



Board of Directors

931 Yonge Street,
Toronto, M4W 2H2

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The Board of Directors (“Board”) of the Toronto Community Housing Corporation (“TCHC”) held a virtual Public meeting on December 8, 2022 via WebEx, commencing at 11:45 a.m.

Directors in Attendance: Tim Murphy (Chair)
John Campbell
Marcel Charlebois
Councillor Lily Cheng
Councillor Vincent Crisanti
Adele Imrie
Councillor Paula Fletcher
Nick Macrae
Brian Smith
Mohammed Haque

Directors Absent: Debbie Douglas
Ubah Farah
Naram Mansour

Management Present: Jag Sharma, President and Chief Executive Officer (“CEO”)
Nadia Gouveia, Acting Chief Operating Officer (“COO”)
Darragh Meagher, General Counsel & Corporate Secretary
Barbara Shulman, Interim Vice President, Human Resources
Jessica Hawes, Acting Chief Development Officer (“CDO”)
Allen Murray, Vice President, Facilities Management
Luisa Andrews, Vice President, Information Technology Services
Summer Nudel, Acting Commissioner of Housing Equity
Albert Koke, Senior Director, Procurement

Richard Grotsch, Acting Senior Director,
Business Operations
Allan Britton, Acting Senior Director,
Community Safety Unit
Ceilidh Wilson, Assistant Corporate Secretary

Guests Present: Jenn St. Louis, Manager, Housing Stability
Services, City of Toronto

A quorum being present, Mr. Murphy, serving as Chair, called the meeting to order and Ms. Wilson served as recording secretary.

ITEM 1 CHAIR'S REMARKS

The Chair welcomed everyone to the Board meeting, noted the Acknowledgement of the Land and notified everyone that due to the public health measures to prevent the spread of COVID-19, TCHC's holding this Board meeting virtually.

Passing of Cheryl Duggan

The Chair began his remarks by remembering Cheryl Duggan, who passed on August 28th, and expressing the Board's condolences to her family. Cheryl was a TCHC tenant, a steadfast advocate for her neighbours, and a longtime volunteer in her community. Cheryl was a regular participant in TCHC's Board's proceedings and her insight will be missed.

Completion of Scattered Housing Transition

Last week marked the completion of an important Tenants First deliverable: the transfer of the scattered houses portfolio. The transfer of these homes was a true team effort between the City of Toronto and TCHC, and not only will it enable TCHC to focus on its core functions, it ensures 760 units of housing will stay affordable in perpetuity, overseen by Circle Community Landtrust and Neighbourhood Land Trust.

Recognition of Cathy Birch

Cathy Birch, Chair and founder of the R-PATH Committee, has been recognized by the Government of Ontario with the David C. Onley Award

for Leadership in Accessibility for her work as a tireless advocate for accessibility. Cathy won this award in the Role Model category, which recognizes an individual who advocates for positive change, inspires others and makes significant contributions to improving the overall quality of life for people with disabilities. On behalf of the Board, the Chair congratulated Cathy for this well-deserved recognition and thanked her for her ongoing efforts to improve quality of life for people with physical disabilities.

The Chair invited Cathy to say a few words as part of today's meeting.

Thanking Staff

The Chair expressed heartfelt gratitude to the staff at TCHC. Thanks to the efforts of staff all across the company, TCHC is transforming itself into a new organization. Many of these changes came this year, as we celebrated TCHC's 20th anniversary. The work that staff do today prepares the organization for the next twenty years of TCHC's history, ensuring that it will continue to provide homes and community to the people of Toronto.

