

Online Information Session

RFP for Development and Operation of For Indigenous,
By Indigenous Affordable Rental Housing

Housing Development Office

September 15, 2026





Introduction

The purpose of today's session is to provide an overview for Indigenous Housing Providers interested in responding to this RFP and to answer clarifying questions about the RFP.

Introduction Continued

This session is being recorded for internal purposes. The recording will be used by staff to prepare an addendum based on the questions asked today. A copy of the slides and the addendum will be posted on the website.

Staff from the following teams are available today to respond to questions as needed:

- Housing Development Office (general RFP, site specific and development-related questions)
- Housing Secretariat (affordable housing program, support services)



Land Acknowledgment

The City of Toronto acknowledges that we are on the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples.

The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

African Ancestral Acknowledgment

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.



Agenda

1. RFP Overview
2. Summary of the Development Site
3. City Resources
4. Making a Proposal
5. Evaluation
6. Q&A



RFP Overview

RFP Milestones

Milestone	Date
Request for Proposal (RFP) Release	August 28, 2026
Online Information Session	September 15, 2026
Deadline for Questions	October 9, 2026
Closing Deadline	November 16, 2026
Proponent Selection	Early 2027 (anticipated)
Construction Start	Late 2027 (anticipated)

Creating Affordable Homes

- There are more than 10,000 people experiencing homelessness in Toronto, and new homes with supports are urgently needed to ensure everyone has a warm, safe place to call home.
- The City's HousingTO 2020-2030 Action Plan sets a ten-year blueprint for action across the housing continuum and calls for the approval of 65,000 rent-controlled homes, including 18,000 supportive homes.
- The Project at 15 Denison Ave will assist in reaching this target, creating up to 100 new affordable rental homes with support services.

Who Should Apply?

The City is seeking an Indigenous Housing Provider with a strong development, management and financial track record of developing and operating rental housing, preferably with supportive, social or affordable housing program experience.

Who Should Apply? (continued)

To qualify, Indigenous Housing Providers must meet the terms of the definition outlined in the RFP and all the following criteria:

1. Be a corporation in good standing incorporated under the Not-for Profit Corporations Act.
2. Be a recognized Indigenous organization permanently based in the Greater Toronto Area.
3. Have a mandate to provide housing and/or services primarily to Indigenous people.
4. Be accountable to the Indigenous community by having key-decision makers, government members or Directors elected by members from the Indigenous community and from the Indigenous community.
5. Provide a completed Indigenous Housing Provider Letter of Attestation.



City of Toronto Key Priorities

As outlined in Section 1.4 of the RFP, the City's priorities are to select the best Proposal that:

- Provides a high-quality, purpose-built, rental housing development with a focus on Affordable Rental Housing for Indigenous people.
- Prioritizes the delivery of culturally competent housing with on-site supports to meet the needs of an Indigenous tenant population.
- Is delivered by a qualified and experienced development and rental housing administration team led by an Indigenous Housing Provider.
- Presents a sustainable financial model for the proposed housing model, including the proposed on-site supports (and staffing if required).
- Ensures construction start, completion and occupancy occurs in a timely manner.

