

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

Addendum #2

October 23, 2026

Q1) There appears to be discrepancies in the Closing Deadline and Notice to Potential Proponents – please confirm the correct dates.

The reference to "Wednesday, November 16, 2026" in the Notice to Potential Proponents is a typographical error. The Closing Deadline is November 16, 2026, at 12:00 noon (Toronto time) as stated in the Notice to Potential Proponents, Section 5.1 Schedule of Events, and Section 6.0 of the RFP.

Q2) Can appendices 8 to 16 be provided in an editable format?

The City will make available editable versions of the separately attached forms where applicable, including Appendix 15 (Mandatory Submission Form) and Appendix 16 (Indigenous Housing Provider Letter of Attestation). Appendices that are legal agreements are provided in the format issued by the City.

Q3) Will the City accept comments on the Offer to Purchase, the Pre-Development Funding Agreement, DCA 4.1 Agreement Template, Contribution Agreement Template, Social Housing Agreement Template, and Option to Purchase?

Proponents were invited to submit questions, comments, concerns, and requests for clarification regarding any aspect of the RFP, including the legal agreements, during the question period, which closed on October 9, 2026. Any changes accepted by the City will be communicated through an addendum.

Proponents are reminded that a signed Offer to Purchase must be submitted as part of their Proposal. Submission of the Offer to Purchase constitutes the proponent's acknowledgement and acceptance of the legal agreements, substantially in the form attached to the RFP.

Q4) Section 1.2 of the RFP indicates ongoing costs associated with the soil/groundwater remediation and all Risk Management Measures will be the full responsibility of the successful proponent. Are there any preliminary estimates of the ongoing costs available?

The RFP identifies environmental conditions on the Property and outlines the risk management measures anticipated through the Risk Assessment process, including a vapour mitigation system and monitoring, fill/hard cap, restrictions on garden produce, a Health and Safety Plan, and a Soil and Groundwater Management Plan. The City does not have the full details of the ongoing Risk Management Measures which may be required and

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the RFP does not provide estimated costs for ongoing remediation, monitoring, or Risk Management Measures. Proponents are responsible for conducting their own due diligence and assessing the costs associated with any environmental obligations.

Q5) Why is there a discrepancy between the stated maximum permitted height as outlined within Section 1.3 of the RFP and what the zoning may permit?

Section 1.3 of the RFP states that the Property is currently zoned Residential, with existing as-of-right permissions permitting a maximum building height of 12 metres and a maximum density of 1.0 FSI.

The RFP further notes that a larger development may be achievable, subject to obtaining all required planning approvals, including Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval. Proponents are responsible for completing their own planning due diligence.

Q6) Is submission of a completed Business Case a requirement of the Proposal?

Proponents seeking Pre-Development Funding are expected to provide a completed Business Case identifying the eligible pre-development work for which funding is being sought and the amount of funding requested. The Business Case forms Schedule A to the Pre-Development Funding Agreement attached as Appendix 9.

Q7) Please confirm the amount of BCH funding secured for 15 Denison Avenue, the program stream, and any key terms or expiry dates proponents should reflect in the Appendix 14 budget forms.

Section 2.7 of the RFP states that, subject to project-specific underwriting, the project was approved for Build Canada Homes (BCH) funding in August 2026. The Successful Proponent will work directly with BCH to finalize the terms and conditions of the funding, including the amount allocated to this project.

Q8) Please advise if the City is aware of any current or upcoming CMHC programs for co-investment with municipal partners?

Section 2.8 of the RFP states that the City's contribution of land at nominal cost, capital funding, and financial incentives will provide the support required for the project to be considered a co-investing municipal partner project by CMHC. The City will work with the Successful Proponent to facilitate CMHC funding and financing applications.

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Q9) Will the City commit to funding Housing Benefits for a defined term and what happens if a Housing Benefit household vacates?

The RFP requires that a minimum of 20% of the Affordable Rental Housing units be made available to households receiving a City Housing Benefit. Submissions should indicate the number of desired Housing Benefits in addition to the 20% minimum for the project. Funding for all Housing Benefits, including the 20% minimum, is subject to annual budget approval by City Council but will form part of the annual recommended budget prepared by staff.

Approved Housing Benefits for the project will be secured in a Rent Supplement Agreement. Housing Benefits stay with the unit for eligible tenants even if the household in receipt of Housing Benefits vacates.

