



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 September 29, 2022 via WebEx, commencing at 11:16 a.m.

Directors in Attendance: Tim Murphy (Chair)
Deputy Mayor Ana Bailão (11:20 a.m. – 11:26 a.m.)
Marcel Charlebois
Ubah Farah
Adele Imrie
Nick Macrae
Naram Mansour
Brian Smith

Directors Absent: John Campbell
Debbie Douglas
Councillor Paula Fletcher
Mohammed Haque
Councillor Frances Nunziata

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

Guests Present:

Peter Harron, Director, Development,
CreateTO, City of Toronto
Silvia Fraser, Director, Transformation,
Workplace Strategies, ModernTO, 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.

31 Gilder Drive Shooting

The Chair began his remarks by remembering 17-year-old Zaybion Lawrence, whose life was tragically cut short by a senseless act of gun violence on September 21. Our thoughts are with the family and loved ones of the victim and the entire Gilder Drive community at this very difficult time.

National Day for Truth and Reconciliation: September 30

The Chair noted that September 30 is the National Day for Truth and Reconciliation with Canada's Indigenous peoples, as well as Orange Shirt Day. The Chair encouraged everyone to wear orange to show their support and to commit to the process of reconciliation with Canada's Indigenous peoples.

Deputy Mayor Ana Bailão

As today marked Deputy Mayor Bailão's final TCHC Board meeting, the Chair took the opportunity to recognize her contributions to both TCHC and the City's overall response to its housing needs, discussing how Deputy Mayor Bailão has been a steadfast advocate for preserving social housing, improving living conditions for TCHC tenants, and creating partnerships to build more and new affordable housing.

On behalf of the Board and everyone at TCHC, the Board offered appreciation and thanks for Deputy Mayor Bailão being a champion of Toronto Community Housing and its tenants, and an advocate for affordable housing in this city.

TCHC 20-Year Anniversary

This year is TCHC's 20-year anniversary and there are a number of events and activities planned to create an exciting celebration of our past, present and future.

The Chair thanked all the employees of TCHC, past and present, for their dedication, hard work and commitment to providing the homes and services that meet the needs of our tenants.

DEPUTATIONS

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

- Item 7D – Contractor Award: Comprehensive Retrofit – Envelope, Mechanical and Electrical at 828 Kingston Road (*Catherine Wilkinson*)
- Item 8A – Update on ModernTO (*Catherine Wilkinson*)
- Item 8B – OCHE Bi-Annual Update – January to June 2022 (*Catherine Wilkinson*)
- Item 9A – City Council Directions Requiring Board Attention (*Catherine Wilkinson*)

The following written deputations were received:

- Item 7A – Vendor Award: Demand Maintenance Services – Heating (VAC 22338/RFP 22033) (*Veronika Hering*)

ITEM 2 APPROVAL OF PUBLIC MEETING AGENDA

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

1. the Agenda for its Public meeting of September 29, 2022;
and
2. all matters on the Agenda, with the exception of items:
 - Item 7D – Contractor Award: Comprehensive Retrofit – Envelope, Mechanical and Electrical at 828 Kingston Road
 - Item 7E – Q2 2022 Facilities Management Quarterly Capital Budget Update
 - Item 8A – Update on ModernTO
 - Item 8B – OCHE Bi-Annual Update – January to June 2022
 - Item 9A – City Council Directions Requiring Board Attention

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 JULY 28, 2022

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

**BUSINESS ARISING FROM THE PUBLIC MEETING
MINUTES AND ACTION ITEMS UPDATE AS OF JULY 28,
2022**

ITEM 5

*Motion
carried*

ON MOTION DULY MADE by Mr. Macrae, 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 July 28, 2022 for its information.

