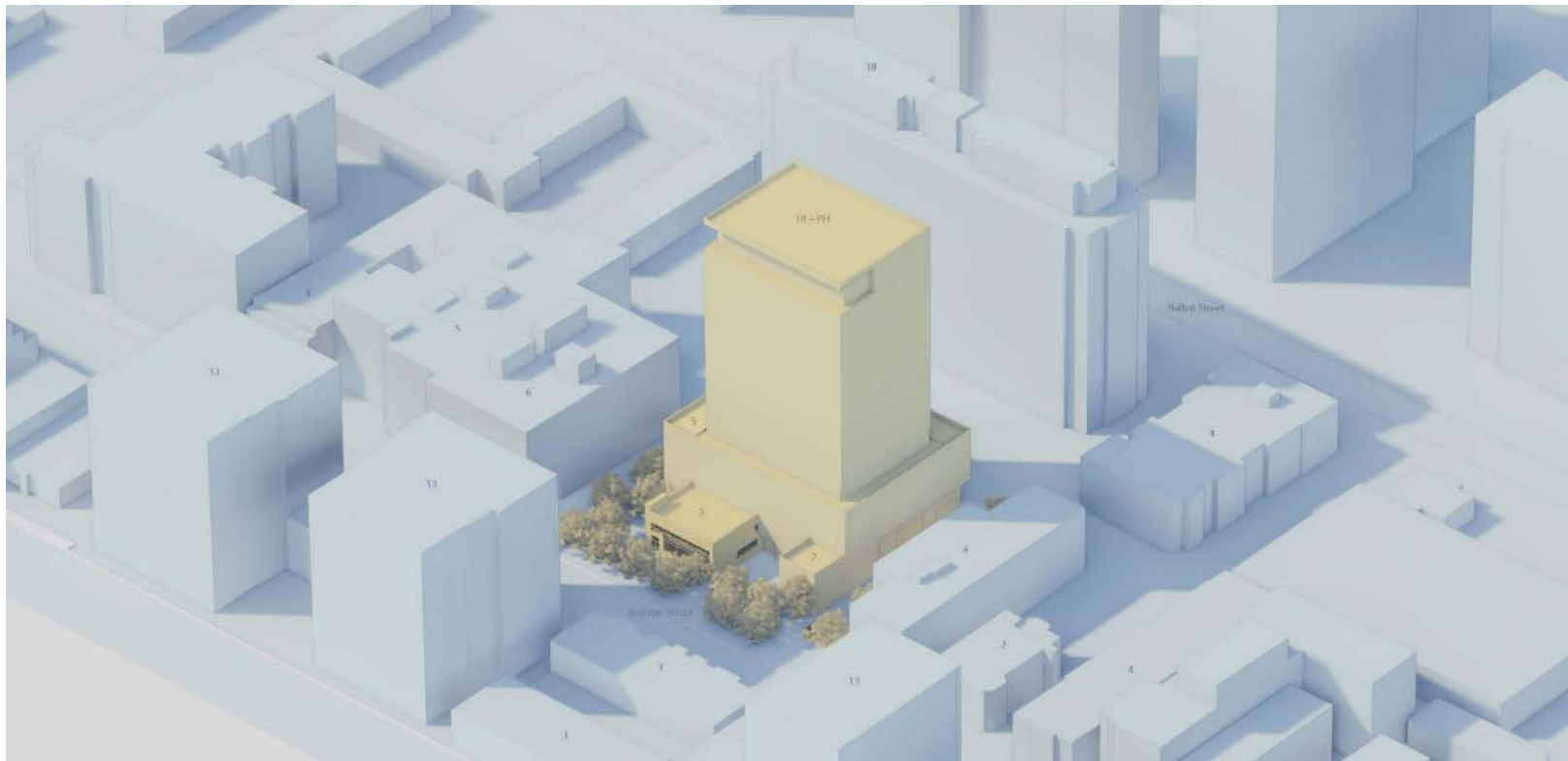


# Request for Proposals: Housing Now 140 Merton Street



Online Information Session, June 23, 2021

# Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including:

The Mississaugas of the Credit;

The Anishnabeg;

The Chippewa;