Key Request for Proposal Terms

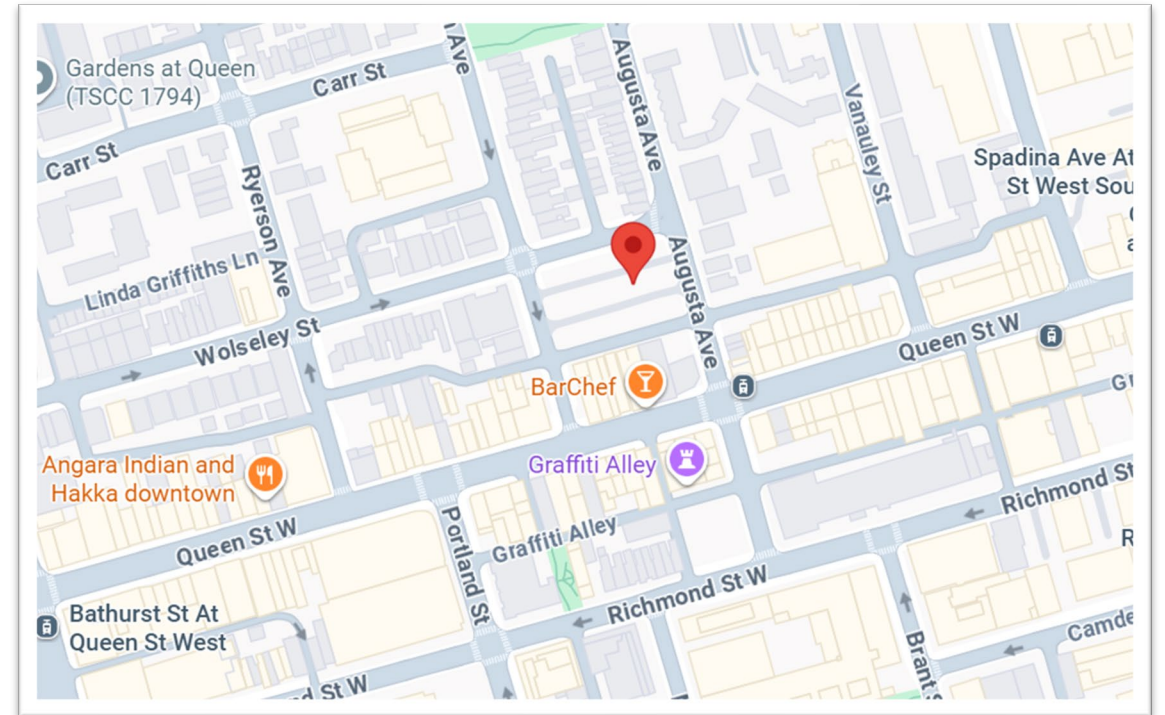
- The Successful Proponent must be an Indigenous Housing Provider based in the GTA.
- The property must be developed and operated as affordable rental housing, to be maintained for a 99-year affordability period.
- The property will be conveyed to the Successful Proponent at nominal cost.
- Any ongoing costs associated with environmental remediation, following conveyance, will be the full responsibility of the Successful Proponent.
- City benefits, including pre-development funding and capital funding, will be provided to the project.
- The Successful Proponent will be required to enter into several agreements with the City of Toronto. Template agreements are included as appendices to the RFP.



