

This is an office consolidation of By-law No. 3-23 and its amendment(s). It is prepared for reference and convenience only. For accurate reference, consult the original by-laws that are retained by the Secretary. Halton Community Housing Corporation bears no responsibility or liability for any deficiencies, inaccuracies, errors or omissions contained in this Office Consolidation.

Consolidated version revised and verified May 2026.

HALTON COMMUNITY HOUSING CORPORATION

BY-LAW NO. 3-23

A BY-LAW AUTHORIZING PROCUREMENT FOR HALTON COMMUNITY HOUSING CORPORATION AND TO REPEAL BY-LAW NO. 4-15.

WHEREAS Halton Community Housing Corporation, in conjunction with The Regional Municipality of Halton, has established sound policies for the procurement of goods and services in a manner congruent with its mandate to deliver housing services to the residents of the Region.

AND WHEREAS this By-law is enacted pursuant to section 116 of the Ontario *Business Corporations Act*, R.S.O. 1990, c. B.16;

AND WHEREAS this By-law establishes the authority by which Goods, Services and/or Construction shall be procured and disposed of for the purposes of Halton Community Housing Corporation subject to certain exceptions set out herein;

AND WHEREAS the Halton Community Housing Corporation Board of Directors passed By-law No. 4-15 on November 3, 2015, and has deemed it is necessary to repeal and replace By-law No. 4-15, as amended.

NOW THEREFORE THE BOARD OF HALTON COMMUNITY HOUSING CORPORATION HEREBY ENACTS AS FOLLOWS:

1. SHORT TITLE

1.1. This By-law may be cited as the “Procurement By-law”.

2. PURPOSE, GOALS AND OBJECTIVES

2.1. The purpose, goals and objectives of this By-law are to:

- a) establish the authority for the fair, open, consistent and transparent procurement of Goods, Services and/or Construction by the Corporation;
- b) encourage competition among Vendors for the supply of Goods, Services and/or Construction;

- c) maximize value for the Corporation;
- d) encourage and support procurement integrating equity, diversity, inclusion, moving forward toward Truth and Reconciliation, environmental, and social considerations in the Corporation's procurement solicitations;
- e) respect regional, national and international trade agreement public procurement obligations;
- f) comply with provincial legislation (and any directives, policies or standards issued by the Province of Ontario) and any other applicable law; and
- g) ensure that accessibility design criteria and features shall be incorporated when procuring Goods, Services and/or Construction as required by Ontario 191/11 – Integrated Accessibility Standards, enacted pursuant to the *Accessibility for Ontarians with Disabilities Act, 2005*, S.O. 2005, c. 11, except where it is not practicable to do so.

3. DEFINITIONS

3.1. Unless the context otherwise requires, capitalized terms and phrases not otherwise defined in this By-law shall have the meanings specified or referred to below:

- a) "Award" means the award of a Contract by the Corporation to one (1) or more Bidders based on the procurement solicitation evaluation criteria;
- b) "Bid" means a Bidder submission offered in response to a procurement solicitation;
- c) "Bidder" means a Vendor that submits a Bid;
- d) "Board" means the Board of Directors for Halton Community Housing Corporation;
- e) "Buying Group" means a group of two or more members that combines the purchasing requirements and activities of the members of the group into one joint procurement process. Buying groups include cooperative arrangements in which individual members administer the procurement function for specific contracts for the group, and more formal corporate arrangements in which the buying group administers procurement for group members. Buying groups may consist of a variety of entities,

including any combination of procuring entities, private sector entities, or not-for-profit organizations;

- f) “By-law” means this By-law No. 3-23, a By-law Authorizing Procurement for The Halton Community Housing Corporation;
- g) “Central Stores” means the centralized inventory function within Supply Chain Management;
- h) “Centralized Procurement” means a procurement solicitation for Goods, Services and/or Construction with a Contract Value greater than \$50,000 which is facilitated by Supply Chain Management;
- i) “CETA” means the Canada-European Union Comprehensive Economic and Trade Agreement, effective September 21, 2017;
- j) “CFTA” means the Canadian Free Trade Agreement, effective July 1, 2017;
- k) “Chief Building Officer Construction” means the Chief Building Officer Construction of the Corporation, the Acting Chief Building Officer Construction, or their designate;
- l) “Chief Building Officer Maintenance” means the Chief Building Officer Maintenance of the Corporation, the Acting Chief Building Officer Maintenance, or their designate;
- m) “Chief Operating Officer” means the Chief Operating Officer of the Corporation, the Acting Chief Operating Officer, or their designate;
- n) “Commissioner of Digital and Information Services” means the Commissioner of the Digital and Information Services Department for the Region, the Acting Commissioner of Digital and Information Services, or their designate;
- o) “Competitive Process” means an open procurement solicitation for Goods, Services and/or Construction where Bids are publicly solicited in the marketplace;
- p) “Conflict of Interest” includes the following:
 - i) in relation to a procurement solicitation process, where one (1) or more individuals acting on behalf of the Corporation, including an agent, Board member or HCHC Representative performing duties on behalf of the Corporation:

