



City of Toronto

Request for Expressions of Interest (REOI) Application Information Package

—Community Space Tenancy Program— Bloor-Dufferin Community Hub

1141 Bloor Street West & 980 Dufferin Street

Questions?

We encourage you to contact Craig Cal, Project Manager, Community Infrastructure Unit, Social Development, Finance, and Administration, at communityspace@toronto.ca

APPLICATION DEADLINE

Friday, July 11, 2025, 11:59 PM Eastern Standard Time (EST)

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A. OVERVIEW

The City of Toronto (“City”) has a history of providing Community Space to not-for-profit community and cultural organizations at below-market rent. Organizations are important partners in furthering the City’s strategic objectives through programs and services to Toronto residents that meet community needs. In 2017, Toronto City Council (“Council”) adopted the [Community Space Tenancy Policy](#) (“CST Policy”), which replaced the previous policy for leasing space to non-profit organizations at below-market rent. The CST Policy provides Council and City staff with a process for leasing City-owned and managed space (“Community Space”) in a consistent, fair, accountable, and transparent approach, guided by the following principles:

Fairness and Equity: The City of Toronto will apply fair and equitable criteria for the determination of eligibility of the organization(s) for Community Space Tenancies.

Openness and Transparency: The City of Toronto will make information about the allocation of Community Space Tenancies, including the evaluation processes, publicly accessible.

Accountability: The City of Toronto will make information about the allocation of space available to the public and make decisions regarding the allocation of such space in public.

This REOI is for qualified Not-For-Profit organizations interested in entering a below-market rent lease agreement with the City of Toronto. An approximately 19,000 square-foot Community Hub is being constructed on the lower and ground level of the former Kent School, currently undergoing renovation (see Appendix C and D). The Community Hub is part of a series of community benefits provided to the City of Toronto as part of a multi-building, multi-phase, mixed-use development. As a City-owned real estate asset, the occupancy of the Community Hub is anticipated to be in Q2 2026 (April to June).

The REOI offers the opportunity for two different tenancy streams currently under development at 1141 Bloor Street West and 980 Dufferin Street:

- 1) 1,080 square feet on the Lower Level, operated under the ‘Community Hub’ stream of the CST Policy. The lease term will be 10 years, with a renewal option available. The below-market rent for this ‘Community Hub’ space will be \$2.00/annually, with additional monthly costs (“Additional Rent”) estimated between \$20-25 per square foot based on market research published by Colliers International Group Inc. in their Toronto Office Market Report Q4-2024.
- 2) 788 square feet on the Lower Level, operated under the ‘Incubator’ stream of the CST Policy. The lease term will be two years, with a two-year renewal option available (please note that an Incubator tenant cannot enter more than two consecutive leases for a total term of four years). The below-market rent for this ‘Incubator’ space will be \$2.00/annually, with additional monthly costs (“Additional Rent”) partially subsidized by the City of Toronto. Research published by Colliers International Group Inc. in their Toronto Office Market Report Q4-2024 estimates additional monthly costs (“Additional Rent”) between \$20-25 per square foot before subsidy by the City of Toronto.

The available community space(s) will be a part of the Bloor-Dufferin Community Hub. The successful applicant(s) will be occupying the Hub alongside existing agencies previously selected as tenants for the Community Hub. All tenants will collaborate to determine a satisfactory service, governance, and operations model in consultation with the City.

The City of Toronto will receive the Community Space at the ‘Base Building Condition’ level, as agreed to by the City and the Developer of the overall project. The agreement includes floor, ceiling and wall requirements, exterior, life safety system, mechanical and electrical services, signage, waste, kitchen, washroom, access and conveying systems. In addition to the individual program rooms for the tenants, the

Community Hub will have a fully equipped commercial kitchen, multiple meeting spaces commonly bookable, storage rooms, accessible washrooms, elevators and lifts. There will also be limited vehicular parking and bicycle parking available. The former Kent School will also contain a daycare facility in a portion of the lower level, with private, commercial office space on the second and third floors.

Applicant due diligence on fit-up projections and costs must reflect the applicant's planned finishes, layout, and program-specific space needs. The successful applicant(s) must demonstrate they are capable of the capital commitment required to finish and furnish their individual space(s) and their proportionate share of potential fit-out costs to the common areas, over and above the base building design, to an operational level that suits their organization(s) and provide an ongoing operational fiscal plan per the CST Policy.

Current construction cost estimates are \$280 to \$350 per square foot, according to the City of Toronto's Corporate Real Estate Management division. A copy of the 'Base Building Conditions,' is available upon request to help prepare an application.