Q10) Are there any BCH accessibility requirements that the Proposal must adhere to?

If the Successful Proponent elects to access BCH funding, any BCH accessibility requirements will be established with BCH directly during the Project funding underwriting and implementation. The RFP requires compliance with applicable City planning requirements, affordability requirements, and accessibility requirements.

Q 11) Are there any energy efficiency requirements beyond suite metering?

Section 3.6.1 of the RFP specifically requires compliance with the Energy Consumer Protection Act, 2010 and Ontario Regulation 389/10, which require suite metering. Section 2.2 of the RFP also identifies Energy Modelling Study as an eligible activity for pre-development funding. No additional mandatory energy performance target is specified in the RFP.

Q12) Please advise which unit mix prevails – the RFP document or the Affordable Housing Design Guidelines.

The unit mix guidance provided in the Section 3.6 RFP document prevails. The Housing Development Office is in the process of updating the Affordable Housing Design Guidelines. While this work is ongoing, the RFP provides interim unit mix guidance of:

- 40% one-bedroom units
- 40% two-bedroom units

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- 20% three-bedroom units

This interim guidance does not supersede requirements established through the planning approvals process or any other applicable Council-approved requirements. Proponents may propose alternatives where justification is provided by the needs of the intended resident population and site conditions.

Q13) Do non-affordable rental units refer to market units? Can market units be included within the development?

The RFP contemplates a mix of affordable rental units, rent-controlled units, and non-affordable rental units. Section 4.5.5 specifically requires proponents to identify the proposed breakdown between affordable rental units, rent-controlled units, and non-affordable rental (i.e. market rental) units.

Q14) There is a discrepancy between Section 3.4.2 and Appendix 3 with respect to affordable rents.

The 2026 RHSP rent levels for 2- and 3-bedroom affordable rental units, as of July 1st, 2026, are as follows:

- 2-bedroom: \$2,055
- 3-bedroom: \$2,290

Q15) Please confirm which figures govern and that these figures apply to the Appendix 14 Budget Forms.

The RHSP rent levels as of July 1, 2026, will apply to the rent information provided in the Budget Forms. The current RHSP rent levels can be found on the City's website here: [Rental Housing Supply Program – City of Toronto](#)

Q16) Please provide the anticipated timelines for development and construction of the future park fronting 464-470 Queens Street West.

The City is anticipating a Summer/Fall 2027 construction start. The construction of the park is expected to take approximately 24-months; however, these timelines are subject to change. The Successful Proponent will be expected to coordinate directly with the relevant City divisions leading the park construction.

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Q17) Would the City have any concerns with no parking being built in the new development?

There is no minimum parking requirement for the project. Proponents are responsible for obtaining all required planning approvals and demonstrating an appropriate development proposal, including the provision or lack thereof of parking, through the planning review process.

Q18) Does the City anticipate any risks to a rezoning process related to the stakeholder landscape in the area?

The RFP advises Proponents that all required planning approvals will be the responsibility of the Successful Proponent. Proposals are expected to include a consultation and communications outreach plan, which will, amongst other requirements, provide details on how the Proponent intends to engage in meaningful consultation and provide an outline of any specific neighbourhood issues which identified through the Proponent's own due diligence, may require particular attention in the consultation and communications plan.

Q19) Is the certified board resolution a mandatory requirement?

Per Section 4.2 of the RFP, a certified copy of a board resolution authorizing the Offer to Purchase and the transaction is a mandatory submission requirement and must be included with the Proposal. No alternative form of authorization will be considered.

Q20) What is the maximum RHSP capital funding available for this project, per unit or in total?

Section 2.3 of the RFP states that City Council has authorized RHSP capital funding for the project through the Rental Housing Supply Program (RHSP); however, the RFP does not specify a maximum funding amount per unit or in total. Proponents requiring RHSP funding must demonstrate financial need through the Budget Forms included in Appendix 14.

Q21) What is the maximum Pre-Development Funding loan amount?

Section 2.2 of the RFP provides for interest-free, repayable Pre-Development Funding but does not specify a maximum funding amount. Proponents are required to submit a Business Case identifying requested eligible expenditures and funding requirements to inform a repayable Pre-Development Funding amount for this Project.

