

The enclosed is a comprehensive list of questions received by the Affordable Housing Team in relation to the Call for Applications either in person at the information session on May 14, 2024, or via email up to the final date for questions of **June 14, 2024**. Questions have been grouped by category for ease of reference. Where the same/or similar question was asked multiple times, the question and corresponding answer were consolidated into one response.

Financing/Funding

- **How is the affordable housing component intended to be financed?**
The affordable housing proponent will be responsible for their share of the fixed turnkey costs associated the project throughout the duration of the project. The fixed turnkey cost for the affordable housing component is distinct to the financing of the market component.
- **Who is responsible for potential cost overruns?**
The Owner is providing a turnkey purchase price, which will be defined in the Agreement of Purchase and Sale (“APS”). Any project driven cost overruns beyond the final agreed turnkey price will be the responsibility of the Owner.
- **Will the successful proponent have direct access to Open Door funding?**
The successful proponent will be responsible for securing funding and seeking any financial credits or exemptions from the City of Toronto, CMHC and any other sources. The Owner will support those conversations, where and to the extent that is commercially reasonable and as outlined in the Call for Applications.
- **Will TCHC provide rent supplements for the affordable units?**
No. TCHC is not committing to provide any rent supplements.

Application/ Eligibility

- **Will the application submission deadline be extended?**
The application submission deadline has been extended to June 28, 2024.
- **Who is eligible to apply?**
Non-profit organizations and similar non-commercial organizations and registered charities are eligible to apply. Additionally, applicants must demonstrate their capacity to successfully manage and maintain affordable housing long-term.

- **How is “affordable” defined in this Call for Applications?**
This Call for Applications is intended to encourage applicants to propose the deepest level of affordability that is economically viable for their organization. Applicants will be scored in part based on the depth of affordability proposed. We expect that affordability will be maintained in perpetuity. Affordability as outlined in the Ontario Affordable Residential Units bulletin, can be found here:
<https://www.ontario.ca/page/municipal-development-and-community-benefits-charges-and-parklands> The Housing Secretariat should be consulted in determining the qualifying level of affordability for any and all exemptions.
- **Does the Affordable Housing component require affordability in perpetuity?**
Yes, permanent affordability is the goal of the call for applications.
- **Does ‘affordability in perpetuity’ exclude transitional housing?**
No. The evaluation criteria require that the affordable housing units remain affordable in perpetuity. However, the duration of individual leases may vary.
- **Will you accept a proposal from a group of non-profits?**
Yes.
- **Please clarify the ‘Regent Park’ component of the scoring rubric.**
The evaluation criteria include Community Impact, which is 10% of the overall score. Applicants are encouraged to consider how their application would positively impact the Regent Park community and to consider housing opportunities for existing residents of Regent Park.
- **Are there any restrictions precluding affordable homeownership?**
There is no restriction precluding affordable homeownership, but the expectation is that affordability will be maintained in perpetuity. If your organization is geared towards homeownership, please ensure that your application describes how affordability will be maintained in perpetuity. Please also note the requirement for a minimum of 10% three-bedroom units should the applicant propose a condominium model.
- **Will you put in place a requirement to prioritize those with intellectual disabilities?**
There is no requirement prioritizing specific tenant groups, but we do encourage all equity-seeking groups to apply.

Design and Development

- **Please provide the status of any planning applications relating to the project.**
We have had preliminary conversations with City staff on the entitlements process and will be filing for a zoning by-law amendment later this year.
- **Does 60,000 square feet include all the common areas such as the amenities and lobby?**
Yes, the 60,000 square feet estimate includes amenity and lobby space. Exterior amenity and basement space are excluded from this floor area calculation but included in the price. The exact area will continue to be refined as the design of the building advances but will remain around 60,000 square feet.
- **Is the 60,000 square feet of affordable housing a City requirement?**
No. This site is not encumbered by any requirement for affordable housing. Instead, it is the desire of the Owner to work with the non-profit sector to create a complete community through the integration of affordable and market housing within the project.
- **What is the size / scale of the project as a whole?**
We anticipate that the affordable units will comprise approximately 20-25% of the overall unit count. The scale of the project will be determined through the re-zoning process. Preliminary design is in context with the surrounding Regent Park community, and we anticipate the height of the building to be in the range of 29-storeys subject to review and discussion with City Staff and community through the re-zoning application.
- **Will there be any shared amenities?**
No. The affordable housing and condominium components will each have their own private interior and exterior amenity spaces.
- **What is the proposed unit mix of the affordable housing component?**
We will collaborate with the successful proponent to create an appropriate mix for their proposed tenant base. Please note that if applicants intend to register a market condominium, a minimum of 10% three-bedroom units is required under the Regent Park Plan.
- **Are you committed to providing separate entrances for the two residential components?**
Yes.

- **Does the floorplan need to be consistent across all floors of the affordable component?**
The dimensions of the floorplate will be consistent. However, we will collaborate with the successful proponent on unit demising and interior space needs.
- **Will there be a requirement for accessible units within this component?**
Yes, a minimum of 10% accessible units is required, and are to be designed to Daniels Accessibility Design Program ('ADP') standard for barrier free living. Accessible design certification for the building may be sought by the Owner (i.e. Rick Hansen certification).
- **Will the successful proponent be expected to staff the development team?**
No. The Owner will act as the Development and Construction Manager for the project.