Development Site Summary

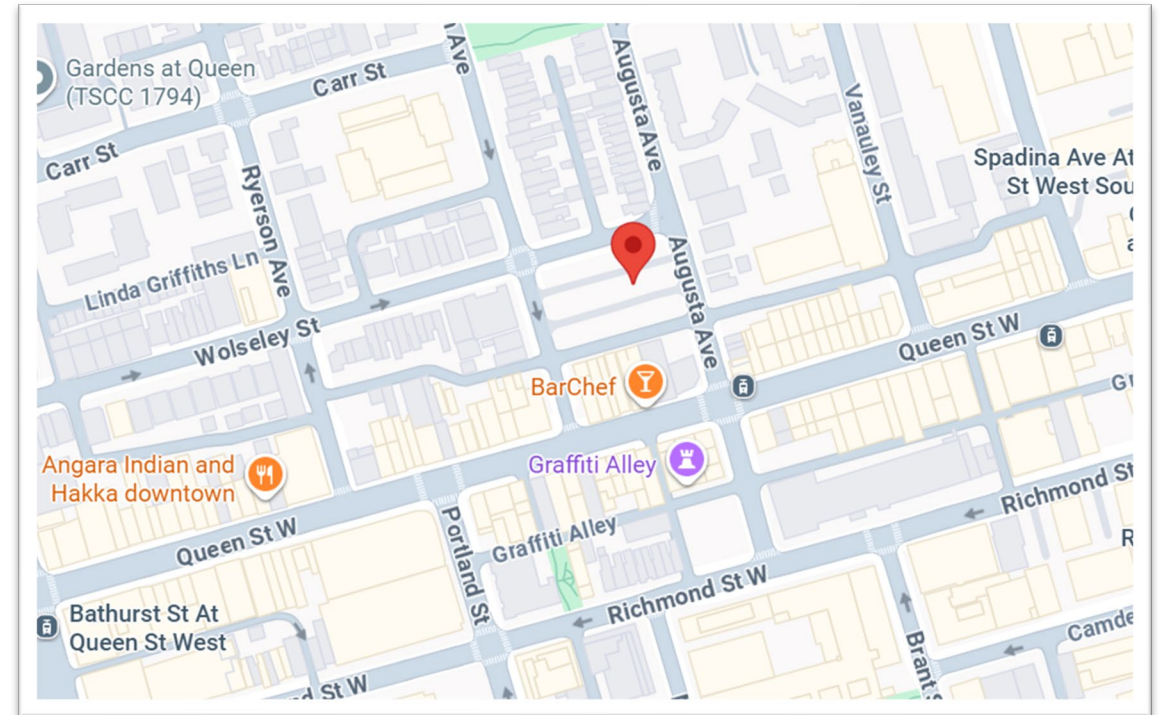
15 Denison Avenue – Site Context

- Located in the Kensington-Chinatown neighbourhood of Toronto, the property is within 40 metres of Queen Street West.
- The Property consists of a rectangular shaped lot which is approximately 2,400 square meters in size. The development site is currently operated by the Toronto Parking Authority as a 120-space surface parking lot.
- The Property has frontage along Denison Avenue, along Augusta Avenue, along Wolseley Street, and along the public laneway north of Queen Street.



15 Denison Avenue – Site Context

- Post conveyance, the Successful Proponent will be responsible for coordinating the ongoing operation of the parking lot directly with the Toronto Parking Authority. It is expected that the parking lot will remain in operation until construction commencement.
- The Successful Proponent will be required to provide at least 60-days notice to the TPA prior to construction commencement for the TPA to appropriately decommission the parking facility.



New Park at 464-470 Queen St W

- The City's Parks and Recreation Division is creating a new park fronting 464-470 Queen Street West. The Successful Proponent will be included as a stakeholder in the community engagement and detailed design phases of the park development.
- The Project Advisory Group for the new park includes an Indigenous Sharing Circle composed of community members who are Indigenous to Canada and represent a diversity of Indigenous backgrounds and experiences.
- The Sharing Circle provides feedback and engages in meaningful discussions on Indigenous Place keeping elements at the park throughout the community engagement process.



New Park at 464-470 Queen St W

- The Successful Proponent will be expected to join the Project Advisory Group and coordinate, where possible, with Parks and Recreation on the design of the park.
- The Successful Proponent will also be expected to coordinate the construction of the development at 15 Denison Ave with the construction of the adjacent park at 464-470 Queen St W, and to limit disruption to the community.
- Construction of the park is expected to begin in summer 2027.
- The park area will not be available for construction staging.



Redevelopment Potential

- 15 Denison is designated as Neighbourhoods in the City of Toronto's Official Plan and is currently zoned as Residential with existing as-of-right approvals for a maximum buildable height of 12 meters and a maximum density of 1.0 Floor Space Index.
- The City has estimated that the site could accommodate a building of approximately 73,384 sq. ft. of gross floor area (GFA) and approximately 80 to 100 new rental homes, subject to obtaining all necessary planning approvals.
- The Successful Proponent will be responsible for obtaining all required planning and development approvals to enable the proposed development.



City Resources

Conveyance

- The City intends to convey the Property to the Successful Proponent, prior to the start of construction, and the date that all the following conditions outlined in the RFP have been met by the Successful Proponent, including:
 - The execution of all required legal agreements and the completion of all required registrations on title;
 - The issuance of the first building permit;
 - The receipt of a Commitment Letter from the lender or a signed Construction Loan Agreement approved by the lender; and
 - Any such other conditions as may be determined by the Executive Directors of the Housing Development Office and the Housing Secretariat.

