

Supplementary Report- Advancing Affordable Rental Housing in Quayside -Phase 1

Date: October 7, 2025

To: City Council

From: Executive Director, Housing Development Office; Executive Director, Housing Secretariat

Wards: Spadina-Fort York

REASON FOR CONFIDENTIAL INFORMATION

The Confidential Attachment to this report relates to both a proposed or pending disposition of property by the City and a position, plan, procedure, criteria or instruction to be applied to negotiations carried on or to be carried on by or on behalf of the City, and contains financial information, supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

SUMMARY

Since the submission of the "EX26.2- Advancing Affordable Rental Housing in Quayside - Phase 1" report from the Executive Director, Housing Development Office, and the Executive Director, Housing Secretariat (dated September 26, 2025), the work in advancing the project has progressed further between the City, Affordable Housing Providers, Waterfront Toronto and Quayside Impact Limited Partnership (QILP). This supplementary report and its confidential attachment provide an update on the progress since then and proposes further recommendations for City Council consideration and approval.

RECOMMENDATIONS

The Executive Director, Housing Development Office and Executive Director, Housing Secretariat, recommend that:

1. City Council delete Part 1 in the report from the Executive Director, Housing Development Office and the Executive Director, Housing Secretariat (dated September 26, 2025), and replace with:

1. City Council authorize the Executive Director, Housing Development Office, or their designate, in consultation with the Deputy City Manager, Development and Growth Services, to negotiate and execute, on behalf of the City, a framework agreement and any amendments ("the Framework Agreement") and any related agreements, substantially on the major terms and conditions and with the parties set out in Confidential Attachment 2 to the supplementary report (October 7, 2025) from the Executive Director, Housing Development Office, and the Executive Director, Housing Secretariat, and such other terms satisfactory to Executive Director, Housing Development Office, in consultation with Deputy City Manager, Development and Growth Services, and in a form approved by the City Solicitor.

2. City Council adopt the confidential recommendations in Confidential Attachment 1.

3. City Council direct that the confidential information contained in Confidential Attachment 1 and Confidential Attachment 2 remain confidential in its entirety, as it outlines a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the City; and contains financial information, supplied in confidence to the City of Toronto, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization, and be made public at the discretion of the Deputy City Manager, Development and Growth Services.

FINANCIAL IMPACT

There is no additional financial impact resulting from the adoption of this supplementary report. Subject to adoption of the report and its confidential attachments, staff will report on any new financial impact for City Council consideration and approval.

DECISION HISTORY

On September 29, 2025, the Executive Committee adopted without amendments Item EX26.2 "Advancing Affordable Rental Housing in Quayside - Phase 1" which provided an update on the funding plan for approximately 550 affordable rental homes, requested the required authorities to receive and invest funds, and the required authorities to enter into applicable agreements.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EX26.2>

COMMENTS

As reported in EX 26.2, the Quayside Phase 1 Request for Proposal to select up to four qualified and experienced Affordable Housing Providers was a non-binding negotiated process. Following the evaluation process, the City entered into direct negotiations with the highest scoring proponents. Confidential Attachment 1 includes an update on the negotiations and further directions for staff to advance the project in collaboration with the Affordable Housing Providers.

Additionally, upon further due diligence with QILP and Waterfront Toronto regarding the requirements for land transaction from QILP to the City as well as the terms of the Framework Agreement, Confidential Attachment 1 provides further clarity for City Council consideration.

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SIGNATURE

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ATTACHMENTS

Confidential Attachment 1 - Supplementary Report on Advancing Affordable Housing in Quayside - Phase 1
Confidential Attachment 2- Confidential Information