

## ADDENDUM 2 – RFP for Housing and Supports Provider(s) for 11 Brock Avenue and 35 Bellevue Avenue

Date of issue: March 13, 2024

### Notice of revision to RFP

In paragraph 2 of Section 3.2 on page 11 of the RFP, the phrase "in accordance with the terms of the Lease" has been removed.

### 1. Site, Building and Development Related Questions

#### **1.1 Do the design plans incorporate accessible washrooms in common areas (i.e., full washrooms with showers)?**

In accordance with Ontario Building Code, universal washrooms will be available for use near the staff and amenity areas. These typically include grab bars, power-operated doors, accessories mounted at an accessible height, and clear floor area to accommodate people with wheeled mobility devices. These washrooms typically do not include showers. All accessible units will have private accessible washrooms which will include a full 3-piece washroom with accessible outittings.

#### **1.2 Can these sites be zoned to accommodate B3 occupancy? High level of care buildings require B3 occupancy?**

These projects will be residential apartments and classified as Group C.

#### **1.3 Elevators: Please confirm whether there will be one or two elevators at each site.**

The number of elevators provided will meet occupancy needs. A minimum of one elevator will be provided.

#### **1.4 What is the square footage of each unit?**

These projects are early in the design phase and details of unit size are not known. On similar previous projects, studio units have ranged in size from 300 – 450sqft.

#### **1.5 Will the commercial kitchen come fully equipped?**

These projects are early in the design phase and details of commercial kitchen equipment are not confirmed. Commercial kitchens are typically fully equipped.

#### **1.6 Can City of Toronto share some of the results/reports of community engagement already completed?**

To date, there has not been any City led community engagement related to the development of affordable housing on these sites. The City has hired consultants to support the community engagement process during the development and construction phase of the project. The successful proponent will have the opportunity to work with the staff team and the consultants in activities related to community engagement.

## 2. RFP Submission and Evaluation Questions

**2.1 In the RFP under Corporate Financial Viability it says to demonstrate organizational experience in the delivery of programs and services funded by government, including in accordance with program requirements and funding guidelines, and using sound financial practices. A proven track record of effectively delivering programs or services funded by the City of Toronto will be considered an asset. Can we use examples of where the City is providing rent supplements for building operations?**

Yes.

## 3. Funding, Housing Benefits and Budget Related Questions

**3.1 Does funding for staff include maintenance staff? We would like assurance that RGI dollars will be allowed for maintenance staffing and administration.**

Building maintenance staff can be included in the operating budget supported through rental revenues or other sources of revenues available to the proponent. As stated on p. 23 of the RFP, operating costs should be considered those costs associated with the traditional role of a landlord and what the proponent(s) need to effectively fulfill and deliver on that role. These costs would cover the expenses most landlords would expect to encounter.

Note that support services funding cannot be used for building maintenance or property management staff. Support services funding is for the delivery of the support services program only as described in sections 2.2 and 3.5 of the RFP.

**3.2 Rental revenue: Can any surplus be added onto the minimum 5% Capital Reserve contributions?**

As indicated in section 3.2 on page 11 of the RFP, subject to City Council approval and the properties being declared surplus by the City, the City will work with the Successful Proponent on the allocation of surplus revenue. If the Proponent anticipates surplus revenue in the proposed budget included in the submission, this can be allocated to increase the required 5% Capital Reserve contribution or to other proposed operational or support services costs.

**3.3 Would the \$2,000 per unit initial start-up funding be offered when there is unit turnover or only available for the first residents that move in?**

As stated in Section 2.1 of the RFP, up to \$2,000 per unit may be available to the Successful Proponent for one-time start-up funding and is intended to support initial building set up.

**3.4 Do all units have to be RGI, or can some be 100% AMR?**

Yes, the rent payable by tenants for all units must be geared-to-income. As stated in section 3.3 of the RFP, the amount payable by any household shall not exceed 30% of their household income, or the shelter allowance payable by Ontario Works or the Ontario Disability Support Program. The Housing Benefits provided to the Successful Proponent will be the difference between 30% of each household's income and 80% AMR, as described in section 3.3.