DEPUTATIONS

The Chair polled for any deputations to be heard at the meeting. The following verbal deputations were presented:

- Item 5 – Business Arising from the Public Meeting Minutes and Action Items Update as of September 29, 2022 (*Catherine Wilkinson*)
- Item 7A – 2023 Board and Committee Meeting Schedule (*Cathy Birch and Catherine Wilkinson*)
- Item 8A – Office of the Commissioner of Housing Equity – 2023 Work Plan (*Catherine Wilkinson*)
- Item 8B – Terms of Reference of the Office of the Commissioner of Housing Equity (*Catherine Wilkinson*)
- Item 8C – TCHC Response to OCHE Bi-Annual Update (*Catherine Wilkinson*)
- Item 8D – Violence Reduction Program Update – Q3 2022 (*Miguel Avila-Velarde*)
- Item 8E – TCHC Internal Tenant Transfer Program (*Miguel Avila-Velarde and Catherine Wilkinson*)
- Item 9 – Strategic Priorities – Q3 2022 Progress Report (*Cathy Birch, Zamani Ra and Annisha Stewart*)

The following written deputations were received:

- Item 8D – Violence Reduction Program Update – Q3 2022 (*David Ng and Miguel Avila-Velarde*)
- Item 8E – TCHC Internal Tenant Transfer Program (*Miguel Avila-Velarde*)
- Item 9 – Strategic Priorities – Q3 2022 Progress Report (*Jackie Yu*)

ITEM 2 APPROVAL OF PUBLIC MEETING AGENDA

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Imrie and carried, the Board unanimously approved:

1. the Agenda for its Public meeting of December 8, 2022;
and
2. all matters on the Agenda, with the exception of items:
 - Item 5 – Business Arising from the Public Meeting Minutes and Action Items Update as of September 29, 2022
 - Item 7A – 2023 Board and Committee Meeting Schedule
 - Item 8A – Office of the Commissioner of Housing Equity – 2023 Work Plan
 - Item 8B – Terms of Reference of the Office of the Commissioner of Housing Equity
 - Item 8C – TCHC Response to OCHE Bi-Annual Update
 - Item 8D – Violence Reduction Program Update – Q3 2022
 - Item 8E – TCHC Internal Tenant Transfer Program
 - Item 11 – Continued COVID-19 Inflation and Price Impacts on General Repair Programs

ITEM 3 CHAIR’S POLL RE: CONFLICT OF INTEREST

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

ITEM 4 CONFIRMATION OF BOARD OF DIRECTORS’ PUBLIC MEETING MINUTES OF SEPTEMBER 29, 2022

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

ITEM 5 BUSINESS ARISING FROM THE PUBLIC MEETING MINUTES AND ACTION ITEMS UPDATE AS OF SEPTEMBER 29, 2022

A verbal deputation was received from Catherine Wilkinson with respect to this item.

Motion carried **ON MOTION DULY MADE** by Ms. Imrie, seconded by Mr. Smith and carried, the Board received the updates reported as Business Arising from the Public Meeting Minutes and Action Items Update as of September 29, 2022 for its information.

ITEM 6 BUILDING INVESTMENT, FINANCE AND AUDIT COMMITTEE (“BIFAC”) CHAIR’S REPORT VERBAL REPORT

The Chair noted that Martin Willschick has announced his retirement from the Investment Advisory Committee (“IAC”) after being a member of the IAC for over 20 years. The Chair of the IAC thanked Martin for his many years of service, and for his sound and thoughtful approach to the work of the IAC.

ANNUAL REVIEW OF INVESTMENT
ITEM 6A ADVISORY COMMITTEE CHARTER TCHC:2022-70

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

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Imrie and carried and carried, the Board unanimously approved the Investment Advisory Committee Charter, as set out in Attachment 1 to Report TCHC:2022-70.

