

Public Meeting Minutes
November 10, 2025

Toronto Community Housing



Governance, Communications and Human Resources Committee

931 Yonge Street,
Toronto, M4W 2H2

Page 1 of 6

The Governance, Communications and Human Resources Committee (“GCHRC”) of the Toronto Community Housing Corporation (“TCHC”) held a virtual Public meeting on November 10, 2025 via Webex, commencing at 9:04 a.m.

GCHRC Directors Present: Debbie Douglas (Chair)
Marcel Charlebois
Ubah Farah
Mary Hogan
Vinita Jajware-Beatty
Dan McIntyre
Councillor Gord Perks
Brian Smith

Other Directors Present: Adele Imrie (Ex-Officio Member)

GCHRC Directors Absent: n/a

Management Present: Nadia Gouveia, Chief Operating Officer (“COO”)
Lily Chen, Chief Financial Officer & Treasurer (“CFO”)
Darragh Meagher, General Counsel & Corporate Secretary
Barbara Shulman, Chief Corporate Services Officer
Yves Cheung, Chief Development Officer
Noah Slater, Vice President, Facilities Management

Governance, Communications and Human Resources Committee
Public Minutes
November 10, 2025

Page 2 of 6

Lindsay Viets, Director, Operational Planning & Program Services
Ceilidh Wilson, Assistant Corporate Secretary
Iman Haji-Jama, Committee Secretary

A quorum being present, Ms. Douglas, serving as Chair, called the meeting to order, and Ms. Haji-Jama served as recording secretary.

ITEM 1 CHAIR'S REMARKS

The Chair welcomed everyone to the meeting, noted the Land and African Ancestral Acknowledgements, and provided an overview of the reports on today's public agenda.

DEPUTATIONS

The Chair polled for any deputations to be heard at the meeting. The following written deputation was presented:

- Item 7 – City Council Directions Requiring Board Attention (*Miguel Avila-Velarde*)

The following verbal deputation was presented:

- Item 7 – City Council Directions Requiring Board Attention (*Waled Khogali Ali*)

ITEM 2 APPROVAL OF PUBLIC MEETING AGENDA

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. Smith and carried, the GCHRC unanimously approved:

1. the Agenda for its In-Camera meeting of November 10, 2025; and
2. all matters on the Agenda with the exception of Item 7 – City Council Directions Requiring Board Attention.

Governance, Communications and Human Resources Committee

Public Minutes

November 10, 2025

Page 3 of 6

ITEM 3 CHAIR'S POLL RE: CONFLICT OF INTEREST

The Chair requested members of the GCHRC to indicate any agenda item with which they had a conflict of interest, together with the nature of the interest. **No conflicts were declared.**

ITEM 4 CONFIRMATION OF GCHRC PUBLIC MEETING MINUTES OF SEPTEMBER 4, 2025

Motion carried **ON MOTION DULY MADE** Ms. Jajware-Beatty, seconded by Mr. Smith and carried, the GCHRC confirmed the above-captioned minutes without amendments.

ITEM 5 BUSINESS ARISING FROM THE PUBLIC MEETING MINUTES AND ACTION ITEMS UPDATE

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. Smith and carried, the GCHRC received the updates provided as Business Arising from the Public Meeting Minutes and Action Items Update as of September 4, 2025 for its information.

ITEM 6 2026 BOARD AND COMMITTEE MEETING SCHEDULE

GCHRC:2025-34

The above-captioned report was circulated to GCHRC members prior to the meeting.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. Smith and carried, the GCHRC approved the proposed Board and Committee Meeting Schedule for 2026 as set out in Attachment 1 to Report GCHRC:2025-34 and forwarded it to the Board of Directors for its approval.

Governance, Communications and Human Resources Committee**Public Minutes**

November 10, 2025

Page 4 of 6

ITEM 7	CITY COUNCIL REQUIRING BOARD ATTENTION	DIRECTIONS
		GCHRC:2025-35

The above-captioned report was circulated to GCHRC members prior to the meeting.

A written deputation from Miguel Avila-Velarde was received in relation to this matter and was circulated to the GCHRC prior to the meeting.

A verbal deputation from Waliel Khogali Ali was received in relation to this matter.

