

**Board of Directors**  
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**“PUBLIC”**

The Board of Directors of the Toronto Community Housing Corporation met on Thursday, March 31, 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  
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  
Councillor Giorgio Mammoliti, 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. Laurie Stephens, Acting VP Communications

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, February 9, 2005.**

**ON MOTION MADE** by Ms. Penny Martin, seconded by Mr. Cliff Martin, the Board of Directors adopted the above-captioned minutes. Motion carried.

**Approval of Agenda**

The Chair requested that the Agenda be amended by adding a new *"in camera"* Item 20 "Confidential Item respecting an identifiable individual" to the Agenda.

**ON MOTION MADE** by Mr. Cliff Martin, seconded by Mr. Nick Volk, the Board of Directors approved the Agenda as so amended. Motion carried.

**ITEM 1 (Report) CORPORATE PERFORMANCE MEASURES – FOURTH QUARTER, 2004 (TCHC:2005-24)**

The Board of Directors had before it the above captioned report (TCHC:2005-24) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

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

**ITEM 2 (Report) ATTENDANCE CHRA CONGRESS, APRIL 27 – 30, 2005, MONTREAL QUEBEC (TCHC:2005-25)**

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

- (1) approve up to \$1,500 plus tax per Director approved to attend the annual CHRA

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Congress to be held in Montreal April 27 – 30; and

- (2) authorize the appropriate TCHC staff to give effect to the above approval.

**ON MOTION MADE** by Ms. Penny Milton,  
seconded by Mr. John Brewin, the Board of  
Directors adopted the report.  
Motion carried.

The Chair requested Board members who were interested in attending the Congress to contact the Chair by Monday April 4, 2005.

**ITEM 3 (Report): HOUSING SERVICES INC., REVISED BY-LAW NO. 1**  
**(TCHC:2005-09)**

The Board of Directors had before it the above captioned report (TCHC:2005-09) from the Chief Executive Officer recommending that the Board of Directors:

- (1) adopt the revised Housing Services By-Law No. 1; and
- (2) authorize the appropriate TCHC staff to take the necessary actions to give effect to the above recommendation.

**ON MOTION MADE** by Mr. Nick Volk, seconded  
by Ms. Penny Milton, the Board of Directors  
adopted the report.  
Motion carried.

**ITEM 4 (Report): FINANCE COMMITTEE ORIENTATION/WORKPLAN**  
**(TCHC:2005-14)**

The Board of Directors had before it the above captioned report (TCHC:2005-14) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

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

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**ITEM 5 (Report): FINANCE/AUDIT MINUTES NOVEMBER 9, 2004 (TCHC:2005-13)**

The Board of Directors had before it the above captioned minutes (TCHC:2005-13) from the Chief Executive Officer recommending that the Board of Directors approve the minutes:

**ON MOTION MADE** by Mr. Nick Volk, seconded by Ms. Penny Milton, the Board of Directors approved the minutes.  
Motion carried.

**ITEM 6 (Report): AGENT OF LANDLORD STATUS LETTERS – TRESPASS TO PROPERTY UPDATE (TCHC:2005-18)**

The Board of Directors had before it the above captioned report (TCHC:2005-18) from the Chief Executive Officer 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.

**ON MOTION MADE** by Mr. Ron Struys, seconded by Mr. Cliff Martin, the following recommendation was made:

*“that the Trespass Letter be issued to all TCHC properties unless the CHU Manager or Tenant Council at the local level feel it is an unnecessary action”*

Motion was superceded by motion below.

**ON MOTION MADE** by Ms. Mariam Adam, seconded by Ms. Paula Fletcher, the Board of Directors made further recommendations as follows:

*“(1) that the Board of Directors defer the receipt of the report pending further community and tenant consultation;*

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*(2) that the Chair and CEO of TCHC meet with the Chief of Police and Chair of TPS as soon as possible to develop a written protocol to ensure community policing in all TCHC properties and that it be communicated to all TPS Divisions and all CHU Councils;*

*(3) that the CEO report to the next Board meeting on how to dovetail the TCHC Community Safety Plan with this protocol;*

*(4) that the CEO present a list of buildings with and without letters along with other buildings/communities which have expressed their wish to have this letter;*

*(5) that work continue within each police division and the aligned CHUs in building partnership protocols between security, local divisions and TCHC safety staff to respond to criminal activity;*

*(6) that Tenant Councils be made aware in April 2005 how the letter to their TPS Division gets initiated if communities decide to do so; and*

*(7) that the status and results of consultations with communities and police be reported back to the May 25 Board of Directors meeting through the Communities Committee.”*

Motions carried.

Deputations:

Ms. Varlo Dwyer, tenant 200 Wellesley Street East, spoke in support of retaining Agent of Landlord Status letters at her building.

