

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

AGENDA

PHC - 2/2018

DATE: Thursday, March 1, 2018

TIME: 8:30 AM – 10:30 AM

LOCATION: Regional Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

MEMBERS: F. Dale G. Miles
C. Fonseca E. Moore
M. Mahoney B. Shaughnessy

Chaired by President Miles or Vice-President Shaughnessy

1. **DECLARATIONS OF CONFLICTS OF INTEREST**

2. **ADMINISTRATIVE MATTERS**

3. **APPROVAL OF MINUTES**
 - 3.1. Minutes of the Board of Directors (PHC-1/2018) meeting held on February 1, 2018

4. **APPROVAL OF AGENDA**

5. **DELEGATIONS**
 - 5.1. **Patricia Lawrence, Judy Bennett and Elaine Hirst, Residents, Town of Caledon**, Regarding Jane Street, Riverview Terrace and Stationview Place Seniors Buildings

6. **REPORTS**
 - 6.1. Summary of 2017 Peel Living Tenant Survey (For information)
 Presentation by Dan Labrecque, General Manager, Peel Living

- 6.2. Tenant Annual Review Efficiency Project (For information) (Oral)
Presentation by Bruno Colavecchia, Manager, Housing Operations and
Tenancy Management and Anthony Montenegro, Manager, Program
Funding Support
- 6.3. Tenant Receivable Collections (For information) (Oral)
Presentation by Mary Jo MacCrae, Manager, Housing Operations and
Tenancy Management and Jesvy Paratholil, Manager, Program Assurance
and Compliance
- 6.4. Twin Pines Redevelopment Update
- 6.5. Smoke-Free Living Initiative
Presentation by Dr. Lawrence Loh, Associate Medical Officer of Health

7. COMMUNICATIONS

8. GENERAL MANAGER'S UPDATE

9. IN CAMERA MATTERS

10. OTHER BUSINESS

11. NEXT MEETING

Thursday, April 5, 2018, 8:30 a.m. – 10:30 a.m.
Regional Council Chambers, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

12. ADJOURNMENT

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-1/2018

The Board of Directors of Peel Housing Corporation met on February 1, 2018 at 8:36 AM, in the Council Chamber, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: F. Dale; C. Fonseca; M. Mahoney; G. Miles; B. Shaughnessy

Directors Absent: E. Moore, due to vacation

Also Present: D. Szwarc, Chief Administrative Officer, Region of Peel; J. Sheehy, Commissioner of Human Services; D. Labrecque, General Manager; S. Nagel, Treasurer, J. Arcella, Deputy Treasurer; P. O'Connor, Corporate Counsel; A. Macintyre, Manager, Legislative Services; K. Lockyer, Regional Clerk; C. Thomson, Deputy Corporate Secretary; S. MacGregor, Legislative Assistant

Chaired by President Miles.

1. **DECLARATIONS OF CONFLICTS OF INTEREST - Nil**
2. **ADMINISTRATIVE MATTERS - Nil**
3. **APPROVAL OF MINUTES**
 - 3.1. **Minutes of the Board of Directors (PHC-8/2017) meeting held on December 7, 2017**

Moved by Director Mahoney,
Seconded by Director Shaughnessy;

That the minutes of the Peel Housing Corporation Board of Directors (PHC-8/2017) meeting held on December 7, 2017, be adopted.

Carried 2018-01

* See text for arrivals

◆ See text for departures

4. APPROVAL OF AGENDA

Moved by Director Fonseca,
Seconded by Director Dale;

That the delegation listed as item 5.1 on the agenda for the February 1, 2018 Peel Housing Corporation Board of Directors meeting, be deferred to the March 1, 2018 meeting;

And further, that the agenda for the February 1, 2018, Peel Housing Corporation Board of Directors meeting be approved, as amended.

Carried 2018-02

5. DELEGATIONS

5.1. Patricia Lawrence, Judy Bennett and Ellaine Hirst, Residents, Regarding Jane Street, Riverview Terrace and Stationview Place Seniors Buildings

This item was deferred under Resolution 2018-02

6. REPORTS

6.1. Peel Living 2018 Capital Budget for State of Good Repair

Moved by Director Fonseca,
Seconded by Director Shaughnessy;

That the 2018 capital budget of \$21.8 M for state of good repair (SOGR), as identified in Appendix II of the 2018 Budget for Peel Living attached to the report of the General Manager and Treasurer titled "Peel Living 2018 Capital Budget for State of Good Repair" be approved;

And further, that the Treasurer be authorized to draw from the Working Fund Reserves as necessary to finance capital expenditures to maintain the financial flexibility of the Corporation.

Carried 2018-04

Dan Labrecque, General Manager, Peel Living, advised that staff anticipate receiving confirmation of the Peel Housing Corporation's allocation following the presentation of the report titled "Social Housing Apartment Improvement Program – Requesting Authority to Participate and Award Funds" at the February 22, 2018 Regional Council meeting.

The General Manager noted that the 2018 Capital Budget for State of Good Repair of \$21 million is a significant increase over previous years and that staff are confident that a substantial amount will be spent in 2018.

6.2. Knightsbridge Mortgage Prepayment Application

Moved by Director Dale,
Seconded by Director Mahoney;

That the prepayment of the outstanding Canada Mortgage and Housing Corporation (CMHC) mortgage, Loan Number 8731200, at 1 Knightsbridge Road, in the amount of \$1,437,669.75 be approved;

And further, that the Treasurer, Peel Housing Corporation be authorized to repay the Knightsbridge mortgage from the replacement reserve RPL11;

And further, that the Treasurer, Peel Housing Corporation, be authorized to execute all necessary documents with Canada Mortgage and Housing Corporation (CMHC) to fully discharge Loan Number 8731200.

Carried 2018-05

In response to a question from President Miles, the General Manager advised that the Knightsbridge Seniors building does not qualify for SHAIIP funding as it has fewer than 150 units. He stated that windows and doors at Knightsbridge would be replaced as required and he undertook to follow up with President Miles to discuss work planned for Knightsbridge in the next year.

7. COMMUNICATIONS

7.1. Patrick O'Connor, Legal Counsel, Letter dated January 23, 2018, Responding to a Letter from Daniel P. Ferguson, WeirFoulds LLP, Received by the Board of Directors at its December 7, 2017 Meeting, Regarding the Twin Pines Redevelopment – Resident Transition Plan

Received 2018-06

Director Fonseca inquired, on behalf of the Cedar Groves Board of Directors, if monthly meetings would continue to be held with PHC staff and the Cedar Groves Board.

Dan Labrecque responded that PHC Operations staff attend monthly meetings with the Cedar Groves Board of Directors and that he would be happy to attend those meetings and he encouraged the Cedar Groves Board of Directors to notify him in advance when there are items on the Board agenda that he could address.

The General Manager was requested by Director Fonseca to send a letter to the Cedar Groves Board of Directors advising the Board to submit their questions, in writing, to his attention in advance of their Board meetings.

8. GENERAL MANAGER'S UPDATE

Received 2018-07

Dan Labrecque, General Manager, Peel Housing Corporation, highlighted the Overhoused Initiative, noting that staff's primary focus has been on updating all "alternate" choices that overhoused clients have to make. The General Manager also highlighted staff's review of Cell Tower Agreements which has realized over \$300,000 in settlement of past agreement shortfalls.

President Miles noted that a key priority for the Board of Directors has been to ensure the appropriate management of PHC operations and she commended Dan Labrecque and PHC staff for working quickly to address issues such as tenant arrears and tenant understanding of their responsibilities.

In response to questions from President Miles, the General Manager stated that community engagement is an integral part of PHC operations, particularly in seniors' buildings where there is a high level of engagement. He suggested that inquiries received by Directors regarding community group interest in PHC facilities be referred to him.

Director Shaughnessy noted that it would be helpful for Directors to know what capital works are planned for PHC buildings in their areas.

9. IN CAMERA MATTERS

The Board of Directors of Peel Housing Corporation opted not to move "In Camera".

9.1. Closed Session Report of the Board of Directors meeting held on December 7, 2017

Received 2018-08

10. OTHER BUSINESS – Nil

11. NEXT MEETING

Thursday, March 1, 2018, 8:30 a.m. – 10:30 a.m.
Regional Council Chambers, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

12. ADJOURNMENT

The meeting adjourned at 9:33 a.m.

President

Secretary

Request for Delegation

FOR OFFICE USE ONLY

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|--|---|
| MEETING DATE YYYY/MM/DD 2018/02/01 | MEETING NAME Peel Housing Corporation |
|--|---|

| |
|--|
| REQUEST DATE YYYY/MM/DD 2018/01/16 |
|--|

Attention: Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9
Phone: 905-791-7800 ext. 4582 Fax: 905-791-1693
E-mail: council@peelregion.ca

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|---|
| NAME OF INDIVIDUAL(S) Patricia Lawrence, Judy Bennett, and Elaine Hirst |
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| POSITION/TITLE Residents of Jane St., Riverview Terrace and Stationview Place |
|---|

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|----------------------|
| NAME OF ORGANIZATION |
|----------------------|

| | | | |
|--|------------------|-----------|------------|
| E-MAIL annette.groves@caledon.ca | TELEPHONE NUMBER | EXTENSION | FAX NUMBER |
|--|------------------|-----------|------------|

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|-----------------------|
| NAME OF INDIVIDUAL(S) |
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| POSITION/TITLE |
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|---|
| REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) Request to speak to the Peel Housing Corporation Board of Directors regarding concerns in all three seniors buildings |
|---|

I AM SUBMITTING A FORMAL PRESENTATION TO ACCOMPANY MY DELEGATION YES NO

IF YES, PLEASE ADVISE OF THE FORMAT OF YOUR PRESENTATION (ie POWERPOINT) _____

Note:

Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division at **least seven (7) business days prior** to the meeting date so that it can be included with the agenda package. **In accordance with Procedure By-law 100-2012, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).**

Delegates should make every effort to ensure their presentation material is prepared in an accessible format.

Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda. Thank you.

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)

Personal information contained on this form is authorized under Section IV-4 of the Region of Peel Procedure By-law 100-2012 as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the *Municipal Act, 2001*, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be video broadcast on the local cable television network where video files will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.



REPORT
Meeting Date: 2018-03-01
Peel Housing Corporation

For Information

DATE: February 9, 2018

REPORT TITLE: **SUMMARY OF 2017 PEEL LIVING TENANT SURVEY**

FROM: Dan Labrecque, General Manager, Peel Living

OBJECTIVE

To provide an overview of findings from Peel Living's Tenant Satisfaction Survey, administered in 2017.

REPORT HIGHLIGHTS

- A sample size of 640 Peel Living households, containing different segments and tenancy types, were surveyed on satisfaction and quality of life.
- Overall survey results consistent with the 2015 survey.
- Overall satisfaction rating of 7.1 on a scale of 0 to 10 on five key drivers including: Building, Unit, Community/Neighbourhood, Peel Living Staff and Quality of Life.
- Highest relative rating was attributed to staff engagement with tenants.
- Survey confirms that current focus of business plan should support enhanced tenant satisfaction.

DISCUSSION

1. Background

Peel Living has conducted regular surveys of its tenants for the last decade, as part of its commitment to incorporate the voice of its tenants in informing our planning.

The 2017 Survey, conducted by Malatest in conjunction with the Region of Peel's survey, marks the 6th survey conducted by Peel Living.

The survey involved a sample size of 640 Peel Living tenants (just under 10 percent of tenant households), representing different households including:

- singles, family, seniors
- tenants receiving subsidy and those paying market rent

SUMMARY OF 2017 PEEL LIVING TENANT SURVEY

2. Scope of Survey

Peel Living's survey work has evolved to capture information that would support evidenced-based decision making, leading to the development of a business model that is based on the primary drivers of tenant satisfaction. Those five major drivers are:

- Building
- Unit
- Community / Neighbourhood
- Peel Living Staff
- Quality of Life

As much as property management functions (e.g., building, unit conditions) continue to be key drivers, we are learning how important social connectivity and the broader tenancy support network are to tenant satisfaction and resilience.

3. Results

The overall survey score, reflected in the below noted graphic, resulted in an overall satisfaction rating of 7.1, compared to a score of 7.2 achieved in 2015.



