

# Frequently Asked Questions

## About the Regent Park Request for Proposals



### **1. What is a Request for Proposals (RFP) process?**

A “Request for Proposals,” or RFP, is a public process that Toronto Community Housing must complete to ensure a fair and competitive method is used to select a Developer Partner for Phases 4 and 5 of the Regent Park revitalization.

### **2. Why did TCHC decide to use a public RFP process for Phases 4 and 5 of the Regent Park revitalization?**

As a public entity, Toronto Community Housing must follow open, competitive public procurement principles. How we select our developer partners and award contracts must always be fair, responsible and transparent.

Toronto Community Housing currently does not have an agreement with a developer partner for Phases 4 and 5. The agreement with our current developer partner expires at the end of Phase 3. Toronto Community Housing must select a development partner and enter into a new partnership agreement before work can begin on Phases 4 and 5.

An open competitive public procurement process is the only way for Toronto Community Housing to realize the best social and financial value from the partnership, leading to the best possible outcomes for tenants and the people of Toronto.

### **3. Who are the three developer proponents short-listed for the Request for Proposals process?**

The three developers are the Capital Development, The Daniels Corporation and Tridel Builders Inc.

### **4. Will residents be involved in the selection process?**

Yes. The shortlisted proponents will each make a presentation to Regent Park residents about how they would support the community’s vision, community economic development and engagement with the community. Residents will then evaluate each proponent’s approach. This tenant feedback will count toward the final RFP evaluation score. In fact, residents have been encouraged to contribute questions which proponents can address during their community presentation.

## **Frequently Asked Questions**

### About the Regent Park Request for Proposals

#### **5. How will the community be engaged in this RFP process?**

We are currently engaging residents through a three-stage process. This process has been co-created by residents who are part of the Regent Park Revitalization Working Group.

The stages are:

##### **Stage 1: Understand the Request for Proposals (RFP)**

You can connect with us and learn about revitalization and the Request for Proposals (RFP) process.

##### **Stage 2: Create Questions for the Developer Partner Presentation**

You can help create questions to be asked of the potential Developer Partners at the presentation.

##### **Stage 3: Score at the Developer Partner Presentation**

You will have the chance to score each developer's presentation based on how they respond to the community's vision for Regent Park and on their ideas for creating opportunities for residents through the revitalization of the neighbourhood.

#### **6. Is the Developer Partner Presentation open to both TCHC residents and market residents?**

Yes, all residents of Regent Park can take part, both TCHC tenants or market residents. As residents will be able to score the potential Developer Partners, we feel it is important to engage all Regent Park residents throughout this process.

#### **7. Why should residents attend the Developer Partner Presentation?**

The potential Developer Partners will each make a presentation to Regent Park residents about how they would support community economic development and social development. Pre-selected or "vetted" questions will be asked of each of the potential Developer Partners; these questions will have been created by the community prior to the presentation meeting. Residents will then evaluate each potential Developer Partner's approach, and this will count toward the final RFP evaluation score.

#### **8. How will TCHC be evaluating the potential developer partners on their ability to support the pillars of the Social Development Plan (SDP): safety, employment/economic opportunity, community building, and access to information?**

Potential developer partners will be evaluated on their approach to engaging the community and the value of their contribution to support the SDP.

## Frequently Asked Questions

### About the Regent Park Request for Proposals

#### 9. How will the selected Developer Partner be held accountable for any commitments they make during the Developer Presentations?

The Developer Partner selected through the RFP process will be responsible for all commitments made in their proposal. The selected Developer Partner will enter into a contract with TCHC which will set out the Developer Partner's obligations and how TCHC will enforce those obligations and monitor progress. TCHC and the Developer Partner will also report progress on specific actions and work areas to the Regent Park community.

#### 10. Will the potential Developer Partners be presenting on the design of the buildings, amenities and units, or on the layout of streets?

No, in the Developer Partner Presentations, the potential Developer Partners will present on how they would support the community's vision, community economic development and engagement with the community. Decisions about the design of buildings and units will happen after the developer partner is selected.