**ITEM 6 AUTHORITY TO TRANSFER FUNDS
REGARDING SCATTERED HOUSES**

TCHC:2022-67

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

*Motion
carried*

ON MOTION DULY MADE by Mr. Macrae, seconded by Mr. Smith and carried, the Board unanimously approved the following recommendations, in accordance with Report TCHC:2022-67, to authorize the President and CEO, or his delegate, to execute an Amending Agreement with each of Circle Community Land Trust and with Neighbourhood Land Trust through which:

1. Toronto Community Housing Corporation agrees to provide a credit of \$5.03M over fiscal years 2022 and 2023 from its operating budget to Circle Community Land Trust, in connection with the transfer of the Single Family Homes that are the subject of the Agreement of Purchase and Sale between the parties;
2. Toronto Community Housing Corporation agrees to provide Neighbourhood Land Trust with a credit in the amount of \$0.5M against the purchase price for the Single Family Homes that are the subject of the Agreement of Purchase and Sale between the parties, during fiscal year

2022;

3. Toronto Community Housing Corporation agrees to provide a credit of \$1.5M over fiscal years 2022 and 2023 from its operating budget to Circle Community Land Trust, in connection with the transfer of the Uninhabitable Homes that are the subject of the Agreement of Purchase and Sale between the parties; and
4. Toronto Community Housing Corporation agrees to provide a credit of \$0.5M from its operating budget to Neighbourhood Land Trust, in connection with the transfer of the Uninhabitable Homes that are the subject of the Agreement of Purchase and Sale between the parties, during fiscal year 2022.

**BUILDING INVESTMENT, FINANCE AND
AUDIT COMMITTEE (“BIFAC”) CHAIR’S**

ITEM 7 REPORT

VERBAL REPORT

No comments or remarks from the BIFAC Chair were received.

**VENDOR AWARD: DEMAND
MAINTENANCE SERVICES – HEATING**

ITEM 7A (VAC 22338/RFP 22033)

TCHC:2022-57

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

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

*Motion
carried*

ON MOTION DULY MADE by Mr. Macrae, seconded by Mr. Smith and carried, the Board unanimously approved the following recommendations, in accordance with Report

TCHC:2022-57:

1. approve the award of work up to \$35,000,000.00 (exclusive of taxes) for heating systems demand maintenance services for a term of five (5) years as follows:
 - a. up to \$21,000,000.00 for the first three (3) years of the contract; and
 - b. up to \$14,000,000.00 for two (2) additional one-year terms at TCHC management's discretion;
2. approve the award of work to the following vendors:
 - a. Bomben Plumbing & Heating Ltd.;
 - b. Climate Works (1799541 Ontario Inc.);
 - c. Firenza Plumbing & Heating Ltd.;
 - d. Richmond Mechanical Ltd.; and
 - e. Smith and Long Limited; and
3. authorize the appropriate staff to take the necessary actions to give effect to the above recommendations.

**VENDOR AWARD: DEMAND
MAINTENANCE SERVICES FOR DUCT
AND VENT CLEANING (VAC 22404/RFP**

ITEM 7B 22024)

TCHC:2022-58

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

Motion carried **ON MOTION DULY MADE** by Mr. Macrae, seconded by Mr. Smith and carried, the Board unanimously approved the following recommendations, in accordance with Report TCHC:2022-58:

1. approve the award of work up to \$7,986,375.00 (exclusive of taxes) for demand maintenance and key holder

services for duct and vent cleaning at the rates established based on the outcome of Request for Proposal (RFP 22024) for a term of five (5) years as follows:

- a. up to \$4,650,000.00 (exclusive of taxes) for the initial contract of three (3) years; and
 - b. up to an additional \$3,336,375.00 for two (2) additional one-year terms at TCHC management's discretion;
2. approve the award of work to the following vendors:
 - a. Climate Works (1799541 Ontario Inc.); and
 - b. Ontario Duct Cleaning (2004666 Ontario Ltd.); and
 3. authorize the appropriate staff to take the necessary actions to give effect to the above recommendations.