SUMMARY OF 2017 PEEL LIVING TENANT SURVEY

4. Findings

a) Resident Segments

While the survey could not provide statistically significant analysis for each PHC site, it did provide some insight on the various tenant groups. For example:

- tenants receiving subsidy support reported higher levels of satisfaction relative to market rent tenants
- seniors/singles reported higher levels of satisfaction than family based tenants

Overall, different tenant groups have different levels of service expectations, requiring a focus on service standards and managing expectations.

b) Drivers of Satisfaction

As identified in the graphic noted in Section 3, there are five key drivers of tenant satisfaction. The following reflects some preliminary insights:

i. Building/Unit

The Building category includes the physical infrastructure, i.e., everything external to the tenant's unit. Staff recognizes that Peel Living's portfolio has aged, and that tenant satisfaction of this element has declined. The Board is aware that historic underfunding of state of good repair of social housing by senior levels of government has been a primary contributor to this position. During the recent Peel Living budget process it was identified that the level of deferred maintenance was in the range of \$170 million, as reflected in the Peel Living portfolio's Facility Condition Index rating. As a result of this underfunding, investments in non-critical elements such as curb appeal, painting, flooring and fixtures have not kept up with tenant expectations and have contributed to declining satisfaction levels. While health and safety factors are maintained, it is readily apparent that enhancing aesthetics of the portfolio is desirable in the long term because of the impact on morale and pride of both tenants and staff.

To that end, the Board has taken positive steps in increasing investments in the PHC portfolio in the 2018 Budget, as well as setting a direction for the future.

ii. Staff

The survey results continue to reflect the positive impact that Peel Living staff have on supporting tenant's lives. Superintendents and Tenant Support Agents scored 7.6 and 7.4 respectively. Peel Living will continue to explore how we can continue to enhance relationships and value add to the tenant overall experience.

iii. Quality of Life/Community Neighbourhood

Measures in the survey continue to reinforce that while the physical building infrastructure of the portfolio is very important, it comprises only one element in defining a healthy complete community. One of the more significant influences to tenant satisfaction relates to the quantity and quality of community supports that are available to meet their needs.

SUMMARY OF 2017 PEEL LIVING TENANT SURVEY

As the Board is aware, tenancies are based on an assumption that tenants will live 'independently' and that any supports they may require in supporting themselves are their responsibility. While the survey did not capture specific data, anecdotally we believe that a growing number of tenants are experiencing challenges in accessing supports for a wide range of reasons.

At present, although Peel Living does not have dedicated resources aligned to this focus area, staff will explore opportunities to gain more insight into how we can leverage Peel Livings work to contribute to these drivers. For example, a Health and Wellness pilot in partnership with Services and Housing in the Province (SHIP) will explore how providing Peel Living front line staff access to a mental health professional can improve outcomes for both staff and our tenants.

CONCLUSION

The 2017 Tenant Survey provides Peel Living with an unbiased level of feedback from tenants. While the results are not statistically significant from the 2015 survey, the feedback confirms that Peel Livings current focus on enhancing investment in the state of good repair, enhancing standards for site cleanliness, and proactively reviewing all maintenance processes and contracts will contribute in a positive way towards meeting tenants' expectations and needs.



Dan Labrecque, General Manager, Peel Living

*For further information regarding this report, please contact Dan Labrecque
General Manager, 905-791-7800 ext. 3549, dan.labrecque@peelregion.ca.*



2017 PHC Tenant Satisfaction Survey Highlights

Methodology and Objectives

Survey sample: 640 PHC households

Timelines: July – August 2017

Method: 38% online, 62% phone

Objective

- to measure levels of tenant satisfaction with our service
- to identify opportunities for improving how we deliver our services to enhance quality of life for our tenants
- to support the Region's strategic goal to create a community for life where residents can live and thrive



5 Areas Examined

1. Building
2. Unit
3. Community/Neighbourhood
4. PHC staff
5. Quality of Life



Results



Overall Satisfaction with Peel Living



| | |
|---|-----|
| MKT | 6.3 |
| Rent Supplement | 7.5 |
| RGI | 7.4 |
| <hr style="border-top: 1px dashed black;"/> | |
| Senior | 7.8 |
| Single | 7.6 |
| Family | 6.6 |

Trends

- Rent Supplement and RGI significantly more satisfied than Market (MKT)
- Tenants in single & senior units significantly more satisfied than tenants in family units

Fact

- Market Tenants make up 1/3 of portfolio
- Represent 2/3 of the revenue.

Significant *segment* that impacts budget.



The Tenant Perspective:

How can Peel Living be more helpful?



What is the survey telling us?

Opportunities for Improvement:

Building

- Security & Safety
- Cleanliness
- Lighting

Unit

- Flooring, Walls, paint, stove, doors and plumbing

Community/Neighbourhood

- Trust in neighbours
- Housing stability and supports
- Pride in building

Staff

- Good score however where do we want it to be?
- Addressing roles, supports, processes for improvement, and standards

Quality of Life

- Building, compared to previous location



What we are doing^{6.1-12} about it?

Identified focus areas to improve value add:

- Enhancing investment in state of good repair & redevelopment
- Enhancing & meeting new standards for site cleanliness
- Proactively reviewing all maintenance processes & contracts
- Establishing pilot project to explore different tactics to deal with Pest Control
- Increased awareness of the importance of supports in contributing to successful tenancies
- Awareness of need for a Client Strategy
- Informing an Operational Improvement Plan



Next steps

- Dissemination of detail survey results to staff in support of developing more concrete action plans
- Communication of results to tenants
- Establish interim performance objectives and metrics





Tenant Annual Review Efficiency Project Presentation

March 2018



Agenda

1. Summary of Legislative Requirements regarding Tenant Annual Reviews (TAR).
2. Issues/Challenges related to TARS administration.
3. Actions to Date.



2. Issues Related to TARs

Tenant submission delays and a need for better overall role clarity was hindering Peel Living's ability to fully comply to legislation with respect to the timely administration of TARs.

As a result, a review of the TAR process was conducted and the following opportunities for improvements were identified:

- Need for role clarity for various staff involved in process.
- Increase tenant accountability and compliance enforcement.
- Opportunities to reduce/ streamline and simplify the process for tenants.
- Timely processing throughout TAR cycle.



3. Actions to Date

a) Process Improvements:

1. Streamline process for staff.
2. Streamlining of TAR package to help simplify what is needed.
3. Reinforce tenant accountability regarding their role in providing information in a timely manner.
4. Enhance reporting metrics to track timelines. This has resulted in an elimination of backlogged TARS and provides a management tool for ongoing analysis.



Actions to Date (Cont.)

b) Biennial TAR Initiative:

- Service Manager has approved a pilot allowing biennial TARs for Peel Living tenants on fixed income.
- Conducting TARs every 2nd year simplifies the process for seniors on fixed/non-fluctuating incomes and helps reduce frustration associated with annually providing information when little has changed.
- Initiative is expected to begin by 3rd quarter of 2018.



Actions to Date (Cont.)

c) Future Initiative:

- The Province has committed to simplify the rent-geared-to-income (RGI) calculation and harmonize the definition of income so it is consistent with other income-tested programs.
- As a result, the Province has begun work with Service Managers and housing providers to develop policy options to simplify the RGI calculation. This will result in further streamlining of the process to make it easier for tenants to understand and comply with.
- This initiative would dramatically simplify the RGI administration process and improve turnaround times. It would greatly ease the burden of submission and improve overall tenant experience.



Questions?



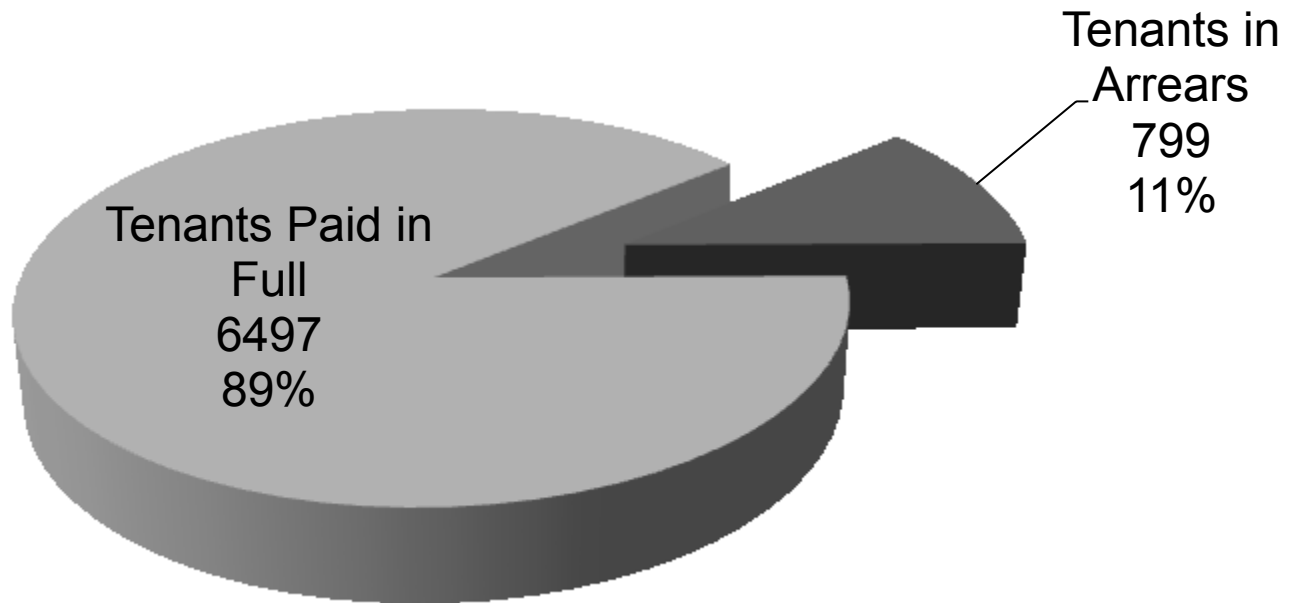


PHC Tenant Receivable Collections Presentation

March 2018

Tenant Population

Proportion of Tenants Paying In Full Vs In Arrears
(2017)



Outcomes

Tenant Responsibilities

- Tenants pay rent and non-rent receivables on time
 - » *Monthly Rent*
 - » *Back Dated Rent Charges*
 - » *Invoices*

- Tenants understand their legal obligations & rights
- Tenants are informed of financial and other supports available to meet their needs



Outcomes

A Socially Responsible Landlord

- PHC understands the importance of balancing the role of a landlord while responding to the needs of tenants in social housing



