

PEEL HOUSING CORPORATION

BOARD OF DIRECTORS

MINUTES

PHC-10/2016

The Board of Directors of Peel Housing Corporation met on December 1, 2016 at 8:40 a.m., in the Council Chamber, Regional Administrative Headquarters, 5th Floor, 10 Peel Centre Drive, Suite A, Brampton.

Directors Present: F. Dale; C. Fonseca; M. Mahoney; E. Moore; B. Shaughnessy

Directors Absent: G. Miles

Also Present: D. Szwarc, Chief Administrative Officer, Region of Peel; J. Sheehy, Commissioner of Human Services and Acting General Manager; D. Labrecque, Commissioner of Public Works; D. Bingham, Treasurer; J. Arcella, Deputy Treasurer; P. O'Connor, Corporate Counsel; K. Lockyer, Regional Clerk; A. Macintyre, Corporate Secretary; C. Thomson, Deputy Corporate Secretary; M. Sodiya, Legislative Assistant

Chaired by E. Moore

1. DECLARATIONS OF CONFLICTS OF INTEREST - Nil

2. APPROVAL OF MINUTES

2.1. Minutes of the Board of Directors Meeting (PHC-9/2016) meeting held on November 3, 2016

Moved by Director Fonseca,
Seconded by Director Shaughnessy;

That the minutes of the November 3, 2016 Peel Housing Corporation (PHC-9/2016) Board of Directors meeting be approved.

Carried 2016-103

3. APPROVAL OF AGENDA

Moved by Director Mahoney,
Seconded by Director Dale;

That Delegations - Item 4.1 be withdrawn from the agenda for the December 1, 2016 Peel Housing Corporation Board of Directors meeting;

And further, that the agenda for the December 1, 2016 Peel Housing Corporation Board of Directors meeting be approved, as amended.

Carried 2016-104

4. DELEGATIONS

- 4.1. **Mohamed Bhamani, Senior Manager, and Deanna Heroux, Senior Manager KPMG Advisory and Consulting, LLP, Regarding the Twin Pines Project**

This item was withdrawn under Resolution 2016-104

5. REPORTS

- 5.1. **Twin Pines Redevelopment Project Update (Oral)
Presentation by Denise Occhipinti, Project Manager, Human Services Business Transformation**

Received 2016-105

See also Resolution 2016-106

Moved by Director Fonseca,
Seconded by Director Dale;

That a Board workshop be held in January 2017 to review the Twin Pines Total Value Framework and Preliminary Development Concepts;

And further, that in accordance with section 4.12 of Peel Housing Corporation By-law 1 and Region of Peel By-law 100-2012, as amended, the rules of procedure with respect to closed meetings (Section IV-8 of By-law 100-2012, as amended,) be suspended, in order to proceed with the workshop.

Carried 2016-106

See also Resolution 2016-107

Denise Occhipinti, Project Manager, provided an update on the Twin Pines Redevelopment project, noting that a preliminary Total Public Value (TPV) Framework is being utilized to engage residents and community stakeholders to support the creation of a TPV framework that, once endorsed by the Board of Directors, will form the criteria used to develop and confirm the preferred approach to the project. Engagement sessions are expected to be completed by the end of 2016 and a workshop with the Board of Directors is proposed for January 2017 to inform and educate the Board on the various components of the TPV and feedback received. The TPV Framework is expected to be presented to the Board in February 2017, for approval.

- 5.2. Financial Viability and Asset Sustainability Project: Update**

Received 2016-107

- 6.1. **Patrick O'Connor, Corporate Counsel, Letter dated November 18, 2016 Regarding the Presentation to the Board of Directors of Peel Living by Mr. Daniel P. Ferguson, WeirFoulds, LLP on behalf of Cedar Grove Residents' Community Corporation ("Cedar Grove")**

Received 2016-108

Director Fonseca requested clarification with respect to the security of tenure provisions that were modified by the Board of Directors in June 2016. Councillor Fonseca also noted that the modifications made in June 2016 were communicated to the Cedar Grove Board, but not to residents.