B. KEY DATES

The following schedule is subject to change at the sole discretion of the City, and appropriate written notice of any changes will be provided where feasible.

| ACTION | DATE |
|---|--|
| Request for Expression of Interest Issued | Monday, March 17, 2025 |
| Mandatory Online Information Session(s) | Friday, April 11, 2025, or Thursday, April 24, 2025 |
| Deadline To Apply | Friday, July 11, 2025, 11:59 PM |
| Deadline To Apply for Indigenous Led and Black Led Organizations | Friday, July 25, 2025, 11:59 PM |
| Evaluation of Applications | Fall 2025 |
| Selection of Preferred Organization(s) | Fall 2025 |
| City Council Lease Approval | Q1 2026 (Estimated January to March) |
| Lease Offer & Service Agreement Completion | Q1 2026 (Estimated January to March) |
| Occupancy Date | Q2 2026 (Estimated April to June) |

C. SERVICE PRIORITIES & AREA DEMOGRAPHICS

In recognition of the diversity of the various communities within this area, priorities have been identified for area-wide programs and/or services to be offered by a local organization or group of organizations within the Community Space. Priorities were determined by assessing the community services and facilities in the surrounding neighbourhood, analyzing Census 2021 demographic data, and based on the service needs expressed by the community through the 211 Helpline. Listed below are those deemed significant for this community.

Key Demographic Information

For more information or demographic information about the area, visit the City's [Neighbourhood Profile webpage](#).

- Median household income is \$78,000, 7% lower than the citywide average;
- Unemployment is equivalent to the city average at 14%, with part-time work making up 35% of employment, 6% higher than the city average;
- 17% receive income from government transfers, 1% higher than the city average;
- 17% of seniors (65 years and over) and 13% of youth (under 18 years) live below the low-income measure;
- 40% of the population is first-generation Canadian, with India, China, the United States and the United Kingdom selected as the top places of birth for recent immigrants;
- 29% of seniors aged 65-84 live alone, and 41% of seniors age 85+ live alone, higher than the city average of 25% and 32%, respectively;
- 59% of households are renters, 11% higher than the city;
- 81% of the population has a high school diploma or equivalent, 4% lower than the city average;
- Higher one (39%) and two (33%) person households compared to city average (33% and 30% respectively);
- 32% of the population identifies as a visible minority.

Key Service Priorities

The applicant(s) must respond to the identified service priorities and demonstrate that they have a track record of effective service delivery and are familiar with the unique demographic needs of the Bloor-Dufferin area. The applicant(s) must be able to deliver services that support some or all of the following categories, as listed below, and demonstrate their capacity to address the diverse needs of the Bloor-Dufferin community. These categories, derived from the [Canadian AIRS Needs Categories](#)¹, include:

- **Health Service:** such as diagnostic services, disease control and prevention, health inspections, health-related support groups, general/ specialized health care service;
- **Housing Assistance:** such as crisis, emergency, domestic violence, elder abuse, sexual assault, youth, homeless drop-in; tenant readiness education programs; housing expense assistance;
- **Community Supports:** such as service navigation, material goods; discount buying programs; furniture; office equipment and supplies; adult, baby, school, maternity, and children's clothing; diapers; shoes; winter clothing; food preparation facilities; computer repair;
- **Food Security:** such as emergency food; food banks; formula/baby food; crop disaster aid programs; community gardening; low-cost meals; home delivered meals; school breakfasts/lunches;
- **Income Support:** such as money management programs, public assistance programs, childcare expense assistance, health insurance, temporary financial assistance, and employment programs for stable, long-term, advancement-oriented jobs;
- **Family Services:** such as individual and family support services, mentoring programs, home repair

¹ These service categories are based on the Canadian AIRS Needs Categories, a comprehensive framework developed by the *Alliance of Information and Referral Systems (AIRS)* to classify community needs and service offerings. The categories are designed to help identify and address the diverse range of services required by individuals and families within communities, ensuring effective delivery of resources and support.

programs, parenting education, and support groups—with a specific focus on youth and older adult populations;

- **Mental Health and Addiction Services:** such as mental health and dependencies support groups, counselling and therapy, mental health care facilities, crisis intervention hotlines, mental health evaluation and treatment;
- **Legal and Public Safety:** such as legal education and information, crime victim support, crime prevention services, and diversion programs;
- **Settlement & Immigration Services:** such as citizenship programs, programs for immigrants and refugees, and language interpreter programs—tailored to existing (and projected) cultural demographics, and/or
- **Cultural Services:** such as arts and cultural programming, community arts initiatives, cultural education and workshops, support for culturally specific organizations, heritage preservation projects, and programs fostering intercultural exchange and community storytelling.

All applicants must demonstrate the ability to effectively meet the needs of some or all of these categories within the Bloor-Dufferin area while ensuring compliance with the use expectations outlined in the CST Policy.

Alignment to City of Toronto Strategies

Providing accessible Community Space is a key component to building strong neighbourhoods. Applicant(s) must demonstrate how their proposals respond to City and Divisional priorities such as:

- [Reconciliation Action Plan](#)
- [Toronto Action Plan to Confront Anti-Black Racism](#)
- [Toronto Poverty Reduction Strategy](#)
- [Toronto Newcomer Strategy](#)
- [Toronto Youth Equity Strategy](#)
- [Toronto Seniors' Strategy](#)
- [SafeTO, Toronto's Community Safety and Wellbeing Plan](#)
- [Toronto Resilience Strategy](#)
- [Toronto Strong Neighbourhoods Strategy](#)

D. THE REOI APPLICATION

The initial phase of the application process is to complete the REOI form and submit it to the SDFA staff by the deadline. SDFA will assess each application to determine eligibility for the designated Community Space Tenancy under the [Community Space Tenancy Policy](#).

