

**City Building Committee Minutes**  
**TORONTO COMMUNITY HOUSING CORPORATION**  
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The City Building Committee of the Board of Directors of the Toronto Community Housing Corporation met on March 11, 2005, Main Floor Board Room, 931 Yonge Street, Toronto, commencing at 10:40 a.m.

Members Present:

Ms Joan Simalchik, Chair  
Councillor Norm Kelly  
Councillor Giorgio Mammoliti  
Mr. Nick Volk  
Mr. Ron Struys  
Mr. Mitchell Kosny (ex officio)

Regrets:

Councillor Paula Fletcher

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer, TCHC  
Mr. Gordon Chu, Chief Financial Officer, TCHC  
Ms. Eileen Carroll, Vice President, Corporate Planning and Performance  
Mr. Mark Guslits, Chief Development Officer

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

**Declarations of Interest in Matters before the Committee**

The Chair requested the members of the City Building Committee to indicate any Agenda Item in which they had an interest.

No members declared an interest in the matters before the committee.

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**ITEM 1: COMMITTEE ORIENTATION/WORKPLAN**

The City Building Committee had before it the above-captioned report (March 7, 2005) from the Chief Executive Officer presenting the Committee with an overview of the scope and mandate of the City Building Committee, along with a draft workplan for the year.

The Committee requested that staff send copies of the City of Toronto's Social Development Strategy to the members, for the next meeting. The Chair also requested that the Committee be apprised of any upcoming reports to City Committees with respect to Toronto Community Housing and development issues, especially those reports that would pass through the Policy and Finance Committee.

**ITEM 2: REGENT PARK IMPLEMENTATION**

The City Building Committee had before it the above-captioned report (January 24, 2005) from the Chief Executive Officer proposing that the Committee adopt the report and recommend that the Board of Directors:

- (1) approve the creation of an interim Regent Park Advisory Committee as outlined in this report to provide advice and support for the Regent Park project implementation pending decisions on the long term governance structure for the initiative;
- (2) authorize the CEO to undertake an open process to invite community groups to identify their interest in participating in the development of a portion of the non-profit units in Regent Park;
- (3) authorize the CEO to initiate a limited design competition for the TCHC high-rise building planned for Phase 1;
- (4) authorize the CEO to build up to 30 units of affordable ownership housing targeted to Regent Park residents or other TCHC tenants, and on which there will be mechanisms implemented to provide for long term affordability of the units;
- (5) authorize the CEO to enter into agreements as required to obtain funding under the Federal – Provincial affordable housing program in order to build non-RGI social housing units as part of Phase 1 of the redevelopment or to build housing off-site from Regent Park;

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- (6) authorize staff to take the necessary steps to give effect to the above recommendations.

**ON MOTION MADE** by Mr. Volk, seconded by Mr. Struys, the City Building Committee adopted the report and forwarded it to the Board of Directors for approval.

Mr. Ballantyne indicated that at a future meeting the Committee would be presented with a report on the various models of affordable home ownership.

**ITEM 3: PORTFOLIO CAPITAL NEEDS AND BUILDING RENEWAL PROGRAM**

The City Building Committee had before it the above-captioned report (March 7, 2005) from the Chief Executive Officer proposing that the Committee receive the report and forward it to the Board of Directors for information.

**ON MOTION MADE** by Mr. Struys, seconded by Councillor Kelly, the City Building Committee received the report and forwarded it to the Board of Directors for information.

**ON MOTION MADE** by Mr. Struys, seconded by Councillor Kelly, the City Building Committee:

*“Requested that a report detailing the operational parameters of the Building Renewal Program, be tabled at the next committee meeting.”*

**ON MOTION MADE** by Mr. Struys, seconded by Councillor Kelly, the City Building Committee:

*“Requested that the aforementioned report contain a timetable on In-Suite Refurbishment, including the analysis on how staff set the targets and timetable.”*

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**ON MOTION MADE** by Mr. Struys, seconded by Councillor Kelly, the City Building Committee:

*“Requested that a report on the Building Renewal Plan, be sent to the Finance Committee, for review of TCHC’s in-house financial options for funding the Plan.”*

**ITEM 4:      2004 PERFORMANCE REPORTING-CITY BUILDING**

The City Building Committee had before it the above-captioned report (March 8, 2005) from the Chief Executive Officer proposing that the Committee receive the report and forward it to the Board of Directors.

**ON MOTION MADE** by Mr. Volk, seconded by Mr. Struys, the City Building Committee received the report and forwarded it to the Board of Directors for information.

**ITEM 5:      PROPOSED COMMITTEE DATES 2005**

The City Building Committee had before it the above-captioned report (March 8, 2005) from the Chief Executive Officer proposing dates for future meetings of the City Building Committee.

**ON MOTION MADE**, the Committee resolved that the next meeting date be set as May 9, 2005 at 9:30 a.m., and that the other dates be discussed by the Chair and the CEO, and be communicated to the Committee as soon as possible.

**ADJOURNMENT**

**ON MOTION MADE**, by Mr. Volk, seconded by Mr. Struys, the City Building Committee resolved

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to adjourn the meeting.

The meeting of the City Building Committee was adjourned at 12:40 p.m.

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Secretary

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Chair

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