Q22) What is the expectation for obtaining lender commitments before land conveyance?

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Section 2.1 of the RFP details the conditions required prior to conveyance including receipt by the City of either a formal lender commitment letter or a construction loan agreement approved by the lender before conveyance of the Property. The RFP does not prescribe how proponents must obtain lender commitments. Proponents are responsible for developing their financing strategy and securing any required lender approvals.

Q23) Do the financial incentives in Section 2.4 apply to cultural and non-residential space on the site?

Section 2.4 states that City incentives will be available for all Affordable Rental Housing and Rent-Controlled Housing units created on the site. Incentives will not apply towards cultural, program, support-service, commercial, or other non-residential space.

Q24) Are the setbacks and minimum open space areas shown on the Reference Plan requirements or illustrative only?

Refer to response provided for Question 2 in Addendum #1.

Q25) Is the Bike Share station currently on the site to be relocated, and if so, who is responsible for the cost?

The Successful Proponent will not be responsible for the cost to relocate the bike share station currently on the site. Toronto Parking Authority will be responsible for the cost associated with removing and relocating the bike share. Proponents are encouraged to re-incorporate the Bike Share into their development proposals but are not required to do so.

Q26) Is issuance of the Record of Site Condition a condition of conveyance?

The property will not be conveyed to the Successful Proponent prior to the issuance of the Record of Site Condition.

Q27) Will the City or CreateTO provide reliance letters for the environmental reports in Appendix 7?

The RFP provides environmental reports in Appendix 7 and identifies the documents that are available to proponents. Proponents may engage consultants to conduct their own due diligence on the property. Reliance letters will not be provided.

Q28) Are installation costs of risk management measures eligible for Pre-Development Funding or RHSP capital funding?

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Section 2.2 of the RFP identifies all of the eligible activities for Pre-Development Funding. The Successful Proponent may use Capital Funding for costs associated with the installation of risk management measures to facilitate the development of affordable rental housing. Ongoing costs associated with soil and groundwater remediation and all Risk Management Measures required through the Certificate of Property Use will be the responsibility of the Successful Proponent.

Q29) Will the City engage with the Mississaugas of the Credit First Nation regarding conveyance of 15 Denison Avenue?

The City will engage with all eligible Indigenous Housing Providers who submit a qualifying proposal to develop and operate affordable rental housing at 15 Denison Avenue.

Q30) Unit sizes. Can the City confirm that the average unit size guidance at Section 3.6 is treated as a minimum, and that a proposal offering units larger than the guidance will be viewed favourably rather than as an inefficient use of the site? Can the City confirm the basis on which unit area is measured – net internal area to the inside finished face of demising and exterior walls, or a gross area including wall thickness – and whether in-suite storage is included or excluded?

Section 3.6 provides average unit size guidance of 400 sf (studio), 550 sf (one-bedroom), 750 sf (two-bedroom), and 950 sf (three-bedroom). Units proposed more than 10% smaller than these average sizes may be approved subject to justification and approval by the Executive Director, Housing Development Office and Executive Director, Housing Secretariat. The RFP recognizes that meeting the needs of specific resident populations and site conditions may result in differences in unit size and mix and permits proponents to provide supporting rationale where proposals do not align with the interim guidance.

Proponents should provide a rationale for unit sizes that differ materially from the guidance. Where the RFP contains no further guidance; proponents should make their own assumptions and proposals, subject to applicable planning and regulatory approvals.

Unit areas should be measured based on the BOMA Multi-Family and Hospitality Standard (BOMA 2023) using the inside net method: measuring living units to the inside finished surface of exterior walls and to the inside surface of walls separating units from common areas. In suite-storage may be included in the measurement of unit areas.

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Q31) Would the City accept three-bedroom townhouse units in the order of 1,050 to 1,100 square feet where family units are provided at grade, and is this the kind of rationale contemplated by Section 4.6.2?

Section 3.6 of the RFP does not prescribe a maximum size for three-bedroom townhouse units. Section 4.6.2 requires proponents to provide a rationale for units with sizes significantly above or below the City's Affordable Housing Design Guidelines. A proposal that includes larger family-oriented units, including at-grade townhouse-style units, should describe how the design responds to the needs of the intended tenant population.

