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“PUBLIC”

The Board of Directors of the Toronto Community Housing Corporation met on Wednesday, May 25, 2005, in the Boardroom, 931 Yonge Street, commencing at 9:35 a.m.

Members Present:

Dr. Mitchell E. Kosny, Chair
Ms. Mariam Adam, Director
Mr. John Brewin, Director
Councillor Paula Fletcher, Director
Councillor Norm Kelly, Director
Councillor Giorgio Mammoliti, 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:

Councillor Olivia Chow, Director

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer
Mr. Harold Ball, VP Human Resources
Ms. Eileen Carroll, VP Corporate Planning & Performance
Mr. Gordon Chu, Chief Financial Officer
Ms. Jennifer Maclean, VP Communications
Mr. Hugh Lawson, Director Corporate Planning & Performance

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

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.

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Confirmation of Minutes of Toronto Community Housing Corporation, March 31, 2005.

ON MOTION MADE by Mr. Cliff Martin, 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 amended by withdrawing Item 1 “Annual Report to Shareholder – 2004” , adding Items 16(a) Update on Don Mount, 16(b) Update on Regent Park and adding a new “in camera” Item 31 “Confidential Item respecting identifiable individuals” to the Agenda. The Chair also requested that Item 5 on the Agenda be dealt with first to accommodate the deputants.

ON MOTION MADE by Mr. Nick Volk, seconded by Councillor Giorgio Mammoliti, the Board of Directors approved the Agenda as so amended. Motion carried.

The Chair informed the Board that this was Councillor Kelly’s last meeting as a Director. The CEO and Chair thanked Councillor Kelly for the invaluable contributions he has made to the Board over the last four years and commended him on his commitment to housing. His presence on the Board will be missed.

ITEM 1 (Report) ANNUAL REPORT TO SHAREHOLDER - 2004 (TCHC:2005-24)

The above-captioned Item was withdrawn from the Agenda.

ITEM 2 (Report) 2004 RESERVE CONTRIBUTIONS (TCHC:2005-36)

The Board of Directors had before it the above captioned report (TCHC:2005-25) from the Finance Committee recommending that the Board of Directors:

- (1) approve the contribution of \$6.8 million to the Unrestricted Contingency Reserve with \$1.4m to be set aside for future employee benefit liability;

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- (2) approve the contribution of \$4.0 million to the Regent Park Redevelopment Reserve Fund; and
- (3) authorize the appropriate Toronto Community Housing Corporation officials to take the necessary action to give effect to recommendations (1) & (2).

ON MOTION MADE by Mr. Nick Volk, seconded by Ms. Joan Simalchik, the Board of Directors adopted the report.
Motion carried.

ITEM 3 (Minutes) FINANCE COMMITTEE MINUTES MARCH 16, 2005 (TCHC:2005-37)

The Board of Directors had before it the above captioned minutes (TCHC:2005-37) from the Finance Committee recommending that the Board of Directors receive the minutes for information.

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

ITEM 4 (Report: INVESTMENT COMMITTEE ORIENTATION/WORKPLAN (TCHC:2005-39)

The Board of Directors had before it the above captioned report (TCHC:2005-39) from the Finance Committee recommending that the Board of Directors receive the report for information.

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

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**ITEM 5 (Report) UPDATE ON AGENT OF LANDLORD LETTERS TO TORONTO
POLICE SERVICES (TCHC:2005-28)**

The Board of Directors had before it the above captioned report (TCHC:2005-28) from the Communities Committee recommending that the Board of Directors:

- (1) that TCHC Board of Directors request that the Toronto Police Services continue to give TCHC 3rd party access to Canadian Police Information Centre (CPIC) until such time as TCHC has a direct access terminal, and that this request be forwarded to the Toronto Police Services Board in a timely manner; and
- (2) that should the vote significantly differ between buildings within the St. Jamestown community, that the issue be taken back to the community for discussion and this would be included in the updated status report to the May meeting of the Board of Directors.