Outcomes

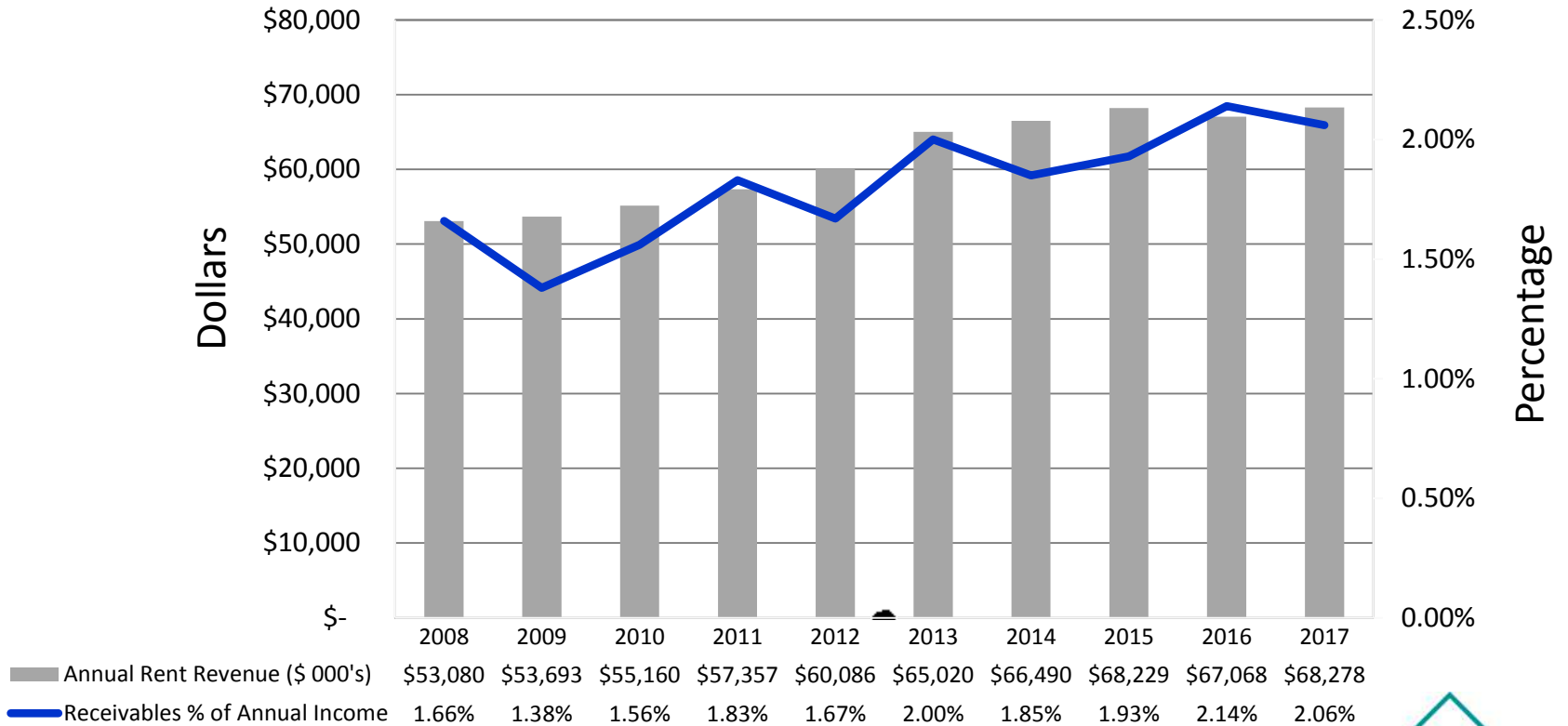
PHC Responsibilities

- PHC has a collection process that is fair and equitable
- Early intervention with tenants to prevent further financial hardship
- Staff will work with tenants to identify solutions
- Utilize the Landlord and Tenant Board processes
- Effective case management and reporting tools
- Management is informed; makes evidence based decisions and is accountable for outcomes



