

**Board of Directors**  
**TORONTO COMMUNITY HOUSING CORPORATION**  
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**“PUBLIC”**

The Board of Directors of the Toronto Community Housing Corporation met on Wednesday, July 27, 2005, in the Boardroom, 931 Yonge Street, commencing at 9:35 a.m.

Members Present:

Dr. Mitchell E. Kosny, Chair  
Mr. John Brewin, Director  
Councillor Suzan Hall, Director  
Mr. Cliff Martin, Director  
Ms. Penny Milton, Director  
Mr. David Mitchell, Director  
Ms. Joan Simalchik, Director  
Mr. Ronald Struys, Director  
Mr. Nick Volk, Director

Regrets:

Ms. Mariam Adam, Director  
Councillor Olivia Chow, Director  
Councillor Paula Fletcher, Director

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer  
Ms. Eileen Carroll, VP Corporate Planning & Performance  
Mr. Gordon Chu, Chief Financial Officer  
Ms. Laurie Stephens, Director Stakeholder Relations, Development  
Ms. Kieko Nakamura, Chief Operating Officer  
Ms. Jennifer MacLean, VP Communications  
Mr. Mark Guslits, Chief Development Officer  
Mr. Jim Kandaji, Legal Consultant

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

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

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

**Confirmation of Minutes of Toronto Community Housing Corporation May 25, 2005.**

**ON MOTION MADE** by Ms. Joan Simalchik,  
seconded by Mr. Nick Volk, the Board of  
Directors adopted the above-captioned minutes.  
Motion carried.

**Approval of Agenda**

The Chair requested that the Agenda be modified by withdrawing *in camera* Item 22, adding a new *in camera* Item 24 and that Item 14 "Update of Agent of Landlord Letter to Toronto Police Services" be dealt with first on the Agenda to accommodate the deputants.

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

**ITEM 1 (Report)      ACCESS HOUSING CONNECTIONS INC. - ANNUAL GENERAL MEETING TO SHAREHOLDER (TCHC:2005-69)**

The Board of Directors had before it the above captioned report (TCHC:2005-69) from the Chief Executive Officer recommending that the Board of Directors:

- (1)    approve the call of an Annual General Meeting by TCHC as shareholder retroactive to January 15, 2005;
- (2)    approve an exemption from the requirement to produce audited financial statements for the fiscal years 2003 and 2004;
- (3)    approve the AHCI Financial Statements — 2003 and 2004 in line with requirements of the Shareholder Direction; and
- (4)    authorize the appropriate TCHC staff to give effect to the above approval.

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**ON MOTION MADE** by Mr. Nick Volk, seconded by Mr. John Brewin, the Board of Directors adopted the report.  
Motion carried.

**ITEM 2 (Report)      SECOND QUARTER PERFORMANCE MEASURES 2005  
(TCHC:2005-74)**

The Board of Directors had before it the above captioned report (TCHC:2005-74) from the Audit Committee recommending that the Board of Directors receive the second quarter report for information.

**ON MOTION MADE** by Mr. Nick Volk, seconded by Mr. Cliff Martin, the Board of Directors received the second quarter report for information.  
Motion carried.

**ITEM 3 (Report)      ATTENDANCE ONPHA CONFERENCE NOVEMBER 4 – 6, 2005  
NIAGARA FALLS (TCHC:2005-57)**

The Board of Directors had before it the above captioned report (TCHC:2005-57) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve up to \$1,150 plus tax per director approved to attend the annual ONPHA Conference to be held in Niagara Falls, November 4 – 6; and
- (2) authorize the appropriate TCHC staff to give effect to the above approval.

**ON MOTION MADE** by Mr. Cliff Martin, seconded by Councillor Suzan Hall, the Board of Directors adopted the report.  
Motion carried.

**ITEM 4 (Report)      CORPORATE AND COMMERCIAL BOARD REMUNERATION**

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**(TCHC:2005-63)**

The Board of Directors had before it the above captioned report (TCHC:2005-63) from the Chief Executive Officer recommending that the Board of Directors:

- (1) receive the report for information; and
- (2) authorize staff to take the necessary steps to give effect to the recommendations made in the attached City Policy & Finance Committee report "Corporate and Commercial Board Remuneration" as they apply to the Toronto Community Housing Corporation.

**ON MOTION MADE** by Mr. Cliff Martin, seconded by Mr. David Mitchell, the Board of Directors adopted the report.  
Motion carried.

**ITEM 5 (Report)    AGNES MACPHAIL UPDATE (TCHC:2005-71)**

The Board of Directors had before it the above captioned report (TCHC:2005-71) from the Chief Executive Officer Committee recommending that the Board of Directors receive the report for information.

**ON MOTION MADE** by Ms. Joan Simalchik, seconded by Mr. Cliff Martin, the Board of Directors received the report for information.  
Motion carried.