To be eligible for this Community Space opportunity, organizations must also qualify for a Community Space Tenancy lease or sublease with the following criteria.

A qualifying organization or group of organizations must:

- A. All must be incorporated as a not-for-profit corporation and may not be a subsidiary or related entity of a for-profit corporation or a for-profit social enterprise;
- B. Provide services to Toronto residents that are eligible under the CST Policy and:
 - 1. Provide service(s) that meet community need(s);
 - 2. Address the Vision of the Bloor Dufferin Hub as referenced in this document;
 - 3. Propose an integration of services that support local community members;
 - 4. Are consistent with the strategic directions or objectives of Council and/or a City Division; and
 - 5. These will be the only services and functions provided in the Community Space and will be available to the public.
- C. Demonstrate that it is in good financial standing, is not in default under any existing lease, service agreement, or other agreement with the City, and has limited risk of insolvency or bankruptcy.
- D. Satisfy the City by reasonably demonstrating the ability to amass the capital funds necessary for the final fit-out of the facility in 2025 construction dollars;
- E. Satisfy all requirements outlined in the Request for Expressions of Interest (REOI) in the CST Policy and comply with all applicable laws and policies of the City.

Applications submitted by organizations or organizations that do not propose programming for the entire space and the ten-year term will not be accepted.

The successful applicant(s) will work with the City in a multi-year process to finalize the program, governance, and financial models for integrating services and sustainable operation of the Community Space. The successful applicant(s) will reach a satisfactory recommendation with the City of Toronto for a lease reflecting the investment. Contingent upon the successful applicant(s) demonstrating the security of funds required for the final fit-out of the facility, a pre-lease commitment will be established 3-6 months before the land/space is conveyed to the City of Toronto.

SDFA, in consultation with CREM, will forward the recommendation to Council to authorize staff to execute the agreement(s) under the CST Policy. All CST organizations must have initial Council approval to be tenants in a City-owned or managed Community Space. The successful applicant(s) will be required to enter into two mandatory agreements with the City: (1) a Service Agreement with SDFA and (2) a Lease Agreement with Real Estate Services. More information about these agreements is provided below.

Application Form

The application form will be provided to interested organizations following attendance at one mandatory information session. For any questions regarding the application process or inquiries about this opportunity, please contact communityspace@toronto.ca or visit the City's community space webpage at

www.toronto.ca/CommunitySpace.

How To Submit Your Application

Completed applications must be submitted by **11:59 PM** on **Friday, July 11, 2025**.

Applications from Indigenous-led and/or Black-led Organizations must be submitted by **11:59 PM** on **Friday, July 25, 2025**.

The application form is provided upon request after attendance at the mandatory information session. It will be completed online through the City's secure Medallia platform.

Application Requirements

Complete the REOI Application, ensuring all required materials are attached and submitted based on the checklist provided. Only one submission per organization will be accepted. Late or incomplete applications will not qualify. Any questions related to the application may be directed to communityspace@toronto.ca

Special Needs

Accommodation of special needs (e.g. documents in alternate formats, sign-language interpreters, off-hour meetings) is available to ensure groups can fully participate in the process. For accommodations for special needs, please contact communityspace@toronto.ca.

Application evaluation results are the property of the City of Toronto and are subject to the [Municipal Freedom of Information and Protection of Privacy Act](#) (the Act). Evaluation results may be subject to public release under the Act. Council and individual members of Council have the right to view the responses, provided that their requests have been made under the Act.

E. ONLINE INFORMATION SESSION (MANDATORY)

Participation in **one (1)** online information session is mandatory for all interested organizations. The convener will confirm attendance. Organizations that do not participate in the information session will automatically be removed from the list of applicants for the Community Space Tenancy, and their applications will not be accepted.

| Session 1 | Session 2 |
|---|--|
| Date: Friday, April 11, 2025 Time: 10:00 AM to 11:30 AM (1.5 Hours) Location: Online (Microsoft Teams) Deadline To Register: Friday, April 4, 2025 | Date: Thursday, April 24, 2025 Time: 1:00 PM to 2:30 PM (1.5 Hours) Location: Online (Microsoft Teams) Deadline To Register: Thursday, April 17, 2025 |

Please **register** your interest to attend by emailing communityspace@toronto.ca.

F. REOI EVALUATION PROCESS

Review Panel

SDFA will review all REOI applications in consultation with CREM. As appropriate, a local community representative, City Planning and/or other City divisions may also be on the panel. The evaluation criteria set out in the REOI will be applied. By responding to an REOI, interested applicant(s) agree that the decisions of the Review Panel are final and binding.

Eligibility Assessment Scores

The eligibility assessment scores applications based on their ability to meet the CST Policy eligibility criteria, align with City Services, and meet Community Space service priorities. The application will be marked based on an evaluation rubric. A mark of at least 75% is required to pass the eligibility assessment. Upon conclusion of the evaluation process, a final selection recommendation will be made by the Review Panel to senior management for approval.

1. Organizational Strength

- Strong organizational and operational structures;
- Governed by a Board that is actively recruited and is made up of at least 50% local community members;
- The Board has functional expertise in key areas to ensure program and service delivery objectives;
- Recruitment and utilization of volunteers to advance the mission;
- Adherence to City policies of providing a workplace and program and/or service space that is free from harassment and discrimination;
- Effective governance and strategic direction; and
- Demonstration or knowledge of working with other service providers for co-location and integrating services and/or facilities for the public.

