
	Ms. Lizette Zuniga, Director, Real Estate & Development
	Ms. Liz Root, Project Director, Regent Park
	Mr. Barry Gula, Manager Development & Construction
	Ms. Kristin Jenkins, Vice President, Public Affairs & Communications
	Mr. Ian Fichtenbaum, Director Asset Management
	Mr. Lorne Cappe, Housing Development Manager

Ms. Sheerin Sheikh, the Chair, called the meeting to order and Allison Godfrey served as recording secretary.

DECLARATION OF CONFLICT OF INTEREST

The Chair requested members of the City Building Committee to indicate any agenda item in which they had a conflict of interest, together with the nature of the interest. None were declared.

CONFIRMATION OF AGENDA

Motion carried as amended. **ON MOTION MADE** by Councillor Paula Fletcher, seconded by Ms. Catherine Wilkinson:

the City Building Committee added item 5, New City Capital Funding, and adopted the agenda as amended

Minutes **CITY BUILDING COMMITTEE MINUTES – May 21, 2008**

Motion carried **ON MOTION MADE** by Councillor Paula Fletcher, seconded by Ms. Catherine Wilkinson:

the City Building Committee adopted the above-captioned minutes and recommended they be forwarded to the Board of Directors for information.

ITEM 1 **DEVELOPMENT PROGRAM CHART**

Motion carried The City Building Committee had before it the above-captioned update with respect to ongoing development projects within TCHC.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Ms. Catherine Wilkinson:

the City Building Committee received the report for information.

The Committee requested that a presentation be made at the October meeting respecting how occupancy standards, Toronto Community Housing internal guidelines, the building codes and various provincial Acts affect unit sizes in revitalization projects, including storage, bedroom sharing and the differences in sizes between old Don Mount Court Units and the new units.

**ITEM 2 SECOND QUARTER 2008 PERFORMANCE
REPORT**

CBC:2008-13

The City Building Committee had before it the above-captioned report (CBC:2008-13) from the Chief Executive Officer recommending that the City Building Committee receive the report and forward it to the Board of Directors for information :

ON MOTION MADE by Councillor Paula Fletcher, seconded by Ms. Catherine Wilkinson:

the City Building Committee received the report and forwarded it to the Board for information.

ON MOTION MADE by Mr. Ron Struys, seconded by Ms. Michelle Joseph:

The City Building Committee requested an update on the RGI/Market balance for Regent Park offsite housing be included in the next Regent Park report.

**ITEM 3 LAWRENCE HEIGHTS REVITALIZATION
UPDATE**

CBC:2008-11

The City Building Committee had before it the above-captioned report (CBC:2008-11) from the Chief Executive Officer recommending that the the City Building Committee receive the report and forward it to the Board of Directors for information:

ON MOTION MADE by Mr. Ron Struys, seconded by Councillor Paula Fletcher:

the City Building Committee received the report and forwarded it to the Board for information.

ON MOTION MADE by Mr. Ron Struys, seconded by Councillor Paula Fletcher:

that staff prepare a presentation on a statement of principles for the Lawrence Heights revitalization, including current and

projected density, height issues, and expectations for unit replacement for the July Board of Directors Meeting.

**ITEM 4 CITY WARD 17: MUNICIPAL LICENSING &
STANDARDS PILOT PROJECT**

CBC:2008-10

The City Building Committee had before it the above-captioned report (CBC:2008-10) from the Chief Executive Officer recommending that the City Building Committee:

- (1) receive the May 9, 2008 correspondence from the City of Toronto's Licensing and Standards Committee, "Ward 17 Pilot Project – Symington Place (1884 Davenport Road) and Pelham Park Gardens (61 Pelham Park Gardens);
- (2) receive the May 9, 2008 deputation from Ms. McKendry; and
- (3) receive this report for information.

ON MOTION MADE by Ms. Catherine Wilkinson, seconded by Councillor Paula Fletcher:

the City Building Committee received the report and correspondence.

ON MOTION MADE by Ms. Catherine Wilkinson, seconded by Councillor Paula Fletcher:

the City Building Committee requested that Ms. McKendry be asked to attend an upcoming meeting to speak to her written deputation.

ON MOTION MADE by Ms. Catherine Wilkinson, seconded by Councillor Paula Fletcher:

the City Building Committee requested that staff prepare a report outlining a clear strategy with respect to the issue of licensing of landlords, including how this City Council proposal would affect Toronto Community Housing, and proposals for messaging

Toronto Community Housings' position on the issue to Councillors and City staff.

ON MOTION MADE by Ms. Catherine Wilkinson, seconded by Councillor Anthony Perruzza:

that the Tenant Complaint Process be reviewed, and a report on the review be forwarded to the Communities Committee.

ITEM 5 NEW CITY CAPITAL FUNDING

CBC:2008-14

The City Building Committee had before it the above-captioned report (CBC:2008-14) from the Chief Executive Officer recommending that the the Board of Directors, through the City Building Committee:

- (1) authorize investment of funds received by Toronto Community Housing from the City's sale of Toronto Hydro Telecom to complete the Unit Refurbishment Program and augment the work planned for the first phase of the Building Energy Retrofit Program (BERP);
- (2) authorize the CEO (and his designate) to negotiate and enter into such agreements (including equity, loan or grant agreements) with the City of Toronto as necessary to receive the capital repair funds on the terms and conditions approved by the CEO (or his designates);
- (3) request the CEO to provide the Board of Directors, through the City Building Committee, with a revised capital pan for 2008-2009 proposing additional expenditures made possible by the additional City funds provided to Toronto Community Housing; and
- (4) authorize staff to take the necessary steps to give effect to the above recommendations.

ON MOTION MADE by Ms. Michelle Joseph, seconded by Ms. Catherine Wilkinson:

The City Building Committee adopted the report without

amendments and forwarded it to the Board of Directors for approval.

IN CAMERA PROCEEDINGS

Motion carried **ON MOTION MADE** by Councillor Fletcher, seconded by Ms. Catherine Wilkinson

the City Building Committee resolved to meet *in camera* to consider items A, B and C.

PUBLIC PROCEEDINGS

Motion carried At 12:29 p.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Councillor Fletcher, seconded by Ms. Catherine Wilkinson:

the City Building Committee ratified the actions authorized during the *in camera* meeting.

ADJOURNMENT

The meeting of the City Building Committee was adjourned at 12:30 p.m.

Secretary

Chair