VENDOR AWARD: DEMAND MAINTENANCE SERVICES – PLUMBING
ITEM 6B (VAC 22459/RFP 22037) TCHC:2022-71R

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

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Imrie and carried and carried, as set out in Report TCHC:2022-71R, the Board unanimously:

1. approved the award of work up to \$75,000,000.00 (exclusive of taxes) for plumbing demand maintenance services for a term of five (5) years as follows:
 - a. up to \$45,000,000.00 for the first three (3) years of the contract; and
 - b. up to and additional \$30,000,000.00 for two (2) additional one-year terms at TCHC management's discretion; and
2. approved the award of work to the following vendors:

- a. Bomben Plumbing & Heating Ltd.;
 - b. Capital PH Ltd.;
 - c. Carmar Mechanical Inc.;
 - d. Firenza Plumbing & Heating Ltd.; and
 - e. Midsteel Mechanical Ltd.; and
3. authorized the appropriate staff to take the necessary actions to give effect to the above recommendations.

**VENDOR AWARD: DEMAND
MAINTENANCE SERVICES – AIR
CONDITIONING AND VENTILATION (VAC**

ITEM 6C 22516/RFP 22034)

TCHC:2022-72R

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

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Ms. Imrie and carried and carried, as set out in Report TCHC:2022-72R, the Board unanimously:

1. approved the award of work up to \$30,000,000.00 (exclusive of taxes) for air conditioning and ventilation demand maintenance services for a term of five (5) years as follows:
 - a. up to \$18,000,000.00 for the first three (3) years of the contract; and
 - b. up to \$12,000,000.00 for two (2) additional one-year terms at TCHC management's discretion;
2. approved the award of work to the following vendors:
 - a. Ambient Mechanical Ltd.;
 - b. Firenza Plumbing & Heating Ltd.;

- c. Richmond Mechancial Ltd.;
 - d. Sam's Heating and Cooling Solution Ltd.; and
 - e. Smith and Long Limited, in place of SNL Techlink which was originally recommended as a vendor; and
3. authorized the appropriate staff to take the necessary actions to give effect to the above recommendations.

**CONTRACTOR AWARD: OVER CLADDING,
WINDOW AND MECHANICAL UPGRADES
AT 855 ROSELAWN AVENUE (VAC**

ITEM 6D 22473/RFP 22114-PP)

TCHC:2022-73

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

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Imrie and carried and carried, as set out in Report TCHC:2022-73, the Board unanimously:

1. approved the award of work to Brook Restoration Ltd. for \$10,957,910.00 (exclusive of taxes) for over cladding, window and mechanical upgrades at 855 Roselawn Ave (Roselawn Marlee, Dev. 723) based on the outcome of Request for Proposals 22114-PP; and
2. authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**CHANGE ORDER: PREVENTATIVE
MAINTENANCE AND DEMAND REPAIRS
FOR FIRE ALARM/ SUPPRESSION
SYSTEMS (CENTRAL REGION AND
ITEM 6E SENIORS WEST) TCHC:2022-74**

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

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Imrie and carried and carried, as set out in Report TCHC:2022-74, the Board unanimously:

1. approved a change order to Eurotech Safety Inc. for \$3,950,000.00 (exclusive of taxes) for preventive maintenance and demand repairs for fire alarm/ suppression system from January 1, 2023 to December 31, 2023 as follows:
 - a. \$1,050,000.00 for preventive maintenance; and
 - b. \$2,900,000.00 for demand repairs; and
2. authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**CHANGE ORDER: PREVENTATIVE
MAINTENANCE AND DEMAND REPAIRS
FOR FIRE ALARM/ SUPPRESSION
SYSTEMS (EAST REGION AND WEST
ITEM 6F REGION) TCHC:2022-75**

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

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Ms. Imrie and carried and carried, as set out in Report TCHC:2022-75, the Board unanimously:

1. approved a change order to Oak Ridge Building Solutions Inc. for \$6,040,000.00 (exclusive of taxes) for preventive maintenance and demand repairs for fire alarm/suppression systems from January 1, 2023 to December 31, 2023 as follows:
 - a. \$1,090,000.00 for preventive maintenance;
 - b. \$4,950,000.00 for demand repairs; and
2. authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**CHANGE ORDER: ADDITION TO
CONTRACT AS PER VARIOUS
UNFORESEEABLE SITE CONDITIONS TO
THE SANITARY PROJECT AT 275, 285 &**