**VENDOR AWARD: DEMAND
MAINTENANCE SERVICES FOR DRAINS
AND WATER MAINS (VAC 22403/RFP**

ITEM 7C 22059)

TCHC:2022-59

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

Motion carried **ON MOTION DULY MADE** by Mr. Macrae, seconded by Mr. Smith and carried, the Board unanimously approved the following recommendations, in accordance with Report TCHC:2022-58:

1. approve the award of work up to \$7,000,000.00 (exclusive of taxes) for drains and water mains demand maintenance services for a term of five (5) years as follows:
 - a. up to \$4,200,000.00 for the first three (3) years of the contract; and

- b. up to \$2,800,000.00 for two (2) additional one-year terms at TCHC management's discretion;
2. approve the award of work to the following vendors:
 - a. Bomben Plumbing & Heating Ltd.;
 - b. Firenza Plumbing & Heating Ltd.; and
3. authorize the appropriate staff to take the necessary actions to give effect to the above recommendations.

**CONTRACTOR AWARD:
COMPREHENSIVE RETROFIT –
ENVELOPE, MECHANICAL AND
ELECTRICAL AT 828 KINGSTON ROAD**

ITEM 7D (VAC 22402/RFQ 22126-PP)

TCHC:2022-60

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

- A project start date is not announced until the award is approved.
- Facilities Management ("FM") staff will work closely with tenants and building staff to accommodate tenants' needs during construction.

*Motion
carried*

ON MOTION DULY MADE by Ms. Imrie, seconded by Mr. Smith and carried, the Board unanimously approved the following recommendations, in accordance with Report TCHC:2022-60:

1. approve the award of work to Trinity Services Ltd. for \$12,869,300.00 (exclusive of taxes) for the comprehensive retrofit - envelope, mechanical and

electrical at 828 Kingston Road (Glen Stewart Acres, Dev. 112) based on the outcome of RFQ 22126-PP; and

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

Q2 2022 FACILITIES MANAGEMENT

ITEM 7E QUARTERLY CAPITAL BUDGET UPDATE TCHC:2022-61

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

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

- The Board expressed concern that the contingency was fully used by the end of Q2.
- Management advised that there is a general contingency line item in each budget envelope that can be moved between envelopes to ensure spending does not exceed the approved \$350 million.
- Management do not anticipate that the capital budget will be overspent or that projects will need to be deferred as a result of the contingency being fully used. The capital budget is reviewed on a weekly basis, by line item, to identify any concerns or changes required.
- Action item: As part of the capital prioritization report scheduled for the November BIFAC meeting, Management to include a component of the report that speaks to the contingency.

Motion carried **ON MOTION DULY MADE** by Ms. Imrie, seconded by Ms. Douglas and carried, the Board unanimously approved the following recommendations, in accordance with Report TCHC:2022-61:

1. approve the following reallocation of funds to the following budget envelopes within TCHC's capital repair budget:

- a. \$7,000,000.00 to the Local Moveout budget envelope; and
- b. \$4,126,174.00 to the AIP1 – Social Housing Apartment Improvement Program budget envelope; and
- c. \$8,626,935.00 to the COXX - Demand Capital budget envelope;

by redirecting funds previously allocated to the following budget envelopes in the following amounts:

- d. \$6,349,493.00 from the HBRP – Holistic Building Retrofit Program budget envelope; and
- e. \$13,404,616.00 from the RCXZ – Contingency budget envelope; and

- 2. authorize the appropriate staff to take the necessary actions to give effect to the above recommendations.

**FACILITIES MANAGEMENT DIRECT
AWARDS IN RESPONSE TO THE MAY 27**

ITEM 7F EVENT AT SWANSEA MEWS

TCHC:2022-62

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

Motion carried **ON MOTION DULY MADE** by Mr. Macrae, seconded by Mr. Smith and carried, the Board received Report TCHC:2022-62, the Facilities Management Direct Awards in Response to the May 27 Event at Swansea Mews report, for its information.

