

**City Building Committee Minutes
TORONTO COMMUNITY HOUSING CORPORATION
Wednesday, January 25, 2006**

Page 1

Wednesday, January 25, 2006

The City Building Committee of the Board of Directors of the Toronto Community Housing Corporation met on January 25, 2006, Main Floor Board Room, 931 Yonge Street, Toronto, commencing at 9:40 a.m.

Members Present:

Ms. Joan Simalchik, Chair
Mr. Ron Struys
Mr. Nick Volk

Regrets:

Councillor Giorgio Mammoliti
Councillor Paula Fletcher

Also Present:

Mr. Derek Ballantyne, Chief Executive Officer
Mr. Gordon Chu, Chief Financial Officer
Mr. Mark Guslits, Chief Financial Officer
Mr. Peter Zimmerman, Housing Development Manager
Ms. Lizette Zuniga, Director, Portfolio Analysis and Development
Mr. John Fox, Legal Counsel, Development

The Chair, Ms. Simalchik called the meeting to order, and Allison Godfrey served as recording secretary.

Declarations of Interest in Matters before the Committee

The Chair requested the members of the City Building Committee to indicate any Agenda Item in which they had an interest.

No members declared an interest in the matters before the committee.

Confirmation of Minutes of City Building Committee, November 2, 2005, and the In

**City Building Committee Minutes
TORONTO COMMUNITY HOUSING CORPORATION
Wednesday, January 25, 2006**

Page 2

Camera Minutes of November 2, 2006 and November 18, 2006.

ON MOTION MADE, by Mr. Struys, seconded by Mr. Volk, the City Building Committee approved the minutes of November 2, 2005.

Approval of Agenda

ON MOTION MADE by Mr. Struys, seconded by Mr. Volk, the City Building Committee approved the Public Agenda.

**ITEM 1: RAILWAY LANDS BLOCK 32 & 36 DEVELOPMENT STRATEGY REPORT
(CBC:2006-02)**

The City Building Committee of January 25, 2006 had before it the above captioned report (CBC:2006-02) from the Chief Executive Officer proposing that the Committee adopt the report and forward it to the Board of Directors for approval:

- (1) approve the overall project direction and work plan outlined in the Railway Lands Blocks 32 and 36 Strategy Report to advance the development of these properties for affordable housing purposes for which TCHC has been appointed the City's agent;
- (2) authorize the CEO to transmit this report to the City of Toronto Affordable Housing Committee and through this Committee to City Policy and Finance Committee and City Council for information and implementation of recommendations requiring City actions; and
- (3) authorize the CEO to request as part of this transmittal Council direction for the expedited processing and review of the Official Plan Amendment Rezoning Application for this project.

ON MOTION MADE by Mr. Volk, seconded by Mr. Struys, the City Building Committee adopted

City Building Committee Minutes
TORONTO COMMUNITY HOUSING CORPORATION
Wednesday, January 25, 2006

Page 3

the report and forwarded it to the Board of Directors for approval.

ON MOTION MADE by Mr. Volk, seconded by Mr. Struys, the City Building Committee requested that a separate report be presented directly to the Board of Directors providing a framework for the proposed options and definitions of affordable housing in future TCHC developments.

ITEM 2: RAILWAY LANDS BLOCK 31 UPDATE REPORT & COORDINATING ARCHITECT RFP

Mr. Zimmerman updated the Committee on the status of Block 31 with respect to potential development. This item will be returning to the Committee at a future meeting, conditional on the other parties involved in the development reaching an agreement.

ITEM 3: TCHC DEPUTATION POLICY FOR STAKEHOLDER

The City Building Committee of January 25, 2006 had before it the above captioned report (CBC:2006-01) from the Chief Executive Officer recommending that the Committee receive the Deputation Policy for Stakeholders for information and discussion, and provide comments to the Board of Directors for a full discussion on the Deputation Policy.

ON MOTION MADE by Mr. Struys, seconded by Mr. Volk, the City Building Committee received the report and forwarded it to the Board of Directors.

ON MOTION MADE by Mr. Struys, seconded by Mr. Volk, the City Building Committee requested that the following comments be forwarded to the Board of Directors on the Deputation Policy:

- (a) that the policy generally continues as is;*
- (b) that the board discuss a protocol or procedure for*

City Building Committee Minutes
TORONTO COMMUNITY HOUSING CORPORATION
Wednesday, January 25, 2006

Page 4

addressing deputations which directly name staff members; and (c) that the Board address the issue of the seating arrangements for individuals making deputations.

ITEM 4: REGENT PARK UPDATE

Mr. Ballantyne updated the Committee on recent progress at Regent Park. The RFP will be closing in early February, a new proponent will be chosen by mid-February. The area to be demolished has been fenced, and the interior demolition is underway. On February 13, 2006 there will be a ceremony for tenants, staff, stakeholders and the levels of government to celebrate the revitalization of Regent Park.

Further items with respect to Regent Park, including a business plan will be at future meetings of the Committee.

ITEM 5: UPDATE ON OTHER DEVELOPMENT

Mr. Ballantyne updated the Committee on other TCHC developments. The proposed development at 60 Richmond Street will be before City Council very soon, but at the Committee level, there were conditions concerning cooperative and non-profit housing that may make it difficult for TCHC to find funding for the building. The development proposal for 1900 Sheppard Avenue will be appearing at a future North York Community Council meeting.

ADJOURNMENT

ON MOTION MADE, by Mr. Volk, seconded by Mr. Struys, the City Building Committee resolved to adjourn the meeting.

The meeting of the City Building Committee was adjourned at 11:00 a.m.

Secretary
CBCOMminsJan.doc

Chair