

Request for Proposal

RFP 2018 – 002(CTO)

Clarifications, Questions and Answers

For

640 Lansdowne

August 17, 2018

RESPONSE TO QUESTIONS ON RFP 2018-002(CTO)

Please find below the answers from CreateTO to the questions received from RFP proponents. This document is being posted at CreateTO and Merx.

Response to RFP Questions		
	Question	Answer
1	Thanks for sending the Sample Plan that has been developed for the property. Our architect has asked whether it is available in CAD-CAM to help us work with it for our submission.	The Survey CAD file has been added to the drop box folder.
2	In view of the fact that the City does not have the CAD version of the sample plan, our architect has asked if the City would be agreeable for us to contact the architects that prepared the sample plan directly to request a CAD version of the sample plan. Should that not be agreeable, would the City be able to provide CAD versions of the site survey and reference plan? These would be of considerable assistance to all architects preparing concept plans for the submission.	The Survey CAD file has been added to the drop box folder.
3	Will all units need to be affordable housing?	Please outline the mix of units that make the best business sense to your organization.
4	Is there an option to purchase at the end of 99 years?	The RFP is for a 99 year Land Lease.

5	<p>Will the successful proponent be the company who creates the future employment site?</p>	<p>Developing the Employment Site is not a requirement of the proponent, please reference Section 3.3.1. The priority is to have the best user develop the Mixed-Use portion of the site, however, we do encourage Proponents to put forward ideas for the entire site. The proponent may participate in any future RFP process directed towards the Employment Lands.</p>
6	<p>Will there be funding for the medical, food and activity offerings?</p>	<p>Subsidies being offered are outlined in the RFP in Section 3.3.2.</p>
7	<p>On page 7, it is stated that the proposed seniors care facility should “Be fully accessible under AODA standards.”</p> <p>Please clarify if this applies to all units and common areas, or common areas only, plus a portion of the units?</p>	<p>Consistent with the City's intent to provide accessible spaces for users, we request that Universal Design principles (which exceed OBC requirements) be adopted to the greatest extent possible, as well as compliance with AODA standards.</p> <p>The City aims to meet and exceed the requirements of the Ontarians with Disability Act (2005), the Ontario Human Rights Code and where applicable, the City of Toronto Accessibility Guidelines (TAG).</p>
8	<p>The plans provided show the number of units by floor, but includes the LTC facility. Has the number of units been established if we do not build a LTC facility?</p>	<p>The sample plan is an example of what could be built. Your organization must propose your best business model.</p>
9	<p>Is there a minimum number of accessible units required?</p>	<p>Given the target demographic of seniors, it is suggested (but not required) that a minimum of 20% of units be accessible.</p>

10	What financial incentives in terms of grants are available? Is there anything specific to seniors?	Please refer to the Open Door program for financial incentives, however, there are no additional incentives specifically geared towards seniors at this time. Refer to Section 3.3.2 of the RFP. The proponent may also choose to explore whether there are additional grants and financing opportunities available under the National Housing Strategy's Co-Investment Fund.
11	On page 8, LEED Silver certification is noted as a requirement for the long-term care facility. Is there a requirement for LEED certification in the residential building?	The Residential Component must meet Toronto Green Standard.
12	In section 3.3.2, page 9, the affordable housing requirements are outlined. What percent of this project must be affordable housing?	Please outline the mix of units that make the best business sense to your organization. Please refer to the scoring criteria on how affordability will be ranked, which is found in the Evaluation Matrix within the RFP.
13	On page 10, a mix of affordable rent levels is referenced. What is the desired mix of depth of affordability?	Please indicate the ideal mix that your organization would be able to produce.
14	Paragraph 3 on page 15 states "The Tr zone currently only permits a range of uses related to transportation and parking uses, as well as a fire hall and police station. The current Zoning for the Site does not permit any residential uses. As such, it is contemplated that a zoning by-law amendment would be required for any future development of the Property."	The Tr zone applies to the entirety of 640 Lansdowne Site, which would include both the portions designated "General Employment Areas" and "Mixed Use Areas".

	<p>Please confirm if this only applies to the portion designated as “General Employment Area”, or if it also applied to the lands denoted as “Mixed Uses”</p>	
15	<p>In section 3.3.5, question 4, sub point xii states “Provide a completed Letter of Intent which the Proponent is prepared to sign together with any required amendments being requested. If two Leases are required in order to accommodate partnership or operating requirements related to the various components of the proposed development, please submit two LOIs.”</p> <p>Are these amendments specific to the contribution agreement?</p>	<p>Please provide any amendments to the LOI and Contribution Agreement that you are requesting.</p>
16	<p>On page 24, point 8 references material changes. As material changes to the offering make impact the proponents interest in the project (i.e. change of revenue), please clarify what this applies to?</p>	<p>This is a standard clause in CreateTO’s Appendix A, however, it does not apply to this RFP. This RFP will not qualify any Respondents as an ASP (Approved Service Provider) throughout this specific process.</p>
17	<p>To what extent will the successful proponent be assured of its role in the continued project with respect to being the ASP?</p>	<p>Please reference the answer to Question #16 as this RFP process will not qualify any Respondents as an ASP.</p>