- a) has a personal relationship or familial relationship with a Bidder, or has a material interest in a Bidder;
 - b) is a former employee of a Bidder, within the previous twelve (12) months;
 - c) has a direct or indirect financial interest in a Bidder's business;
 - d) has assisted a Bidder, directly or indirectly, in the preparation of a Bid;
 - e) has given or received a direct or indirect personal gain or benefit, or a direct or indirect advantage or privilege by a Bidder; or
 - f) has, or may be perceived to have, a vested interest in the outcome of the evaluation of a Bid that goes beyond the duty to be fair, objective and professional.
- ii) in relation to the procurement solicitation process, where a Bidder or an employee of a Bidder that has, or may be perceived to have, an unfair advantage or has engaged in conduct, directly or indirectly, that may give it an unfair advantage including, but not limited to:
- a) communicating with any Board member, agent or HCHC Representative performing duties on behalf of the Corporation with a view to influencing the outcome of a procurement solicitation process; or
 - b) engaging in conduct that compromises, or may be perceived to compromise, the integrity of the procurement process;
- iii) in relation to the performance of the Contract outlined in the procurement solicitation, where a Bidder's commitments, relationships or financial interests compromise, impair or are incompatible with the effective performance of the Bidder's contractual obligations;
- q) "Construction" means any construction, reconstruction, demolition, repair or renovation of a building, structure, road or other engineering or architectural work;
- r) "Contract" means a binding written agreement, including a Purchase Order, between the Corporation and one (1) or more

Vendors for the supply of Goods, Services and/or Construction, or a combination thereof;

- s) “Contract Extension” means an extension of the term of a Contract in accordance with the Contract terms and conditions;
- t) “Contract Value” means the total value or price of the Goods, Services and/or Construction, excluding Harmonized Sales Tax, procured or expected to be procured over the Contract term, including all Contract Extension options;
- u) “Contract Value Amendment” means an amount to be added to the Contract Value due to a required change to the Contract;
- v) “Corporate Counsel” means the Corporate Counsel of the Corporation, the Acting Corporate Counsel, or their designate;
- w) “Corporate Records Management Program” refers to the Region’s policies and procedures relating to the creation and maintenance of corporate records;
- x) “Corporation” means Halton Community Housing Corporation;
- y) “Covered Procurement” means a procurement where the CFTA applies;
- z) “Day” means calendar day, including weekends and statutory holidays;
- aa) “Decentralized Procurement” means a procurement solicitation for Goods, Services and/or Construction with a Contract Value of \$50,000 or less;
- bb) “Direct Negotiation” means a single or sole source procurement method whereby the Corporation enters into a Contract for the supply of Goods, Services and/or Construction directly with a Vendor;
- cc) “Director of Supply Chain Management” means the Region’s Director of the Supply Chain Management Division, the Acting Director of Supply Chain Management, or their designate, or any other person appointed by the Region’s Treasurer from time to time;
- dd) “Emergency” means an urgent situation brought about by events unforeseeable by the Corporation as a result of which Goods, Services and/or Construction cannot be obtained in time using a Competitive Process or an Invitational Process. Emergency

includes situations that pose an immediate threat to the health and safety of persons and/or damage to property or the environment, whether arising from an accident, by force of nature, or otherwise, as well as situations that affect or could affect the immediate supply chain of the Corporation;

- ee) “General Manager” means the General Manager of the Corporation, the Acting General Manager, or their designate;
- ff) “Goods” means material, furniture, merchandise, equipment, stationery and other supplies and goods, including any incidental services;
- gg) “Halton Region Code of Conduct” means the Region’s Code of Conduct, applicable to all employees of the Region;
- hh) “HCHC Representative” means an employee of the Region acting on behalf of the Corporation to procure Goods, Services and/or Construction;
- ii) “Information Technology” means hardware, software, networking, infrastructure and processes used to create, process, store, retrieve, secure and exchange all kinds of data and information;
- jj) “Invitational Process” means a procurement solicitation for Goods, Services and/or Construction where the Corporation solicits Bids from three (3) or more invited Vendors to participate in the procurement solicitation;
- kk) “Obsolete” means inventory that is outdated, no longer used and/or is at the end of its useful/economic lifecycle;
- ll) “Officer” means the Chief Building Officer Construction, the Chief Building Officer Maintenance or Chief Operating Officer;
- mm) “Prequalification Process” means an open process where multiple Vendors are asked to submit their competencies or qualifications for one (1) or more future Corporation procurement solicitations;
- nn) “Public Entity” means any government, government agency, municipality, local board or non-profit corporation carrying out a public mandate;
- oo) “Public Procurement Website” means the Region’s publicly accessible procurement website for issuing procurement solicitations and/or receiving online Bids;

- pp) “Purchase Order” means a written order, including its terms and conditions, issued by the Corporation for the supply of Goods, Services and/or Construction, or a combination thereof;
- qq) “Purchasing Card” means a credit card issued in accordance with the Region’s Purchasing Card Policy to purchase Goods, Services and/or Construction;
- rr) “Region” means The Regional Municipality of Halton;
- ss) “Request for Expression of Interest” means a request made by the Corporation seeking responses from the marketplace for the purpose of gathering information and identifying Vendors who may be interested in providing Goods, Services and/or Construction to the Corporation as part of a potential future procurement solicitation process;
- tt) “Request for Information” means a request made by the Corporation seeking responses from the marketplace for the purpose of gathering information to assist with the development of a potential future procurement solicitation;
- uu) “Request for Proposal” means a procurement solicitation whereby the Corporation evaluates proposals on both technical/qualitative and cost merits, in accordance with the evaluation criteria described in the solicitation document and may include negotiations;
- vv) “Request for Quotation” means a procurement solicitation that includes commercial terms and is typically lower value than a Request for Tender, with clearly defined scope of Goods, Services and/or Construction where cost is the primary evaluation criterion when making an Award;
- ww) “Request for Tender” means a procurement solicitation that includes commercial terms with clearly defined scope of Goods, Services and/or Construction where cost is the primary evaluation criterion when making an Award;
- xx) “Services” means a non-physical, intangible product resulting from a Vendor’s performance that cannot be stored or transported and that comes into existence at the time it is bought or consumed;
- yy) “Standing Arrangement” means an arrangement with one (1) or more Vendors under which the Corporation may procure Goods, Services and/or Construction from the Vendor(s) on an as-required basis;