2. Financial Resiliency

- Financial sustainability for the entire 10-year lease term;
- Required financial documents as submitted through the application;
- Revenue mix, cash position, operating reserve, asset/liability mix, and debt-reduction strategies;
- Endowments and relationships with any parent organizations; and
- Information on how the Board assures good financial governance.

3. Alignment to City Objectives and Community Needs

- Capacity to deliver programs and/or services that are relevant to identified community needs;
- Alignment with [City strategic](#) objectives;
- Ability to demonstrate engagement and/or partnerships with other organizations present in the community; and
- Ability to ensure programs and/or services are accessible to participants and community members.

4. 10-Year Plan for Community Space Criteria

- Alignment with Vision for Bloor-Dufferin Hub identified programs and service needs in the community;
- Plans for fitting up the space;
- Financial plan to finish space and purchase/supply necessary equipment needed to actively program space; and
- A financial plan demonstrating a capacity to manage all projected occupancy costs.

G. COMMUNITY SPACE TENANCY AGREEMENTS

Service Agreement

A Service Agreement will need to be signed between SDFA and the successful applicant(s), which will outline the following:

- (a) lay out the programs and services offered by the organization or group of organizations;
- (b) the conditions for offering the space so that the activities and programs of the organization(s) remain consistent with City and divisional priorities;
- (c) the eligibility criteria to be maintained, and
- (d) criteria of annual reports to be submitted to SDFA.
- (e) A Co-location Agreement between the City and Community Hub Tenant(s), outlining responsibilities and ensuring intentional service and program integration. The agreement includes Vision, Mission & Mandate, Guiding Principles, Co-Location Principles, Governance, Decision-Making & Conflict Resolution, Shared Responsibilities & Facilities, Administration Fee, Non-Compliance & Forfeiture, and Hours of Operation.

1. The organization shall continue to meet the eligibility criteria under the CST Policy.
2. The organization will notify the City of any changes in the organization(s) that may result in it being ineligible.
3. The Service Agreement commences and terminates on the exact dates as the Lease Agreement. Thus, the Service Agreement shall automatically terminate upon termination of the Lease Agreement.
4. The organization or group of organizations will provide the City with annual detailed updates on its services and programming to assist the City in determining its ongoing eligibility for the Community Space.
5. The Service Agreement does not create or lead to any partnership or joint venture between the parties (the City and the organization or group of organizations).

Terms of the Lease Agreement

The Lease Agreement between the City and the successful applicant(s) will set out the conditions for using the Community Space and financial obligations. These include, but are not limited to:

1. The Tenant agrees to fulfill the covenants, representations and warranties under the CST Policy.
2. Commencement and termination dates of the lease.
3. Condition of leased premises, correct to terminate, liability for failure to vacate, and leasehold improvements and trade fixtures.
4. Rent, including additional/occupancy costs, security deposit, late payment and other related matters.
5. Defines the Tenant's tax obligations, specifically the Tenant's taxes, sales taxes and contribution to realty taxes.
6. Services and Common Facilities: responsibilities in the operation of Community Space, including shared facilities, utilities, janitorial and other services.
7. Use and Occupancy of Leased Premises: This section contains further stipulations about what the Tenant can/cannot or should/should not do while in the Community Space.
8. The successful applicant(s) shall notify the City of any occurrences related to bankruptcy, dissolution, merger, or liquidation of the Organization.
9. Alterations and other tenant work, including required Council approval.
10. Maintenance and repair of Building structure, external components and Common Facilities are covered by the landlord. The leased premises, all leasehold improvements in good condition and repairs, including any Building damage done by tenant, are covered by the Tenant.
11. Insurance and Liability.

Co-location Agreement (Hub Partners)

A Co-location Agreement to be signed between SDFA and Community Hub Tenant(s), which will outline the following:

- Service responsibilities to ensure intentional service and program integration

- Hub Vision, Mission & Mandate,
- Guiding Principles,
- Co-Location Principles,
- Governance, Decision-Making & Conflict Resolution,
- Shared Responsibilities & Facilities,
- Administration Fees,
- Non-Compliance & Forfeiture, and
- Hours of Operation.

The awarding of any agreement will be at the absolute discretion of the City. The selection of the organization(s) will not obligate the City to negotiate or execute an agreement with that preferred organization. Any award of an agreement(s) resulting from this REOI will be under the City's by-laws, policies, and procedures and approved by Council. The City has the right to negotiate on such matter(s) as it chooses with the selected organization without obligation to negotiate with other organizations. The City shall incur no liability to other organizations because of such negotiation. As a net and carefree lease to the City, any obligation not stated to be that of the landlord, as per the CST Policy, shall be the Tenant's responsibility.

