

**PEEL HOUSING CORPORATION**

**BOARD OF DIRECTORS**

**MINUTES**

**PHC-3/2018**

The Board of Directors of Peel Housing Corporation met on May 3, 2018 at 8:45 AM, in the Council Chamber, 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; B. Shaughnessy

**Directors Absent:** E. Moore

**Also Present:** D. Szwarc, Chief Administrative Officer, Region of Peel; J. Sheehy, Commissioner of Human Services; P. O'Connor, Corporate Counsel; D. Labrecque, General Manager; S. Nagel, Treasurer; J. Arcella, Deputy Treasurer; A. Macintyre, Corporate Secretary; 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-2/2018) meeting held on March 1, 2018**

Moved by Director Mahoney,  
Seconded by Director Dale;

That the minutes of the Peel Housing Corporation (PHC-2/2018) Board of Directors meeting held on March 1, 2018, be adopted.

Carried 2018-18

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\* See text for arrivals

◆ See text for departures

**4. APPROVAL OF AGENDA**

Moved by Director Fonseca,  
Seconded by Director Shaughnessy;

That the agenda for the May 3, 2018 Peel Housing Corporation Board of Directors meeting include an oral discussion regarding Board Governance, to be dealt with under Other Business - Item 10.1;

And further, that the agenda for the May 3, 2018 Peel Housing Corporation Board of Directors meeting include an oral discussion regarding waste collection at Peel Living townhouse complexes, to be dealt with under Other Business – Item 10.2;

And further, that the agenda for the May 3, 2018 Peel Housing Corporation Board of Directors meeting include an In Camera oral discussion related to Labour Relations or Employee Negotiations, to be dealt with under In Camera Matters - Item 9.1;

And further, that the agenda for the May 3, 2018, Peel Housing Corporation Board of Directors meeting, be approved, as amended.

Carried 2018-19

Related to 2018-25, 2018-26 and 2018-30

**5. DELEGATIONS – Nil**

**6. REPORTS**

**6.1. Proposed Transfer of a Permanent Easement For a New Watermain to the Regional Municipality of Peel, Located at 30 Hansen Road, City of Mississauga**

Moved by Director Dale,  
Seconded by Director Mahoney;

That the Peel Housing Corporations Board of Directors authorize the execution of an Agreement of Purchase and Sale between Peel Housing Corporation and the Regional Municipality of Peel for the transfer of a permanent easement interest in land for the purposes of a new watermain, described as Part of Lot 16, Concession 1 North of Dundas Street, City of Mississauga, Regional Municipality of Peel, and designated as Part 1 on draft reference plan 17-30-195-00 prepared by J. D. Barnes Limited;

And further, that the permanent easement interest be declared surplus to the needs of Peel Housing Corporation, as vendor, and sold to the Regional

Municipality of Peel, as purchaser, the permanent easement interest in the lands, described as Part of Lot 16, Concession 1 North of Dundas Street, City of Mississauga, Regional Municipality of Peel, and designated as Part 1 on draft reference plan 17-30-195-00 prepared by J. D. Barnes Limited.

Carried 2018-20

**6.2. Procurement Activity Semi-Annual Report July 1 to December 31, 2017**

Received 2018-21

**6.3. 2017 Peel Housing Corporation Financial Statements (Unaudited)**

Moved by Director Fonseca,  
Seconded by Director Shaughnessy;

That the 2017 Peel Housing Corporation (operating as Peel Living) unaudited financial statements be approved.

Carried 2018-22

Director Fonseca suggested that social media be utilized to convey the positive results of the external audit of the financial statements of the Peel Housing Corporation.

**6.4. Year End Financial Report - December 31, 2017 (For information)**

Received 2018-23

**7. COMMUNICATIONS – Nil**

**8. GENERAL MANAGER'S UPDATE**

Received 2018-24

Dan Labrecque, General Manager, highlighted reports planned for presentation at future meetings of the Peel Housing Corporation Board of Directors.

Patrick O'Connor, Corporate Counsel, was requested by Director Fonseca to report to a future meeting of Regional Council on the implications to municipalities of amendments to the *Construction Lien Act*.

**Other Business Items 10.1 and 10.2 were dealt with**

**10.1 Governance Review (Oral)**

Received 2018-25

Related to 2018-19

President Miles stated the need to clearly distinguish the roles of Peel Housing Corporation and the Region of Peel Housing Services division.

Janice Sheehy, Commissioner of Human Services, undertook to request the external consultant retained to review PHC governance to address this matter.

10.2 **Waste Collection at Peel Living Townhouse Sites (Oral)**

Received 2018-26

Related to 2018-19

President Miles stated that PHC townhouse complexes do not have adequate space to store waste collection carts and she suggested that the Board of Directors consider whether cart-based collection should be continued at PHC sites.

David Szwarc, Chief Administrative Officer, advised that staff would be reporting to the next meeting of the Waste Management Strategic Advisory Committee on the issue of waste collection for all multi-residential buildings, including PHC sites, and that any recommendations arising from that meeting would be presented to Regional Council for adoption.

President Miles highlighted the need for municipal and regional planning staff to ensure that new developments are designed to accommodate proper waste collection carts.

Director Mahoney noted that local Zoning By-laws do not permit the storage of carts in front of homes. He also highlighted the increase in the number of stacked townhomes which present additional challenges with respect to waste collection carts.

**Additional Item 10.3:**

10.3 **Special Meeting of the Board of Directors Scheduled for May 17, 2018 (Oral)**

Received 2018-27

President Miles advised that she, as well as Director Moore, would not be available to attend the Special Meeting of the Peel Housing Corporation Board of Directors scheduled for May 17, 2018, due to other municipal business. She requested that the matter be dealt with at the regular meeting of the Board scheduled for June 7, 2018. Therefore, the Special Meeting will be cancelled.

**9. IN CAMERA MATTERS**

At 9:17 a.m., the following motion was placed:

Moved by Director Dale,

Seconded by Director Mahoney;

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:

- Labour Relations or Employee Negotiations

Carried 2018-28

Moved by Director Shaughnessy,  
Seconded by Director Fonseca;

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

Carried 2018-29

The Board of Directors of Peel Housing Corporation moved out of Closed Session at 9:39 a.m.

**9.1 Labour Relations or Employee Negotiations**

Received 2018-30

Related to 2018-19

**10. OTHER BUSINESS**

**10.1 Governance Review**

This item was dealt with under Resolution 2018-25

**10.2 Waste Collection at Peel Living Townhouse Sites**

This item was dealt with under Resolution 2018-26

**Additional Item 10.3:**

**10.3 Special Meeting of the Board of Directors Scheduled for May 17, 2018**

This item was dealt with under Resolution 2018-27

**11. NEXT MEETING**

Thursday, June 7, 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 9:40 a.m.

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President

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Secretary