



## 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, September 20, 2006, in the Ground Floor Boardroom, 931 Yonge Street, at 9:30 a.m.

**Directors present:** Dr. Mitchell E. Kosny, Chair  
Ms. Mariam Adam  
Mr. John Brewin  
Councillor Suzan Hall  
Mr. Cliff Martin  
Ms. Penny Milton  
Mr. David Mitchell  
Councillor Martin Silva  
Ms. Joan Simalchik  
Mr. Ronald Struys  
Mr. Nick Volk

**Regrets:** Councillor Paula Fletcher  
Councillor Giorgio Mammoliti

**Also present:** Mr. Derek Ballantyne, Chief Executive Officer  
Ms. Eileen Carroll, VP Corporate Planning & Performance  
Mr. Gordon Chu, Chief Financial Officer  
Mr. Ian Fichtenbaum, Director Asset Management  
Mr. John Fox, General Counsel  
Mr. Mark Guslits, Chief Development Officer  
Mr. Larry Isaacson, Director Information Technology Services  
Mr. Hugh Lawson, Director, Corporate Planning & Performance  
Ms. Jennifer MacLean, VP Communications  
Ms. Keiko Nakamura, Chief Operating Officer

The Chair, Dr. Mitchell Kosny called the meeting to order, and Elora Nichols served as recording secretary.

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

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The Chair requested members of the Board of Directors to indicate any Public Agenda Item in which they had a conflict of interest, together with the nature of the interest. None were declared.

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**MINUTES      CONFIRMATION OF MINUTES OF THE TORONTO COMMUNITY HOUSING CORPORATION FOR JULY 24, 2006**

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

the Board of Directors adopted the above-captioned minutes without amendment.

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**APPROVAL OF AGENDA**

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*Motion carried*    The Chair requested the Agenda to be amended by adding a new Item 1(a) and 14 on the Public Agenda and new Items L and M on the Confidential Agenda.

**ON MOTION MADE** the Board of Directors approved the Agenda as modified.

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**VERBAL      UPDATE ON COMMUNITY MANAGEMENT PLAN**

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The Chief Executive Officer gave an update on the CMP – consultation meetings have been held in the 27 Community Housing Units with agencies and individuals who connect with housing in many different ways. Each CHU identified what TCHC is doing well and their 5 top priorities that need addressing.

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**ITEM 1      QUARTERLY PERFORMANCE REPORT FOR THE SECOND QUARTER ENDED JUNE 30, 2006      TCHC:2006-147**

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*Motion carried*    The Board of Directors had before it the above-captioned report (TCHC:2006-147) from the Audit Committee 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 1(a) QUARTERLY PERFORMANCE REPORT FOR  
THE SECOND QUARTER ENDED JUNE 30, 2006  
- ADDENDUM** TCHC:2006-153

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*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2006-153) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

**ON MOTION MADE** by Mr. Ron Struys, seconded by Ms. Joan Simalchik:

the Board of Directors received the report for information.

**ITEM 2 'GET YOUR HUSTLE ON' – TCHC's YOUTH  
ECONOMIC OPPORTUNITIES FORUM** TCHC:2006-137

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*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2006-137) from the Communities Committee recommending that the Board of Directors receive the report for information.

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

the Board of Directors received the report for information.

**ITEM 3 REPORT ON SOCIAL HOUSING IN TORONTO  
AND FUTURE RISKS** TCHC:2006-142

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*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2006-142) from the Communities Committee recommending that the Board of Directors receive the report for information.

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

the Board of Directors received the report for information.

**ITEM 4 REGENT PARK REDEVELOPMENT STATUS** TCHC:2006-133

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**UPDATE**

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*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2006-133) from the City Building Committee 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.

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**ITEM 5      REGENT PARK DEVELOPMENT CORPORATION      TCHC:2006-134**

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*Motions carried* The Board of Directors had before it the above-captioned report (TCHC:2006-134) from the City Building Committee recommending that the Board of Directors:

- (1) approve the organization of the previously incorporated Regent Park Development Corporation to fulfill TCHC's obligations pursuant to the co-tenancy arrangements with Daniels, as further outlined in this report; and
- (2) authorize the appropriate Toronto Community Housing Corporation staff to take the necessary action and sign all necessary documents and resolutions to give effect thereto.

