

**Board of Directors  
TORONTO COMMUNITY HOUSING CORPORATION  
Wednesday, January 21, 2004**

**Feb 23/04 Board  
January  
Minutes**

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**Wednesday, January 21, 2004**

The Board of Directors of the Toronto Community Housing Corporation met on January 21, 2004, in the Boardroom, 931 Yonge Street, commencing at 9:38 a.m.

**Members Present:**

Mr. Nick Volk, Chair (Acting)  
Mr. Sushil Bajpai, Director  
Mr. John Brewin, Director  
Councillor Olivia Chow, Director  
Councillor Paula Fletcher, Director  
Mr. Ivan Ing, Director  
Councillor Norm Kelly, Director  
Mr. Vance Latchford, Director  
Dr. John Metson, Director  
Ms. Penny Milton, Director

**Absent:**

Councillor Giorgio Mammoliti, Director

**Also Present:**

Mr. Derek Ballantyne, Chief Executive Officer  
Mr. Harold Ball, VP HR Services  
Ms. Eileen Carroll, VP Corporate Planning & Performance  
Mr. Gordon Chu, VP Finance  
Ms. Doris Creighton, VP Property Management  
Ms. Jennifer MacLean, VP Communications  
Mr. Lorenzo Policelli, Senior Legal Counsel

The Chair, Mr. Nick Volk, 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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The Chair had several announcements.

**2003 United Way Campaign**

TCHC was nominated and won the United Way 2003 Spirit Award for the Leadership Campaign Award, Public Sector – over 1,000 employees. The award was presented to Derek Ballantyne and Ms. Honora Dines, who represented TCHC at a large gathering of over 2,000 United Way supporters on January 15 at the Metro Convention Hall.

**Rewards & Recognition Program**

TCHC started its Rewards & Recognition Program this month. A TCHC Staff Committee developed the program. This program is a way to recognize employees and teams who make exceptional contributions to the corporation and to the health and vitality of our communities. The first Staff Appreciation Ceremony will take place on January 23, 2004.

**Lunar New Year**

The Chair distributed a notice sent out by the CEO to all staff respecting the Lunar New Year, which begins on January 22, 2004. Notices on celebrations are sent out to staff on a regular basis and demonstrate the diversity of employees within our organization.

**Black History Month**

TCHC is celebrating February as Black History Month. All CHUs and Business Units are being urged to come up with creative ways to recognize and acknowledge the contributions and culture of Africans living in our communities.

**Confirmation of Minutes of Toronto Community Housing Corporation December 10, 2004.**

**ON MOTION MADE** by Dr. John Metson, seconded by Mr. Sushil Bajpai, the Board of Directors adopted the above-captioned minutes.

**ON MOTION MADE** by Ms. Penny Milton, seconded by Mr. John Brewin made the following recommendation respecting the Fair Wage Policy:

*“that the Board of Directors refer the Fair Wage*

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*Policy to the Human Relations Committee to  
allow discussions on issues raised by Union  
representatives at the December 10, 2003 Board  
meeting.”*

The Board adopted the recommendation.

The Chair of the Human Relations Committee gave an open invitation to Board members to attend the next meeting and requested an invitation be sent to those parties who had requested to make a deputation at the December 10, meeting of the Board of Directors.

### **Approval of Agenda**

The Chair requested the Agenda be amended to discuss public Item 6 first on the Agenda and that a new Item 8a “Emergency Contacts” be added to the Agenda by Councillor Paula Fletcher.

**ON MOTION MADE** by Mr. Vance Latchford,  
seconded by Mr. Sushil Bajpai, the Board of  
Directors approved the Agenda as amended.

### **ITEM 1 (Minutes) MINUTES – FINANCE/AUDIT NOVEMBER 19, 2003 (TCHC:2004-04)**

The Board of Directors had before it the above captioned minutes (January 14, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Dr. John Metson,  
seconded by Mr. Sushil Bajpai, the Board of  
Directors received the minutes for information.

### **ITEM 2 (Report) STATUS REPORT ON 2002 AUDITOR’S LETTER OF**

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**RECOMMENDATIONS**  
**(TCHC:2004-02)**

The Board of Directors had before it the above captioned report (January 14, 2004) from the Chief Executive Officer recommending that the Board of Directors receive the report for information.

**ON MOTION MADE** by Dr. John Metson,  
seconded by Mr. Ivan Ing, the Board of Directors  
received the report for information.

**ITEM 3 (Report)**    **TCHC LONG TERM LIABILITIES**  
**(TCHC:2004-01)**

The Board of Directors had before it the above captioned report (January 14, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) set the real return rate for TCHC at 3.5%;
- (2) request the Investment Committee to review the current investment policy, asset allocation model and investment management services in order to best achieve this rate of return; and
- (3) request the Investment Committee to report to the Board on any proposed changes to the investment policy and asset allocation model at the earliest possible opportunity.