7. GENERAL MANAGER'S UPDATE

8. IN CAMERA MATTERS

At 8:50 a.m., the following motion was placed:

Moved by Director Mahoney,
Seconded by Director Shaughnessy;

That the Board of Directors of Peel Housing Corporation, in accordance with section 239(2) of the *Municipal Act, 2001*, as amended, proceed "In Camera" to consider the following:

- Closed Session Report of the November 3, 2016 Board of Directors Meeting

Additional Item 8.2:

- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Oral)

Carried 2016-109

Moved by Director Mahoney,
Seconded by Director Fonseca;

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

Carried 2016-110

The Board of Directors of Peel Housing Corporation moved out of Closed Session at 9:32 a.m.

The Board of Directors meeting recessed at 9:34 a.m.

The Board of Directors meeting reconvened at 3:51 p.m.

Moved by Director Fonseca ,
Seconded by Director Shaughnessy;

That in accordance with section 4.12 of Peel Housing Corporation By-law 1, that section III-2(m) of Regional Municipality of Peel Procedural By-law 100-2012, as amended, be waived in order that the December 1, 2016 Peel Housing Corporation Board of Directors meeting continue past 3:30 p.m.

Carried 2016-111

At 3:52 a.m., the following motion was placed:

Moved by Director Dale,
Seconded by Director Mahoney;

That the Board of Directors of Peel Housing Corporation, in accordance with section 239(2) of the *Municipal Act, 2001*, as amended, proceed "In Camera" to consider the following:

- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Oral)

Carried 2016-112

Moved by Director Shaughnessy,
Seconded by Director Mahoney;

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

Carried 2016-113

The Board of Directors of Peel Housing Corporation moved out of Closed Session at 4:16 p.m.

8.1. Closed Session Report of the Board of Directors Meeting held on November 3, 2016

Moved by Director Dale,
Seconded by Director Fonseca;

That the November 3, 2016 Board of Directors (PHC-9/2016) Closed Session Report be received.

Carried 2016-114

Additional Item – 8.2:

8.2. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Oral)

Moved by Director Fonseca,
Seconded by Director Dale;

That Resolution 2016-61 from the June 2, 2016 Board of Directors meeting be amended.

Carried by a two-thirds majority vote 2016-115

See also Resolution 2016-116

Moved by Director Shauhnessy,
Seconded by Director Mahoney;

Whereas Peel Housing Corporation's Board of Directors (the "Board") on October 25, 2012 adopted Resolution 2012-38 which endorsed and authorized the communication to residents of the Twin Pines community of certain commitments including a commitment that residents will be offered the option of remaining in the future Twin Pines Community (the "Commitment");

And whereas, the Board recognizes that the Commitment may have had the unintended consequence of enhancing the marketability of the residents' mobile home units;

And whereas, the Board on June 2, 2016 adopted Resolution 2016-61 which, among other things, excluded from the Commitment with immediate effect, "all new/future tenants" (the Commitment Modification");

And whereas, the Board recognizes that the Commitment Modification may have had the consequence of reversing the enhancement of marketability of the residents' mobile home units arising from the Commitment (the "possible negative market impact");

And whereas, the Commitment Modification was communicated to the Cedar Grove Residents Community Corporation but has not been communicated directly to residents of the Twin Pines community;

And whereas, it is desirable that the Commitment Modification not become effective until residents have had a reasonable opportunity to anticipate and, if so advised, act in anticipation of the possible negative market impact;

Therefore be it resolved, that the effective date of the Commitment Modification be changed to January 6, 2018 with the effect that as of January 6, 2018, the Commitment shall not apply to persons who become residents of the Twin Pines community after January 6, 2018;

And further, that the Commitment Modification be communicated to each household in the Twin Pines community by hand-delivering or couriering a letter of notification to each residence in the community, and by first-class pre-paid mail delivered to the Cedar Grove Residents Community Corporation and its solicitor, the Toronto Real Estate Board, the Mississauga Real Estate Board and to such real estate agents as are known to staff to be active in the purchase and sale of mobile home units in the Twin Pines community.

And further, that the Commitment Modification be communicated generally by the erection on the Twin Pines property of a sign disclosing the effect of this resolution by a reference including the new effective date and directing readers to a website page for further information.

Carried 2016-116

See also Resolution 2016-115

9. OTHER BUSINESS - Nil

10. NEXT MEETING

Thursday, February 2, 2017, 8:30 a.m. - 10:30 a.m.
Regional Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

11. ADJOURNMENT

The meeting adjourned at 4:16 p.m.

G. Miles
Vice-President

A. Macintyre
Secretary