**ON MOTION MADE** by Ms. Joan Simalchik, seconded by Mr. David Mitchell:

the Board of Directors approved the report without amendment.

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**ITEM 6      CITY OF TORONTO WATER EFFICIENCY LOAN      TCHC:2006-128**

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*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2006-128) from the City Building Committee recommending that the Board of Directors:

- (1) authorize the CEO to negotiate loans for water efficiency as outlined in this report where such loans are the most economic alternative for water efficiency projects; and
- (2) direct the CEO to report to the Board of Directors through the City

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Building and/or Finance Committee as per TCHC policies on loan authorizations.

**ON MOTION MADE** by Mr. Nick Volk, seconded by Ms. Joan Simalchik:  
the Board of Directors approved the report without amendment.

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**ITEM 7                    REPORT ON STUDY TOUR TO GLASGOW**  
**HOUSING ASSOCIATION** TCHC:2006-149

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*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2006-149) 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 Mr. Cliff Martin:  
the Board of Directors received the report for information.

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**ITEM 8                    COMMUNITIES COMMITTEE PUBLIC MINUTES –**  
**JULY 7, 2006** TCHC:2006-135

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*Motion carried* The Board of Directors had before it the above-captioned minutes (TCHC:2006-135) from the Communities Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Mr. Nick Volk, seconded by Ms. Joan Simalchik:  
the Board of Directors received the minutes for information.

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**ITEM 9                    AUDIT COMMITTEE PUBLIC MINUTES – JUNE** TCHC:2006-145

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**12, 2006**

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*Motion carried* The Board of Directors had before it the above-captioned minutes (TCHC:2006-145) from the Audit Committee recommending that the Board of Directors receive the minutes for information.

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

the Board of Directors received the minutes for information.

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**ITEM 10 FINANCE COMMITTEE PUBLIC MINUTES –** TCHC:2006-138  
**JULY 6, 2006**

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*Motion carried* The Board of Directors had before it the above-captioned minutes (TCHC:2006-138) from the Finance Committee recommending that the Board of Directors receive the minutes for information.

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

the Board of Directors received the minutes for information.

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**ITEM 11 CITY BUILDING COMMITTEE PUBLIC MINUTES** TCHC:2006-130  
**– AUGUST 24, 2006**

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*Motion carried* The Board of Directors had before it the above-captioned minutes (TCHC:2006-130) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

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

the Board of Directors received the minutes for information.

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**ITEM 12 CITY BUILDING COMMITTEE PUBLIC MINUTES** TCHC:2006-129  
**– JULY 10, 2006**

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*Motion carried* The Board of Directors had before it the above-captioned minutes (TCHC:2006-129) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

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

the Board of Directors received the minutes for information.

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**ITEM 13            ORGANIZATION COMMITTEE PUBLIC MINUTES**  
**– JULY 5, 2006** TCHC:2006-143

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*Motion carried* The Board of Directors had before it the above-captioned minutes (TCHC:2006-143) from the Organization Committee recommending that the Board of Directors receive the minutes for information.

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

the Board of Directors received the minutes for information.

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**ITEM 14            UNITED WAY – CORPORATE CONTRIBUTION** TCHC:2006-151

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*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2006-151) from the Chief Executive Officer recommending that the Board of Directors:

- (1) authorize a corporate gift to the United Way of Greater Toronto (UWGT) in 2006 that will match, on a dollar for dollar basis the amount employees donate through payroll deductions and other fund-raising activities not to exceed a corporate contribution cap of \$80,000; and
- (2) authorize the appropriate Toronto Community Housing officials to take the necessary actions to give effect to the recommendation.

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

the Board of Directors approved the report without amendment.

**IN CAMERA PROCEEDINGS**

*Motion carried* **ON MOTION MADE** by Mr. Cliff Martin, seconded by Ms. Mariam Adam:

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

**PUBLIC PROCEEDINGS**

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*Motion carried* At 11:14 a.m. 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 Mr. Nick Volk:

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

**ADJOURNMENT**

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The meeting of the Board of Directors was adjourned at 11:15 a.m.

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Secretary

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Chair