Q32) Will the Growing Up: Planning for Children in New Vertical Communities urban design guidelines be applied to this site through the planning approvals process, and if so at what unit size standard?

Section 3.6 of the RFP states that proposals must meet all applicable City Planning and Toronto Building requirements. The RFP requirements do not supersede the requirements established through the planning approvals process. Any application of the Growing Up guidelines would therefore be determined through the planning approvals process.

Where the RFP contains no further guidance; proponents should make their own assumptions and proposals, subject to applicable planning and regulatory approvals.

Q33) Where adjoining units are connected by a lockable door, so that a household can expand as family members are reunited or so that an elder can live alongside a family, would those units be counted at their separate bedroom counts for the purposes of the unit mix to be fixed in the Contribution Agreement? Does the City see any obstacle to such an arrangement?

Section 4.7.7 of the RFP provides that the affordable unit type mix will be established through the Contribution Agreement and must be maintained throughout the affordability period. Proponents may describe innovative housing arrangements in their Proposal and explain how they support the intended tenant population.

The City does not object in principle to adjoining units being connected by a lockable door. However, for the purposes of the Contribution Agreement, units would be counted based on the approved unit mix. Any change to the approved mix of affordable rental units during the affordability period, including the conversion of one unit type to another, would require the City's prior consent and an amendment to the Contribution Agreement. The affordable

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unit mix will be secured through the Contribution Agreement, the template for which is included in the RFP as Appendix 11.

Q34) What standard does “fully barrier-free” at Section 4.6.1 refer to – the Ontario Building Code barrier-free requirements, the Accessibility for Ontarians with Disabilities Act, or a City standard? Where every unit in a development is affordable, does the 20 per cent apply to the entire unit count? Does the City expect barrier-free units to be distributed across unit types and floors? And can a two-storey at-grade townhouse count toward the requirement where its ground floor is self-contained and barrier-free, or must barrier-free units be single-level?

Section 4.6.1 of the RFP requires that a minimum of 20% of affordable units be fully barrier-free and that common areas be fully barrier-free meeting the Ontario Build Code definition of barrier-free. Proponents are expected to demonstrate how they will achieve accessibility requirements and provide adaptable, accessible units and universal design features as part of their proposal.

Where the RFP contains no further guidance; proponents should make their own assumptions and proposals, subject to applicable planning and regulatory approvals.

Q35) Indoor space for smudging and pipe ceremonies requires dedicated exhaust and a smoke detection strategy that will have to be negotiated with Toronto Building. Has the City established an agreed approach or a precedent on other Indigenous housing projects that proponents can rely on, and can proponents be referred to it? This affects the mechanical and life safety design and the location of the space within the building.

The RFP encourages the inclusion of dedicated, ventilation-safe indoor spaces and outdoor areas for smudging, pipe ceremonies and talking circles. Proponents are responsible for developing an appropriate design and obtaining all required planning and development approvals.

Q36) Is cultural, amenity and community space treated as residential or non-residential floor area for the purposes of Rental Housing Supply Program capital funding and the incentives at Section 2.4, including the property tax exemption? And is cultural space secured as a protected use for the 99-year affordability period? The Contribution Agreement schedules unit count and not cultural space, and the definition of housing in the Social Housing Agreement appears to exclude social,

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recreational and community facilities. The answer determines how much cultural space a project can carry.

The RFP contemplates the inclusion of cultural space and identifies cultural space as an important component of the development proposal. Proponents are required to provide details regarding cultural space and outdoor space as part of their capital funding and financing plan and development plan. Cultural, community or amenity space will be treated as non-residential floor area for purposes of City financial incentives.

Q37) Will at-grade non-residential space – for example a laundry open to the public, a medical office, or retail or gallery space – count against a proposal in the evaluation, given the City’s objective of maximising affordable housing outcomes? Addendum 1, Q3 confirms that additional units above 100 do not attract a higher score, and it would assist to know whether floor area given to non-residential uses within a proposal of about 100 units is treated neutrally. How is a shared facility treated – a central laundry room serving only the building is a residential amenity, while the same room open to the public becomes a commercial use, with consequences for floor area and funding?