ON MOTION MADE by Ms. Penny Milton,
seconded by Councillor Norm Kelly, the Board of
Directors adopted the recommendations.
Motion carried.

Councillor Giorgio Mammoliti voted against the motion.

ON MOTION MADE by Councillor Norm Kelly,
seconded by Councillor Giorgio Mammoliti, the
Board of Directors made further recommendation
as follows:

*“That the Board extends Agent of Landlord
Letters for the remainder of the year to 41 and 42
Divisions in Scarborough.”*

Motion failed

ON MOTION MADE by Councillor Giorgio
Mammoliti, seconded by Ms. Joan Simalchik, the
Board of Directors made further recommendation
(3) as follows:

*“(3) that the CEO formulate a mechanism that
would allow consultation to take place in
communities other than those of TCHC and that*

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the process be referred back to Communities Committee.”

Motion carried.

ON MOTION MADE by Councillor Norm Kelly, seconded by Councillor Giorgio Mammoliti, the Board of Directors made further recommendation as follows:

“that the report be deferred for further consideration and that Councillors be informed of the direction TCHC is taking.”

Motion failed

ON MOTION MADE by Councillor Paula Fletcher, seconded by Ms. Joan Simalchik, the Board of Directors made further recommendation (4), (5), (6), (7) and (8), as follows:

“(4) that TCHC staff continue to work in the St. Jamestown community on the Community Safety Plan and that the Chair of the Communities Committee and the local City councilor meet to develop a proposal for a community Safety Monitoring Committee for St. Jamestown and advise the Communities Committee;

(5) that the Agent of Landlord for St. Jamestown and all other buildings/communities that have Agent of Landlord letters continue until they have been removed by decision of the community; board to be advised;

(6) that an attempt be made to have community decisions on this matter made by the next meeting of the Board of Directors;

(7) in the event that the deadline is not met and where there is a letter in place that this letter remain in place until the community have made a decision;

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(8) that the Board continue to receive the updated versions of the status of Agent of Landlord letters in communities through the Communities Committee until the consultations are complete.
Motions carried

ON MOTION MADE by Ms. Penny Milton seconded by Councillor Paula Fletcher, the Board of Directors made further recommendations (9) and (10) as follows:

”(9) that the CEO commission a paper addressing research evidence with respect to:

- a) successful approaches to crime prevention and crime reduction in low income communities;*
- b) relationship between trespass to property, engagement with the justice system and subsequent criminal activity; and*
- c) such other matters as may be relevant to the role of social housing providers in creating safe communities; and*

(10) that the Communities Committee receive this paper as background for the planning of a workshop on community safety for Directors, to include TCHC policies and practices with respect to community safety.”
Motions carried.

Deputations:

1. Ms. Kathy Macfarlane – 365 Bay Mills Blvd., spoke in support of issuing blanket Agent of Landlord Letters across the portfolio (written deputation received May 24, 2005 and signed petition by 242 tenants)
2. Ms. Veronica Heron, 4100 Lawrence Avenue, spoke in support of issuing blanket Agent of Landlord Letters across the portfolio (presented signed petition by 150 tenants)
3. Ms. Caroline Fenn, Greenbrae Circuit, in support of issuing blanket Agent of Landlord Letters across the portfolio (written deputation received May 25, 2005)

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4. Mr. Larry Heitner, Westhill Apartments, spoke in support of Agent of Landlord Letter (written deputation received, May 24, 2005)
5. Ms. Lori Metcalf, Community Worker Scarborough, in support of issuing blanket Agent of Landlord Letters across the portfolio (written deputation received May 25, 2005)
6. Mr. Tim Rourke (written deputation received May 24, 2005)

The Chair, on behalf of the Board, thanked the deputants for their presentations.

**ITEM 6 (Minutes) COMMUNITIES COMMITTEE MINUTES MARCH 17, 2005
(TCHC:2005-31)**

The Board of Directors had before it the above captioned minutes (TCHC:2005-31) from the Communities Committee recommending that the Board of Directors receive the minutes for information.

