

Minutes

Ontario Members' Meeting

May 27, 2011

St. John's Conference Centre

St. John's, Newfoundland

Attendance

The total registered attendance of 452 included 165 delegates and 63 alternates. Others present included observers, housing co-op staff, workshop leaders, volunteers, guests, sponsors, Ontario Council members and Ontario Region staff.

1. Call to order

Ontario Council President, Barb Millsap, called the meeting to order at 3:30 p.m. on May 27, 2011 and welcomed participants.

2. Introductions, welcoming remarks

The President welcomed members and guests to the Annual General Meeting of Ontario members.

Candidates nominated for the CHF Canada Board of Directors were then introduced.

Board of Directors

At-large

Glen Armstrong (Pine Ridge Co-op, Burnaby, BC)

Julie Campbell, (Homestarts, London, ON)

Lorna Fries (Argyle Park, Regina, SK)

Michelle Maldonado (Swansea Village Co-op, Toronto, ON)

Steven Sirisko (Arcadia Co-op, Toronto, ON)

The President noted that elections for these positions would take place on Saturday at the national business meeting.

The President also introduced the candidates running for the Ontario Council.

At-large

Nicole Waldron (Atahualpa Co-op, Scarborough)

Roxane Samms (Genesis Co-op, London)

Paul Moratta (Nelson Co-op, Burlington).

Federations

Results of the election will be announced at the beginning of the national business meeting on May 28.

Judith Collins (Co-operative Housing Federation of Toronto)

Results of the election will be posted on a notice board outside the meeting room as soon as they are available and announced at the national business meeting on May 28.

3. Appointment of chairpeople

M/S Larmour (CHASEO)/Black (Stonewood)

THAT Noreen Dunphy and Bruce Woodrow be appointed Co-Chairpersons of the 2011 Annual General Meeting of Ontario members.

CARRIED

The Chairperson, Noreen Dunphy, drew delegates' attention to the translation devices that were available and reminded delegates that the meeting would be conducted in both official languages.

She informed participants that priority to speak on resolutions will be given to delegates. She also explained that any new or amended resolutions must be submitted to the Resolutions Committee so that they

can be word-processed and translated before being presented to members. The Chairperson then introduced the Resolutions Committee members Linda Ferguson, Karla Skoutajan, Karen Brodeur, Judith Collins and René Daoust.

The Chairperson drew delegates' attention to the Rules of Order and to the statement on harassment and discrimination in the meeting book.

4. Establishment of quorum

The Chairperson advised the meeting that the quorum for the meeting of Ontario members is 15 percent of eligible members in Ontario on the date that the Notice of Meeting was sent. On that date, there were 537 Ontario members. She reported that 164 delegates, representing 30 percent of CHF Canada's Ontario members, had registered for the meeting. Quorum was therefore established.

5. Adoption of agenda

The Chairperson advised the meeting that the agenda had been amended to include the Special Resolution, – Election of Ontario Regional Director – after item 10 and before item 11. Item 9, Getting Ready for the Provincial Election, will be discussed as part of item 10. One order of the day, the presentation to the Ontario Members meeting by Parliamentary Assistant to the Minister for Municipal Affairs and Housing, Donna Cansfield, was set for 4:05 p.m.

M/S Hele (Newmarket)/Osondu (Heath Street)

THAT the agenda be adopted as amended.

CARRIED

6. Minutes of 2010 Annual Meeting of Ontario Members

The Chairperson noted that the minutes of the 2010 annual meeting are posted on CHF Canada's website and are also available at the Conference Office.

M/S Mohamed (Tannery Gate)/Pelley (Shaw's Creek)

THAT the minutes of the 2010 annual meeting be approved as circulated.

CARRIED

7. **Annual report of Ontario Council**

The President, Barb Millsap, and Vice-President, Nicole Waldron, presented the annual report on the activities of the Ontario Region and on action taken on the resolutions adopted at the 2010 annual meeting of Ontario members. The President encouraged delegates to review the published CHF Canada annual report which includes a report on the work of the Ontario Region and the detailed report in the meeting book on what the Ontario Council has done to follow up on the resolutions in the past year.