ITEM 6G 295 SHUTER STREET

TCHC:2022-76

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

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Ms. Imrie and carried and carried, as set out in Report TCHC:2022-76, the Board unanimously:

1. approved a change order to Martinway Contracting Ltd. for \$34,867.86 (exclusive of taxes) for extra costs associated with electrical work requested by the Electrical Safety Authority due to unforeseeable site conditions at 275, 285, & 295 Shuter Street; and

2. authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**GOVERNANCE, COMMUNICATIONS
AND HUMAN RESOURCES COMMITTEE**

ITEM 7 (“BIFAC”) CHAIR’S REPORT VERBAL REPORT

No comments or remarks from the GCHRC Chair were received.

2023 BOARD AND COMMITTEE MEETING

ITEM 7A SCHEDULE TCHC:2022-77R

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

Verbal deputations were received from Cathy Birch and Catherine Wilkinson with respect to this item.

Mr. Meagher was available to answer questions of the Board. Highlights of the discussion include:

- The intention is to move to hybrid meetings in January 2023 and a slightly different approach will be used to incorporate deputations into those meetings.
- There are two new City Councillor members of the Board who have expressed their interests in terms of their Board Committee assignments: Councillor Cheng has selected the Tenant Services Committee (“TSC”) and the Governance, Communications and Human Resources Committee (“GCHRC”), and Councillor Crisanti has selected the GCHRC and the Building Investment, Finance and Audit Committee (“BIFAC”).
- As there is not another Board meeting until February 2023, it is recommended that the Board approve the Councillors’ Committee assignments at today’s meeting as part of approval of this matter.

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Ms. Imrie and carried, as set out in Report TCHC:2022-77R, the Board unanimously:

1. approved the proposed Board and Committee Meeting Schedule for 2023, as set out in Attachment 1 to Report TCHC:2022-77R;
2. appointed Councillor Lily Cheng to serve as a member of:
 - a. the Governance, Communications and Human Resources Committee; and
 - b. the Tenant Services Committee; and
3. appointed Councillor Vincent Crisanti to serve as a member of:
 - a. the Building Investment, Finance and Audit Committee; and
 - b. the Governance, Communications and Human Resources Committee; and
4. authorized the General Counsel and Corporate Secretary, or designate, to take all necessary actions and execute all documents and resolutions, on behalf of TCHC, to implement the above recommendations.

CITY COUNCIL DIRECTIONS REQUIRING
ITEM 7B BOARD ATTENTION TCHC:2022-78

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

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Imrie and carried, the Board received Report TCHC:2022-77, being the City Council Directions Requiring Board Attention report, for its information.

TENANT SERVICES COMMITTEE
ITEM 8 (“TSC”) CHAIR’S REPORT VERBAL REPORT

No comments or remarks from the TSC Chair were received.

OFFICE OF THE COMMISSIONER OF
ITEM 8A HOUSING EQUITY – 2023 WORK PLAN TCHC:2022-79

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

A verbal deputation was received from Catherine Wilkinson with respect to this item.

Ms. Nudel was available to answer questions of the Board. Highlights of the discussion include:

- The Board noted that the current OCHE work plan is difficult to measure and asked that it be updated to include more concrete numbers and specific key performance indicators (“KPI”). The Board requested more outcome than process goals be included in the work plan.
- It would be useful to see how the OCHE is incorporated into TCHC’s work with the Lean 6 Sigma approach.
- The Board requested that the work plan incorporate the OCHE’s work to strategically help improve TCHC’s systems.

- A revised work plan will be brought back to the Tenant Services Committee and the Board of Directors to reflect the Board’s requested amendments.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Imrie and carried, the Board received Report TCHC:2022-79, bring the Officer of the Commissioner of Housing Equity – 2023 Work Plan, with the understanding that a revised work plan will be brought to TSC’s next meeting.