The Haudenosaunee;

The Wendat peoples; and

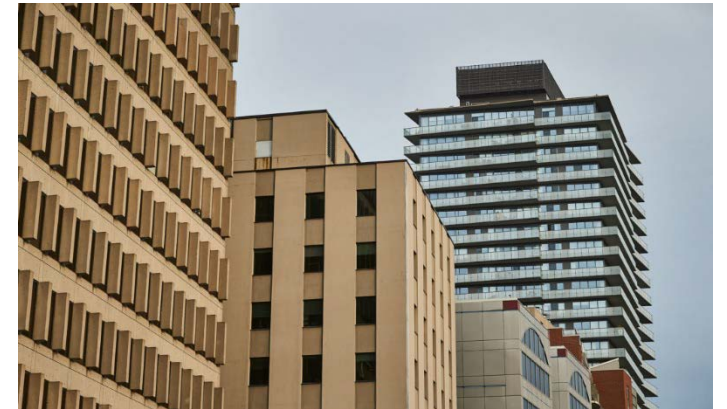
Is now home to many diverse First Nations, Inuit and Métis peoples.

We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

# Welcome

## Purpose of Information Meeting:

- Provide an Overview of the 140 Merton Street Housing Now Request for Proposals (RFP)
- Highlight Submission Requirements
- Questions and Answers



# Question & Answer Process

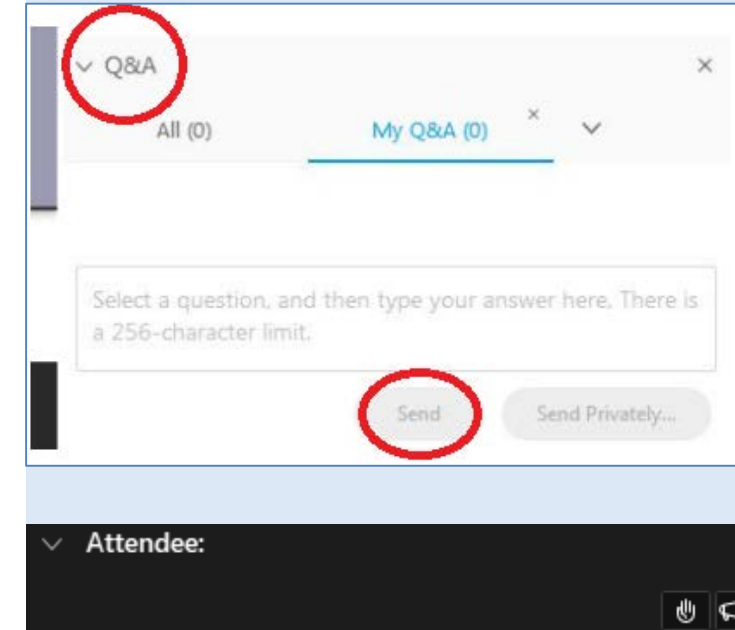
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# Introducing Housing Now

- Launched by Mayor Tory and City Council in December 2018.
- Accelerates the development of **affordable housing**.
- Uses **City-owned land**.
- Maximizes **public land for public benefits**, including new affordable housing as well as new community facilities, parkland and public realm improvements.
- Supports **mixed-income, mixed-use** developments, **transit-oriented** and **complete communities**.
- Includes **enhanced consultation** over the course of the development process.

