

## **Quayside – Phase 1 Request for Proposals Opportunity to Build, Own and Operate Affordable Rental Homes on City-owned Land**

**Addendum #4**

**July 30, 2025**

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### **QUESTIONS & ANSWERS**

- 1. Please confirm if there are any designated or required uses for the retail components located in Blocks 1C1, 1C2 and 1C3.**

QILP owns the commercial space and will manage the renting of the spaces for retail/commercial purposes. With the exception of shared MEP (separately metered) and corridor space below grade, the intent is for all retail uses will be separated. It is not anticipated that the Successful Proponent(s) will have any roles or responsibilities towards the management of these spaces.

- 2. We are in discussions to submit a proposal through a consortium of proponents. If our proposal had strength and merits to move forward however the consortium fell short in scoring, would the City still consider selecting individual parties from within the consortium?**

The City appreciates the time and efforts it takes to assemble a consortium of proponents to apply to this RFP. While Proponents are still able to submit proposals as a consortium (meaning one proposal on behalf of multiple eligible non-profits), in considerations of the RFP timelines, the City will not allocate any higher scores for proposals from one proponent representing a consortium of eligible proponents (over proposals from eligible and qualified proponent(s) applying directly for one or more ARH blocks independently).

In this scenario, each section of the proposal will need to include all required information from all non-profit organizations forming the consortium, and that the proposal will be scored as one submission in its entirety (meaning each proponent within the consortium will not be scored separately).

As indicated in Q6 of Addendum 2, Proponents should submit separate applications to be evaluated and scored separately. If your organization is part of a consortium with other organizations applying separately for the balance of ARH Block(s). Please clearly indicate in the Executive Summary of your proposal.

**3. Please provide an overview of the amenities and features for the affordable housing units/blocks (e.g. laundry, dishwashers, window blinds).**

The affordable housing unit and amenity space designs are in progress. Affordable rental housing units in 1C1, 1C2, 1C3 will have access to common laundry rooms. Affordable rental housing units in building 1B will have in-unit laundry. All affordable rental housing units in 1C and 1B will have access to a variety of dedicated indoor and outdoor amenity spaces located in each building. The individual affordable rental housing units include dishwashers, stoves, fridges, window blinds.

**4. Please confirm why the est. ARH GFA has changed per block from RFP to addendum (e.g. 1C1 has gone from 128K sq ft to 112 sq ft).**

The ARH GFA change in Addendum #1 reflects a correction to Table 1 in the RFP to ensure consistent information across the RFP documents. The buildings are currently undergoing schematic design and the final GFA is still subject to change.

Please use the estimated GFA provided in the Addendum #1 and Appendix 6 to complete your workbook and budget.

**5. Please provide further details on what is included in the soft costs portion of the project costs.**

Soft costs include, but are not limited to, municipal fees, construction loan interest and allowance for design and consultants' fees (architect, engineer, etc.), Development Manager fees, and legal fees. More detailed information about project cost will be available following the completion of schematic design and will be provided to Successful Proponent(s).

- 6. The project costs are stated to include contingency. Is this contingency that would be within the CCDC5B contract, or is this an allowance for Owner contingency outside of the CCDC?**

The project contingencies include a construction contingency (as percentage of the construction budget), an allowance for trade price escalation (as percentage of the construction budget) and a development contingency (as percentage of soft costs).

- 7. Does the total project cost include an allowance for Land Transfer Tax?**

Given the term of the lease, land transfer tax will apply, and will be the responsibility of the Successful Proponent(s). Proponents should include land transfer tax in the budget submitted with their Proposal.

- 8. Will the City cover the cost overruns given that they have selected the project developer and construction companies and budget terms/construction cost?**

The City is looking for experienced and qualified non-profit organizations that will be well positioned to meet CMHC's borrower criteria including access to liquid assets such as marketable securities, cash or even access to an unused line of credit to be able to cover cost overruns should any arise, and identified guarantor(s) where required (and as indicated in Q7 of Addendum 2).

Any additional financial support for Successful Proponent(s) which may be required to meet CMHC's requirements will require City Council approval. Please include all required information and documentations under "Section 4.3.4 Corporate Financial Viability" in your proposal to inform a comprehensive assessment of your organization's financial capacity and any required recommendations to Council for additional financial support.

- 9. The RFP indicates "site plan approvals for Phase 1 are anticipated to be secured by mid-2026." Is QILP responsible for obtaining final site plan approval? And will there be flexibility with the amenity space, and unit size specifications to inform final site plan approval/design?**

QILP is responsible for obtaining site plan approvals. Given schematic designs are currently underway, and expected to be completed by Q3 2025, there will be limited opportunity for input on the design elements including amenity space or unit size/layout.

**10. Please clarify if additional points will be granted to proposals that respond more directly to the needs of priority population groups identified in the RFP (including Indigenous residents, Black communities and those from equity deserving groups, including racialized people, seniors, women and 2SLGBTQ+ people)?**

The City will evaluate and award higher scores to proposals that demonstrate that they are advancing housing outcomes for the City's priority tenant groups under the HousingTO 2020-2030 Action Plan ("HousingTO Plan"). Proponents are encouraged to describe how their relevant operation and management experience will address the needs of the priority tenant groups identified in their proposal.

Please note, as outlined in the [Contribution Agreement Key Terms](#), no later than six months prior to first occupancy, the Proponent shall have an access plan approved by the Executive Director, Housing Secretariat, which shall specify how tenants are to be selected and how information about such process is disseminated to the public, substantially in the form attached to the Contribution Agreement.

If required at any time during the Affordability Period, the Proponent shall participate in the City's centralized housing access system(s) including the Coordinated Access System, Centralized Waiting List, and other affordable housing access system(s) as may be determined by the City and approved as part of the Access Plan; and which includes the allocation and administration of Housing Benefits.