- zz) “Supply Chain Management” means the Division within the Region responsible for administering this By-law and the Corporation’s procurement processes, policies and procedures;
- aaa) “Surplus Inventory” means excess inventory of materials, supplies and equipment held for ongoing use, and may include inventory determined Obsolete by the Corporation for the purposes of disposal;
- bbb) “Treasurer” means the Treasurer of the Corporation, the Acting Treasurer or their designate;
- ccc) “Unsolicited Proposal” means a proposal from a Vendor that has not been requested through the Corporation’s procurement solicitation process, advising of the Vendor’s ability to supply the Corporation with Goods, Services and/or Construction;
- ddd) “Vendor” means any legal person or entity providing or interested in providing Goods, Services and/or Construction, including suppliers, contractors, consultants and other service providers;
- eee) “Vendor Code of Conduct” means the Region’s Vendor Code of Conduct, as available on the Region’s website at www.halton.ca;
- fff) “Vendor Performance Management Policy” means the Region’s policy providing guidance on Vendor performance evaluations for Vendors contracted by the Corporation using a procurement solicitation in accordance with this By-law, as available on the Region’s website at www.halton.ca;
- ggg) “Vendor of Record List” means a list of Vendors that have been prequalified to provide Goods, Services and/or Construction to the Corporation.

4. GOVERNANCE OVERVIEW

4.1. As set out and described more fully in this By-law, the governance and oversight responsibilities related to the Corporation’s procurement activities are as follows:

(a) Board of Directors

The Board approves this By-law pursuant to which procurement activities will be undertaken by the Corporation based on Board approved strategic priorities and budget(s).

(b) General Manager

- i) The General Manager has delegated authority for administrative processes pursuant to this By-law. The General Manager, in consultation with the Treasurer and Officers, determines all required approvals and signing authorities for staff to follow under this By-law.
- ii) The General Manager has authority to approve an Emergency purchase where there are insufficient Board approved budget funds.

(c) Treasurer

The Treasurer has general financial oversight and reporting responsibilities relating to procurement pursuant to this By-law.

(d) Director of Supply Chain Management

The Director of Supply Chain Management leads the Region's Supply Chain Management division and has the overall responsibility for all procurement activities of the Corporation including policies and procedures pursuant to this By-law.

(e) Supply Chain Management Division

Supply Chain Management division is responsible for:

- i) facilitating all Centralized Procurements;
- ii) facilitating all Prequalification Processes;
- iii) establishing procurement processes, procedures, policies and templates for all Decentralized Procurements;
- iv) ensuring open, fair, and transparent processes for the Corporation's procurement of Goods, Services and/or Construction;
- v) establishing, administering and maintaining procurement policies and procedures in accordance with this By-law, CETA, CFTA and applicable law;
- vi) ensuring adequate training is provided to HCHC Representatives and appointed Officers for this By-law and procurement processes, procedures and policies;
- vii) advising on appropriate procurement solicitation strategies, methods and templates for procuring Goods, Services and/or Construction;

- viii) advising, in consultation with the HCHC Representative, on whether a procurement solicitation is to include social and environmental considerations, pursuant to Section 21 Procurement Considerations;
- ix) approving and maintaining all procurement solicitation template documents, in consultation with Corporate Counsel;
- x) supporting the Corporation in the management of Contracts, in collaboration with the HCHC Representative;
- xi) supporting the assessment of Vendor contractual performance, in collaboration with the HCHC Representative;
- xii) reporting on all procurement spend authorized pursuant to this By-law;
- xiii) maintaining a list of Standing Arrangements and Vendors of Record, and updating as required;
- xiv) managing the disposal of Surplus Inventory; and
- xv) undertaking a review of this By-law every four (4) years within the first two years of each new term of Regional Council, or as directed by the Board of Directors.

(f) HCHC Representatives

HCHC Representatives shall be responsible for:

- i) facilitating Decentralized Procurements;
- ii) compliance with this By-law and all associated policies, procedures and templates when procuring Goods, Services and/or Construction;
- iii) confirming the availability of funds within Board approved budget(s) to initiate the procurement of Goods, Services and/or Construction;
- iv) preparing and approving all technical specifications and scopes of work included in procurement solicitation documents, in consultation with Supply Chain Management;
- v) identifying, in consultation with Supply Chain Management, procurement opportunities that may include social and environmental considerations;

- vi) ensuring required approvals are obtained, in accordance with this By-law, prior to entering into a Contract;
 - vii) managing Contracts, including maintenance of records and ensuring Goods, Services and/or Construction are received by the Corporation in conformance with the terms of the Contract, in collaboration with Supply Chain Management;
 - viii) monitoring and documenting Vendor contractual performance, in consultation with Supply Chain Management; and
 - ix) completing an annual review and reporting of inventory to identify Surplus Inventory for disposal.
- (g) Legal Services Division

The Legal Services division supports procurement activities through the review and consultation for procurement document templates, Contract terms exceeding five years, and advice on procurement related legal matters.

