

## PEEL HOUSING CORPORATION

## BOARD OF DIRECTORS

**MINUTES**

October 25, 2012

The Board of Directors of Peel Housing Corporation met at 12:25 p.m., in the Council Chamber, Regional Administrative Headquarters, and 10 Peel Centre Drive, Brampton.

Present: G. Carlson; B. Crombie; S. Fennell; P. Foley; C. Fonseca; S. Hames; N. Iannicca; E. Kolb; K. Mahoney; S. McFadden; G. Miles; E. Moore; M. Morrison; P. Mullin; P. Palleschi; R. Paterak; P. Saito; J. Sanderson; J. Sprovieri; R. Starr; A. Thompson; J. Tovey; R. Whitehead

Absent: F. Dale, due to a personal matter

Other Regional  
Council Members

Present: H. McCallion

Also Present: D. Szwarc, Chief Administrative Officer; J. Menard, Commissioner of Human Services; P. O'Connor, Director, Legal Services and Risk Management; P. Caza, Senior Legal Counsel; M.S. Mwarigha, General Manager; D. Bingham, Treasurer; D. Karski, Project Portfolio Management; D. Reale, Residential Property Manager; K. Lockyer, Director of Clerk's and Regional Clerk; A. Macintyre, Corporate Secretary, C. Law, Deputy Secretary

President P. Palleschi presided.

**Waive Rules of Procedure**

Moved by Councillor McFadden,  
Seconded by Councillor Iannicca;

That Resolution 2001-902, be waived in order that the October 25, 2012 Peel Housing Corporation Board of Directors meeting commence at 12:25 p.m.

Carried

2012-26

**A. DECLARATIONS OF CONFLICTS OF INTEREST - Nil**


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\* See text for arrivals

† See text for departures

**B. APPROVAL OF MINUTES****1. Minutes of the Board of Directors (PHC-2012-7) meeting held on June 28, 2012**

Moved by Councillor Fennell,  
Seconded by Councillor Crombie;

That the minutes of the Board of Directors meeting held on June 28, 2012,  
be approved.

Carried

2012-27

**C. APPROVAL OF AGENDA**

Moved by Councillor Moore,  
Seconded by Councillor Sprovieri;

That the agenda for the October 25, 2012 Board of Directors meeting  
include an additional delegation from Virginia Trimble, Mississauga  
Resident, Outlining Concerns for the Residential Neighbourhood Outside  
of Twin Pines and to Request Direct Participation in the Planning Process  
for Twin Pines and the Dundas Street Area, to be dealt with under  
Delegations – Item D4;

And further that the agenda for the October 25, 2012 Board of Directors  
meeting be approved, as amended

Carried

2012-28

See also resolution 2012-35

**Items Related to In Camera Matters – Item G2.b was dealt with.**

**G. IN CAMERA MATTERS**

At 12:26 p.m., in accordance with the Region of Peel Procedural By-law 57-2006, as amended,  
a motion was placed, and was carried, to move into closed session to consider the following  
subject matter:

Moved by Councillor Mullin,  
Seconded by Councillor Morrison;

That the Board of Directors of Peel Housing Corporation proceed "In Camera" to  
consider the following subject matters:

- Twin Pines Mobile Home Park (Advice that is subject to solicitor-client privilege,  
including communications necessary for that purpose)

Carried

2012-29

Moved by Councillor Saito,  
Seconded by Councillor Hames;

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

Carried 2012-30

The Board moved out of In Camera at 1:39 p.m.

## 2. Reports

- b) **Twin Pines Mobile Home Park (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)**

Received 2012-31

## D. DELEGATIONS

1. **Marlyn Addai, President, Cedar Grove Residents' Community Corporation,** Regarding The Future and Best-Use of the Twin Pines Land

Received 2012-32

2. **Frank Milley, Vice-President, Cedar Grove Residents' Community Corporation,** Regarding The Future and Best-Use of the Twin Pines Land

Received 2012-33

3. **Daniel Ferguson, WeirFoulds LLP, Representing the Cedar Grove Residents' Community Corporation,** Regarding The Future and Best-Use of the Twin Pines Land

Received 2012-34

Marlyn Addai, President, Cedar Grove Residents' Community Corporation (CGRCC), Frank Milley, Vice-President, CGRCC, and Daniel Ferguson, WeirFoulds LLP outlined the concerns of the residents of Twin Pines. They brought forward issues regarding the need for an extension of the current lease past 2016, proper financial compensation for residents, and a need for greater and clearer communication with staff regarding any proposed changes.

