

**PEEL HOUSING CORPORATION**

**BOARD OF DIRECTORS**

**MINUTES**

**PHC-8/2016**

The Board of Directors of Peel Housing Corporation met on October 6, 2016 at 8:32 a.m., in the 5<sup>th</sup> Floor Boardroom, 10 Peel Centre Drive, Suite A, Brampton.

**Directors Present:** F. Dale♦, via teleconference; 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, J. Arcella, Deputy Treasurer, P. O'Connor, Corporate Counsel; K. Lockyer, Regional Clerk; A. Macintyre, Corporate Secretary; C. Thomson, Deputy Corporate Secretary; M. Sodiya, Acting Legislative Assistant

*Chaired by Vice-President Miles*

1. **DECLARATIONS OF CONFLICTS OF INTEREST - Nil**
2. **ADMINISTRATIVE MATTERS**
- 2.1. **Resolution to Present a By-law for Enactment Regarding Quorum Requirements of the Peel Housing Corporation Board of Directors Meetings**

Moved by Director Fonseca,  
Seconded by Director Mahoney;

Whereas the *Ontario Business Corporations Act* requires that, at a minimum, two-fifths of the members of the Board of Directors constitute quorum;

Therefore be it resolved, that a By-law to amend By-law 1-2003, being a by-law relating generally to the conduct of the business and affairs of Peel Housing Corporation (PHC), by amending the quorum requirement for PHC Board of Directors meetings to be five members, be presented for enactment.

Carried 2016-78

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\* See text for arrivals

♦ See text for departures

Item 9.1 was dealt with.

**9. BY-LAWS**

- 9.1. By-law 1-2016: A By-law to amend By-law 1-2003 relating generally to the conduct of the business and affairs of Peel Housing Corporation.

Moved by Director Moore,  
Seconded by Director Shaughnessy;

That the by-law listed on the Peel Housing Corporation agenda, being By-law 1-2016, be approved.

Carried 2016-79

*Director Dale concluded his participation via teleconference at 8:37 a.m. and the remainder of the meeting was conducted in the Council Chamber.*

**2.2. Removal of General Manager**

Moved by Director Moore,  
Seconded by Director Fonseca;

That Shadrack Mwarigha be removed as General Manager, Peel Housing Corporation, effective September 19, 2016.

Carried 2016-80

**2.3. Resignation of Peel Housing Corporation Directors**

Moved by Director Moore,  
Seconded by Director Fonseca;

That the resignation of the following four Peel Housing Corporation Directors be accepted:

D. Austin;  
S. Elias;  
R. Mendis;  
J. Mirza.

Carried 2016-81

**Additional Items – Items 2.4 and 2.5:**

**2.4. Peel Housing Corporation Signing Officers**

Moved by Director Fonseca,  
Seconded by Director Mahoney;

That the Corporate Secretary and the Deputy Corporate Secretary be appointed and designated as signing officers of the Peel Housing Corporation.

Carried 2016-82

**2.5. Responsibilities and Authorities of the General Manager**

Moved by Director Moore,  
Seconded by Director Fonseca;

That the responsibilities and authorities of the General Manager be fulfilled by Janice Sheehy, the Commissioner of Human Services, on an Acting basis, at the pleasure of the Board.

Carried 2016-83

**3. APPROVAL OF MINUTES**

**3.1. Minutes of the Board of Directors Meeting (PHC-7/2016) meeting held on September 15, 2016**

Moved by Director Shaughnessy,  
Seconded by Director Mahoney;

That the September 15, 2016 Peel Housing Corporation (PHC-7/2016) Board of Directors Meeting minutes be approved.

Carried 2016-84

**4. APPROVAL OF AGENDA**

Moved by Director Fonseca,  
Seconded by Director Mahoney;

That the agenda for the October 6, 2016 Peel Housing Corporation (PHC-8/2016) Board of Directors Meeting be approved.

Carried 2016-85

**5. DELEGATIONS**

**5.1. Marlyn Addai, President, Cedar Grove Residents' Community Corporation, Regarding the Twin Pines Project**

Received 2016-86

Marlyn Addai, President, Board of Directors, Cedar Grove Residents Community Corporation, provided an overview and history of the Cedar Grove community. She highlighted the stress to residents related to the community's uncertain future, noting that while residents own their homes, the land is rented and many residents still have mortgages or collateral loans. She invited the Board of Directors, Commissioner of Human Services and KPMG Consultants to tour the community in order to gain a better understanding of what the residents stand to lose.