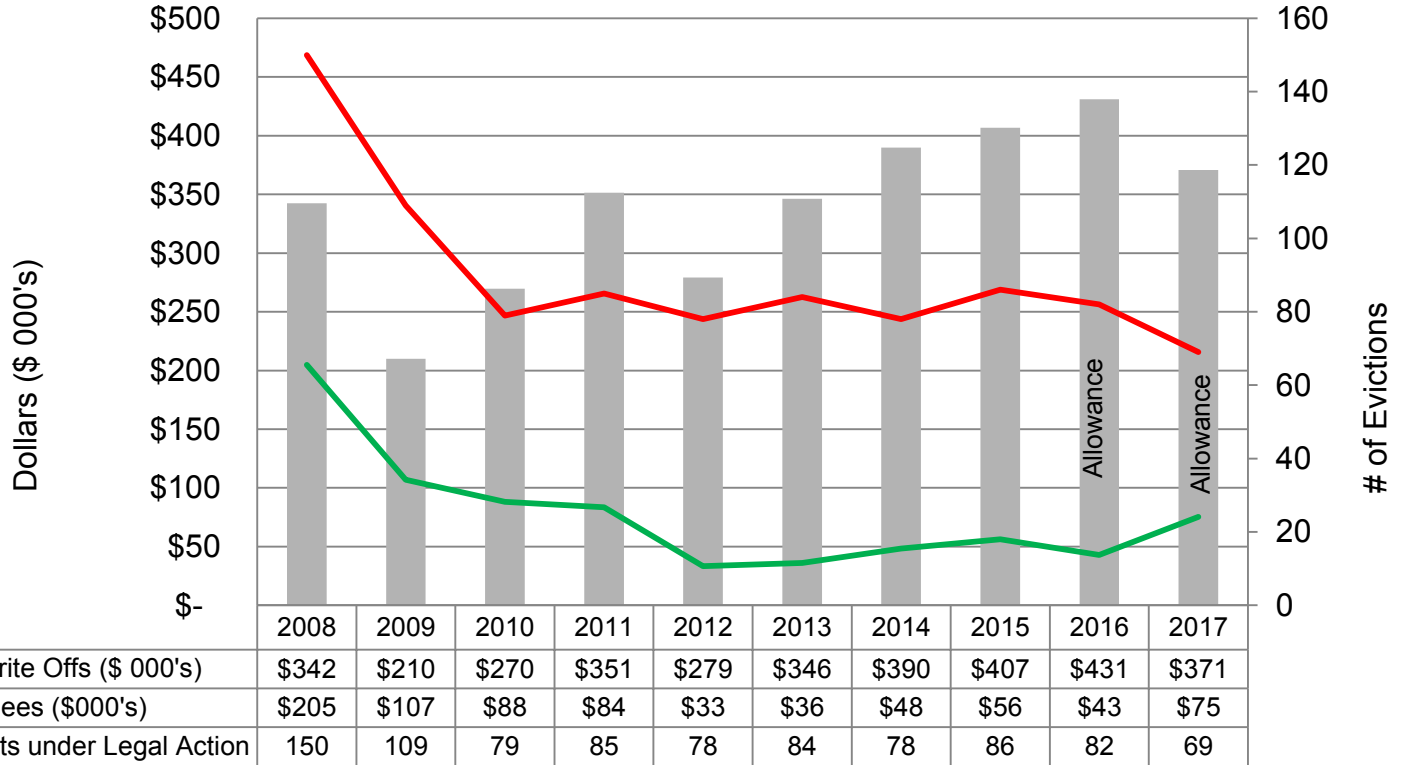
Annual Performance

Annual Rent vs. Receivables

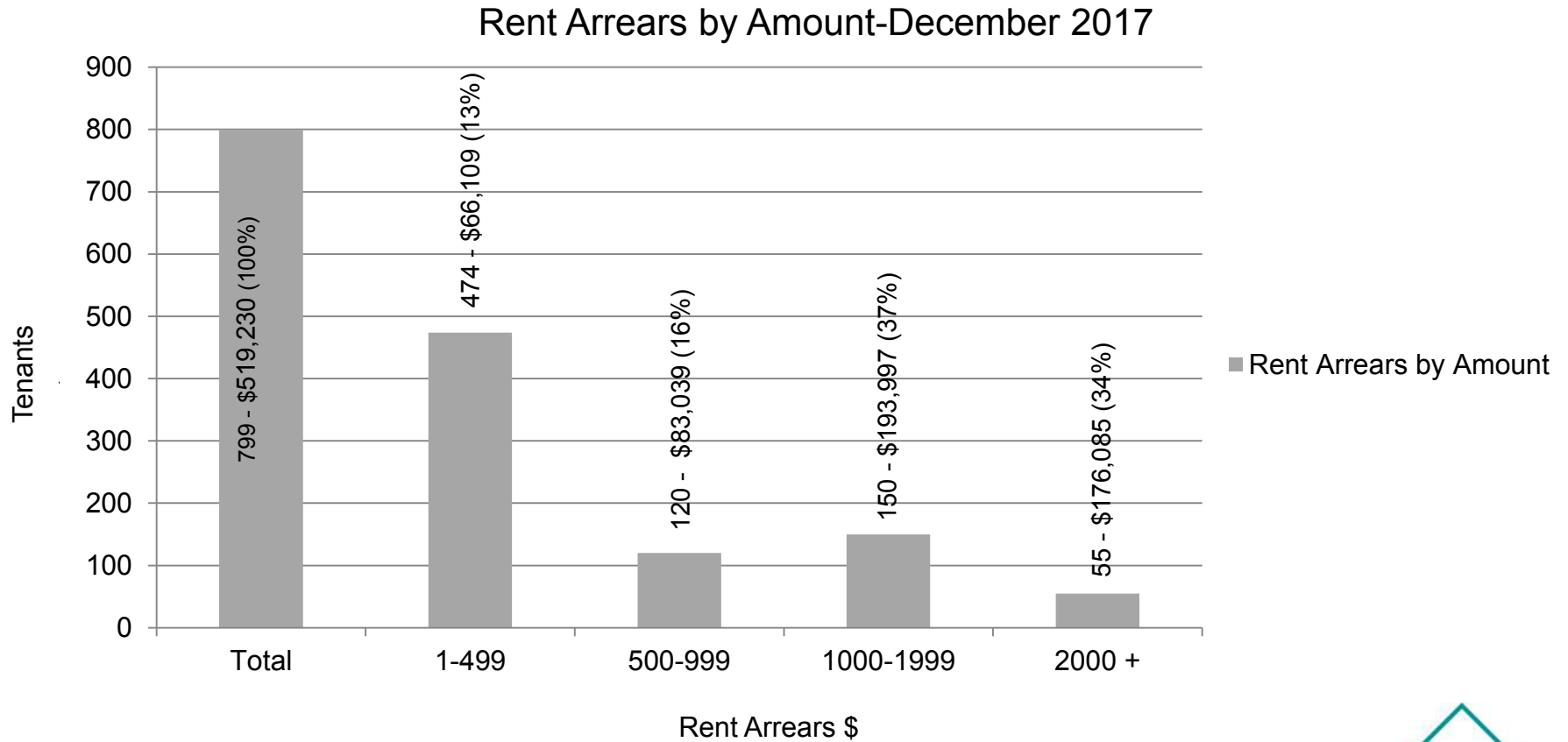


Annual Performance

Write-Offs/Legal Fees/Evictions

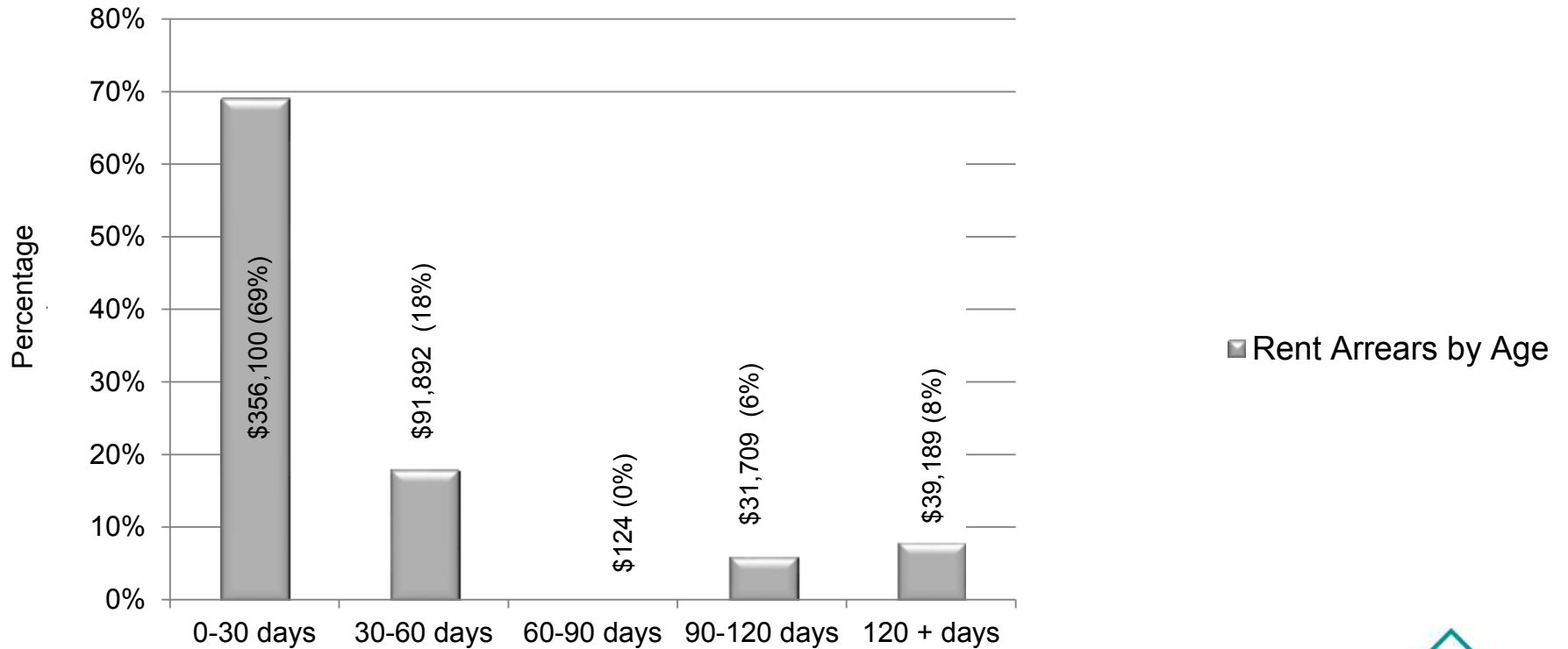


Annual Performance



Annual Performance

Rent Arrears by Age



Actions

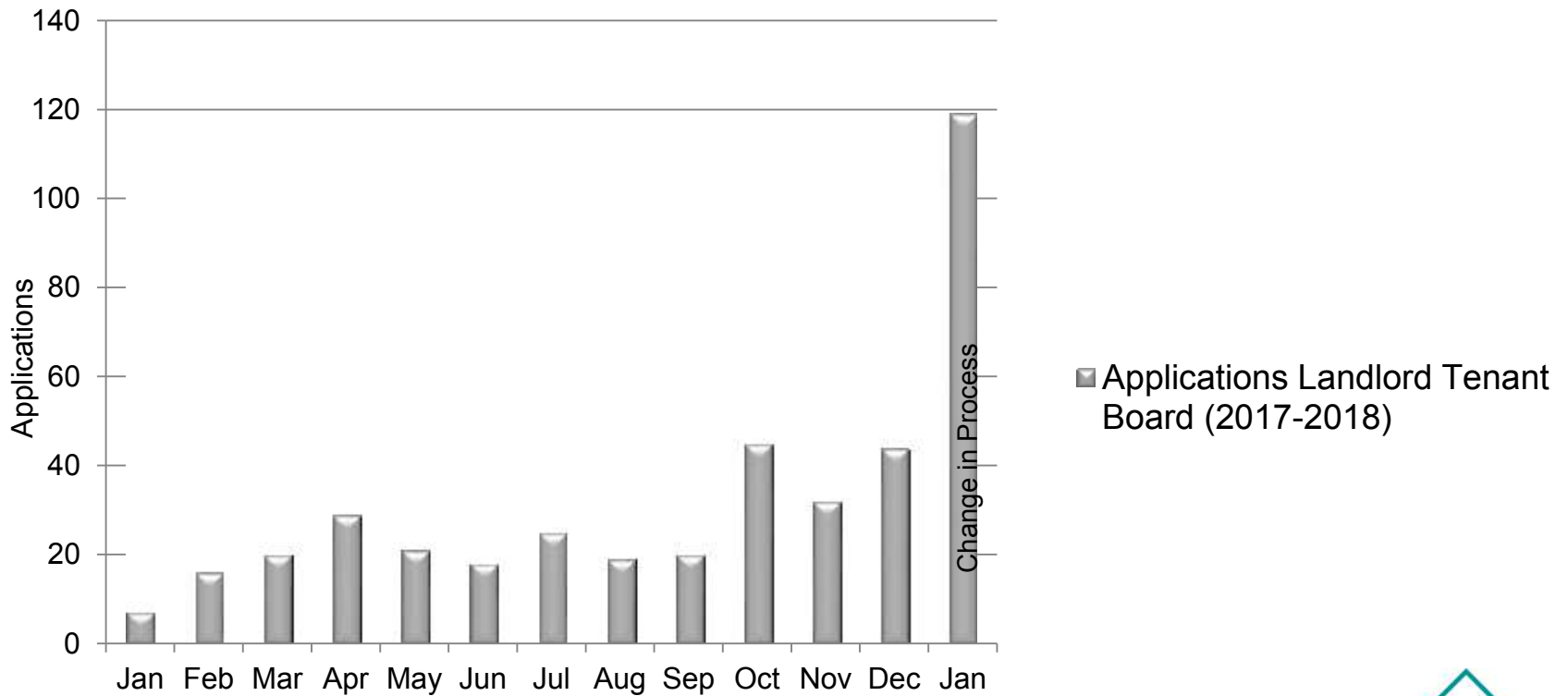
Rent Reminder Notification

- Educate tenants on their legal and financial obligations to pay rent on time
- Foster healthy tenant/landlord relationships
- Provide available community resources



6.3-11 Actions

Applications Landlord Tenant Board (2017-2018)



Measurement of Success

- ✓ Meet expectations as directed by PHC Board
- ✓ Tenant accountability
- ✓ PHC accountability
- ✓ Maximize financial revenues
- ✓ Minimize account receivables
- ✓ Support tenant needs



Questions?





REPORT
Meeting Date: March 1, 2018
Peel Housing Corporation

DATE: February 21, 2018

REPORT TITLE: **TWIN PINES REDEVELOPMENT UPDATE**

FROM: Dan Labrecque, General Manager, Peel Housing Corporation

RECOMMENDATION

That the Twin Pines Redevelopment procurement plan as described in the report of the General Manager, titled “Twin Pines Redevelopment Update” be approved;

And further, that the General Manager and/or Treasurer of the Peel Housing Corporation be authorized to execute a Memorandum of Understanding for the Twin Pines Redevelopment Project with the Region of Peel defining the terms and conditions of the financial support the Region of Peel would provide to Peel Housing Corporation for the project, subject to the receipt of the applicable approvals from the Region of Peel of the terms of the Memorandum of Understanding;

And further, that staff report back to the Board and Regional Council at the conclusion of the procurement process to seek the necessary approvals to award the resulting partnership agreement, deal structure and request budget approvals.

REPORT HIGHLIGHTS

- The Total Public Value (TPV) Framework was fundamental in guiding the analysis of a variety of delivery models for the project.
- In June 2017, the Peel Housing Corporation (PHC) Board of Directors directed that the Twin Pines Redevelopment Project be delivered by way of a shared risk model.
- In order to optimize the use of the land to achieve the shared vision it was recommended that PHC work with the Region of Peel to provide financial support beyond the land value thereby enabling the redevelopment of the entire site.
- Procurement for the selection of the Twin Pines Redevelopment Partner(s) will commence in 2018 and will include Request for Prequalification and Request for Proposal stages.
- Staff will report back to PHC Board and Regional Council with a recommended contract award in late 2019.

TWIN PINES REDEVELOPMENT UPDATE

DISCUSSION

1. Background

The Total Public Value (TPV) Framework, which reflects the vision for the future Twin Pines Community, was established in 2017. The TPV sets a foundation to achieve a community that provides a mix of housing options, is age-friendly, connected and environmentally responsible, and supports the financial sustainability of Peel Housing Corporation's affordable housing portfolio (see Appendix I). In June 2017, the Peel Housing Corporation (PHC) Board of Directors directed that the Twin Pines Redevelopment Project be delivered by way of a shared risk model.

Analysis of the site and consideration of market conditions have determined that without securing additional funding from the Region a building of approximately 120 units of purpose built rental stock can be built on the site (exclusive of the Resident Transition Plan cost considerations), with the majority of the site being developed for private uses/purposes.

In order to optimize the use of the land to achieve the shared vision it was recommended that PHC work with the Region to provide financial support beyond the land value thereby enabling the redevelopment of the entire site. The proposed partnership is anticipated to result in approximately 800-1000 new housing units, including a minimum of 400 purpose built rental units.

2. Project Scope – Preliminary Redevelopment Requirements

In order to optimize the redevelopment opportunities and maximize the value of the land the entire site will be included within the scope of the redevelopment, including the Region of Peel owned land upon which the Peel Family Shelter is presently situated. It is assumed that the Summerville Pines 136 units of seniors housing (presently owned and operated by PHC) will remain as is. Through the procurement process, developers may also choose to secure and include other parcels of land to achieve development objectives.

The critical elements of the site redevelopment shall include a minimum of 400 PHC purpose built affordable rental housing units. The development will also include market housing which could include townhomes, single family homes and/or multiple dwelling residential units, which will be designed to provide housing options geared towards the middle income household range.

The future Twin Pines design will be based on an integrated community with a permeable road network, public parkland, multi-use trails and open access community facilities. The design will be age-friendly, accessible, and will promote community connectedness and inclusion.

TWIN PINES REDEVELOPMENT UPDATE

The Region's Affordable Housing Guidelines, environmental protection and overall sustainability of the community will be key elements of the requirements for the purpose built affordable housing on the site.

Through the procurement process, developers will be required to explore the feasibility of a phased development plan to support PHC's desire minimize disruption to those existing residents choosing to remain/return to the redeveloped community, as well as the neighbouring residential and commercial community. As identified in the Resident Transition Plan existing Twin Pines residents will be given first right of refusal for the market housing and PHC rental housing.

Since this site is located along the Dundas Street corridor in Mississauga, final density and height requirements for the site will not be determined until the Dundas Connects Master Plan is approved through amendments to applicable planning documents. As a result, the procurement process has been designed to select a Development Partner(s) that will work with PHC to materialize the community envisioned in the TPV framework and the Dundas Connects Master Plan.

3. Procurement Plan

Staff have developed a detailed procurement plan which considers land use planning deal structure, cost and procurement risks, incorporates strategies to mitigate the risks and ensures that the procurement is conducted in accordance with best practices, Regional policies, procedures, and the procurement by-law. The procurement will be issued in accordance with the terms of the Comprehensive Economic and Trade Agreement (CETA), the Canadian Free Trade Agreement (CFTA), and other applicable trade agreements.

The objective of the procurement will be to select a Development Partner(s) who will work with PHC through the planning, permitting and design phase and will be responsible for completing the construction phase and marketing the market housing to be built on the site. Based on advice received during market sounding, the intent is to structure a deal that will allow PHC and the developer to collaborate on achieving an optimal development that balances the creation of a mix of housing options with the sustainability (or return) for PHC and the Region within a complete community in the planning and design phase. This will permit PHC to maximize the advantages of market innovation to achieve the desired community.

In accordance with the procurement plan, PHC will conduct a Request for Prequalification followed by a Request for Proposal.

a) Request for Pre-qualification

The initial phase of the procurement process is a Request for Prequalification process which will prequalify developers based upon the strength and experience of their development team, financial strength and capacity, demonstrated redevelopment

TWIN PINES REDEVELOPMENT UPDATE

experience and their vision for the Twin Pines redevelopment. They will be prequalified based upon their proven ability to deliver projects of a similar scope and scale to PHC's planned project. This phase will result in a shortlist of prequalified vendors.

b) Request for Proposal

Development teams prequalified through the prequalification process will be invited to participate in the Request for Proposal process. The proposal will evaluate the vision, the preliminary design basis, the business concept/proposed deal structure, price formula, the marketing and sales strategy, and the risk analysis and risk mitigation strategy of each team's proposal. In each of these areas the evaluation team will be looking for innovation that delivers value to PHC.

Following evaluation, staff will conduct negotiations to determine whether PHC and the proponent team can reach agreement on a deal structure and price formula.

At the conclusion of the process, staff will return to the PHC Board and Regional Council with a recommendation for award.

c) Procurement Process Timelines

Staff anticipate that the procurement process for this project will take approximately 1.5-2 years to complete and will include a Request for Prequalification in 2018 and a Request for Proposal including negotiations and award anticipated for completion in late 2019.

d) Community Engagement

A detailed community engagement plan for the next phase of the project will be established following partner selection aligned to the land use and planning approval process with the City of Mississauga. Key components of the current community engagement plan between now and 2019 include:

- Public meetings, with both the existing residents of Twin Pines and the neighbouring community to be held if, as and when required;
- Maintaining the project web site;
- Issuing community and resident newsletters and updates at key milestones or intervals;
- Providing updates to the local Real Estate Boards and Agents active in the park;
- Maintaining site signage on the site; and
- Central mailbox and contact information for public inquiries.

Following the completion of the procurement process and partner selection, and subject to applicable planning approvals, it is anticipated that construction will commence within a 2-3 year time period.

TWIN PINES REDEVELOPMENT UPDATE

In accordance with the Purchasing by-law, the entire procurement process from issuance of RFQ to completion of RFP will be managed by a single point of contact and proponents will be held to non-contact and anti-lobbying provisions identified in the procurement documents.