**TERMS OF REFERENCE OF THE OFFICE
OF THE COMMISSIONER OF HOUSING**

ITEM 8B EQUITY TCHC:2022-80

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

A verbal deputation was received from Catherine Wilkinson with respect to this item.

Mr. Meagher was available to answer questions of the Board. Highlights of the discussion include:

- The Board expanded the scope of work of the Office of the Commissioner of Housing Equity (“OCHE”) to work with not just vulnerable tenants, but all tenancies in arrears. Management propose that this matter be brought back to the Board as work is ongoing to determine how that is managed. It is anticipated that this discussion can take place in 3-5 months at the Tenant Services Committee (“TSC”) and then the Board.
- The Terms of Reference need to be amended to reflect that the OCHE reports out semi-annually rather than quarterly.
- It was clarified that the OCHE is an oversight office that reports directly into the Board of Directors.
- The OCHE’s budget is submitted and rolled up into TCHC’s overall budget that is considered by the Board.

- There is a separate agreement between TCHC, the Toronto Seniors Housing Corporation (“TSHC”), and the OCHE that goes into greater detail in terms of how the OCHE serves both corporations.
- The relationship between the OCHE and the TSHC’s Board of Directors is separate from the relationship with the OCHE and TCHC’s Board of Directors.
- The Board noted that the OCHE’s budget should at least be flagged as a line item in TCHC’s overall budget.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Imrie and carried, the Board unanimously approved the Terms of Reference of the Office of the Commissioner of Housing Equity in the form set out in Attachment 1 to Report TCHC:2022-80, as amended to reflect semi-annual reporting.

ITEM 8C TCHC RESPONSE TO OCHE BI-ANNUAL UPDATE TCHC:2022-81

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

A verbal deputation was received from Catherine Wilkinson with respect to this item.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Ms. Imrie and carried, the Board received Report TCHC:2022-81, being the TCHC Response to OCHE Bi-Annual Update report, for its information.

ITEM 8D VIOLENCE REDUCTION PROGRAM UPDATE – Q3 2022 TCHC:2022-89

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

Written deputations were received from David Ng and Miguel Avila-Velarde with respect to this item and were circulated to the Board.

A verbal deputation was received from Miguel Avila-Velarde with respect to this item.

Ms. Gouveia and Mr. Britton were available to answer questions of the Board. Highlights of the discussion include:

- The Community Safety Unit is authorized for a complement of 173 Special Constables. After several recent resignations, the current complement is 135 Special Constables, but there is a recruitment and training plan prepared for 2023 to address this.
- There are currently eight individuals in the training process to become Special Constables and the next class in January 2023 is targeted to have 16.
- Previously, the Community Safety Unit (“CSU”) could make offers of employment, contingent on a background check by Toronto Police Service (“TPS”) that could be completed concurrent to candidates going through the training process. Direction from TPS changed last year, such that candidates cannot begin the training process until a background check has been completed, which has delayed hiring and contributed to smaller class sizes of new Special Constables. CSU management are working with TPS to identify a resolution to this challenge.
- Having more Special Constables in the field would allow the CSU to do more proactive work.
- CSU has two deployment models for Special Constables: one is a static model for the Violence Reduction Program (“VRP”) where Special Constables are assigned to priority communities, and the other is deployment based on regions where Special Constables are assigned to specific areas of the city for an extended period of time to respond to calls in that area, and to build relationships and an understanding of communities’ needs.
- CSU and Human Resources are working hard together to bring up the number of Special Constables as close as possible to the approved complement of 173 over the next 12-18 months.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Mr. Macrae and carried, the Board received Report TCHC:2022-89, the Violence Reduction Program Update report for the third quarter of 2022, for its information.

ITEM 8E TCHC INTERNAL TENANT TRANSFER PROGRAM BRIEFING NOTE

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

A written deputation was received from Miguel Avila-Velarde with respect to this item and was circulated to the Board.

Verbal deputations were received from Miguel Avila-Velarde and Catherine Wilkinson with respect to this item.

