

2020 Open Door Program Call for Applications

Addendum #1

Issued: October 9, 2020

1. Could you confirm whether or not it is a requirement for an Open Door submission that the proposed project budget be reviewed by a cost consultant prior to submission?

Response: Review by a cost consultant is not mandatory, however, any professional review will strengthen the application by providing the City with more reliable cost estimates. All Open Door applications must include a Financial Plan and an Operating and Management Plan.

2. Can you please clarify what forms of student housing is eligible for the Open Door Program?

Response: The Open Door Affordable Housing Program supports affordable rental housing where the landlord/tenant relationship is governed by the *Residential Tenancies Act, 2006* (RTA). This excludes properties that are operated as student residences. Affordable rental housing that is rented to students or student-run co-operative housing are covered by the RTA and are eligible to apply for the Open Door Program.

3. Could you please clarify whether “C-4 – Gross Residential Floor Area (m2)” and “C-5 – Gross Non-Residential Floor Area (m2)” are calculated per By-law 569-2013?

Response: Gross Residential Floor Area and Gross Non-Residential Floor Area are defined in the City's consolidated Zoning By-law 569-2013. To consult the By-law, see:

https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter1.htm

4. Is there a new change in the guidelines that a minimum of 50% of the total building gross floor area must now be affordable housing?

Response: Yes, one of the updates to the Open Door Call for Applications for 2020 is that 50% of the buildable residential gross floor area must be affordable rental housing.