5. INTERPRETATION

- 5.1. Words imparting a particular gender include all genders, and words imparting the singular number include more persons, parties or things of the same kind than one, and the reverse.
- 5.2. Whenever the words “include”, “includes” or “including” or other similar terms are used in this By-law, they are deemed to be followed by the words “without limitation”.
- 5.3. All dollar amounts are in Canadian dollars and exclude Harmonized Sales Tax.
- 5.4. The headings contained in this By-law are for reference only.
- 5.5. Any reference in this By-law to any statutes, regulations, trade agreements or by-laws shall be deemed to be a reference to such statutes, regulations, trade agreements or by-laws, as amended, restated or replaced from time to time.
- 5.6. The following Schedules attached hereto are hereby incorporated into this By-law:
 - a) Schedule A – Procurement By-law Exemptions;
 - b) Schedule B – Direct Negotiation Criteria; and

c) Schedule C – Methods of Procurement by Value Threshold.

6. PROCUREMENT EXEMPTIONS

6.1. The Corporation's procurement of Goods, Services and/or Construction listed in Schedule A, Procurement By-law Exemptions is exempt from application of the following Sections:

Section 8 Time Periods

Section 9 Low Value Procurement

Section 10 Procurement Processes

Section 11 Group Procurement

Section 14 Notice of Award and Debriefing

Section 16 Contract Extensions

Section 17 Contract Value Amendments

Section 19 Vendor Code of Conduct

Section 20.1 Procurement Reporting

Section 21 Procurement Considerations

Section 23 Inventory Management

7. PROCUREMENT PLANNING

7.1. In accordance with this By-law, authority to proceed with a Centralized Procurement for Goods, Services and/or Construction is subject to the following:

- a) HCHC Representative verification of availability of funds within a Board approved budget;
- b) approval obtained in accordance with the policies and procedures established by Supply Chain Management; and
- c) preparation and approval of the requirements for a procurement, as developed by the HCHC Representative.

7.2. The Director of Supply Chain Management and Designate Corporate Counsel approval shall be required to proceed with a procurement of Goods and/or Services where the proposed Contract duration, including all Contract Extensions, is greater than five (5) years. The Treasurer and Corporate Counsel approval shall be required to proceed with a procurement of Goods and/or Services where the proposed Contract duration, including all Contract Extensions, is greater than ten (10)

years. This Section 7.2 does not apply to the procurement of Construction.

- 7.3. The Treasurer may approve a contingency for procurements related to Construction projects to be included in the cost of a Contract that is awarded where requirements of Section 7.1 are met as defined in the Policy for Contingencies.
- 7.4. The Director of Supply Chain Management shall have the authority, pursuant to this By-law, to reject planned procurements for Goods, Services and/or Construction where the requirements in Sections 7.1, 7.2 and 7.3 and have not been strictly met.
- 7.5. The HCHC Representative must verify availability of funds within a Board approved budget for Decentralized Procurements and exempt purchases listed in Schedule A.

8. TIME PERIODS

- 8.1. Supply Chain Management shall provide a reasonable period of time for Vendors to prepare and submit Bids in response to a procurement solicitation, taking into account factors such as the nature and complexity of the procurement and the extent of subcontracting anticipated.
- 8.2. Section 8.1 does not apply to Direct Negotiation.

9. LOW VALUE PROCUREMENT

- 9.1. In accordance with this By-law, the HCHC Representative may procure Goods, Services and/or Construction up to a Contract Value of \$15,000 from a Vendor(s) selected by the HCHC Representative.
- 9.2. The HCHC Representative must ensure, in consultation with Supply Chain Management as required, the total Contract Value of such Goods, Services and/or Construction does not exceed \$15,000, inclusive of all Contract Extensions.
- 9.3. Pursuant to this Section, all procurement must be within the HCHC Representative's delegated signing authority.

10. PROCUREMENT PROCESSES

10.1. GENERAL

- 10.1.1. The Corporation shall utilize a Competitive Process or an Invitational Process for all procurement solicitations unless otherwise authorized in accordance with this By-law.

- 10.1.2. Competitive Processes and Invitational Processes may include:
- a) Request for Quotation;
 - b) Request for Proposal; or
 - c) Request for Tender.
- 10.1.3. The Corporation may utilize a Request for Information or Request for Expression of Interest to gather information from Vendors in the market.
- 10.1.4. The Director of Supply Chain Management shall approve procurement solicitation procedures, processes and templates to be used for all procurements.
- 10.1.5. All procurement solicitations shall be conducted with procurement document templates approved by the Director of Supply Chain Management, in consultation with Corporate Counsel.

10.2. PREQUALIFICATION PROCESS

- 10.2.1. The Corporation may utilize a Prequalification Process to invite interested Vendors to apply to be prequalified, in accordance with this By-law, CFTA, CETA and applicable law.

10.3. VENDOR OF RECORD LIST

- 10.3.1. In accordance with CFTA, CETA and applicable law, the Corporation may utilize a Prequalification Process to establish a Vendor of Record List for the supply of Goods, Services and/or Construction.
- 10.3.2. Where the Corporation has established a Vendor of Record List, the Corporation shall consider Vendor applications to be added to the list at least annually unless the pre-qualification list is for a period of three years or less and the validity period is included in the procurement solicitation document.

10.4. STANDING ARRANGEMENT

- 10.4.1. The Corporation may establish Standing Arrangements for the supply of Goods, Services and/or Construction, utilizing a solicitation process in accordance with this By-law.
- 10.4.2. The Corporation shall indicate how subsequent purchases will be made from Vendors under a Standing Arrangement in the procurement solicitation. Contract duration must align with requirements in Section 7.2.