4. Memorandum of Understanding with the Region of Peel

In order to proceed to market and provide confidence to potential bidders to explore the innovative possibilities for this community, it is necessary for PHC and the Region of Peel (Region) to document their commitment for this initiative through the execution of a Memorandum of Understanding (MOU), which will contain the following key information:

- Information on how the funding is to be used by PHC and the project scope;
- That the capital funding and costs associated with the PHC and Region redevelopment components of the site are estimated to be in the range of One Hundred and Fifty to Two Hundred Million Dollars, which may include opportunities for profit sharing and a variety of sources of revenue to offset costs;
- The project site development parameters that will be included in the procurement plan;
- Governance and reporting requirements between PHC and the Region, including that the award of the contract to develop the site and the signing of any agreements, and ancillary documents with the selected Development Partner(s) shall be subject to the approval of Regional Council; and
- A consent by both PHC and the Region to the provision of legal services to both of them by the Region's in house legal staff despite the inevitable potential for conflict to arise between the legal interests of the Region as provider of financing and PHC as recipient of same.

Staff are seeking authorization to execute the MOU on behalf of the Peel Housing Corporation, subject to Regional Council approval of the terms and conditions of the MOU.

FINANCIAL IMPLICATIONS

Funding for the execution of the procurement plan and process is included within the approved Phase 2 budget of \$4 million.

The capital funding and costs associated with the PHC and Region of Peel components of the site are estimated in the range of \$150-\$200 million. The longer term financing strategy for the entire redevelopment of Twin Pines will depend on the final built form, deal structure and will require financial modelling to determine the optimal level of equity and debt financing.

CONCLUSION

TWIN PINES REDEVELOPMENT UPDATE

The selection of a Development Partner(s) to design and redevelop the Twin Pines property will be procured in accordance with the strategic terms described in this report.

Subject to PHC Board and Regional Council approval of the recommendation contained in this report, procurement of the Development Partner(s) for the Twin Pines Redevelopment will commence in 2018 with the Request for Prequalification process, followed by a Request for Proposal process.

Staff will report back to PHC Board and Regional Council with the results of the Request for Proposal process including recommendation for award of the development partner and deal structure for the Twin Pines Redevelopment.



Dan Labrecque, General Manager, Peel Housing Corporation

APPENDICES

Appendix I – Total Public Value Framework

For further information regarding this report, please contact Denise Occhipinti at extension 7658 or denise.occhipinti@peelregion.ca

Reviewed in workflow by:

Purchasing

Financial Support Unit

Legal Services



Twin Pines – Total Public Value Framework

KEY DRIVERS STRIKING THE BALANCE

Housing Options

Creating a mix of housing options that respond to community needs

Affordable Housing Sustainability

Ensuring Peel Living's affordable housing portfolio can be sustained and improved now and in the future

KEY PRIORITIES CREATING A COMPLETE COMMUNITY

Age-Friendly Community

Developing a community where residents can live active and healthy lives

Connected Community

Fostering a connected and inclusive community

Environmental Responsibility

Protecting and enhancing the environment for generations to come

Our Guiding Principles

Honouring Commitments

Upholding our commitments to residents

Being Responsive

Ensuring that the development will be flexible to change

Innovative Solutions

Remaining open to innovative ideas and solutions

Considerate Transformation

Minimizing disruption to impacted stakeholders



REPORT
Meeting Date: 2018-03-01
Peel Housing Corporation

DATE: February 14, 2018

REPORT TITLE: **SMOKE-FREE LIVING INITIATIVE**

FROM: Nancy Polsinelli, Commissioner of Health Services
 Dan Labrecque, General Manager, Peel Housing Corporation
 Jessica Hopkins, MD MHScc CCFP FRCPC, Medical Officer of Health

RECOMMENDATION

That the Smoke Free Living Policy attached as Appendix I to the report of the Commissioner of Health Services, General Manager of Peel Living and the Medical Officer of Health titled “Smoke-Free Living Initiative” which transitions Peel Living owned and/or managed multi-unit housing (MUH) properties (i.e., apartment buildings and townhouses) to smoke-free environments, be approved.

REPORT HIGHLIGHTS

- On February 4, 2016, the Peel Living Board approved a recommendation to explore the development of a smoke-free policy.
- Evidence from a 2015 report demonstrated the dangers of drifting second-hand tobacco smoke (SHS) in MUH, and the value of implementing a smoke-free policy to safeguard the health and well-being of residents.
- On May 8, 2017, a resident survey was mailed to each Peel Living MUH household to gain an understanding of smoking behaviours and attitudes. Survey results demonstrated that approximately half of the residents (49 per cent) were exposed to second-hand smoke, and that the strong majority of residents (72 per cent) supported a smoke-free indoor and outdoor policy.
- The recreational use of cannabis is currently prohibited in lease agreements as an illegal substance. On July 1, 2018, the proposed *Cannabis Act* is expected to legalize the recreational use of cannabis. Provincial regulations do not speak to restrictions on cannabis in MUH, in which case as of July 1, 2018, there will be no measure in place to prohibit lit cannabis.
- Failure to prohibit cannabis smoking on MUH properties would perpetuate potential health and safety risks linked to smoking cannabis and SHS exposure.
- Staff recommends that a smoke-free policy prohibit the use of lit tobacco and lit cannabis (for recreational and medicinal use) inside residential units and on the outdoor grounds of MUH properties. Exemptions to the “Policy” for medicinal cannabis will be considered on a case-by-case basis.
- Smoke-free MUH is part of a long-term vision to reach a smoke-free Region. The first phase will be rolled out on July 1, 2018 with the implementation of the “Policy” in all new leases.

SMOKE-FREE LIVING INITIATIVE**DISCUSSION****1. Background**

On February 4, 2016, the Peel Living Board approved a recommendation that Human Services and Public Health explore the development of a smoke-free policy. A key step included conducting a resident survey. Survey results and a policy recommendation were to be brought back to the Peel Living Board for information and approval, respectively.

2. Smoke-Free Living Initiative

- (a) Goal: to create smoke-free living spaces in Regionally-owned MUH properties to protect tenants, visitors and staff from exposure to second-hand smoke.
- (b) Inclusions: all Peel Living owned and/or managed MUH properties. For Peel Living this would impact over 6,000 households and approximately 15,000 residents.
- (c) Exclusions: Peel Living shelters and group homes (they are already smoke-free), and mobile homes.

3. Evidence to Inform Policy Development

Staff completed a comprehensive review on smoke-free housing policies in a report titled: Evidence-Informed Policy Development for Smoke-Free Social Housing (2015). The review included a search of available literature and a scan of Ontario's existing smoke-free housing policies. The following conclusions were drawn from the evidence:

- Exposure to second-hand smoke is linked to a variety of diseases and to premature death.
- Close to one-third of Ontarians living in MUH are regularly exposed to drifting second-hand smoke (e.g., via balconies and ventilation systems).
- Smoke-free policies can lead to improved health outcomes for tenants, reduced insurance premiums for landlords, and increased longevity of the housing stock.
- There are 322 properties in Ontario, across all sectors (non-profits, rentals, co-ops, and condos) that have implemented a smoke-free policy; 187 are from the non-profit sector.

Lessons learned from these existing MUH smoke-free policies will be used to inform the development and implementation of the Smoke-Free Living Initiative.

The available evidence on the health risks associated with cannabis smoke has found an association between cannabis use and an increased risk of respiratory problems. Strong evidence shows that first-hand and second-hand cannabis smoke contain many of the same cancer-causing chemicals as tobacco smoke (Colorado Department of Public Health and Environment, 2016). The evidence on cannabis smoke and its association to cancer, heart attack, stroke, and diabetes is still inconclusive (National Academies of Sciences, Engineering, and Medicine, 2017). This limitation is due to its illegal status and some methodological issues in exposure assessment. The research evidence available on the health risks associated with exposure to second-hand cannabis smoke is still growing.

The research findings supported the potential value of implementing a smoke-free policy across the Region's MUH portfolio.

SMOKE-FREE LIVING INITIATIVE

4. Resident Survey

On May 8, 2017, the Peel Living Smoking and Tobacco Survey was administered to each MUH household (6,679 sample size) to understand smoking behaviours and attitudes. The survey was open for one month and achieved a 40 per cent response rate. This represents significant survey responses to make precise estimates based on the study population (i.e., all Peel Living residents aged 16 years and older). Highlights from the survey results are:

- There is strong support (79 per cent) for an indoor smoking ban, including balconies and patios.
- The majority of residents support an outdoor smoking ban on all areas of Peel Living properties (72 per cent).
- Almost half (49 per cent) of residents have “very often, often or sometimes” smelled tobacco smoke drifting into their unit.
- An estimated 8 per cent of residents aged 16 years and older are current smokers.

These survey results demonstrate the extent of SHS exposure in residential units, and that the strong majority of residents are supportive of a smoke-free policy at Peel Living.

5. Laws, Rights and Legal Issues

Residential Tenancies Act, 2006

Under the *Residential Tenancies Act, 2006*, landlords cannot unilaterally amend lease agreements. A smoke-free policy may be phased in starting with the addition of a no-smoking clause in all new lease agreements. Residents who signed an agreement prior to the adoption of a no-smoking policy will become ‘Grandfather Tenants’. ‘Grandfather Tenants’ may continue to smoke in their units if they choose, but would have the option of voluntarily signing a no-smoking agreement. Peel Living and other Regionally-owned buildings would therefore transition towards a 100 per cent smoke-free end goal in two ways:

- a) As ‘Grandfather Units’ turn over and new tenants sign leases containing a smoke-free clause; or
- b) As ‘Grandfather Tenants’ voluntarily sign a no-smoking agreement.

Cannabis Act, Bill 174 (2017)

Recreational Cannabis

In July 2018, the proposed federal *Cannabis Act* is expected to become law across Canada. The Act seeks to legalize the recreational use of cannabis. To provide the provincial framework for the federal statute, Ontario has passed Bill 174, the *Cannabis Smoke-Free Ontario and Road Safety Statute Law Amendment Act, 2017*, which received Royal Assent in December 2017. Ontario’s *Cannabis Act, 2017*, states no person shall consume cannabis in a public place, workplace, vehicle, or boat, or a place prescribed in regulations (which are yet to come). There is an exception for medical cannabis use in these places other than the smoking of lit medical cannabis, which is prohibited in the same way and places as lit tobacco in the related *Smoke-Free Ontario Act* amendments. In summary, smoking

SMOKE-FREE LIVING INITIATIVE

recreational cannabis would not be prohibited in private homes, which would include the units in MUH. The Act does not regulate the purchase of edible cannabis.

Under the current Regional tenancy agreements, cannabis is prohibited in residential units as an illegal substance. Once cannabis is legalized, there will be no measure in place to prohibit cannabis smoking in residential units. Staff propose to ban lit cannabis in MUH because otherwise there would be risks to health and safety through exposure to second-hand cannabis smoke.

Canadian Charter of Rights and Freedoms, Ontario Human Rights Code, 2017

Smoking in MUH can be a source of tension when balancing the rights of tenants. ‘The right to smoke’ versus ‘the right to breathe clean air’ is one example of an issue that arises in this context. From a legal perspective, the ‘right to smoke’ is not an absolute right, as there is no statement in the Code or Charter asserting that smoking is a right. Under the Code, however, housing providers do have a duty to accommodate the needs of individuals with disabilities. To comply, Peel will accommodate tenants by considering policy exemptions on a case-by-case basis, exemptions may be considered for tenants who need to smoke cannabis for medical purposes and tenants with disabilities that prevent them from leaving their unit. If a tenant’s accommodation would cause undue hardship, Public Health will link tenants with resources to help them quit or reduce their smoking.

Canadian Case Law Examples

Housing providers have been taken to court on issues related to smoking and smoke-free policies, and housing providers have also taken tenants to court on issues related to non-compliance with smoke-free policies. It is important to be aware that court tribunal decisions have typically upheld smoke-free policies in MUH.

Please see Appendix II for references.

6. Implementation of a Smoke-Free Policy in Regionally-owned MUH

A three-phased approach is being proposed to implement the smoke-free policy in Regionally-owned properties:

- (1) July 2018: The implementation of a smoke-free policy in all new Region of Peel and Peel Living lease agreements by July 2018 (to align with the legalization of cannabis);
- (2) Early 2019: Offering a voluntary addendum to existing leases for ‘Grandfather Tenants’; and
- (3) Late 2018/early 2019: An amendment to the Peel Outdoor Smoking By-Law, creating smoke-free outdoor grounds on Peel Living and Region of Peel MUH properties.
- (4) In early 2019, a report to update on implementation will be brought forward to Council.