H. REOI TERMS AND CONDITIONS

Applicants submitting an application in response to this REOI do so fully accepting the following terms and conditions:

1. This is an REOI only; it is not a procurement, and no legal obligations to enter into an agreement will arise here under any circumstances.
2. The City reserves the right to amend the scope of this REOI.
3. The City may proceed as it determines in its sole discretion, including to discontinue or invalidate this REOI and including to re-issue or proceed with another REOI or other process and the City will not be responsible for any losses or costs incurred by any applicant as a result thereof. If one or more successful applicants do not enter into the required Lease and Service Level Agreements, the City may issue a new REOI to fill any remaining vacancies.
4. The City has the right not to respond to any report or request made by an applicant. Where the City, at its discretion, considers that such report or request necessitates a change to this REOI, the City will prepare and issue an appropriate addendum to this REOI. The City reserves the right to terminate this REOI at any time for any reason.
5. The applicant must disclose to the City whether any actual or potential conflict of interest exists that might compromise this REOI process and if such conflict of interest does exist, the City may, at its discretion, refuse to review the application in question.
6. Each applicant shall bear all costs, expenses, and financial obligations associated with or incurred by the applicant to prepare and present its application or to otherwise participate in the REOI process.
7. Notwithstanding anything in the REOI and any express or implied duties or obligations of the City to the contrary, the City and each of its agencies, boards, commissions, elected officials, officers, employees, servants, agents, volunteers, suppliers, advisers, and contracted personnel will have no liability to any applicant for any damages, costs, liabilities, losses, or expenses including direct, indirect, special or punitive damages, or for loss of profits, loss of opportunity, or loss of reputation arising out of or otherwise relating to this REOI.
8. By submitting an application in response to this REOI, each applicant irrevocably and unconditionally waives any claims for damages, costs, liabilities, losses, and expenses, and shall not seek any order for injunctive relief or specific performance, against the City, its agencies, boards, commissions, elected officials, officers, employees, servants, agents, volunteers, advisers, and contracted personnel.
9. The REOI and all correspondence, data, plans, materials, drawings, specifications, reports, estimates, summaries, photographs, models, and all other information and documentation in any form provided or made available to the applicant, or on behalf of, the City in connection with, or arising out of this REOI (collectively, the "City Materials") and all intellectual property rights therein:
 - a. Are and shall remain the sole and absolute property of the City;
 - b. Must be treated by applicants as confidential and applicants must maintain such confidentiality;
 - c. Must not be disclosed without prior written authorization from the City;
 - d. Must not be used for any purpose other than for replying to this REOI; and
10. Immediately upon the request of the City, must be returned by the applicant to the City and all electronic copies must be destroyed. The City makes no representation or warranty as to the accuracy or completeness of the City Materials, and disclaims all express and implied representations, warranties, and conditions in connection with the City Materials. Use of or reliance by applicants on the City Materials shall be at the applicant's sole risk and without recourse against the City.
11. The documentation comprising any application, along with all correspondence, data, plans, materials, drawings, specifications, reports, estimates, summaries, photographs, models, and all other information and documentation in any form provided or made available to the City by, or on behalf of, any applicant in connection with, or arising out of this REOI (collectively, the "Application

Materials”) and all intellectual property rights therein, once received by the City:

- a. Shall become the sole and absolute property of the City; and
- b. Shall become subject to the *Municipal Freedom of Information and Protection of Privacy Act* (“MFIPPA”) and the City may be required to disclose the Application Materials to members of the public, pursuant to MFIPPA.

12. Each applicant:

- a. Represents and warrants that the information contained in its Application Materials does not infringe any intellectual property right of any third party;
- b. Hereby assigns and transfers to the City, and shall cause all its personnel and other third parties to assign and transfer to the City, all rights, title, and interest in the Application Materials, including intellectual property rights therein;
- c. Shall cause all its personnel and other third parties to waive, for the benefit of the City, their respective moral rights (and any similar rights to the extent that such rights exist) in and to the Application Materials; and
- d. Shall indemnify, defend and hold harmless the City and its agencies, boards, commissions, elected officials, officers, employees, servants, agents, volunteers, advisers, and contracted personnel, if any, against all claims, actions, suits, and proceedings brought against, or losses, costs, expenses, damages suffered, sustained, or incurred by them which may be directly or indirectly attributable to, or arising or alleged to arise out of the infringement or alleged infringement of any patent, copyright, trademark, or other intellectual property right of a third party in connection with the Application Materials.

13. Applicants are also advised that MFIPPA does provide protection for confidential and proprietary business information. For the purposes of the City’s compliance with MFIPPA, applicants are advised to identify in their Application Materials any scientific, technical, commercial, proprietary, or similar confidential information, the disclosure of which could cause them injury.

14. Each applicant’s name may be made public. Application Materials will, as necessary, be made available:

- a. On a confidential basis, to advisers retained by the City to advise or assist with the REOI process;
- b. To members of Council in accordance with the City’s procedures; and
- c. To members of the public pursuant to MFIPPA.

15. The City will not return the application or any other Application Materials.

16. The terms and conditions of the REOI are to be governed by and construed in accordance with the City’s policies and legislation, the laws of the province of Ontario, and the federal laws of Canada applicable therein.

