

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

PHC-1/2017

The Board of Directors of Peel Housing Corporation met on Thursday, February 16, 2017 at 11:03 a.m. in the Council Chambers, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

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

Directors Absent: B. Shaughnessy, due to other municipal business

Also Present: S. VanOfwegen, Acting Chief Administrative Officer, J. Sheehy, Commissioner of Human Services D. Labrecque, General Manager; D. Bingham, Treasurer; P. O'Connor, Corporate Counsel; A. Macintyre, Corporate Secretary; C. Thomson, 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. ADMINISTRATIVE MATTERS

2.1. Motion to Appoint General Manager

Moved by Director Dale,
Seconded by Director Moore;

That the Board appoint Dan Labrecque as General Manager, Peel Housing Corporation, effective January 1, 2017.

Carried 2017-1

3. APPROVAL OF MINUTES

3.1. Minutes of the Board of Directors Meeting (PHC-10/2016) meeting held on December 1, 2016

Moved by Director Fonseca,
Seconded by Director Moore;

That the minutes of the December 1, 2016 Peel Housing Corporation (PHC-10/2016) Board of Directors meeting be approved.

Carried 2017-2

* See text for arrivals

◆ See text for departures

4. APPROVAL OF AGENDA

Moved by Director Dale,
Seconded by Director Mahoney;

That Delegation 5.1 listed on the agenda for the February 16, 2017 Peel Housing Corporation Board of Directors meeting, be withdrawn;

And further, that the agenda for the February 16, 2017 Peel Housing Corporation Board of Directors meeting include a communication from the Board of Directors of Cedar Groves Residents' Community Corporation, to be dealt with under Communications – Item 7.1;

And further, that the agenda for the February 16, 2017 Peel Housing Corporation Board of Directors meeting include a communication from Daniel Ferguson, Weir Foulds LLP, regarding Twin Pines Mobile Home Park and Cedar Groves Residents' Community Corporation, to be dealt with under Communications – Item 7.2;

And further, that the agenda for the February 16, 2017 Peel Housing Corporation Board of Directors meeting include a communication from Patrick O'Connor, Corporate Counsel, responding to a letter from Daniel Ferguson, Weir Foulds LLP, regarding Twin Pines Mobile Home Park and Cedar Groves Residents' Community Corporation, to be dealt with under Communications – Item 7.3;

And further, that the agenda for the February 16, 2017 Peel Housing Corporation Board of Directors meeting be approved, as amended.

Carried 2017-3

See also Resolutions 2017-5 to 2017-7 inclusive

5. DELEGATIONS

- 5.1. **Marlyn Addai, President, Cedar Grove Residents Community Corporation,**
Commenting on the KPMG Report

This item was withdrawn under Resolution 2017-3

- 5.2. **Mohamed Bhamani, Senior Manager, Deana Heroux, Senior Manager, KPMG, LLP and Denise Occhipinti, Project Manager, Human Services, Regarding the Twin Pines Project**

Received 2017-4

See also Resolutions 2017-5 to 2017-8 inclusive

Mohamed Bhamani, Deanna Heroux, Senior Project Managers, KPMG, LLP, and Denise Occhipinti, Project Manager, Twin Pines Redevelopment, presented an update and milestone report on the Twin Pines Redevelopment Project.

Denise Occhipinti advised that notification to Twin Pines residents of the December 1, 2016 Commitment Modification was completed on December 1, 2016 and that environmental site assessments 1 and 2 have been completed.

Mohamed Bhamani reviewed the Twin Pines project approach and provided an overview of stakeholder engagement and communication efforts between October 2016 and February 2017 to develop the Total Public Value (TPV) Framework and create a clear vision for the redevelopment of Twin Pines.

Deanna Heroux outlined the key drivers of the TPV Framework of creating a mix of housing options that respond to community needs and ensuring Peel Living's affordable housing portfolio can be sustained and improved now and in the future. The key priorities identified with the drivers were highlighted as developing a community where residents can live active and healthy lives; fostering a connected and inclusive community; and, protecting and enhancing the environment for generations to come. Throughout the project, the guiding principles of upholding the commitment to residents; ensuring the development will be flexible to change; remaining open to innovative ideas and solutions; and, minimizing disruption to impacted stakeholders, will be maintained.

Next steps for the project team will be the development of a business case that identifies preliminary development concepts; conducting a market sounding exercise; conducting a qualitative and financial assessment of preliminary development concepts and delivery models; development of a business case report; and, presenting the business case to the Board of Directors for approval at its meeting scheduled for June 1, 2017.

Director Fonseca extended her appreciation to the Twin Pines project team for their efforts and flexibility in communicating with residents.

Director Fonseca noted that environmental testing was conducted within the right-of-way and residents have expressed concern that the testing was not conducted close enough to the subject property.

Mark Schiller, Director, Real Property Asset Management, Region of Peel, advised that the testing was completed by third party experts. He stated that soil contaminates move to the right-of-way which is more accessible for the drill rig and less disruptive to the property.

Director Fonseca requested that the process undertaken for the environmental testing be explained in an upcoming newsletter to Twin Pines residents.

Items 7.1 to 7.3 inclusive were dealt with.