7. Risks and Mitigation Strategies

- Inequality: ‘New Tenants’ and ‘Grandfather Tenants’ will be subject to different rules around smoking. To mitigate this, communications and change management tactics will be used to manage expectations.
- Staff capacity: Superintendents may experience an increased workload while managing compliance with the new policy. To mitigate this challenge, a clear and efficient enforcement protocol will be developed.

SMOKE-FREE LIVING INITIATIVE**8. Recommendations**

Human Services and Public Health recommend that the Peel Living Board approve the implementation of:

- a) A smoke-free policy that prohibits the use of lit cannabis (for recreational and medicinal use) and tobacco inside residential units (including balconies/patios) that is governed by new tenancy agreements by July 2018 to align with the legalization of cannabis. Exemptions to the “Policy” for medicinal cannabis will be considered on a case-by-case basis.
- b) Offering “Grandfather Tenants” the opportunity to sign agreements that incorporate the smoke-free policy into existing leases by early 2019.
- c) Addressing smoking regulations on Peel Living outdoor grounds through a separate initiative to amend the Peel Outdoor Smoking By-law, making outdoor properties 100 per cent smoke-free.

9. Next Steps

- In late March 2018, a similar report will be presented to Regional Council for endorsement to include all other Regionally-owned properties, as well as any change in approach with respect to the legalization of cannabis and impacts of this project.
- In 2019, a progress update will be presented to the Peel Living Board and subsequently Regional Council.



Nancy Polsinelli, Commissioner of Health Services



Dan Labrecque, General Manager, Peel Housing Corporation



Jessica Hopkins, MD MHSc CCFP FRCPC, Medical Officer of Health

APPENDICES

1. Appendix I – Draft Smoke-Free Living Policy
2. Appendix II – References
3. Appendix III – List of Applicable Peel Housing Corporation Buildings
4. Appendix IV – Presentation

SMOKE-FREE LIVING INITIATIVE

For further information regarding this report, please contact Paul Sharma, Director, Chronic Disease and Injury Prevention, Ext. 2013 or via e-mail at paul.sharma@peelregion.ca.

Authored By: Julia Ali, Analyst, Research and Policy, CDIP



CATEGORY: HEALTH

SUBCATEGORY: GENERAL

SUBJECT: DRAFT SMOKE-FREE LIVING POLICY

A. DEFINITIONS

Business Invitees include community organizations, vendors, contractors or other providers of goods and services to Tenants or Peel Housing Corporation.

Cannabis includes both lit recreational and lit medical marijuana.

Current Tenants are defined as tenants who signed a lease agreement with Peel Housing Corporation prior to the effective date of this policy and includes their Occupants and Visitors.

Leased Premises is defined as:

1. Inside the residential unit
2. Balconies
3. Patios
4. Other areas specifically included in the lease of Tenants

New Tenants are defined as tenants who signed a lease agreement with Peel Housing Corporation on or after the effective date of this policy.

Occupants are persons who live in a unit with a Tenant but are not leaseholders.

Smoking includes the smoking or holding of lit tobacco, lit herbal material (e.g. shisha), or lit cannabis.

Tenants includes both Current Tenants who consent to amend their leases to be in compliance with this policy and New Tenants.

Visitors are persons who are invited to a Leased Premises by a Tenant but who do not live in a unit.

B. PURPOSE

There are well-known health risks to Smoking tobacco, cannabis or shisha and inhaling smoke second-hand. As well, there are recent legislative changes at the federal and provincial government levels, in particular the legalization of cannabis use by individuals and the prohibition of smoking in public places and work places.

Peel Housing Corporation and the Region of Peel's Public Health Department want to reduce possible health risks by implementing smoke-free living in multi-unit housing buildings owned by Peel Housing Corporation. This policy sets out the



CATEGORY: HEALTH

SUBCATEGORY: GENERAL

SUBJECT: DRAFT SMOKE-FREE LIVING POLICY

restrictions on Smoking lit tobacco, cannabis or shisha to be introduced into leases of Tenants in Peel Housing Corporation units and on Peel Housing Corporation staff and Business Invitees.

C. POLICY

In accordance with Peel Housing Corporation's commitment to providing smoke-free environments for residents, workers, and visitors, it shall be a requirement under the lease of each unit and for all persons who work on or are invited onto the Leased Premises that Smoking is prohibited in the Leased Premises of all multi-unit housing buildings owned by Peel Housing Corporation.

D. SCOPE

This policy shall apply to all New Tenants by requirement in their leases, and to all Current Tenants who voluntarily consent to amend their unit leases, including Occupants and Visitors invited by Tenants. This policy also applies to all Peel Housing Corporation staff and to any Business Invitees at all multi-unit housing buildings owned by Peel Housing Corporation.

Exemptions

1. **Current Tenants** will be exempt from this policy as long as they continue to live in the same unit. If a Current Tenant transfers to another unit, the Current Tenant must sign a new lease and comply with this Smoke-Free Living Policy as a New Tenant.
2. **Medical Use of Cannabis:** This policy does not prohibit the medical use of cannabis by a Tenant who:
 - a. Maintains a valid *Authorization to Possess Marijuana* from Health Canada and provides such authorization to Peel Housing Corporation; and
 - b. Provides medical documentation (e.g. physician note) stating that the Tenant must smoke cannabis *and* is medically advised against leaving their unit to smoke elsewhere.
3. **Traditional Use of Tobacco by Indigenous Peoples:** This policy does not prohibit an Indigenous person from Smoking tobacco in the Leased Premises, if the activity is carried out for traditional or spiritual purposes. This policy does not prohibit a non-Indigenous person from Smoking tobacco, if the activity is carried out with an Indigenous person and is for traditional or spiritual purposes.



CATEGORY: HEALTH

SUBCATEGORY: GENERAL

SUBJECT: DRAFT SMOKE-FREE LIVING POLICY

E. RESPONSIBILITIES

1. There shall be no Smoking by New Tenants, consenting Current Tenants and their Occupants and Visitors, Peel Housing Corporation staff and Business Invitees within any Leased Premises.
2. New Tenants and consenting Current Tenants are responsible to ensure that their Occupants and Visitors are not Smoking within any Leased Premises.
3. Peel Housing Corporation's property management staff shall:
 - a. Ensure New Tenants and consenting Current Tenants, and Business Invitees are aware of and comply with this policy by implementing wording in unit leases and contracts for services and by posting signs in prominent places on Peel Housing Corporation sites;
 - b. Receive reports of non-compliance with this policy from any person;
 - c. Ensure that this policy is consistently enforced using all steps open to them including eviction according to applicable law and other Peel Housing Corporation policies; and
 - d. Address complaints of non-compliance in a timely manner.

F. PROCEDURES

This Smoke-Free Living Policy will be implemented using a phased-in approach:

1. **Date of legalization of recreational cannabis smoking (expected to be July 1st, 2018):** Implementation of this policy for all New Tenants in all new Peel Housing Corporation lease agreements;
2. **On a date to be established in Early 2019:** Implementation of this policy for all Current Tenants who consent to amending their existing leases to be in compliance with this policy.

| | |
|--------------------------|---|
| APPROVAL SOURCE: | Provided by issuer &/or Clerk's, Legislative Services |
| ORIGINAL DATE: | Provided by original issuer |
| LAST REVIEW DATE: | Provided by issuer |
| LAST UPDATE: | Provided by issuer |
| EFFECTIVE DATE: | Provided by issuer |
| RESPONSIBILITY: | Department/Division/Section - provided by issuer |

