



BID AWARD PANEL CONTRACT AWARD

Award of Doc5085945648 to Hemson Consulting Ltd., for Professional Consulting Services supporting the Comprehensive Development Charges Review

Date: June 26, 2025
To: Bid Award Panel
From: Chief Procurement Officer
Wards: All

RECOMMENDATIONS

The Chief Procurement Officer recommends that the Bid Award Panel grant authority to award the following contract:

Solicitation Number:
Request for Proposal Doc5085945648

Description:

To retain professional consulting services to support the City of Toronto in undertaking a Comprehensive Development Charges Review, including a review of its Development Charges bylaw in alignment with the Development Charges Act. Working with the Office of the Chief Financial Officer and Treasurer, the consultant will prepare the Development Charges Background Study, conduct related economic, fiscal and impact analysis, review existing policies and processes, and support stakeholder engagement and bylaw implementation. This work will ensure the City's Development Charges framework is financially sustainable and aligned with long-term growth and infrastructure plans, while considering affordability and market trends.

Recommended Supplier:
Hemson Consulting Ltd.

Contract Award Value:
\$3,002,411 net of all applicable taxes and charges
\$3,392,724 including HST and all applicable charges
\$3,055,253 net of HST recoveries

Contract is expected to start on July 2, 2025, and end on July 1, 2030.

FINANCIAL IMPACT

The total potential contract award identified in this report is \$3,002,411 net of all applicable taxes and charges, and \$3,392,724 including all applicable taxes and charges. The total potential cost to the City is \$3,055,253 net of HST recoveries. This includes a base amount of \$2,102,271 and a provisional amount of \$952,982 which will only be exercised if required, at the City's discretion.

Funding for this contract is available in the 2025 Operating Budget for Non-Program (NP2135) and additional funding will be included in the 2026 and future operating budget submissions. While the Comprehensive Development Charges Review is expected to be substantially completed by 2027, this report recommends the contract be in place until 2030 to ensure support for implementation, communication, clarification and any further technical support as required.

Table 1: Financial Impact Summary of Recommended Contract

Year	Total (net of HST recoveries)
2025	\$695,689
2026	\$1,420,193
2027	\$680,455
2028	\$86,305
2029	\$86,305
2030	\$86,305
Total	\$3,055,253

The Chief Financial Officer and Treasurer has reviewed this report and agrees with information included in the Financial Impact section.

SOLICITATION SUMMARY

Solicitation Issued: May 12, 2025
Number of Addenda Issued: One (1)
Number of Bids: Two (2)

Solicitation Closed: June 9, 2025

Table 2: Summary of Bids Received

Supplier Name
Hemson Consulting Ltd.
Watson & Company Research Inc.

DIVISION CONTACTS

Marianne Gonzalez Angulo, Acting Manager, Purchasing Client Services, Purchasing and Materials Management Division, 416-338-3109, marianne.gonzalezangulo@toronto.ca

Lauren Birch, Director, Financial Strategy & Policy, Office of the Chief Financial Officer and Treasurer, 416-392-4258, lauren.birch@toronto.ca

COMMENTS

For the recommended contract award, the following requirements have been met:

a. the firm recommended for award is the Supplier with the lowest bid meeting specifications or the highest scoring Supplier based on the evaluation criteria included in the Solicitation and meeting the requirements of the Solicitation;

b. the appropriate Division has reviewed submissions and found the price to be reasonable, within available budget and concurs with the recommendation;

c. the total contract value is less than \$20 million dollars (excluding applicable taxes) and the contract term is:

1. for a contract funded by the operating budget, 5 years or less including any option years; or

2. for a contract funded by the capital budget, within the projected term of the capital funding for the project as set out in the capital budget, being within the authority of the Bid Award Panel;

d. the Solicitation document was advertised on the City's internet website and bids or proposals were submitted electronically in Ariba; and

e. the Fair Wage Office confirms the recommended firm understands the Fair Wage Policy and Labour Trades requirements and has agreed to comply fully.

Additional details and information for the above Solicitations are on the file in the Purchasing and Materials Management Division.

SIGNATURE

Genevieve Sharkey
Chief Procurement Officer