Motion carried **ON MOTION DULY MADE** by Mr. Campbell, seconded by Mr. Haque and carried, the Board received the Briefing Note dated December 1, 2022 regarding the TCHC Internal Tenant Transfer Program for its information.

ITEM 8F UPDATE ON TENANT SURVEY TCHC:2022-84

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

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Imrie and carried, the Board received Report TCHC:2022-84, being the Update on Tenant Survey report, for its information.

STRATEGIC PRIORITIES – Q3 2022
ITEM 9 PROGRESS REPORT

TCHC:2022-82

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

A written deputation was received from Jackie Yu with respect to this item and was circulated to the Board.

Verbal deputations were received from Cathy Birch, Zamani Ra and Annisha Stewart with respect to this item.

Mr. Sharma and Ms. Knight were available to answer questions of the Board. Highlights of the discussion include:

- The Board requested more information regarding how to ensure language translation remains available in light of budget restrictions. It was confirmed that we are continuing with providing translation services, but management are looking at whether there are options for translation of documents on an on-demand basis rather than translating all documents distributed to tenants, which is the current process.
- Management do not want to compromise our commitment to inclusion for tenants as it relates to their ability to be communicated with in their language of choice.
- It was suggested that documents could include a QR code to make important documents easily and clearly available to tenants in their language of choice.
- After the Director of the Centre for Advancing the Interests of Black People (the “Centre”) resigned, management immediately identified the best possible replacement for the role, Barry Thomas.
- The Centre’s first priority continues to be their commitment to the Confronting Anti-Black Racism (“CABR”) strategy.

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Imrie and carried, the Board received Report TCHC:2022-82, being the Strategic Priorities report for the third quarter of 2022, for its information.

**CHANGE ORDER: MOBILE DEVICES,
ITEM 10 VOICE AND DATA SERVICES TCHC:2022-83**

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

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Imrie and carried, as set out in Report TCHC:2022-83, the Board unanimously:

1. approved a change order to Rogers Communications Canada Inc. for \$340,000.00 (exclusive of taxes) to accommodate a substantial increase in TCHC and TSHC requirements for mobile devices and associated accessories; and
2. authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**CONTINUED COVID-19 INFLATION AND
ITEM 11 PRICE IMPACTS ON GENERAL REPAIR PROGRAMS TCHC:2022-85**

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

Ms. Gouveia, Mr. Grotsch and Mr. Koke were available to answer questions of the Board. Highlights of the discussion include:

- Staff engaged vendors involved with the demand maintenance programs (“DMP”) and vendors outside of the DMP, as well as other social housing providers and suppliers to justify the cost increases recommended in this report.
- Where it is cost effective and possible given the scope of work, staff are prepared to swap out materials for the less expensive alternative.
- The Board flagged that the reports linked in the report show that while there was a spike at the beginning of 2022, prices appear to be

leveling off at the end of 2022 and are predicted to continue to do so into 2023. The Board questioned whether the continued 30% is required given the stabilization predicted in the market.

- Management confirmed they will continue to monitor the DMP and will work with suppliers and vendors to reduce costs sooner if possible.
- Other City divisions have confirmed that they are also experiencing cost increases in their vendor contracts.
- The Board noted concern with approving this change order for approximately \$20M when TCHC is having to make cuts in other areas to address budgetary constraints in 2023. It was noted that the Board would have liked more specific information from City divisions as to how they are approaching requests for contract cost increases.
- It was suggested that staff could explore whether there are any non-urgent matters through the DMP that could be slowed or paused. Management confirmed that the programs included in this change order are harder to put off as they deal with our move-out unit turn program, demand general repairs for tenant units, and emergency restoration and containment, which are all urgent in nature.