Shortly after the 2010 annual meeting, the Ontario Region began working with the Ministry of Municipal Affairs and Housing to amend the *Co-operative Corporations Act* and the *Residential Tenancies Act* necessary to reform the law governing co-op housing evictions in Ontario. Ontario Region staff worked with staff at the Ministry of Municipal Affairs and Housing to complete draft legislation, but the government was unable to confirm when it would be introduced.

As the months passed with no commitment on the timing, the Ontario Region stepped up lobbying efforts, meeting with opposition members and the Premier's office, to try to get a commitment to pass the legislation in the Spring. Both the Conservative and NDP housing critics were in support of the legislation.

As the end of the last legislative session before the election drew near, Liberal MPP for Etobicoke Centre, Donna Cansfield, introduced a private member's bill to reform the co-op eviction system. The bill received first reading on May 17, 2011 but the President noted that it was far from certain that the bill would pass as it needed unanimous support of all MPPs and the timing was very tight.

The Vice-President reported to delegates on the conclusion of two long-term legal cases to protect co-ops in receivership. Both Thornhill Green

and Matthew co-ops had been placed into receivership by their municipal service manager. CHF Canada supported the legal fight and co-ops across the country contributed \$100,000 to help with the legal fees.

Unfortunately, Thornhill Green Co-op lost its case, and the property was transferred to York Region's Housing Company. The Vice-President noted, however, that the case resulted in some important legal rulings in our favour. The most significant is that service managers have a "duty of fairness" to the co-ops they regulate.

This ruling created a precedent that immediately helped in the case of Matthew Co-op. In a strongly worded decision, Justice Lauwers of the Ontario Superior Court of Justice, quashed the consent Simcoe County had given to the sale of the co-op to the Regions' Housing Company. Justice Lauwers affirmed the democratic character of co-ops and the noted the special residential rights of co-op members. While Matthew Co-op remains in receivership, the members have the opportunity to regain control of the co-op and will work through a court supervised process to achieve this.

The Vice-President also informed participants of work done to overhaul the *Social Housing Reform Act* (SHRA). Over the past year, we continued to meet with MPPs and submitted detailed briefs to the Minister of Municipal Affairs and Housing with recommendations on improvements. In late fall, the Province finally released its Long-Term Affordable Housing Strategy which featured a new *Housing Services Act* that will replace the SHRA.

The Ontario Region made several detailed submissions on the draft legislation and supported six co-ops with their submissions to the legislative hearings on the bill. The HSA, which passed third reading in April, addresses a number of the issues we raised and, on balance, it should result in fairer treatment of co-ops, with more opportunity for a constructive resolution of problems and less use of receivership. It was noted, however, that the details on how the legislation will work will be in the regulations that have not yet been passed.

Ontario Region staff will be preparing education materials and creating resources to help municipally administered co-ops when the *Housing Services Act* comes into force in January 1 2012.

The President reported on the funding under the Social Housing Renovation and Retrofit Program received by municipally administered co-ops in Ontario, noting that the funding resulted in many co-ops being in better repair and more energy efficient.

The President thanked the members for their dedication and the hard work of their boards and staff. She also thanked the Ontario Region staff and Ontario Council for their valued contribution to the success of the Ontario Region over the last year.

M/S Mohamed (Tannery Gate)/Moore (Margaret Lawrence)

THAT the annual report of the Ontario Council be received as presented.

CARRIED

8. Presentation by Parliamentary Assistant to the Minister of Municipal Affairs and Housing

The President introduced Donna Cansfield, Parliamentary Assistant to the Minister of Municipal Affairs and Housing, Rick Bartolucci. She informed participants that Ms. Cansfield was open to answering questions at the end of the presentation.

Ms. Cansfield spoke to the Ontario Members meeting by video link from Toronto. She commented that she is a strong supporter of housing co-ops, noting the important role they play in meeting the need for affordable housing in Ontario.