5.2. **Dan Ferguson, Partner, Weir Foulds LLP**, Regarding the Twin Pines Project

Received 2016-87

Dan Ferguson, Partner, Weir Foulds LLP, stated that the failure to extend the “security of tenure” provision and the proposal for redevelopment of the park has created great social and economic disruptions to the residents and that any redevelopment of Twin Pines must provide equivalent housing and security of tenure to members; preserve investments and compensate members for losses; and, address the social and economic impact and needs of residents.

Dan Ferguson reaffirmed the commitment of the Cedar Groves Residents Community Corporation to work cooperatively with Peel Living and the expectation that Peel Living’s legal obligations with respect to security of tenure will be performed in full.

Director Fonseca stated that as a Peel Housing Corporation Director and the Regional Councillor for the area, she is fully committed to continue working with residents to ensure their concerns are addressed and that Cedar Grove residents remain engaged going forward.

5.3. **Mohamed Bhamani, Senior Manager, and Will Lipson, Engagement Partner, KPMG LLP**, Regarding the Twin Pines Project

Received 2016-88

Denise Occhipinti, Project Manager, Office of System Integration, introduced the following representatives from KPMG: Mohamed Bhamani, Project Lead and Will Lipson, Engagement Partner, who presented on the Twin Pines Project.

Mohamed Bhamani provided an overview of the three key phases associated with the Twin Pines Redevelopment Project: Project Definition, Transaction Implementation and Project Delivery. He explained that the approach to defining the redevelopment project is to focus on the desired outcomes and identify the total public value. The total public value is a set of criteria by which to assess the business case and preferred development option that considers matters such as the overall public good for Peel Living, the residents of Twin Pines and the surrounding community.

Once a direction is chosen and a business plan approved, the project will move to phase two which is the implementation of the commercial transaction, such as entering into a partnership with a developer to achieve the service delivery model. Phase two is expected to take the project into late 2018.

Phase three will begin once a commercial transaction is completed and the partner is selected for the execution of the site development in order to achieve the total public value outcomes.

Denise Occhipinti confirmed that Twin Pines residents will be engaged at key intervals and she recognized the need for ongoing communication with stakeholders throughout the course of phase one. Development of the Communication Strategy and Engagement Plan will describe the approach to engaging with each of the stakeholders and include key messages and timelines. Stakeholder engagement activities will commence in the coming weeks and continue throughout the development of the framework and business case, which will inform the recommendations to be delivered in June 2017.

Director Fonseca requested that meetings with Twin Pines residents be held at Twin Pines and that efforts continue to be made to address the residents' challenges throughout the project.

In response to a question from Vice-President Miles, Mohamed Bhamani confirmed that KPMG would not be repeating the survey conducted by Planning Alliance but would seek to gain a better understanding of the responses that were received.

## **6. REPORTS**

### **6.1. Affordable Housing Program Update (Oral)**

Received 2016-89

Janice Sheehy, Commissioner of Human Services and Acting General Manager, Peel Housing Corporation (PHC), provided clarification on how reports to Regional Council on the Affordable Housing Program relate to the PHC Board. She noted that Regional Council allocated \$32 million to PHC for the support of regeneration projects on existing lands, as well as, the creation of new affordable housing. Staff are now proceeding with an invitational Request for Proposal (RFP) to the 21 respondents to the Request for Expressions of Interest.

### **6.2. 2015 Vera M. Davis Performance Management System Report**

Received 2016-90

### **6.3. Semi-Annual Financial Report - June 30, 2016 (Unaudited)**

Received 2016-91

Councillor Moore requested that the format of future semi-annual financial reports be simplified for ease of understanding.

The Chief Administrative Officer suggested that staff provide a brief presentation of highlights to accompany such reports in the future.

## **7. COMMUNICATIONS - Nil**

## **8. GENERAL MANAGER'S UPDATE - Nil**

## **9. BY-LAWS**

### **9.1. By-law 1-2016: A By-law to amend By-law 1-2003 relating generally to the conduct of the business and affairs of Peel Housing Corporation.**

This item was dealt with under Resolution 2016-79

**10. IN CAMERA MATTERS**

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

**10.1. Closed Session Report of the Peel Housing Corporation Board of Directors Meeting (PHC 7/2016), held on September 15, 2016**

Received 2016-92

**11. OTHER BUSINESS - Nil**

**12. NEXT MEETING**

Thursday, November 3, 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

**13. ADJOURNMENT**

The meeting adjourned at 9:33 a.m.

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*G. Miles*  
Vice-President

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*A. Macintyre*  
Secretary