



## **Building & Investment Committee**

931 Yonge Street  
Toronto M4W 2H2

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The Building & Investment Committee of Toronto Community Housing Corporation met on Monday, February 14, 2011, in the Conference Room, Ground Floor, 931 Yonge Street, Toronto, Ontario commencing at 8:50 a.m.

**Committee Directors present:** Mr. Ron Struys, Chair  
Mr. Greg Kalil  
Councillor John Parker  
Councillor Maria Augimeri  
Ms. Sheerin Sheikh, Vice Chair

**Regrets** none

**Additional Directors present:** Mr. Dan King  
Ms. Catherine Wilkinson

**Also present:** Mr. Len Koroneos, Chief Financial Officer  
Mr. John Fox, Associate Vice President Regent Park and Economic Development  
Mr. Steve Floros, Director, Community Housing Central  
Mr. Philip Jeung, Director, Smart Buildings and Energy Management  
Ms. Bronwyn Krog, Chief Development Officer  
Mr. Hugh Lawson, Director, Strategic Planning and Research  
Ms. Deborah Simons, Chief Operating Officer  
Ms. Lizette Zuniga, Director, Development and Real Estate

Mr. Ron Struys, the Chair, called the meeting to order and Mr. Kamba Ankunda served as recording secretary.

### **DECLARATION OF CONFLICT OF INTEREST**

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The Chair requested members of the Building & Investment 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**

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The agenda was approved without amendment.

### **MINUTES CONFIRMATION OF BUILDING & INVESTMENT COMMITTEE MINUTES – NOVEMBER 15, 2010**

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The Committee had before it the draft Building & Investment Committee

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minutes for the November 15, 2010 meeting.

*Motion carried* **ON MOTION DULY MADE** by Mr. Greg Kalil, seconded by Ms. Sheerin Sheikh, the Building & Investment Committee adopted the above-captioned minutes and recommended they be forwarded to the Board of Directors for information with the following amendments:

*Insert as para 3 under Item 4*, a Committee recommendation that, the \$25,000 1 Oak Street under budget should be invested in automatic door openers to all common areas in the building.

*Insert as para 3 under Item 5*, a Committee recommendation that the recently completed building at 501 Adelaide needs additional automatic door openers to keep with the TCH accessibility policy and ensure that all new buildings are barrier free.

*Insert as para 4 under item 5*, a Committee request for a report outlining the cost of installing automatic door openers after construction compared to the design stage in order to determine whether installation of automatic door openers cause an undue financial hardship.

**ITEM 1**

**TORONTO COMMUNITY HOUSING  
DEVELOPMENT ADVISORY BOARD PROPOSAL**

BIC:2011-01

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The Building & Investment Committee had before it the above-captioned report (BIC: 2011-01) from the Chair of the Building and Investment Committee.

The Chair of the Building and Investment Committee presented the above proposal of the creation of the Development Advisory Committee (DAC) to the Building and Investment Committee.

The Committee recommended that the DAC be expanded to have a minimum of 6 – 8 members. They further discussed how major players will be involved in the DAC to which they noted that several volunteers were willing to put their time to advise the DAC.

The Committee recommended that due to the urgency of the creation of the DAC, this proposal should be forwarded to the Board of Directors by March 2011 as opposed to May 2011 as suggested previously in the report.

*Motion carried* **ON MOTION DULY MADE** by Ms. Sheerin Sheikh, seconded by Mr. Greg Kalil, the Building & Investment Committee unanimously adopted the report and recommended that the Board of Directors approve:

- (i) the establishment of a Toronto Community Housing Development Advisory Committee (DAC); and
- (ii) the Chair and Vice Chair of the Building and Investment Committee report back in time for the **March 2011** Board of Directors meeting on the proposed terms of reference and membership.

**ITEM 2 BUILDING AND INVESTMENT COMMITTEE 2010 ACCOMPLISHMENTS**

BIC:2011-02

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The Building & Investment Committee had before it the above-captioned report (BIC: 2011-02) from the Chief Executive Officer.

The Committee recommended that an acknowledgement should be made to tenants for their contribution towards the accomplishments highlighted in the report.

*Motion carried* **ON MOTION DULY MADE** by Ms. Sheerin Sheikh, seconded by Mr. Greg Kalil, the Building & Investment Committee unanimously received the report for information.

**ITEM 3 246/252 SACKVILLE STREET: CLOSURE REPORT**

BIC:2011-03

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The Building & Investment Committee had before it the above-captioned report (BIC: 2011-03) from the Chief Executive Officer.

The Committee raised concern on why the deficiencies with the air conditioning unit in the elevator machine room have not been repaired and whether there were other concerns for the Committee. In response Mr. John Fox informed the Committee that the above installations were done with warranty and all the deficiencies had been fixed. He further noted that a retrospective report will be brought to the Committee to highlight how the issues of risk management are being dealt with.

The Committee recommended that, in future construction, drawings should be completed before the development tender process begins.

*Motion carried* **ON MOTION DULY MADE** by Ms. Sheerin Sheikh, seconded by Councillor John Parker, the Building & Investment Committee unanimously received the report for information.

### ***IN CAMERA PROCEEDINGS***

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*Motion carried* **ON MOTION DULY MADE** by Councillor Maria Augimeri, seconded by Mr. Greg Kalil, the Building & Investment Committee resolved to meet *in camera* to consider items A, B, C, D, E, F, G, and H.

### **PUBLIC PROCEEDINGS**

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*Motion carried* At 11:09 a.m. the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

**ON MOTION DULY MADE** by Councillor John Parker, seconded by Ms Sheerin Sheikh, the Building & Investment Committee ratified the actions authorized during the *in camera* meeting.

### **ADJOURNMENT**

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The meeting of the Building & Investment Committee was adjourned at 11:11 a.m.

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Secretary

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Chair, Building & Investment Committee