



## 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 July 30, 2008 at 931 Yonge Street, Toronto at 9:38 a.m.

<b>Directors present:</b>	Mr. David Mitchell, Chair	<b>Regrets:</b>	Councillor Suzan Hall
	Ms. Zahra Dhanani		Mr. Dan King
	Councillor Paula Fletcher		
	Ms. Michelle Joseph		
	Mr. Greg Kalil		
	Councillor Giorgio Mammoliti		
	Ms. Carol Osler		
	Councillor Anthony Perruzza		
	Ms. Sheerin Sheikh		
	Mr. Ron Struys		
	Ms. Catherine Wilkinson		

<b>Also present:</b>	Mr. Derek Ballantyne, Chief Executive Officer
	Mr. Harold Ball, Vice President, Human Resources
	Mr. Gordon Chu, Chief Financial Officer and Treasurer
	Mr. Ian Fichtenbaum, Director Asset Management
	Mr. John Fox, General Counsel Development
	Mr. Mark Guslits, Chief Development Officer
	Ms. Kemi Jacobs, Director Community Housing - West
	Ms. Kristin Jenkins, Vice President, Public Affairs and Communications
	Mr. Hugh Lawson, Director Corporate Governance
	Ms. Keiko Nakamura, Chief Operating Officer
	Ms. Lizette Zuniga, Director Development & Real Estate

The Chair, Mr. David Mitchell 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.

**MINUTES      CONFIRMATION OF PUBLIC MINUTES OF THE TORONTO  
COMMUNITY HOUSING CORPORATION FOR JUNE 9 and JUNE 13,  
2008**

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*Motion carried*      **ON MOTION MADE** by Ms. Sheerin Sheikh, seconded by Ms. Catherine Wilkinson:

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

**APPROVAL OF PUBLIC AGENDA**

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*Motion carried*      **ON MOTION MADE:**

The Agenda was approved as presented.

**ITEM 1      QUARTERLY PERFORMANCE REPORT  
SECOND QUARTER ENDED JUNE 30, 2008      TCHC:2008-88**

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*Motion carried*      The Board of Directors had before it the above-captioned report (TCHC:2008-88) from the Audit Committee recommending that the Board of Directors receive the report for information.

**ON MOTION MADE** by Ms. Catherine Wilkinson seconded by Councillor Giorgio Mammoliti:

the Board of Directors received the report for information.

The Board made the following requests:

- (a) that staff prepare a report for the Organization Committee updating recent hirings and promotions, together with an update on the Diversity Plan, including milestones achieved

and that it be forwarded to the Board for information;

- (b) that staff prepare a report for the City Building Committee on the Air Conditioning Program, including roll out, energy savings and cost; and
- (c) that the Committees of the Board discuss Key Performance Indicators (KPI's) and measurement of outcomes in the non-financial sections of the Quarterly Report.

**ITEM 2                    LAWRENCE HEIGHTS REVITALIZATION  
UPDATE**

TCHC:2008-81

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*Motion carried* The Board of Directors had before it the above-captioned report (TCHC:2008-81) from the City Building Committee recommending that the Board of Directors receive the report for information.

**ON MOTION MADE** by Greg Kalil, seconded by Ms. Catherine Wilkinson:

the Board of Directors received the report for information.

The Board of Directors received a presentation from the CEO "Update – Lawrence Heights Revitalization"

**PRESENTATION:**

Councillor Paula Fletcher presented the CEO with an award received from GTHBA – UDI (27<sup>th</sup> Annual Home Builders Award).to Toronto Community Housing Corporation for Project of the Year low-rise redevelopment at Rivertowne.

**ITEM 3                    NEW CITY CAPITAL FUNDING**

TCHC:2008-77

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*Motions carried* The Board of Directors had before it the above-captioned report (TCHC:2008-77) from the City Building Committee recommending that the Board of Directors:

- (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 plan for 2008-2009 proposing additional expenditures made possible by the additional City funds provided to Toronto Community Housing; and
- (4) authorize the appropriate Toronto Community Housing Corporation staff to take the necessary action to give effect to these recommendations.

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

the Board of Directors adopted the report.

**ON MOTION MADE** by Councillor Paula Fletcher, seconded by Ms. Catherine Wilkinson the Board made a further recommendation as follows:

*“that staff implement the communications plan (letter of thanks) for the Mayor and Councillors on the allocation of the \$75 million received from the City’s sale of Toronto Hydro Telecom to TCHC to complete the Unit Refurbishment Program and the first phase of the Building Energy Retrofit Program (BERP)”*

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**ITEM 4            FINANCE COMMITTEE MINUTES – MAY 23 2008            TCHC:2008-85**

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*Motion carried*    The Board of Directors had before it the above-captioned minutes (TCHC:2008-85) from the Finance Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Ms. Catherine Wilkinson, seconded by Ms. Sheerin Sheikh:

the Board of Directors received the minutes for information.

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**ITEM 5            CITY BUILDING COMMITTEE MINUTES –MAY 21, 2008            TCHC:C2008-79**

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*Motion carried*    The Board of Directors had before it the above-captioned minutes (TCHC:2008-79) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Ms. Catherine Wilkinson seconded by Councillor Giorgio Mammoliti:

the Board of Directors received the minutes for information.

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**ITEM 6            AUDIT COMMITTEE MINUTES – APRIL 24, 2008            TCHC:2008-89**

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*Motion carried*    The Board of Directors had before it the above-captioned minutes (TCHC:2008-89) from the Audit Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Ms. Catherine Wilkinson seconded by Councillor Giorgio Mammoliti:

the Board of Directors received the minutes for information.

**IN CAMERA PROCEEDINGS**

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*Motion carried* **ON MOTION MADE** by Councillor Paula Fletcher, seconded by Zahra Dhanani:

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

**PUBLIC PROCEEDINGS**

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*Motion carried* At 12:55 p.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

**ON MOTION MADE** by Ms. Zahra Dhanani, seconded by Ms. Sheerin Sheikh:

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 12:56 p.m.

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Secretary

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Chair