



TORONTO COMMUNITY HOUSING CORPORATION

BOARD OF DIRECTORS' MEETING

AGENDA

IN-CAMERA SESSION

8:30 a.m. – 9:25 a.m.

11:35 a.m. – 2:00 p.m.

Date: December 11, 2025

Location: Webex / 931 Yonge Street, Main Floor Conference Room

Time	Description	Action	Pre-read	Presenter
8:30	1. Chair's Remarks	Information	Verbal Report <i>5 minutes</i>	Chair
8:35	2. Approval of In-Camera Meeting Agenda	Approval	Agenda <i>2 minutes</i>	Chair
8:37	3. Chair's Poll re: Conflict of Interest	Declaration	Agenda and Conflict of Interest Policy <i>1 minute</i>	Chair
8:38	4. Confirmation of Board of Directors' In-Camera Meeting Minutes of October 17, 2025	Approval	Minutes <i>1 minute</i>	Chair
8:39	5. Business Arising from the In-Camera Meeting Minutes and Action Items Update as of October 17, 2025	Information	Action Item List <i>1 minute</i>	Chair

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Time	Description	Action	Pre-read	Presenter
8:40	6. Confidential report dealing with financial information that belongs to Toronto Community Housing Corporation and has monetary value or potential monetary value.	Presentation	TCHC:C2025-57 <i>30 minutes</i>	President & Chief Executive Officer and Chief Financial Officer & Treasurer
9:10	7. Confidential Reading Materials Regarding Matters on the Public Agenda a) Confidential Attachment 1 to Public Item 8B Integrated Project Delivery: Deep Retrofit of the Scarlettwood Complex b) Confidential Attachment 2 to Public Item 8B Integrated Project Delivery: Deep Retrofit of the Scarlettwood Complex c) Confidential Attachment 3 to Public Item 8B Integrated Project Delivery: Deep Retrofit of the Scarlettwood Complex d) Confidential Attachment 1 to Public Item 8C Vendor Award: State of Good Repair Interiors Program Roster e) Confidential Attachment 1 to Public Item 8D Vendor Award: Construction Manager at Risk at 300 Dufferin Street f) Confidential Attachment 2 to Public Item 8D Vendor Award: Construction Manager at Risk at 300 Dufferin Street g) Confidential Attachment 2 to Public Item 8F Review of Q3 2025 Financial Results	Discussion	Reading Materials <i>15 minutes</i>	All
11:35	8. Board Discussion	Discussion	Verbal Report <i>30 minutes</i>	President & Chief Executive Officer

Time	Description	Action	Pre-read	Presenter
12:05	9. Confidential report dealing with labour relations or employee negotiations.	Approval	TCHC:C2025-45 <i>10 minutes</i>	Chair
12:15	10. Confidential report dealing with financial information that belongs to TCHC and that has monetary value or potential monetary value and that informs instructions to be applied to negotiations to be carried out on behalf of TCHC.	Approval	TCHC:C2025-46 <i>30 minutes</i>	General Counsel & Corporate Secretary and Chief Corporate Services Officer
12:45	11. Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to a proposed or pending transaction with a third party.	Approval	TCHC:C2025-58 <i>10 minutes</i>	General Counsel & Corporate Secretary
12:55	12. Development Reports			
12:55	a) Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to, personal matters about identifiable individuals, a proposed or pending transaction with a third party, and	Approval	TCHC:C2025-47 <i>10 minutes</i>	Chief Development Officer

Time	Description	Action	Pre-read	Presenter
	recommendations of proposed policy or processes.			
1:05	b) Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to, personal matters about identifiable individuals, a proposed or pending transaction with a third party, and recommendations of proposed policy or processes.	Information	TCHC:C2025-48 10 minutes	Chief Development Officer and General Counsel & Corporate Secretary
1:15	13. BIFAC Chair's Report	Information	Verbal Report	BIFAC Chair
1:15	a) Confidential report dealing with matters involving the security of the property of the Corporation, matters that are a trade secret or scientific, technical, commercial, or financial information that belongs to Toronto Community Housing Corporation and has monetary value or potential monetary value and matters that are a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of Toronto Community Housing Corporation.	Information	TCHC:C2025-49 5 minutes	General Counsel & Corporate Secretary

Time	Description	Action	Pre-read	Presenter
1:20	b) Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to, technical and financial information, supplied in confidence to TCHC, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization and financial information that belongs to TCHC and that has monetary value or potential monetary value.	Approval	TCHC:C2025-50 <i>5 minutes</i>	Chief Financial Officer & Treasurer
1:25	c) Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to personal matters about identifiable individuals, a proposed or pending transaction with a third party, and recommendations of proposed policy or processes.	Approval	TCHC:C2025-51 <i>5 minutes</i>	Chief Financial Officer & Treasurer
1:30	d) Confidential report dealing with matters involving the	Approval	TCHC:C2025-52	Chief Financial

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Time	Description	Action	Pre-read	Presenter
	security of the property of the Corporation.		5 minutes	Officer & Treasurer
1:35	e) Confidential report dealing with matters involving the security of the property of the Corporation.	Information	TCHC:C2025-53 5 minutes	Chief Financial Officer & Treasurer
1:40	f) Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to personal matters about identifiable properties, a proposed or pending transaction with a third party, and recommendations of proposed policy or processes.	Information	TCHC:C2025-54 5 minutes	Vice President, Facilities Management
1:45	g) Confidential report dealing with matters that are not required to be disclosed under the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , including but not limited to personal matters about identifiable properties, a proposed or pending transaction with a third party, and recommendations of proposed policy or processes.	Information	TCHC:C2025-55 5 minutes	General Counsel & Corporate Secretary

Time	Description	Action	Pre-read	Presenter
1:50	14. GCHRC Chair's Report	Information	Verbal Report	GCHRC Chair
1:50	a) Confidential report dealing with labour relations or employee negotiations.	Approval	TCHC:C2025-56 <i>10 minutes</i>	Chief Corporate Services Officer
2:00	15. TSC Chair's Report	Information	Verbal Report	TSC Chair

TERMINATION