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**APPENDIX III
SMOKE-FREE LIVING INITIATIVE**

6.5-11

| Appendix III - List of Applicable Peel Living Buildings | | | | | |
|---|------------|---|-------------|---|------------------|
| Property & Office Number | Property # | Address/City | Units | Property Type | Operator |
| ARCADIA GLEN | 10-002 | 6045 & 6025 Glen Erin Dr. Miss L5N 2X1 | 81 | Apartment | |
| BELLA VISTA PLACE | 10-014 | 30 Hanson Road, Miss L5B 3A7 | 199 | Apartment | |
| BRITANNIA PLACE | 10-027 | 25 Glenn Hawthorne Blvd. Miss L5R 3E6 | 123 | Apartment | |
| CAROLINE STREET | 20-061 | 4 Caroline Street, Miss L5M 2H1 | 60 | Apartment/Seniors | |
| CASTLEBROOKE | 10-049 | 2590 Rugby Road, Miss L5B 4B5 | 120 | Apartment | |
| CENTRAL PARK DRIVE | 20-057 | 175 Central Park Drive, Bpt L6T 3W7 | 45 | Apartment/Seniors | |
| CHAMNEY COURT | 10-013 | 1-64 Chamney Court, Bpt. L6W 3S1 | 64 | Townhomes | |
| CHAPELVIEW | 10-204 | 16 John Street, Brampton, ON L6W 0A4 | 200 | Apartment/Seniors | |
| CHELSEA GARDENS "A" | 10-038 | 4 Knightsbridge Road, Bpt L6T 5L5 | 125 | Apartment | |
| CHELSEA GARDENS "B" | 10-038 | 10 Knightsbridge Road, Bpt L6T 5L6 | 125 | Apartment | |
| CLIFF ROAD NORTH | 20-055 | 3225 Cliff Road North, Miss L5A 3G7 | 69 | Townhomes | |
| CLIPSTONE COURT | 10-042 | 27-37 Clipstone Court, Bpt L6X 4J5 | 6 | Townhomes | |
| COLONIAL TERRACE | 10-035 | 3480 Colonial Drive, Miss L5L 5T5 | 30 & 96 | Townhomes, Walkups | |
| CONFEDERATION PLACE | 10-050 | 169 Dundas St. West, Miss L5B 4B9 | 121 | Apartment | |
| CONOVER | 10-025 | 6 Sir Lou Drive, Bpt L6Y 4E8 | 106 | Apartment | |
| CREDITBEND TERRACE | 10-036 | 5955 Creditview Road, Miss L5V 1N4 | 69 | Townhomes | |
| DERRYBRAE PLACE | 10-047 | 7095 Rexwood Road, Miss L4T 4J6 | 129 | Apartment | |
| EAST AVENUE | 10-047 | 958 & 960 East Avenue, Miss L5E 1W6 | 30 | Apartment/Seniors | |
| ERINDALE TERRACE | 10-018 | 1290 Rathburn Road W., Miss L5C 4E4 | 144 | Apartment | |
| ETUDE DRIVE | 20-058 | 3580 Etude Drive, Miss L4T 3T8 | 50 | Apartment/Seniors | |
| FAIR OAKS PLACE | 10-048 | 2 - 26 Fair Oaks Place, Bpt L6Y 4X1 | 22 | Townhomes | |
| | | 31 Fair Oaks Place, Bpt L6Y 4W9 | 126 | Apartment | |
| FAIRVIEW PLACE | 10-015 | 15 Fairview Road East, Miss L5A 4C6 | 96 | Apartment | |
| FLETCHER'S VIEW | 10-028 | 4 Sir Lou Drive, Bpt L6Y 4J7 | 101 | Apartment/Seniors | |
| FORSTER TERRACE | 10-024 | A2251 Burnhamthorpe Road West, Miss L5L 3M4, B2301 Burnhamthorpe Road West, Miss L5L 3M5 | 152 | Townhomes | |
| GARDEN GATE CIRCLE | 10-044 | 101-325 Garden Gate Circle, Bpt L6Y 4W2 | | Townhomes/ Walkups | |
| | | Units 101-106, 129-140 | 18 | Family Townhomes | |
| | | Units 107-128, 207-228, 324-325 | 46 | Walkups | |
| GARDENVIEW COURT | 10-030 | 20 Ceremonial Drive, Miss L5R 3E5 | 180 | Apartment | |
| GLENWAY COURT | 10-026 | 2401 The Collegeway, Miss L5L 2E7 | 110 | Townhomes | |
| | | 2433 The Collegeway, Miss L5L 2E6 | | Townhomes | |
| | | 3477 Glen Erin Drive, L5L 2G1 | | Townhomes | |
| GRAHAM COURT | 10-020 | 1-45 Graham Cres, Bpt L6S 5J7 | 45 | Townhomes | |
| GRAN COLUMBIA | 10-053 | 3058 Fifth Line West, Miss L5L 5W3 | 77 | Townhomes | |
| HILLSIDE PLACE | 10-010 | 2440 Truscott Drive, Miss L5J 4N5 | 129 | Apartment/Seniors | |
| JANE PLACE | 20-059 | 60 Jane Street, Bol L7E 2T1 | 28 | Apartment/Seniors | |
| KING STREET | 20-056 | 66 King Street West, Miss L5B 2H7 | 121 | Apartment/Seniors | |
| KNIGHTSBRIDGE | 10-001 | 1 Knightsbridge Road, Bpt L6T 4B7 | 90 | Apartment/Seniors | |
| | | 1030 Greaves Avenue, Miss L5E 3J5 | 10 | Townhomes | |
| LAKESIDE COURT | 10-052 | 1022 Greaves Avenue, Miss L5E 3J4, | 81 | Apartment | |
| LAKEVIEW PROMENADE | 10-034 | 1025 & 1035 Fergus Avenue, Miss L5E 3G7 | 112, 10 | Apartment & Townhomes | |
| MANORBRIDGE | 10-011 | 160 Murray Street, Bpt L6X 3C8 | 98 | Apartment/Seniors | |
| MAPLE AVENUE | 20-060 | 1 Maple Ave, Bpt L6V 3E1 | 101 | Apartment/Seniors | |
| MAPLE GROVE | 20-054 | 1640 Maple Grove Road, Cal L7K 1B3 | 28 | Apartment/Seniors | |
| MASON'S LANDING | 10-006 | 2660 Aquitaine Ave, Miss L5N 3K4 | 120 | Townhomes/walkups | |
| McHARDY COURT | 20-065 | *101-198 McHardy Court, Bpt L6Y 1H7 | 98 | Townhomes | |
| McHARDY PLACE | 20-065 | *53 McHardy Place, Brampton, L6Y 1Z7 | 48 | Apartment/Seniors | |
| MEADOWS, THE | 10-009 | 385 Rathburn Rd E, Miss L4Z 1W2, | 125 | Walkups | |
| | | 395 Rathburn Rd E, Miss L4Z 1H5, | | | |
| | | 405 Rathburn Rd E, Miss L4Z 1V6 | | | |
| MIDDLETON WAY | 10-004 | 1-85 Middleton Way, Bpt L6S 4B1, 86-153 Middleton Way, Bpt L6S 4B2 | 153 | Townhomes | |
| MILLBROOK PLACE | 10-200 | 177 Dundas Street West, Miss L5B 4M5 | 120 & 43(E) | Apartment/ Seniors | |
| NEWHAVEN MANORS | 10-016 | 2-12 Newhaven Manors, Bpt L6S 4J4 | 143 | Walkups | |
| PARK ESTATES | 10-012 | 1-18Park Estates Court, Bpt L6X 3M1 | 18 | Townhomes | |
| PARKHOLME PLACE | 10-019 | 1-31 Parkholme Pl, Bpt L6V 4G1 | 31 | Townhomes | |
| PINNACLE VIEW | 10-041 | 9 McClellan Road, Alton, L7K 2N7 | 29 | Apartment/Seniors | |
| QUEEN FEDERICA | 20-063 | 3070 Queen Frederica Drive, Miss L4Y 3A9 | | | |
| | | Units 1-20 | 20 | Senior/Bungalow | |
| | | Units 21-63 | 43 | Family Townhomes | |
| | | 3020 Queen Frederica Drive, Miss L4Y 2Z8 | 114 | Apartment/Seniors | |
| | | 3130 Queen Frederica Drive, Miss L4Y 3A8 | 21 | Family Townhomes | |
| REDMOND | 10-040 | 3655 Redmond Rd, Miss L5B 4A4 | 125 | Apartment | |
| RIDGEWOOD COURT | 10-023 | 7350 Goreway Dr, Miss L4T 4G4 | 72 | Apartment/Seniors | |
| | | 7340 Goreway Dr, Miss L4T 4H2 | 72 | Apartment/Family | |
| RILEY COURT | 10-007 | 880 Riley Court, Miss L4Y 4E2 | 146 | Apartment | |
| RIVERVIEW TERRACE | 10-008 | 121 Glasgow Rd Bolton, L7E 2N7 | 53 | Apartment/Seniors | |
| SNELGROVE PLACE | 10-209 | 12065 Hurontario Street, Bpt L6Z 0E9 | 94 | Seniors | |
| SOUTH COMMON CRT | 10-005 | 2250 South Millway, Miss L5L 3J6 | 140 | Apartment/Seniors | |
| SPRINGFIELD GARDENS "A" | 10-031 | 3590 Colonial Drive, Miss L5L 5S1 | 119 | Apartment | |
| SPRINGFIELD GARDENS "B" | 10-031 | 3570 Colonial Drive, Miss L5L 5R9 | 119 | Apartment | |
| SPRINGMILL TERRACE | 10-003 | 3280 South Millway, Miss L5L 3H3 | 131 | Townhomes | |
| | | 3330 South Millway, Miss L5L 3H4 | | Townhomes | |
| STATIONVIEW PLACE | 10-039 | 25 Stationview Place, Bolton, L7E 1L1 | 30 | Apartment/Seniors | |
| | | 1-48 Stationview Place, Bolton, L7E 1K8 | | Townhomes (even) | |
| | | 45-81 Stationview Place, Bolton, L7E 1K9 | 52 | Townhomes (odd) | |
| STAVEBANK | 20-067 | 35 Stavebank Road, Miss L5G 1L5 | 97 | Apartment/Seniors | |
| SUMMERVILLE PINES | 10-201 | 1745 Dundas Street East, Miss L4X 3A4 | 136 | Apartment/Seniors | |
| SURVEYOR'S POINT | 10-046 | 111 Agnes St, Miss L5B 4A8 | 158 | Apartment/Seniors | |
| SYDENHAM PLACE | 10-017 | 4100 Westminster Place, Miss L4W 4E7 | 77 | Apartment | |
| | | 4110 Westminster Place, Miss L4W 4E8 | 30 | Walkups | |
| WALKER ROAD | 10-207 | 20 Walker Road East, Cal L7C 3K2 | 25 | Apartment/Seniors | |
| WALKER ROAD EXPANSION | 20-068 | 20 Walker Road East, Cal L7C 3K2 | 13 | | |
| WEAVER'S HILL "A" | 10-045 | 85 Acorn Place, Miss L4Z 3N2 | 127 | Apartment | |
| WEAVER'S HILL "B" | 10-045 | 121 Acorn Place, Miss L4Z 3N3 | 127 | Apartment | |
| WEDGEWOOD COURT | 10-022 | 40 County Court Blvd., Bpt L6W 3X5 | 81 | Apartment | |
| WESTWOOD PLACE | 10-021 | 7435 Goreway Drive, Miss L4T 4G5 | 41 | Apartment | |
| WHILLAN'S GATE | 10-037 | 22 Beech Street, Bpt L6V 4J6 | 122 | Apartment | |
| WILLIAM STREET | 20-062 | 92 William Street, Miss L5M 1J5 | 22 | Apartment/Senior | |
| NANCE HORWOOD PLACE | 10-208 | 529 Main Street North, Bpt, L6X 3C9 | 30 | Apartment | |
| Norton Lake | | 1155 Queen St E, Brampton L6T 4E2 | | * 200 apartments * 56 units for seniors * 36 units with | Pathways |
| Creditvale Mills | | 1535 South Parade Court, Mississauga L5M 0T7 | | 125 Senior apartments & 125 Family apartment | Wisma Mega Indah |

YELLOW highlight indicates Regional Owned, with Property Management Services provided by PHC.

GREEN highlight indicates Regional Owned, with Property Management Services provided by third-party agency.

Excludes: Shelters, Group homes, Land and VMD

OPERATIONS AND TENANT SUPPORT LINE 905-790-7335
MARKET LINE 905-453-1166

SMOKE-FREE LIVING INITIATIVE

Presentation to Peel Living Board

March 1, 2018

Lawrence Loh, MD MPH CCFP FRCPC FACPM

Associate Medical Officer of Health

Region of Peel Public Health

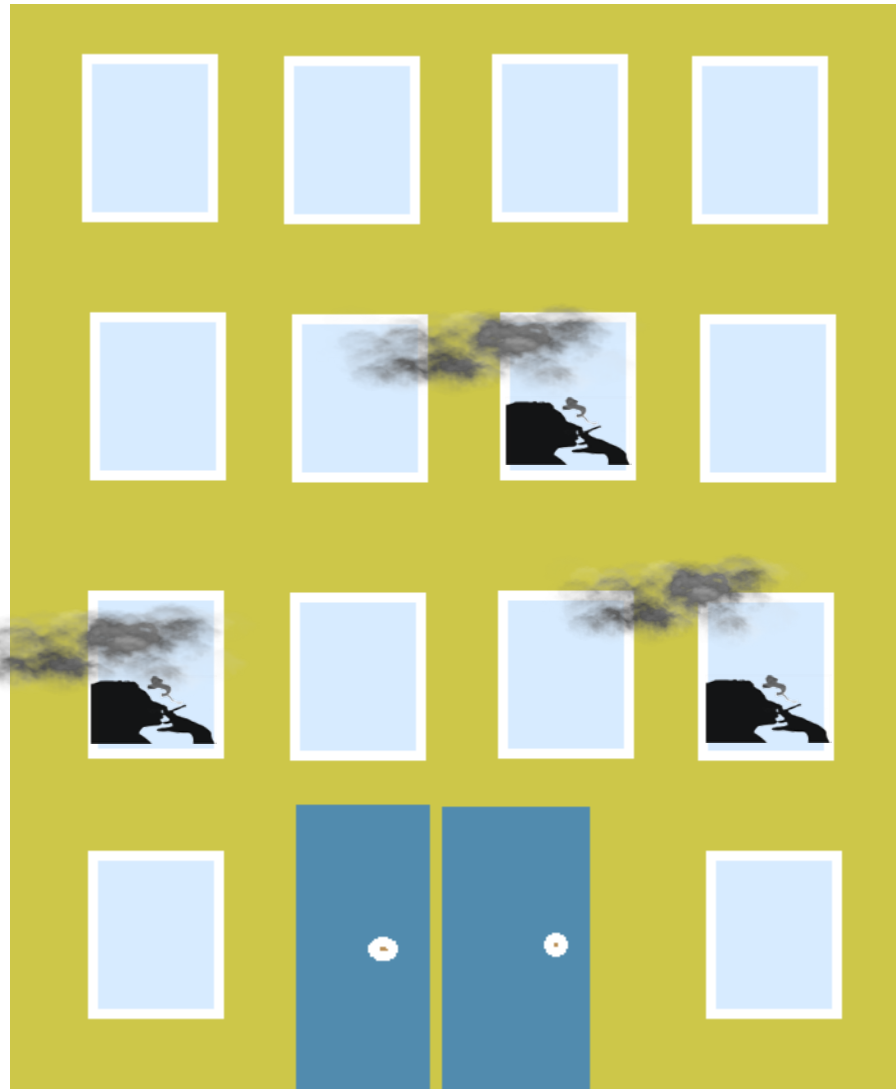
Presentation Outline

- Background
- Policy Impact
- Resident Survey Results
- Policy Options
- Consultation Process
- Legislation
- Implementation
- Next Steps



Background

- Second-hand smoke (SHS) exposure is linked to variety of diseases and premature death.

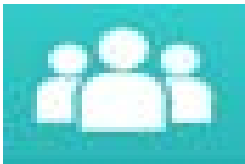


- Smoke-Free Ontario Act does not protect multi-unit dwellers from exposure to SHS.

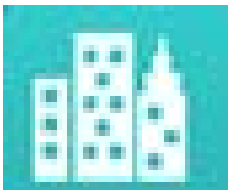
Policy Impact



Peel Living is the largest social housing provider in Peel.



Implementing a smoke-free policy could impact approximately **15,000 residents**, including families, seniors, and singles...



Across more than **7,000 households**.

Peel Living Smoking and Tobacco Survey (2017)

Methodology:

- One survey was mailed to each Peel Living household (N=6,679) on May 8, 2017
- One person/household was randomly selected to complete the survey
- 40% response rate

Results:

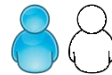
Smoking Prevalence:

8% of residents reported being current smokers



Support for indoor smoking ban:

79% of residents agree that smoking should be banned indoors



Reported exposure to SHS :

49% of residents reported that they “very often”, “often”, or “sometimes” smell tobacco smoke entering their unit.