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

**ITEM 7 (Report) UPDATE ON IMPLEMENTATION OF THE BUILDING RENEWAL
PROGRAM (TCHC:2005-50)**

The Board of Directors had before it the above captioned report (TCHC:2005-50) from the City Building/Finance Committees recommending that the Board of Directors:

- (1) approve the budgets for the implementation of the Building Renewal Program (“BRP”) as outlined in this report;
- (2) authorize the CEO to negotiate and enter into business contracts with Ameresco Canada and MCW Custom Energy Services Ltd. for the implementation of the BRP with terms and conditions satisfactory to the CEO;
- (3) authorize the CEO to obtain the necessary long and short term debt financing for the implementation of the BRP with terms and conditions satisfactory to the CEO and to execute any documents as required to secure such financing;
- (4) authorize the CEO to make withdrawals from the TCHC Unrestricted Reserve from time to time to fund and manage the cash flow of the BRP and to make contributions

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to the Reserve of the grants and incentives received from the federal government and the electrical and gas utilities and to report on the withdrawals and replenishment of reserves in the quarterly reports to the Board;

- (5) authorize staff to take the necessary steps to give effect to the above recommendations;
- (6) that City Building receive the report for information and made further recommendation (7); and
- (7) that local Councillors be informed of the details of the Building Renewal Program (BRP) and that TCHC give the Councillors the opportunity to deliver the BRP's message of cost savings, to their constituents. (City Building Committee)

ON MOTION MADE by Mr. Nick Volk, seconded
by Ms. Joan Simalchik, the Board of Directors
adopted the report.
Motion carried.

**ITEM 8 (Report) DEMONSTRATION PILOT PROJECT – SMALL SCALE
DISTRIBUTED COGENERATION SYSTEM (TCHC:2005-49)**

The Board of Directors had before it the above captioned report (TCHC:2005-49) from the City Building/Finance Committees recommending that the Board of Directors:

- (1) authorize the CEO to proceed with the installation of a small scale distributed cogeneration system at a suitable site where existing emergency standby generator is due for replacement;
- (2) authorize the CEO to negotiate and execute project and energy service agreements with Ozz Energy Solutions Inc. to provide a turnkey solution to implement the pilot project including the development, procurement, installation and commissioning of the distributed cogeneration system;
- (3) authorize the CEO to submit application to the Chief Building Official for exemption of the CSA 282-00 Emergency Electrical and Power Supply for Buildings to permit off-site gas supplied alternative;
- (4) authorize the CEO to submit application to Natural Resources Canada (NRCan) and TEAM seeking financial assistant for the pilot project; and

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- (5) authorize the CEO to negotiate and execute project participation agreements with Toronto Hydro Electrical System Ltd. (THESL) and Enbridge Gas Distribution for the necessary technical and financial assistance for the pilot project.

ON MOTION MADE by Mr. Nick Volk, seconded
by Ms. Joan Simalchik, the Board of Directors
adopted the report.
Motion carried.

**ITEM 9 (Report) TCHC AS AGENT FOR BUILDING AFFORDABLE HOUSING IN
RAILWAY LANDS (TCHC:2005-51)**

The Board of Directors had before it the above captioned report (TCHC:2005-51) from the City Building/Finance Committees recommending that the Board of Directors:

- (1) approve the CEO be authorized to take the necessary actions to act as agent for the City of Toronto in the planning for affordable housing in the area known as Block 31, 32, 36, 18 A/B of the Railway Lands;
- (2) approve that the CEO request of the City of Toronto immediate access to up to \$100,000 in Railway Lands Affordable Housing Reserve Funds and or the Mayor's Homeless Initiative Reserve Fund; and
- (3) authorize staff to take the necessary steps to give effect to the above recommendations.

ON MOTION MADE by Mr. Nick Volk, seconded
by Ms. Joan Simalchik, the Board of Directors
approved the report.
Motion carried.

