

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-3/2016

The Board of Directors of Peel Housing Corporation met on March 3, 2016 at 8:34 AM, in the Council Chambers, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: D. Austin; S. Elias; R. Mendis; G. Miles; J. Mirza; E. Moore; B. Shaughnessy

Directors Absent: F. Dale (personal); C. Fonseca (other municipal business); M. Mahoney (other municipal business)

Also Present: D. Szwarc, Chief Administrative Officer, Region of Peel; G. Bursey, Acting Commissioner of Human Services, Region of Peel; M.S. Mwarigha, 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; K. Lockyer, Regional Clerk; A. Macintyre, Corporate Secretary; C. Law, Deputy Corporate Secretary; H. Gill, Legislative Assistant

Chaired by Vice-President Miles.

1. DECLARATIONS OF CONFLICTS OF INTEREST

Director Austin declared a conflict related to Item 5.1 due to the fact she is employed by an organization mentioned in the report.

2. APPROVAL OF MINUTES

2.1. Minutes of the Board of Directors (PHC-2/2016) meeting held on February 4, 2016

Moved by Director Elias,
Seconded by Director Austin;

That the February 4, 2016 Peel Housing Corporation (PHC-2/2016) Board of Directors Meeting minutes be approved.

Carried 2016-24

* See text for arrivals

♦ See text for departures

3. APPROVAL OF AGENDA

Moved by Director Moore,
Seconded by Director Mendis;

That the agenda for the February 4, 2016 Peel Housing Corporation Board of Directors meeting include a delegation from Chris Bullock and John D'Angelo from Martinway Contracting Limited, to be dealt with as item 4.1;

And further, that the agenda be approved, as amended.

Carried 2016-25

4. DELEGATIONS

Additional Item – 4.1

4.1. **John D'Angelo, President, and Chris Bullock, Vice-President of Development, Martinway Contracting Limited,** Regarding Region of Peel RFP 2016-044P and a Potential Partnership with Peel Housing Corporation.

Received 2016-26

Moved by Director Moore,
Seconded by Director Austin;

That Peel Housing Corporation (PHC) explore and analyze the feasibility of collaboration with Martinway Contracting Ltd. ("Martinway"), regarding a proposal for the development of new affordable rental housing units in the City of Brampton, in response to the Region of Peel's Request for Proposals (RFP) 2016-044P (New Affordable Rental Housing Development), including collaboration by means of making a joint proposal in response to the RFP;

And further, that the analysis with recommendations including the details of any proposed collaboration be presented to the Board of Directors of PHC at the April 7, 2016 Board meeting, for consideration.

Carried 2016-27

John D'Angelo, President and Chris Bullock, Vice-President of Development, Martinway Contracting Limited ("Martinway"), informed the Board that they are interested in partnering with Peel Housing Corporation on submitting a joint bid to the recently released Region of Peel Request for Proposal 2016-044P offering government dollars for projects related to new affordable rental housing development. John D'Angelo noted the organization has a site under ownership that will be ready for redevelopment, and could be shared with Peel Housing Corporation as a way to build more affordable housing units in the City of Brampton.

Director Moore supported the idea of staff reporting back to the Board on a possible partnership, and stated that other providers may now come forward to the Board with similar proposals, and staff should be prepared to manage future requests when they report back.

Director Shaughnessy asked that any proposal for the site give consideration to providing recreational facilities and amenities on site.

Patrick O'Connor, Corporate Counsel, cautioned that it may not be practical for staff to determine what is feasible prior to the closing date of the RFP on April 15, 2016.

5. REPORTS

5.1. Seniors Health and Wellness Village at Peel Manor

Moved by Director Moore,
Seconded by Director Elias;

That the inclusion of Manorbridge seniors' apartments in the Master Site planning process related to the Seniors Health and Wellness Village at Peel Manor, be approved.

Carried 2016-28

5.2. Application for Affordable Housing Capacity Building Grant for Potential Redevelopment of East Avenue Site

Moved by Director Austin,
Seconded by Director Mirza;

That an application for the Affordable Housing Capacity Building Grant, for the purpose of exploring redevelopment options on the East Avenue site, be submitted to the Region of Peel.

Carried 2016-29

**5.3. Review of the Shareholder Direction and Services Agreement between the Region of Peel and Peel Housing Corporation (For information)
Presentation by Gayle Bursey, Acting Commissioner of Human Services**

Received 2016-30

Gayle Bursey, Acting Commissioner of Human Services at the Region of Peel, outlined for the Board the Shareholder Direction and Services Agreement with the Region of Peel, since last being presented to the Board. She provided details related to changes made at the Board's request; how the relationship should work in the future; how the documents can be reviewed and changed in the future; and the proposed timelines for approval by the Board and Regional Council, as sole shareholder.

5.4. Long Term Care Service Accountability Agreement For Vera M Davis Community Care Centre

Moved by Director ,
Seconded by Director ;

That the Peel Housing Corporation's signing officers execute the 2016-2019 Long Term Care Service Accountability Agreement (LSAA) with the Central West Local Health Integration Network (LHIN) in respect of the Davis Centre for which the Peel Housing Corporation is the licensee under the *Long Term Care Homes Act, 2007*;

And further, that the Board provide signing authority to The Regional Municipality of Peel Chair of Regional Council and Director of Long Term

Care for the purpose of signing the Compliance Declarations required by the LSAA, on behalf of the Board;

And further, that the Board authorize The Regional Municipality of Peel's Director of Long Term Care to sign all reports required to fulfill the reporting obligations to the LHINs under the LSAA in respect of the Davis Centre.

Carried 2016-31

6. COMMUNICATIONS

6.1. **Marlyn Addai, President, Cedar Grove Residents' Community Corporation, Letter dated February 16, 2016, Regarding Request to Attend and Make a Presentation to Peel Living Board of Directors**

Moved by Director Austin,
Seconded by Director Mirza;

That a delegation to a future meeting of the Peel Housing Corporation Board of Directors, from the Cedar Grove Residents' Community Corporation, be approved.

Carried 2016-32

7. GENERAL MANAGER'S UPDATE

M.S. Mwarigha, General Manager, provided the Board with an update on current initiatives and events that may be of interest to Board members. He noted that there are several upcoming conferences related to the affordable housing field, and that any interested Board members should contact staff for more details and stated that representation at these events from Peel Housing Corporation is very important. He further noted several updates on the progress of the Business Transformation Project and its various elements, as well as, some recent funding announcements from the Ontario Government that Peel Housing Corporation will pursue once more details are made public.

8. IN CAMERA MATTERS

8.1. **Closed Session Report of the Board of Directors Meeting (PHC-2/2016) held on February 4, 2016**

Moved by Director Austin,
Seconded by Director Mirza;

That the February 4, 2016 Board of Directors (PHC-2/2016) Closed Session Report be approved.

Carried 2016-33

9. OTHER BUSINESS

10. NEXT MEETING

Thursday, April 7, 2016, 8:30 a.m. - 10:30 a.m.
Regional Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

11. ADJOURNMENT

The meeting adjourned at 9:51 a.m.

G. Miles
Vice-President

A. Macintyre
Secretary