Policy Options Considered



#1: Smoke-free residential units, with a 100% outdoor smoking ban.



#2: Smoke-free residential units, with outdoor smoking restricted to designated smoking area(s).



#3: Smoke-free residential units **ONLY**.

#4: Status Quo (i.e., no change to current smoking rules).

Consultation Process

| Policy Option no. | Description | Benefits | Risks | Implementation | Financial | Resident Support |
|-------------------|--|----------------|---------------|------------------------|-----------------|------------------|
| 1 | Smoke-free units and outdoor properties | High | Medium | Mod. difficult | \$15K-\$30K | 72% |
| 2 | Smoke-free units with outdoor smoking restricted to DSAs | High to medium | Medium to low | Complex | \$25k to \$315K | 83% |
| 3 | Smoke-free units only | High to Medium | Medium | Easy to mod. difficult | \$5k | 79% |
| 4 | Status quo | Medium | High | Easy | \$0 | N/A |


 Recommendation

Rights, Laws and Legal Issues

The Legalization of Cannabis

- Cannabis Act (federal)
- Bill 174, 2017 (provincial)

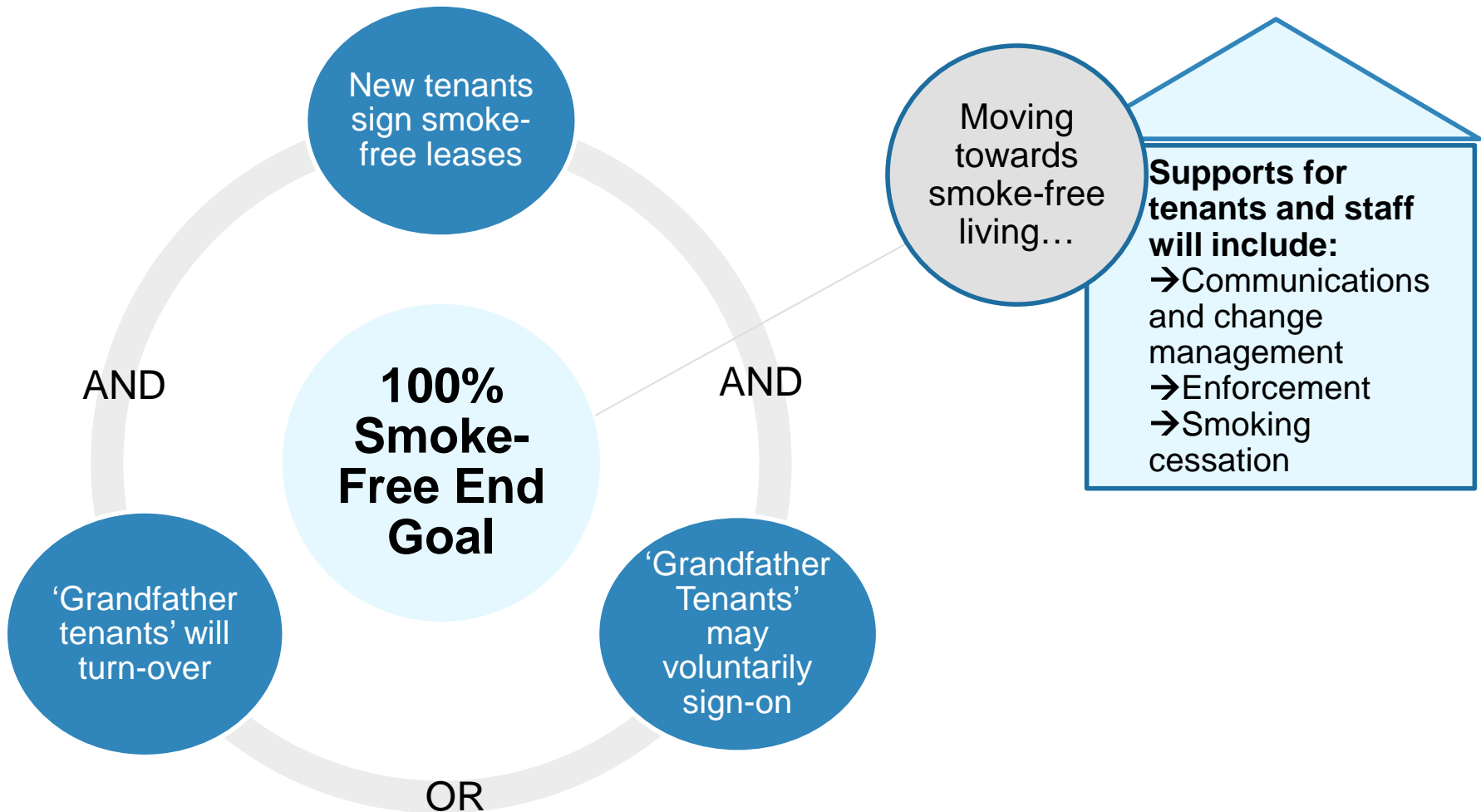
Tenants' Rights and Freedoms

- Charter of Rights and Freedoms
- Ontario Human Rights Code

Case Law

- Courts uphold smoke-free policies.

Policy Implementation



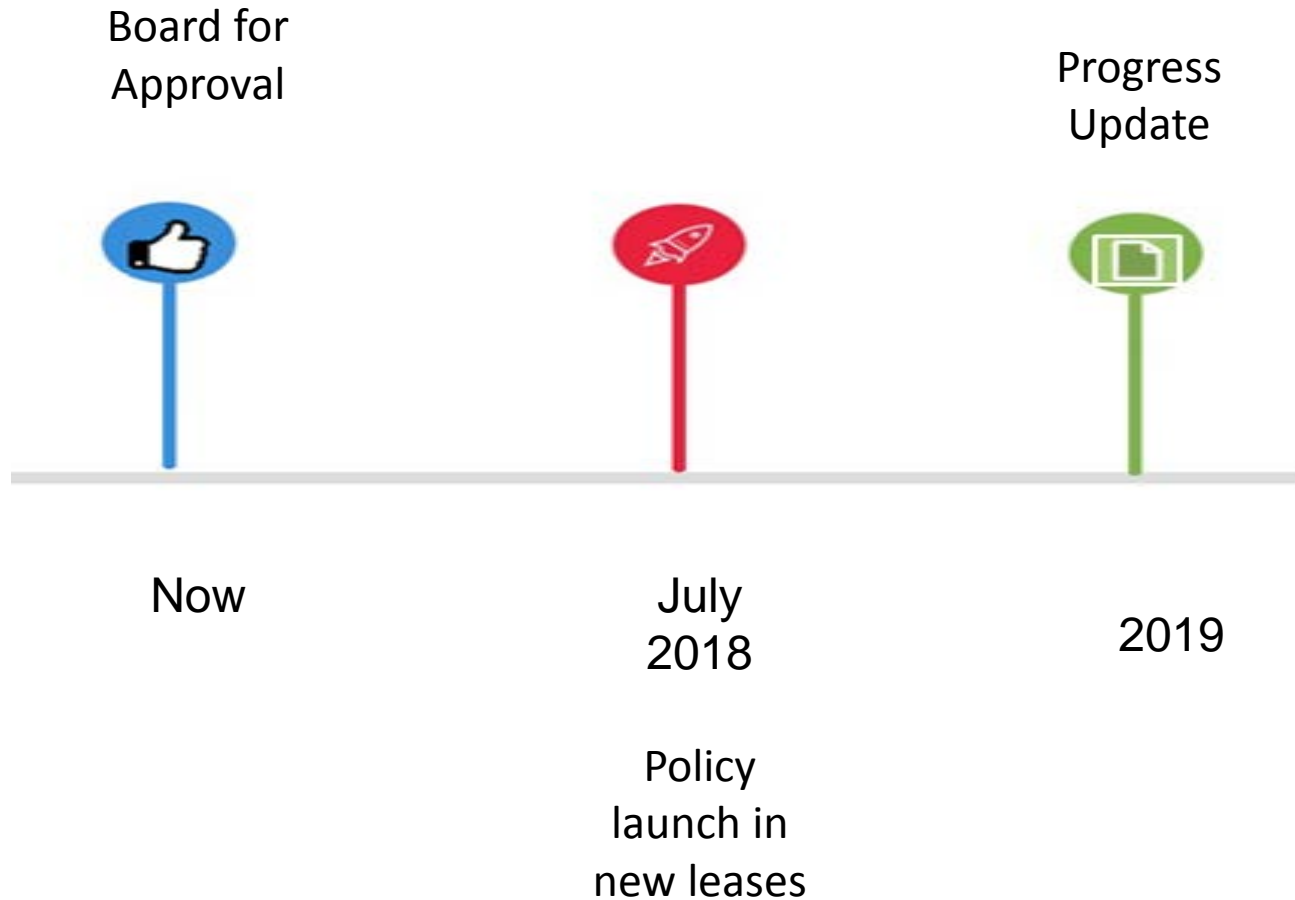
Smoking Cessation Supports

Peel Public Health will ensure the following supports are available to residents:

- ❖ Free Smoking Cessation Workshops
- ❖ Referral to other community supports



Next Steps

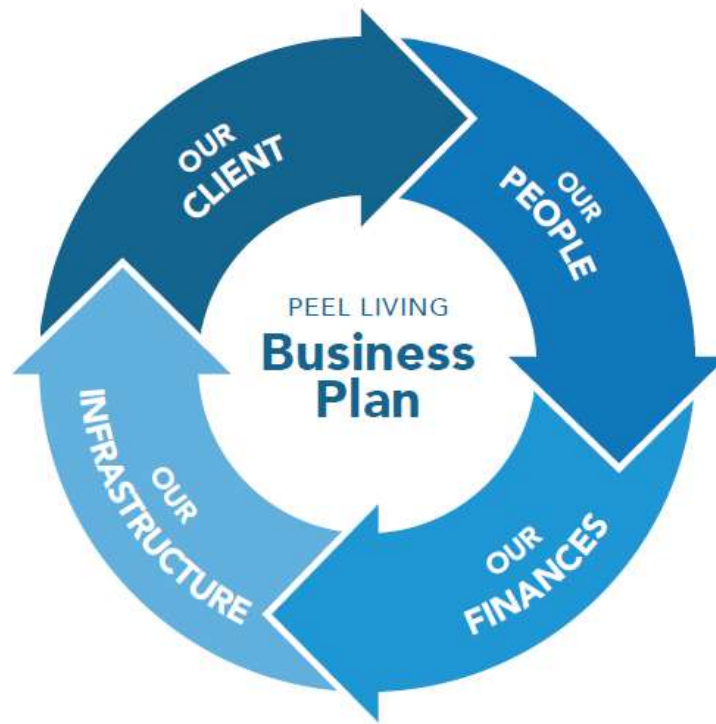




General Manager's Update

March 1, 2018

Balanced Score Card



Client Focus

- Overhoused Initiative
 - impact to date of pilot – Net 48 bedrooms freed up
- Pest Management Pilot initiated
- Clean Building Focus



People Focus

- Development team has been integrated with Peel Housing to facilitate work in progress during interim period while council addresses PPHP direction and PHC Governance
- Mental Health Support Pilot – 43 referrals to date
- Operational Review – project team to engage PHC staff at March 22 Staff Day



Infrastructure Focus

- Active State of Good Repair Program:

Carry forward \$14.3M

2018 approval \$21.8M

\$36.1M

- Development Program:

Twin Pines \$3.6M

East Avenue \$45.0M

\$48.6M



Financial Focus

- Preliminary assessment of 2017 Year End:
 - Operating cost @98.9%
- Procurement process – systematically review contracts
 - Improve scope
 - Enhance QA/QC
- Have identified 11 contracts that will be subject to re-tendering this year
 - Pest Control
 - Security
 - Laundry
 - Plumbing
 - Electrical
 - Janitorial
 - HVAC
 - Elevator
 - Fires & Life Safety
 - Window cleaning
 - Contract Supers



Upcoming Board Agendas

April/June Timeline

- Operational Review update
- Update on functional review of technical/infrastructure services
- Year End Financials
- Energy Management Framework
- Mid-term report on Mental Health Pilot
- Governance



Questions?

