



City Building Committee

931 Yonge Street
Toronto M4W 2H2

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The City Building Committee of the Toronto Community Housing Corporation met on Tuesday, January 13 2009 in the Boardroom, 931 Yonge Street, commencing at 2:35 p.m.

Directors present:	Ms. Sheerin A Sheikh, Chair Councillor Paula Fletcher Mr. Greg Kalil Mr. Dan King Mr. David Mitchell Mr. Ron Struys Ms. Catherine Wilkinson	Regrets:	Ms. Michelle Joseph Councillor Anthony Perruzza
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Also present: Mr. Derek Ballantyne, Chief Executive Officer
Mr. Gordon Chu, Chief Financial Officer
Mr. Mark Guslits, Chief Development Officer
Mr. Hugh Lawson, Director Corporate Governance
Mr. John Fox, General Counsel Development
Ms. Liz Root, Project Director, Regent Park Revitalization
Ms. Lizette Zuniga, Director, Development and Real Estate

Ms. Sheerin Sheikh, the Chair, called the meeting to order and Elora Nichols served as recording secretary.

DECLARATION OF CONFLICT OF INTEREST

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

CONFIRMATION OF AGENDA

Motion carried **ON MOTION MADE** by Ron Struys, seconded by Mr. David Mitchell:
the City Building Committee amended the agenda by dealing with
Item 3 first on the Agenda to accommodate deputations.

MINUTES CITY BUILDING COMMITTEE MINUTES – NOVEMBER 21, 2008

Motion carried **ON MOTION MADE** by Mr. Ron Struys, seconded by Mr. Greg Kalil:

the City Building Committee adopted the above-captioned
minutes and recommended they be forwarded to the Board of
Directors for information.

ITEM 1 CITY BUILDING COMMITTEE 2009 WORKPLAN CBC:2009-01

Motion carried The City Building Committee had before it the above-captioned
Workplan (CBC:2009-01) from the Chief Executive Officer
recommending that the Committee receive the Workplan for information.

ON MOTION MADE by Dan King, seconded by Mr. Ron Struys the
City Building Committee received the Workplan for information.

**ITEM 2 REPORT ON THE 2009-2011 COMMUNITY
MANAGEMENT PLAN MEASURES CBC:2009-02**

Motion carried The City Building Committee had before it the above-captioned report
(CBC:2009-02) from the Chief Executive Officer recommending that the
City Building Committee:

- (1) approve the attached outcomes and measures for the Community
Management Plan, 2009-2011

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- (2) request that staff report on progress made in achieving the outcomes and measures according to the timeline set out for each measure
 - (4) authorize staff to take the necessary actions to give effect to these decisions

ON MOTION MADE by Mr. Ron Sturys, seconded by Mr. David Mitchell the City Building Committee adopted the report without amendment.

ITEM 3	ASSET REAL ESTATE INVESTMENT STRATEGY	COMMITTEE DISCUSSION
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Motions carried

The City Building Committee had a discussion on the above captioned report and made the following recommendations:

ON MOTION MADE by Councillor Paula Fletcher, seconded by Mr. David Mitchell the City Building Committee recommended that:

- 1. the CEO be requested to provide the Board at its January meeting with a proposal on branding of the Real Estate Asset Investment Plan , including job creation
- 2. the CEO be requested to report to the Board on an implementation plan for the sale of up to 371 housing units as identified in the Real Estate Asset Investment Plan as presented to the Board and that:
 - (a) provides options and feasibility for the re-use of properties for low and moderate income purposes, including partnership opportunities;
 - (b) that a plan that outlines the options and opportunities for re-housing tenants in properties that are designated for sale and replacement

- including consideration of special needs;
 - (c) that a tenant engagement and communication strategy be implemented for those tenants living in units that would be sold;
 - (d) that the financial impact for Toronto Community Housing in each option be presented; and
3. recommend to the Board that staff be authorized to proceed with the repair and re-use of properties currently vacant and designated for re-use as Toronto Community Housing Units.

The following persons gave deputations respecting the Asset Real Estate Investment Strategy:

Ms. Melanie Peters – tenant
Ms. Pat McKendry – tenant (written deputation received)
Ms. Ann Fitzpatrick – Housing Action Now – (written deputation)
Ms. Susan Gapka – Tenant Representative – (written deputation received)

The Chair on behalf of the Committee thanked deputants.

***IN CAMERA* PROCEEDINGS**

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

the City Building Committee resolved to meet *in camera* to consider item A and B.

PUBLIC PROCEEDINGS

Motion carried At 4:31 p.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Ms. Catherine Wilkinson, seconded by Mr.

David Mitchell:

the City Building Committee ratified the actions authorized during the *in camera* meeting.

ADJOURNMENT

The meeting of the City Building Committee was adjourned at 4:32 p.m.

Secretary

Chair