10.5. INVITATIONAL PROCESS

- 10.5.1. The Corporation may utilize an Invitational Process when one (1) of the following conditions is met:
- a) the procurement solicitation is for Goods, Services and/or Construction with a Contract Value that does not exceed the applicable threshold for Covered Procurement; or,
 - b) the procurement solicitation is for Goods, Services and/or Construction, regardless of Contract Value, where the Vendors to be invited to participate will be taken from an established Vendor of Record List.

10.6. DIRECT NEGOTIATION

- 10.6.1. On the approval of the General Manager, the Corporation may use Direct Negotiation to procure Goods, Services and/or Construction when one (1) or more of the circumstances listed in Schedule B, Direct Negotiation Criteria, is met.
- 10.6.2. Supply Chain Management shall publish a notice of each Contract Award by Direct Negotiation in accordance with Section 14, Notice of Award and Debriefing.
- 10.6.3. Sections 10.6.1 and 10.6.2 do not apply to the procurement of Goods, Services and/or Construction up to a Contract Value of \$15,000.

10.7. EMERGENCY PROCUREMENT

- 10.7.1. In addition to the circumstances listed in Schedule B, Direct Negotiation Criteria, and, where applicable, subject to the approval of the General Manager, the Corporation may use Direct Negotiation to procure Goods, Services and/or Construction in an Emergency.
- 10.7.2. The HCHC Representative shall inform the Director of Supply Chain Management of the existence of an Emergency as soon as reasonably possible, but not later than five (5) Days after the Emergency is identified.
- 10.7.3. Supply Chain Management shall publish a notice of each Emergency Contract Award in accordance with Section 14, Notice of Award and Debriefing.
- 10.7.4. In a situation of an Emergency pursuant to this By-law, the General Manager may approve the purchase if there are insufficient Board approved budget funds. In such instances, the General Manager

shall submit a report to the Board for information purposes including the actions taken and the reasons therefor.

11. GROUP PROCUREMENT

- 11.1. The Corporation may enter into a Contract based on a procurement solicitation issued by a Public Entity where the Public Entity's procurement solicitation documents include a clause that allows the Corporation to do so. In such event Supply Chain Management shall publish a notice of Contract Award in accordance with Section 14.2 Publication of Award and Retention of Records.
- 11.2. The Corporation may enter into a Contract with a Vendor that participated in a procurement solicitation issued by the Region and/or the Corporation jointly with a Public Entity where all of the following conditions exist:
 - a) the Region and/or Corporation is named in the procurement solicitation and the procurement solicitation documents include a clause which provides that the Region and/or Corporation may enter into a Contract with the successful Vendor;
 - b) Supply Chain Management publishes a notice on its Public Procurement Website to advise Vendors of the Corporation's participation in the procurement solicitation;
 - c) the procurement solicitation complies with CETA, CFTA and applicable law.
- 11.3. The Corporation may enter into a Contract based on a procurement solicitation issued by a Buying Group of which the Region and/or the Corporation is a member. Except where the Region and/or Corporation controls the procurement solicitation by the Buying Group, such procurement solicitations are exempt from application of this By-law, provided that:
 - a) the Corporation shall publish a notice of its participation with each Buying Group at least annually on its Public Procurement Website, which notice shall direct potential Vendors to the Buying Group procurement notices website; and
 - b) Supply Chain Management shall publish a notice of Contract Award in accordance with Section 14.2 Publication of Award and Retention of Records.

12. BOARD APPROVAL

- 12.1. Despite any other provision of this By-law, for the following Awards, the General Manager shall, in consultation with the Treasurer, submit a report to the Board:
- a) with the exception of capital projects, for approval of additional funds where the Contract Value of the Goods, Services and/or Construction exceeds the amount in the Board approved budget for the Corporation and alternate funds are not available;
 - b) for capital projects, for approval of additional funds where the total Contract Value of the proposed capital project exceeds the amount in the Board approved capital budget by the lesser of 10 per cent of the total budget value or the threshold for Covered Procurement for Construction and;
 - c) where, in the opinion of the Treasurer, additional debt financing is required;
 - d) where the provisions of this By-law are being waived; and
 - e) where authority to award has not been expressly delegated.

13. FORMS OF COMMITMENT

- 13.1. All procurement Awards for Goods, Services and/or Construction shall be evidenced through a Contract type as determined by the Director of Supply Chain Management, in consultation with, and in a form satisfactory to, Corporate Counsel, unless the purchase is made by a Purchasing Card, in accordance with the Purchasing Card Policy for purchases up to \$15,000.
- 13.2. Contracts and any ancillary documents requiring execution for the Corporation shall be executed by the General Manager if the following conditions are met:
- a) All requirements of this By-law are met;
 - b) The Contract is not related to Information Technology; and
 - c) There are no future financial or other obligations at the end of the Contract term.
- 13.3. All Contracts that require execution relating to the purchase of Information Technology shall be executed by the Commissioner, Digital and Information Services if the following conditions are met:

- a) all requirements of this By-law are met; and
 - b) there are no future financial or other obligations at the end of the Contract term.
- 13.4. Contracts and any ancillary documents to which subsections 13.2 and 13.3 do not apply shall be executed by the General Manager and Treasurer.
- 13.5. The Director of Supply Chain Management may authorize a commitment by Purchasing Card for specific transactions in excess of \$15,000.

