



# Board of Director Committees Public Minutes

Item 3  
June 29, 2010

**BOARD OF DIRECTORS**

To: Board of Directors  
From: Committee Chairs  
Date: June 17, 2010

Report: TCHC:2010-65

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## PURPOSE:

To provide the Board of Directors with the Communities, Finance and City Building Committees public minutes.

## RECOMMENDATION:

It is recommended that the Board of Directors receive the attached Public minutes for information.

A handwritten signature in black ink, appearing to be 'Keiko Nakamura'.

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Keiko Nakamura  
Chief Executive Officer

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David Mitchell  
Chair, Board of Directors

**Attachments:** 1 Communities Committee Public Minutes – April 13, 2010  
2 Joint City Building & Finance Committee Public Minutes – May 18, 2010



## Communities Committee

931 Yonge Street  
Toronto M4W 2H2

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The Communities Committee of the Toronto Community Housing Corporation met on Tuesday, April 13, 2010 in the Ground Floor Boardroom, 931 Yonge Street, at 9:37 a.m.

**Directors present:** Ms. Catherine Wilkinson, Chair  
Ms. Zahra Dhanani  
Mr. David Mitchell  
Ms. Michelle Joseph  
Councillor Paula Fletcher  
Councillor Suzan Hall

**Regrets:** Ms. Carol Osler

**Also present:** Ms. Marta Asturi, Legal Counsel  
Mr. Steve Floros, A/Chief Operating Officer  
Mr. Mwarigha, Director Seniors Housing and Single Family Homes  
Ms. Beatriz Tabak, Project Manager, Senior's Strategy  
Ms. Anne McGregor, Children & Youth Team Manager, Community Health  
Ms. Julet Allen, Supervisor, Access Program, Community Health  
Ms. Nadia Gouveia, Social Investment Fund Coordinator, Community Health

The Chair, Ms. Catherine Wilkinson, called the meeting to order, and Liz Dizig served as recording secretary.

### **DECLARATION OF CONFLICT OF INTEREST**

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The Chair requested that members of the Communities Committee advise of any agenda item in which they had a conflict of interest, together with the nature of the interest. None were declared.

### **CONFIRMATION OF AGENDA**

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#### **ON MOTION MADE:**

The Agenda was approved as presented.

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**MINUTES**                      **CONFIRMATION OF PUBLIC MINUTES OF THE COMMUNITIES  
COMMITTEE FOR MARCH 11, 2010**

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*Motion carried*      **ON MOTION MADE** by Ms. Zahra Dhanani, seconded by Mr. David Mitchell, the Communities Committee received the above captioned minutes.

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**ITEM 1**                      **PRESENTATION – SENIOR’S UPDATE**                      **Presentation**

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*Motion carried*      Mr. Mwarigha (Community Housing Director, Seniors Housing and Single Family Homes) and Ms. Beatriz Tabak (Project Manager, Senior’s Strategy) provided an update of the Senior’s Strategy to the Committee.

**ON MOTION MADE** by Mr. David Mitchell, seconded by Ms. Zahra Dhanani, the Communities Committee received the presentation for information.

During the Committee discussion, the following points were made:

With the changing demographics, how does Toronto Community Housing ensure service equity and linkages to services in seniors designated buildings and other buildings in which seniors reside?

The committee acknowledged that seniors have specific needs when it comes to transfers and suggested that staff consider this in the tenant transfer policy.

Committee members requested that staff forward the link to the Seniors Policy Lens Toolkit for information.

The Chair, on behalf of the Committee, thanked staff for their excellent presentation.

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**ITEM 2**                      **REPORT ON THE STATUS OF TENANT  
ENGAGEMENT CONSULTATIONS IN THE  
SINGLE FAMILY HOUSING PORTFOLIO**                      **CC:2010-08**

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*Motion carried*      The Communities Committee had before it the above-captioned report (CC:2010-08) from the Chief Executive Officer recommending that the Communities Committee receive the report for information.

**ON MOTION MADE** by Ms. Michelle Joseph, seconded by Councillor

Suzan Hall, the Communities Committee received the report for information.

