



## Addendum #1

### Request for Proposals for Non-Profit Housing Provider to Lease and Operate Affordable Rental Homes with Support Services: 1141 Bloor St West

**Date of Issue: January 23, 2026**

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#### Notice of Revision to the RFP:

Section 3.3 of the RFP outlines the City of Toronto Average Market rents for 2025. The 2026 City of Toronto Average Market Rents have been released and therefore the Average Market Rents and utility allowances in the table below are to be used in preparing a proposal.

They can also be found at [Current City of Toronto Average Market Rents & Utility Allowances – City of Toronto](#)

2026	80% Average Market Rent (AMR)	Maximum Income Limit
<b>Studio Unit</b>	\$1,199	\$ 57,552
<b>1 Bedroom Unit</b>	\$1,410	\$ 67,680

2026	Hydro	Heat	Water	Hot Water
<b>Studio Unit</b>	\$46	\$31	\$13	\$22
<b>1 Bedroom Unit</b>	\$46	\$46	\$46	\$46

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

##### 1.1. Questions about the availability of the following;

**Kitchen on the ground floor, amenity spaces, laundry machines, space for Indigenous people, amenities in each unit and the building, accessibility features in units and building, parking, and security.**

- The successful Proponent will be provided all product information, warranties, manuals, and as-built drawings as part of the building handover. The 100% Design Drawings cannot be shared as they are not yet owned by the City of Toronto. The Site Plan architectural drawings set is available at this [link](#). Proponents are encouraged to review these drawings for building specifications and design details.

- The building has an interior amenity space for tenants on the first floor including a kitchenette, universal and unisex washroom and exterior outdoor amenity space on the roof top for tenants' exclusive use. The building has multipurpose rooms on floors 3, 5, and 7 and laundry rooms on floors 2, 4, 6, and 8.
- There are no parking spots on site.
- There are no dedicated short- and long-term bike parking spots as per the site-specific zoning by-law and no dedicated parking for e-bikes. There will be City provided bike-share at the southern end of the site, and city bike parking adjacent to Collegiate Road (east side of the building) and Bloor St (north side of the building).
- There are two elevators in the building.
- There are 14 Ontario Building Code barrier free compliant units. 9 of the 14 barrier free units also have barrier free millwork and barrier free appliances.

#### **1.2. Is there indoor bicycle and E-Bike parking?**

- No, there are no short- and long-term bike parking spots as per the site-specific zoning by-law and no dedicated parking for e-bikes. There will be City provided bike-share at the southern end of the site, and city bike parking adjacent to Collegiate Road (east side of the building) and Bloor St (north side of the building).

#### **1.3. Is there a design solution for the storage and charging of EV-Batteries to avoid fire risks in tenants' units?**

- No, e-bikes will not be allowed in the building. There will be cameras in the building to help with enforcing this.

#### **1.4. What Fire protection systems are in place in the building?**

- The full building is sprinklered and has two-stage fire alarms throughout per Ontario Building Code requirements.

#### **1.5. What is the current zoning?**

- This site is subject to Site-specific Zoning By-law 700-2021 (OLT), which allows for an 8-storey 56-unit residential building (Block F). Please refer to the [OLT decision for more information](#). Please refer to the [Site Plan drawings](#) for more specific building information.

#### **1.6. Is there a pick-up and drop-off location for people?**

- No.

#### **1.7. Is there a service/parking area for technicians, deliveries and service providers?**

- No.

**1.8. Are there any easement agreements with Fitzrovia/neighbouring building operators? Ie. Parking**

- No.

**1.9. Does the building have a back up generator?**

- Yes, there is a backup generator for emergency power loads per the Ontario Building Code.

**1.10. What Security provisions will be made for the building?**

- Security provided in the building is subject to the types of supports that would be provided for the building and would be part of the support services budget. The security guard role is not an eligible position under the Support Staff. Section 3.4 Providing Support Services, in the RFP provides a list of eligible staffing positions. Security staff should be included as an operating cost as part of the operating budget.

## 2. RFP Submission and Evaluation Questions

**2.1. Appendix 6 template has some areas that require updating.**

- Cell D5 needs a number to be entered
- Operating Budgets are to be based on 2022 costs. Has this been updated?
- On sheet 1 Operating Budget, column F, you provide estimated utility costs for hydro, water and solid waste, but not heat. Will you provide an estimate for heat?
- An updated Appendix 6 has been uploaded to the City's website. This update addresses three errors:
- Cell D5 on Tab 1 was previously unpopulated, and a gross rental revenue value has now been provided.
  - a. The Assumptions informing the Operating Budget were previously based on 2022 costs; this has been updated to be based on estimated 2025 costs.
  - b. The estimated hydro costs include heat.

**2.2. Appendix 11 – “Staff to Client Ratios” states there is a fillable pdf attached. This is missing.**

- Appendix 11 - Staff to Client Ratios has been uploaded to the website

Addendum 2 will be posted on the website by January 30, 2026.