



TORONTO COMMUNITY HOUSING CORPORATION

BOARD OF DIRECTORS' MEETING

AGENDA

IN-CAMERA SESSION

8:30 a.m. – 8:55 a.m.

11:50 a.m. – 1:55 p.m.

Date: July 27, 2026

Location: Webex / City Hall, Committee Room 2, 100 Queen Street West

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 June 23, 2026	Approval	Minutes <i>1 minute</i>	Chair
8:39	5. Business Arising from the In-Camera Meeting Minutes and Action Items Update as of June 23, 2026	Information	Action Item List <i>1 minute</i>	Chair

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8:40	6. Confidential Reading Materials Regarding Matters on the Public Agenda	Discussion	Reading Materials <i>15 minutes</i>	All
	a) Confidential Attachment 1 to Public Item 8C – Change Order: Third-Party Security Services			
	b) Confidential Attachment 1 to Public Item 8D – Vendor Award: Envelope Retrofit at Field Sparroway and Tree Sparroway			
	c) Confidential Attachment 1 to Public Item 8E – Integrated Project Delivery: Deep Retrofit at 90 Mornelle Court			
	d) Confidential Attachment 2 to Public Item 8E – Integrated Project Delivery: Deep Retrofit at 90 Mornelle Court			
	e) Confidential Attachment 3 to Public Item 8E – Integrated Project Delivery: Deep Retrofit at 90 Mornelle Court			
	f) Confidential Attachment 1 to Public Item 8F – 2027 Mortgage Renewal			
	g) Confidential Attachment 2 to Public Item 8F – 2027 Mortgage Renewal			
Second In-Camera Session				
11:50	7. Board Discussion	Discussion	Verbal Report <i>45 minutes</i>	President & Chief Executive Officer
12:35	8. Confidential report dealing with legal advice subject to solicitor-client privilege including communications necessary for that purpose.	Approval	TCHC:2026-36 <i>5 minutes</i>	President & Chief Executive Officer and General Counsel
12:40	9. Confidential report dealing with: • A proposed or pending acquisition or disposition of	Information	TCHC:C2026-37 <i>15 minutes</i>	Chief Development Officer and Chief Financial

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	land by the Corporation; and • Matters that are a position, plan, procedure, criteria or instruction to be applied to any negotiations carried out or to be carried out by or on behalf of Toronto Community Housing Corporation.			Officer & Treasurer
12:55	10. Confidential report dealing with 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:C2026-38 10 minutes	Chief Corporate Services Officer
1:05	11. BIFAC Chair's Report	Information	Verbal Report	BIFAC Chair
1:05	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 recommendations of proposed policy or processes.	Approval	TCHC:C2026-39 10 minutes	Chief Development Officer
1:15	b) Confidential report dealing with matters that involves a trade secret or scientific, technical, commercial,	Approval	TCHC:C2026-40 10 minutes	Chief Development Officer

financial, or labour relations information, supplied in confidence to Toronto Community Housing Corporation, 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.				
1:25	12. GCHRC Chair's Report	Information	Verbal Report	GCHRC Chair
1:25	a) Confidential report dealing with confidential employee and labour relations matters.	Information	TCHC:C2026-41 <i>10 minutes</i>	Chief Corporate Services Officer
1:35	b) Confidential report dealing with labour relations or employee negotiations.	Information	TCHC:C2026-42 <i>15 minutes</i>	President & Chief Executive Officer & Chief Corporate Services Officer
1:50	13. TSC Chair's Report	Information	Verbal Report <i>5 minutes</i>	TSC Chair

TERMINATION