Project Funding

- The City will make pre-development funding available by way of an interest-free loan to complete design and due diligence work.
- Capital funding will be provided to the Successful Proponent through a grant under the Rental Housing Supply Program.
 - Proposals that anticipate needing capital funding to support the delivery of affordable housing must meet the RHSP program requirements and demonstrate their financial need in the Budget Forms found in Appendix 14 of the RFP.
- The Successful Proponent will separately enter into a funding agreement directly with Build Canada Homes, subject to project-specific underwriting.

Housing Benefit Funding

- The Successful Proponent will be eligible to receive Housing Benefits such as Rent-Geared-to-Income funding from the City to provide more deeply affordable homes to qualified households for Affordable Housing Units.
- Proposals should indicate if more than 20% of affordable rental homes will be available to households in receipt of housing benefits and whether operating subsidies for these units from the City will be required, or if providers have their own sources of funding.
- The Housing Benefits funding available is subject to approval of the Housing Secretariat's annual budget by City Council.

Expedited Planning Review

- The zoning by-law amendment and site plan applications for the proposed development will be processed through the City's Priority Development Review Stream (PDRS).
- This is intended to improve development application review timelines and is targeted at affordable housing and other high priority projects. The PDRS team provides a dedicated and multi-disciplinary staff team to facilitate an efficient application review process.



Making a Proposal



Making a Proposal

- Section 4 of the RFP details the required components of an eligible Proposal, including:
 - 4.1 Executive Summary
 - 4.2 Signed Offer to Purchase and Board Resolution
 - 4.3 Development Qualifications
 - 4.4 Management Qualifications
 - 4.5 Corporate Financial Viability and Capital Funding and Financing Plan
 - 4.6 Development Plan and Schedule
 - 4.7 Operating Plan
 - 4.8 On-site Support Services and Programming
 - 4.9 Consultation and Communications Outreach Plan
 - Appendix 14 – Budget Forms
 - Appendix 15 – Mandatory Submission Form
 - Appendix 16 – Indigenous Housing Provider Letter of Attestation



Making a Proposal

Modern Methods of Construction

- Proposals are expected to incorporate Modern Methods of Construction into their Development Plans.
- The City requires, at a minimum, panelized and structural components to be included as part of the construction approach.

Support Services

- Proposals that include on-site support services will be prioritized by the City.
- The City welcomes proposals from organizations with access to support services and healthcare funding for tenants, including in-kind supports or funding from the Provincial government.
- Organizations with existing health and/or social sector relationships, or those established for the purpose of responding to this RFP, are encouraged to apply.
- Proponents are encouraged to provide details on additional sources of funding for support services for tenants if available.



Evaluation

Evaluation



Proposals will be assessed based on information provided at the time of submission.



The weighted criteria are in keeping with the proposal requirements outlined in Section 4 of the RFP



In the event of a tie, Proposals will also be evaluated based on how well they meet the City Priorities as outlined in Section 1.4 of the RFP.

Evaluation Criteria	Weighting
Minimum 30% of residential units as affordable rental for 99-years	Pass/Fail
Main Proponent is an Indigenous Housing Provider as defined in the RFP	Pass/Fail
Proposal indicates intended Modern Methods of Construction approach as defined in the RFP	Pass/Fail
Development team capability, experience and record in acquiring land and developing purpose built and affordable rental housing (as per section 4.3 of the RFP)	20%
Operating experience in managing affordable rental housing (as per section 4.4 of the RFP)	10%
Ability to execute on this deal and secure financing (as per section 4.5 of the RFP)	15%
The Development Plan and Schedule (as per section 4.6 of the RFP)	20%
The Operating Plan (as per section 4.7 of the RFP)	20%
On-site Support Services and Programming (as per section 4.8 of the RFP)	5%
Consultation and Outreach Plan (as per section 4.9 of the RFP)	5%
Affordable Housing Components that exceed the minimum requirements (as per section 4.10 of the RFP)	5%
TOTAL	100%



Evaluation

- The Evaluation Committee will consist of City Staff and representatives from Miziwe Biik Development Corporation.
- The Successful Proposal must score a minimum of 70%.
- Proponents may be invited to an interview, the results of which will be used as a mechanism to confirm or revise the evaluation score.
- The Evaluation Committee may ask Proponents for clarification in writing.

Questions?

Contact:
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