CREATE TO

ATTACHMENT #1

Recommended Scope of Work for Cost Consultant Request for Proposal

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1. Project Background and Objectives

CreateTO (the "Client") seeks to retain a qualified Cost Consultant / Quantity Surveyor (the "Consultant") to prepare a comprehensive report surveying development and construction costs for residential buildings in Toronto and selected comparable urban areas. The study will focus on current and emerging building construction technologies (modern methods of construction), with the objective of providing requested information to CreateTO staff for transmission to the CreateTO Board of Directors, as per Item - 2026.RA23.5.

The focus of this work is to:

- Section 2: Identify a material sample size of affordable housing projects in Toronto and major urban areas in Canada with sufficient information to inform the Housing Benchmark Report (e.g. project costs, unit counts, bedrooms, government contributions);
- Section 3: Identify projects with a range of building technologies used (including modern methods of construction);
- Section 4: Obtain access to cost and government contribution information that is generally considered proprietary and confidential in nature, and
- Section 5: Advise on benefits and trade-offs with using various building technology as it relates to project cost, speed of delivery, and sustainability.

2. Study Area and Comparable Markets

The Consultant shall survey Toronto, the Primary Market, and survey 4–6 comparable urban markets most relevant to Toronto's real estate market. Comparable markets in major urban areas of Canada should be selected based on providing sufficient sample size and information to inform the Housing Benchmark Report (e.g. project cost, unit counts, bedrooms, government contributions). A minimum sufficient sample size will be determined subject to Client approval.

The consultant shall ***engage with the Canada Mortgage and Housing Corporation*** (CMHC) to obtain access to relevant national cost and contribution data, as required to support the analysis.

2.1 Primary Market

- City of Toronto

2.2 Comparable Urban Markets

Comparable markets may include (subject to Client approval):

- Ottawa;
- Vancouver;
- Calgary;
- Montreal;
- and other markets where appropriate level of development relative to the scope of work is available.

3. Construction Technologies (Project Lists, Pros/Cons Comparisons, Profiles)

The consultant shall identify projects that have employed similar construction technologies for the purpose of ***comparing the advantages and disadvantages*** of each, with a focus on construction costs, speed of delivery, and sustainability, including:

1. **Concrete Construction**
    - Low-rise, mid-rise and high-rise residential prototypes
2. **Mass Timber Construction**
    - Cross-laminated timber, glued laminated timber
    - Mid-rise and emerging high-rise applications
2. **Modular / Prefabricated Construction**
    - Volumetric modular and panelized systems
    - Factory-built components with on-site assembly
3. **Light Wood-Frame Construction**
    - Low-rise residential
4. **Hybrid Systems**
    - Mixed structural systems (e.g., concrete podium + mass timber/wood-frame above)
5. **Other relevant building technology types** supportive of affordable housing construction identified by the Consultant

Each technology should be documented in its own one-page *'**Construction Technology Profile.**'* The profiles should assess and summarize key insights relevant

to their application in Toronto building/construction projects, and should include factors such as industry maturity, supplier availability/maturity, risk profile, supply chain stability, limitations to height range and building scale, future outlook, and other key considerations that may impact decision making regarding use of construction technologies for development projects.

4.0 Cost Benchmarking and Analysis

The Consultant shall compile the following information from the surveyed projects in order to demonstrate cost benchmarking by market, building technology and sustainability target based on the metrics provided below:

4.1 Construction Costs – Total, Hard and Soft Costs

- Cost per square foot
- Cost per unit
- Cost per bedroom

4.2 Government Contributions

- Per square foot
- Per unit and per affordable unit
- Per bedroom

4.3 Sustainability Targets

- Consultant shall provide commentary on how sustainability requirements are applied and targeted across each study area (e.g., the Toronto Green Standard), including estimated cost premiums associated with varying levels of green building performance.

The Consultant should also **identify the year of which the data is applicable,** and the **nature/type of construction cost reported** (e.g. quoted costs, estimated project costs, final project costs, etc.

5.0 Analysis and Recommendations

The report's primary objective is to compare affordable housing project costs and government contributions across building typologies, technologies and jurisdictions. The report should provide key considerations, insights and implications related to the construction technologies and identify major advantages and disadvantages of each as they relate to the delivery of housing projects in the Toronto market, drawing conclusions from data collected with a focus on project cost, speed of delivery, and sustainability. Additionally, the report should include consideration of the *Construction*

Technology Insights, such as industry maturity, supplier availability and future outlook. The report will serve as a benchmarking document to inform decision-making regarding affordable housing delivery options.

6.0 Deliverables

1. **Final Report (PDF)** including:
    1. **Executive Summary:** Key findings, implications and conclusions for different construction technologies that are relevant to affordable housing development in Toronto.

    2. **Project List - Analysis and Insights:** Comparative tables and charts for projects identified in Toronto and major urban markets, compared by construction technology type (e.g. cost per square foot, cost per unit, cost per bedroom, government contributions) with assessment of key considerations and limitations (e.g. data gaps, geography, project timing).

    3. **Profile of Each Building Technology:** Outline of expected benefits and trade-offs focused on project cost, speed of delivery, and sustainability, plus material insights and considerations for use of each technology for building/construction projects in Toronto, including industry maturity, supplier availability/maturity, risk profile, future outlook, etc.

    4. **Methodology & Assumptions**: Details on methodology, assumptions, definitions, and data sources.
2. **Data Workbook (Excel) for Project Details** including:
    1. Cleaned dataset including jurisdiction, product type, unit counts, gross/net floor area, cost categories, total development cost, funding sources, government contributions per unit & per bedroom, delivery model, completion year, notes.

3. **Presentation Deck** summarizing the Final Report and key findings.

7.0 Project Schedule

- Anticipated project duration: **16-24 weeks** from notice to proceed.
- Key milestones:
    - Project initiation meeting;
    - Draft report submission;
    - Review workshop, and
    - Final report delivery.

8.0 Consultant Qualifications

Proponents must demonstrate:

- Experience with **urban residential cost consulting**;
- Experience with **non-traditional construction systems**;
- Familiarity with **construction markets in Toronto and comparable major urban areas**, and
- Proven work with **public-sector or affordable housing clients**.