

# PEEL HOUSING CORPORATION

## BOARD OF DIRECTORS

### MINUTES

PHC-9/2016

The Board of Directors of Peel Housing Corporation met on Thursday, November 3, 2016 at 8:39 a.m. in the Council Chambers, Regional Administrative Headquarters, 5<sup>th</sup> Floor, 10 Peel Centre Drive, Suite A, Brampton.

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

**Directors Absent:** Nil

**Also Present:** D. Szwarc, Chief Administrative Officer; J. Sheehy, Commissioner of Human Services and Acting General Manager; D. Bingham, Treasurer; J. Arcella, Deputy Treasurer; B. Colavecchia, Manager, Housing Operations and Tenancy Management; M. MacCrae, Manager, Housing Operations and Tenancy Management; P. O'Connor, Corporate Counsel; A. Macintyre, Corporate Secretary; C. Law, Acting Deputy Corporate Secretary; S. Singh, Legislative Technical Coordinator; M. Sodiya, Legislative Assistant

*Chaired by Vice-President Miles.*

#### 1. DECLARATIONS OF CONFLICTS OF INTEREST - Nil

#### 2. APPROVAL OF MINUTES

##### 2.1. Minutes of the Board of Directors (PHC-9/2016) meeting held on October 6, 2016

Moved by Director Fonseca,  
Seconded by Director Mahoney;

That the minutes of the October 6, 2016 Peel Housing Corporation (PHC-9/2016) Board of Directors Meeting be approved.

Carried 2016-93

#### 3. APPROVAL OF AGENDA

Moved by Director Dale,  
Seconded by Director Shaughnessy;

That the agenda for the November 3, 2016 Peel Housing Corporation (PHC-9/2016) Board of Directors Meeting be approved.

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\* See text for arrivals

♦ See text for departures

Carried 2016-94

**4. DELEGATIONS**

**4.1. Mohamed Bhamani, Senior Manager, and Deanna Heroux, Senior Manager  
KPMG Advisory and Consulting, LLP, Regarding the Twin Pines Project**

Received 2016-95

Mohamed Bhamani and Deanna Heroux, Senior Managers with KPMG Advisory and Consulting, LLP provided the Board with an update on work completed over the past four weeks on the Twin Pines Project. They noted that preliminary engagement with immediate stakeholders is complete and an assessment of total public value of the asset is underway, with anticipated completion and reporting back to the Board scheduled for February 2017.

Director Fonseca suggested the consultants look to consult with the neighbouring Summerville Pines community residents for their input, as well as the two school boards regarding busing issues in the park.

In response to questions from Director Fonseca, Mohamed Bhamani and Deanna Heroux noted consultations with broader stakeholders such as the surrounding communities will be conducted using methods such as mail drops, use of signage, and social media in order to attract public opinion to the project.

Director Moore asked that the chronology of all consultations completed on Twin Pines be included with the report back in February, 2017, going back prior to KPMG coming onto the project.

**5. REPORTS**

**5.1. Update on Board Directed Action Items for the Peel Housing Corporation**

Received 2016-96

Vice-President Miles noted the required changes to the report as follows: the work plan to be presented to the Board should consistently be March 3, 2017, and the recommendations of the Peel Housing Corporation Review of maintenance practices will be presented to the Board early in 2017.

**5.2. Peel Living 2017 Budget**

Presentation by Janice Sheehy, Acting General Manager and Dave Bingham, Treasurer, Peel Living

Received 2016-97

See also Resolution 2016-98

Moved by Director Fonseca,  
Seconded by Director Shaughnessy;

That the 2017 Operating Budget with total revenue of \$98.5 million and total expenditure of \$90.1 million before Reserve transfers, as identified in Appendix I of the 2017 Budget Document, be approved;

And further, that the net transfers to reserves of \$8.4 million as identified in Appendix I of the 2017 Budget Document, be approved;

And further, that the Treasurer of Peel Living be authorized to establish in 2016, one new working fund reserve and one new replacement reserve for Peel Living properties that have reached their end of operating agreements.

Carried 2016-98

See also Resolution 2016-97

Janice Sheehy, Commissioner of Human Services and Acting General Manager, and Dave Bingham, Treasurer, Peel Living provided the annual budget to the Board. Dave Bingham stated that due to some additional capital-related grants that have only recently come available from the Service Manager, the Capital portion of the Budget should be delayed to a future Board meeting to take into account any additional dollars while the Operating portion could be approved at this time.

In response to a question from Director Shaughnessy, Dave Bingham noted that funding for accessibility-related renovations is limited and larger-scale renovations and repairs usually take priority.

In response to a question from Director Fonseca, Janice Sheehy stated that the Region of Peel as Service Manager are receiving many commitments by the upper levels of government, especially with regards to funding streams like energy efficiency or maintenance. Dave Bingham further noted that the strategic plan process being led by Ernst and Young, will provide much needed context for the types of commitments Peel Living will need in the future.

In response to a question from Vice-President Miles, Dave Bingham stated that as energy prices continue to rise, individual metering of units will be something that staff will look at for buildings where it is possible.

**6. COMMUNICATIONS - Nil**

**7. GENERAL MANAGER'S UPDATE - Nil**

**8. IN CAMERA MATTERS**

At 9:30 a.m., the following motion was placed:

Moved by Director Moore,  
Seconded by Director Shaughnessy;

That the Board of Directors of Peel Housing Corporation, in accordance with section 239(2) of the *Municipal Act, 2001*, as amended, proceed "In Camera" to consider the following:

- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose) (Oral)

Carried 2016-99

Moved by Director Shaughnessy,  
Seconded by Director Moore;

That the Board of Directors of Peel Housing Corporation proceed out of "In Camera".

Carried 2016-100

The Board of Directors of Peel Housing Corporation moved out of Closed Session at 10:25 a.m.

**8.1. Advice that is Subject to Solicitor-Client Privilege, Including Communications Necessary for that Purpose) (Oral)**

Received 2016-101

Moved by Director Moore,  
Seconded by Director Shaughnessy;

That the direction given "In Camera" to Corporate Counsel be approved.

Carried 2016-102

**9. OTHER BUSINESS - Nil**

**10. NEXT MEETING**

Thursday, December 1, 2016, 8:30 a.m. - 9:30 a.m.  
Regional Council Chamber, 5th Floor  
Regional Administrative Headquarters  
10 Peel Centre Drive, Suite A  
Brampton, Ontario

**11. ADJOURNMENT**

The meeting adjourned at 10:27 a.m.

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*G. Miles*  
Vice-President

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*A. Macintyre*  
Secretary