4. **Virginia Trimble, Mississauga Resident,** Outlining Concerns for the Residential Neighbourhood Outside of Twin Pines and to Request Direct Participation in the Planning Process for Twin Pines and the Dundas Street Area

Received 2012-35

See also Resolution 2012-28

Virginia Trimble, Mississauga Resident, provided the concerns of the community and neighbourhood surrounding Twin Pines, most notably, that any new development should respect the character of the existing neighbourhood; that no thoroughfare be constructed connecting the area directly west of Twin Pines; increased pressure on existing services brought on by increased densification; a lack of an owner-occupied model continuing at Twin Pines; and what financial compensation will be provided to the existing residents.

**Additional Item D5:**

5. **Ovidiu (Alex) Farcas, Twin Pines Resident, Providing Residents' Concerns and Further Details about the Required Infrastructure Repairs at Twin Pines.**

This item was dealt with later in the meeting.

**E. REPORTS**

1. **Institute Without Boundaries Summary Report of Findings (Oral)**  
Presentation by Luigi Ferrara, Director, Institute Without Boundaries (IwB) and Rob Giusti, Special Projects Associate, IwB, George Brown College

Received 2012-36

A copy of the presentation is available from the Office of the Regional Clerk.

Luigi Ferrara, Director, Institute Without Boundaries (IwB) provided the Board with a summary of the process that was followed in engaging residents through several charettes to find common ground between the residents and staff, using that experience in writing the report on the results, how it informed their recommendations on the future best-use of the land, where they are now and who will be involved in the community planning process going forward.

Councillor Sprovieri inquired whether the idea of the residents purchasing their plot of land was explored during the community charettes. Luigi Ferrara responded that it was one of the ten ideas that came out of the community charettes, and added that all ten should remain open to further exploration as the process moves forward.

2. **Recommendations for a Future Long-Term Plan for Twin Pines**  
Presentation by M.S. Mwarigha, General Manager, Peel Housing Corporation

Received 2012-37

See also Resolution 2012-38

Moved by Councillor Miles,  
Seconded by Councillor Carlson;

That the various options outlined in the Institute Without Boundaries (IwB) report and summarized in Appendix III to the report of the General Manager, dated September 28, 2012, titled "Recommendations for a

Future Long-Term Plan for Twin Pines" be used as the starting point for a long-term highest and best use plan for the Twin Pines lands;

And further, that the Peel Living Board approve a facilitated Community Planning Process to ensure that all key stakeholders including the Twin Pines community and neighbourhood, Region of Peel and City of Mississauga continue to be involved and informed, as the starting basis for a future plan for the Twin Pines land;

And further, that the commitments to residents as outlined in Appendix I, as amended, to the subject report be endorsed by the Board and be used as principles to guide the Community Planning Process, and that staff be authorized to communicate such commitments and principles to the Twin Pines residents and Cedar Grove Residents' Community Corporation;

And further, that a Housing and Financial Impact Assessment be undertaken in conjunction with the Community Planning Process to ensure that residents' personal concerns are understood;

And further, that there be no extension beyond the expiry date of October 1, 2016, of the existing security of tenure provisions of the Agreement between Peel Living and the Cedar Grove Residents' Community Corporation made on November 26, 1996;

And further, that future tenure arrangements be shaped and defined through the proposed Community Planning Process.

Carried

2012-38

See also Resolution 2012-37

A copy of the presentation is available from the Office of the Regional Clerk.

M.S. Mwarigha, General Manager, Peel Housing Corporation outlined the process staff has gone through to date as well some of the staff concerns with the physical state of some parts of the Twin Pines site and the issues to be confronted as the Community Planning Process moves forward with residents. He emphasized that the lease agreement with the residents will not be renewed past 2016 in its current form. Further, he noted the Community Planning Process would include discussions around individual housing and financial circumstances of the residents, with professional mediation resources available, as necessary, among the major recommendations.

Councillor Fonseca asked that the report be slightly modified to reflect a couple wording changes. She asked that the last point under the report highlights be changed to reflect that all discussions between the residents and staff should begin immediately as opposed to February 2013. Secondly, she asked that the third point in Appendix I be modified to be only that "Residents will be offered the option to remain in the future Twin Pines community" and the qualification for affordable housing be removed. She also requested that the residents and surrounding community be kept apprised of the process through clear and constant communication moving forward. She praised the Twin Pines community for being free of crime and a model neighbourhood conducive to physical activity and community unity and spirit.

Councillor Sprovieri inquired what the cost would be for removing one of the mobile homes if the soil underneath it was contaminated and needed to be remediated. Dominic Reale, Residential Property Manager, responded that all together, the best estimate is 60 to 70 thousand for the entire process if a home had to be moved for cleanup. He added that if the home was damaged in the move, the resident's home insurance would cover those additional costs.