During the Committee discussion, the following requests were made:

A report back to the committee – related to the efficiency and effectiveness repair systems. The committee would like verification that both systems (repairs by superintendents and repairs by HSI) are working effectively.

Director of Seniors Housing and Single Family Homes portfolio requested to provide an update on repair schedules for single family homes and the types of repairs.

Committee suggested that the Single Family Homes Advisory Group meet with TERC before presenting various engagement models at the Tenant Forum.

The Chair, on behalf of the Committee, thanked staff for the good news of engaging tenants and making positive change.

<b>ITEM 3</b>	<b>CHILDREN AND YOUTH STRATEGY – STATUS UPDATE</b>	CC:2010-06
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*Motion carried* The Communities Committee had before it the above-captioned report (CC:2010-06) from the Chief Executive Officer recommending that the Communities Committee receive the report for information.

**ON MOTION MADE** by Mr. David Mitchell, seconded by Ms. Zahra Dhanani, the Communities Committee received the report for information.

The Chair requested a breakdown of youth employed through Toronto Community Housing by employment program type, i.e. summer employment for students or employment that will transition young people into sustainable jobs.

Committee requests that staff extend invitations to the various green initiative events to committee members.

Committee requests that staff provide information to Councillor Davis related to status of children's program divestments at 444 Lumsden.

The Chair congratulated staff and the Committee for the work being done.

**IN CAMERA PROCEEDINGS**

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*Motion carried*    **ON MOTION MADE** by Councillor Suzan Hall , seconded by Ms. Michelle Joseph, the Communities Committee resolved to meet in camera to consider Items A and B.

**PUBLIC PROCEEDINGS**

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*Motion carried*    At 11:10 a.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

**ON MOTION MADE** by Councillor Suzan Hall, seconded by Ms. Michelle Joseph, the Communities Committee ratified Items A and B as authorized during the *in camera* meeting.

**ADJOURNMENT**

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The meeting of the Communities Committee was adjourned at 11:11 a.m.

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Secretary

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Catherine Wilkinson, Chair



## Joint City Building & Finance Committee

931 Yonge Street  
Toronto M4W 2H2

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The City Building & Finance Committees of the Toronto Community Housing Corporation met on Tuesday, May 18, 2010, in the main floor conference room, 931 Yonge Street, commencing at 9:40 a.m.

<b>City Building Committee Directors present:</b>	Ms. Sheerin Sheikh, Chair Councillor Paula Fletcher Mr. Greg Kalil Mr. Dan King Mr. Ron Struys Ms. Catherine Wilkinson	<b>Regrets:</b>	Ms. Michelle Joseph Councillor Anthony Perruzza
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<b>Finance Committee Directors present:</b>	Mr. Ron Struys, Chair Councillor Paula Fletcher Mr. Greg Kalil Mr. Dan King	<b>Regrets:</b>	Ms. Zahra Dhanani Councillor Giorgio Mammoliti Mr. David Mitchell
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**Also present:**

- Mr. Gordon Chu, Chief Financial Officer
- Mr. John Fox, A/Vice President, Development
- Mr. Syed Ali, Director, Financial Planning
- Ms. Lizette Zuniga, Director, Development and Real Estate
- Ms. Leslie Gash, Housing Development Manager
- Mr. Howie Wong, General Counsel
- Ms. Marta Asturi, Legal Counsel
- Ms. Catherine Murray, Legal Counsel

Ms. Sheerin Sheikh and Mr. Ron Struys, the Chairs, called the meeting to order and Janice Parker served as recording secretary.

### **DECLARATION OF CONFLICT OF INTEREST**

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

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**CONFIRMATION OF AGENDA**

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*Motion carried* **ON MOTION DULY MADE** by Mr. Greg Kalil seconded by Mr. Dan King the City Building & Finance Committees unanimously approved the agenda.