#### 11. What is the role of the Fairness Commissioner?

The Fairness Commissioner has been hired by TCHC to oversee the RFP process. The Commissioner is responsible for following appropriate legal processes, practices and ethics to independently confirm that the processes surrounding the selection of the Developer Partner for Phases 4 and 5 are fair and transparent.

#### 12. How will residents be able to submit questions for review to the Fairness Commissioner?

We will have a fulsome engagement process to connect with residents prior to the potential Developer Partner presentations as outlined in Question #5. As part of this process, we will **create vetted questions** and we will connect with residents door-to-door, in their lobbies and through other venues, including digital engagement. We will ask tenants for their questions and then forward them to the Fairness Commissioner for vetting.

You can also send your questions for potential developer partners to [talkregentpark@torontohousing.ca](mailto:talkregentpark@torontohousing.ca) or submit your questions online at [torontohousing.ca/regentparkrfp](https://torontohousing.ca/regentparkrfp)

#### 13. What is the role of Councillor Wong-Tam in the RFP process?

The City of Toronto is a partner with Toronto Community Housing in all our revitalization projects, including Regent Park. As the City Councillor for the Regent Park neighbourhood, Councillor Wong-Tam keeps in regular contact with both the TCHC revitalization team in Regent Park and neighbourhood groups to bring forward resident questions, address

## Frequently Asked Questions

### About the Regent Park Request for Proposals

concerns, discuss timelines, and provide updates.

#### 14. Will Phases 4 and 5 affect timelines for ongoing construction?

Toronto Community Housing does not anticipate any impacts on the construction timelines for ongoing construction as a result of the process being undertaken for Phase 4 and 5. The construction of new TCHC buildings continues on pace in Phase 3. This includes two new buildings located near the Pam McConnell Aquatic Centre. It is anticipated that these buildings, when completed, will provide enough units for all tenants displaced during the first three phases of development.

#### 15. Is the demolition happening at Parliament and Gerrard streets (365 Parliament St. and 295 Gerrard St.) related to Phases 4 and 5?

No, this demolition is related to the final block to be developed in Phase 3.

#### 16. Older buildings are becoming vacant and this can be a safety concern. What is TCHC doing to ensure the safety of these buildings?

To address safety concerns in buildings that are partially occupied, TCHC will consider assigning 24/7 private security and will request that our Community Safety Unit pay special attention to these buildings.

#### 17. How often will we be having Community Update meetings?

It is our aim to hold Community Update meetings three times each year.

#### 18. Where can residents find more information in between Community Update meetings?

Residents can find information by contacting our local engagement staff, visiting the TCHC website, or through digital means. You can:

#### Contact

For Community Engagement & Community Development Questions  
Sean Major, Manager, Revitalization & Renewal Communities: Regent Park  
647-467-5213  
sean.major@torontohousing.ca

#### Email

Questions for the RFP to:  
talkregentpark@torontohousing.ca

#### Visit

For general information:  
[torontohousing.ca/regentpark](http://torontohousing.ca/regentpark)  
For RFP-related information:  
[torontohousing.ca/regentparkrfp](http://torontohousing.ca/regentparkrfp)

## Frequently Asked Questions About the Regent Park Request for Proposals

For maintenance related requests: 416-981-5500

Regent Park Hotline: 416-981-4311

For security concerns: 416-921-2323

In Emergencies, Dial: 911

### 19. How can residents access information materials in formats that are accessible to them, if they have limited internet access, have visual or auditory challenges, or speak languages other than English?

We are committed to creating information materials that are accessible to a wide variety of audiences. Tenants who wish to have materials translated or provided in an alternate format can call our Client Care Centre at 416-981-5500. We are working with our Revitalization Working Group to ensure our materials are made more accessible.

To obtain a translated copy of this document in one of the languages below, please call 416-981-5500.

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요청하시면 한국어로 번역된 사본을 구하실 수 있습니다.  
416-981-5500 으로 전화 주십시오.

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