

**City of Toronto 2026 Call for Indigenous Housing Provider
15 Denison Avenue**

Addendum #1

October 1, 2026

Questions and Answers

Q1) With regards to funding from Build Canada Homes (BCH), please provide clarity regarding the relationship between the proponent and BCH, and any funding allocated to this project.

The City has secured funding for the project at 15 Denison Avenue from Build Canada Homes (BCH).

Proponents are required to submit their project budget to and work directly with BCH as part of the underwriting process to advance the project.

Proponents should include any and all financial needs and/or assumptions within the budget forms provided in Appendix 14.

Q2) Please provide clarity regarding the diagram included on Page 5 of the Request for Proposal, and the information that it is conveying. Does the diagram provide any guidance regarding the City's desired building design?

The image on Page 5 of the RFP is of the R-Plan and does not display any information regarding site setbacks or constraints. The R-Plan has been uploaded to the [City's website](#).

Aside from the unit count and affordability, the City has no desired building design.

Q3) The Request for Proposal mentions that the project should contain a range of 80 to 100 units. Is there any advantage to the proposal exceeding the unit range?

Proposals with more than 100 units will not receive a higher score relative to proposals with 100 units or fewer.

Q4) Is there a phased approach to development that the City has considered, including consideration for the adjacent park development?

Construction phasing is not contemplated, with construction of the project targeted to begin by the end of 2027. Development of the adjacent park and the housing will need to occur concurrently. Construction staging for the housing project will not be permitted in the park.

Q5) Does the project contemplate providing support services and if so, what details should Proponents include in their submission regarding support services?

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The City is working to secure operational funding for support services provided on-site. Although this funding is not secured at this time, the City is seeking information from Proponents that includes preferred operating plans with culturally appropriate and relevant supports for the tenant population.

The operating plan should describe the Proponent's, or its partner organization's, experience in delivering support services and its capacity to provide such services on site. Proponents should also identify if they have any operating funding for supports from other sources, including Provincial funding programs.

Where the proposed support services would require funding from the City, the operating plan should clearly identify the amount of operating funding required to deliver the proposed services.

Q6) Should Request for Proposal submissions assume that operating funding for support services will be provided, and should they include an operating plan?

As part of the Request for Proposal submissions, Proponents should include an operating plan which describes the Proponent's, or its partner organization's, experience in delivering support services and its capacity to provide such services on site.

The operating plan should clearly identify any operating funding required to deliver any proposed support services.

Q7) How will submissions that require operational funding for support services be evaluated?

During the evaluation process, proposals will be evaluated using the evaluation criteria detailed in Section 5 of the RFP. Proposals that require operating funding should clearly indicate their demonstrated need for funding through the budget forms and operating plan.

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Q8) How will submissions that have affordable rents but require operating funding supports be evaluated in comparison to submissions that contain operating funding and high rents?

All submissions will be evaluated using the evaluation criteria detailed in Section 5 of the RFP.

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 to support services for tenants in their Proposal, if available.

Q9) What is the rent level (affordability) for this project?

The rent levels for this project are set at the Rental Housing Supply Program Affordable Rent levels. The rent levels are detailed in Section 3.4.2 of the RFP and in Appendix 3 – RHSP Current Rent Levels.

Q10) Are rent supplements available for the units within this project?

The City will work with the Successful Proponent to secure any rent supplements required.

Any operating funding required to support rent supplement tenants should be identified through the Proponent's submission.

Q11) Will a copy of the slide deck be made available?

A copy of the presentation provided during the September 15th information session has been posted on the [City's website](#).

Q12) Section 4.3.4 of the RFP notes that a general contractor should be included as part of the project team. Does a specific general contractor need to be identified within a submission to this Request for Proposal?

Section 4.3.4 of the RFP outlines the requirement to provide a list of the Proponent's key consultants, which may include a general contractor, development manager, project manager, architect, etc. A general contractor does not need to be onboarded as part of the Request for Proposal submission.

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Q13) Will there be an engagement with Treaty Rights Holders – Mississauga of the Credit First Nation?

While 15 Denison has not been a topic of discussion with the Mississaugas of the Credit First Nation, the City and the Mississaugas of the Credit First Nation have engaged in discussions about housing as a priority area and potential future opportunities.