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**MINUTES                    CONFIRMATION OF CITY BUILDING & FINANCE COMMITTEES  
MINUTES – APRIL 14, 2010**

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*Motion carried* **ON MOTION DULY MADE** by Mr. Greg Kalil seconded by Mr. Dan King the City Building & Finance Committees adopted the above-captioned minutes and recommended they be forwarded to the Board of Directors for information.

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**ITEM 1                    ALEXANDRA PARK PLANNING APPLICATIONS                    CBC:2010-17  
AND DEVELOPMENT PARTNER**

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The City Building & Finance Committees had before it the above-captioned report (CBC:2010-17) from the Chief Executive Officer. Mr. John Fox presented an overview of the report including a description of the current and proposed unit mix and a description of the revitalization plan and phases.

In response to the report and presentation the Committees discussed:

- Integrating RGI and market components within the buildings not just within the community
- Creating space for market rental
- Speeding up the completion date

**Deputation:**

Councillor Adam Vaughan, Ward 20, spoke in support of the Alexandra Park revitalization project. He thanked Toronto Community Housing for engaging with residents on the revitalization at Alexandra Park. Councillor Vaughan discussed the community's history, its diversity, and its strong community engagement model.

He highlighted 2 key priorities for the community:

- 1) maintaining the social viability within the community – it is important to the community that the residents stay in Alexandra Park during the redevelopment and not be displaced; and
- 2) the need to cluster the community around the community centre

Councillor Vaughan discussed other issues:

- development of the park space within the community
- the community's desire to have an RGI and market mix included in the plan
- the need for developing affordable home ownership programs that accommodate cultural beliefs within the community regarding lending
- the desire to include a privately managed building within the revitalization plans

The Committees thanked Councillor Vaughan for his presentation to the Committees and for his insight and dedication. The Committee requested his support on land acquisitions as part of the revitalization and in developing partnerships with the surrounding businesses.

The Committees discussed the strong social process/community engagement model found in Alexandra Park and requested that staff prepare a report regarding the Alexandra Park model to be used as a model for building stronger communities throughout Toronto Community Housing. In particular, the Committees suggested staff look at the following characteristics in the Alexandra Park community as possible reasons for the community's success:

- co-op model;
- leadership in the community; and
- the school's role in leveraging resources.

The Committees deferred voting on this item in order to meet in camera to discuss the supplemental report on this item. The Committees later ratified their motion below.

*Motion carried*

**ON MOTION DULY MADE** by Ms. Sheerin Sheikh seconded by Mr. Greg Kalil, during the in camera meeting and later ratified during the public meeting, the City Building & Finance Committees adopted the report including the following recommendations:

- 1) approve the general Preferred Plan subject to proposed changes to the phasing and authorize the CEO to proceed with an application for planning approval for Phase 1 (or a portion of Phase 1) of the Preferred Plan for the Alexandra Park revitalization;
- 2) authorize the CEO to proceed with a selection process to seek a

developer partner for Phase 1 (or a portion of Phase 1) of the Preferred Plan in due course; and

- 3) authorize the CEO to execute such documents and take such action which may be necessary or desirable to give effect to these recommendations.

and recommended that the report be forwarded to the Board for approval.

The Committees further requested that staff prepare a report regarding the social process/community engagement model demonstrated in Alexandra Park to be used as a model for building stronger communities throughout Toronto Community Housing.

#### **IN CAMERA PROCEEDINGS**

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*Motion carried* **ON MOTION DULY MADE** by Ms. Sheerin Sheikh seconded by Ms. Catherine Wilkinson the City Building & Finance Committees resolved to meet *in camera* to consider items A, B, C, D, E, and F.

#### **PUBLIC PROCEEDINGS**

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*Motion carried* At 12:18 p.m. the Chairs announced the resumption of the public proceedings and the public meeting reconvened at that time.

**ON MOTION DULY MADE** by Ms. Sheerin Sheikh seconded by Mr. Greg Kalil the City Building & Finance Committees ratified the actions authorized during the *in camera* meeting.

#### **ADJOURNMENT**

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The meeting of the City Building & Finance Committees was adjourned at 12:19 p.m.

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Secretary

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Chair, City Building Committee

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Chair, Finance Committee