**DIRECT AWARD: MICROSOFT CANADA
INC. ENTERPRISE AGREEMENT (“EA”)**

ITEM 7G VOLUME LICENSING

TCHC:2022-69

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

Motion carried **ON MOTION DULY MADE** by Mr. Macrae, seconded by Mr. Smith and carried, the Board unanimously approved the following recommendations, in accordance with Report TCHC:2022-60:

1. approve a commitment to Microsoft Canada Inc. (“Microsoft”) with a value of \$4,084, 588.84 (CAD, exclusive of taxes) for a three (3) year term, for enrolment into Microsoft’s Enterprise Agreement (EA) volume licensing agreement to provide TCHC and TSHC with Microsoft software licensing, bringing all licensing to a common termination date (desktop, server, and security); and
2. authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

TENANT SERVICES COMMITTEE

ITEM 8 (“TSC”) CHAIR’S REPORT

VERBAL REPORT

No comments or remarks from the TSC Chair were received.

ITEM 8A UPDATE ON MODERNT0

TCHC:2022-68

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. Murray and Mr. Harron from CreateTO were available to answer questions of the Board. Highlights of the discussion include:

- TCHC owns 931 Yonge Street and when it is vacated by staff transferring to Metro Hall, the property will come under CreateTO's jurisdiction as part of the City-Wide Real Estate Strategy.
- CreateTO will prioritize building affordable housing on the site as part of the redevelopment of the property.

Motion carried **ON MOTION DULY MADE** by Ms. Douglas, seconded by Mr. Mansour and carried, the Board received Report TCHC:2022-68, the Update on ModernTO report, for its information.

ITEM 8B OCHE BI-ANNUAL UPDATE – JANUARY TO JUNE 2022 TCHC:2022-63

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 provided an overview of Report TCHC:2022-63 and was available to answer questions of the Board. Highlights of the discussion include:

- It is positive to see that the focus of the Office of the Commissioner of Housing Equity (“OCHE”) is on driving systematic change at TCHC.

Motion carried **ON MOTION DULY MADE** by Mr. Macrae, seconded by Ms. Imrie and carried, the Board received Report TCHC:2022-63, the OCHE Bi-Annual Update report for January 1 to June 30, 2022, for its information.

**ITEM 8C VIOLENCE REDUCTION PROGRAM
UPDATE – Q2 2022** TCHC:2022-64

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

Motion carried **ON MOTION DULY MADE** by Mr. Macrae, seconded by Mr. Smith and carried, the Board received Report TCHC:2022-64, the Violence Reduction Program Update report for the second quarter of 2022, for its information.

**ITEM 9 GOVERNANCE, COMMUNICATIONS,
HUMAN RESOURCES COMMITTEE
("GCHRC") CHAIR'S REPORT** VERBAL REPORT

No comments or remarks from the GCHRC Chair were received.

**ITEM 9A CITY COUNCIL DIRECTIONS REQUIRING
BOARD ATTENTION** TCHC:2022-65

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

- Future iterations of this report will ensure that directions that are complete are reported to the Board before removing them from the report.

Motion carried **ON MOTION DULY MADE** by Mr. Mansour, seconded by Mr. Macrae and carried, the Board received Report TCHC:2022-65, the City Council Directions Requiring Board Attention

report, for its information.

ITEM 10 Q2 2022 STRATEGIC PRIORITIES
PROGRESS REPORT TCHC:2022-66

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

Motion carried **ON MOTION DULY MADE** by Mr. Macrae, seconded by Mr. Smith and carried, the Board received Report TCHC:2022-66, the Q2 2022 Strategic Priorities Progress Report, for its information.

TERMINATION

A motion to adjourn the meeting was moved by Ms. Douglas and seconded by Mr. Smith. The public meeting terminated at 12:10 p.m.

Secretary

Chair, Board of Directors