APPENDIX A:
COMMUNITY SPACE PROSPECTUS

| | |
|---|---|
| Address | 1141 Bloor Street West & 980 Dufferin Street |
| Intersection | Southwest corner of Bloor St. W. and Dufferin St. |
| Neighbourhood | Dufferin Grove (83) |
| Ward | Davenport (9) |
| Development Application Information Centre | Application Information Centre - 980 DUFFERIN ST |
| Community Hub Space | <ul style="list-style-type: none"> - The Hub is approximately 19,000 square feet. - Located on the lower level (floor 01) and ground floor (floor 02) of the former Kent School building. - There are two accessible entrances. The main entrance is on Dufferin Street, which takes you to the ground floor. The entrance to the lower level is accessed from the northern portion of the new residential building, which is connected to the western side of the Hub. (See Appendix B) - Fully finished assets include two (2) dedicated parking spaces (underground level 01) and four (4) bicycle spaces (underground level 01), - Several meeting rooms of various sizes will be available for public booking, including a commercial-grade Community Kitchen. - Security wiring, HVAC, plumbing, and electrical work is intended to have been finished before conveyance to the City of Toronto. Utility costs will be the responsibility of the Tenant(s). - Facilities will be secured to a Base Condition finish, which includes: <ul style="list-style-type: none"> o Entry vestibule and reception area o Shared elevator access to upper floors o Accessible/Barrier-free washrooms o Flexible office spaces/meeting rooms/classrooms o Community-accessible meeting spaces - Zoning permissions allow for a wide variety of uses in community space. |
| Occupancy Date | Projected to be Q2 2026 (April to June). To be confirmed. |
| Lease Term | The lease term will be 10 years with an option for an additional 5 years. Note: Organizations must indicate that they are exercising the renewal option 6 to 12 months in advance of the expiration date |
| Tenant Building Responsibility | The City requires the development of a facility management structure for Community Spaces. The organization(s) will need to determine a draft model for managing internal issues and sharing responsibilities arising from using the leased space and/or the need to provide a more integrated approach to service provision in the community. City staff will work with the successful applicants on a final model. |
| Basic Rent | <ul style="list-style-type: none"> - Community Hub Tenant: \$2.00 per annum per organization will be paid upfront and in full for the 10-year lease term. - Community Hub Incubator Tenants: \$0.00 per annum. |
| Additional Rent | <p>Based on market research, additional Rent is estimated at \$20 to \$25 per square foot. An estimated increase at a rate of 5% per annum should be projected.</p> <p>Additional rent includes all operating costs, utilities, property taxes for the leased premises, and the Tenant's proportionate share of common area costs. The Tenant will pay the estimated monthly additional rent, which will be reconciled at the end of each year. Tenants may experience a debit or credit resulting from the reconciliation, depending on the variance between actual operating costs and the</p> |

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| | budgeted rate paid. |
| Fit-Up Costs | The Tenant is solely responsible for fit-up and/or leaseholder improvement costs to prepare the space for initial occupancy and ongoing operations. The City estimates this cost to be \$280 to \$350 per square foot for the common areas and \$210 to \$260 per square foot for individual tenant rooms. These costs will need to be confirmed through the Tenant's due diligence. Note: Contingencies have not been included in either of the estimates. |
| Common Areas | Each organization has its own dedicated space but may share some common areas (i.e., meeting rooms, washrooms, kitchens, reception areas and other multi-purpose spaces). Tenant organizations pay both the additional rent for their dedicated leased space and a proportionate share of the additional rent for the common areas. Community Spaces that are available to book or rent to the public are a part of the model to encourage social inclusion and community desires for space provision. |