She commented that affordable housing is a key component of the governments' poverty reduction strategy and noted that the government's strategy to create 10,000 jobs means that housing will be needed for the people in those jobs.

Ms. Cansfield gave an historical overview of the federal government's gradual withdrawal from affordable housing. She said that, along with the other provinces and territories, the Ontario government is calling on the federal government to commit to long-term, stable funding for a housing framework for Canadians.

She said she recognized the need to reform the costly and time-consuming co-op tenure dispute mechanism currently used by co-ops. She reported that on May 17, with the Ministers' blessing, she introduced legislation to reform the system in a private member's bill. She spoke of her hope that the bill will make it through the House before it rises in June for the October provincial election.

Ms. Cansfield also spoke of the work her government has done on the Long-Term Affordable Housing Strategy and the new *Housing Services Act*. She said that she believes that co-ops that find themselves in difficulty will have more options for resolving problems as a result of the Act. The goal of the legislation she said is to maintain and find community-based solutions that meet the housing needs of Ontario's citizens.

Ms. Cansfield then answered some questions from participants at the meeting.

The President thanked her for her participation and presentation and said that, by way of thanks, the Ontario Region would make a donation on her behalf to a charitable organization of her choice.

9. Getting ready for the provincial election

Ontario Region Manager of Government Relations, Harvey Cooper and Simon Swail, Government Relations Co-ordinator, made a presentation to meeting participants on the upcoming provincial elections and the importance of co-ops using the opportunity to speak up for co-op housing.

10. 2011 annual meeting of Ontario Members resolutions

R1 Amendment to the Ontario Region Operating Rules

M/S Piatkowski (CSACO)/Robles (Beechwood)

THAT Section 4.2 (e) of the Ontario Region Operating Rules (below) be deleted.

- (e) At least three of the four at-large Council Members must be members of member housing co-operatives. An at-large member of the Ontario Council who ceases to be a member of a member housing co-op may continue as an at-large Council member if:
- (i) all the other at-large Council Members are members of a member housing co-op, and
 - (ii) that person is otherwise qualified.

DEFEATED

R2 Reviewing the Rules about who Sits on the Ontario Council

M/S McFarlane (PH-CHF)/Young (OWN Co-op)

1. **THAT** before the 2012 annual meeting of Ontario members, the Ontario Region consult with members on the rules about the:
 - Composition of the Ontario Council, and
 - Qualifications for Council membership;
2. **THAT** the Council report back to Ontario members at the 2012 annual meeting, and hear their views at that time on the results of the consultation and its recommendations for changes to the rules in these areas;
3. **AND THAT**, taking account of what it has heard from members, the Council recommend changes to the Ontario Region Operating Rules on the Composition of the Ontario Council and Qualifications for Council Membership for consideration by members at the 2013 annual meeting.

CARRIED

R3 Co-operative Young Leaders Camp Sponsorship

The following amendment to Resolution R3 was considered.

M/S Paul (COCHF)/Larmour (CHASEO)

THAT the wording “young co-op members” in bullet 3 be changed to “housing co-op youth”;

AND ADD after bullet 3

- consulting and co-ordinating with local federations and housing sector organizations who sponsor housing co-op youth to attend Co-operative Young Leaders Camp.

CARRIED

The delegates then considered the resolution as amended.

M/S Simpson (L. Simpson Management)/Paul (COCHF)

THAT CHF Canada’s Ontario Region help housing co-ops support succession planning and the personal development of youth involved in the co-operative housing movement by:

- Making youth engagement in the governance of co-op housing in Ontario a priority;
- Setting the goal of sponsoring up to five youth living in member housing co-ops each year to attend the Co-operative Young Leaders’ Camp (a program of the Ontario Co-operative Association) and attempting to include the sponsorships in each year’s budget;
- Committing to sponsoring up to five young co-op members at this year’s camp;
- Looking for ways for youth who have been sponsored to share their experience and promote the value of youth engagement in co-op governance at the Region’s annual meeting and other member events in Ontario; and
- Inviting one or more camp participants to make a presentation on their experience at the 2012 Annual meeting of Ontario Members in Niagara Falls.