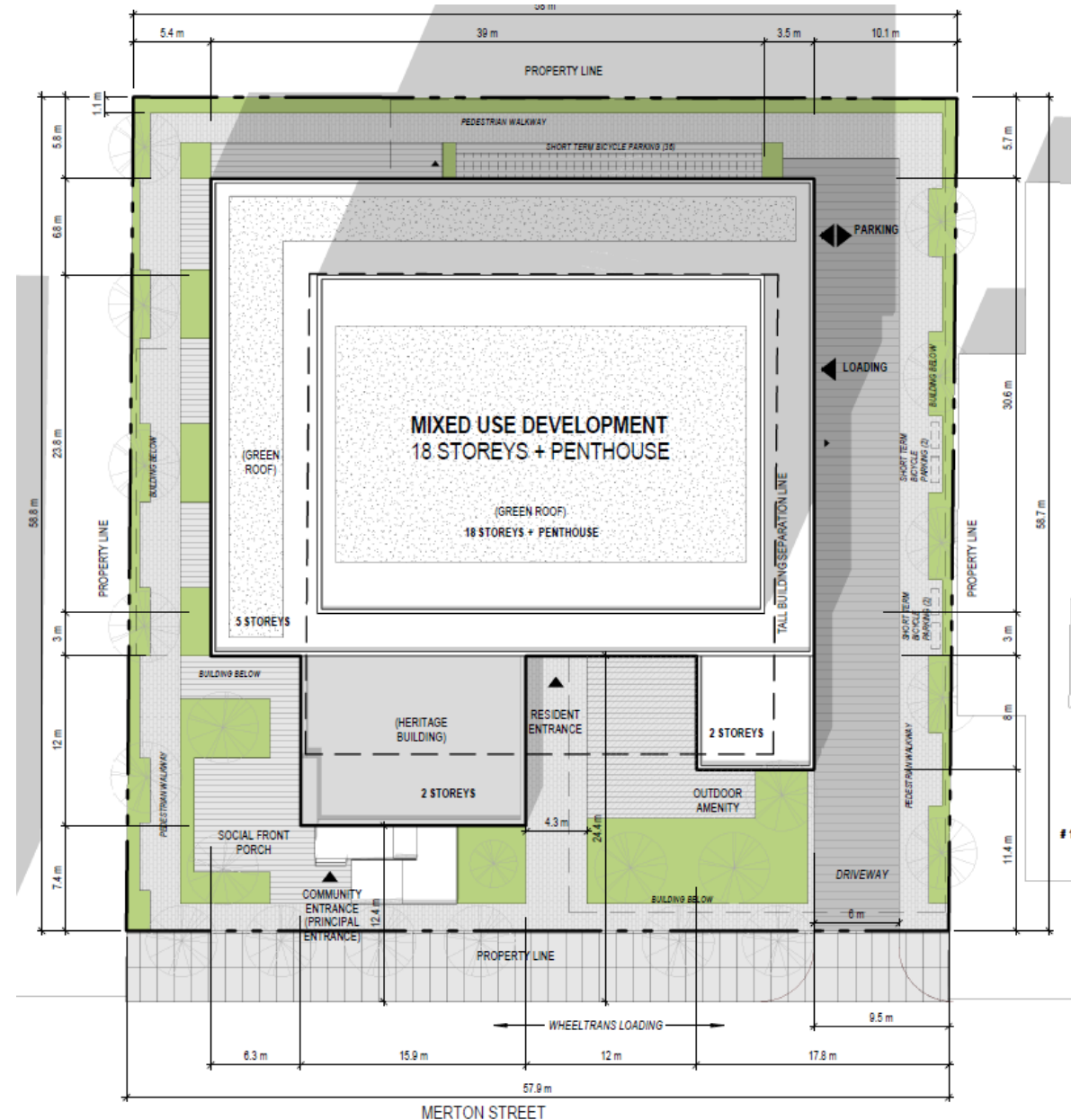
# RFP Overview

**140 Merton Street is a 0.84 acre, City-owned property being released through this RFP to create:**

- Approximately 180 residential rental units, a minimum of 90 of which must be affordable rental housing for Seniors
- A minimum of 50% of the total residential unit count and residential GFA within the project, dedicated to affordable rental units.
- 23,142 sq. ft. (2,150 sq. m) of community use space, to be partitioned into two distinct spaces, one space having a minimum of 12,378.5 sq. ft. (1,150 sq. m) of contiguous floor area
- Rents for the affordable units to average a maximum of 80% of the City-wide average market rents (AMR), with no individual affordable unit to be rented at over 100% AMR
- A minimum of 10% of affordable rental units to be rented out at a maximum of 40% of AMR

# Approved Zoning

- In December 2019 the 140 Merton property was re-zoned to accommodate an 18-storey mixed-use residential development
- The Zoning By-Law Amendment permits the following:
  - A tall building with a maximum of 16,650 m<sup>2</sup> (179,219 sq ft) of gross floor area.
  - A maximum of 14,500 square metres of residential gross floor area
  - A minimum of 2,150 square metres of community space uses
  - A new tall building up to 63 metres in height (approximately 18 storeys including a five-storey base)