Moved by Councillor Whitehead,  
Seconded by Councillor Foley;

That in accordance with the Region of Peel's Procedural By-law 57-2006, as amended, Section III-2(n), be waived in order that the October 25, 2012 Peel Housing Corporation Board of Directors Meeting continue past 3:30 p.m.

Carried 2012-39

**Additional Item – Item D5 was dealt with.**

**D. DELEGATIONS**

5. **Ovidiu (Alex) Farcas, Twin Pines Resident**, Providing Residents' Concerns and Further Details about the Required Infrastructure Repairs at Twin Pines.

Received 2012-40

Alex Farcas, a resident of Twin Pines, let the Board know that he was shocked at some of the infrastructure problems identified by the General Manager in his presentation. He cautioned that some homes have basements which would make any move/clean up more difficult. President Palleschi assured the delegate that these types of issues would be sorted out during the Community Planning Process on a case by case basis.

3. **Semi Annual Financial Report – June 2012 (Unaudited)**

Received 2012-41

**F. COMMUNICATIONS**

1. **Armando Franchi, Resident, City of Mississauga**, Letter dated September 24, 2012, Outlining Concerns to Councillor Fonseca Regarding Proposed Peel Living Plan for Twin Pines Land

Received 2012-42

The Board recessed at 3:33 p.m.

The Board reconvened at 3:38 p.m.

Present: G. Carlson; B. Crombie; S. Fennell; P. Foley; C. Fonseca; S. Hames; N. Iannicca; E. Kolb; S. McFadden; G. Miles; E. Moore; P. Palleschi; R. Paterak; P. Saito; J. Sprovieri; R. Starr; A. Thompson; J. Tovey; R. Whitehead

Absent: F. Dale, due to a personal matter; K. Mahoney, due to other municipal business; M. Morrison, due to other municipal business; P. Mullin, due to illness; J. Sanderson, due to a personal matter;

Other Regional  
Council Members

Present: H. McCallion

### G. IN CAMERA MATTERS

At 3:39 p.m., in accordance with the Region of Peel Procedural By-law 57-2006, as amended, a motion was placed, and was carried, to move into closed session to consider the following subject matters:

Moved by Councillor McFadden,  
Seconded by Councillor Iannicca;

That the Board of Directors for Peel Housing Corporation proceed "In Camera" to consider the following subject matters:

- May 24, 2012 Peel Housing Corporation Board of Directors Closed Session Report
- Dundas Street, City of Mississauga, Ward 3 (A Proposed or Pending Acquisition or Disposition of Land by the Municipality or Local Board)

Carried 2012-43

Moved by Councillor Crombie,  
Seconded by Councillor Hames;

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

Carried 2012-44

The Board moved out of In Camera at 4:00 p.m.

#### 1. Approval of Minutes

- a) **May 24, 2012 Peel Housing Corporation Board of Directors Closed Session Report**

Received 2012-45

**2. Reports****a) Dundas Street, City of Mississauga, Ward 3 (A proposed or pending acquisition or disposition of land by the municipality or local board)**

Moved by Councillor Fonseca,  
Seconded by Councillor Starr;

That all agreements and documents necessary for the negotiation and acquisition of the lands and buildings described as Part of Lot 3, Concession 1 North of Dundas Street as described in Instrument RO459025, City of Mississauga (formerly Township of Toronto), Regional Municipality of Peel and known municipally as 1725-1731 Dundas Street East, Mississauga, Ontario, be executed by the General Manager of Peel Living;

And further, that negotiation of the necessary agreements and completion of the property purchase are satisfactory to the Commissioner of Employee and Business Services, the General Manager of Peel Living, and the Regional Solicitor;

And further, that the Office of the Regional Solicitor be authorized to complete the transactions, including the execution of all required documents, Affidavits, Statutory Declarations, and Undertakings required;

And further, that the necessary contracts for completion of due diligence in respect of environmental remediation, the designated substance survey and a building condition assessment be entered into;

And further, that the General Manager of Peel Living be directed to work with the Region of Peel to arrange financing options for the required \$2.85 million;

And further, that the authority provided herein be subject to a standby financing commitment being obtained from the Region of Peel or to other financing satisfactory to the Treasurer.

Carried

2012-46

**b) Twin Pines Mobile Home Park (Advice that is subject to solicitor-client privilege, including communications necessary for that purpose)**

This item was dealt with under Resolution 2012-31

**H. OTHER BUSINESS**



I. ADJOURNMENT

Moved by Councillor Starr,  
Seconded by Councillor Thompson;

That the Board of Directors of Peel Housing Corporation now adjourn to meet again on November 22, 2012 at 11:30 a.m. or at the call of the President.

Carried

2012-41

The meeting adjourned at 4:02 p.m.

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President

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Secretary