7. COMMUNICATIONS

Additional Items – Items 7.1 to 7.3 inclusive:

- 7.1. **The Board of Directors of Cedar Grove Residents' Community Corporation,** Letter dated February 13, 2017, Regarding Twin Pines Mobile Home Park and Cedar Grove Residents' Community Corporation

Received 2017-5

See also Resolutions 2017-3, 2017-4 and 2017-6 to 2017-8 inclusive

- 7.2. **Daniel P. Ferguson, WeirFoulds, LLP**, Email dated February 8, 2017, Regarding Twin Pines Mobile Home Park and Cedar Grove Residents' Community Corporation

Received 2017-6

See also Resolutions 2017-3 to 2017-5 inclusive, 2017-7 and 2017-8

- 7.3. **Patrick O'Connor, Corporate Counsel, Peel Housing Corporation**, Email dated February 13, 2017, Responding to a letter from Daniel Ferguson, Weir Foulds LLP, regarding Twin Pines Mobile Home Park and Cedar Groves Residents' Community Corporation

Received 2017-7

See also Resolutions 2017-3 to 2017-6 inclusive and 2017-8

6. REPORTS

6.1. Twin Pines Redevelopment – Total Public Value Framework

Moved by Director Fonseca,
Seconded by Director Moore;

That the Total Public Value (TPV) Framework as set out in Appendix I to the report of the General Manager (Designate) titled "Twin Pines Redevelopment – Total Value Framework" be endorsed as the vision for the redevelopment of Twin Pines to provide a mix of housing options and support the sustainability of Peel Living's affordable housing portfolio within a community that is age-friendly, connected and environmentally responsible and to guide decision making related to project planning, the delivery model and the ultimate plan for the site.

Carried 2017-8

See also Resolutions 2017-4 to 2017-7 inclusive

6.2. Peel Housing Corporation Maintenance Review

Received 2017-9

The General Manager was requested by Vice President Miles to provide ongoing progress reports to the Board of Directors with respect to the recommendations pertaining to an action plan that will enhance the corporation's longer term efficiency and effectiveness.

6.3. Peel Living 2017 Capital Budget

Moved by Director Mahoney,
Seconded by Director Fonseca;

That the 2017 Capital Budget for Peel Living for a total of \$16.5 million for State of Good Repair (SOGR) items of high-need nature, as identified in Summary I of the 2017 Budget Document, be approved.

Carried 2017-10

Vice President Miles requested that the 2018 Peel Living budget include strategies for securing capital funding to complete outstanding work at Peel Living sites.

The General Manager undertook to follow up with Vice President Miles to discuss health and safety concerns at the Knightsbridge seniors' property.

7. COMMUNICATIONS

Additional Items – Items 7.1 to 7.3 inclusive:

- 7.1. **The Board of Directors of Cedar Grove Residents' Community Corporation**, Letter dated February 13, 2017, Regarding Twin Pines Mobile Home Park and Cedar Grove Residents' Community Corporation

This item was dealt with under Resolution 2017-5

- 7.2. **Daniel P. Ferguson, WeirFoulds, LLP**, Email dated February 8, 2017, Regarding Twin Pines Mobile Home Park and Cedar Grove Residents' Community Corporation

This item was dealt with under Resolution 2017-6

- 7.3. **Patrick O'Connor, Corporate Counsel, Peel Housing Corporation**, Email dated February 13, 2017, responding to a letter from Daniel Ferguson, Weir Foulds LLP, regarding Twin Pines Mobile Home Park and Cedar Groves Residents' Community Corporation

This item was dealt with under Resolution 2017-7

8. GENERAL MANAGER'S UPDATE

Received 2017-11

Dan Labrecque, General Manager, Peel Living, provided the status of business transformation projects and highlighted identified challenges in several areas. He stated that infrastructure is noted as the most significant driver of client satisfaction and that he has begun the process to develop a Condition Rating System to inform asset planning. While a development planning study conducted by the Region of Peel's Real Property Asset Management Team ten years ago is being updated, an internal team has been assembled to review previously identified development/redevelopment opportunities. The General Manager also reviewed priorities associated with staffing, financial management and future Board engagement, noting that he is working to develop a long-range calendar for agenda setting that incorporates key decision milestones, the Board's desire for its strategic plan and governance process, and prior pending items.

Vice President Miles highlighted the General Manager's acknowledgement of the desire and commitment of Peel Living staff to ensure the best experience for residents, and she stated that Peel Living's goals could not be achieved without caring, dedicated staff.

9. IN CAMERA MATTERS

9.1. Closed Session Report of the Board of Directors Meeting (PHC-10/2016) held on December 1, 2016

Moved by Director Dale,
Seconded by Director Fonseca;

That the December 1, 2016 Board of Directors (PHC-10/2016) Closed Session Report be received.

Carried 2017-12

10. OTHER BUSINESS - Nil

11. NEXT MEETING

Thursday, March 2, 2017, 8:30 a.m. - 10:30 a.m.
Regional Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

12. ADJOURNMENT

The meeting adjourned at 12:14 p.m.

G. Miles
Vice-President

A. Macintyre
Secretary