Ms. Anne Burgess, tenant representative, 250 Davenport, spoke of her concern that there had been no discussion with tenants at her building regarding the withdrawal of Agent of Landlord Status letters and that they should remain in place for communities where they are needed.

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Mark Cormak, Tenant Representative CHU5, spoke in support of retaining Agent of Landlord Status letters in CHU5.

Ms. Veronica Nesbit, spoke in support of retaining the Agent of Landlord Status letters.

The Chair thanked the deputants for their presentations.

**ITEM 7 (Report): COMMUNITIES COMMITTEE ORIENTATION WORKPLAN  
(TCHC:2005-17)**

The Board of Directors had before it the above captioned report (TCHC:2005-17)) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

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

**ITEM 8 (Report): REGENT PARK REDEVELOPMENT (TCHC:2005-11)**

The Board of Directors had before it the above captioned report (TCHC:2005-11) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the creation of an interim Regent Park Advisory Committee as outlined in this report to provide advice and support for the Regent Park project implementation pending decisions on the long term governance structure for the initiative;
- (2) authorize the CEO to undertake an open process to invite community groups to identify their interest in participating in the development of a portion of the non-profit units in Regent Park;
- (3) authorize the CEO to initiate a limited design competition for the Toronto Community Housing Corporation (TCHC) high-rise building planned for Phase 1;
- (4) authorize the CEO to build up to 30 units of affordable ownership housing targeted to Regent Park residents or other TCHC tenants, and on which there will be mechanisms implemented to provide for long term affordability of the units;

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- (5) authorize the CEO to enter into agreements as required to obtain funding under the Federal – Provincial affordable housing program in order to build non-RGI social housing units as part of Phase 1 of the redevelopment or to build housing off-site from Regent Park;
- (6) authorize staff to take the necessary steps to give effect to the above recommendations.

**ON MOTION MADE** by Ms. Joan Simalchik, seconded by Mr. Cliff Martin, the Board of Directors adopted recommendation (1)  
Motion carried.

**ON MOTION MADE** by Ms. Joan Simalchik, seconded by Mr. Nick Volk, the Board of Directors adopted recommendations (2), (3), (4) and (5).

**ON MOTION MADE** by Ms. Joan Simalchik, seconded by Mr. Nick Volk, the Board of Directors amended recommendation (6) as follows:

*“(6) that staff be authorized to take the necessary steps to give effect to all of the above recommendations.”*

Motions carried as amended.

**ON MOTION MADE** by Ms. Joan Simalchik, seconded by Ms. Mariam Adam, the Board of Directors made a further recommendation (7) as follows:

*“(7) that Mr. Ron Struys be nominated from the TCHC Board of Directors to sit on the interim Regent Park Advisory Committee”*

Motion carried.

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**ITEM 9 (Report): TCHC PORTFOLIO CAPITAL NEEDS AND 2005 BUILDING RENEWAL PROGRAM (TCHC:2005-19)**

The Board of Directors had before it the above captioned report (TCHC:2005-19) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

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

Deputations:

Ms. Sharon McPherson, tenant 444 Lumsden, addressed the Board about concerns tenants had with the conditions in their building and expressed the interest of the tenants at 444 Lumsden in ensuring their building remains on the Building Renewal Program List.

Ms. Nancy Davidson, tenant 444 Lumsden addressed the Board concerning issues raised by Lumsden Tenant Representatives with respect to their ability to be heard by TCHC.

The Chair thanked the deputants for their presentations.

**ITEM 10 (Report): CITY BUILDING COMMITTEE ORIENTATION WORKPLAN (TCHC:2005-10)**

The Board of Directors had before it the above captioned report (TCHC:2005-10) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

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

**ITEM 11 (Report): ONTARIO LABOUR RELATIONS BOARD RULING – RELATED EMPLOYER MATTER (TCHC:2005-21)**

The Board of Directors had before it the above captioned report (TCHC:2005-21) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.



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

**ITEM 12 (Report): ORGANIZATION COMMITTEE ORIENTATION WORKPLAN  
(TCHC:2005-20)**

The Board of Directors had before it the above captioned report (TCHC:2005-20) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

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

***IN-CAMERA* PROCEEDINGS:**

**ON MOTION MADE** by Mr. Nick Volk, seconded  
by Ms. Joan Simalchik, the Board of Directors  
resolved to meet "*in camera*" to consider Items  
13/14/15/16/17/18/19 and 20.

**PUBLIC PROCEEDINGS:**

At 12:57 pm, the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

**ON MOTION MADE** by Ms. Penny Milton,  
seconded by Mr. Cliff Martin, the Board of  
Directors ratified the actions authorized during  
the "*in camera*" meeting.

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**ADJOURNMENT:**

The meeting of the Board of Directors was adjourned at 12:59 p.m.

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Secretary

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Chair