# Heritage Impacts and Remaining Approvals

- Alterations to the designated heritage property at 140 Merton were approved with re-zoning
- As per approved alterations, the property will be entirely retained in-situ to a depth of 12 metres, measured from the primary south front wall of the heritage building (highlighted in yellow)
- Successful proponent to lead project through Site Plan Approval and enter into a Heritage Easement Agreement
- Successful proponent to obtain any remaining planning approvals and building permits required for construction



# Proponent Eligibility

**Eligible responses from Proponents to this RFP demonstrate that they meet the following criteria:**

- Non-profit organizations or non-profit led partnerships/consortia - the City will enter into the related legal agreements with one legal entity that must be a non-profit
- Engagement of an experienced team to develop, design and construct the building
- Operation the new building as mixed-income rental housing focused on Seniors for 99 years
- A track record developing good quality affordable rental housing for Seniors on time and on budget
- Experience operating rental housing for Seniors and providing sound property management and appropriate supports
- Capacity to create a sound financial plan for development of the Property, either independently or as part of a non-profit led consortia/partnership

The 140 Merton Street RFP is focused on housing seniors. The City encourages applications from non-profit community partners, including those who represent targeted communities (i.e. Indigenous) to help achieve this aim. The City also encourages non-profit cooperative housing providers to respond to this RFP.

# 140 Merton Street Offering

## The following resources are being allocated to the 140 Merton RFP:

- **The Land at 140 Merton Street under long a term lease, at nominal rent for 99 years**
- **Zoning in Place for Residential, Mixed-Use Development:**
  - The Property has been rezoned by the adoption of City of Toronto By-law 1779-2019 in December 2019
  - Heritage strategy approved and environmental risk assessment filed through the re-zoning process
- **\$15.3M in City Funding for Community Use Spaces:**
  - The Property is currently used by SPRINT Senior Care as community use space. The City will contribute up to \$15.3 million due to the requirement for the construction of two distinct community use spaces
- **City Open Door Incentives:**
  - The City will make incentives available for all affordable units through the Open Door Program
- **\$50,000 in Pre-Development Funding**

# Legal Agreements

**Proponents will be required to enter into the following agreements:**

- Offer to Lease
- Lease
- Contribution Agreement
- Project Agreement
- Heritage Easement Agreement
- Sublease (added by Addendum)

# Timeline

<b>RFP issued</b>	June 2, 2021
<b>RFP information session</b>	June 23, 2021, 2:30 pm
<b>Deadline for questions from Proponents</b>	July 30, 2021
<b>Release of final Addendum</b>	August 13, 2021
<b>Proposal submission deadline</b>	August 27, 2021, Noon
<b>Estimated completion of evaluation process</b>	September 24, 2021

Any changes to these dates will be posted in an Addendum online at:

<https://www.toronto.ca/community-people/community-partners/affordable-housing-partners/open-requests-for-proposals>

# Evaluation Criteria

Evaluation Criteria	Evaluation Weighting
<b>Prerequisite:</b> Minimum 90 affordable rental units at average 80% of CMHC AMR and 90 maximum market rental units, with rent increases for in situ market rental tenants limited to Provincial Guideline plus 2%	Pass/Fail
<b>Prerequisite:</b> Minimum of 20% accessible affordable rental units and 15% accessible market rental units plus fully barrier-free common areas	Pass/Fail
<b>Prerequisite:</b> The inclusion of required City Building features (i.e. community space)	Pass/Fail

# Evaluation Criteria

<b>1. The Proponent:</b>	<b>55%</b>
a) Development team capability, experience and record in acquiring land and developing purpose built and affordable rental housing (as per section 3.3 in RFP)	20%
b) Operating experience in managing affordable rental housing; financial capability and resources, corporate financial viability (as per section 3.4 in RFP)	15%
c) Ability to execute on this deal and secure financing (quality of collateral, guarantors, experience with CMHC) (as per section 3.5 in RFP)	20%