14. NOTICE OF AWARD AND DEBRIEFING

14.1. AWARD OF CONTRACT

- 14.1.1. Contracts shall be awarded to Bidders based on the evaluation of Bids in accordance with disclosed procurement solicitation evaluation criteria.

14.2. PUBLICATION OF AWARD AND RETENTION OF RECORDS

- 14.2.1. Where a procurement solicitation is subject to CETA and/or CFTA, no later than seventy-two (72) Days after the Award of a Contract, Supply Chain Management shall publish a notice on its Public Procurement Website that shall include:
- a) a description of the Goods, Services and/or Construction procured;
 - b) the name and address of the Corporation;
 - c) the name and address of the successful Bidder;
 - d) the value of the successful Bid;
 - e) the date of Award; and
 - f) if the Contract was the result of Direct Negotiation, including Emergency procurement, the conditions and circumstances surrounding the use of Direct Negotiation.
- 14.2.2. In accordance with the Corporate Records Management Program, and where the Corporation Awards a Contract, Supply Chain Management shall maintain:
- a) procurement solicitation documents and Contract Awards; and

- b) data that ensures the traceability of the conduct of the procurement solicitation by electronic means.

14.3. DEBRIEFING

- 14.3.1. Where the Contract Value is greater than the threshold for Covered Procurement for Goods and Services, Supply Chain Management shall offer separate debriefings to unsuccessful Bidders after awarding the Contract, but only if requested by a Bidder in writing sent to the Corporation's procurement representative identified in the procurement solicitation documents within sixty (60) Days after the publication of the name of the successful Bidder, as provided by Section 14.2.1, failing which no debriefing will be provided. The debrief session may be held in person, by telephone, or by other electronic means available, at the discretion of Supply Chain Management.

15. VENDOR COMPLAINTS

- 15.1. All Vendor complaints regarding the Corporation's procurement solicitations shall be provided in writing and directed to the Director of Supply Chain Management.
- 15.2. In the event a Vendor complaint is addressed to any Board member, agent, HCHC Representative, or employee of the Region, such complaint shall be referred to the Director of Supply Chain Management.

16. CONTRACT EXTENSIONS

- 16.1. A Contract Extension may be executed by Supply Chain Management pursuant to the approval of the General Manager, when all of the following conditions are met:
 - a) the terms and conditions of the Contract provide for Contract Extension;
 - b) approved budget funds are available for the Contract Extension expenditure; and
 - c) commercial negotiation is carried out with the Vendor, where required, to ensure value for money for the Corporation.

17. CONTRACT VALUE AMENDMENTS

- 17.1. A Contract Value Amendment may be executed by Supply Chain Management, pursuant to the approval of the General Manager, when all of the following conditions are met:

- a) the terms and conditions of the Contract allow for the Contract Value Amendment;
- b) the scope of the amendment is aligned with the original scope of the Contract and the change is cost effective or beneficial to the Corporation;
- c) approved budget funds are available for the Contract Value Amendment; and
- d) commercial negotiation is carried out with the Vendor, where required, to ensure value for money for the Corporation.

18. VENDOR MANAGEMENT

- 18.1. HCHC Representatives, in collaboration with Supply Chain Management, will comply with the Region's Vendor Performance Management Policy for applicable contracts. A Vendor's documented performance shall determine a Vendor's eligibility to participate in future procurement solicitations.

19. VENDOR CODE OF CONDUCT

- 19.1. Vendors shall attest compliance with the Vendor Code of Conduct to be eligible for Contract Award. Vendors must abide by the Vendor Code of Conduct throughout the performance of any Contract.
- 19.2. The Corporation reserves the right, in its sole discretion, to waive any requirements of the Vendor Code of Conduct subject to the approval of the Director of Supply Chain Management.
- 19.3. The Corporation reserves the right to disqualify Vendors from participating in procurement solicitations for violations of the Vendor Code of Conduct.

20. PROCUREMENT REPORTING

- 20.1. The Treasurer shall submit a report of all procurements of Goods, Services and/or Construction listing all Awards in excess of the threshold for Covered Procurement for Goods and Services for information to the Board on an annual basis for information purposes.
- 20.2. Supply Chain Management shall have the authority to access all procurement data to ensure compliance with this By-law.

21. PROCUREMENT CONSIDERATIONS

- 21.1. The Corporation is committed to promoting equity, diversity, inclusion, moving forward toward Truth and Reconciliation and improving the development and welfare of equity-deserving groups through the procurement of Goods, Services and/or Construction, in accordance with the Corporation's policies and procedures.
- 21.2. The Corporation is committed to procuring Goods, Services and/or Construction that cause minimal adverse environmental impacts over their life cycle of use, transportation and recycling or disposal, in accordance with the Corporation's policies and procedures.
- 21.3. Requirements will be reviewed by the HCHC Representative and Supply Chain Management to include equity, diversity, inclusion, moving forward toward Truth and Reconciliation and other social and environmental considerations in the procurement solicitation, where appropriate.

22. UNSOLICITED PROPOSALS

- 22.1. The Corporation is receptive to receiving Unsolicited Proposals from Vendors. Information received from a Vendor regarding an Unsolicited Proposal shall be forwarded to the Director of Supply Chain Management.
- 22.2. The Director of Supply Chain Management shall refer the Unsolicited Proposal to the General Manager and to the Treasurer for review and consideration. Any procurement resulting from the receipt of an Unsolicited Proposal shall comply with this By-law.
- 22.3. HCHC Representatives or members of the Board shall not discuss or communicate with any Vendor regarding the merits of a Vendor's Unsolicited Proposal.