**ITEM 6 (Minutes)    FINANCE COMMITTEE MINUTES MAY 16, 2005 (TCHC:2005-78)**

The Board of Directors had before it the above captioned minutes (TCHC:2005-78) from the Finance Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Mr. Ron Struys, seconded by Mr. Cliff Martin, the Board of Directors received the minutes for information.  
Motion carried

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**ITEM 7 (Report)      TENDER AWARD 12/05 ENGINEERING CONSULTANT FOR  
THE DESIGN AND CONSTRUCTION SUPERVISION OF THE  
REGENT PARK CENTRAL ENERGY PLAN AND PHASE 1  
COMMUNITY ENERGY SYSTEM (TCHC:2005-79)**

The Board of Directors had before it the above captioned report (TCHC:2005-79) from the Finance Committee recommending that the Board of Directors receive the report for information.

**ON MOTION MADE** by Mr. Ron Struys, seconded  
by Mr. Cliff Martin, the Board of Directors received  
the report for information.  
Motion carried

**ITEM 8 (Report)      TENDER AWARD H47/05 FOR BALCONY AND MASONRY  
REPAIRS (TCHC:2005-76)**

The Board of Directors had before it the above captioned minutes (TCHC:2005-76) from the Finance Committee recommending that the Board of Directors receive the report for information.

**ON MOTION MADE** by Mr. Ron Struys, seconded  
by Mr. Cliff Martin, the Board of Directors received  
the report for information.  
Motion carried

**ITEM 9 (Minutes)      CITY BUILDING MINUTES MAY 9, 2005 (TCHC:2005-58)**

The Board of Directors had before it the above captioned minutes (TCHC:2005-58) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Ms. Joan Simalchik,  
seconded by Mr. Cliff Martin, the Board of  
Directors received the minutes for information.  
Motion carried

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**ITEM 10 (Verbal Report) AFFORDABLE HOUSING REPORT**

The Board of Directors had before it the “Organizational Framework for Affordable Housing Programs and the Implementation of an Affordable Housing Committee of Council” reports from the City Finance & Policy Committee that the Board of Directors receive the reports and verbal update for information.

**ON MOTION MADE** by Mr. Nick Volk, seconded by Mr. David Mitchell, the Board of Directors received the verbal update for information.  
Motion carried.

The CEO gave a verbal update and advised the Board that a subsequent report with more detail on the Affordable Housing Committee will be tabled at an upcoming Policy & Finance meeting and a report forwarded to the Board of Directors at that time.

**ITEM 11 (Report) REGENT PARK REDEVELOPMENT DESIGN REVIEW COMMITTEE (TCHC:2005-61)**

The Board of Directors had before it the above captioned report (TCHC:2005-61) from the City Building Committee recommending that the Board of Directors:

- (1) approve the Terms Of Reference for the Design Review Committee as outlined in Attachment 1;
- (2) authorize the CEO, in consultation with the Regent Park Advisory Committee, to identify the members of the committee according to the Terms of Reference as outlined in Attachment 1; and
- (3) authorize staff to take the necessary steps to give effect to the above recommendations.

**ON MOTION MADE** by Mr. Ron Struys, seconded by Mr. Cliff Martin, the Board of Directors adopted the report.  
Motion carried.

**ITEM 12 (Minutes) AUDIT COMMITTEE MINUTES MAY 16, 2005 (TCHC:2005-75)**

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The Board of Directors had before it the above captioned minutes (TCHC:2005-75) from the Audit Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Mr. Ron Struys, seconded by Mr. Cliff Martin, the Board of Directors received the minutes for information.  
Motion carried.

**ITEM 13 (Minutes) COMMUNITIES COMMITTEE MINUTES MAY 5, 2005**  
**(TCHC:2005-66)**

The Board of Directors had before it the above captioned minutes (TCHC:2005-66) from the Communities Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Mr. Ron Struys, seconded by Mr. Cliff Martin, the Board of Directors received the minutes for information.  
Motion carried.

**ITEM 14 (Report) UPDATE ON AGENT OF LANDLORD LETTERS TO TORONTO**  
**POLICE SERVICES (TCHC:2005-70)**

The Board of Directors had before it the above captioned report (TCHC:2005-70) from the Communities Committee recommending that the Board of Directors receive the report for information.

**ON MOTION MADE** by Ms. Penny Milton, seconded by Mr. David Mitchell the Board of Directors received the report for information.  
Motion carried.

Deputations:

Ms. Lorraine Anderson, CHU 18 Tenant Council and Firgrove Tenant Association:  
Ms. Anderson expressed concern respecting the issuance of the Agent of Landlord at Firgrove without consultation with residents and Tenant Council.

Ms. Juliet Flower, Tenant Representative, Sheppard Yatescatle, CHU 18

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Ms. Flower, on behalf of Shepard Yatescastle Youth Program spoke to the Board on developing a space for youth and children in an area where they can participate in a variety of positive activities in a secure environment.

On behalf of the Board of Directors, the Chair thanked the deputants for their presentations.

The Board requested staff to look into Ms. Flower's deputation with respect to SIF grants and what City Programs are available in the community.

**IN-CAMERA PROCEEDINGS:**

**ON MOTION MADE** by Councillor Suzan Hall, seconded by Ms. Penny Milton, the Board of Directors resolved to meet "in camera" to consider Items 15/16/17/18/19/20/21/23 and 24.

**PUBLIC PROCEEDINGS:**

At 12:14 pm, 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:**

The meeting of the Board of Directors was adjourned at 12:5 p.m.

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Secretary

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Chair