



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 Friday, May 28, 2010 in the Main Floor Conference Room, 931 Yonge Street, Toronto at 9:42 a.m.

Directors: Mr. David Mitchell, Chair **Regrets:** none
Ms. Carol Osler
Mr. Ron Struys
Ms. Michelle Joseph
Ms. Sheerin Sheikh
Ms. Zahra Dhanani
Mr. Greg Kalil
Mr. Dan King
Ms. Catherine Wilkinson
Councillor Giorgio Mammoliti
Councillor Anthony Perruzza
Councillor Paula Fletcher
Councillor Suzan Hall

Also present: Ms. Keiko Nakamura, Chief Executive Officer
Ms. Mitzie Hunter, Chief Administrative Officer
Mr. Gordon Chu, Chief Financial Officer and Treasurer
Mr. Howie Wong, General Counsel and Corporate Secretary
Mr. Steve Floros, A/Chief Operating Officer
Mr. John Fox, AVP, Development and General Counsel (Development)

Mr. David Mitchell, Chair, called the meeting to order, and Howie Wong served as recording secretary.

DECLARATION OF CONFLICT OF INTEREST

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

MINUTES **CONFIRMATION OF BOARD MINUTES OF THE TORONTO
COMMUNITY HOUSING CORPORATION FOR APRIL 30, 2010**

Motion carried The Board had before it the draft Board minutes for the April 30, 2010 public meeting.

In response to a question from the Board, the CEO confirmed that the comments noted in the April 30, 2010 minutes regarding the Report on the 2010-2012 Community Management Plan had been incorporated into the Plan.

With respect to Item 2 – 2010 Operating Plan in the April 30, 2010 minutes, the Board requested staff provide more information regarding the numbers for Citywide averages vs. zone averages for market rents. This will be referred to the Building & Investment Committee for discussion.

ON MOTION DULY MADE by Ms. Catherine Wilkinson, seconded by Ms. Zahra Dhanani, the Board of Directors confirmed the above-captioned minutes without amendment.

APPROVAL OF AGENDA AND REVIEW OF AGENDA ORDER

The agenda was approved as circulated.

DEPUTATIONS

The Chair requested if there were any deputations to be heard at the meeting.

Councillor Adam Vaughan, Ward 20, deputed in support of the Alexandra Park revitalization project (see Item 1 below).

ITEM 1 **ALEXANDRA PARK PLANNING APPLICATIONS &
DEVELOPMENT PARTNER**

TCHC:2010-48

Motion carried The Board of Directors had before it the above-captioned report (TCHC:2010-48) from the City Building & Finance Committees.

Deputation:

Councillor Adam Vaughan, Ward 20, spoke in support of the Alexandra

Park revitalization project. Councillor Vaughan discussed the community's history, its diversity, and its strong identity in the neighbourhood. He described the revitalization project as an amazing opportunity. There is a true partnership between Toronto Community Housing and the community on this project and he commended staff for their work with the community on the revitalization.

The Board thanked Councillor Vaughan for his presentation and for his dedication and acknowledged the diligence and passion of staff on this project.

Members of the Board from the City Building & Finance Committees spoke in support of the quality of the revitalization. They indicated that they had a thorough discussion on this project at the Committees, performed their due diligence and took their time to make sure the financial model was set up for this project. They concurred that the social cohesion in the community is crucial and needs to be guarded.

The Board requested that the words "or desirable" be removed from recommendation #3 in the TCHC:2010-48 report.

The Board asked Councillor Vaughan if the community has any concerns regarding the revitalization. Councillor Vaughan replied that the community would like zero displacement during the revitalization. He also indicated that there is a differing view between the younger generation in the community who want it done right vs. the older generation who want it done quick.

ON MOTION MADE by Councillor Paula Fletcher, seconded by Mr. Ron Struys, the Board of Directors

- (1) approved the general Preferred Plan subject to proposed changes to the phasing and authorized 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) authorized 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 to give effect to these recommendations.

ITEM 2 **RECEIPT OF BOARD COMMITTEES PUBLIC
MINUTES**

TCHC:2010-46

Motion carried The Board of Directors had before it the above-captioned minutes (TCHC:2010-46) from the following Committees:

- Organization Committee – April 8, 2010
- Finance Committee – April 14, 2010
- City Building Committee – April 14, 2010

In response to a question from the Board, staff advised that the minutes from the April 13 Communities Committee meeting were not included because they had not yet been approved at the Committee level. Once approved by the newly constituted Tenant & Community Services Committee, the minutes from the April 13, 2010 meeting would be forwarded to the Board for receipt.

ON MOTION DULY MADE by Mr. Ron Struys, seconded by Ms. Catherine Wilkinson, the Board unanimously approved receipt of the Committee minutes.

IN CAMERA PROCEEDINGS

Motion carried **ON MOTION DULY MADE** by Ms. Sheerin Sheikh, seconded by Mr. Greg Kalil, the Board of Directors unanimously resolved to meet “in camera” to consider items A, B, C, D, E, F and G.

PUBLIC PROCEEDINGS

Motions carried **ON MOTION DULY MADE** by Councillor Paula Fletcher, seconded by Ms. Sheerin Sheikh, the Board of Directors unanimously approved resumption of the public proceedings at 12:08 p.m. and the public meeting reconvened at that time.

ON MOTION DULY MADE by Ms. Catherine Wilkinson, seconded by Ms. Sheerin Sheikh, the Board of Directors unanimously ratified the actions authorized during the “in camera” meeting.

ADJOURNMENT

Motion carried **ON MOTION DULY MADE** by Councillor Paula Fletcher, seconded by Ms. Sheerin Sheikh, the Board of Directors unanimously approved the adjournment of the meeting at 12:08 p.m.

Secretary

Chair