23. INVENTORY MANAGEMENT

- 23.1. Supply Chain Management shall be responsible for the management and procurement of inventory at Central Stores.
- 23.2. The Corporation shall be responsible for the management of inventory under its authority including the annual identification of Surplus Inventory, in accordance with Section 24, Surplus Inventory and Disposal.
- 23.3. Supply Chain Management will approve inventory procured and managed by Central Stores, in consultation with the Officer.

24. SURPLUS INVENTORY AND DISPOSAL

- 24.1. In consultation with Supply Chain Management, the Officer is responsible for an annual review of inventory to determine Surplus Inventory status.
- 24.2. The Officer shall provide a list of Surplus Inventory to the Director of Supply Chain Management.
- 24.3. The Director of Supply Chain Management shall determine the best method for sale, repurpose, reuse or disposition of Surplus Inventory to obtain the highest value or incur the lowest cost, disposing in an environmentally conscious method, where reasonably possible.
- 24.4. Supply Chain Management shall maintain an annual report on Surplus Inventory disposition, sale and/or disposal.
- 24.5. The General Manager shall have authority to declare inventory as Surplus Inventory.
- 24.6. Surplus Inventory disposal documentation shall be in a form approved by Corporate Counsel.

25. HALTON REGION CODE OF CONDUCT

- 25.1. All HCHC Representatives involved in the procurement of Goods, Services and/or Construction shall perform their professional duties or functions in accordance with this By-law and the Halton Region Code of Conduct.
- 25.2. No HCHC Representative shall cause or authorize any action to be taken which will undermine the validity of any procurement solicitation and/or Contract for Goods, Services and/or Construction.
- 25.3. Any person who contravenes this By-law is subject to disciplinary action and the Region reserves the right to take such action up to and including termination of employment.

26. BY-LAW PROHIBITIONS

26.1. PROCUREMENT SPLITTING

- 26.1.1. No procurement solicitations, Purchasing Card purchases, or Contracts for Goods, Services and/or Construction shall be divided or split to avoid the requirements of this By-law, CFTA, CETA and/or applicable law.

26.2. REWARDS

- 26.2.1. Subject to the Halton Region Code of Conduct, every employee of the Region, HCHC Representative, agent or Board member or a member of their extended family is expressly prohibited from accepting, directly or indirectly, any rebate, gift, money, goods or services from a Vendor unless it is a common expression of courtesy.

26.3. SURPLUS INVENTORY

- 26.3.1. The HCHC Representative of the Corporation who has the authority to declare inventory as Surplus Inventory shall not, directly or indirectly, bid on or purchase any Surplus Inventory.
- 26.3.2. HCHC Representatives, other than those referred to in Section 26.3.1, may bid on and/or purchase Surplus Inventory items that are being sold publicly.

26.4. CONFLICT OF INTEREST

- 26.4.1. Every employee of the Region, HCHC Representative, agent or Board member of the Corporation who participates in a procurement solicitation shall declare any potential, actual, or perceived Conflict of Interest and, if a Conflict of Interest is declared, shall refrain from participating in the procurement solicitation in any capacity.
- 26.4.2. Employee Conflicts of Interest shall be declared in accordance with the process outlined in the Halton Region Code of Conduct.
- 26.4.3. Board member or agent Conflicts of Interest shall be declared to the Treasurer.
- 26.4.4. No member of the Board, agent, HCHC Representative or employee of the Region shall influence any procurement solicitation process or the evaluation of Bids.
- 26.4.5. Vendors shall be required to execute a declaration of all potential, actual or perceived Conflicts of Interest when submitting a Bid in response to a procurement solicitation, and such declaration shall be a condition of Award.
- 26.4.6. The Director of Supply Chain Management, in consultation with Corporate Counsel, has the right to reject Bids received from Bidders where a Conflict of Interest exists.

26.5. CONFIDENTIALITY

- 26.5.1. Any person involved in a procurement solicitation for Goods, Services and/or Construction shall maintain the confidentiality of information obtained through the procurement process, unless the information is publicly available.
- 26.5.2. Notwithstanding the foregoing, the Corporation shall comply with the requirements of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56.

27. REPEAL OF BY-LAW NO. 4-15, as amended

- 27.1. By-law No. 4-15, as amended, is hereby repealed and replaced by this By-law effective on the date this By-law comes into force.

28. DATE BY-LAW EFFECTIVE

- 28.1. This By-law comes into force on the 1st day of February, 2024.

READ and PASSED this 13th day of December, 2023.

Original signed by _____
PRESIDENT

Original signed by _____
SECRETARY

Report No. HC-18-23

HALTON COMMUNITY HOUSING CORPORATION

BY-LAW NO. 3-23

SCHEDULE A: PROCUREMENT EXEMPTIONS

Type	Description
1. General Expenses	a) Debenture payments
	b) Sinking fund payments
	c) Investments and related services
	d) Debenture fiscal agents
	e) Banking services and transaction charges
	f) Purchasing card services
	g) Licenses and permits
	h) Taxi service reimbursement
	i) Damage claims and insurance claims
	j) Insurance premiums and deductibles
	k) Petty cash items and replenishment
	l) Tax remittances
	m) Postage and mail

