



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 Wednesday, April 5, 2006, in the Boardroom, 931 Yonge Street, commencing at 9:40 a.m.

Directors present: Ms. Joan Simalchik, Chair
Mr. Ron Struys
Mr. Nick Volk
Councillor Paula Fletcher

Regrets: Councillor Giorgio Mammoliti

Also present: Mr. Derek Ballantyne, Chief Executive Officer, TCHC
Ms. Keiko Nakamura, Chief Operating Officer
Mr. Gordon Chu, Chief Financial Officer
Ms. Lizette Zuniga, Director, Development and Real Estate
Mr. Steve Flores, Director, Property Management
Mr. Mark Guslits, Chief Development Officer
Ms. Laurie Stephens, Director, Stakeholder Relation

Ms. Joan Simalchik assumed the Chair and called the meeting to order and Allison Godfrey 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 The Committee adopted the agenda as presented.

**MINUTES CONFIRMATION OF PUBLIC MINUTES OF THE CITY BUILDING
COMMITTEE FOR MARCH 15, 2006**

Motion carried **ON MOTION MADE** by Mr. Nick Volk , seconded by Mr. Ron Struys:

the City Building Committee adopted the above-captioned minutes.

**ITEM 1 AFFORDABLE HOME OWNERSHIP PROGRESS
UPDATE (VERBAL)**

Mr. Ballantyne updated the Committee on the status of potential affordable home ownership in Regent Park and other future developments. According to Mr. Ballantyne, staff is looking for opportunities to create affordable home ownership, but at the moment, TCHC's priority must be to redevelop properties while maintaining the commitment to replace and expand the Rent Geared to Income portfolio.

**ITEM 2 UPDATE ON OTHER DEVELOPMENTS
(VERBAL)**

Mr. Ballantyne updated the Committee on other housing development projects affecting TCHC.

- 1900 Sheppard: this item was not at the North York Community Council as planned, but will be going to the April Affordable Housing Committee, and then to City Council.
- Other than 1900 Sheppard, there will be no other TCHC items at the Affordable Housing Committee in April.
- 30 Regent Street will be at the Ontario Municipal Board soon, and the City will be supporting our application.

Councillor Fletcher requested further clarification on the Don Mount Court Redevelopment process, and was informed that a report will be going to the April Board of Directors meeting, addressing various issues.

**ITEM 3 CITY BUILDING COMMITTEE WORKPLAN
(VERBAL)**

The Committee took this opportunity to discuss briefly how the City Building Committee can be best utilized to move forward TCHC development matters.

Mr. Guslits will be bringing the work plan back for the May meeting, and he will be arranging meetings with the Committee Chair to strategize and plan committee matters. The Chair requested that the workplan be introduced to meet all aspects of the City Building Committee mandate, which provides support for development and other projects.

Councillor Fletcher requested that a research function be appended to the City Building Committee mandate, as an alternative method for TCHC to utilize external support beyond the normal request for funding. The Chair agreed, as this could be used to further other aspects of the City Building Committee mandate, which provides support for development projects. The Chair wished the Committee to use their strategic knowledge and wherewithal to assist future searches for social housing funding, or other areas which move forward TCHC's vision for improved social housing.

IN CAMERA PROCEEDINGS

Motion carried **ON MOTION MADE** by Mr. Ron Struys, seconded by Mr. Nick Volk.

the City Building Committee resolved to meet *in camera* to consider items A, B, and C.

PUBLIC PROCEEDINGS

Motion carried At 11:40 a.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

ON MOTION MADE by Mr. Nick Volk, seconded by Mr. Ron Struys:

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

ADJOURNMENT

The meeting of the City Building Committee was adjourned at 11:45 a.m.

Secretary

Chair