# Evaluation Criteria

<b>2. The Proposal:</b>	<b>45%</b>
a) The Development Plan and Schedule: The design, plan, timeline to construction start and occupancy (as per section 3.6 in RFP)	20%
b) The Operating Plan: Demonstrate that your Proposal is financially viable for the term of the Lease with the City, in addition to keeping the building in a state of good repair and continuing to provide quality, affordable, rental housing throughout the term (as per section 3.7 of the RFP)	15%
c) Affordable Housing Components that exceed the minimum requirements (as per section 3.9 of the RFP): <ul style="list-style-type: none"><li>i) The inclusion of more affordable rental units than the minimum requirement</li><li>ii) The inclusion of deeper levels of affordability than the minimum requirement</li></ul>	5%

# Evaluation Criteria

<ul style="list-style-type: none"> <li>iii) The inclusion of controls on rent increases for affordable and market tenants that exceed the minimum requirement</li> <li>iv) The inclusion of supportive housing including housing and or housing opportunities for a targeted Seniors community (eg. Indigenous Seniors)</li> </ul>	
<p>d) City Building, Social Benefit and Community Benefit Components that exceed the minimum requirements (as per section 3.8 of the RFP)</p> <ul style="list-style-type: none"> <li>i) The inclusion of accessibility and universal design commitments that exceed the minimum requirement;</li> <li>ii) The inclusion of measurable community benefits opportunities, such as social procurement and apprenticeship, training, and/or other hiring opportunities for people from equity-seeking communities, and community benefits agreements for larger sites;</li> <li>iii) The inclusion of measures that exceed the minimum energy and carbon targets;</li> </ul>	5%
<b>WEIGHTED SCORE</b>	100%

# Submitting Questions

Any questions about the RFP can be sent to:

[nadia.lawrence@toronto.ca](mailto:nadia.lawrence@toronto.ca)

All questions will be answered in writing and made available online as an Addendum at:

<https://www.toronto.ca/community-people/community-partners/affordable-housing-partners/open-requests-for-proposals/>

**Please check the website regularly for Addenda**

# Submitting Proposals

## Digital Submission Process:

Submit your application via email by **12:00 p.m. (noon) Friday August 27, 2021** to:

[HousingSecretariatRFP@Toronto.ca](mailto:HousingSecretariatRFP@Toronto.ca)

A maximum of 45MB can be accepted in each email. Sequential emails can be submitted if required.

For larger files, submit a request to the above email for alternative options.

Staff will confirm receipt of email submissions.

# Q & A

# Question & Answer Process

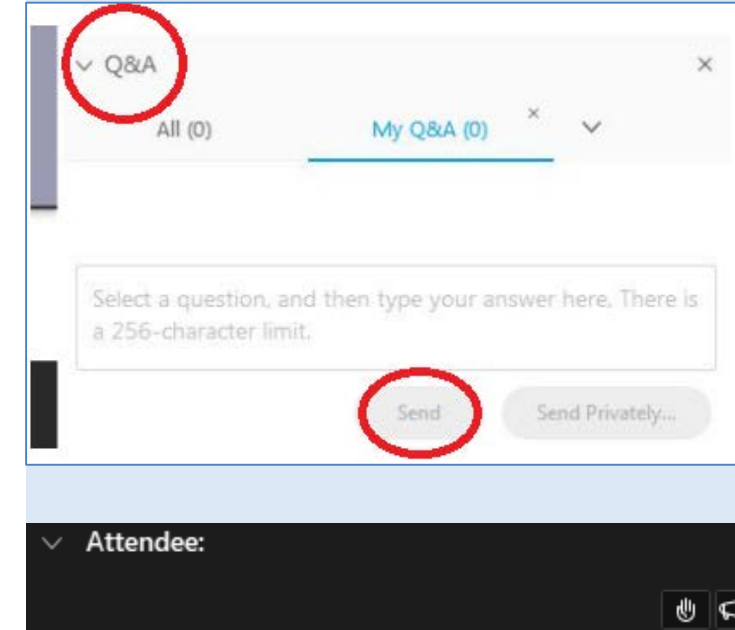
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# Thank You