The City has identified affordable housing outcomes as a primary objective of the project. The RFP contemplates cultural space, support services and community programming space within the development. Therefore, the evaluation criteria will focus on housing outcomes, cultural relevance, support services, financial viability and overall project quality. Commercial uses on the property are not contemplated in the RFP but will not necessarily negatively impact a proposal’s evaluation score, so long as they do not restrict affordable housing outcomes in the project.

Where the RFP contains no further guidance; proponents should make their own assumptions and proposals, subject to applicable planning and regulatory approvals.

Q38) What indoor and outdoor amenity space rates, and what vehicle parking rate, will apply under Zoning By-law 569-2013 to the zoning standard proposed for the site? Will the City support a reduced or zero parking standard through the Zoning By-law Amendment, given the transit context and the tenant population?

The RFP does not specify amenity space requirements, parking rates, or a proposed zoning standard for the site. Proponents are responsible for obtaining all required planning approvals, including any Official Plan Amendment, Zoning By-law Amendment and Site

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Plan Approval that may be required. Parking and amenity requirements will be considered through the planning approvals process.

Where the RFP contains no further guidance; proponents should make their own assumptions and proposals, subject to applicable planning and regulatory approvals.

Q39) Will loading be permitted from the public laneway north of Queen Street, or must all loading be accommodated on site? Loading takes a substantial area at grade and the answer materially affects the ground floor plan, the location of the lobbies and the extent of at-grade non-residential space.

The RFP does not prescribe loading arrangements or identify whether loading may occur from the public laneway north of Queen Street West. Proponents should develop an appropriate site design and loading strategy through the planning and development approvals process.

Where the RFP contains no further guidance; proponents should make their own assumptions and proposals, subject to applicable planning and regulatory approvals.

Q40) Addendum 1, Q4 confirms that phasing is not contemplated, that development of the adjacent park and the housing will need to occur concurrently, and that construction staging for the housing will not be permitted in the park. The RFP also requires Modern Methods of Construction, at a minimum panelized and structural components, which depend on crane position and a lay-down area. Can the City indicate what staging is expected to be available – occupation of the public laneway, Wolseley Street, Denison Avenue or Augusta Avenue – and whether the park construction programme will restrict access to any frontage during the housing construction period?

All construction staging requirements and permissions will be subject to future approvals and coordination with the relevant City divisions.

Where the RFP contains no further guidance; proponents should make their own assumptions and proposals, subject to applicable planning and regulatory approvals.

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Q41) The Record of Site Condition is anticipated early in 2027 and the Certificate of Property Use will issue through the Risk Assessment process, while Addendum 1, Q4 targets a construction start by the end of 2027. What risk management measures should proponents assume in the design now – in particular the vapour mitigation system and the hard cap – and will the restriction on planting garden produce extend to raised planters at grade, or apply only to in-ground planting? These bear directly on the ground floor construction, the mechanical design and the landscape proposals for cultural and land-based programming.

Section 1.2 of the RFP identifies the risk management measures currently anticipated through the Risk Assessment process, including a vapour mitigation system and associated monitoring, a fill/hard cap, restrictions on planting garden produce, a Health and Safety Plan, and a Soil and Groundwater Management Plan. These requirements remain subject to Ministry approval. The Certificate of Property Use will establish the final requirements. Rooftop gardens or raised planting beds will be required for any garden produce due to soil and groundwater contamination.

Q42) Does proof of financial viability (Section 4.5.1, page 22) need to be provided by everyone on the proponent team or just the lead proponent organization?

Section 4.5.1 of the RFP requires proof of financial viability from the Proponent, as defined in the RFP. Where the Proponent has been formed to develop and/or manage the project, Section 4.5.3 requires information regarding each member organization and their respective roles and responsibilities. The RFP does not require audited financial statements or financial viability documentation from every consultant or member of the broader development team.

Q43) Is a formal cost estimate from a quantity surveyor required to inform and support the pro forma? Can costing be developed using conversations with construction managers, recent projects and benchmarking?

The RFP requires proponents to submit a completed Capital Budget with detailed notes on assumptions used to arrive at cost figures and to describe the method used to estimate costs. The RFP does not require a quantity surveyor cost estimate as part of the proposal submission. Quantity surveyor/cost consultant services are identified as an eligible pre-development expense and are required for draw requests under the pre-development funding program. Accordingly, proponents may use the estimating methodology they

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consider appropriate provided they clearly describe the basis of their costing assumptions in their proposal.