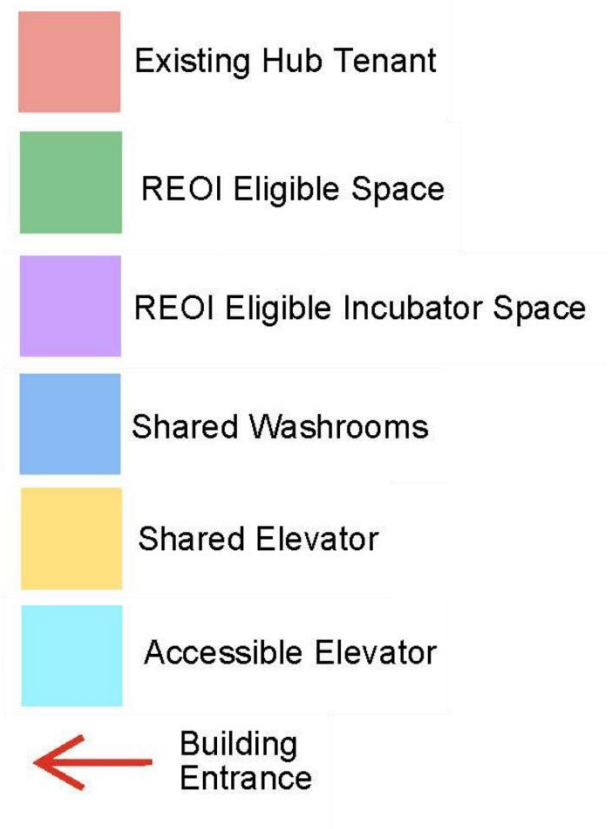
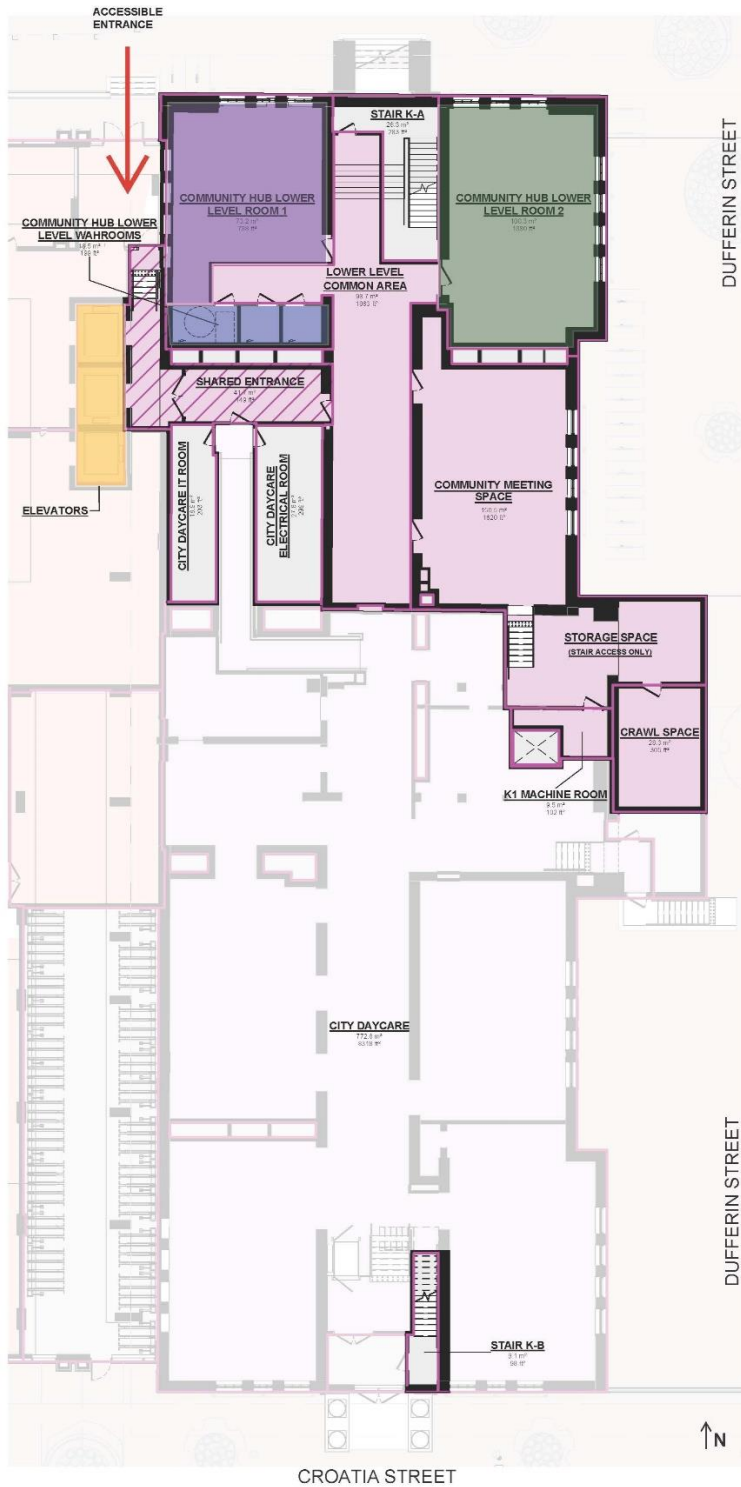
APPENDIX B:
AERIAL CONTEXT MAP



NOTE: The map is not to scale, and the site plan is subject to change.

APPENDIX C: COMMUNITY HUB FLOOR PLAN (LOWER LEVEL)

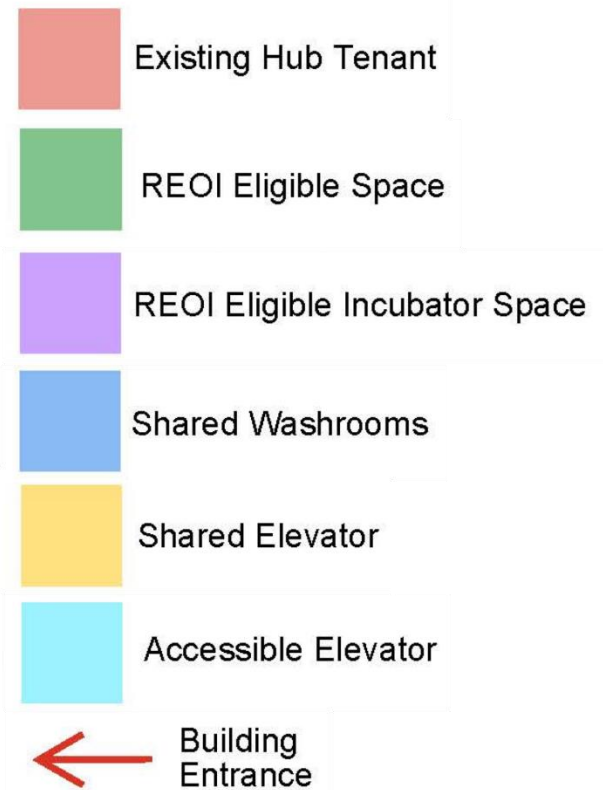
KENT LOWER LEVEL - COMMUNITY HUB



NOTE: The floor plan is subject to change.
APPENDIX D:

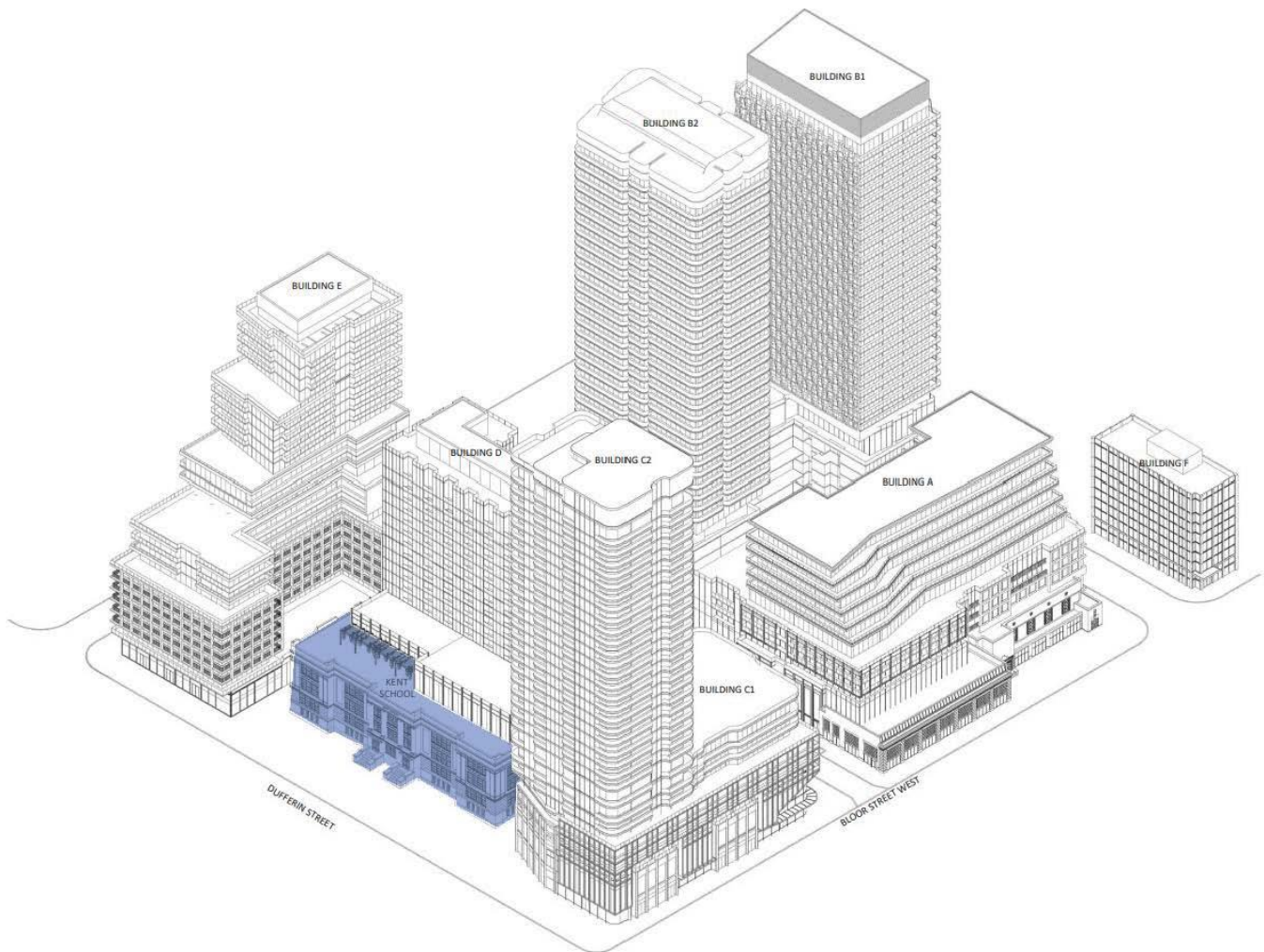
COMMUNITY HUB FLOOR PLAN (GROUND LEVEL)

KENT GROUND FLOOR - COMMUNITY HUB



NOTE: The floor plan is subject to change.

APPENDIX E:
MASSING MODEL OF THE PROPOSED DEVELOPMENT (LOOKING SOUTHWEST)



NOTE: The rendering is not to scale and is subject to change. The illustration is the artist's concept. The rendering is an aerial view that looks southwest at Bloor Street West and Dufferin Street.

APPENDIX F:
RENDERING OF THE COMMUNITY HUB EXTERIOR (LOOKING SOUTHWEST)



Note: The rendering is not to scale and is subject to change. The illustration is the artist's concept. The rendering looks Southwest from Dufferin Street.

APPENDIX G:
RENDERING OF THE PROPOSED DEVELOPMENT (LOOKING NORTHWEST)



Note: The rendering is not to scale and is subject to change. The illustration is the artist's concept. The rendering looks northwest towards Dufferin Street.