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Mr. Charlebois and carried, as set out in Report TCHC:2022-85, the Board:

1. approved a temporary pricing increase of 30% for eight months, effective January 1, 2023 until August 31, 2023, to contracts with vendors supporting the Move-Out Unit Turnover Program;
2. approved a temporary pricing increase of 30% for eight months, effective January 1, 2023 until August 31, 2023, to contracts with vendors supporting the Demand General Repairs Program;
3. approved a temporary pricing increase of 30% for six months, effective January 1, 2023 until June 31, 2023, to contracts with vendors supporting the Emergency Containment and Restoration Program;

4. approved an increase to the budget for:
 - a. the Move-Out Unit Turnover Program in the amount of \$9.5M in order to fund the temporary pricing increase contemplated in recommendation 1;
 - b. the Demand General Repairs Program in the amount of \$9.38M in order to fund the temporary pricing increase contemplated in recommendation 2;
 - c. the Emergency Containment and Restoration Program in the amount of \$1.54M in order to fund the temporary pricing increase contemplated in recommendation 3; and
5. authorize the appropriate staff to take the necessary actions to give effect to the above recommendations.

**CHANGE ORDER: ADDITIONAL FUNDS
FOR THE SUPPLY OF CUPE LOCAL 416**

ITEM 12 STAFF UNIFORMS

TCHC:2022-86

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

Motion carried **ON MOTION DULY MADE** by Mr. Smith, seconded by Ms. Imrie and carried, as set out in Report TCHC:2022-86, the Board unanimously:

1. approved a change order to More Uniforms Inc. for \$123,566.00 (exclusive of taxes) to supply CUPE Local 416 staff uniforms and other apparel, including non-CUPE Local 416 apparel, for the remainder of Year 2 (2022) through Year 4 (2024) of the current award; and

2. authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**CHANGE ORDER: CONTRACT
EXTENSION FOR THE APPLIANCE
PROGRAM**

ITEM 13

TCHC:2022-87

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

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Ms. Imrie and carried, as set out in Report TCHC:2022-87, the Board unanimously:

1. approved a change order to The Brick Warehouse LP, doing business as Midnorthern Appliances, for up to \$577,000.00 (exclusive of taxes) for the supply and installation of appliances for up to seven (7) months on an as-needed basis for all TCHC units; and
2. authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**COLLECTIVE BARGAINING UPDATE –
OPSEU LOCAL 529**

ITEM 14

TCHC:2022-88

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

*Motion
carried*

ON MOTION DULY MADE by Mr. Smith, seconded by Ms. Imrie and carried, as set out in Report TCHC:2022-88, the Board unanimously:

1. ratified and approved the Memorandum of Settlement

between TCHC and OPSEU Local 529, which falls within the mandate approved by the Board of Directors, in order to effect a new Collective Agreement;

2. authorized staff to make the necessary adjustments to the 2022 Operating Budget of the Divisions to reflect provisions of the Memorandum of Settlement;
3. authorized the public release of the financial impact of the negotiated Memorandum of Agreement, contained in Confidential Attachment 1, if the Memorandum of Settlement is ratified and approved by Board, at the conclusion of the Meeting; and
4. authorized the appropriate staff to take all necessary actions, including necessary amendments to rates of pay, benefits and other issues identified as agreed changes in the new Memorandum of Settlement, and execute all necessary documents to implement the above recommendations.

TERMINATION

ON MOTION DULY MADE by Ms. Imrie, seconded by Mr. Smith and carried, the Board unanimously approved the recommendation to adjourn the Public Session of the Meeting of December 8, 2022 at 1:30 p.m. and enter a closed session in order to address the remained of the Items on the In-Camera Agenda, which related to:

1. human resources issues and employment matters, including labour relations or employee negotiations and with personal matters about an identifiable individual, including TCHC employees;
2. matters that are not required to be disclosed under the Municipal Freedom of Information and Protection of Privacy Act, including but not limited to a proposed or pending transaction with a third party;

3. matters involving the security of the property of the Corporation; and
4. financial information that belongs to the Corporation that has monetary value or potential monetary value.

Secretary

Chair, Board of Directors