Agreements

- **When do we anticipate the closing of the Agreement of Purchase and Sale?**
We anticipate execution of the APS to occur in Q3-Q4 2024. Final closing of the APS will be conditional on several factors, including the successful proponent securing funding.
- **Will the successful proponent be required to contribute to ongoing capital expenditures for its portion of the exterior envelope of the building?**
Yes, the successful proponent will be required to contribute to ongoing capital expenditures for its portion of the building.
- **Will there be a need for a shared services agreement?**
Yes, there will be a shared services agreement between the affordable housing component, the condominium corporation, and the retail component. The agreement will pertain to shared elements such as at-grade landscaping and shared spaces in the basement. The shared services agreement will outline joint costs associated with shared services and amenities, including a reserve fund. These fees will be payable annually or as determined by the appointed manager.

There will be additional agreements that the selected applicant will enter relating to the ongoing operation and servicing of the building (for example district energy agreements with Regent Park Energy Incorporated, hydro agreements with Toronto Hydro and stormwater discharge agreements with Toronto Water).

- **Please describe how title to the affordable housing component will work.**
The Owner will initiate a strata severance application to create the affordable housing component within the building. Once finalized, the successful proponent will take title to that space. Should the successful proponent intend to create affordable homeownership opportunities, title to the individual units will be required.

- **Please confirm whether the following are excluded from the 60,000 square feet estimate and whether the Shared Facilities Agreement will apply.**
 - Bicycle parking: below-grade bicycle parking is excluded; above-grade bicycle parking is included.
 - Outdoor amenity: excluded.
 - Building envelope: included
 - Garbage collection: excluded.
 - Mechanical room: below grade space is excluded; above grade space is included.

Where these spaces are to be used by both the affordable housing component as well as the condominium and retail components (whether only for access or to serve a functional purpose), a shared facilities agreement will apply.

The enclosed provides further clarity on certain sections of the Application Form as requested via email by registered applicants.

Q1: What is the deadline for submission?

Answer: The deadline for submissions is July 26, 2024.

Q2: Section 2: Brief Overview of the Organization

- **Provide clarification on Inclusive procurement and tenant selection processes for the purposes of this Call for Applications?**

Applicants are asked to demonstrate an openness to inclusive procurement and tenant selection practices that are not determined by a defined religious affiliation and consider the participation of equity seeking groups. This does not preclude faith-based organizations from applying.

Q3: Section 3: Management Experience

- **How is rental price per square foot defined under Level of Affordability?**

Please provide the sale/rental rate per square foot, where square footage is based on net saleable/leasable area. In the *Additional Information* section, you may also include the average rental price per unit, along with unit sizing and mix for the project.

Q4: Section 4: Development Experience

- **How is rental price per square foot defined under Level of Affordability?**

Please provide the sale/rental rate per square foot, where square footage is based on net saleable/leasable area. In the *Additional Information* section, you may also include the average rental price per unit, along with unit sizing and mix for the project.

Q5: Section 5: Level of Affordability

- **Additional details to be included in your response.**

Please provide an average sale/rental rate per square foot (net saleable/leasable); a proposed average sale/rental price per unit; total number of units; and proposed unit mix.

The enclosed provides response to questions raised via email from registered applicants.

Q1: If bonding, wrap up liability and appliances (fridge, stove, laundry) are included in the construction fee of \$33.5m?

Answer: We have assumed builders' risk and wrap up liability within the construction estimate, however if the selected Applicant has specific bonding or insurance requirements, we can adjust our assumption and budget accordingly to ensure adequate coverage. Appliances are included in the construction estimate of \$33.5M.

Q2: Can you confirm land value and whether land transfer taxes will be required to be paid by the proponent?

Answer: Land transfer taxes have been excluded from the provided construction estimate. Where applicable, they will be payable by the proponent. Applicants should seek out independent tax advice to determine if applicable. We assume that land value for land transfer tax purposes will be based on an appraisal prior to closing.

Q3: If the affordable units are expected to cover the costs of the capital repairs beyond maintenance/repair inside the units and if so, how will these costs be determined?

Answer: For capital repairs and maintenance specific to the affordable housing component (ex. elevators, lobby and amenity areas, mechanical/electrical systems, etc.) Applicants should assume their typical capital reserve as required in other similar projects. For capital repairs and maintenance associated with the building's shared facilities (ex. roof, exterior landscaping/streetscaping, common basement area, stormwater infrastructure, etc.) costs will be determined once the design is sufficiently advanced and overall residential unit count is determined in order to confirm the components' proportionate share of total cost.

Per the Q&A response provided on June 20, we have summarized responses relating to the Shared Facilities Agreement below.

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Q4: Would the affordable units be charged condo fees for example?

Answer: No, the affordable units will not be subject to condo fees.

Q5: How Security System Monitoring & Maintenance would be arranged with the proponent - and if so, how will these costs be determined?

Answer: Applicants should assume their own security system monitoring and maintenance and all associated fees.