CARRIED AS AMENDED

R4 Co-op Housing Makes a Difference

M/S Wiseman (Main-Gerrard)/Larmour (CHASEO)

1. **THAT** in the coming provincial election, the Ontario Region focus its campaign on the theme “Co-op Housing Makes a Difference”, highlighting:
 - the special benefits that come with the co-op form of housing
 - the important contribution that an investment in co-ops and other non-profit housing can make to economic recovery and competitiveness in the province;
2. **THAT** in the campaign we call on all political parties, if they form the government, to commit to solving Ontario’s chronic shortage of affordable housing and preserving existing community housing for the long term by:
 - developing a long-term affordable housing plan with targets, timelines and funding commitments;
 - including in the plan:
 - an annual target for the development of new, permanently affordable housing;
 - a target for co-op housing development under each program;
 - rent supplement funding for new co-op and non-profit units, and for households in existing co-ops, non-profits and private sector rental housing; and
 - access to affordable funding for co-ops and non-profits to pay for urgently needed capital repairs and energy;
 - providing rebates to offset increased operating costs in co-ops resulting from the introduction of the Harmonized Sales Tax;
3. **THAT** the Ontario Region provide resources and leadership, and work in partnership [with local federations, to promote and support co-op engagement in the campaign;
4. **AND THAT** Ontario members commit to becoming active in the campaign and playing their part in sending the message that Co-op Housing Makes a Difference and needs to be part of the next government’s plan to address the affordable housing shortfall in the province.

CARRIED

Special Resolution – Election of Ontario Regional Director

The Chair explained to delegates that this resolution was being presented at the Ontario members' meeting for discussion only. It will be voted on at the national business meeting on Saturday, with voting only by Ontario members.

The Resolution to be presented at the national business meeting reads as follows;

THAT beginning in 2012 the regional director representing Ontario on the CHF Canada Board of Directors be elected by the Ontario members of CHF Canada by regional election, pursuant to Articles 4.11 (Rules for Annual Meeting Elections) and 4.12 (Regional Elections) of By-law No. 1.

11. Co-op housing staff recognition awards

Nicole Waldron, Ontario Council member presented the co-op housing staff recognition awards. At this meeting, 22 staff were recognized for their years of service to housing co-ops. This included recognizing three staff for five years of service, four staff for ten years of service, three staff for 15 years of service, eight staff for 20 years of service, three staff for 25 years of service and one staff member for 30 years of service.

12. Late resolutions

No late resolutions were presented to the meeting.

13. Recognition of retiring Council members

No presentation was made as no Council members were stepping down at this time.

14. Date and location of 2012 Annual Meeting of Ontario Members

The Chairperson announced that the 2012 Annual Meeting of Ontario Members will be held on June 8th in Niagara Falls, Ontario.

15. Election of Ontario Council members

The Elections Officer for the Ontario Region, Dale Reagan, introduced Nominating Committee members Adan Jemmott, Rosalind Langer, Anne Davidson and Fran Olmstead.

He then conducted the elections and reported that at the close of nominations, the following had declared their candidacy for positions on the Ontario Council:

Regional federations (one position)

- Judith Collins

At-large (two positions)

- Nicole Waldron
- Roxane Samms
- Paul Moratta

Mr. Reagan told delegates that the results of the election would be posted outside the meeting room as soon as they were available and announced at the national business meeting the next day.

16. Close of Meeting

There being no further business the Chairperson declared the Annual General Meeting of the Ontario members of CHF Canada closed at 5:45 pm, Friday May 27, 2011.

CERTIFIED to be the minutes of the 2011 Annual Meeting of Ontario Members of the Co-operative Housing Federation of Canada.

Chairperson

Recording Secretary

*Annual Meeting of Ontario Members
May 27, 2011*