**ON MOTION MADE** by Mr. Vance Latchford,  
seconded by Mr. Sushil Bajpai, the Board of  
Directors adopted the report.

**ITEM 4 (Report)**    **REVENUE PLAN**  
**(TCHC:2004-06)**

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The Board of Directors had before it the above captioned report (January 14, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) receive the report and direct the CEO to notify Tenant Representatives of the revenue plan implementation and provide an opportunity for input on the implementation plan;
- (2) review the results of the feedback from Tenant Representatives at a meeting of the Finance/Audit Committee as early as possible in 2004 in order to forward to the Board of Directors recommendations on implementation of the revenue plan; and
- (3) request the CEO to report to the Finance/Audit Committee on a business plan for increasing signage revenue.

**ON MOTION MADE** by Mr. Ivan Ing, seconded by Dr. John Metson, the Board of Directors received the report.

**ON MOTION MADE** by Councillor Olivia Chow, seconded by Mr. Sushil Bajpai the Board of Directors amended recommendations (1) and (3) as follows:

*“(1)receive the report and direct the CEO to notify Tenant Representatives of the revenue plan implementation, with an option of phasing in the increase of laundry charges and provide an opportunity for input on the implementation plan;*

*(3) request the CEO to report to the same Finance/Audit Committee on a business plan for increasing signage revenue.”*

and adopted the report as amended.

**ITEM 5 (Report)      FRAMEWORK FOR UPDATING THE COMMUNITY MANAGEMENT PLAN  
(TCHC:2004-05)**

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The Board of Directors had before it the above captioned report (January 13, 2004) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the process and timelines as outlined in the report; and
- (2) authorize the appropriate officials of the Corporation to take the necessary action to give effect to the recommendation.

**ON MOTION MADE** by Dr. John Metson,  
seconded by Mr. John Brewin the Board of  
Directors adopted the report.

The Chair requested staff to arrange a Board Workshop for February/March to discuss the Community Management Plan key issues.

**ITEM 6 (Report)      REWARDS & RECOGNITION PROGRAM**  
**(TCHC:2004-07)**

The Board of Directors had before it the above captioned report (January 16, 2004) recommending that the Board of Directors receive the report for information.

**ON MOTION MADE** by Mr. Vance Latchford,  
seconded by Mr. Sushil Bajpai, the Board of  
Directors received the report for information.

Mr. Harold Ball introduced the members of the Rewards & Recognition Committee: Patricia Lee-Quai, Sal Pisani, Kevin Pender, Michael Schofield and Kareima Baksh. Ms. Kareima Baksh gave a presentation on the Rewards & Recognition Program and its role within the organization.

On behalf of the Board, the Chair thanked the members of the Committee for bringing this item to the Board and for their excellent work on moving TCHC forward one more step to being a model employer.

**ITEM 7 (Verbal)      DON MOUNT COURT UPDATE**

The CEO advised the Board that staff have made revisions to the plan to address concerns raised by tenants and neighbours on the Advisory Committee. To date, a number of issues have been resolved, including the addition of a 4-storey 60-unit elevatored building to accommodate seniors and persons with disabilities. The process of planning approvals and

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providing the City with studies and information as required is moving forward.

**ON MOTION MADE** by Mr. John Brewin,  
seconded by Dr. John Metson, the Board of  
Directors received the update for information.

**ITEM 8 (Verbal)      REGENT PARK UPDATE**

The CEO said the work on the development of a community plan continues. Preparatory meetings with residents, agencies and funders of programs in Regent Park have been held. Information and issues identified at these meetings are being used to develop the agenda for a large round-table discussion in March/April.

Four workshops have been scheduled for later this month, two workshops on identifying home ownership solutions and the approach that can be taken in Regent Park.

An RFP has been issued for planning consultants. TCHC worked with City departments on this RFP in order to expedite the review and approvals process.

**ON MOTION MADE** by Mr. Vance Latchford,  
seconded by Mr. Sushil Bajpai, the Board of  
Directors received the update for information.

**ITEM 8a (Verbal)      INCIDENT MANAGEMENT (TCHC)**

Councillor Paula Fletcher raised the issue of how TCHC staff respond to incidents such as the recent shooting at Blake Boulton. The Councillor requested that a plan be formulated to address issues of this nature.

**ON MOTION MADE**, the Board of Directors  
referred the item to the Communications  
Committee to report back to the Board.

Councillor Paula Fletcher and Mr. Vance Latchford were invited to attend the next Communications meeting to discuss the item.

***IN CAMERA PROCEEDINGS:***

**ON MOTION MADE** by Mr. Sushil Bajpai,  
seconded by Dr. John Metson, the Board of

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Directors resolved to meet *in camera* to consider  
Items 9, 10, 11, and 12.

**PUBLIC PROCEEDINGS:**

At 12:23 p.m., the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

**ON MOTION MADE** by Mr. Sushil Bajpai,  
seconded by Mr. Vance Latchford, the Board of  
Directors ratified the actions authorized during  
the *in camera* meeting.

**ADJOURNMENT:**

**ON MOTION MADE** by Mr. Sushil Bajpai,  
seconded by Mr. Vance Latchford, the Board of  
Directors resolved to adjourn the public meeting.

The meeting of the Board of Directors was adjourned at 12:35 p.m.

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Secretary

\_\_\_\_\_  
Chair