
By: Michelle Nicholson
Regent Park, located in Toronto's downtown east, was established in 1948 and was

units of the eventual 2,083 RGI and over 3,000 market units. This report will address which factors affected the ability of the December 2005 RFP procurement process to generate a more favourable outcome, with the selection of a developer and the establishment of a project agreement, than was possible through the previous 1997 and May 2005 RFPs.

Analysis of the 1997, May 2005, and December 2005 RFP procurement processes considered the impact of risk, marketplace challenges, and operational challenges on RFP outcome. Risk division was found to have a significant impact on RFP outcome, notably the public sector's acquisition of the market risk improving private sector confidence in the project. Marketplace challenges were primarily found to be contributing factors to RFP outcome, with the exception of project scale which was found to have a significant impact. Operational challenges were found to have a minor impact on RFP outcome with the exception of the presence of basic solicitation items, as the inclusion of certain information such as market studies was found to have a significant impact. These findings cannot be generalized as Regent Park is unique due to its scale and location; however certain recommendations can help inform future RFP procurement processes for revitalizing deteriorated social housing projects in Canada through public-private partnerships:

1. When attempting to establish a public-private partnership to revitalize a deteriorated social housing project, it is recommended that the public and private sectors work together to establish a 'true partnership' between the public and private sectors, as demonstrated through the division of risk.
2. When packaging a project for redevelopment, obtaining the necessary planning approvals in advance can increase the attractiveness of the site and help to instill developer confidence in a project.
3. If a proposed project is a portion of a larger project that is to be developed in the future, the provision of plans for the future redevelopment of the greater project can