ITEM 10 (Minutes) CITY BUILDING MINUTES MARCH 11, 2005 (TCHC:2005-55)

The Board of Directors had before it the above captioned report (TCHC:2005-55) from the City Building Committee recommending that the Board of Directors receive the minutes for information.

ON MOTION MADE by Mr. Nick Volk, seconded
by Ms. Joan Simalchik, the Board of Directors
received the minutes for information.

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Motion carried.

**ITEM 11 (Report) TCHC BUSINESS RELATIONSHIP WITH TORONTO
WATERFRONT REDEVELOPMENT CORPORATION
(TCHC:2005-54)**

The Board of Directors had before it the above captioned report (TCHC:2005-54) from the City Building Committee recommending that the Board of Directors review the report and receive it for information.

ON MOTION MADE by Councillor Paula Fletcher,
seconded by Mr. Cliff Martin, the Board of
Directors reviewed the report and received it for
information.
Motion carried.

**ITEM 12 (Minutes) ORGANIZATION COMMITTEE MINUTES MARCH 17, 2005
(TCHC:2005-47)**

The Board of Directors had before it the above captioned minutest (TCHC:2005-47) from the Chief Executive Officer recommending that the Board of Directors receive the minutes for information.

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

ITEM 13 (Report) FLEXIBLE WORK ARRANGEMENT POLICY (TCHC:2005-46)

The Board of Directors had before it the above captioned report (TCHC:2005-46) from the Organization Committee recommending that the Board of Directors:

- (1) approve the attached Flexible Work Arrangements Policy, and;
- (2) authorize the appropriate Toronto Community Housing Officials to take the necessary actions to give effect thereto.

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ON MOTION MADE by Mr. Nick Volk, seconded
by Ms. Joan Simalchik, the Board of Directors
approved the report.
Motion carried.

ITEM 14 (Report) AUDIT COMMITTEE ORIENTATION/WORKPLAN (TCHC:2005-33)

The Board of Directors had before it the above captioned report (TCHC:2005-33) from the Organization Committee recommending that the Board of Directors receive the report for information.

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

**ITEM 15 (Report) 2004 TORONTO COMMUNITY HOUSING CORPORATION (TCHC)
FINANCIAL STATEMENTS AND AUDIT RESULTS (TCHC:2005-34)**

The Board of Directors had before it the above captioned report (TCHC:2005-34) from the Audit Committee recommending that the Board of Directors:

- (1) receive the attached 2004 TCHC Financial Statements and the report from the Auditor entitled "Audit Results Year Ended December 31, 2004";
- (2) approve the 2004 TCHC Financial Statements, and that the two directors be authorized to sign the Balance Sheet on behalf of the Board;
- (3) forward the signed Audit Report, Financial Statements and related items to the Shareholder as part of the annual reporting to the Shareholder; and
- (4) authorize the appropriate TCHC officials to take the necessary action to give effect thereto.

ON MOTION MADE by Mr. Nick Volk, seconded
by Ms. Joan Simalchik, the Board of Directors
approved the report.
Motion carried.

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**ITEM 16 (Report) CORPORATE PERFORMANCE MEASURES – FIRST QUARTER
(TCHC:2005-33)**

The Board of Directors had before it the above captioned report (TCHC:2005-34) from the Audit Committee recommending that the Board of Directors: receive the full quarterly performance report for information.

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

ITEM 16(a) VERBAL UPDATE DON MOUNT COURT

The CEO provided the Board of Directors with an update on activities at Don Mount Court.

ITEM 16(b) VERBAL UPDATE REGENT PARK

The CEO provided the Board of Directors with an update on activities at Regent Park.

IN-CAMERA PROCEEDINGS:

ON MOTION MADE by Mr. Nick Volk, seconded by Mr. David Mitchell, the Board of Directors resolved to meet “in camera” to consider Items 71/18/19/20/21/22/23/24/25/26/27/28/29/30 and 31.

PUBLIC PROCEEDINGS:

At 1:50 pm, the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

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ON MOTION MADE by Ms. Penny Milton,
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 1:51 p.m.

Secretary

Chair