

Access to Land – Proposal Evaluation Criteria

Component	Assessment Criteria	Weight (1-3)
Development Experience of the Proponent and References	<ul style="list-style-type: none"> • Include relevant past experience on similar projects and professional representative experience, providing relevant references (minimum of 3). • Include a list of key personnel who will be involved in completing the project set out in the Proposal. For each personnel, please detail their role, skills, qualifications and certifications and provide a brief Curriculum Vitae (CV). 	2 (Medium)
Proposed Development Plan	<ul style="list-style-type: none"> • Outline the key features of the Proposal and vision for the proposed development. • State anticipated project phases and approach to be utilized to realize the development. Outline knowledge and comprehension of challenges and risks associated with the project. • Outline the number of residential units that will be committed for the development proposed. • Future tax assessment potential will be considered and assessed by the City. 	3 (High)
	<p><i>Value-added* (additional points within this component; not mandatory):</i></p> <ul style="list-style-type: none"> • Set out any additional value-added components such as innovative building design, barrier-free units beyond the minimum set out in the Ontario Building Code and any green/energy efficient design details. 	1 (Low)
Affordability Commitment	<ul style="list-style-type: none"> • <i>Value-added* (not mandatory):</i> While the inclusion of affordable units is not mandatory, proposals that incorporate such units will be viewed favourably. • Identify the percentage of residential units that will be secured as affordable for a minimum period of twenty (20) years and outline any additional commitments to maintain affordability beyond this initial term. Submissions should clearly state the total number of units that will meet the City’s definition of “affordable,” along with the 	3 (High)

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	<p>duration (in years) for which each unit will remain affordable. Proponents are advised that, in order to qualify for any available affordable housing incentives under the Housing Community Improvement Plan, each affordable unit must remain affordable for a minimum of twenty (20) years.</p>	
Schedule	<ul style="list-style-type: none"> • Detail the anticipated project phases and provide a Project Schedule Outline indicating how timelines established by the City will be met. Outline knowledge and comprehension of the challenges and risks associated with the project. • Detail the proposed Closing Date. • Detail the anticipated timelines to complete the development, including but not limited to (a) the timeline to submit for building permits; (b) the timeline to complete the development of the entire City Property. 	3 (High)
Offer Amount	<ul style="list-style-type: none"> • Set out the price the Proponent is prepared to pay to acquire the City Property. 	1 (Low)

*Value-added elements are scored as part of the component and are not mandatory.

Proposals that do not include value-added elements can still be competitive.