



December 2021 Mortgage Renewal

Item 2D

October 7, 2021

Board of Directors

Report: TCHC:2021-53

To: Board of Directors (the “Board”)

From: Chief Financial Officer & Treasurer

Date: September 29, 2021

PURPOSE:

To seek approval from the Board of Directors (the “Board”) to renew one mortgage with MCAP Financial Corporation (“MCAP”), a lender selected by the Ministry of Municipal Affairs and Housing (“Ministry”). The mortgage will expire on December 1, 2021.

RECOMMENDATIONS:

It is recommended that the Board:

1. Approve the transaction in the amount of \$3,314,313.61 with MCAP, in connection with the mortgage due for renewal on December 1, 2021;
2. Ratify and approve the resolution in the form set out in Confidential Attachment 2 to this Report; and
3. Authorize the President and Chief Executive Officer or the Chief Financial Officer & Treasurer and TCHC staff acting pursuant to

their delegated authority to take necessary actions, including negotiation and execution of such documentation as may be required in order to give effect to the above recommendation.

REASONS FOR RECOMMENDATIONS:

The current MCAP (previous name is TD Canada Trust) mortgage in the original amount of \$8,753,644.62 started on December 1, 2011 as a 10 year term mortgage with fixed interest rate of 2.684%. The renewal balance as at December 1, 2021 is \$3,314,313.61. The Ministry of Municipal Affairs and Housing (the “Ministry”) has reached an agreement with MCAP to renew subject loan for 60 months until its maturity. The interest rate on the loan will be the five-year Canada Mortgage Bond (“CMB”) plus 54 bps (the indicative interest rate was 1.71% as at September 24, 2021).

Under the Ontario Competitive Financing Renewal Process, the Ministry has assumed responsibility for facilitating and coordinating the renewal of subject mortgage. A resolution of the Board of Directors is required in order for the Ministry to arrange the subject mortgage renewal on behalf of TCHC.

IMPLICATIONS AND RISKS:

There are no significant additional implications or risks as a result of the subject mortgage renewal.

SIGNATURE:

“Rose-Ann Lee”

Rose-Ann Lee
Chief Financial Officer & Treasurer

ATTACHMENTS:

Confidential Attachment 1: Reason for Confidential Attachment:	Summary of Mortgage Details Matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to a proposed or pending transaction with a third party.
Confidential Attachment 2:	Mortgage Renewal Packages – 5430 Yonge Street, Toronto
Reason for Confidential Attachment:	Matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to a proposed or pending transaction with a third party
Confidential Attachment 3:	Renewal Agreement
Reason for Confidential Attachment:	Matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to a proposed or pending transaction with a third party

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