Type	Description
	n) Payments to government bodies, commissions, authorities and railways required for the Corporation's regular course of business
	o) Payments to third party Vendors mandated by government bodies, commissions, authorities or railways for professional services
	p) Payments to Indigenous communities/organizations/individuals for a Contract/Agreement Value up to the applicable threshold for Covered Procurement
2. Utilities	a) Water and sewer, hydro, gas
	b) Charges for utility relocations, new connections and disconnections
3. Real Estate	a) Lease or purchase of land or property
	b) Condominium fees and deposits
	c) Land or property appraisals and associated technical services for a Contract Value up to the applicable threshold for Covered Procurement
4. Training, Reference and Education	a) Charges for attending conferences, conventions, courses and seminars
	b) Subscriptions to newspapers, magazines and other periodicals

Type	Description
	c) Professional and other memberships
5. Employee/Board Expenses	a) Payroll deduction remittances
	b) Salaries
	c) Meal allowances
	d) Travel and entertainment
	e) Miscellaneous - non-travel
	f) Medical employee-related expenses
6. Assistance to Other Persons	a) Grants
	b) Donations
	c) Loans
	d) Fiscal incentives and guarantees
7. Professional and Legal Services	a) Committee fees
	b) Honorariums
	c) Legal services
	d) Witness and expert fees

Type	Description
8. Health and Social Services	a) Health services and social services, including those that are subject to service agreements
	b) Vouchers for social service recipients
	c) Medical and laboratory services
	d) Funeral and burial assistance

HALTON COMMUNITY HOUSING CORPORATION

BY-LAW NO. 3-23

SCHEDULE B: DIRECT NEGOTIATION CRITERIA

On approval of the General Manager, the Corporation may use Direct Negotiation to procure Goods, Services and/or Construction when one (1) or more of the circumstances listed below apply:

- a) if the Goods, Services and/or Construction can be supplied only by a particular Vendor and no reasonable alternative or substitute Goods, Services and/or Construction exist for any of the following reasons:
 - i. the protection of patents, copyrights, or other exclusive rights;
 - ii. due to an absence of competition for technical reasons;
 - iii. to ensure compatibility with existing Goods, or update existing software, or to maintain specialized Goods that must be maintained by the manufacturer of those Goods or its representative;
 - iv. work is to be performed on property by a contractor according to provisions of a warranty or guarantee held in respect of the property or the original work;
 - v. work is to be performed on a leased building or related property, or portions thereof, that may be performed only by the lessor; or
 - vi. the requirement is for a work of art;
- b) for additional deliveries by the original Vendor of Goods, Services and/or Construction that were not included in the initial procurement, if a change of Vendor for such additional Goods, Services and/or Construction:
 - i. would be demonstrably unreasonable due to economic or technical reasons such as requirements of interchangeability or interoperability with existing equipment, software, services, or leveraging information technology system installations procured under the initial procurement; and
 - ii. would cause significant inconvenience or substantial duplication of costs for the Corporation;
- c) Goods procured on a commodity market;
- d) if strictly necessary, and for reasons of urgency brought about by events unforeseeable by the Corporation, the goods or services could not be obtained in time using an Invitational or Competitive process.

- e) if the Corporation procures a prototype or a first Good or Service that is developed in the course of, and for, a particular Contract for research, experiment, study, or original development. Original development of a first Good or Service may include limited production or supply in order to incorporate the results of field testing and to demonstrate that the Good or Service is suitable for production or supply in quantity to acceptable quality standards, but does not include quantity production or supply to establish commercial viability or to recover research and development costs;
- f) for procurements made under exceptionally advantageous conditions that only arise in the very short term in the case of unusual disposals such as those arising from liquidation, receivership, or bankruptcy, but not for routine procurements from regular Vendors;
- g) if a Contract is Awarded to a winner of a design contest, provided that:
 - i. the contest has been organized in a manner that is consistent with the principles of this By-law; and
 - ii. the participants are judged by an independent jury with a view to a design Contract being Awarded to a winner;
- h) if Goods or consulting Services regarding matters of a confidential or privileged nature are to be procured and the disclosure of those matters through a Competitive Process or an Invitational Process could reasonably be expected to compromise government confidentiality, result in the waiver of privilege, cause economic disruption, cause unacceptable cyber security risks, or otherwise be contrary to the public interest; or
- i) if the result of a Competitive Process or an Invitational Process was one of the following:
 - i. no Bids were submitted;
 - ii. no compliant Bids were submitted;
 - iii. no Bidders satisfied the conditions for participation; or
 - iv. the submitted Bids were collusive;provided that the requirements of the procurement solicitation documents are not substantially modified.
- j) Where it is most cost effective or beneficial to the Corporation for purchases with a Contract Value up to the applicable threshold for Covered Procurement.

HALTON COMMUNITY HOUSING CORPORATION

BY-LAW NO. 3-23

SCHEDULE C: METHODS OF PROCUREMENT BY VALUE THRESHOLD

Pursuant to this By-law, the following summarizes methods of procurement by threshold value:

Method of Procurement	Process	Value Threshold
Low value procurement	Decentralized Procurement	\$0 - \$15,000
Prequalification Process	Centralized Procurement	All value thresholds
Group Procurement	Centralized Procurement	All value thresholds
Invitational Process	Decentralized Procurement	\$15,001 - \$50,000
	Centralized Procurement	Goods, Services and/or Construction \$50,001 – Covered Procurement
Competitive Process	Centralized Procurement	Goods, Services and/or Construction Greater than Covered Procurement
Direct Negotiation	Decentralized Procurement*	\$15,001 - \$50,000
	Centralized Procurement	Over \$50,000
Emergency	Decentralized Procurement	All value thresholds

*Consultation with Supply Chain Management