Ms. Gouveia and Ms. Viets were available to answer questions from the GCHRC. Highlights of the discussion include:

- Work is underway with the City of Toronto (the “City”) to identify possible solutions to address Overhoused and Underhoused households.
- TCHC is not in a position to have tenants shift from rent-gearde-to-income (“RGI”) to affordable home ownership within TCHC’s portfolio; TCHC is a landlord and does not manage decisions related to home ownership.
- Revitalization work in Lawrence Heights and Alexandra Park has involved discussions with various partners about transitional strategies for tenants to move from rental to home ownership. However, any decisions related to creating affordable home ownership opportunities reside with the Housing Secretariat; this is outside of the scope of work for TCHC.
- While discussions related to Underhoused and Overhoused households fall within the mandate of the Tenant Services Committee (“TSC”), there currently is not a recurring report on this topic at the TSC.
- An updated Tenant Transfer Policy was presented at TSC and the Board of Directors (the “Board”), which included references to Overhoused and Underhoused households. An update on the Overhoused strategy, developed with the City, was also provided to both TSC and the Board. A consistent approach is applied across all communities to address Overhoused and Underhoused situations.

Governance, Communications and Human Resources Committee

Public Minutes

November 10, 2025

Page 5 of 6

- Revitalization communities include additional nuances in their relocation strategies. Overhoused tenants in revitalization communities are right-sized during the relocation process.
- Legacy development agreements from previous municipal administrations allowed for the sale and transfer of publicly owned land to private ownership. The current municipal administration, supported by the Mayor, maintains that public lands should remain publicly owned.
- The City has very limited funding and lacks sufficient rental and RGI units to meet the needs of low-income residents. Limited City funding raises concerns about prioritizing spending on private land ownership over helping people gain access to housing.

Motion carried **ON MOTION DULY MADE** by Ms. Jajware-Beatty, seconded by Mr. McIntyre and carried, the GCHRC approved and recommended that the Board of Directors:

In accordance with City Council direction under MM33.29 – Rightsizing Regent Park: Providing Adequate Affordable Housing to Over-housed Families:

1. Direct the President and CEO and/or his designate, in collaboration with the Executive Director, Housing Secretariat, to conduct a review and needs assessment of over-housed households within Toronto Community Housing Corporation buildings in Regent Park, and to bring forth recommendations that:
 - a. Maximize right-sizing opportunities in Regent Park including in Phases 4 and 5: Ensure over-housed households in Regent Park are provided with opportunities as much as possible to move into appropriately sized units within Regent Park in accordance with the Housing Services Act, 2011, and City rules, so they can remain rooted in their community; and

Governance, Communications and Human Resources Committee

Public Minutes

November 10, 2025

Page 6 of 6

- b. Strengthen transparency and communication: Improve clarity for tenants on eligibility, timelines, and the process for internal transfers within Regent Park to prevent confusion and uncertainty.

OTHER BUSINESS

- The GCHRC discussed whether the Tenant Services Committee (“TSC”) should receive a report on Bill 60, *Fighting Delays, Building Faster Act, 2025* (“Bill 60”), which is currently before the Province of Ontario (the “Province”) for approval.
- The GCHRC agreed that Bill 60 should be acknowledged and discussed.
- The City’s Planning and Housing Committee (the “PHC”) took a strong stance against Bill 60’s provisions. The PHC asked the Province to reconsider proposed changes to long-standing tenant rights requests, including the proposed end to rent control.
- Toronto City Council will debate Bill 60 later this week and other municipalities are considering similar opposition to Bill 60. Toronto City Council’s position will be shared with the Board.
- GCHRC members agreed that TCHC should take a leadership role in advocating for tenants and minimizing potential hardship from Bill 60.

Action item: Management to provide a report to the Tenant Services Committee outlining the City of Toronto’s and TCHC’s positions on Bill 60, Fighting Delays, Building Faster Act 2025.

TERMINATION

A motion to adjourn the meeting was moved by Ms. Jajware-Beatty, seconded by Councillor Perks. The GCHRC resolved to terminate the public meeting at 9:33 a.m.

Secretary

Chair, Governance,
Communications and Human
Resources Committee